

NEW MAITLAND HOSPITAL

MAITLAND HOSPITAL DEVELOPMENT METFORD ROAD

ARCHITECTURAL DESIGN REPORT
STATE SIGNIFICANT INFRASTRUCTURE SUBMISSION
PREPARED FOR MULTIPLEX



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CONTENTS

1.0 EXECUTIVE SUMMARY

1.1 FOREWORD/PROJECT SCOPE 6

1.2 PROJECT DESIGN STATEMENT 6

2.0 BUILT FORM AND URBAN DESIGN

2.1 SITE CONTEXT 10

2.2 SITE ANALYSIS 11

2.3 SITE OPTIONS..... 12

2.4 SITE LAYOUT..... 13

2.5 MASSING, HEIGHT AND SCALE 16

2.6 ENVELOPE AND MATERIALITY 18

2.7 ARBOUR 22

2.8 FACADE TYPES..... 24

2.9 VIEW ANALYSIS 30

2.10 WAYFINDING & SIGNAGE 35

2.11 PROPOSED BLOCKING AND STACKING 44

2.12 SERVICES APPROACH & COORDINATION..... 46

2.13 ENVIRONMENTAL AMENITY..... 47

2.14 MATERIALS BOARD 48

2.15 RESPONSE TO APPROVAL CONDITIONS (SSI 9022) 49

APPENDIX - DRAWINGS

4	Architectural Drawings / Design Report	Page reference
4.01	SSI 9975 SEARS 3. Built Form and Urban Design	
4.02	<ul style="list-style-type: none">· Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.	"orientation: 12 setbacks : 13 massing: 17 - 32
4.03	<ul style="list-style-type: none">· Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles.	"site: 13 materials:22 open spaces: 24"
4.04	<ul style="list-style-type: none">· Provide details of any building identification signage, including size, location and finishes.	37
4.05	<ul style="list-style-type: none">· Detail how the design and construction of the hospital will incorporate heritage interpretation utilising material and fabric salvaged from the demolition of the former Brick Press Building associated with the former CSR/PGH Brickworks.	42
4.06	<ul style="list-style-type: none">· Demonstrate how high-quality design will be achieved with reference to Better Placed – An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Government Architect of NSW.	46,47
4.07	<ul style="list-style-type: none">· Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.	40
4.08	SSI 9975 SEARS 4. Environmental Amenity	
4.09	<ul style="list-style-type: none">· Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, reflectivity from building facades and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.	41
4.1	<ul style="list-style-type: none">· Conduct a view analysis to the site from key vantage points and streetscape locations.	32-36
4.11	<ul style="list-style-type: none">· Include a lighting strategy and measures to reduce spill into any surrounding sensitive receivers.	41
4.12	SSI 9975 SEARS Plans and Documents	
4.13	<ul style="list-style-type: none">· Architectural drawings to a usable scale at A3 (showing key dimensions, RLs, scale bar and north point), including:	Appendix
4.14	<ul style="list-style-type: none"><ul style="list-style-type: none">o plans, sections and elevations	Appendix
4.15	<ul style="list-style-type: none"><ul style="list-style-type: none">o illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes	27,28
4.16	<ul style="list-style-type: none"><ul style="list-style-type: none">o details of proposed signage, including size, location and finishes	37
4.17	<ul style="list-style-type: none"><ul style="list-style-type: none">o site plan	Appendix
4.18	<ul style="list-style-type: none">· Site Analysis Plan including	
4.19	<ul style="list-style-type: none"><ul style="list-style-type: none">o site and context plans that demonstrate principles for future development and expansion, built form character and open space network	12.13
4.2	<ul style="list-style-type: none"><ul style="list-style-type: none">o active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links	14
4.21	<ul style="list-style-type: none"><ul style="list-style-type: none">o site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links	14
4.22	<ul style="list-style-type: none">· Shadow Diagrams	Appendix
4.23	<ul style="list-style-type: none">· View analysis, photomontages and architectural renders, including from those from public vantage points	32-36
4.24	<ul style="list-style-type: none">· Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including:	
4.25	<ul style="list-style-type: none"><ul style="list-style-type: none">o architectural design statement	6
4.26	<ul style="list-style-type: none"><ul style="list-style-type: none">o diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal	general
4.27	<ul style="list-style-type: none"><ul style="list-style-type: none">o detailed site and context analysis	13
4.28	<ul style="list-style-type: none"><ul style="list-style-type: none">o analysis of options considered including building envelope study to justify the proposed site planning and design approach	12
4.29	<ul style="list-style-type: none"><ul style="list-style-type: none">o visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items	12,32-36
4.3	<ul style="list-style-type: none"><ul style="list-style-type: none">o summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice	47
4.31	<ul style="list-style-type: none"><ul style="list-style-type: none">o summary report of consultation with the community and response to any feedback provided	NA
4.32	<ul style="list-style-type: none">· Schedule of materials and finishes.	26
4.33	SSI 9022 Approval Conditions – Sch.2, Part.B, Item.B1, Requirements for Future Stages	
4.34	<ul style="list-style-type: none">· To ensure that a high quality urban design and architectural response is achieved, the site layout and architectural design of the NMH must have regard to, and be generally consistent with, the concept proposal and the Architectural Design Statement prepared by fitzpatrick + partners in the EIS, and the following:	42
4.35	<ul style="list-style-type: none"><ul style="list-style-type: none">o demonstrating the primary objectives as set out in the Architectural Design Statement are incorporated into the design.	42
4.36	<ul style="list-style-type: none"><ul style="list-style-type: none">o integrating local indigenous identity and culture in the design.	20,24
4.37	<ul style="list-style-type: none"><ul style="list-style-type: none">o incorporating measures to reduce water and energy usage.	42
4.38	<ul style="list-style-type: none"><ul style="list-style-type: none">o the suitability of the offset distances between east and west wings of the hospital building.	19,42
4.39	<ul style="list-style-type: none"><ul style="list-style-type: none">o safe pedestrian circulation.	42
4.4	<ul style="list-style-type: none"><ul style="list-style-type: none">o incorporating the natural setting in the design.	42
4.41	<ul style="list-style-type: none"><ul style="list-style-type: none">o integrating landscaping with car parking areas.	42
4.42	<ul style="list-style-type: none"><ul style="list-style-type: none">o connectivity between the hospital building and landscaped areas for patients, staff and visitors.	42
4.43	<ul style="list-style-type: none"><ul style="list-style-type: none">o heritage interpretation.	42
4.44	SSI 9022 Approval Conditions – Sch.2, Part.B, Item.B4, Requirements for Future Stages	
4.45	<ul style="list-style-type: none">· Details are to be provided in the SSI application(s) for the detailed design and construction of the NMH demonstrating that consideration has been given to the protection and minimisation of potential amenity impacts on adjoining sensitive land uses, including, but not limited to visual amenity, privacy and lighting.	
4.46	SSI 9022 Approval Conditions – Sch.2, Part.B, Item.B7, Requirements for Future Stages	
4.47	<ul style="list-style-type: none">· The SSI application for the detailed design and construction of the NMH must be accompanied by a landscape plan for the future hospital campus, including incorporating the vegetative buffer required by condition A5 of Schedule 2.	41

1.0 EXECUTIVE SUMMARY

1.1 FOREWORD/PROJECT SCOPE

1.1.1 CLIENT

Health Infrastructure (HI).

