HEALTH INFRASTRUCTURE

Review of Environmental Factors

Maitland Mental Health Rehabilitation Facility

Version Number 06

NSW GOVERNMENT

Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from the construction and operation of a new mental health rehabilitation facility within the Maitland Hospital campus at 51 Metford Road, Metford.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the *Guidelines for Division 5.1 Assessments* (DPE June 2022), the *Guidelines for Division 5.1 assessments - Consideration of environmental factors for health services facilities and schools - Addendum October 2024,* the *Environmental Planning and Assessment Regulation 2021* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

Based upon the information presented in this REF, it is concluded that, subject to adopting the recommended mitigation measures, it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an *Environmental Impact Statement* (EIS) is not required.

Declaration	
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E	Landscape Design Report	Turf Design Studio	Revision 5 November 2024
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CC	Landscaping Plans	Turf Design Studio	14/02/2025

Abbreviations

Abbreviation	Description
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System BC Regulation
APZ	Asset Protection Zone
BC Act 2016	*Biodiversity Conservation Act 2016*
CASA	Civil Aviation Safety Authority
Consumer	A mental health Consumer is a person with lived experience of a mental health condition who is accessing or has previously accessed a mental health service.
CTPMP	Construction Traffic and Pedestrian Management Plan
dB	Decibels
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing & Infrastructure

Abbreviation	Description
EDC	Estimated Development Cost
EIS	Environmental Impact Statement
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPBC Act (Cwth)	*Environment Protection and Biodiversity Conservation Act 1999*
ESD	Ecologically Sustainable Development
FTE	Full-Time Equivalent
GNMP	*Greater Newcastle Metropolitan Plan 2036*
Ha	Hectares
HAC	Health Administration Corporation
HI	Health Infrastructure
HLS	Helicopter Landing Site
ICNG	Interim Construction Noise Guideline
LEP	Local Environmental Plan
LGA	Local Government Area
LTEMP	Long-Term Environmental Management Plan
Maitland LSPS	*Maitland Local Strategic Planning Statement (2040+)*
MLEP 2011	*Maitland Local Environmental Plan 2011*
MNES	Matters of National Environmental Significance
PCMP	Preliminary Construction Management Plan
PCT	Plant Community Type
Planning Systems SEPP	*State Environmental Planning Policy (Planning Systems) 2021*
Proponent	NSW Health Infrastructure
PSI	Preliminary Site Investigation
PV	Photo-Voltaic
RAP	Remediation Action Plan
REF	Review of Environmental Factors
RF Act	*Rural Fires Act 1997*
RFS	Rural Fire Service
Resilience and Hazards SEPP	*State Environmental Planning Policy (Resilience and Hazards) 2021*
SCPP	*Stakeholder and community participation plan for new health services facilities and schools*
SDRP	State Design Review Panel
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purposes
SIS	Species Impact Statement
SFPP	Special Fire Protection Purpose

Abbreviation	Description
SSI	State Significant Infrastructure
SWMHIP	Statewide Mental Health Infrastructure Program
TECs	Threatened Ecological Communities.
TI SEPP	*State Environmental Planning Policy (Transport and Infrastructure) 2021*
TPZ	Tree Protection Zone
TTW	Taylor Thomson Whitting

Executive Summary

The Proposal

This Review of Environmental Factors (**REF**) relates to the construction and operation of a mental health services facility within the Maitland Hospital campus. The proposal includes:

- Site establishment and preparation including earthworks, removal of perimeter fencing, removal of hardstand and unformed gravel road removal of existing bio-retention basin, and tree removal.
- Construction of an internal road network off Pottery Road, with a new at-grade staff car park, visitor and drop-off parking, an emergency services road and accessible footpaths.
- Building foundation works.
- Construction and operation of a 2-storey mental health facility, including:
  - 20 Medium Secure Forensic beds, 24 Low Secure Forensic beds, and 20 Rehabilitation and Recovery beds (64 beds total);
  - Loading area;
  - Services compound;
  - Main Switchroom; and
  - Photo-Voltaic (**PV**) System at roof level.
- Associated landscaping works including tree replacement planting, retaining walls and batters.
- Relocation and expansion of bioretention basin and bio-swales.
- Inground building services works and utility adjustments, including service diversions.
- Installation of a private kiosk substation, stand-by diesel generator, and private sewer pumpstation.
- Installation of conduits to support electrical vehicle (**EV**) chargers for 20% of the car parking provision.
- Installation of ancillary works including, but not limited to; lighting, signage, secure bicycle parking and fencing.

Need for the Proposal

In 2018, the NSW Government announced the Statewide Mental Health Infrastructure Program (**SWMHIP**), a $700 million program that will transform the delivery and increase capacity of mental health services across NSW. The Maitland Mental Health Rehabilitation Project (The **Project**) will be delivered under the SWMHIP.

The Project is an opportunity to relocate some of the current mental health services from aging, isolated facilities at Morisset Hospital to a new, purpose-built facility integrated with recently expanded and enhanced health services at the Maitland Hospital campus.

Background

To support the delivery of the completed Maitland Hospital project, the site was identified as State Significant Infrastructure (**SSI**) under Schedule 4 of the *State Environmental Planning Policy (Planning Systems) 2021* (the **Planning Systems SEPP**). This was incorporated to enable the activity for the purposes of a health services facility and associated car park that has an estimated development cost (EDC) of more than $100 million on specified land, identified as being within ‘the New Maitland Hospital Site’.

A Concept and Stage 1 Early Works application for the new hospital, characterised as a nine (9) storey building envelope, with associated site clearance and preparatory works, was first approved by the Executive Director under

delegation from the Minister for Planning on 7th November 2018 (reference: SSI-9022). A subsequent Stage 2 application for the construction and operation of the new Maitland Hospital was approved on 6th December 2019 (reference: SSI-9775). Construction on Maitland Hospital first commenced in January 2019 and the facility was operational by January 2022.

Proposal Objectives

The proposal's primary aim is to deliver a new mental health services facility that will meet the current and future demand for such services. The proposal is guided by the following objectives:

- Enhance mental health services to address consumers, carers and staff needs, with fit for purpose infrastructure to enable contemporary, recovery-oriented and trauma-informed models of care.
- Meet current and future growth of forensic and rehabilitative mental health services across NSW.
- Relocation of several mental health services to the Maitland Hospital campus to enable service integration to one site.
- Support improving Aboriginal health outcomes by designing a facility which meets the needs of local Aboriginal communities integrating Connecting with Country initiatives.
- Staff satisfaction in an environment that is supportive and stimulating.
- Ecologically sustainable design outcomes by enabling improvements in energy efficiency to reduce emissions and contribute to net carbon zero.
- Minimise disruption and maintain operational continuity for the Maitland Hospital.
- Ensure all environmental impacts are appropriately avoided, minimised or offset by way of the project design or by suitable implementation of the mitigation measures (**Appendix A**).

Options Considered

It is clear that to do-nothing is not a suitable course of action due to the aging and isolated facilities currently operating at Morisset. In planning for the works under this REF alternative options were explored in terms of location and configuration of the works in consideration of improved locational, operational, financial or social advantages.

The preferred option as a result of the design process is embodied in the proposed plans and layout. The design has evolved based on the functional needs and consultation with relevant hospital user groups, stakeholders, consultants, Hunter New England Local Health District (HNELHD) and technical review.

Site Details

The site sits within one lot, legally defined as Lot 73 DP 1256781, which covers approximately 17.2 hectares (**ha**) of land associated with the wider Maitland Hospital campus. The land at which this REF relates is located to the south east of Maitland Hospital, which contains partly cleared land for the site's former use for the brickworks and associated factories and brick pits, alongside areas of intact native forest. The site is vacant of built development.

The site is located in the Maitland City Council Local Government Area (**LGA**) and lies approximately 5km southeast from the centre of Maitland and 2.5 hours north of Sydney. Metford is within the Lower Hunter Region, which is a region comprising the Maitland, Cessnock, Lake Macquarie, Newcastle and Port Stephens LGAs.

Figure 1 provides a contextual map of the site and its surrounds.

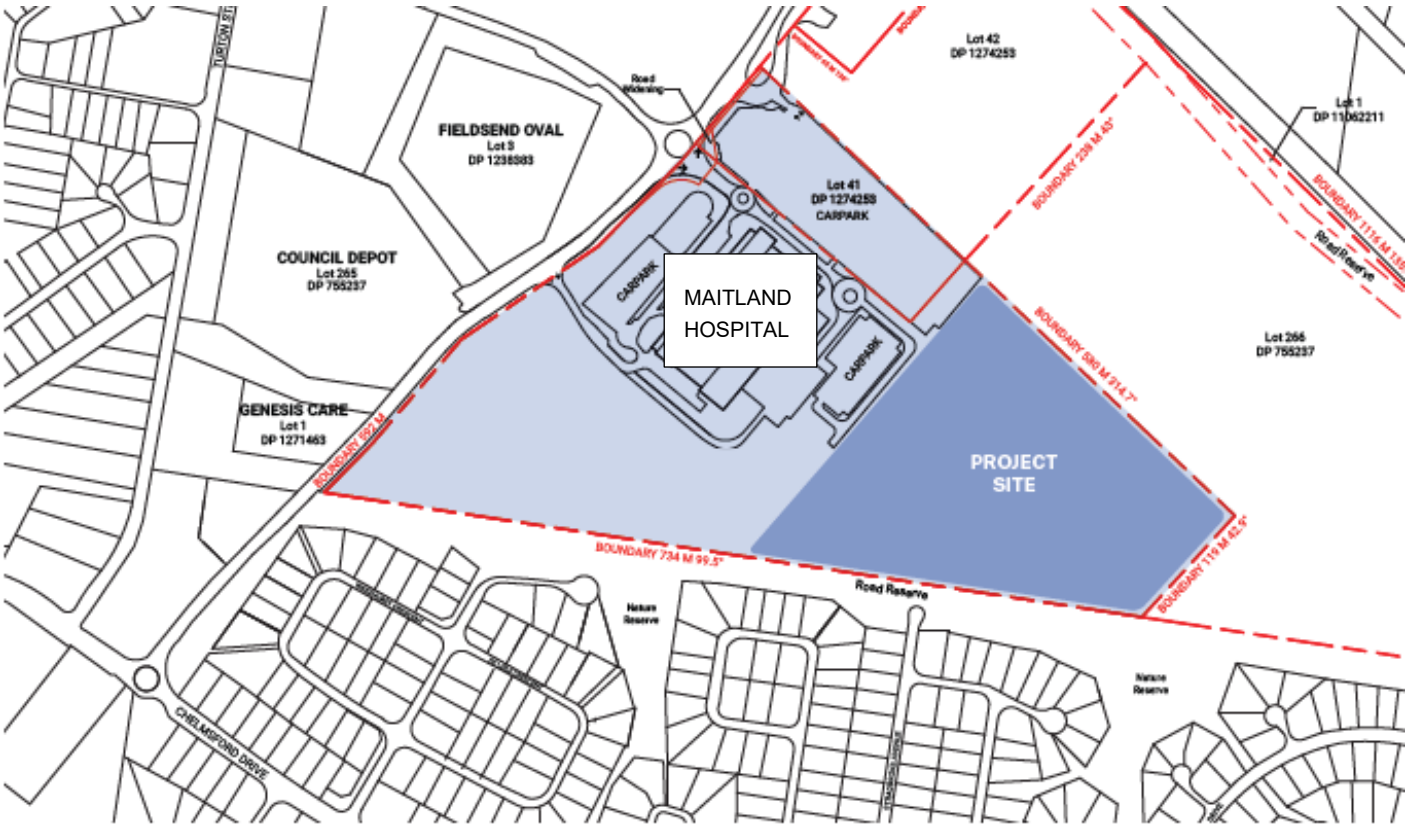


Figure 1 Site Contextual Map

Source: Bates Smart

Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (**EPI**) provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity is required under Part 5 of the Act.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (**TI SEPP**) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health service facilities. A hospital is defined as a 'health service facility' under this division.

As the proposed construction of the new health services facility is within the boundaries of the existing Maitland Hospital, which is defined as a 'health services facility', to be undertaken by HI, the 'development permitted without consent' provisions under Section 2.61 of the TISEPP apply.

Under Part 5 of the EP&A Act, the proposal is defined as an 'activity' and is therefore subject to an environmental assessment (Review of Environmental Factors) as presented in this report.

Statutory Consultation

In accordance with the identified sections of the TI SEPP, the REF was notified to the following parties:

- State Emergency Service under Section 2.13(1)(a)
- Maitland City Council under Section 2.10(1)(d), Section 2.12(2)(a), Section 2.45(2)(a) and Section 2.62(2)(a)(i)
- The occupiers of any adjoining land under Section 2.62(2)(a)(ii)

Consultation was undertaken having regard to the SCPP—new health services facilities and schools and the community participation plan. This included:

- sending notices to adjoining neighbours, owners and occupiers inviting comments within 28 days.

- sending notices to the local council and relevant state and commonwealth government agencies and service providers inviting comments within 21 days.
- making the REF publicly available on the HI website throughout the consultation period.

The REF package was exhibited for 28 days from 12 March until 9 April 2025. A total of 11 submissions were received, including 7 submissions from the public, one from Maitland City Council, and 3 from government agencies. **Section 5** details the key matters raised and the project responses.

In addition to the above statutory consultation requirements, the project team has undertaken other extensive community consultation activities throughout the project to date, which has helped inform the current design. This has included multiple community consultation sessions and information distribution via various channels and mediums, multiple staff consultation sessions and updates, Walk on Country and multiple meetings with the Connecting with Country Working Group, meetings with the Arts in Health Working Group, and various workshops with the Consumer and Carer Participation Team.

Early engagement was also undertaken with various Authorities, including, but not limited to; Maitland City Council, Fire and Rescue NSW, Rural Fire Services, Subsidence Advisory Transport for NSW and Government Architect NSW.

A summary of non-statutory engagement carried out by Health Infrastructure is provided at **Appendix F**.

Environmental Impacts

This REF considers the requirements of Part 5 of the EP&A Act, as well as clause 171 of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulations**). **Section 6** outlines the potential impacts of the works on the environment, including traffic, bushfire, ecology and visual impacts.

The environmental impacts from the proposed activity are considered to be minimal, especially taking into account the significant public and community benefits that the future mental health facility would provide to NSW. Mitigation measures, included in **Appendix A**, outline the recommended undertakings to manage and minimise potential impacts arising from the activity.

Justification and Conclusion

This REF describes the proposed works and has examined to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. Potential impacts can be reasonably mitigated, and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

The proposed activity can be justified as it is consistent with the wider strategic priorities for Maitland Hospital and will facilitate the construction of the mental health facility that will provide contemporary, integrated models of health care to support and improve the health of residents in NSW.

1. Introduction

NSW Health Infrastructure (**HI**) propose to construct a new health services facility within the wider Maitland Hospital campus, at 51 Metford Road, Metford (the **site**). The proposal forms part of HI's delivery of infrastructure solutions and services to support the healthcare needs of New South Wales. Specifically, the proposal seeks the provision of a new mental health facility with associated works, under the Maitland Mental Health Rehabilitation Project, comprising the following activities:

- Site establishment and preparation including earthworks, removal of perimeter fencing, removal of hardstand and unformed gravel road, removal of existing bio-retention basin, and tree removal.
- Construction of an internal road network off Pottery Road, with a new at-grade car park, visitor and drop-off parking, an emergency services road and accessible footpaths.
- Building foundation works.
- Construction and operation of a 2-storey mental health facility, including:
  - 20 Medium Secure Forensic beds, 24 Low Secure Forensic beds, and 20 Rehabilitation and Recovery beds (64 beds total);
  - Loading area;
  - Services compound;
  - Main Switchroom; and
  - Photo-Voltaic (**PV**) System at roof level.
- Associated landscaping works including tree replacement planting, retaining walls and batters.
- Relocation and expansion of bioretention basin and bio-swales.
- Inground building services works and utility adjustments, including service diversions.
- Installation of a private kiosk substation, stand-by diesel generator, and private sewer pumpstation.
- Installation of conduits to support electrical vehicle (**EV**) chargers for 20% of the car parking provision.
- Installation of ancillary works including, but not limited to; lighting, signage, secure bicycle parking and fencing.

This Review of Environmental Factors (**REF**) has been prepared by Ethos Urban on behalf of HI to determine the environmental impacts of the Proposal at the subject site. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

The purpose of this REF is to describe the proposal, document the likely impacts of the proposal on the environment, and detail protective measures to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts has been undertaken in the context of the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**), Section 171(1) of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**), the then named Department of Planning & Environment (**DPE**) (now Department of Planning, Housing and Infrastructure (**DPHI**)) *Guidelines for Division 5.1 Assessments* (June 2022), and the DPHI's *Guidelines for Division 5.1 assessments - Consideration of environmental factors for health services facilities and schools - Addendum October 2024.*

The assessment contained within the REF has been prepared having regard to:

- Whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning and Homes under Part 5 of the EP&A Act; and

- The potential for the proposal to significantly impact *Matters of National Environmental Significance* (**MNES**) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF helps to fulfil the requirements of Section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

1.1 Proposal Need and Objectives

In 2018, the NSW Government announced the Statewide Mental Health Infrastructure Program (**SWMHIP**), a $700 million program that will transform the delivery of mental health services across NSW. The Maitland Mental Health Rehabilitation Project is one of the projects identified for delivery under the SWMHIP, to provide dedicated mental health support.

The project site was deemed the most logical location for the activity, as part of the wider Maitland Hospital campus, to deliver a holistic service that supports those in need to access any other health and clinical care services they may need. The facility will accommodate several mental health rehabilitation services which currently operating out of aging, isolated facilities at Morisset Hospital, approximately 56km to the south of the site.

Maitland Hospital is a new rural referral hospital, which replaced the former Maitland Hospital to provide increased service capacity and complexity. The previous facility was constrained in its ability to support the growth and change in the type of services needed to provide contemporary health care to the Hunter Valley Region.

To support the delivery of the Maitland Hospital project, the site was identified as State Significant Infrastructure (**SSI**) under Schedule 4 of the Planning Systems SEPP. This was incorporated to enable the activity for the purposes of a health services facility and associated car park that has an estimated development cost (**EDC**) of more than $100 million on specified land, identified as being within ‘the New Maitland Hospital Site’.

A Concept and Stage 1 Early Works application for the new hospital, characterised as a nine (9) storey building envelope, with associated site clearance and preparatory works, was first approved by the Executive Director under delegation from the Minister for Planning on 7th November 2018 (reference: SSI-9022). A subsequent Stage 2 application for the construction and operation of the new Maitland Hospital was approved on 6th December 2019 (reference: SSI-9775). Construction on Maitland Hospital was completed in late 2021.

The introduction of a mental health facility within the wider Maitland Hospital campus will therefore result in an integrated service which better-serves the needs of mental health consumers in NSW. The construction and operation of the mental health facility will therefore be undertaken as part of this REF, which has been guided by the following objectives:

- Enhance mental health services to address consumers, carers and staff needs, with fit for purpose infrastructure to enable contemporary, recovery-oriented and trauma-informed models of care.
- Meet current and future growth of forensic and rehabilitative mental health services across NSW.
- Relocation of several mental health services to the Maitland Hospital campus to enable service integration to one site.
- Support improving Aboriginal health outcomes by designing a facility which meets the needs of local Aboriginal communities integrating Connecting with Country initiatives.
- Staff satisfaction in an environment that is supportive and stimulating.
- Ecologically sustainable design outcomes by enabling improvements in energy efficiency to reduce emissions and contribute to net carbon zero.
- Minimise disruption and maintain operational continuity for the Maitland Hospital.

- Ensure all environmental impacts are appropriately avoided, minimised or offset by way of the project design or by suitable implementation of the mitigation measures (**Appendix A**).

2. Site Analysis and Description

2.1 Site Location

Maitland Hospital is located at 51 Metford Road, Metford, in the Maitland City Council Local Government Area (**LGA**). The site lies within the Lower Hunter Region, which is a region comprising the Maitland, Cessnock, Lake Macquarie, Newcastle and Port Stephens LGAs.

The site lies approximately 5km southeast from the centre of Maitland and 2.5 hours north of Sydney.

The site is in close proximity to a range of key roads including Metford Road linking the site to the New England Highway to the south, via Chelmsford Drive. Metford Road and Chelmsford Drive also connect the hospital to the Stockland Green Hills shopping centre to the south of the New England Highway, which is a key local retail precinct. The regional locational context of the Maitland Hospital Campus is shown below in **Figure 2**.