1.1.2 PROJECT

New Maitland Hospital

1.1.3 PROJECT BRIEF DESCRIPTION

1.2 Project description

Health Infrastructure has committed to undertaking a Staged Infrastructure Application in accordance with Section 115ZD (1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the following works:

- Stage 1: Site clearance and preparatory works (approved under SSI9022)

- Stage 2: Design and construction of the hospital Main Works. (this application SSI9775)

Stage 2 includes the design and construction work generally comprising:

- A new seven storey Acute Services Building, including:

- Emergency services

- Medical, surgical, paediatric and maternity services

- Critical care services for adults and babies, including a special care nursery

- Operating theatres, delivery suites and assessment rooms

- Palliative care and rehabilitation services

- Mental health services

- Satellite renal dialysis

- New chemotherapy services

- Oral health service

- A range of ambulatory care and outpatient clinics.

- Internal road network and car parking for staff, patients and visitors

- Signage

- Site landscaping and open space improvements

- Tree removal

- Utility and services connection and amplifications works.

1.1.4 SITE

The Metford Triangle was selected by Health Infrastructure following a comprehensive site selection process and based on the findings of the research carried out during the preparation of the Hunter Valley Clinical Services Plan 2013. The Metford Triangle consists of four separate lots Lot 7314 in DP 1162607, Part Lot 3 in DP 1091727, and Lots 266 and 401 in DP 755237. The Metford Triangle was the old brickworks and quarry formally leased and operated by CSR.

The NMH site is comprised of Lot 7314, DP 1162607 and Part Lot 401, DP 755237.

The immediate surrounding environment of the Hospital site includes residential development to the south, recreational and open space to the north and west and natural and partly regenerated bushland to the east.

The following are key contextual characteristics visible in the land:

- Divergent topography varying from RL 26 to RL 10 over the site. Prominent level being RL 18-19 with the primary slope falling south to east through the site

- Remnant natural bushland to the south-western sector of the site primarily comprising of iron bark and spotted gum species

- Considerable sections of the site still exhibiting symptoms of the previous quarrying activity of the previous brickworks

- Notable views to the east over natural bushland and to the Hunter Valley region beyond

- An established residential development to the south of the site and open recreational fields to the east.

- The Main North railway line parallel to Raymond Terrace Rd with frequent freight and coal train traffic.

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1.2 PROJECT DESIGN STATEMENT

1.2.1 ARCHITECTURAL

The New Maitland Hospital presents an opportunity to deliver the aspirations outlined in the New Maitland Hospital Services Statement, including HNE Health's 'Triple Aim' Framework:

- Improving the patient outcome and experience of care (including quality and satisfaction),
- Improving the health of populations

- Delivering safe and efficient health care

Planning of the building focuses on legible and intuitive wayfinding, optimising patient and staff amenity and improving services efficiency and access.

The response developed through Schematic Design proposes an identifiably regional architectural language.

BUILT FORM

The massing of the New Maitland Hospital is largely set by the planning developed in Concept design for a ‘two grid wide’ inpatient unit model. The slender width and added length of this model is a significant generator of the overall building form read as a series of narrow bars. A compact footprint was developed to contain the hospital podium extent to a cleared level area of the site. The IPU orientation (in a largely north-south direction) limits overlooking to the residential areas south of the site.

Materials have been selected that allow the building to connect to its locality and community. Together they make legible the reading of the building massing as a series of 'linear bars': a direct architectural response appropriate to its regional setting. The facade types have been considered within the cost parameters to provide varying levels of detail and texture.

ACCESS

By locating the Hospital’s main entry to the west, the key public drop off points are co-located, enabling clear and intuitive paths of travel on entering the precinct.

Two carparking areas are provided, with one providing close connection to the Emergency Department.

Service entries and emergency vehicle access routes are separated. A back of house loading zone is visually downplayed, using the site’s topography to locate in a basement level. The ambulance entry is a discrete entry to the south.

PUBLIC REALM

A civic building address is created and enhanced by a double storey shade device (an ‘arbour’) that provides an appropriate transition from exterior to interior, shelters external seating along the west elevation. Incorporating screens and signage, it is a clear signifier of entry.

The ground floor of the Hospital has been designed to develop a supportive environment for both the public and the staff.

A distinct configuration of Hospital streets has been established that clearly identify the various key functions and access routes through the facility. This has been achieved through the incorporation of waiting areas, visually accessible reception and information points and the incorporation of a high degree of natural light through external walls and light wells. In addition, a number of retail facilities have been established along the Hospital streets acting as break-out points and further reducing the clinical character commonly associated with health facilities of this magnitude.

1.2.2 CLINICAL AND FUNCTIONAL PLANNING

Clinical and support areas of the hospital have been designed to current Australian Health Facility Guidelines, Health Infrastructure's guidance notes incorporating assumed models of care.

The design of the facility has taken into consideration the future expansion of clinical and support units within the hospital with areas of shell space allocated for future fitout.

The block and stack of the building is as follows:

LEVEL -B1	Pharmacy BOH, Food Services Mortuary
LEVEL 00 (GROUND)	Emergency Department, Ambulatory Care, Allied Health, Renal Dialysis Unit, Chemotherapy Unit Oral Health Medical Imaging Unit Front of House Unit, Volunteers
LEVEL 01	Close Observation Unit Intensive Care Unit (General and Special Care Nursery) Birth Unit Office Directorates Health Information Unit Day Surgery and Operating Theatres
LEVEL 02	Pathology CSSD Staff Amenities Office Directorates
LEVEL 03	Rehab IPU, General IPU Adult Acute Mental Health IPU, PECC
LEVEL 04	IPU x 4
LEVEL 05	IPU x 2 Paediatric Adolescent Unit Women's IPU

2.0 BUILT FORM AND URBAN DESIGN

2.1 SITE CONTEXT

The site for the New Maitland Hospital (NMH) is located off Metford Road between the New England Highway and Raymond Terrace Road in Metford approximately 5 km east of the Maitland CBD. NMH will be located on Lot 7314 DP 1162607 and Part Lot 401 DP 755237 in the south-western portion of the Metford Triangle. The Metford Triangle is the old brickworks and quarry formally leased and operated by CSR. The triangle consists of four separate lots – Lot 7314 in DP 1162607, Part Lot 3 in DP 1091727 and Lots 266 and 401 in DP 755237, approximately 42 hectares in size.

Part Lot 401 has been incorporated within the site area to align with the State Significance Infrastructure (SSI) declared boundaries. The total area of Lot 7314 and Part Lot 401 is 19.37 hectares. Lot 7314 is owned by Health Administration Corporation (HAC), the remainder is Crown Land leased by CSR.

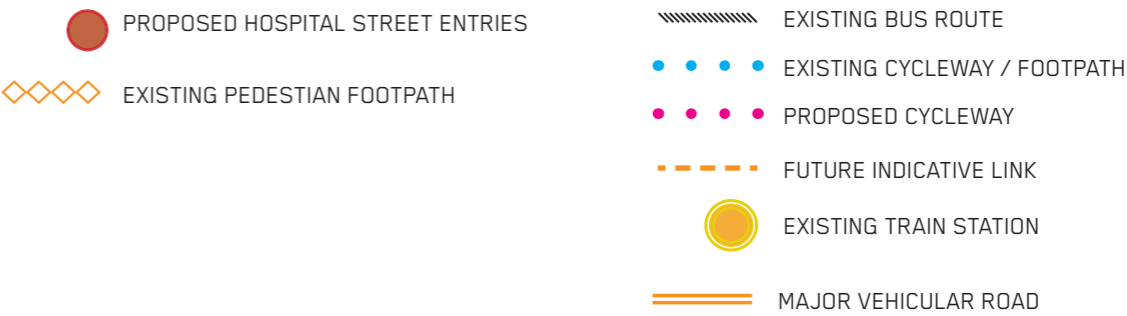
The immediate surrounding environment of the Hospital site includes residential development to the south, recreational and open space to the north and west and natural and partly regenerated bushland to the east.

The following are key contextual characteristics visible in the land:

- Divergent topography varying from RL 26 to RL 10 over the site. Prominent level being RL 18-19 with the primary slope falling south to east through the site
- Remnant natural bushland to the south-western sector of the site primarily comprising of iron bark and spotted gum species
- Considerable sections of the site still exhibiting symptoms of the previous quarrying activity
- Notable views to the east over natural bushland and to the Hunter Valley region beyond
- An established residential development to the south of the site and open recreational fields to the east.
- The Main North railway line parallel to Raymond Terrace Rd with frequent freight and coal train traffic.



TRANSPORT LINKAGES



2.2 SITE ANALYSIS

2.2.1 LOCATION

- The new hospital brownfield land is located along Metford Rd on lot 7314 and part lot 401.
- The former brickworks quarry activities ceased on the site in 2012 and the land has undergone remedial works including decontamination and bushland regeneration.
- The site is vacant of any structures but with pronounced vestiges of previous quarry activities in its topography.
- The site is of triangular shape with street frontage to Metford Rd measuring 535m and longest boundary measuring 735m. The total site area is 19,290m².

2.2.2 FLOODING

- The site is not subject to inundation flood risk for 1:100 nor PMF.
- The closest flood risk zone is at the north along Raymond Terrace at the Metford rd and rail crossing, If a flood event occurs here the approach from the north may be compromised, however the approach from the south is not affected.

2.2.3 BUSHFIRE

- A Bushfire Assessment Report Alternate Solution has been prepared by Newcastle Bushfire Consulting (Rev 1 27/11/2018). The report confirms that compliance is acceptable subject to one consideration of alternative solution requiring a small section of unsealed loop road for bushfire vehicle access.
- The established native forest along the south and west boundaries is considered a bush fire risk.
- A site Asset protection zone (APZ) and a building fabric Bush fire attack level (BAL) must be implemented as per the bush fire assessment recommendations. The building will require a BAL - 12.5.

2.2.4 LAND USE

- The principal adjacent land use is residential and recreational.
- The residential area to south is within close proximity to the boundary therefore adequate separation is required to reduce the effect of the hospital development on the residents.
- The land to the North and East was part of the brickworks quarry holding and now regenerated as bush land.
- The land use to the West across Metford rd is recreational composed by Fieldsend Oval play grounds.

2.2.5 VIEWS

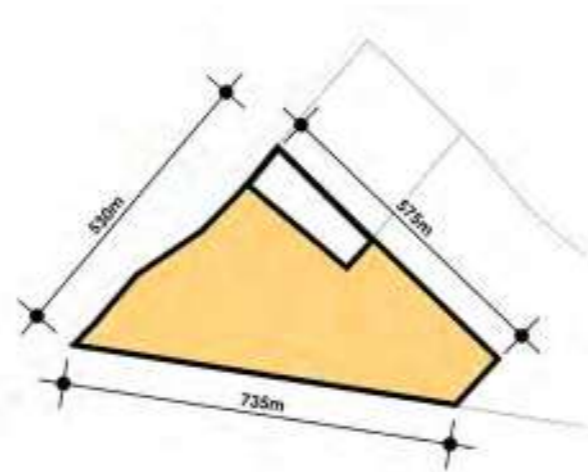
- High level distant views to the Maitland regional geography occur predominantly to North and East.
- High level immediate views occur across to the recreational fields at North and West along Metford rd, to the regenerated bush land to the east and largely concealed by the site own topography to the residential area along the south boundary.
- Low level views opportunities occur across the site to the extensive mature native forest particularly along the South and west boundaries. This will aid to shelter the adjacent residents from the hospital development.

2.2.6 HERITAGE

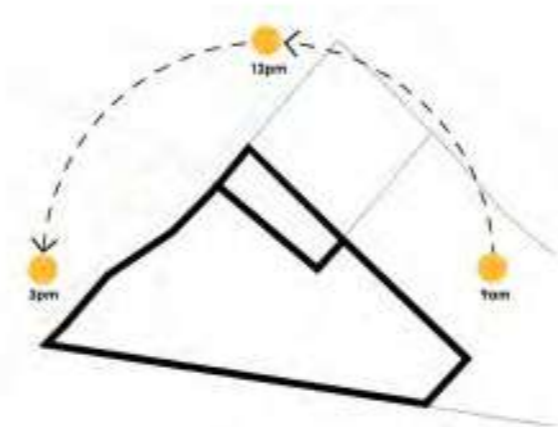
- Despite the the level of disturbances which included vast portions of topsoil removal, the archeological survey identified one previously unrecorded Aboriginal cultural heritage site - an isolated find.
- Considerable sections of the site still exhibit symptoms of the previous quarrying activity. Brickmaking is an industry with a long history in Maitland: potentially commencing as early as the 1850s. A brickworks known as the 'Turton brickworks' was established close to the current project area prior to the 1870s although there is no evidence in the historical record that any buildings or structures associated with this use were ever constructed within the project area.