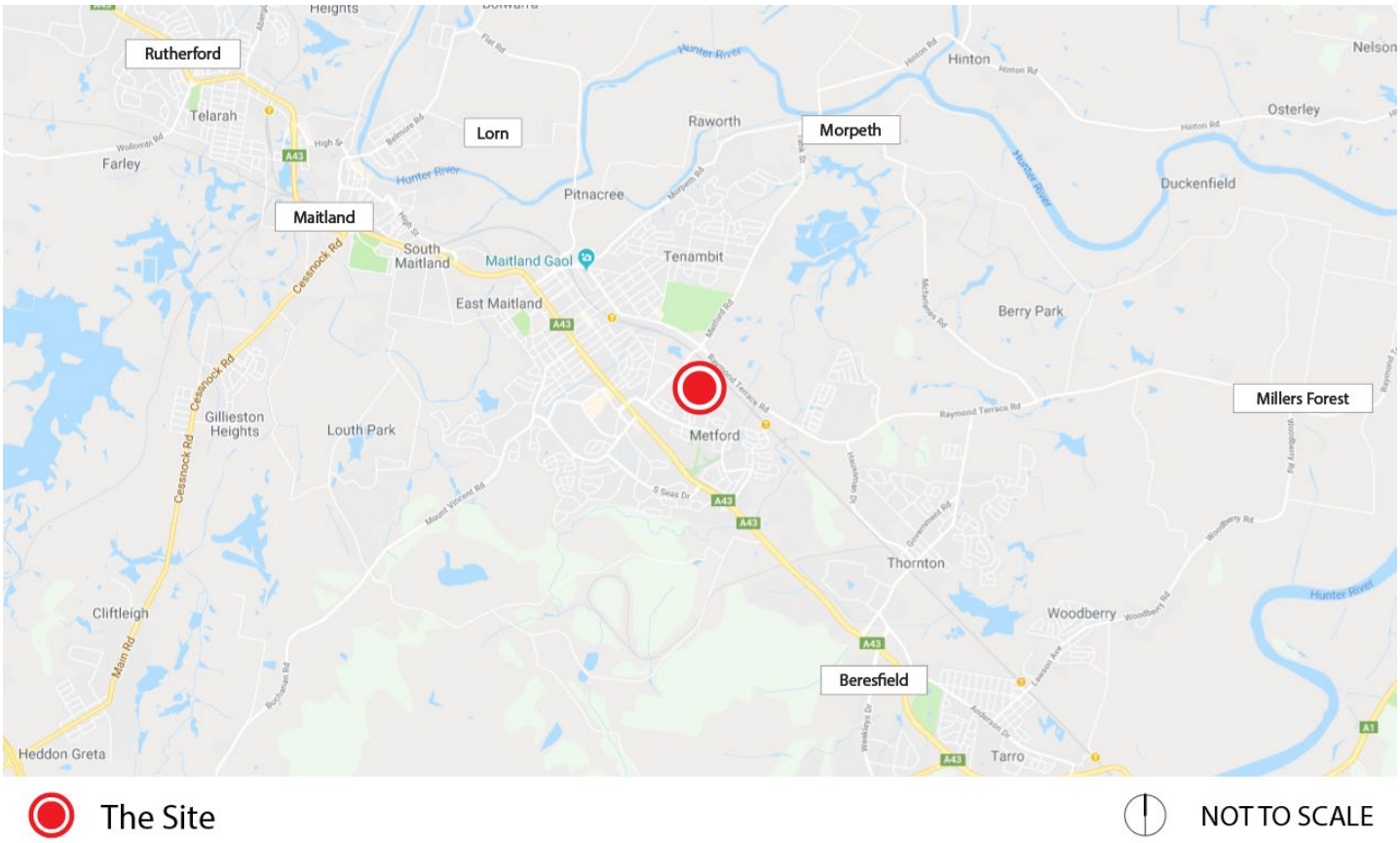


Figure 2 Regional Context of the Maitland Hospital Campus

Source: Google maps and Ethos Urban

2.2 Site Description

2.2.1 Existing Development

The site comprises one lot, legally defined as Lot 73 DP 1256781, and covers approximately 17.2 hectares (**ha**) of land associated with the wider Maitland Hospital campus. The land at which this REF relates is located to the south east of Maitland Hospital, which contains partly cleared land for the site's former use for the brickworks and associated factories and brick pits, alongside areas of intact native forest. The site is vacant of built development. An aerial image of the site in the context of the wider campus is provided at **Figure 3**.

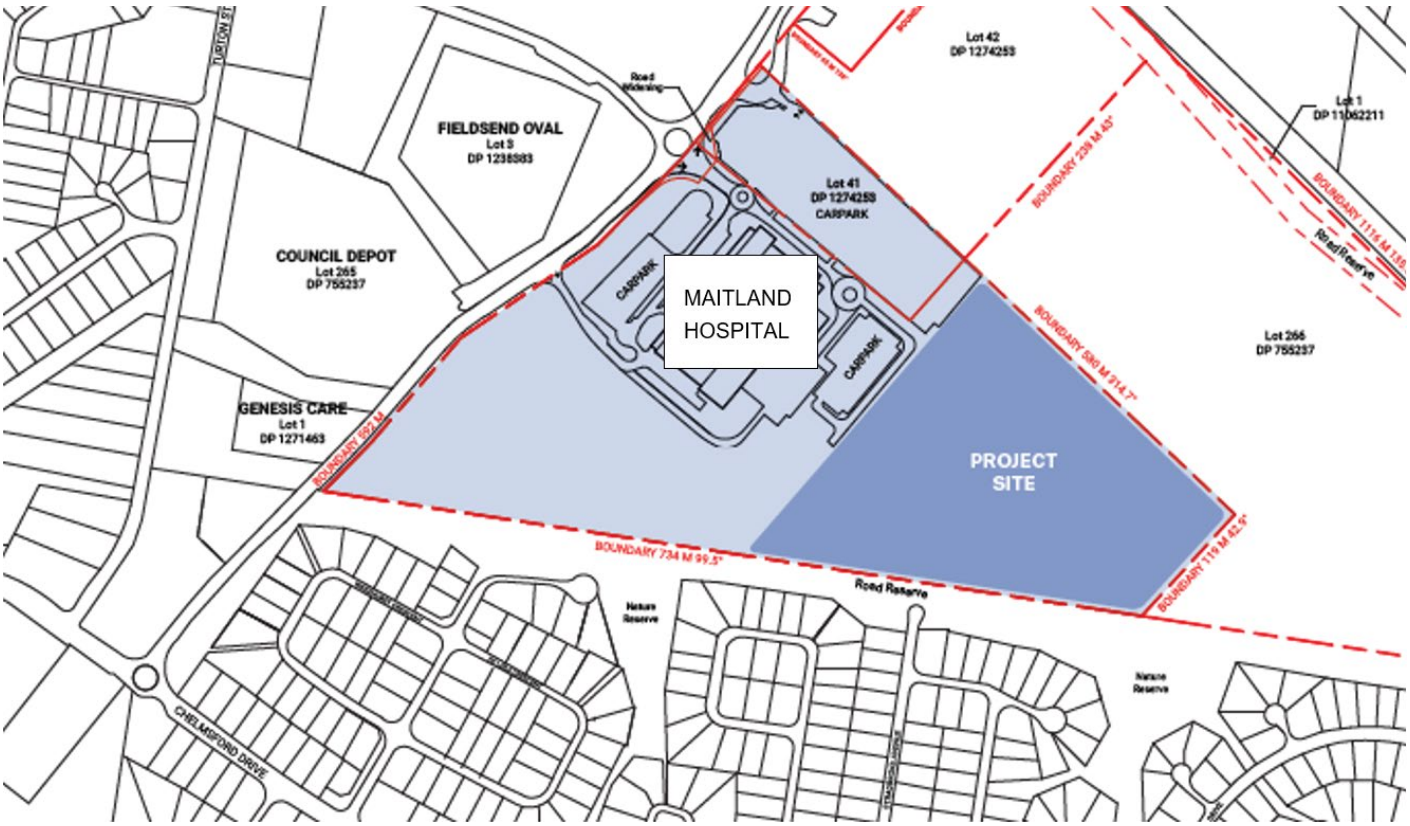


Figure 3 Site Location within the Maitland Hospital campus

Source: Bates Smart

The Maitland Hospital site contains the main Maitland Hospital building, which is configured in a H-shaped built form. The Hospital is served by car parking facilities dedicated to various end users, including one visitor car park to the west, one existing after-hours staff car park to the north, two combined staff and visitor car parks to the north and one staff car park to the east. The campus is accessed from Metford Road to the east, connecting to the private, internal road network that operates throughout the site.

2.2.2 Relevant Planning History

The redevelopment of the Maitland Hospital campus supports the strategic objectives of the Hunter New England Local Health District (**HNELHD**) and Hunter New England Mental Health (**HNEMH**) in collocating health services in a way that responds to existing and future community needs.

The development of the main Maitland Hospital building was delivered across two stages to obtain consent for the early and preparatory works with a concept design envelope, followed by detailed design and construction.

On 7 November 2018, the Planning Assessment Commission, as delegate for the Minister for Planning, granted Stage 1 Development Consent and Concept Approval to SSI 9022 for the Maitland Hospital, including:

- A concept proposal for the development of a new hospital with approximately 60,000sqm of floorspace on the subject site, including a nine-storey building envelope and site access arrangements; and
- Concurrent first stage of the development, comprising site clearance and preparatory works, including: bulk earthworks; utility connections; in-ground infrastructure works; vegetation removal; building foundations; drainage infrastructure; and construction of temporary roads, temporary car parking area, temporary fencing and site office/compound.

On 6 December 2019, the Executive Director, under delegation for the Minister for Planning approved the Stage 2 SSI 9775, which was generally in line with the Stage 1 consent with the following additions:

- Inclusion of a northern on grade car park;
- Movement of the Hospital building footprint 15m to the east; and
- Inclusion of rooftop plant and cooling towers.

Three separate Modification Applications have also been approved since this time to allow for design refinements:

- SSI 9775 MOD 1 – approval for modifications to the conditions of approval to correct references to landscape plan and cross-referencing of conditions (approved 23 January 2020).
- SSI 9775 MOD 2 – approval for modifications comprising minor design changes (approved 31 August 2020).
- SSI 9775 MOD 3 – approval for provision of car park solar array and car park expansion; and minor design changes (approved 27 July 2021).

The Maitland Hospital campus now comprises an operating hospital with construction having been completed in late 2021.

Under Schedule 4, Part 2 of the Planning Systems SEPP, any development for the purposes of a health services facility and associated car park, on land identified as being within the New Maitland Hospital Site on the State Significant Infrastructure Sites Map, that has an estimated development cost of more than $100 million, is declared SSI. The proposed activity subject to this REF has an EDC of less than $100 million and does not meet the EDC threshold to be declared SSI.

The site subject to this REF lies within the boundaries of the Maitland Hospital campus, an existing health services facility. As discussed in **Section 3**, the proposed activity involves a connection to the existing accessible footpath and the existing internal road network within the Maitland Hospital site. However, the identified works will not impact the operations of Maitland Hospital and will not contravene any existing conditions currently operating under the Stage 1 and Stage 2 SSI approvals.

2.2.3 Other Site Elements

Table 1 Other Site Elements

Other site elements	Details
Access, Connectivity and Parking	**Vehicular Access and Internal Circulation** The site is in proximity to a range of transport services and key roads including Metford Road, which connects the Maitland Hospital Campus to the New England Highway and Raymond Terrace Road. Access and egress to the Maitland Hospital is currently provided from two points along Metford Road. The primary site access is located at the Metford Road / Fieldsend Street / Pottery Road roundabout while a secondary access (left in / left out only) is located approximately 60 metres north of the Pottery Road roundabout. An ambulance only access is located 130 metres to the south of the Pottery Road roundabout. The existing access points are identified at **Figure 4** below.

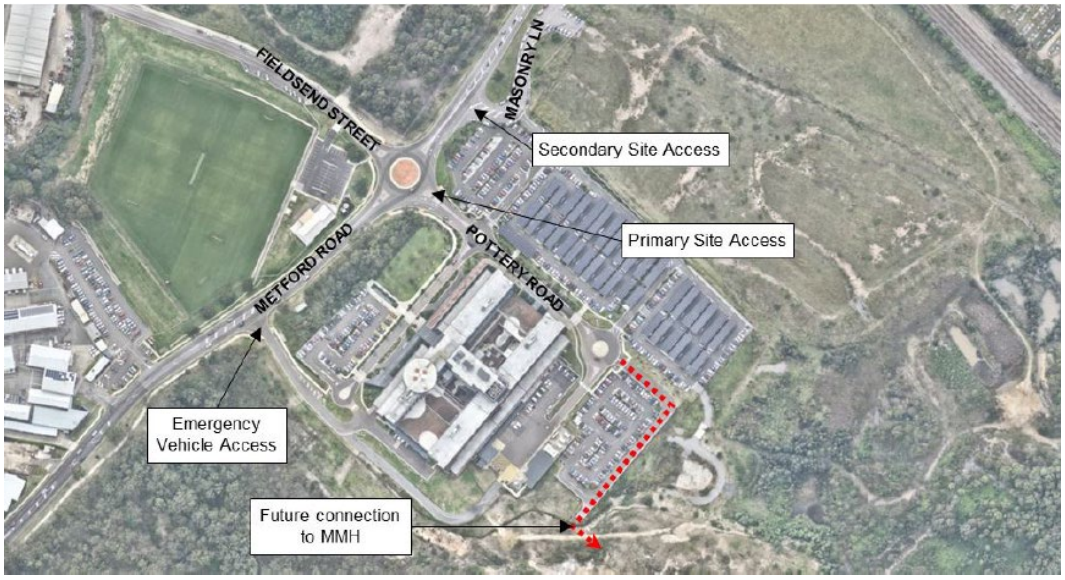


Figure 4 Aerial view of site and access points

Source: Stantec – Transport Assessment (**Appendix G**)

Metford Road is a local road which connects Morpeth and Metford. It is a two lane sub-arterial road with a posted speed limit of 60km/h to the south and 80km/h to the north of Raymond Terrace Road. It connects with Chelmsford Drive, which in turn connects to the New England Highway.

Within the hospital campus, Pottery Road provides primary access from the Metford Road into the site and through the hospital campus to the car parking areas, as shown in **Figure 3** above.

Public Transport

The main access at a sub-regional level is predominantly from the New England Highway to the south of the campus, linking to the Pacific Motorway and Hunter Expressway.

The site is considered to be a highly accessible location owing to its proximity to a range of modes of sustainable transportation. Metford Railway Station is approximately 2.8km to the east and Victoria Street Station is approximately 1.4km to the northwest. Access to Victoria Street train station, is approximately a 15 – 20-minute walk and an existing pedestrian and cycle path connect from the Maitland Hospital Campus to Metford Station, skirting the edge of the Metford Playing Fields and stormwater retention ponds.

The area surrounding the Maitland Hospital Campus is served by a number of bus routes operating along Chelmsford Drive further south, which provides frequent travel to surrounding suburbs, including Woodberry, Thornton, Metford and Rutherford. A map of the surrounding public transport network is provided at **Figure 5** below.

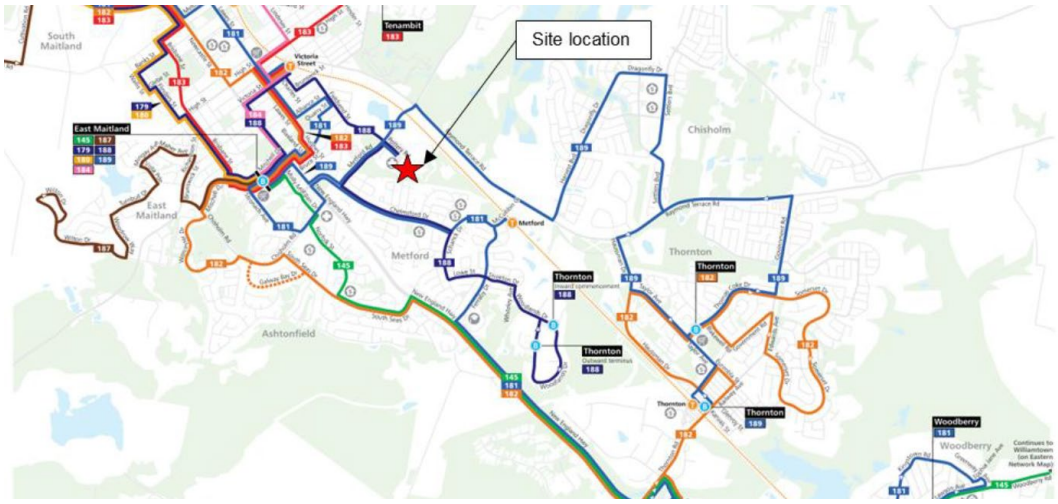


Figure 5 Surrounding public transport network

Source: Stantec – Transport Assessment (**Appendix G**)

	Active Transport The site is supported by key pedestrian infrastructure. There is a shared path on Fieldsend Street connecting Metford Road through to Victoria Street Station. This also connects to a new footpath provided on the north-western side of Metford Road between Fieldsend Street and the Council Depot. A shared path connection the Maitland Hospital and Chelmsford Road is also provided on the south-western side of Metford Road. The cycling network of East Maitland, including proposed on-road and off-road cycleways. Metford Road is noted as a future indicative link in the *Maitland Bicycle Plan and Strategy 2014*.
Topography	The Maitland Hospital Campus is varied in topography, with the terrain on the eastern half of the broader allotment generally falling from the southern lot boundary (26m Australian Height Datum (**AHD**)) to the northern lot boundary (8m AHD). Metford Road has a rise and fall of approximately 7.0m from the highest to the lowest points along the site boundary. Vehicular approach from both the north and south are from elevated positions allowing good visibility of the campus and main entrances. The site's topography is shown **Figure 6** below.
Heritage	The *Maitland Local Environment Plan 2011* (the **Maitland LEP 2011**) does not identify any heritage items within the Maitland Health Precinct but is located within proximity to the Main Northern Railway, which is identified as a local heritage item (I119). The site is separated from the railway by extensive woodland.
Trees and Vegetation	Remnant natural bushland exists to the south-western sector of the campus primarily comprising of iron bark and spotted gum species. This area of the campus forms a natural buffer between the site and the existing residential precinct to the immediate south. The Maitland Hospital Campus supports remnants of native forest vegetation in the eastern portion and south-west corner of the campus. Vegetation remnants on the campus are isolated from extensive areas of native vegetation to the north and only tenuously connected by broken corridors to areas of native vegetation to the south. The location of vegetation on the site is identified in **Figure 7** below.

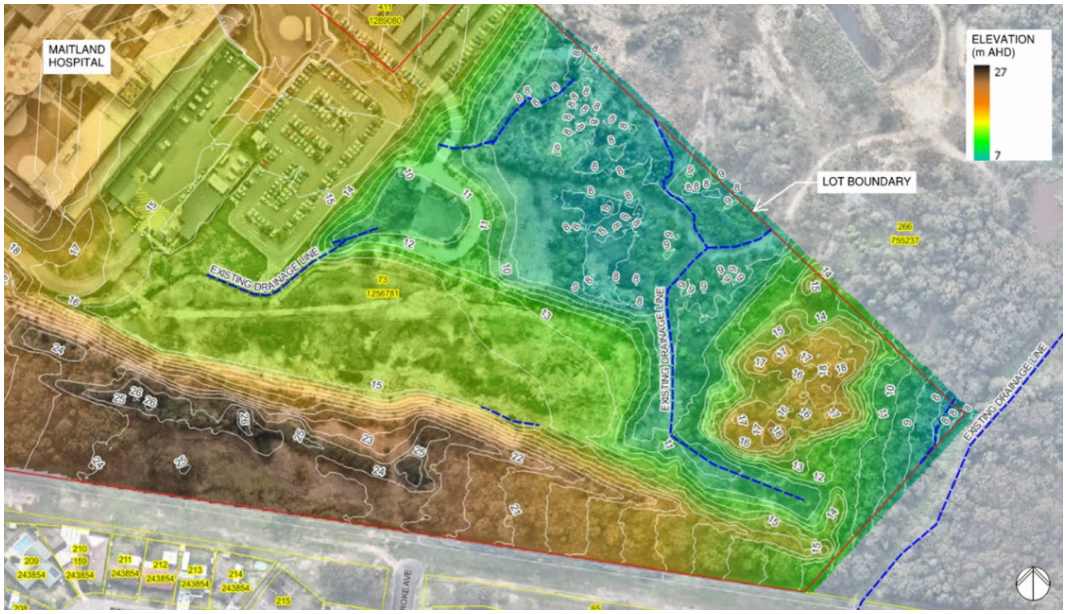


Figure 6 Site topography and internal drainage lines

Source: Acor Consultants - Flood Due Diligence Report (**Appendix H**)

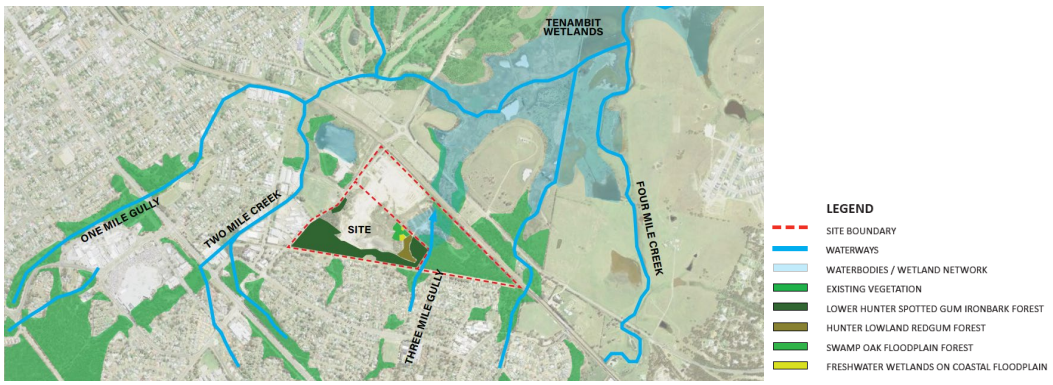


Figure 7 Location of Vegetation on Site

Source: BatesSmart & Turf – Landscape Design Report (**Appendix E**)

Biodiversity	A Flora and Fauna Assessment Report has been undertaken by Umwelt and is provided at **Appendix I**. Maitland Health Campus is not mapped as biodiversity values mapped land. The site has been partially cleared during historical quarrying operations and more recently to facilitate the construction of Maitland Hospital. As such, native vegetation has been largely cleared or modified with remnant vegetation retained along the southern boundary of the campus, between the site and the residential development. Notwithstanding, it is acknowledged that the site could support Plant Community Types (**PCT**) that are associated with four Threatened Ecological Communities (**TECs**) as listed under the *Biodiversity Conservation Act 2016* (**BC Act 2016**): • Freshwater wetlands on coastal floodplains of the NSW North Coast| Sydney Basin and South East Corner bioregions EEC (0.17 ha) • Swamp oak floodplain forest of the NSW North Coast, Sydney Basin and South East Corner bioregion EEC (0.73 ha) • Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions EEC (1.77 ha) • Hunter Lowland Redgum Forest in the Sydney Basin and NSW North Coast Bioregions EEC (0.67 ha). The Report did not identify any *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* **(EPBC Act (Cwth))** listed TECs on site. Refer to **Section 6.2.7** and **Appendix I** for further details.
Bushfire Prone Land	The site is predominantly identified as bushfire prone land (Vegetation Category 1), as shown in **Figure 8** below.

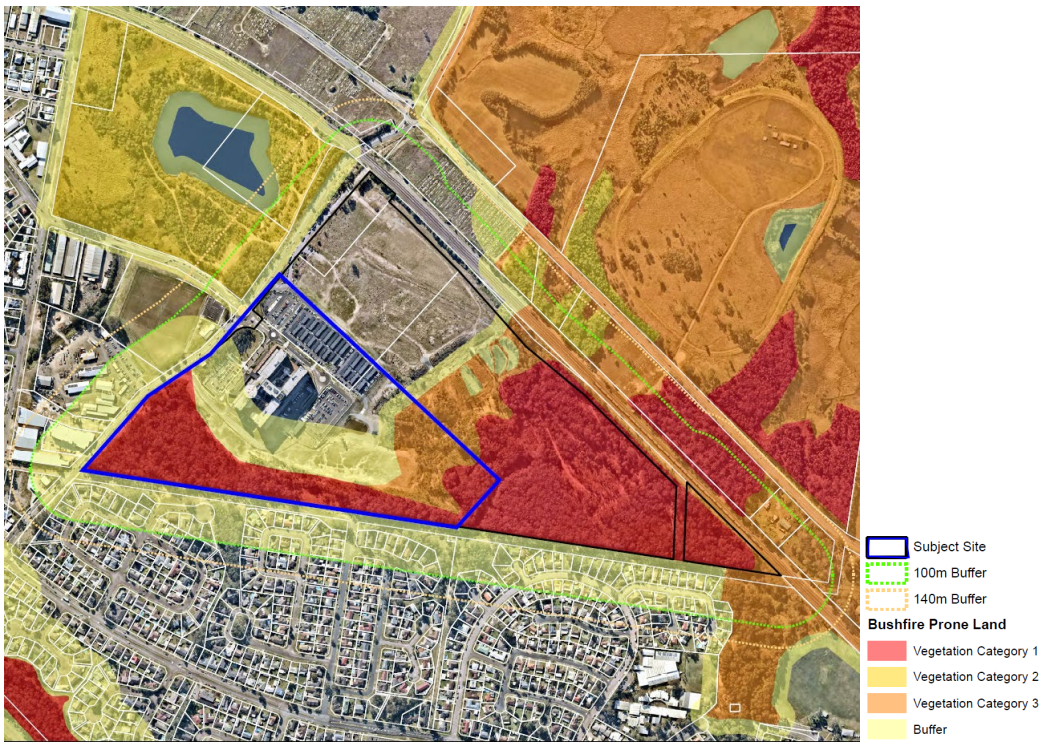


Figure 8 Bush Fire Prone Land

Source: Bushfire Planning Australia - Bushfire Assessment Report (**Appendix J**)

A Bushfire Assessment Report has been prepared by Bushfire Planning Australia in support of this REF (refer **Appendix J**). The proposed use of the site is considered a Special Fire Protection Purpose (**SFPP**) under the NSW Rural Fire Service (**RFS**) *Planning for Bushfire Protection 2019* (**PBP 2019**). Refer to Section **6.2.8** for further information.

Flooding	The lot is located in the Hunter River catchment with the closest watercourses being approximately 200m to the west of the site and 600m to the east of the site. The site is located outside of the Floor Planning Level extent and Probable Maximum Flood (**PMF**) extents of up to approximately 8.5m AHD from the Hunter River. However, the PMF flood with a level of 8.7 m AHD would encroach into the subject lot.
Contamination	The broader Metford triangle, which includes the site, has historically been used as a brick manufacturing facility, sales business and quarry. A Preliminary Site Investigation has been undertaken by GHD for the site to support the construction of the main hospital building under SSI-9022 and is included at **Appendix K**. The assessment confirmed the presence of natural carbonaceous material, isolated instances of asbestos-containing material (**ACM**) and areas of anthropogenic waste, with potential for "unexpected finds" of contamination to occur during earthworks. Remediation works were generally minor and limited to the bulk earthworks which were completed within the hospital development area. Following the completion of remediation and earthworks for the development, GHD provided a Site Validation report which concluded that the soil remaining on site was suitable for the proposed future land use as a hospital, subject to the preparation and implementation of a Long-Term Environmental Management Plan. As such, no further Detailed Site Investigation is required to assess the suitability of the site in regard to contamination.

2.2.4 Site Considerations and Constraints

Section 10.7 Planning Certificate No. PC/2024/4238 dated 10/12/2024 identifies that the site is located within the RU2 Rural Landscape zone under the Maitland Local Environmental Plan 2011 and is provided at **Appendix B**.

Table 2 Section 10.7 Planning Certificate

Affectation	Yes	No
Critical habitat		✓
Conservation area		✓

Affectation	Yes	No
Item of environmental heritage		✓
Affected by coastal hazards		✓
Proclaimed to be in a mine subsidence district		✓
Affected by a road widening or road realignment		✓
Affected by a planning agreement		✓
Affected by a policy that restricts development of land due to the likelihood of landslip		✓
Affected by bushfire, tidal inundation, subsidence, acid sulfate or any other risk	✓	
Affected by any acquisition of land provision		✓
Biodiversity certified land or subject to any biobanking agreement or property vegetation plan		✓
Significantly contaminated		✓
Subject to flood related development controls		✓

2.3 Surrounding Development

The site's surrounding development is described below:

- **To the north and east**: A continuation of the forest traverses the land to the north east of the site, alongside a cleared area associated with the former brickworks. The Hunter train line runs north – south between Scone in the north west and Dungog in the north east, and Newcastle to the south. The East Maitland Cemetery is located off Raymond Terrace Road to the north of the rail line.
- **To the south**: Residential development as part of the suburb of Metford immediately abuts the site to the south. The New England Highway (the A43) runs along the southern boundary of the Metford suburb between the M15 junction at Branxton at the northern terminus, and the M1 junction at Jilliby at the southern terminus.
- **To the west**: Maitland Hospital lies to the immediate west of the site with Metford Road running along the western boundary of the wider campus, beyond which lies a mix of commercial and industrial uses, with the Fieldsend Oval sited further north.

2.4 Concurrent Projects

There are no known concurrent projects that are of relevance to this REF.

3. Proposed Activity

3.1 Proposal Overview

This REF relates to the construction and operation of the Maitland Mental Health Facility, which includes the following proposed works:

- Site establishment and preparation including earthworks, removal of perimeter fencing, removal of hardstand and unformed gravel road removal of existing bio-retention basin, and tree removal.
- Construction of an internal road network off Pottery Road, with a new at-grade staff car park, visitor and drop-off parking, an emergency services road and accessible footpaths.
- Building foundation works.
- Construction and operation of a 2-storey mental health facility, including:
  - 20 Medium Secure Forensic beds, 24 Low Secure Forensic beds, and 20 Rehabilitation and Recovery beds (64 beds total);
  - Loading area;
  - Services compound;
  - Main Switchroom; and
  - Photo-Voltaic (**PV**) System at roof level.
- Associated landscaping works including tree replacement planting, retaining walls and batters.
- Relocation and expansion of bioretention basin and bio-swales.
- Inground building services works and utility adjustments, including service diversions.
- Installation of a private kiosk substation, stand-by diesel generator, and private sewer pumpstation.
- Installation of conduits to support electrical vehicle (**EV**) chargers for 20% of the car parking provision.
- Installation of ancillary works including, but not limited to; lighting, signage, secure bicycle parking and fencing.

Architectural drawings and a Design Report illustrating the proposed activity have been prepared by Bates Smart and are included at **Appendix C** and **D** respectively. The proposed site plan is shown at **Figure 9** below.

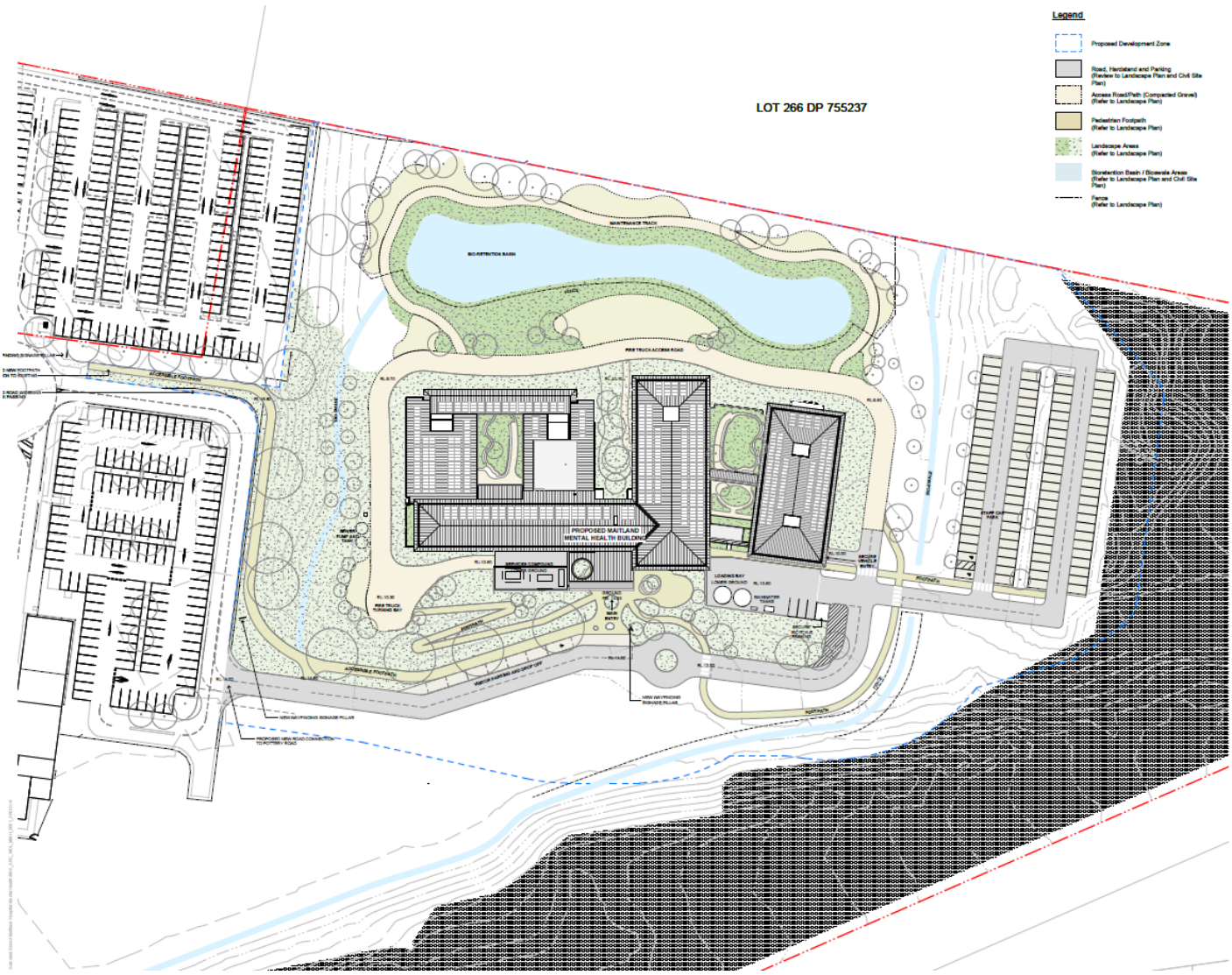


Figure 9 Proposed Site Plan

Source: BATESSMART

3.1.1 Design Approach

Placemaking and Design

An Architectural Design Report has been prepared by BatesSmart to support this REF, which assesses the Proposal against the objectives and design principles of the *Design Guide for Health: Spaces, Places & Precincts* (GANSW, April 2023) and discusses how principles of placemaking in accordance with HI guidelines have been considered in the design of the works.

Connecting with Country/Engagement

The design scheme has evolved with consideration to core Connecting with Country principles, as outlined within the Architectural Design Report prepared by BatesSmart (**Appendix D**). The following Connecting with Country principles informed this process:

- **Connected, Embraced and Cared:** Acknowledging and celebrating the materiality of Deep Country textures, tones and colours, especially at entrance and cross-over points. This will provide contextual and historical references for visitors and users.
- **Nurtured by the Cycles of Country:** The building should feel as though it is part of the landscape, working with natural forms and features and drawing from the varying cycles of Country.

- **Regenerative Ecologies of Healing:** Ensure the works celebrate the use of local, Traditional medicinal and therapeutic aspects of the natural landscape in order to become a place that is not only beneficial for consumers, but also Country.

The Proposal has also evolved through extensive consultation with Connecting with Country Working Group as well as a Walk on Country. The Engagement Report prepared by Health Infrastructure sets out further details with respect to the engagement process and is included at **Appendix F**.

Sustainability and Climate Resilience

The mental health facility will be constructed to meet Health Infrastructure's Ecologically Sustainable Development (**ESD**) guidance and legislation:

- Design Guidance Note (DGN) 058 (Rev D)
- The NSW Health Engineering Services Guide
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- AS 5334-2013 Climate change adaptation for settlements and infrastructure — A risk based approach
- Section 193 of the EP&A Regulation 2021

The REF is accompanied by an ESD Statement that outlines the ESD initiatives that will be included within the project to achieve the above objectives (**Appendix L**).

3.1.2 Site Preparation

Staging

The Proposal will be delivered in a single construction stage. The Preliminary Construction Management Plan prepared by Health Infrastructure / Turner & Townsend includes further details with respect to the proposed construction and is included at **Appendix M**.

Demolition and Tree Removal

In order to facilitate the construction of the mental health facility and associated infrastructure works, the proposed activity seeks to undertake the following demolition and tree removal works:

- Removal and relocation of the existing bio-retention basin situated in the south-western portion of the site to the northern of the site.
- Removal of the existing perimeter fence between the site and the staff car parking facility (P5).
- Removal of 141 trees, which have been identified as low and medium retention value trees only. These trees are identified in the Arboricultural Impact Assessment and Tree Protection Plan prepared by Active Green Services that accompanies this REF and can be found at **Appendix N**. A further 127 trees will be assessed on site by the project Arborist during the delivery to determine if their removal is required (refer to **Appendix A**).

The proposed demolition plan applicable to the proposed activity is provided in **Figure 10** below.

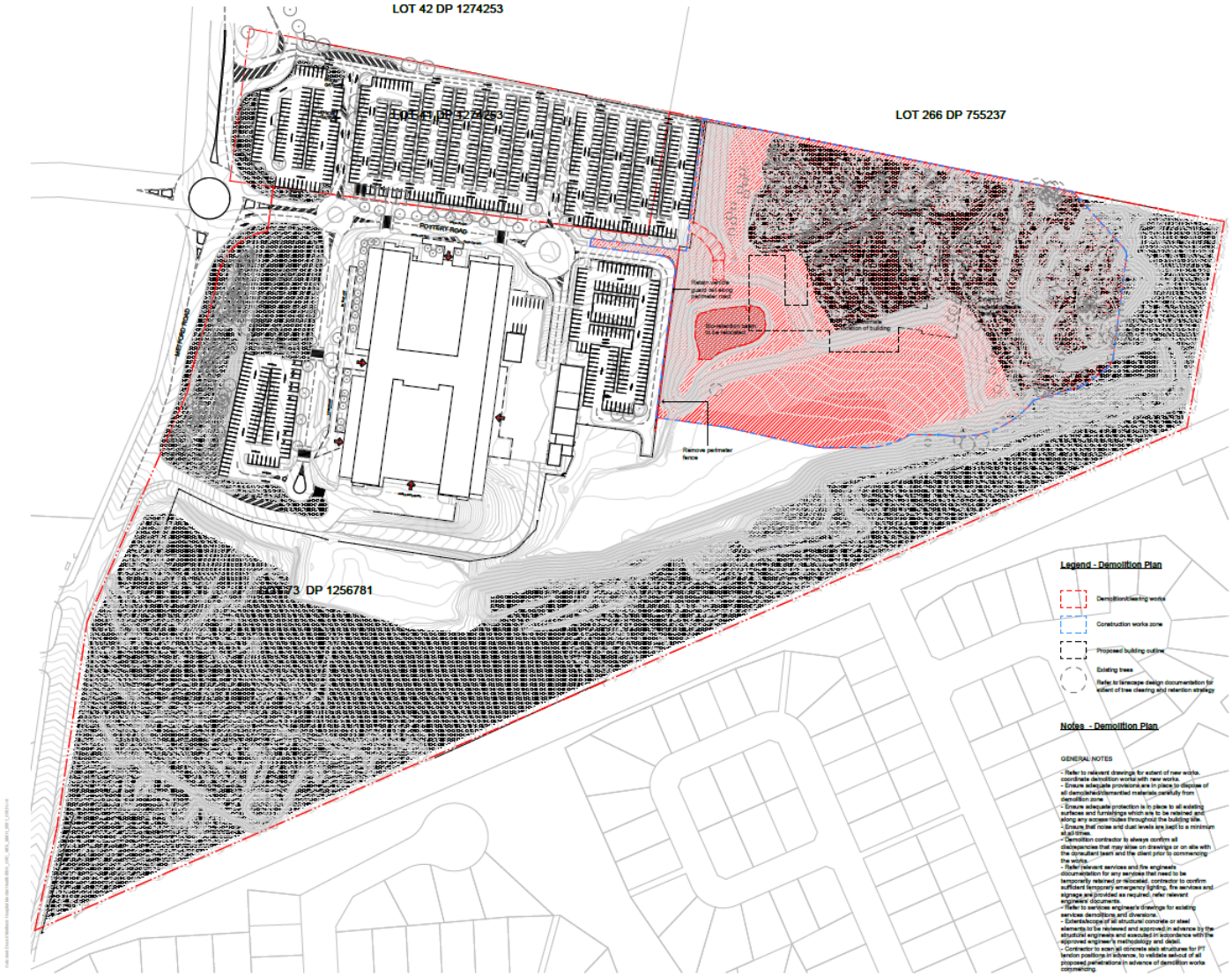


Figure 10 Proposed Demolition Plan

Source: BatesSmart

Earthworks

As part of this REF submission, earthworks will be undertaken across the site to achieve the desired building design levels. It will result in a total cut volume of approximately 19,619.854m^3 and a maximum fill of 17,319.291m^3. The bulk earthworks plan has been prepared by Taylor Thomson Whitting (**TTW**), as shown in **Figure 11** below and included at **Appendix O**.

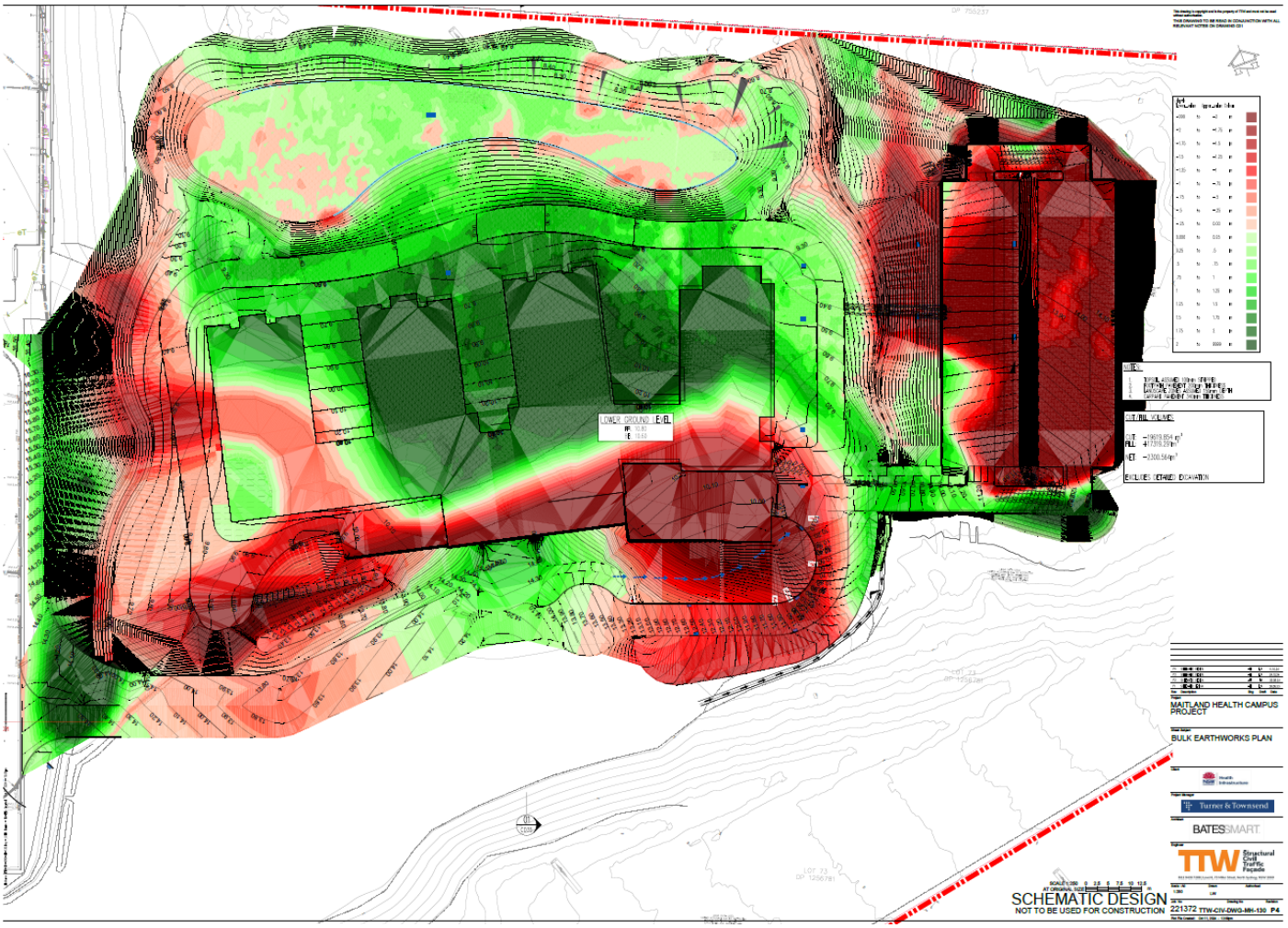


Figure 11 Bulk Earthworks Plan

Source: TTW

Services and Infrastructure

The REF is accompanied by a Civil, Flood and Integrated Water Management Plan (**Appendix P**) and Civil Plans (**Appendix O**) prepared by TTW, as well as an Electrical Services Infrastructure Delivery, Management and Staging Plan (**Appendix Q**) and a Hydraulics Services Infrastructure Delivery, Management and Staging Plan (**Appendix R**) prepared by JHA Services. These reports collectively describe how the new mental health facility will be connected to services and utilities. This includes stormwater, electrical, mechanical services, hydraulic services, water, sewer, and gas services. The table below summarises how key services and utilities will be provided.