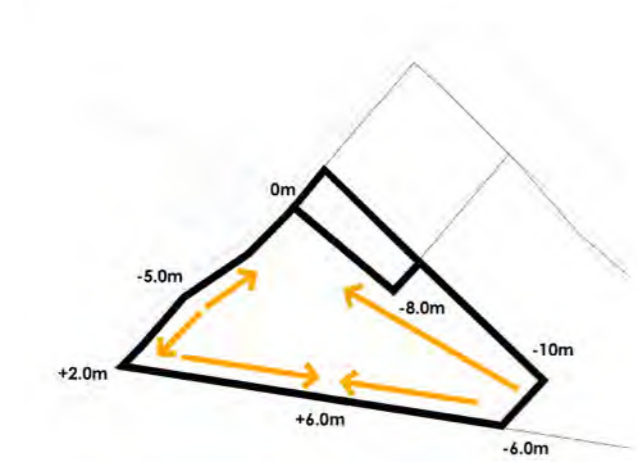
LOCATION



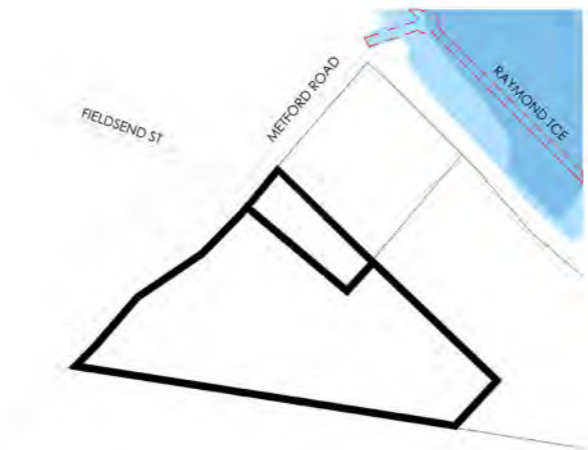
DIMENSIONS



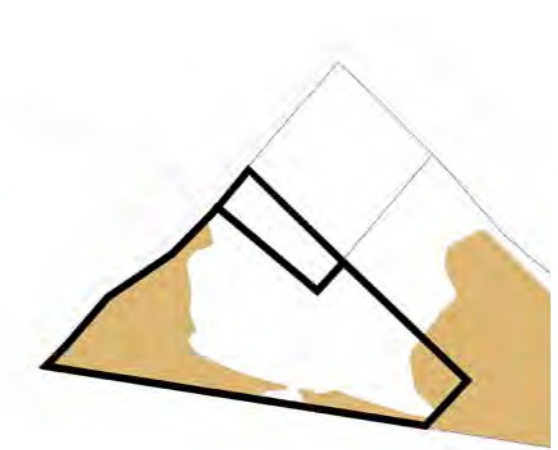
SUN PATH



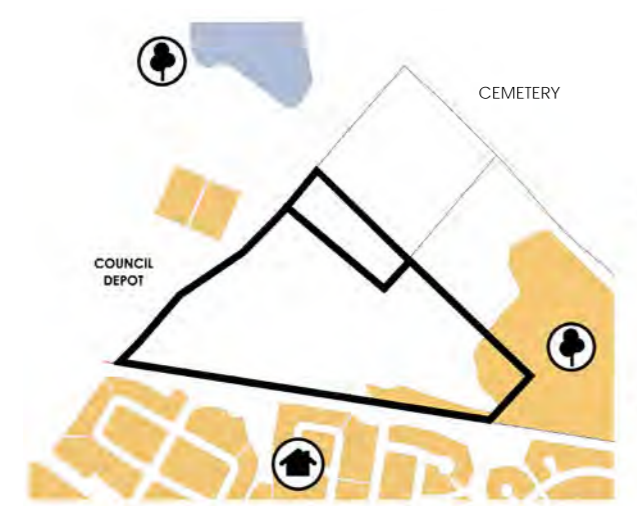
SITE LEVELS



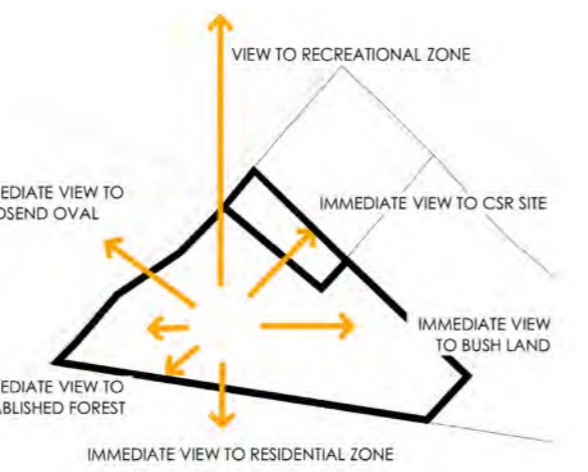
FLOOD ZONE



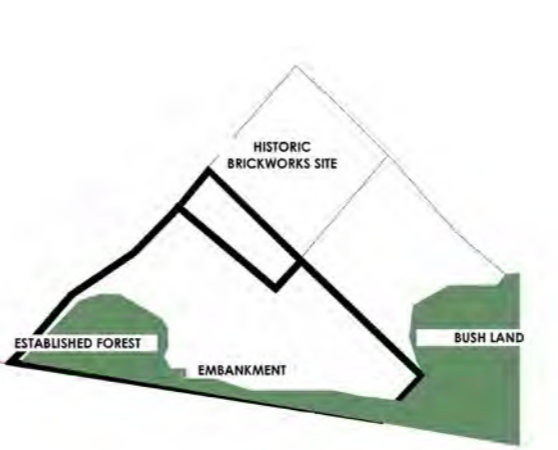
BUSH FIRE PRONE ZONE



LAND USE



VIEWS



SITE FEATURES

2.3 SITING OPTIONS

The following siting options were developed in Concept Design.

HOSPITAL ZONE

The location for a building zone is limited to land free of site constraints and manageable topography.

Site analysis has identified a rationalised zone on the west of the site which is suitable for immediate development for the New Maitland Hospital.

This building zone is adjacent to the Metford Road boundary of the site and has an average level of RL18 varying by 1-2 metres.

This level corresponds to the approximate level of the intersection of Metford Road and Fieldsend Street.

SITE ACCESS

Vehicular access to the site is only possible along Metford Road. Traffic engineering analysis provided strong recommendation for the primary site access to be located at the Metford Road / Fieldsend Street intersection.

A secondary access is possible along Metford Road, provided there is a minimum of 120m separation between the two entrances.

A secondary entrance is recommended to reduce traffic congestion.

This strategy is consistent with the recommendations of the original 2015 traffic engineering report.

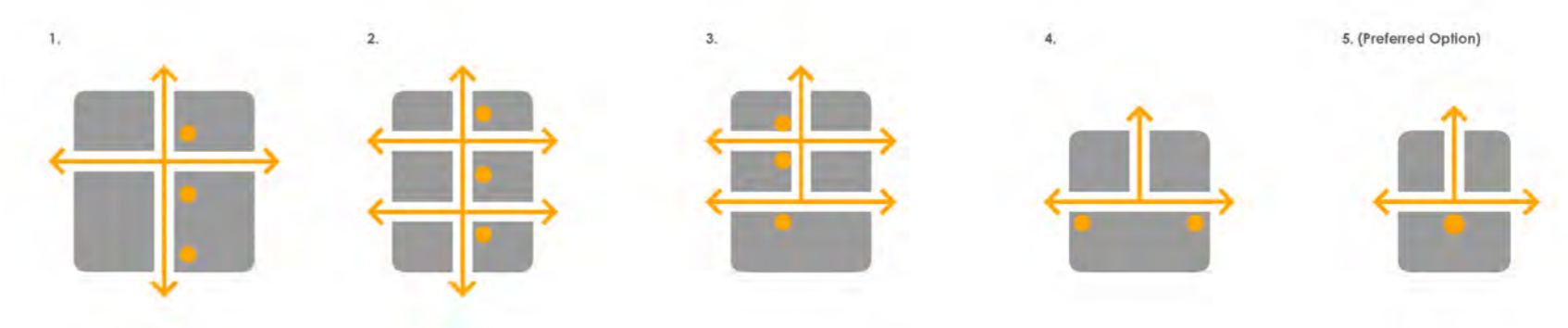


HOSPITAL PODIUM DESIGN

Design of the Ground Floor podium is critical for the hospital's development and connected infrastructure. Once defined, all other parameters are able to evolve.