Table 3 Utilities and Infrastructure

Service	Description
Stormwater	The proposed activity will include both minor and major stormwater conveyance systems, consisting of conventional pit and pipe drainage networks within roads and car parks, swale on the western side to convey surface run off to bio-retention basin and a swale that diverts the upstream catchment as bypass around the site. This will also include a western, eastern and southern swale. Furthermore, the existing bio-retention basin at Maitland Hospital will be relocated and revised to accommodate the entire precinct encompassing the Maitland Hospital as well as the Maitland Mental Health Facility. The new bio-retention basin will be able to limit the flow of post-development to pre-development rates for the 1-, 10- and 100-year ARI storm events.
Electrical	New electrical systems will be installed throughout the proposed site, including: • New 1500kVA private kiosk substation. • Connection of new private substation to existing campus HV Ring. To be situated in dedicated services compound. • No new authority works proposed external to the Campus. Existing authority HV feeders have been determined • adequate to support the development, as well as other known planned works on Campus.

	• New 800kVA stand-by diesel generator. External package unit. To be situated in dedicated services compound. • New Low Voltage (LV) Main Switchroom. To be situated internal to the new building, in close proximity to the • Substation / Generator compound. • New circa-140kW Photo-Voltaic (PV) System on the new development roof. • Provisions for application of NCC Specification 43 Requirements. • External lighting, inclusive of internal roadways, pathways, pedestrian areas and the like. These works are to form a seamless solution with those implemented under previous programs, requiring the use of similar fittings and fixtures. • Minor internal-Campus services diversion and/or decommissioning works. All works are to be carefully staged so that operations on campus within other active buildings can be maintained with limited disruption. There are no off-site infrastructure works required to support the proposal.
Communication	The proposed activity will be supported by extensive communication infrastructure including 2 off-new ICT Building Distributor Rooms on the lower ground floor and 2-off ICT Floor Distributors on the ground floor, as well as 48 core SMOF fibre optic backbone interfaces throughout. It will also leverage security and CCTV coverage from existing hospital systems, whilst expanding the campus mobile coverage and distributed antenna system using remote repeater infrastructure. The proposed telecommunications infrastructure will be connected to the existing network within the campus.
Water	The cold-water supply for the new mental health facility will be connected to the existing 150mm New Maitland Hospital service that is already supplied to the broader hospital campus. A new connection to the Hunter Water watermain is not required.
Sewer	There is an existing Hunter Water sewer connection currently serving the main Maitland Hospital, of which the sewer rising main for the proposed facility will connect to. The development will drain to the existing sewer connection via a new private sewer pumpstation. It is expected that the capacity will be sufficient for the new building.
Gas	While there is an existing natural gas supply and meter assembly servicing Maitland Hospital, it is intended that the proposed facility will rely upon electrical systems, and as such, does not require a gas supply.

3.1.3 Built Form

The proposed works seek the construction of a two-storey mental health facility, positioned centrally within the site boundary with associated infrastructure works laid out surrounding the facility. The facility is substantially setback from the site boundaries, featuring a minimum setback of 51m to the northern-eastern boundary and a 99m setback to the southern-western boundary of the site, beyond which lies the nearest residential properties. The proposed siting of the building has also been considered in the context of the existing Maitland Hospital, with a 136m separation distance.

The building is two storeys in height, including the lower ground floor, with a maximum building height of 22.15m, inclusive of the roof mounted PV provision.

The building is broadly rectangular in shape, but characterised by three (3) elongated areas, designed for the unique functional demands and spatial arrangement requirements of the mental health facility. As shown in **Figure 12**, the ground floor will feature the facility's main pedestrian entrance from the southern elevation, towards the Front of House, which will contain a reception counter, small retail cade and function lounge. The remainder of the ground floor is expected to comprise Staff Administration facilities to the west and Low Secure Units to the eastern portion of the building, which will contain 24 Low Secure Forensic beds. An enclosed courtyard is located within the eastern portion of the building, defined with a high screened façade.

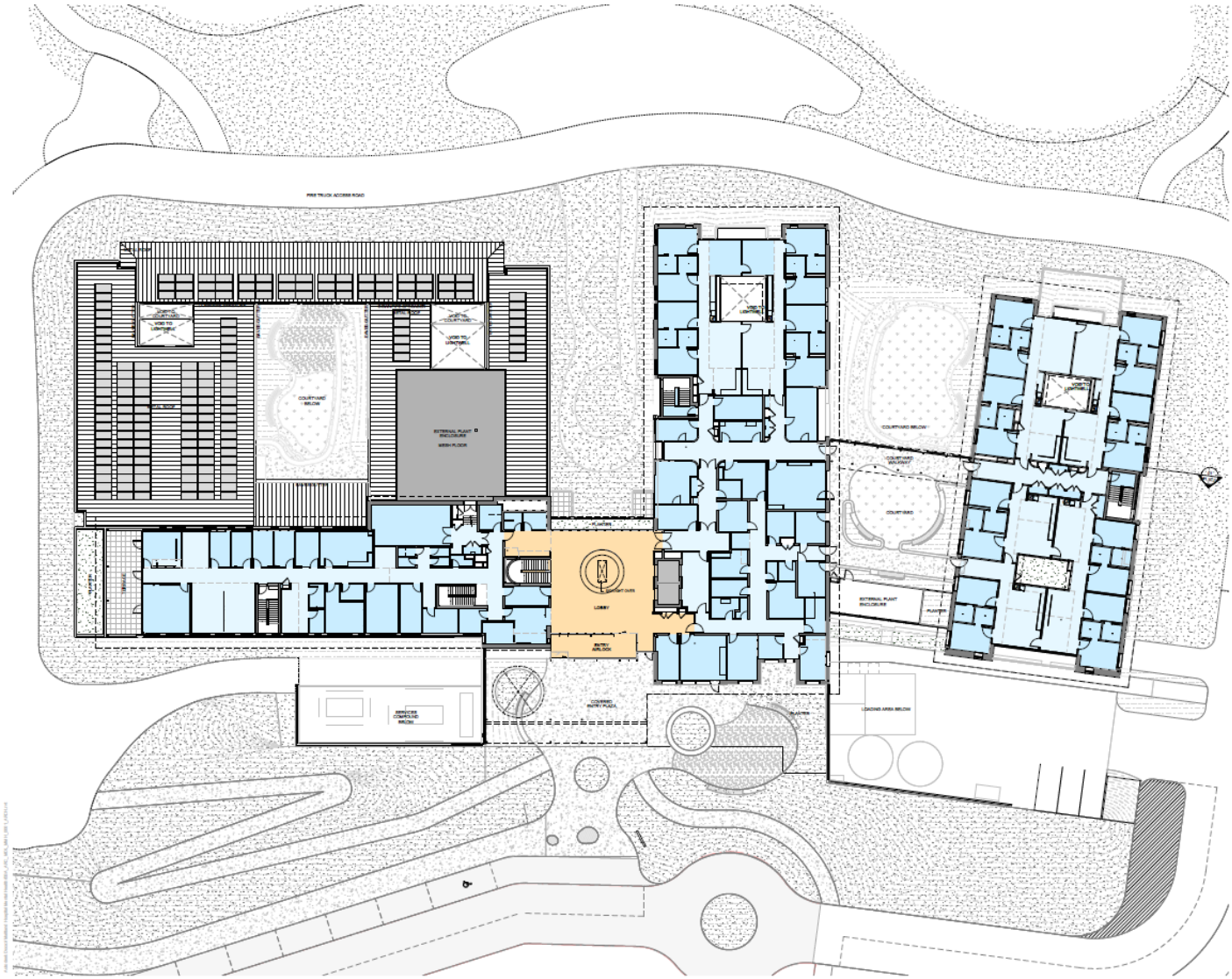


Figure 12Proposed Ground Floor

Source: BatesSmart

As shown in **Figure 13**, the lower ground floor level is arranged by four (4) linear blocks.

Figure 13Proposed Lower Ground Floor

Source: BatesSmart

The lower ground floor will be accessed via the internal staircase and two lifts, connecting the Front of House areas located centrally within the ground floor and lower ground floor layouts.

The western portion of the lower ground floor level is dedicated to the provision of 20 medium secure units and associated support facilities, served by an enclosed courtyard. To the eastern portion of the lower ground floor level, will be 20 Rehabilitation and Recovery beds with associated support facilities, alongside an enclosed courtyard for the consumers of the facility.

Skylights have been provided throughout the building to daylight penetration into the building. The units have been positioned along the outer facades where possible to further promote solar amenity.

To the southern portion of the floor level is a Logistics and Back of House area, including cleaning and waste management areas, alongside a loading dock sited out of public view.

For further discussion with regard to the built form and internal layout of the proposed facility, refer to the Architectural Design Report prepared by BatesSmart, included at **Appendix D**.

3.1.4 Roadworks and Parking

The Proposal seeks to construct a new vehicular driveway from the existing eastern car parking facility serving Maitland Hospital, via a new three-way intersection. The new access road has been configured along the site's southern boundary, designed to accommodate two-way traffic. An indented bay along the left-hand side of the driveway has been incorporated, in close proximity to the building frontage, to accommodate seven (7) visitor / drop-off car parking spaces (including one (1) accessible space) for convenient access to the main entry through an accessible pathway. Vehicles entering this area will be able to exit via a proposed roundabout.

Beyond the roundabout, the driveway will provide access to a new staff car park to the east of the facility, containing 88 car parking spaces for facility staff (including two (2) accessible spaces) and 8 car parking spaces for fleet/operational vehicles.

The access road will also lead to the loading bay and secure vehicle entry from the site's eastern elevation leading to a secure consumer transfer area, with one (1) enclosed parking space.

A fire services road circulates the facility, towards the services compound located at the lower ground floor level, within the western portion of the building. A carefully considered turning bay has been incorporated into the design of the driveway.

A pedestrian footpath is provided from Pottery Road within the Maitland Hospital boundary, and the main entrance of the mental health facility.

The vehicular and pedestrian arrangements associated with the facility are detailed in the Transport Assessment prepared by Stantec included at **Appendix G**.

3.1.5 Landscaping

The proposed landscaping strategy is a key element of the Proposal to provide a therapeutic environment that supports wellbeing and recovery, while creating a sense of place that acknowledges and celebrates Country and fosters social cohesion.

The REF is accompanied by the Landscape Design Report and Landscape Plans prepared by Turf Design Studio (**Appendix E** and **Appendix CC** respectively). Drawing upon an analysis of the site and its surroundings, including the learnings of the Connecting with Country process, these documents present a site-wide landscaping strategy that incorporates a range of native plantings and includes:

- Relocated and upgraded stormwater basin along the northern boundary of the site, featuring dry grassland and pause points.
- Tree planting within the eastern car park to provide shade and amenity for parked cars.
- Pedestrian centred arrival area with trees and planting will highlight a key point of interest.
- Landscaped courtyards within building envelope for consumers of the units.

The landscape strategy will compensate for the removal of potentially up to 268 trees through the provision of replacement planting at a 1:1 ratio.

3.2 Construction Activities

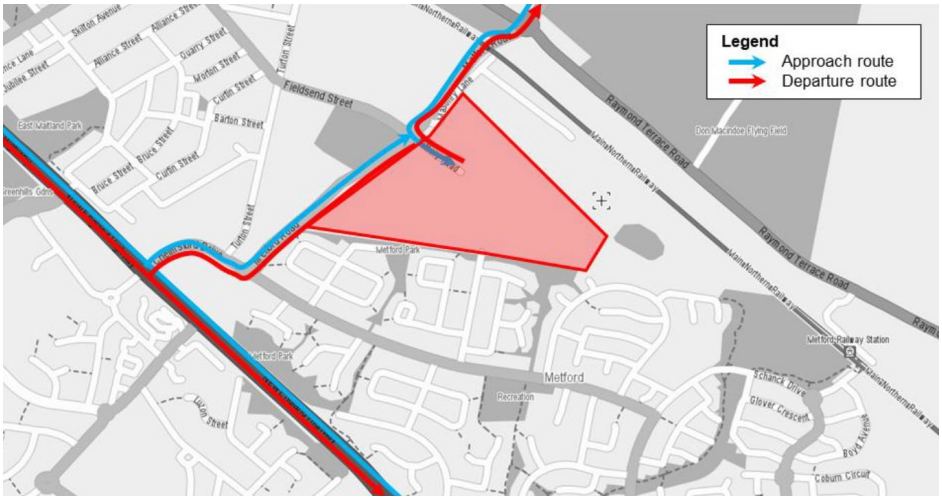
A summary of the proposed construction activities is provided at **Table 4** below. Further detail is provided within the Preliminary Construction Management Plan at **Appendix M**.

Table 4 Project Timeframes and Construction Activities

Construction activity	Description
Commencement Date	Construction for the proposed works is expected to commence by December 2025.
Work Duration/Methodology	It is anticipated that the duration of the construction will take 25 months from initial bulk earthworks up to the handover and commissioning. The plan will be further developed by the Principal Contractor upon appointment.

Construction activity	Description
Work Hours and Duration/Construction	The hours of construction, including the delivery of materials to and from the site, will be undertaken between the following hours: • Monday – Friday: 07:00 – 18:00 • Saturday: 08:00 – 13:00 • Sunday / Public Holiday: No work. No machine work will occur outside of the standard construction hours to minimise the impact on hospital staff, consumers, visitors and nearby sensitive receivers, unless approval has been given by the Disruption Notice process.
Workforce/Employment	The number of construction personnel is currently unknown and will be confirmed within the Construction Management Plan prepared by the Principal Contractor upon appointment. The average number of workers during peak activities is anticipated to be around 80 to 100 workers on-site per day across the duration of the project.
Ancillary Facilities	The site amenities and compounds erected will accommodate lunch, bathroom and change facilities for the duration of the project. Construction worker parking is to be provided on site within the project area to the east of the existing hospital unless agreed otherwise with Maitland City Council.
Plant Equipment	The following plant equipment is anticipated for the works: • powered mobile plant • excavators • cranes • personnel and/or materials hoists • air compressors • electric generators jack hammers • hydraulic jacks • oxy-acetylene (gas cutting/welding) • concrete saws and corers • scaffolding • ladders (limited use) • many types of handheld plant, including: angle grinders, power saws, hammers, demolition saws, hydraulic jacks and pinch/lever bars.
Earthworks	A preliminary bulk earthworks model has been undertaken to estimate volumes of cut and fill (refer to **Figure 11** and **Appendix O**). Cut and fill levels on-site range between approximately 2 metres of cut to 2 metres of fill, with the total net balance calculated to be approximately -2,300.564m^3 of cut, which will need to be appropriately disposed of off-site during construction. Further finalisation of the design will occur to minimise the excess fill, which will continue to be disposed of appropriately off-site.

Construction activity	Description

Traffic Management and Access	It is expected that the peak construction vehicle activity and will result in up to 20 trucks (40 two-way movements) in and out of the site per day.
	During site inductions, workers will be encouraged to use public transport, active transport, or carpooling, as they will not be permitted to park on-site or within the Hospital. This will assist with minimising the impact on residents and Hospital users. It is not anticipated that any road closures will be required to facilitate the proposed works.
	A Traffic Guidance Scheme will be developed detailing traffic control measures to maintain safety within the existing road network. This will include traffic marshals, signage, manoeuvring areas, and any other relevant traffic management strategies to be in place during demolition.
	The proposed construction vehicles routes to and from the site are detailed below (see **Figure 14**):
	• **Approach routes**
	  ○ North: Raymond Terrace Road, Metford Road, Pottery Road.
	  ○ South: New England Highway, Chelmsford Drive, Metford Road, Pottery Road.
	• **Departure routes**
	  ○ North: Pottery Road, Metford Road, Raymond Terrace Road.
	  ○ South: Pottery Road, Metford Road, Chelmsford Drive, New England Highway
	 
	Figure 14Proposed construction vehicle approach and departure route
	Source: Stantec
	During construction, the Principal Contractor will ensure that there is no disruption to emergency vehicles on public and internal Hospital roads. The existing emergency access from Metford Road provides separate access for emergency services and departments. The majority of construction vehicles will access the site via Pottery Road, however, should there be a need for access by a semi-trailer an additional access arrangement would be required as semi-trailers would not be able navigate the existing road bend adjacent to the existing easternmost car park.
	Further details regarding traffic management and access are provided in **Section 6.2.1**.

3.3 Operational Activities

Use

The provision of a new mental health services facility within the Maitland Hospital campus will support the existing health services facility and not impact upon its operations.

Operation Hours

The new mental health facility will operate 24 hours, 7 days a week, as per Maitland Hospital's current trading hours.

Staff/Consumers

The new mental health facility and associated facilities will provide 64 beds, and will generate employment for approximately 161 full-time equivalent positions and be staffed by 129 workers during a typical weekday shift.

4. Statutory Framework

4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an Environmental Planning Instrument (**EPI**) provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the activity is required under Part 5 of the Act.

Under Schedule 4, Part 2 of the Planning Systems SEPP, any development for the purposes of a health services facility and associated car park, on land identified as being within the New Maitland Hospital Site on the State Significant Infrastructure Sites Map, that has an estimated development cost of more than $100 million, is declared SSI. The proposed activity has an EDC of less than $100 million and does not meet the EDC threshold to be declared SSI.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (**TI SEPP**) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of the TI SEPP outlines the approval requirements for health service facilities. As the proposed construction of the new health services facility within the boundaries of the existing Maitland Hospital, which is defined as a 'health services facility', to be undertaken by HI, the 'development permitted without consent' provisions under Section 2.61 of the TI SEPP apply.

The proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with Section 5.1 of the EP&A Act because it involves the use of land and the carrying out of a work.

Table 5 outlines the Sections of the TI SEPP that enable the proposed works to be undertaken by NSW Health Infrastructure (as a public authority) as 'development permitted without consent'. A series of exempt development will be undertaken under Division 10 of the TI SEPP, including, but not limited to the provision of:

- Roads and cycleways;
- Solar energy system;
- Conduits
- Signage;
- Landscaping; and
- Lighting.