The Ground Floor podium design has been rigorously explored to ensure efficiencies in functionality, public connectivity and building cost. Key design evolutions are demonstrated below, resulting in the preferred podium design, Option 5

Option 5 limits major circulation streets to simplify and clarify wayfinding. A single lift core is required in a centralised zone for efficiency at ground floor and ward towers.

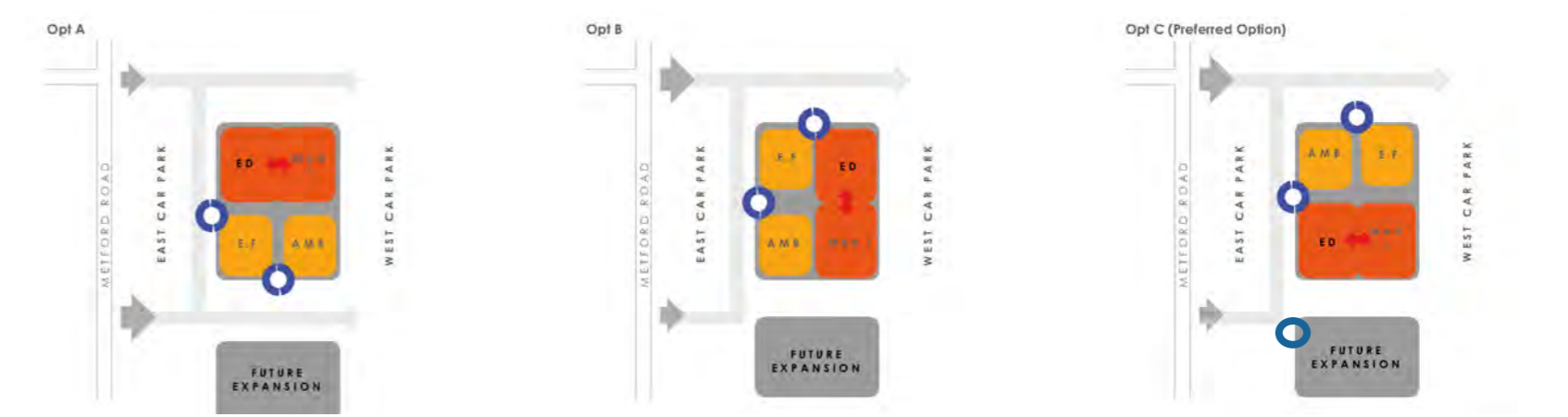


GROUND FLOOR FUNCTION AND ED LOCATION

The following are the key design drivers to ensure Ground Floor functionality:

- Emergency Department; separate public and ambulance entries
- Medical Imaging; direct link to ED
- Entrance Functions
- Ambulatory Care Clinics
- Future expansion connectivity

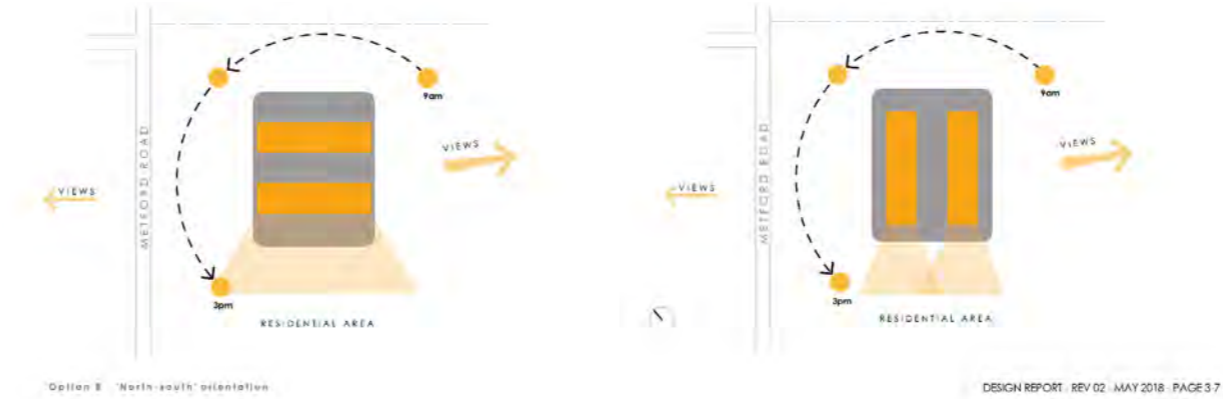
Option C has been developed to provide key public entries along the west facade separating ED traffic from the general public but providing a consolidated address for visitors arriving at the hospital. A secondary entry to the north provides secondary access to Allied Health and staff.



IPU ORIENTATION

Optimal orientation for IPU towers above the Hospital Podium was assessed based on sun and solar loading, view opportunities while minimising overlooking of residential properties to the south.

On this basis Option B with a 'north-south' orientation was preferred



2.4 SITE LAYOUT

Master planning is generally consistent with the concept proposal described in the Architectural Design Statement contained in the Stage 1 EIS. Key developments include:

1.Colocation of the main entry from the North side of the building to the West side. This will allow:

- Optimises adjacency and reduced pedestrian walking distance from the main entry and the entry to ED.
- Reduced travel distance inside the building from the main entry to the lift lobby.
- Generous safe public drop-off zones directly adjacent to the Main entry and Emergency entry which improves pedestrian circulation.

2.Northern Carpark

- An ongrade carpark is proposed to the north of the hospital in place of the multi deck carpark to the east of the building described in the Stage 1 EIS Design Statement.
- Provides an additional entry point to the site
- The location to the north clearly separates public and staff zones (north and west) from emergency and services zones (south and east) and in this way reinforces intuitive wayfinding and better surveillance.
- It is envisaged that a large proportion of the northern carpark will be used by staff.
- Landscape zones have been allocated between parking aisles.

3.Widening of the building setback to Metford Rd to increase the setback of the hospital footprint to the West boundary. to 86m. This will allow:

- A consolidated entry zone, resulting in clear wayfinding and indentifiable entry
- Increased zone for the west carpark maintaining the 28m development exclusion zone along the west boundary.
- Significant public space amenity improved entry sequence to the building
- Allows a landscape buffer to the building edge for privacy to perimeter windows and intergrates the building into ints natural setting



2.4.1 PROPOSED CIRCULATION FLOWS

- PUBLIC VEHICLE
- PUBLIC PEDESTRIAN
- PUBLIC ED VEHICLE
- PUBLIC ED PEDESTRIAN
- STAFF VEHICLE
- STAFF PEDESTRIAN
- ED AMBULANCE VEHICLE
- HELIPAD AMBULANCE TRANSFER
- SERVICE VEHICLES
- BUSES
- PUBLIC ENTRY
- PARKING
- SERVICES / LOADING ENTRY