Table 5 Description of proposed activities

Division and Section within TI SEPP	Description of Works
Part 2.3, Division 5 – Electricity Transmission or Distribution	
Section 2.44(1) – 'Development for the purpose of an electricity transmission or distribution network'	The proposed ancillary works associated with the installation and augmentation of electrical services can be undertaken as development without consent by a public authority on any land. The proposed electrical works are being carried out by HI (a public authority). Therefore, the proposal is consistent with Section 2.44 of the TI SEPP.
Part 2.3, Division 10 – Health Services Facilities	

Division and Section within TI SEPP	Description of Works
Section 2.61(1)(a) – 'the erection or alteration of, or addition to, a building that is a health services facility'	The proposed construction of a new two storey mental health facility (which is defined as a health service facility under this Division) can be carried out by or on behalf of a public authority without consent on any land within the boundaries of an existing health services facility, so long as: a) the public authority is satisfied that appropriate consultation has been undertaken having regard to— i. the SCPP—new health services facilities and schools, and ii. the community participation plan, and b) the public authority has considered the design guide, and c) the development will not involve more than 30,000m^2 of gross floor area on the site being created or affected. The proposed works are being carried out by HI (a public authority) within the boundaries of the existing Maitland Hospital. The proposal will not involve more than 30,000m^2 of gross floor area. As referenced in Section 3.1.1, the Architectural Design Report prepared by Bates Smart (**Appendix D**) has demonstrated how the proposal has considered the NSW Design Guide for Health: Spaces, Places and Precincts, with regard to the key principles. **Section 5** of this REF sets out the necessary stakeholder and community consultation that has been and will be undertaken for the project, in accordance with both the *Stakeholder and community participation plan for new health services facilities and schools* (**SCPP**) (DPHI October 2024) and Health Infrastructure Community Participation Plan. This Section of the REF sets out the community and other stakeholder engagement that has already been undertaken during the preparation of the proposal, including with local residents and Connecting with Country Working Groups. Refer to **Section 5.2** for further details. The proposal is therefore consistent with Section 2.61(1)(e) of the TISEPP.
Section 2.61(1)(e) – 'development for the purposes of car parks to service consumers or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility)'	The proposed construction of an associated at-grade car park to the east of the site, as well the visitor car parking to the site frontage, can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority) within the boundaries of the existing Maitland Hospital. The proposal is therefore consistent with Section 2.61(1)(e) of the TI SEPP.
Division 17 Roads and Traffic	
Section 2.109(1) - Development for the purpose of a road or road infrastructure facilities	The proposed driveway works, and connections to the existing road, are being carried out by HI (a public authority) and the site is not land reserved under the *National Parks and Wildlife Act 1974*. Therefore, the proposal is consistent with Sections 2.109(1) of the TI SEPP.
Division 18 Sewerage Systems	
Section 2.126(6) – 'Development for the purpose of sewage reticulation systems'	The proposed sewer connections can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.126(1) and (6) of the TI SEPP.
Division 20 – Stormwater Management Systems	
Section 2.137(1) – 'Development for the purpose of stormwater management systems'	The proposed stormwater management system can be carried out by or on behalf of a public authority without consent on any land without consent. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.137(1) of the TI SEPP.
Division 21 – Telecommunications and other communication facilities	
Section 2.141(1) – 'Development for the purposes of telecommunications facilities (including radio facilities)'	Any works in connection with a telecommunications network are defined as telecommunication facilities. Importantly, the works do not include towers or masts. The proposed subscriber connections works will be carried out by HI (a public authority). The works are therefore consistent with Section 2.141(1).
Section 2.141(5) – 'Development for the purpose of subscriber connections'	The proposed subscriber connection works will be carried out by HI (a public authority). They are for the sole purpose of connecting the premises to the existing telecommunications network. The works will not be carried out on land identified as a heritage item or within a Heritage Conservation Area. Therefore, the works are consistent with Section 2.141(5) of the TI SEPP.
Division 24 – Water Supply Systems	

Division and Section within TI SEPP	Description of Works
Section 2.159 – 'Development for the purpose of water reticulation systems'	The proposed water supply connections can be carried out by or on behalf of a public authority without consent on any land. The proposed works are being carried out by HI (a public authority). Therefore, the Proposal is consistent with Section 2.159(1) of the TI SEPP.

Therefore, the Proposal is considered an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF).

TI SEPP consultation is discussed within **Section 5** of this REF.

4.2 Environmental Protection and Biodiversity Conservation Act 1999

The provisions of the EPBC Act do not affect the proposal as it is not work that takes place on or affects Commonwealth land or waters. Further, it is not work carried out by a Commonwealth agency or development on Commonwealth land, nor does the Proposal affect any matters of national significance. An assessment against the EPBC Act checklist is provided at **Table 6**.

Table 6 EPBC Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

4.3 Environmental Planning and Assessment Act 1979

The proposed activity is consistent with the objectives of the EP&A Act as outlined in the table below**.**

Table 7 Consideration of the Objects of the EP&A Act

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The proposed works promote the social and economic welfare of the community and a better environment through the provision of a health service that will service the mental health care needs of the Hunter Valley region. The proposed works will appropriately manage, develop, and conserve the state's resources through the orderly construction and operation of the proposed works on the subject site.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The activity will facilitate ecologically sustainable development. An ESD Statement has been prepared by Lucid Consulting to describe the sustainable design initiatives and outcomes associated with the Proposal (refer to **Appendix L** and **Section 6.2.13** of this REF for further details).
(c) to promote the orderly and economic use and development of land,	The Proposal allows for the orderly economic development of the land for a public use and provides improved health care infrastructure that is able to implement contemporary models of care.
(d) to promote the delivery and maintenance of affordable housing,	The works are in relation to a new health services facility and does not include the delivery of affordable housing.

Object	Comment
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	A Flora and Fauna Assessment has been prepared by Umwelt and is included at **Appendix I**. The Assessment concludes that no EPBC listed Threatened Ecological Communities were recorded in the site. One threatened species was recorded during the surveys being the squirrel glider, which is listed as Vulnerable under the BC Act. The Proposal does require the removal of approximately 2.13ha of native vegetation, however it has been concluded that the Proposal is unlikely to have a significant impact, and any potential impacts can be appropriately managed through mitigation measures detailed in **Appendix A**.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	A Historical Heritage Assessment has been prepared by Umwelt in support of this REF (**Appendix V**), which confirms that there are no identified built heritage constraints, nor historical archaeological constraints to the site, given that the proposed works are not sited within the vicinity of built heritage items. Notwithstanding, in the unlikely event that historical archaeological remains are exposing during construction, works must cease in accordance with the mitigation measure set out in **Appendix A**. Furthermore, an Aboriginal Due Diligence Assessment was prepared by Biosis (**Appendix U**) and concludes that it is highly unlikely that Aboriginal objects are located at the site as it has been developed and is highly disturbed. No works will occur within the vicinity of the registered Aboriginal cultural heritage site located within the study area. A series of mitigation measures have been recommended during construction and are set out in **Appendix A**. The design has also evolved through Connecting with Country principles and consultation with Connecting with Country Working Groups. Further details are provided within the Architectural Design Report at **Appendix D**.
(g) to promote good design and amenity of the built environment,	The Proposal achieves a high-quality design outcome that will benefit consumers, staff and visitors. Refer to the Architectural Design Report prepared by Bates Smart included at **Appendix D** for further details.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The construction and maintenance will occur safely and orderly to promote the protection of the health and safety of the occupants. Refer to the Preliminary Construction Management Plan included at **Appendix M** and mitigation measures at **Appendix A**.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Proposal promotes the sharing of responsibility for environmental planning and assessment across levels of Government in the State, as the works are being carried out by HI (a public authority) and requires notification to Maitland City Council and consideration of the comments raised.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The REF scope of works requires statutory notification to stakeholders, including Council and adjoining landowners of the site. The works have evolved through a series of non-statutory consultation processes with community groups, Connecting with Country Working Groups and staff. Refer to **Section 5** for further details.

Duty to Consider Environmental Impact

Part 5 of the EP&A Act applies to activities that are permissible without consent and are generally carried out by a public authority. Activities under Part 5 of the EP&A Act are assessed and determined by a public authority, referred to as the determining authority. Health Infrastructure is a public authority and is the proponent and determining authority for the proposed works.

For the purpose of satisfying the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority, in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to Subsection 1 of Section 5.5 of the EP&A Act).

Section 171 of the EP&A Regulation defines the factors which must be considered when assessing the likely impact of an activity on the environment under Part 5 of the EP&A Act. Section 6 of this REF specifically responds to the factors for consideration for the activity.

Table 8 below demonstrates the effect of the proposed activity on the matters listed for consideration in Subsection 3 of Section 5.5 of the EP&A Act.

Table 8 Matters for consideration under Subsection 3, Section 5.5 of the EP&A Act

Matter for Consideration	Impacts of Activity
Subsection 3: Without limiting subsection 1, a determining authority shall consider the effect of any activity on any wilderness area (within the meaning of the *Wilderness Act 1987*) in the locality in which the activity is intended to be carried on.	No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the *Wilderness Act 1987*.
Note: If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, the determining authority is not required to consider the impact of the activity on biodiversity values.	

4.4 Environmental Planning and Assessment Regulation 2021

Section 171(1) of the *Environmental Planning and Assessment Regulation (2021)* notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 assessments - Consideration of environmental factors for health services facilities and schools - Addendum October 2024,* provides a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. These factors are considered at **Section 6** of this REF.

In addition, Section 171A of the *Environmental Planning and Assessment Regulation (2021)* requires the consideration of the impact an activity in a defined catchment. This is considered further below under **Section 4.5** of this REF.

4.5 Other NSW Legislation

The following table lists any additional legislation that is required to be considered if it is applicable to the proposed activity.

Table 9 Other Possible Legislative Requirements

Legislation	Comment	Relevant? Yes/No
State Legislation		
Rural Fires Act 1997	The site is identified as Bushfire Prone Land. The activity is able to comply with the Acceptable Solutions applicable to their health facility development required by the Planning for Bushfire Protection 2019 guideline (**PBP 2019**), such as Asset Protection Zones, access, water supply and emergency management. Further detail regarding the proposed activity's compliance with PBP 2019 is provided within the Bushfire Assessment Report prepared by Bushfire Planning Australia in **Appendix J**, with the mitigation measures detailed in **Appendix A**. As the Hospital is classified as a Special Fire Protection Purpose, a Bushfire Safety Authority under Section 100B(3) of the *Rural Fires Act 1997* is to be obtained prior to the carrying out of the activity.	Yes
Biodiversity Conservation Act 2016	The site does not contain any critical habitat, threatened species or ecological population or community.	No
Water Management Act 2000	The works are not within 40 metres of a watercourse.	No
Contaminated Land Management Act 1997	The site is not listed on the register of contaminated sites.	No
Heritage Act 1977	There are no heritage items located on site or within the vicinity of the site.	No
Roads Act 1993	The proposal does not involve works to a public road.	No
Local Government Act 1993	No water or sewer supply head works are proposed.	No
National Parks and Wildlife Act 1974	Not applicable to the subject site.	No

Legislation	Comment	Relevant? Yes/No
Crown Land Management Act 2016	Not applicable to the subject site.	No
Protection of the Environment Operations Act 1997	There is no requirement for an environment protection licence.	No
NSW Reconstruction Authority Act 2022	Not applicable to the subject site.	No
Other Acts as required	No other acts are required to be addressed for the proposed works	No
Section 171A of the Environmental Planning and Assessment Regulation 2021	There will be no impacts to catchments as defined for consideration under Section 171A of the EP&A Regulation.	No
State Legislation Planning Policies		
State Environmental Planning Policy (Resilience and Hazards) 2021	The *State Environmental Planning (Resilience and Hazards) 2021* (**Resilience and Hazards SEPP**) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless: • It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. • If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. The Preliminary Site Investigation (**Appendix K**) confirms that the site is likely to be suitable for the proposed activity, subject to the successful implementation of the recommendations, as detailed in **Appendix A**.	Yes – discussed in **Section 6.2.11**.
	Section 3.12 outlines mandatory matters for a consent authority to consider when determining an application for potentially hazardous or offensive development. Chapter 3 applies to any proposals which fall under the policy's definition of 'potentially hazardous industry' or 'potentially offensive industry'. The works proposed as part of this REF do not fall under these definitions.	No

Maitland Local Environmental Plan 2011		
Zone	The site is zoned "RU2 Rural Landscape". The zone's objectives and permitted and prohibited development are presented below. **1 Objectives of the zone** • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To maintain the rural landscape character of the land. • To provide for a range of compatible land uses, including extensive agriculture. • To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised. **2 Permitted without consent** Extensive agriculture; Home occupations; Intensive plant agriculture **3 Permitted with consent** Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems **4 Prohibited** Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3.	While the construction of a Health Services Facility is prohibited within the RU2 Zone, Section 2.61 of the TI SEPP allows for the proposed activities to be carried out without consent, as discussed in **Section 4.1** above. Nonetheless, the Proposal is consistent with the objectives of the RU2 Zone as: • It will deliver a non-agricultural land use where existing health infrastructure within the Maitland Hospital Campus is adequate to support the Mental Health Facility. • The consolidation of the Maitland Hospital campus site also minimises land use conflicts with surrounding allotments. • The landscaping treatment proposed throughout the site maintains a rural feel to the character of the land.
Height of Buildings	There is no mapped maximum building height under the LEP for the site.	No
Floor Space Ratio	There is no mapped floor space ratio under the LEP for the site.	No
Heritage	There are no heritage items located on the site or within the vicinity of the site. The site is not located within a heritage conservation area.	No
Flood Planning	The site is not identified as being within a flood prone area.	No
Coastal Planning	The site is not identified as being within a coastal planning area.	No

4.6 Strategic Plans

The following table lists any strategic plan that is required to be considered if it is applicable to the proposed activity.

Table 10 Summary of consistency with relevant Strategic Planning documents

Strategic Plan	Assessment	Relevant? Yes/No
Hunter Regional Plan 2036	The Hunter Region Plan 2036 (**Region Plan**) was released in October 2016 and is the NSW Government's approach to guiding land use planning decisions for the Hunter Region for the next 20 years. Within the priorities for the Maitland Strategic Centre, the Region Plan identified an opportunity to develop a health cluster in East Maitland that leverages the NSW Government's commitment to build a new Maitland Hospital. Subsequently, the construction of the mental health facility would contribute to this cluster, with direct connections to the now completed Maitland Hospital. Action 8.5 of the Region Plan also states the objective to establish a health precinct within Metford through the Maitland Hospital campus, to which the provision of a mental health services facility within the existing campus will realise this objective.	Yes
Greater Newcastle Metropolitan Plan 2036	The Greater Newcastle Metropolitan Plan 2036 (**GNMP**) sets out strategies and actions that will lead to sustainable growth across Cessnock City, Lake Macquarie City and Maitland City. The proposed activity directly correlates with the objectives of Strategy 4 'Grow health precincts and connect the health network', which seeks to locate additional health related projects within existing major health precincts. The proposed activity will contribute to establishing the Maitland Hospital campus as a stronger part of the network of health services and infrastructure throughout the Greater Newcastle region. Furthermore, the proposed activity will support the East Maitland precinct in achieving its prescribed minimum employment target of 6,000 jobs by 2036 (which represents a 2,400 job increase compared to 2016), through providing additional employment as part of the Proposal.	Yes
Maitland Local Strategic Planning Statement (2040+)	The Maitland Local Strategic Planning Statement (2040+) (**Maitland LSPS**) references the Maitland Hospital campus within the Eastern Precinct and more specifically to the north-east of the East Maitland Strategic Centre. This area is designated within the East Maitland Health Precinct, which is envisaged to facilitate *"modern healthcare facilities, together with the new Maitland Hospital and Maitland Private Hospital and complementary land use to meet the needs of the growing local and regional communities"*. Subsequently, the proposed activity will directly contribute to the vision summarised within the Maitland LSPS, as the new mental health facility will leverage its location within the East Maitland Health Precinct to provide contemporary healthcare facilities to meet the mental health care services demands of the growing local and regional communities throughout the broader Maitland locality.	Yes

5. Consultation

5.1 Statutory Consultation

The REF scope of works was exhibited to the following stakeholders outlined in **Table 11** for a total of 28 calendar days.

Table 11 Stakeholders required to be notified

Stakeholder	Relevant Section
Maitland City Council	• Section 2.10(1)(d) Consultation with councils—development with impacts on council-related infrastructure or services • Section 2.12(2)(a) Consultation with councils—development with impacts on flood liable land • Section 2.45(2)(a) Notification of certain electricity substation development that may be carried out without consent • Section 2.62(2)(a)(i) Notification of carrying out of certain development without consent
Occupiers of adjoining land	• Section 2.62(2)(a)(ii) Notification of carrying out of certain development without consent
State Emergency Service	• Section 2.13(1)(a) Consultation with State Emergency Service—development with impacts on flood liable land
Rural Fire Services	• Health Infrastructure Community Participation Plan
Civil Aviation Safety Authority (Australia)	• Health Infrastructure Community Participation Plan
Transport for NSW	• Health Infrastructure Community Participation Plan

REF Notification

Consultation was undertaken having regard to the SCPP—new health services facilities and schools and the community participation plan. This included:

- sending notices to adjoining neighbours, owners and occupiers inviting comments within 28 days
- sending notices to the local council and relevant state and commonwealth government agencies and service providers inviting comments within 21 days
- making the REF publicly available on the HI website throughout the consultation period.

The notification occurred between 12 March and 9 April 2025.

A total of 11 submissions were received, including 7 submissions from the public, one from Maitland City Council, and 3 from government agencies. Responses to the matters raised in the submissions are provided at **Table 12**. The responses satisfactorily address matters raised in submissions and the project remains without significant impact.

Table 12 Response to Issues at Exhibition

Key issues raised	Project response
Maitland City Council	
Reference to Wood & Grieve Engineers Flood Impact Assessment, which is not within the REF submission.	The referenced Wood & Grieve Engineers Flood Impact Assessment was provided as part of the State Significant Infrastructure application (SSI-9022) for the Maitland Hospital.
Potential access restrictions during flooding.	The Wood & Grieve Engineers Flood Impact Assessment (provided as part of the State Significant Infrastructure application (SSI-9022) for the Maitland Hospital) confirms that access from the north, via Metford Road, will be impacted by flood waters during a 100 year and PMF flood event, and as such, access will be via the New England Highway.

Key issues raised	Project response
Swale drains have slopes nominated at 1:3. Council policy requires 1:4 batters for swales to enable mowing and maintenance to be undertaken and for egress in the event of a person entering the area during times of flow conveyance.	Both the western and eastern swales have a 1:3 batter on one side and a maximum of 1:4 batter on the other side, which provides safe egress in the event of a person entering the swale during flow events. In relation to vegetation and mowing, it should be noted that these swales are intended to be planted with dryland grasses, including Forest Bluegrass, Curly Mitchell Grass, and Black Spear Grass (refer to landscape specification). These species are typically grazed or left unmanaged rather than mowed, so ride-on mower access is not required. Slashing by tractor or hand may be required on an infrequent basis if overgrown. The swale on the southern side around the future car park is cut into rock and has batters as steep as 1:2.5 and 1:1 mowing is not required as the drain is cut into rock, and fencing will be installed around this swale to restrict public access and ensure safety.
Inconsistencies in bio-filtration infrastructure	The 600m² of bio-retention area is shown in the Civil plans.
Confirmation of details on work staging and parking for construction workers.	No formal staging is proposed. The project will be delivered in line with milestones in the Preliminary construction management plan. Worker parking will be managed by the Construction Transport Management Plan required by the mitigation measures, including requirement that contractors will need to ensure the existing campus and surrounding road network is not utilised for parking of vehicles associated with construction. Preparation of a detailed Construction in accordance with Environmental Management Plan (CEMP) Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020) forms a mitigation measure for the project.
Need for asbestos management compliance	A Preliminary Site Investigation was undertaken on site and supplements the REF. Previous investigations identified isolated instances of asbestos-containing materials, which is proposed to be managed in accordance with the regulatory requirements as part of a CEMP.
Plantings should be endemic to the local ecosystem.	Proposed planting is endemic to the local ecosystem.
Emphasizes the importance of addressing mental health issues and various suggestions for further social impact assessment. Highlights the need for adequate infrastructure.	A Social Impact Assessment was prepared by the University of Newcastle (**Appendix BB**) conducted in line with the methodology and requirements for an SIA outlined in DPIE's Social Impact Assessment Guideline February 2023. While construction impacts are anticipated with regard to noise and traffic generation, as well as an increase in on-site and off-site parking potentially resulting in increased congestion throughout the surrounding road network, the positive social impacts outweigh any deemed negative impact. A series of positive social impacts were identified, benefitting staff, consumers and visitors, as well as the surrounding local community and broader regional area. The assessment is sufficient to support this application.
Concerns about traffic Need for improved road capacity and intersection modifications.	Section 8.5 of the MMH Transport Assessment identifies that during construction activities it is anticipated that up to 20 heavy vehicles will access the site per day (40 two-way movements). Of which, four (4) heavy vehicles could access the site during the morning and afternoon peak hour (8 two-way movements). This is expected to be an appropriate allowance, considering there is no significant import/ export of material during bulk earthworks. The impacts on the surrounding road network are assessed during peak periods, therefore the number of heavy vehicle movements assessed is appropriate and minor in nature compared with surrounding traffic volumes.
	MMH is estimated to generate 28 and 65 vehicle trips in the AM and PM peak hours respectively, with a distribution of approximately 70% arriving and departing from the south, (20 AM and 45 PM peak hour trips). The signalised intersection of Chelmsford Drive/New England Highway was previously assessed as part of the New Maitland Hospital SSDA and found to operate at an overall acceptable level of service D (with development traffic and a significant forecast traffic growth allowance included). The addition of some 20 and 45 vehicle trips in the AM and PM peak hours respectively (dispersed across several turning movements) is considered minimal, insignificant in the context of overall intersection traffic volumes, and would not materially impact the intersection operation. Any local street network upgrade works are not part of the scope of this application. Health Infrastructure are providing a significant investment in the mental health services for the local area and any longer-term road upgrades are the responsibility of the relevant road authority.
Request for a copy of the traffic model	The traffic model will be provided to Council separately.
Calls for better integration with the city's infrastructure.	The Practitioners Guide to Movement and Place outlines the approach of applying the movement and place framework to public roads and streets in NSW. The public road network connecting to

Key issues raised	Project response
Encourages cohesive precinct planning	Maitland Hospital has a high movement function, with minimal place function. Access to the site therefore reflects this fact by enabling vehicular and pedestrian/ cyclist movements via Metford Road with connections within the site to the main entrance. Furthermore, the site plan for MMH includes active transport connections across the site. Active transport access is supported by bicycle parking. It is noted that the HI would be willing to be involved in the East Maitland Catalyst Area Steering Group, however this is outside of the scope of this application.
Requests more cumulative planning and consideration for the broader city infrastructure	This project provides a significant investment in health facilities delivered by the Department of Health that will positively benefit the surrounding community. Any road upgrades are the responsibility of the road authority. Any broader city infrastructure upgrade works are beyond the scope of application.
Recommends on-site verification of AHIMS site.	The location of AHIMS 38-4-1684/NMH1 has been verified as part of the preparation of the Aboriginal Due Diligence Assessment.
Clarification of Crime Prevention through Environmental Design	An assessment against the CPTED principles was included as part of the Architectural Design Report.
Clarification of REF implementation	Health Infrastructure will publish a REF decision statement on its website to provide clarification to Council.
Transport for NSW	
Assess the impact on the Molly Morgan Drive / New England Highway / Chelmsford Drive intersection and consider necessary upgrades.	MMH is estimated to generate 28 and 65 vehicle trips in the AM and PM peak hours respectively, with a distribution of approximately 70% arriving and departing from the south, (20 AM and 45 PM peak hour trips). The signalised intersection of Chelmsford Drive/New England Highway was previously assessed as part of the New Maitland Hospital SSDA and found to operate at an overall acceptable level of service D (with development traffic and a significant forecast traffic growth allowance included). The addition of some 20 and 45 vehicle trips in the AM and PM peak hours respectively (dispersed across several turning movements) is considered minimal, insignificant in the context of overall intersection traffic volumes, and would not materially impact the intersection operation.
Ensure the number of heavy vehicles (HVs) required is appropriate and assess their impact on nearby intersections.	Section 8.5 of the MMH Transport Assessment identifies that during construction activities it is anticipated that up to 20 heavy vehicles will access the site per day (40 two-way movements). Of which, four (4) heavy vehicles could access the site during the morning and afternoon peak hour (8 two-way movements). This is expected to be an appropriate allowance, considering there is no significant import/ export of material during bulk earthworks. The impacts on the surrounding road network are assessed during peak periods, therefore the number of heavy vehicle movements assessed is appropriate and minor in nature compared with surrounding traffic volumes.
Prepare a comprehensive Construction Traffic Management Plan (CTMP) with internal and external arrangements, designed by a qualified person.	Preparation of a detailed Construction in accordance with Environmental Management Plan (CEMP) Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020) forms a mitigation measure for the project.
Obtain a Road Occupancy Licence (ROL) from TfNSW if temporary traffic management is needed on classified roads.	As works are wholly contained within the Hospital campus a ROL is not expected to be required. However, a ROL will be sought should it be required.
Crown Lands	
Notes that there are irregularities with the formed roads outside the Hospital campus that provide access to the development site that Council needs to consider and resolve. Crown Lands requests HI contact Council to resolve.	The submission is noted; however, the project will be utilising existing formed roads and does not propose any works to the local street network and no works are required to support the subject activity. Accordingly, the request is beyond the scope of this application. HI is not responsible for existing irregularities in lot ownership. This should be resolved by Crown Lands directly with Maitland City Council.
Rural Fire Service	
Support for the project and performance solutions identified in the Bushfire Report	Support noted.