PUBLIC FLOWS



PUBLIC ED FLOWS



STAFF FLOWS



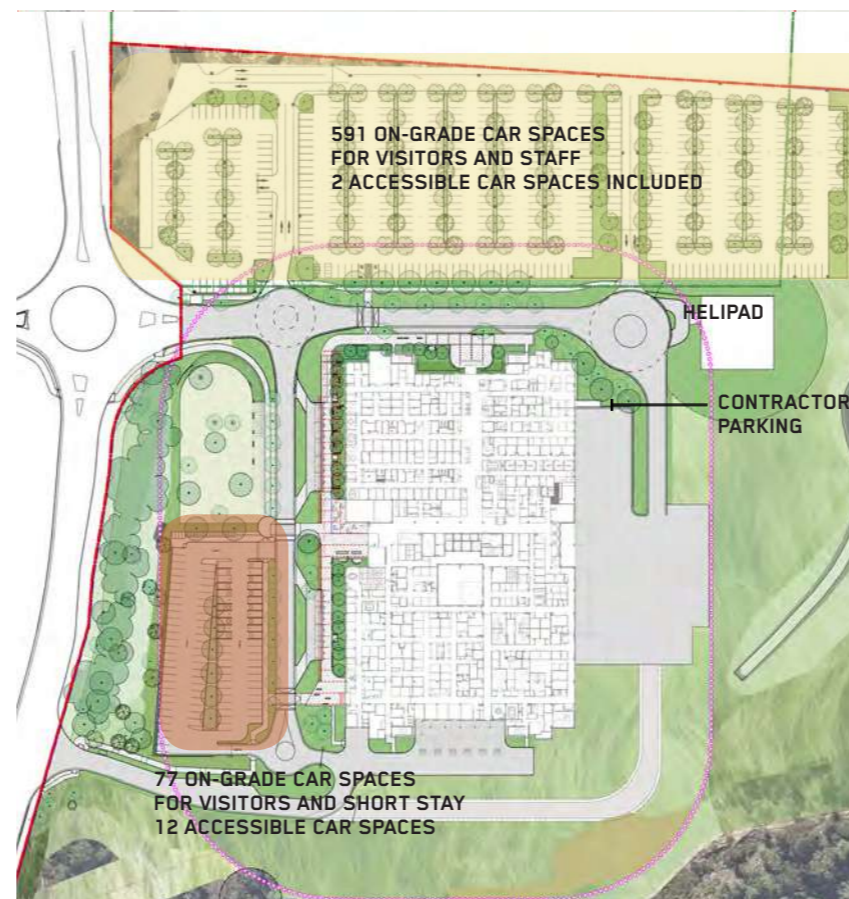
AMBULANCE TRANSPORT FLOWS



BUSES +SERVICE VEHICLE FLOWS



PEDESTRIAN ACCESS



CARPARKS



SERVICES MAINS



LANDSCAPE ARCHITECTURE

2.4.2 PEDESTRIAN PATHS

- The main pedestrian path to the building from the street occurs through the continuation of the footpaths along Metford rd and Fieldsend st intersection and parallel to the main entry road to the building.
- There is a secondary footpath along the ambulance entry road if approaching from the south on Medford rd.
- The sheltered path along the north and west elevations of the building connect the pedestrian crossing from the carparks and the various public entries.

2.4.3 CARPARKS - HELIPAD

- The West carpark near the main entry accommodates 77 spaces for visitors and short stay and provision for 12 accessible spaces.
- The North carpark accommodates 591 car spaces for staff and for further visitors plus 2 accessible spaces..
- All carpark entries and exits include boom gate controls.
- The helipad is located north-east of the building with vehicular access via the service access road.

2.4.4 SITE SERVICES INFRASTRUCTURE

- Provisions for gas and water meters and high voltage switching station occur at boundary along Metford rd.
- A Fire booster assembly is located with access via the ambulance entry road.
- The main sewer line connects to the existing Hunter water maintenance hole at Metford Rd boundary.
- The electrical substations and principal hydraulic and fire plant are located externally at the eastern side of the building on the lower ground loading dock and services compound.

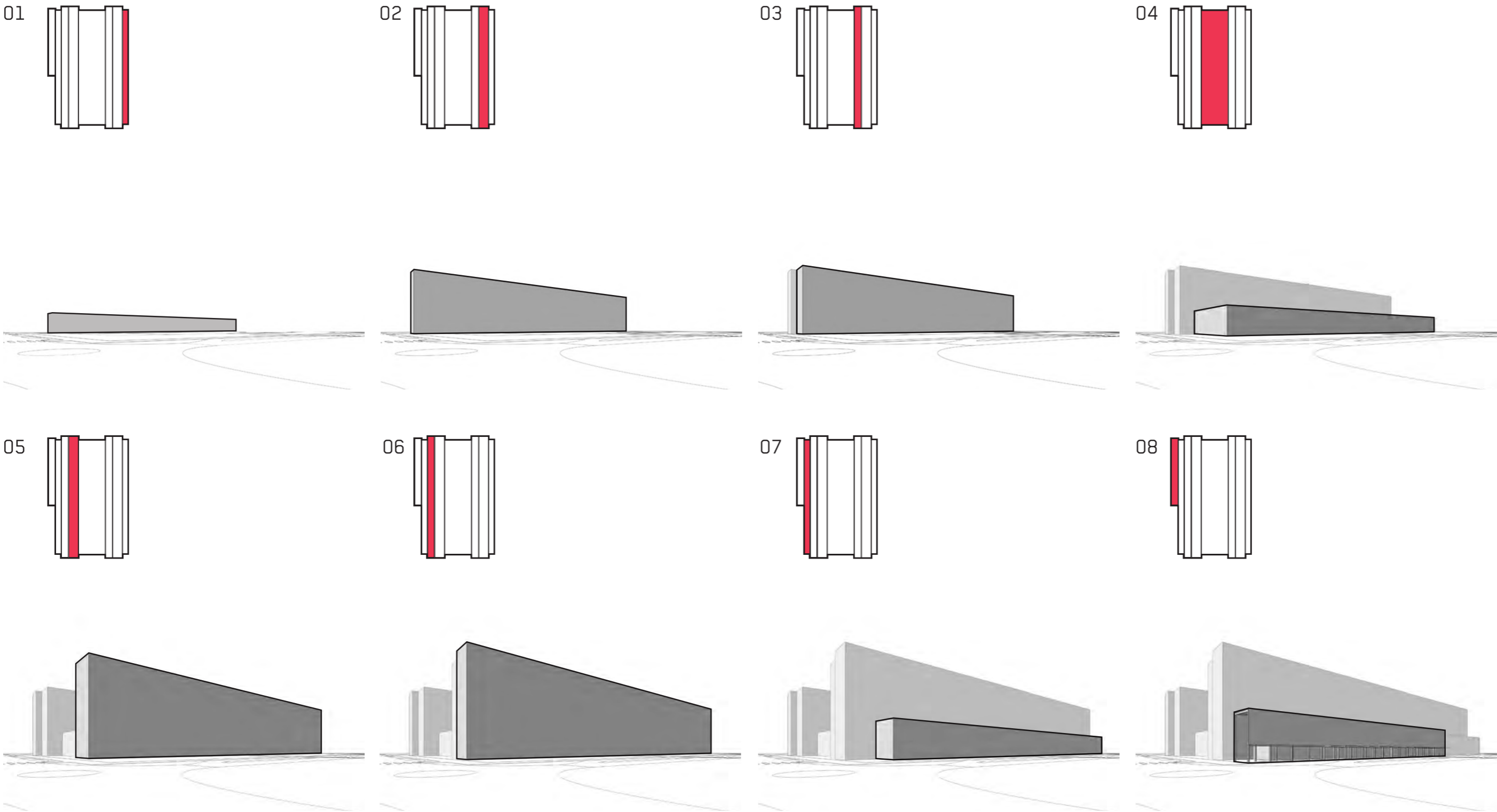
2.4.5 LANDSCAPE ARCHITECTURE

The principal landscape components relevant to the project are:

- The forecourt lot between the building and Metford rd.
- The building perimeter strip and the articulation of the sheltered walkways, drop-offs and entry points.
- The internal courtyards.
- Treescaping and bio-retention strips at carparks.
- The area around the main water detention basin.
- Conservation and bush fire risk handling of the existing mature forest.
- A 5m wide vegetation zone along south boundary.

Refer to Landscape architect report for detailed design considerations.

2.5 MASSING, HEIGHT AND SCALE



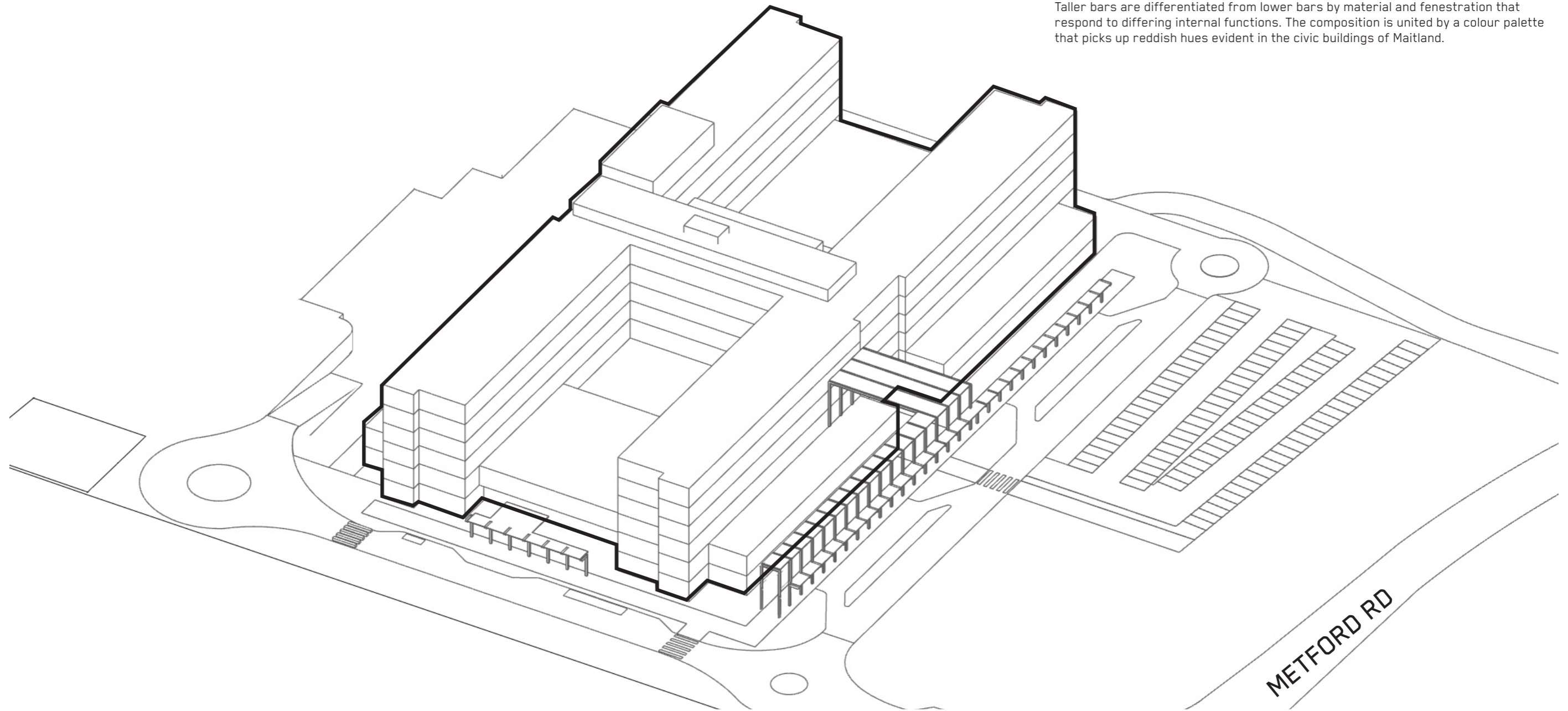
2.5 MASSING, HEIGHT AND SCALE

2.5.1 Conceptual Massing

The massing of the New Maitland Hospital is largely set by the planning developed in Concept design for a 'two grid wide' inpatient unit model. The slender width and added length of this model is a significant generator of the overall building form read as a series of narrow bars. A compact footprint was developed to contain the hospital podium extent to a cleared level area of the site. The IPU orientation (in a largely north-south direction) limits overlooking to the residential areas south of the site.

The developed proposal articulates the massing as a series of assembled bars. from The proposal is distinct from conventional 'podium and tower forms', as each of the bar elements comes to ground. Shifts in the alignment of bar at the north and south assist with this reading.

Taller bars are differentiated from lower bars by material and fenestration that respond to differing internal functions. The composition is united by a colour palette that picks up reddish hues evident in the civic buildings of Maitland.



2.6 ENVELOPE AND MATERIALITY

2.6.1 Conceptual

The architectural language developed for the hospital references qualities of the local area to create a building appropriate to its place.

Materiality, colour and massing references draw from cultural, heritage and architectural qualities of site and Maitland streetscapes as well as the landscape and industry of the Hunter region.

The hospital site is significantly marked by recent brickworks' quarrying activity, although a spotted gum and ironbark forest remains, bordering the site's southern and eastern edges.

The streetscapes of Maitland are characterised by the warm red brick of its remaining civic buildings. Referencing colour and materiality in the new hospital will conceptually link the building to the Maitland township.

The Hunter River is a strong metaphor relevant to the region. This includes its importance in indigenous storytelling, its influence on the formation of the valley's landscape and its history enabling trade in the region. The proposal suggests the incorporation of the river as a strong graphic motif in the development of the arbour screen and interiors.



THE SITE AND ITS SURROUNDINGS RELATIONSHIP TO TOWN AND COUNTRY



MINE



QUARRY



RIVER



FOREST



TOWN



HERITAGE

PHOTOGRAPHIC SURVEY MAITLAND BRICK FABRIC



2. The object within the landscape

The planning developed in concept design is a compact footprint. Together with the site's contours and separation from urban context this results in a massing where the building is read as an object sitting within the landscape

In contrast to a building in an urban setting where a podium provides contextual streetscape consistency, the new hospital building has a direct relationship to the wider landscape. The massing of each of the 'bar' forms continues directly to ground.

The directness of the resulting form has precedents in the history of buildings sitting in the Australian landscape - such as homesteads and functional agricultural buildings. Each of these presents as a strong built form responding to the scale of the landscape context - an approach appropriate for the setting of the new hospital.