Key issues raised	Project response
Clarification was sought regarding the identified Asset Protection Zone (APZ) vegetation and confirmation that the fuel loads in the east and south-east of the site.	Umwelt confirm that the NSW State Vegetation Type (SVT) vegetation mapping has been used to inform the APZ vegetation (available on the SEED portal). This mapping is also consistent with the survey results completed by Umwelt. Ecologists are required to use the Plant Community Type (PCT) system of vegetation classification. Compared to bushfire consultants who adopt the Keith system of vegetation classification. Note the following equivalent vegetation formations: • PCT 3433 = Hunter Macleay Dry Sclerophyll Forest • PCT 3446 = Hunter Macleay Dry Sclerophyll Forest Umwelt and Bushfire Planning Australia have all identified the same vegetation class.
The proposed development is to comply with all other bush fire protection measures outlined in the bush fire report related to construction, access, services and emergency management and evacuation plan.	Noted and this is a requirement and recommendation made in the bushfire report. Relevant mitigation measures have been adopted to require compliance with the recommendations of the bushfire assessment.
Public Submissions	
Non-project related consumer feedback	Non-project related consumer feedback was received and redirected to the Local Health District to respond to.
Patient feedback about psychiatry support and patient experience at New Maitland Hospital unrelated to the forensic mental health project. Need for improvements in acute mental health services	This consumer feedback is unrelated to the REF exhibition and submission process for the Maitland Mental Health Rehabilitation project. The feedback relates to a recent consumer experience accessing community and acute mental health services and has been provided to the Hunter New England Local Health District to respond to directly.
Conserns of increased traffic and parking supply	More than 100 parking spaces for staff, visitors, consumer transport and emergency service vehicles are included in the project scope. This new parking will be separate to existing campus carparking and will meet staff, visitor and service requirements of the new facility including dedicated disability parking spaces. As the new facility will be self-contained it will have no impact on parking availability for community and staff accessing the Maitland Hospital. Due to the small number of traffic movements, the impacts on local traffic will be negligible.
Request for a hydrotherapy pool	The project includes modern inpatient rehabilitation spaces, dedicated therapy areas, enhanced outdoor and recreational facilities, and a design focused on recovery-oriented care to support patients in their transition back to independent living. The inclusion of a hydrotherapy pool is inconsistent with the model of care for the facility and is therefore not part of the project design.
Request for more beds	The Maitland Mental Health Rehabilitation facility will deliver a new modern home for the rehabilitation and recovery service and the medium secure forensic service currently at Morisset Hospital with the addition of a new low-secure forensic mental health service. The new facility includes a total of 64 beds across three units. The new facility will meet planned current and future needs and deliver contemporary models of care to consumers.
Support for forensic mental health services	The project team appreciates the valuable time and input provided by staff, stakeholders and the community into the design of the new facility to date. Extensive consultation has been carried out with staff, carers and people with lived experience of mental health to ensure they are front and centre in the planning and design of the new facility, and that the new service reflects and meets the needs of the people who use it. The design for the project is now complete and the project will move to delivery phase. As the project progresses the community will be kept up to date with any further opportunities to be involved and opportunities to help bring the project to fruition. Health Infrastructure and Hunter New England Local Health District will continue to work closely with community stakeholders and staff to ensure the new facility meets the needs of the growing Lower Hunter community.
Safety and security of the facility Concerns regarding forensic mental health increasing local crime	All units within the facility will be secure. The new facility is designed in accordance with the Australasian Health Facility Guidelines (AusHFG) and guided by state, national and international best practice design. Consumer risk assessments are regularly undertaken to ensure the safety and wellbeing of consumers, staff and the community. The new facility will provide a controlled environment for

Key issues raised	Project response
	consumers that is appropriate for the consumers length of stay and supportive of a structured rehabilitation program.

5.2 Community and Stakeholder Engagement

As part of the design development process, the project team engaged broadly with a range of stakeholders, including various agencies, consumers, staff, residents and community members, including Connecting with Country Working Groups. An overview of the comments received are outlined and responded to in the table below.

Table 13 Other consultation (non-statutory)

Issue raised	Project response
Staff and Community Project Information and Consultation Sessions	
Requested to know how parking will be provided on site.	The Proposal includes one car park which will provide 88 car parking spaces for facility staff (including two (2) accessible spaces) and 8 car parking spaces for fleet/operational vehicles. The Proposal also includes seven (7) drop-off/pick-up spaces for visitors near the hospital's main entrance to enable visitors to access the facility conveniently. Accordingly, the Transport Assessment accompanying this REF concludes that the new facility will be serviced by a sufficient amount of on-site parking (refer to **Section 6.2.1** and **Appendix G** for further discussions).
Requested further information in regard to the level of accommodation to be provided.	All rooms have been designed to accommodate one person. The new facility will house three units – low and medium secure units, and a rehabilitation and recovery unit. There will be a total of 64 beds across these units.
Requested further confirmation of the security of the premises.	The new facility will be designed in accordance with the Australasian Health Facility Guidelines (AusHFG) and will be guided by state, national and international best practice design. A CPTED Assessment has been undertaken within the Architectural Design Report to demonstrate that the premises will be secure (refer to **Appendix D** for further details).
Agencies Briefing Sessions	
Requested further information regarding the approach to traffic modelling	As part of the design development process, the project team held a number of briefing sessions with Maitland City Council and Transport for NSW as identified in **Appendix F**. This consultation included validation of the approach to traffic modelling to be completed as part of the Transport Statement in **Appendix G**. The consultation noted that: The proposed development will have minimal impact on the operation and performance of surrounding intersections causing slight increases in degree of saturation and little to no deterioration in the level of service on most approaches. The planning, funding and delivery of any upgrades to existing road infrastructure (e.g. Metford Road) are to be considered by the East Maitland Catalyst Area Steering Group (which includes MCC and TfNSW) in response to projected population and employment growth in the surrounding area.

Appendix F provides an overview of the project teams' non-statutory consultation activities.

6. Environmental Impact Assessment

6.1 *Environmental Planning and Assessment Regulation 2021* – Assessment Considerations

Section 171(1) of the *Environmental Planning and Assessment Regulation* (2021) notes that when considering the likely impact of an activity on the environment, the determining authority must take into account the environmental factors specified in the environmental factors guidelines that apply to the activity.

The *Guidelines for Division 5.1 Assessments (June 2022)* and the *Guidelines for Division 5.1 assessments - Consideration of environmental factors for health services facilities and schools - Addendum October 2024,* apply to the activity. The relevant assessment considerations under Section 3 of these Guidelines are provided below:

Table 14 Summary of Environmental Factors Reviewed in Relation to the Activity

Relevant Consideration		Response/Assessment		
(a)	Any environmental impact on a community	The Proposal's likely environmental impacts on the community are limited to construction and operational-related noise, traffic and parking, visual and dust impacts. As described in **Section 6.2**, these impacts are readily managed through the Preliminary Construction Management Plan (**Appendix M**) and the management measures outlined in **Appendix A**. Overall, the Proposal will have long term community benefits by delivering a new hospital to improve outcomes for consumers and staff. The Proposal will also deliver the following positive environmental impacts: • The facility's design and massing complements the character of the surrounding area and its positioning on the site, which incorporates extensive landscaped setbacks to all property boundaries, also provides visual privacy for occupiers of adjoining land. • The mental health facility will incorporate ESD initiatives.	-ve Nil +ve	 ✓
(b)	Any transformation of a locality	As an outcome of the proposed REF works, the mental health facility will be developed on a site within the boundaries of an existing health services facility in a previously undeveloped area. It will provide a well-designed building within a thoughtful landscaped site that will seek to significantly enhance the therapeutic environment, contributing to improved consumer outcomes and a more supportive healing experience. The design of the building is commensurate with the design standard of the adjacent hospital building.	-ve Nil +ve	 ✓
(c)	Any environmental impact on the ecosystems of the locality	The Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the *Biodiversity Act 2016* or the EPBC Act.	-ve Nil +ve	 ✓
(d)	Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The Proposal provides a new hospital on an existing health services site that will deliver an improved aesthetic, recreational, scientific and environmental outcome for the locality for the following reasons: • The Proposal incorporates a range of landscaped outdoor areas for the recreational enjoyment of consumers and other site users. • The new facility will transform the delivery of healthcare for the Cowra community, delivering high-quality, contemporary and accessible care close to home. • The new hospital will incorporate a range of ESD initiatives to provide a sustainable facility for the community.	-ve Nil +ve	 ✓
(e)	Any effect on locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	There are no built heritage items within the site or within the vicinity of the site. Furthermore, it is highly unlikely that Aboriginal objects are located at the site as it has been developed and is highly disturbed. As discussed above, the Proposal will deliver an improved aesthetic, architectural and scientific outcome for the community. The site will retain its social significance to the community as a location for health services.	-ve Nil +ve	 ✓

Relevant Consideration		Response/Assessment		
(f)	Any impact on the habitat of protected animals (within the meaning of the *Biodiversity Conservation Act 2016)*	The Flora and Fauna Assessment prepared by Umwelt that accompanies the REF (**Appendix I**) concludes that the Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the Biodiversity Act 2016 or the Environment Protection and Biodiversity Conservation Act 1999 (see **Section 6.2.7**).	-ve	
			Nil	✓
			+ve	
(g)	Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air		-ve	
			Nil	✓
			+ve	
(h)	Any long-term effects on the environment	The Proposal will not have any long-term effects on the biophysical environment.	-ve	
			Nil	✓
			+ve	
(i)	Any degradation of the quality of the environment	The Proposal will not degrade the environment as the site is highly disturbed. Also, as noted, the Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the Biodiversity Act 2016 or the Environment Protection and Biodiversity Conservation Act 1999. The proposed removal of trees will be compensated through the planting of new trees at a ratio of 1:1. Mitigation measures will also be implemented during the site preparation works to prevent the derogation of the quality of the environment (refer to **Appendix A**).	-ve	
			Nil	✓
			+ve	
(j)	Any risk to the safety of the environment	The REF is accompanied by a Dangerous Goods Hazard Assessment Report prepared by GHD. The preliminary risk screening for the proposed activity found that there were no dangerous goods that exceeded the designated thresholds for construction or operation. Refer to **Appendix S** and **Section 6.2.11** for further details. Mitigation measures have been recommended to manage the risk to an acceptable level and are included at **Appendix A**.	-ve	
			Nil	✓
			+ve	
(k)	Any reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment. The Proposal will enhance the site's existing use as a health service facility.	-ve	
			Nil	✓
			+ve	
(l)	Any pollution of the environment	Minor localised air quality impacts during demolition and construction works are suitably addressed and will be mitigated through the Construction Management Plan and its anticipated correlated management plans. No further polluting impacts are likely to result from the works.	-ve	
			Nil	✓
			+ve	
(m)	Any environmental problems associated with the disposal of waste	The REF is accompanied by a Construction and Operational Waste Management Plan that outlines measures to appropriately classify and either reuse, recycle, process or dispose of waste. Appropriate waste disposal facilities shall be provided in strategic locations onsite. Waste bins shall be located such that they do not affect the community and not close to surrounding premises. Waste disposal facilities shall be regularly collected or emptied by a licensed waste collector. Hazardous waste will be managed and disposed of as per the Safety Data Sheet requirements and *Environmental Protection (Controlled Waste) Regulations 2004*. A site-specific Contamination Management Plan will be developed, alongside further mitigation measures detailed at **Appendix A**.	-ve	
			Nil	✓
			+ve	
(n)	Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	Essential services will service the new hospital, and its construction is not anticipated to impact demand for scarce resources significantly. Indeed, the Proposal will seek to maximise the reuse or processing/recycling of demolished materials.	-ve	
			Nil	✓
			+ve	
		The works are located within the Maitland Hospital campus, of which has been operational since January 2022. Any cumulative impact will be minimal and short-lived owing to the temporary nature of construction works. It is not considered that there	-ve	
			Nil	✓

Relevant Consideration		Response/Assessment		
(o)	Any cumulative environmental effects with other existing or likely future activities	would be any impact during operation. Indeed, the facility will benefit from service adjacencies and support the creation of an integrated health campus that serves the changing and growing demands of the local and regional communities. The Maitland Community Health Facility is expected to be developed to the south of the site in the future, however it is not considered that there would be any cumulative impact as the uses are all complementary and cohesive.	+ve	
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Given the site's inland location, the works will have no impact on coastal processes or contribute to coastal hazards.	-ve Nil +ve	 ✓
(q)	Applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	As discussed in **Section 4.6**, the following local strategic planning statement and regional and district plan apply to the site: • Hunter Regional Plan 2036 • Greater Newcastle Metropolitan Plan 2036 • Maitland Local Strategic Planning Statement (2040+) The Proposal is consistent with the above strategic plans as it will deliver a new mental health facility that will: • Deliver additional and complementary health services around existing health facilities to meet the mental health care services demands of the growing local and regional communities throughout the broader Maitland locality. • Deliver a health precinct within Metford through the development of the Maitland Hospital campus. • Providing additional employment opportunities to meet strategic targets.	-ve Nil +ve	 ✓
(r)	Any other relevant environmental factors	As identified in the sections below, there are no other environmental factors that will result in any unacceptable impact on the environment.	-ve Nil +ve	 ✓

6.2 Identification of Issues

This Section of the report assesses and responds to the environmental impacts of the proposed activity. The Mitigation Measures at **Appendix A** complement the findings of this section.

6.2.1 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?		✓
Will the works disrupt access to private properties?		✓
Are there likely to be any difficulties associated with site access?		✓
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?		✓
Will full or partial road closures be required?		✓
Will the proposal result in a change to onsite car parking?	✓	
Is there onsite parking for construction workers?	✓	

A Transport Assessment has been prepared by Stantec (**Appendix G**) that assessed the Proposal's impact on parking, site access, pedestrian movements and the local street network.

Operational Parking Impacts

The Transport Assessment includes a parking demand assessment that evaluates the required number of staff and visitor parking spaces to serve the new mental health hospital based upon the private hospital parking rates specified

within the *Maitland Development Control Plan 2011* and the *Transport for NSW Guide to Traffic Generating Developments 2002,* together with the anticipated operational requirements. The new *Guide to Transport Impact Assessment – Technical guidance for transport practitioners (TfNSW 2024)* supersedes the *Transport for NSW Guide to Traffic Generating Developments 2002*, but is only applicable to Transport Impact Assessments commenced and applications lodged on or after 4 November 2024. The Transport Impact Assessment was finalised in October 2024 and therefore is not required to be updated.

Parking demand is expected to be from staff members working on a shift basis, akin to the operations of a private hospital, while appointments for visitors will be provided by booking in advance. The Proposal will deliver a staff car parking facility to the east of the proposed building, providing 88 car parking spaces dedicated to the staff of the facility, including two (2) accessible spaces, and 8 fleet parking spaces. An indented bay comprising seven (7) formalised bays will be provided adjacent to the main entry for visitors, including one (1) accessible space.

A loading area is provided at lower ground level, which will comprise two (2) contractor spaces, one (1) space for emergency services, and one (1) enclosed, secure parking space for transfers. The activity therefore provides a total of 107 car parking spaces across the site.

As such, the Transport Assessment concludes that the new facility will be serviced by a sufficient amount of on-site parking to meet demand, in accordance with both the DCP and TfNSW standards. It also confirms that the three (3) accessible parking spaces exceed the requirements of the National Construction Code (**NCC**), Volume One 2019 Amendment 1.

The parking supply will incorporate the provision of conduits for 20 per cent of the parking quantity. The number of operating charging stations to be installed as part of the project is yet to be determined.

The Proposal also includes four (4) secure bicycle parking spaces for staff and two (2) uncovered bicycle parking spaces for visitors, which is noted to satisfy the requirements of the Maitland DCP (1 bicycle space per 15 beds for staff and 1 space per 30 beds for visitors).

Site Access and Internal Circulation

Vehicular and pedestrian access will be from the existing primary access to Maitland Hospital via Pottery Road. A new three-way intersection will be designed near the access to staff car park P5, at the eastern side of the Maitland Hospital building, to provide access into site.

Visitors will be able to turnaround at the new roundabout along the internal road network, which will allow for safe and efficient movements between all users of the site. A dedicated services road is also provided around the building with appropriate space for turning. The proposed car park to the east of the site would be configured to provide one-way circulation to maximise safety.

An accessible pedestrian and cyclist path will be formed throughout the site, connecting to the existing network within the campus, along the north of the P5 car park.

The assessment confirms suitable manoeuvrability for all anticipated users of the site, in accordance with the relevant standards.

Traffic Impacts

Traffic generation impacts have been considered in anticipation of the facility accommodating a total of 161 Full-Time Equivalent (**FTE**) staff for 64 beds. The Assessment estimates that the Proposal will result in a generation of 28 vehicular trips in the AM peak hour and up to 65 vehicle trips in the PM peak hour.

The report confirms that the existing road network can accommodate the Proposal in the 2027 scenario. In 2037, with or without development, Metford Road would reach capacity and require upgrade works to cater for future demand for the area. Nonetheless, the assessment concludes that the projected traffic generation is minor and will not result in any perceptible traffic implications. Further measures to mitigate the traffic impacts of the proposed activity are detailed in **Appendix A**.

Construction Traffic Management

A Preliminary Construction Traffic and Pedestrian Management Plan (**Preliminary CTPMP**) has been included as part of the broader Transport Assessment prepared by Stantec.

It is anticipated that 80 to 100 workers will be present on-site per day during peak activities across the duration of the main works. Temporary car parking provision for the construction workers will be provided to the east of the existing hospital development in two adjacent locations, that will be introduced as a staged approach.

Construction vehicles are expected to arrive on site before the AM peak hours, however in the instance that morning arrival and afternoon departure would be during the respective peak periods, there could be an additional 80 to 100 light vehicles and 8 heavy vehicles generated.

The Proposal is not anticipated to require the full or partial closure of roads. Pedestrian and cyclists' paths will be maintained during construction works.

Workers and heavy vehicles will utilise the existing access and egress route through the existing road network, connecting to Metford Road along the western boundary of the wider Maitland Hospital campus (refer to **Figure 14**). Access for a semi-trailer may require a separate access arrangement, which will be determined and set out within a detailed CTPMP to be provided prior to construction. This and other traffic recommendations are included in the summary of mitigation measures at **Appendix A**.

6.2.2 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction (i.e. schools, nursing homes, residential areas or native fauna populations)?	✓	
Will any receivers be affected by noise for greater than three weeks?	✓	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?	✓	
Will the works be undertaken outside of standard working hours? That is: • Monday - Friday: 7am to 6pm; • Saturday: 8am to 1pm; • Sunday and public holidays: no work.	✓	
Will the works result in vibration being experienced by any surrounding properties or infrastructure?	✓	
Are there any impacts to the operation of helipads on the activity site?		✓

A Noise and Vibration Impact Assessment has been prepared by Acoustic Logic and is included at **Appendix T**. The report includes an assessment of the noise and vibration impacts associated with the construction and operation of the proposed activity. The site receiver locations are shown at **Figure 15** below. These include the nearby residential area to the south (labelled R1) and Maitland Hospital to the west, as well as the Fieldsend Oval (labelled AR1) and Industrial uses (labelled I1) further west of Metford Road.

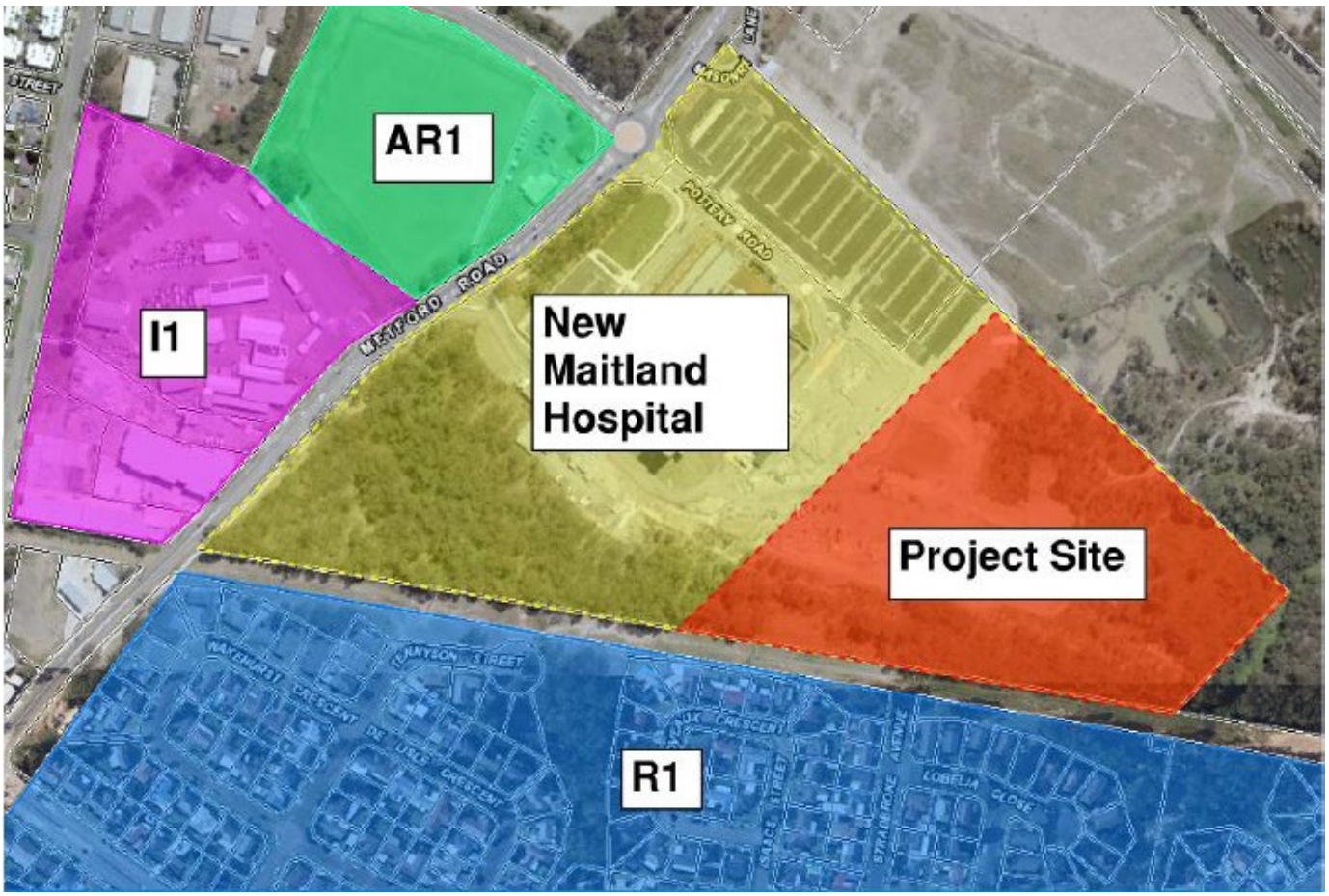


Figure 15 Nearby noise sensitive receiver locations

Source: Acoustic Logic

Construction Hours

The recommended standard hours for construction, as proposed in the Interim Construction Noise Guideline (**ICNG**), are:

- Monday to Friday 7:00am to 6:00pm.
- Saturday 8:00am to 1:00pm.
- No work on Sundays and Public Holidays.

Construction work will be undertaken during the standard construction hours.

The Preliminary Construction Management Plan, included at **Appendix M**, also notes that no machine work will occur outside the normal working hours set unless approval has been given through the Disruption Notices process, which will describe the applicable works, timetable, issues and contingency plans.

Specific mitigation measures during these extended hours periods should be considered within the future Construction Noise and Vibration Management Plan. Additional mitigation measures to minimise potential noise impacts are included at **Appendix A**.

Construction Noise Impacts

The construction noise impact assessment has been undertaken in accordance with the *NSW Interim Construction Noise Guidelines* (DECC 2009).

Owing to the size of the site, the assessment predicts a range of noise levels. Construction noise is predicted to exceed noise affected levels (55 Decibels (**dB**)) during standard hours for nearest residential receivers, however they

are below the Highly Affected Noise Level (75 dB). For all other sensitive receivers, the construction noise is to be managed at the following levels:

- 75 dB for the industrial uses
- 65 dB for the recreational use
- 45 dB for the internal hospital wards and operating theatres

If noise levels exceed the management levels identified above, reasonable and feasible noise management techniques will be reviewed.

The exceedance of the noise levels for the nearby residential receivers is not unusual given the heavy plant and equipment that must be used, such as excavators and hammers, and the proximity to sensitive receivers. Notwithstanding, construction works are temporary in nature. Where the predicted noise level is predicted to exceed the relevant requirements, all feasible and reasonable work practices would be applied. Mitigation measures are provided at **Appendix A** and includes the potential for selection of smaller plant or concrete saws in lieu of excavator mounted hydraulic hammers, as a means to reduce construction noise levels.

Acoustic Logic concludes that provided recommendations are adopted, noise impacts are expected to be appropriately minimised.

Construction Vibration Impacts

It is anticipated that the highest levels of vibration are likely to be perceivable during excavation works, however this is only expected to be moderate for the nearest residential receivers. As a result, vibration monitors may be installed at critical locations to determine any impact throughout the construction process. This will be determined in construction with the builder and structural engineer. Further mitigation measures will be implemented as per those set out in **Appendix A**.

Operational Noise Impacts

Acoustic Logic have assessed the operational noise impact in accordance with the NSW EPA *Noise Policy for Industry* (EPA, 2017). The report identifies that vehicular movements on site, noise from car door slamming in the parking area and truck air break at loading dock, and the air conditioning and ventilation plant will be the primary sources of operational noise for the project.

Traffic

The project is anticipated to result in a minor increase to the traffic, equivalent to 17 car movements in any 15-minute period between 07:00 – 22:00, and 8 car movements in any 15-minute period between 22:00 – 07:00. Modelling determined the predicted noise levels based on a sound power level of automobile manoeuvring at 10 km/h. The Proposal is predicted to comply with all noise emission criteria levels, for all nearby receivers.

The use of the ground level car park and loading dock at night time is predicted to comply with the maximum noise trigger levels and no adverse impact on sleep will occur.

Mechanical Plant Noise

The assessment report notes that detailed plant selection has not been undertaken at this stage and should be undertaken at Design Development stage to determine suitable acoustic treatments to control noise emissions. Satisfactory levels will be achievable through appropriate plant selection and location and, if necessary, standard acoustic treatments such as duct lining, acoustic silencers and enclosures.

Overall, it is considered that the Proposal is able to achieve all relevant noise and vibration requirements through the successful implementation of the recommendations in **Appendix A**.

6.2.3 Air Quality and Energy

Questions to consider	Yes	No
Could the works result in dust generation?	✓	
Could the works generate odours (during construction or operation)?	✓	

Will the works involve the use of fuel-driven heavy machinery or equipment?	✓	
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours or emissions?		✓

A Preliminary Construction Management Plan (**PCMP**) has been prepared by Turner & Townsend to identify the measures required for the environmental management of noise, dust, and odour. Before the commencement of works, the Contractor will prepare a comprehensive Environmental Management Plan (**EMP**) to ensure compliance with all statutory requirements as well as NSW Health Infrastructure's requirements.

Such precautions may include water spraying and regular servicing of all plant and machinery. Further mitigation measures are included in the summary of mitigation measures at **Appendix A**.

6.2.4 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties or other land uses that may be sensitive to visual impacts?	✓	
Will the works be visible from the public domain?	✓	
Are the works located in areas of high scenic value?		✓
Will the works involve night work requiring lighting?		✓

Visual Impact

The proposed works will be carried out within the boundaries of an existing hospital campus and will generally be screened by existing hospital buildings and landscaping. However, there is the potential for the works to be visible from nearby residential properties and the public domain further south of the site.

The Architectural Design Report prepared by Bates Smart (**Appendix D**) includes photomontages illustrating the new building's location in the context of the surrounding views, particularly from the south (residential receivers), west (Fieldsend Oval) and north (East Maitland cemetery) (refer to **Figure 16**). These photomontages are presented in **Figure 17** below.

Figure 16 View locations

Source: Bates Smart

Figure 17 View Analysis

Source: Bates Smart

The proposed mental health building will extend up to RL21.6, set out across two (2) storeys, including the lower ground floor level, which as evidenced in the images above, is consistent with the prevailing scale of the built form within the surrounding area. The two (2) storey facility is commensurate with, being lower than, the adjacent hospital building, which is six (6) storeys in height. Therefore, the mental health building will have an acceptable level of visual impact and bulk when viewed from the surrounding public domain.

Notwithstanding, the building has been sited to the north of the site, which is significantly setback from the public domain areas and will not have a notable visual impact when viewed from the surrounding streets. Indeed, the proposed works will revitalise the site through the provision of a high-quality mental health building that is consistent with the character of the hospital campus, with ample landscaping and open space areas that promotes a holistic approach to wellbeing and recovery.

There are no notable visual privacy impacts arising from the proposed activity.

Lighting

Lighting will not impact surrounding sensitive receivers, if lighting is required for night work. The nearest receivers would be the residential properties to the south of the site, however there are some tall, existing, canopy trees at the boundary between the hospital site and the residences. These trees provide a beneficial screening effect and soften the visual impact of the building when viewed from within the residences. Lighting will be delivered as exempt development under Division 10, Section 2.63 of the TI SEPP.

6.2.5 Aboriginal Heritage

Questions to consider	Yes	No
Will the activity disturb the ground surface or any culturally modified trees?	✓	
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?	✓	
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		✓
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? • Within 200m of waters; • Located within a sand dune system; • Located on a ridge top, ridge line or headland; • Located within 200m below or above a cliff face; • Within 20m of, or in a cave, rock shelter or a cave mouth.		✓
If Aboriginal objects or landscape features are present, can impacts be avoided?	✓	
If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	✓	
Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?		✓
Is the activity likely to affect the cultural value or significance of the site?		✓

An Aboriginal Due Diligence Assessment has been prepared by Biosis Pty Ltd (**Appendix U**), in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW [now **DPHI**], 2010a)* and *the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW [now DPHI], 2010)*.

An Aboriginal Heritage Information Management System (**AHIMS**) search was undertaken of the site and a buffer of 2.6 kilometres. The AHIMS search identified 109 Aboriginal archaeological sites within a 2.6km search area, with one AHIMS site situated within the study area itself.

An archaeological survey of the study area was undertaken on site. High levels of disturbance were noted throughout the study area due to the historic and modern development. No new Aboriginal objects or areas of archaeological potential were identified within the study area due to the high levels of disturbance present that will have disturbed potential Aboriginal sites. One previously recorded AHIMS site, which consists of one isolated fragment of heat shattered silcrete (AHIMS 38-4-1684/NMH1), was relocated during the investigation within the western portion of the site.

Based on the results of the Aboriginal Due Diligence Assessment, Biosis Pty Ltd have recommended a number of mitigation measures including an unexpected finds procedure, which are detailed in **Appendix A**. An Aboriginal Heritage Impact Permit (**AHIP**) is not deemed necessary as impacts can be avoided through design measures and the unexpected finds procedure.

6.2.6 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or in the vicinity of the work area? • NSW heritage database (includes Section 170 and local items); • Commonwealth EPBC heritage list.		✓
Will works occur in areas that may have archaeological remains?		✓
Is the demolition of any heritage occurring?		✓

Built Heritage

A Historical Heritage Assessment was undertaken by Umwelt and is included at **Appendix V**. The site does not contain any heritage items nor is it within the immediate vicinity of a heritage item. The site is also not located within a heritage conservation area.

The nearest listed heritage item is the 'Government Railway' identified in Schedule 5 of the Maitland LEP 2011, which lies approximately 240m north of the project site. The State Heritage Inventory recognises the Railway has historical, aesthetic and scientific (research) significance, as well as representative, landmark and integrity values. Owing to the distance between the heritage item and project site, and the visually unobtrusive nature of the railway line, it is not considered that the proposed project has the potential to indirectly impact upon any listed heritage item or potential listed heritage item within the vicinity of the site.

Archaeology

Although the project area formed part of the overall former Turton Brickworks, there is no evidence in the historical record to suggest that any buildings or structures associated with the former use were ever constructed within the project site itself. Indeed, records suggest that the land was used for the purposes of quarrying and/or maintained as undeveloped land. Notwithstanding, the site has experienced high levels of disturbance and as such, the site has been assessed as having low historical archaeological potential. An unexpected finds procedure has been included as part of the mitigation measures (**Appendix A**) in the unlikely event that an Aboriginal site is identified during the construction works. Further recommendations are included in the summary of mitigation measures at **Appendix A**.

6.2.7 Ecology

Questions to consider	Yes	No
Could the works affect any *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)* listed threatened species, ecological community or migratory species?		✓
Is it likely that the activity will have a significant impact in accordance with the *Biodiversity Conservation Act 2016* (BC Act)? In order to determine if there is a significant impact, the REF report must address the relevant requirements of Section 7.2 of the BC Act: • Section 7.2(a) – Test for significant impact in accordance with Section 7.3 of the BC Act; • Section 7.2(c) – It is carried out in a declared area of outstanding biodiversity value.		✓
Could the works affect a National Park or reserve administered by EES?		✓
Is there any important vegetation or habitat (i.e. Biodiversity and Conservation SEPP) within or adjacent to the work area?		✓
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?	✓	
Are there any noxious or environmental weeds present within the work area?		✓
Will clearing of native vegetation be required?	✓	

Flora and Fauna

The REF is accompanied by a Flora and Fauna Assessment (**Appendix I**) prepared by Umwelt that assessed the Proposal's impact on threatened biodiversity listed under the *Biodiversity Conservation Act 2016* and the *Environment Protection and Biodiversity and Conservation Act 1999* and the site's general biodiversity values. The Assessment involved the application of a range of flora and fauna field survey methods undertaken during a site investigation.

The project site is noted to support Plant Community Types despite the history of disturbance on site, associated with four Threatened Ecological Communities as listed under the BC Act:

- Freshwater wetlands on coastal floodplains of the NSW North Coast| Sydney Basin and South East Corner bioregions EEC (0.17 ha).
- Swamp oak floodplain forest of the NSW North Coast, Sydney Basin and South East Corner bioregion EEC (0.73 ha).
- Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions EEC (1.77 ha).
- Hunter Lowland Redgum Forest in the Sydney Basin and NSW North Coast Bioregions EEC (0.67 ha).

One threatened species was recorded at the site, being the squirrel glider (Petaurs norfolcensis).

Figure 18 shows the distribution of vegetation at the site.

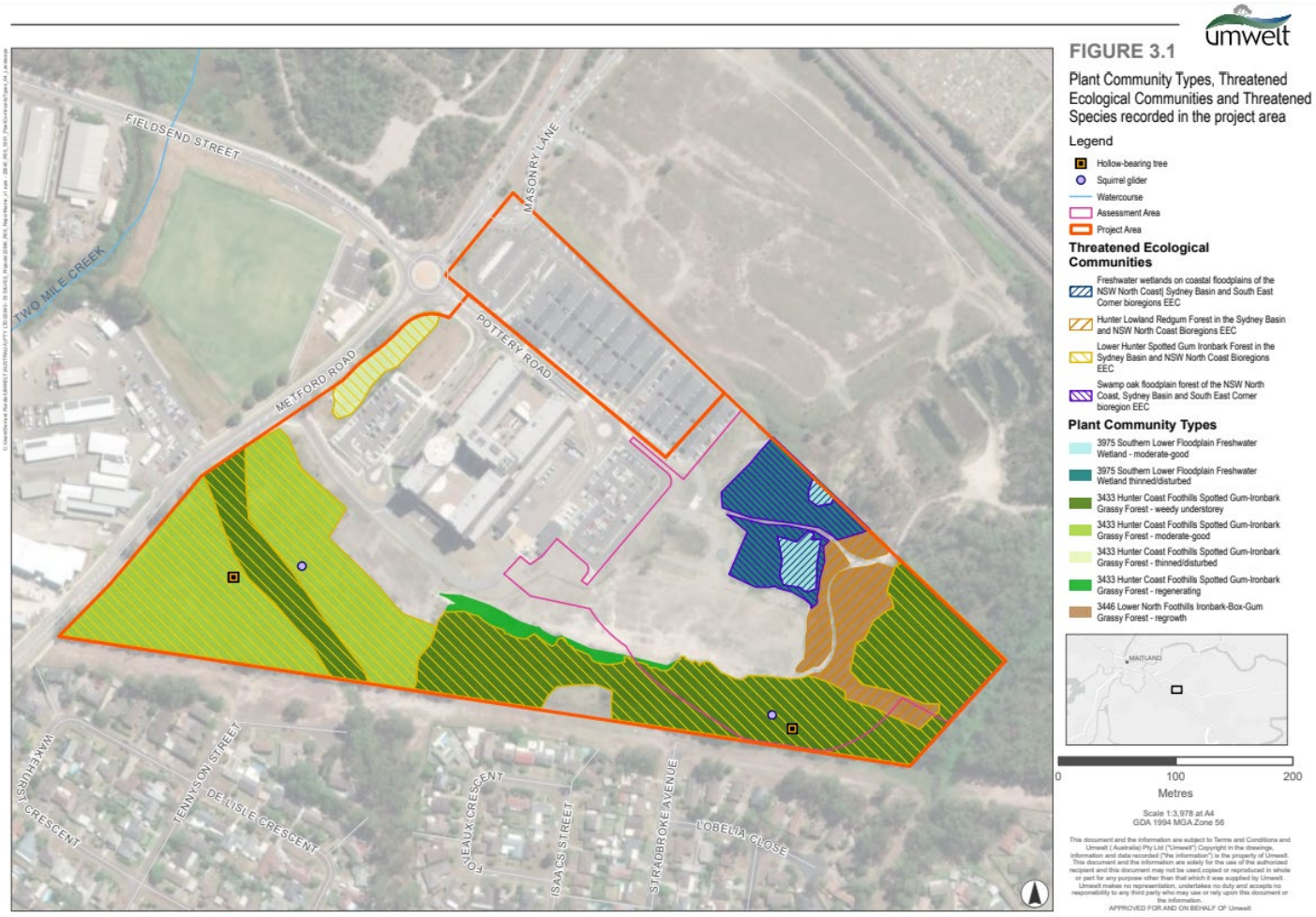


Figure 18 Plant Community Types, Threatened Ecological Communities and Threatened Species recorded in the project area

Source: Umwelt

The Flora and Fauna Assessment identified the Proposal's potential impacts as being associated with the removal of approximately 2.13ha of native vegetation.

A test of significance was undertaken to determine the Proposal's level of impact on the four Threatened Ecological Communities and the six identified threatened species. The assessment concluded that the Proposal is not likely to result in a significant impact to any threatened species, ecological communities, or their habitats listed under the BC Act or the EPBC Act. Accordingly, the Proposal does not require a Species Impact Statement or a Biodiversity Development Assessment Report.

The Flora and Fauna Assessment provides mitigation measures to minimise the above potential direct and indirect impacts, including the implementation of a nest box strategy, a Flora and Fauna Management Plan, and pre-clearance surveys and development of unexpected finds procedure. Further mitigation measures are set out in **Appendix A**.

Tree Removal

This REF is accompanied by an Arboricultural Impact Assessment and Tree Protection Management Plan prepared by Active Green Services (**Appendix N**) that identifies and assesses 296 trees on site and determines which trees require removal to facilitate the works proposed in this REF.

The Arborist Report identified 141 trees to be in direct conflict with the proposed construction footprint and will require removal to facilitate the construction. All trees are identified as having a low to moderate retention value. The location of these trees is identified in the Arborist Report.

The Report also identified 127 trees with major Tree Protection Zone (**TPZ**) encroachments from the proposed works that may require removal subject to detailed design resolution of the landscape earthworks. Of these, 16 trees are identified as having high retention value. The retention of these trees is prioritised and determination of the extent of retention possible will be subject to Project Arborist review and confirmation of the ability to retain or remove any trees during construction.

A further 28 trees on the site have a TPZ encroachment calculated as 'minor' and can therefore be retained, and the Report includes measures to ensure their protection. Additional mitigation measures are included at **Appendix A**.

Landscaping

All trees to be removed will be replaced with new trees within the site boundary at a ratio of 1:1. The Landscape Design Report prepared by Bates Smart and Turf (refer to **Appendix E**) notes a maximum of 15% tree canopy cover (at maturity) to comply with the **APZ** requirements. See **Section 6.2.8** for further details below.

6.2.8 Bushfire

Questions to consider	Yes	No
Are the works located on bushfire prone land?	✓	
Do the works include bushfire hazard reduction work?	✓	
Is the work consistent with a bush fire risk management plan within the meaning of the *Rural Fires Act 1997* (RF Act) that applies to the area or locality in which the activity is proposed to be carried out?	✓	

A Bushfire Assessment has been prepared by Bushfire Planning Australia to assess the bushfire risk associated with the proposal against the provisions of the *Planning for Bushfire Protection 2019* (*PBP 2019*) and the *Rural Fires Regulation 2022* (refer to **Appendix J** for further details).

The site and its immediate surrounds are exposed to a significant bushfire hazard and is considered a high-risk asset, with a combination of Category 1, 2 and 3 Bushfire Prone Vegetation across the site. The dominant vegetation type identified as the primary bushfire hazard was found to be a forest; specifically the Hunter Macleay Dry Sclerophyll Forest.

As the Project type is classified as a Special Fire Protection Purposes (**SFPP**) activity, emphasis is placed on the space surrounding the built development (as defendable space and APZs). A buffer of up to 50m from the outer elevation of the building to the nearest unmanaged vegetation will be managed as an APZ. It is concluded that the activity is able to comply with the remaining Acceptable Solutions applicable to a SFPP development required by the *Planning For Bushfire Protection 2019* for construction standards, access, water supply and emergency management. A bush fire safety authority will be sought owing to the activity being for a Special Fire Protection Purpose on bush fire prone land, in accordance with Section 100B of the *Rural Fires Act 1997 No 65*.

A comprehensive Bushfire Emergency Management Plan shall be developed prior to the facility commencing operating and be consistent with any existing emergency management plans already in place. A series of landscaping design measures have been recommended and are included within the Bushfire Assessment Report provided at **Appendix J**.

6.2.9 Land Uses and Services

Questions to consider	Yes	No
Will the works result in a loss of or permanent disruption of an existing land use?		✓
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		✓
Will the works impact on or be in the vicinity of other services?	✓	

The construction of the Proposal will ensure that the existing hospital can continue to operate until the new hospital can commence operations. The REF is accompanied by a Preliminary Construction Management Plan (**Appendix M**) that includes measures to protect the existing hospital's operations during construction works. Impacts to the existing hospital operations will be minimised where possible, which may require works outside of the standard hours noted in **Section 3.2**. Any planned disruptions to hospital operations and services will be managed through the process of Disruption Notices.

Furthermore, the Noise and Vibration Impact Assessment (**Appendix T**) that accompanies this REF notes that noise levels are predicted within the Noise Affected Level for all equipment with respect to the existing Maitland Hospital, given a 1.8m height solid acoustic barrier is installed along the western boundary of the proposed site. The Assessment includes mitigation measures to ensure that noise and vibration impacts associated with the new facility's construction will not disrupt the existing hospital's operations.

An Aviation Impact Assessment Report has been prepared by AviPro (**Appendix W**) to assess the impacts of the project on the aviation operations into and out of any nearby aerodromes and of the Maitland Hospital HLS. The proposed activity is located approximately 200m from the Maitland Hospital HLS. The scheme seeks the construction of a two (2) storey building with a maximum height of RL 22.15, with all plant and ancillary features incorporated at ground level. The height of the building will be at least 27m below that of the Maitland Hospital HLS of RL 49. This allows for temporary crane activity, which generally requires between 8 - 20 metres of elevation above the building's highest point. As such, neither the building nor the crane should have an adverse effect on safety of helicopter operations.

The report includes a mitigation measure required at construction stage, to ensure the crane(s) will be fitted with CASA-standard obstacle lighting to ensure maximum safety at times of low visibility.

Overall, the report concludes that there is no significant impact upon aviation safety and the proposal can be supported on such grounds.

6.2.10 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	✓	
Will the works result in the generation of hazardous waste?		✓
Will the works result in the generation of wastewater requiring off-site disposal?		✓
Will the works require augmentation to existing operational waste management measures?		✓

A Construction and Operational Waste Management Plan (**Appendix X**) has been prepared by Turner & Townsend and details procedures for the handling and classification of waste during the construction and operational phases.

Construction Waste Management

The report identifies the type, volume and disposal methods for all waste material during the demolition and construction phase. It also provides site-specific operational methods around training and inductions, materials selection and ordering, waste avoidance opportunities, and relevant site procedures to ensure waste is appropriately disposed. The report also recommends the location and design of waste management facilities on site.

Table 15 summarises the indicative waste generation anticipated during the construction phase. A minimum 80% diversion of waste from landfill is targeted during construction.

Table 15 Indicative waste quantities during construction phase

Material	Average Volume/ 100m2	Total (m3)	Total (t)
Hard Materials (32%)	6.10	398	477
Timber (24%)	4.60	300	90
Plastic (15%)	2.90	189	25

Cement Sheet (9%)	1.70	111	55
Gypsum Material (6%)	1.10	72	14
Metals (6%)	1.10	72	65
Paper / Card (4%)	0.80	52	5
Vegetation (3%)	0.60	39	6
Soil (1%)	**0.20**	13	21
Other (0.3%)	0.03	2	1
Total Waste	19.10	1,245	759

Source: Turner & Townsend

Where possible materials will be recycled and reused. Additionally, it is possible that small quantities of hazardous wastes may be generated during construction. Notwithstanding, hazardous waste will be safely stored in the waste storage area prior to removal offsite by an appropriately licensed contractor for recycling or disposal at a licensed facility. The Plan recommends a site-specific Contamination Management Plan will be developed and methods for the containment of air-borne fibre emissions will be included in the Plan.

All relevant mitigation measures relating to construction waste have been incorporated into the Mitigation Measures at **Appendix A**.

Operational Waste Management

The operational waste management plan has been prepared in line with a range of waste management guidance at a local, state and federal level. This section outlines likely waste streams for the nature of this facility and the recommended bin sizes, quantities, and collection frequencies, which are summarised in **Table 16** below.

Table 16 Waste Quantities and Service Frequency for External Bins

Waste Stream	Assets	Frequency
General Waste	General Waste Compactor	Weekly
Co-Mingled Recycling	660L for internal/ external use	Weekly
Paper/Cardboard Recycling	660L for internal/ external use	Weekly
Food/ Garden Organics	240L bins	Minimum service is weekly from an infection control perspective. May need more regular servicing in warmer months due to smell

Source: Turner & Townsend / NSW Health

The waste facilities are proposed to be contained within the facility, equating to a total of 65m^2 of floorspace throughout the building. There is an existing waste compactor zone within Maitland Hospital that will be utilised as part of the waste management strategy for this facility.

The Principal Contractor will be required to formulate a specific Waste Management Plan and ensure that EPA guidelines are achieved throughout and will implement measures for encouraging the management and reduction of waste.

6.2.11 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?	✓	
Is there potential for the works to disturb or require removal of asbestos?		✓

Is the work site located on land that is known to be or is potentially contaminated?	✓	
Will the works require a Hazardous Materials Assessment?		✓
Is a Remediation Action Plan (RAP) required to establish the proposed activity?		✓
If the project includes ancillary remediation works, has the ancillary remediation been considered in accordance with the Resilience and Hazards SEPP?		✓

Contamination

The REF is accompanied by a Preliminary Site Investigation (**PSI**) prepared by GHD (**Appendix K**) that assessed the potential of contamination at the site and the site's suitability for the erection of a health services facility.

A detailed site investigation of the site was originally undertaken in 2015, which did not find any significant contamination, except for areas of fill material comprising carbonaceous shale and anthropogenic materials. Remediation works were carried out in accordance with the Remediation Action Plan (**RAP**) and the Site Validation report concluded that the soil remaining on site was suitable for the proposed future land use as a hospital, subject to the implementation of a Long-Term Environmental Management Plan (**LTEMP**).

On this basis, the PSI has concluded that the potential risks will be managed in accordance with a Construction Environmental Management Plan (**CEMP**) and/or LTEMP, which will consider contamination management areas, an asbestos management plan, groundwater management and an unexpected finds protocol. It is considered that any remediation works as a result of unexpected finds withing the area would not require consent. See **Appendix A** for further mitigation measures.

Dangerous Goods and Hazardous Material

The REF is accompanied by a Dangerous Goods Hazard Assessment prepared by GHD (**Appendix S**) in accordance with Chapter 3 of the Resilience and Hazards SEPP. The Assessment screened dangerous goods during construction and operation, such as cleaning products and diesel, and it was concluded that there were no dangerous goods that exceeded the designated thresholds and the works were not expected to create a health or safety risk for individuals or the community. Nonetheless, a series of mitigation measures have been incorporated to ensure any impacts can be appropriately managed, summarised in **Appendix A**.

6.2.12 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?	✓	
Are the works within a landslip area?		✓
Are the works within an area of high erosion potential?		✓
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		✓
Will the works result in permanent changes to surface slope or topography?	✓	
Are there acid sulfate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulfate soils?		✓
Are the works within an area affected by salinity?		✓
Is there potential for the works to encounter any contaminated material?	✓	

A Geotechnical Report has been prepared by JK Geotechnics and is included at **Appendix Y**. The Report identifies that the ground conditions on the site generally contain fill comprising predominantly clay with varying amounts of sand and gravel. Groundwater was not encountered during the borehole investigations, except at two boreholes, with observations made between depths of 1.6m and 6.0m. A number of recommendations have been made prior to excavation works, detailed in **Appendix A**.

There is considered to be a low potential for Acid Sulfate Soils occurrence at the site and an Acid Sulfate Soil Management Plan is not considered necessary for the proposed works.

6.2.13 Coastal Risks

Questions to consider	Yes	No
Are the works affected by any coastal risk/hazard provisions?		✓
Is any coastal engineering advice required, proportionate to the proposed activity?		✓

Given the site's inland location, the works will have no impact on coastal processes or contribute to coastal hazards.

6.2.14 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?	✓	
Are the works within a Sydney Drinking Water Catchment?		✓
Are the works located within or near a floodplain?		✓
Will the works intercept groundwater?		✓
Will a licence under the *Water Act 1912* or the *Water Management Act 2000* be required?		✓
Has stormwater management been adequately addressed?	✓	

Flooding

A Flood Due Diligence Report has been prepared by Acor Consultants and is included at **Appendix H**. The report confirms that the site could be affected by inundation during the PMF of the Hunter River to a level of approximately 8.71 m AHD, however the proposed lower ground floor level of the Mental Health building of 10.80 m AHD provides a freeboard of approximately 2.09 metres to the PMF level. The proposed carpark, driveway and access road of the Mental Health building will be flood-free in the Hunter River PMF event.

The report concludes that no further flood risk assessment is deemed necessary.

Stormwater

A Civil, Flood and Integrated Water Management Plan has been prepared by TTW and is included at **Appendix P**. The existing bio-retention basin on site will be relocated and expanded to accommodate the entire precinct, which is able to limit the flow of post-development to pre-development rates (or lower) for the 1, 10, and 100 year ARI storm events, thereby fulfilling the stormwater requirements. As such, the Water Sensitive Urban Design (WSUD) ensures that the site will not discharge any additional stormwater runoff, therefore not impacting on capacity of downstream open channels, pits and pipes, and natural watercourses. Mitigation measures to reduce those impacts within the design, construction and operational phases of the activity are set out in **Appendix A**.

Groundwater

The Geotechnical Report prepared by JK Geotechnics (**Appendix Y**) installed groundwater monitoring wells into five (5) boreholes. Groundwater was not encountered, however seepage was noted during drilling at depths of 1.6m and 6.0m. Where seepage does occur, it should be pumped from the pier holes prior to pouring of concrete and all concrete poured using tremie techniques. No further mitigation measures are required, however compliance with the recommendations of the report is recommended, as identified in **Appendix A**.

6.2.15 Sustainability and Climate Resilience

Questions to consider	Yes	No
Does the activity ensure the effective and efficient use of resources (natural or other)?	✓	
Does the activity use any sustainable design measures?	✓	
Are climate resilient design measures to be incorporated in the activity?	✓	

This REF is supported by an ESD Statement prepared by Lucid Consulting (**Appendix L**) to describe the sustainable design initiatives and outcomes associated with the Maitland Mental Health Facility.

ESD Principles

The EP&A Regulation lists four principles of ecologically sustainable development. **Table 17** below provides an assessment of the Proposal's impact against these principles. The ESD Report prepared by Lucid Consulting informs this assessment.

Table 17 Assessment against the Principles of Ecologically Sustainable Development

Principle	Assessment
Precautionary Principle If there is a threat of serious irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.	There are no threats of serious irreversible environmental damage associated with the Proposal. A series of technical reports are appended to this REF and confirm that there are no anticipated significant impacts to the environment. Mitigation measures will be implemented to ensure any impact can be managed appropriately (refer to **Appendix A**).
Intergenerational Equity The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.	The Proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications, such as waste disposal, will be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this REF and the appended technical reports. Furthermore, the Proponent will incorporate a range of sustainability initiatives (as discussed in the ESD Report (**Appendix L**) to minimise impacts on inter-generational equity.
Conservation of biological diversity and ecological integrity Maintaining the diversity and quality of ecosystems and enhancing their capacity to adapt to change and provide for the needs of future generations.	The Proposal will not significantly impact the site's biological diversity and ecological integrity. While the site has been previously disturbed, the area does support Plant Community Types that are associated with four Threatened Ecological Communities, as confirmed in the Flora and Fauna Assessment (**Appendix I**). The significance test confirmed that the project will not have a significant impact on the identified threatened species and ecological communities under the BC Act or EPBC Act.
Improved valuation, pricing and incentive mechanisms Environmental factors should be included in the valuation of assets and services.	The Proposal will incorporate the sustainability measures outlined in the ESD Report (refer to **Appendix L**).

The NSW Health Infrastructure Design Guidance Note (DGN) 58

The NSW Health Infrastructure Design Guidance Note (DGN) 58 – Environmentally Sustainable Development provides instruction on how ESD is to be addressed on HI projects. **Table 18** below provides an assessment of the Proposal's impact against these principles.

Table 18 Assessment against the NSW Health Infrastructure Design Guidance Note (DGN) 58

Credit No.	Name	Intent / Requirements
2.0	Commissioning and Tuning	To implement commissioning, handover and tuning initiatives that ensure all building services operate to their full potential.
3.1	Adaptation and Resilience	Implementation of a Climate Adaptation Plan The project considers the risks of climate change and implements design initiatives to mitigate major risks.
8.0	Operational Waste	Provision for the multiple waste streams of the site, including general waste, organic waste and various recycling waste streams. Allows materials to be recycled appropriately reducing waste to landfill.
9.0	Indoor Air Quality	Increase the provision of outside air beyond minimum requirements to expel internally generated pollutants and improve air quality. Scientific research suggests that an airflow rate significantly exceeding that recommended by standards is needed to minimise sick building syndrome symptoms and to improve human performance and productivity.
12.0	Visual Comfort	Designing the building to allow access to external greenspace complete with seating and vegetation via the internal courtyards.

Credit No.	Name	Intent / Requirements
15E.0	Greenhouse Gas Emissions – Reference Pathway	Model building design operational greenhouse gas emissions to achieve the minimum 10% improvement to the reference building and help identify further efficiency initiatives.
17B.3	Sustainable Transport – Low Emissions Vehicle Infrastructure	The project provides facilities to support the uptake of sustainable transport options such as electric vehicles
18.0	Potable Water	The inclusion of rainwater harvesting, storage and reuse for irrigation can reduce the stress on water supply in the region.
19B.1	Life Cycle Impacts – Concrete	The project minimises the embodied emissions of concrete through Portland cement replacement.
20.1	Responsible Building Materials – Structural and Reinforcing Steel	The project minimises the embodied energy and carbon associated with steel. Steel products are sourced from a Responsible Steel Maker.
20.3	Responsible Building Materials – Permanent Formwork, Pipes, Flooring, Blinds and Cables	All PVC products are certified against a best practice PVC scheme.
25.0	Heat Island Effect – Heat Island Effect Reduction	The project mitigates the urban heat island effect through sensitive landscape design.
26.1	Stormwater – Stormwater Peak Discharge	Stormwater discharge form the site is reduced compared to reference flow rates.
27.1	Light Pollution – Light Pollution to Night Sky	The project minimises impacts to night sky light pollution by reducing upward light emissions from external light fittings.

Sustainable Design Measures

As noted in the table above, the Proposal incorporates a series of measures and initiatives to ensure energy and water efficiency and minimise greenhouse gases associated with the Proposal. Such sustainable design measures will include

- Installation of all-electric heating, in accordance with the State Environmental Planning Policy (Sustainable Buildings) 2022.
- Provision of Solar PV panels and offset grid consumption.
- Inclusion of rainwater harvesting, storage and reuse for irrigation
- Installation of EV chargers
- Installation of sensitive lighting design to minimise light emissions
- Provision for the multiple waste streams of the site

Climate Resilience Design Measures

Detailed climate analysis and adaptation planning in accordance with AS5334-2013 has been undertaken for the site as part of proposed future projects on the Maitland Health Campus. The identified climate change hazards include:

1. Increased average temperature.
2. Increased number of extreme cold days and heatwaves.
3. Changes to rainfall and drought patterns.

Climate resilience design measures have been incorporated into the design scheme to address these climate risks:

- Increased rainwater tank sizing
- Mechanical design conditions
- Water-sensitive urban design

Additional measures will be implemented to ensure no environmental resources in the locality are adversely impacted during the construction or operational phases of the works. Refer to **Appendix A** for further details.

6.2.16 Community Impact/Social Impact

Questions to consider	Yes	No
Is the activity likely to affect community services or infrastructure?	✓	
Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?		✓
Is the activity likely to affect economic factors, including employment numbers or industry value?	✓ Positive impact	
Is the activity likely to have an impact on the safety of the community?		✓
Will the activity affect the visual or scenic landscape?	✓ Positive impact	
Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	✓	

Environmental Impact

This REF and the accompanying technical documents confirm that the Proposal is unlikely to result in adverse noise, pollution, visual impact and loss of privacy impacts to members of the community. Accordingly, the Proposal will deliver the following positive impacts:

- The Proposal incorporates replacement tree provision at a 1:1 ratio to mitigate the removal of trees on site.
- The Proposal will generate limited environmental impacts.
- The Proposal will not have a significant impact on any threatened flora or fauna species.

Economic Impact

The Proposal will deliver an array of economic benefits to the local and wider regional communities. The Proposal will deliver a purpose-built mental health facility that provides contemporary models of care and responds to the evolving needs of consumers, staff and carers in Maitland and the surrounding areas. The facility will encourage the creation of a well-integrated health precinct.

The Proposal will also result in the creation of employment opportunities during both the construction and operational stages of the works.

Social Impact

A Social Impact Assessment Report has been prepared by the University of Newcastle (**Appendix BB**). While construction impacts are anticipated with regard to noise and traffic generation, as well as an increase in on-site and off-site parking potentially resulting in increased congestion throughout the surrounding road network, the positive social impacts outweigh any deemed negative impact. A series of positive social impacts were identified, benefitting staff, consumers and visitors, as well as the surrounding local community and broader regional area, including, but not limited to:

- Employment opportunities during both construction and operation.
- Additional spending in the local economy by workers during the construction stage.
- Upgraded amenities for both staff and consumers.

CPTED

A Crime Prevention Through Environmental Design Assessment is included in the Architectural Design Report prepared by Bates Smart (refer to **Appendix D**). The architectural plans respond to the surrounding crime risk by implementing the following design features:

- Increased passive surveillance opportunities through outdoor seating provision and maximum visibility in the front of house area.
- Clear access links to public transport.

- Secure parking and building access.
- Maintenance and monitoring plans for the management of open spaces.

6.2.17 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	✓	
Is there any transformation planned within 500m of the site?	✓	
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		✓
Is the activity likely to result in further significant impacts together with other development planned, approved or under construction within 500m of the site?		✓
Has a cumulative impact statement, proportionate to the activity, been included in REF documentation? If no – why not?		✓

The DPE Guidelines *Cumulative Impact Assessment Guidelines for State Significant Projects* (October 2022) identifies the following types of development as 'relevant future projects' that should be included in the cumulative assessment of a project.

- SSD and SSI projects.
- Designated development requiring an EIS.
- Projects requiring assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the
- environment and require an EIS.
- Projects declared to be a controlled action under the EPBC Act.
- Major greenfield or urban renewal developments.

A review of DPHI's Major Projects Register, and Maitland City Council's Development Application Tracker, did not identify any of these development types within the site's vicinity.

As noted in **Section 2.2.2**, the Maitland Hospital campus was delivered through SSI-9022 (Stage 1) and SSI-9755 (Stage 2). The works have since been constructed and the Hospital has been operational since January 2022. **Section 6.2.9** considered the impacts to the operations of the Hospital and it has been determined that any impacts can be appropriately managed through mitigation measures as summarised in **Appendix A**.

7. Summary of Mitigation Measures

Mitigation measures are to be implemented for the proposal to reduce impacts on the environment. The mitigation measures are provided at **Appendix A.**

7.1 Summary of Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The extent and nature of potential impacts are low, and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed activity.

8. Justification and Conclusion

The provision of a mental health facility is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposal will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5 of the EP&A Act. On this basis, it is recommended that HI determine the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of mitigation measures identified within this report.