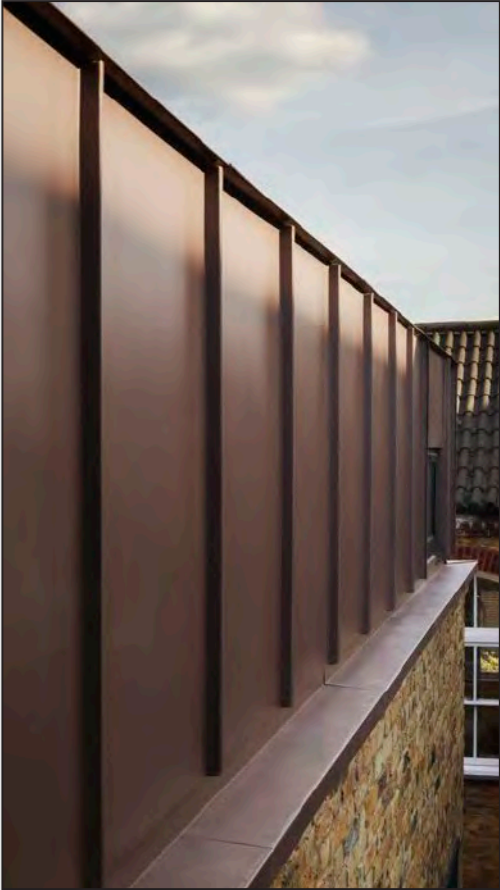
RELATIONSHIP TO THE AUSTRALIAN VERNACULAR THE HOMESTEAD



FUNCTIONAL + UTILITARIAN BUILDINGS WITHIN A REGIONAL CONTEXT



TEXTURE AND MATERIAL QUALITY REFERENCES



2.6.2 Approach

The building's west elevation is most visible on approach. Viewed from across the landscape along Metford Road, the taller ward bars respond to the larger scale , unified as a backdrop with simple detail and fenestration. At lower levels detail and tactility is introduced in brickwork and the cover of the arbour.

- Facades are made up of three key systems :
- 1. standing seam metal cladding to ward towers with expressed reveals to windows
 - 2. textured masonry to lower level bars with expressed window frames
 - 3. screening and exposed steel framing to canopies and arbour

Similar colour hues are used across the three systems to unify the composition.

INDICATIVE MATERIAL CHARACTER

Metal



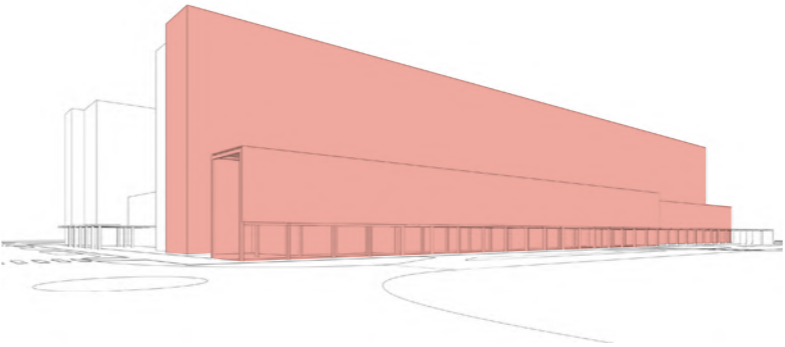
Brick



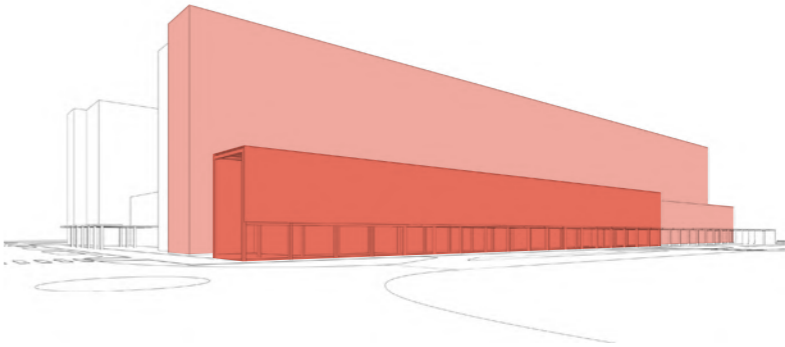
Screening



WEST ELEVATION PRESENTING TO METFORD ROAD



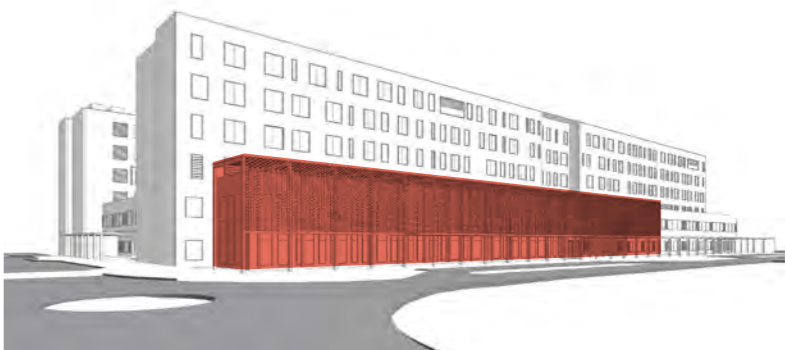
Key approach view



Different heights and detail forming a background and foreground



Repetitive fenestration unifies the ward towers



Detail and texture to the canopy structure and brick podium facade



VISUALISATION View from north eastern approach

2.7 ARBOUR

2.7.1 Conceptual Framework

The introduction of a covered and shading shelter provides the key space for connectivity between the hospital building and landscaped areas for patients staff and visitors.

Its form shelters landscaped seating areas and windows from the western sun, and provides a space that responds to the particular climate of Maitland.

The arbour detail and pattern of the screening provide an opportunity to provide graphic references with meaning for the community.

5.3.2 Arbour Detail

A civic and generous scale is afforded to the entry of the building that both provides shelter from inclement weather and a dynamic engagement between users and the building at pedestrian scale.

The arbour structure creates a vertical rhythm at 4.2metre centres.

A landscape zone provides space for seating while ensuring privacy to the spaces within the building.

The height of the canopy will provide sufficient cover to pedestrians while allowing for community passenger transfer vehicles and roof-mounted wheelchair vehicles.



View to entry and northern approach



View from entry



VISUALISATION View to entry from within double height canopy structure

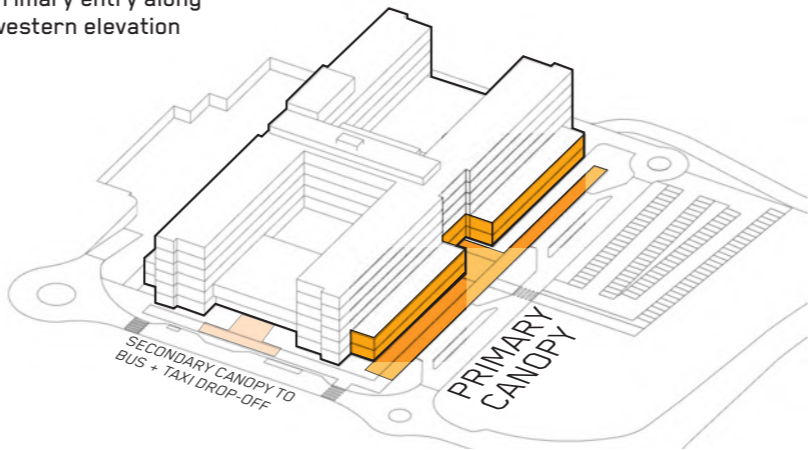
2.8 FACADE TYPES

2.8.1 Approach to facade types

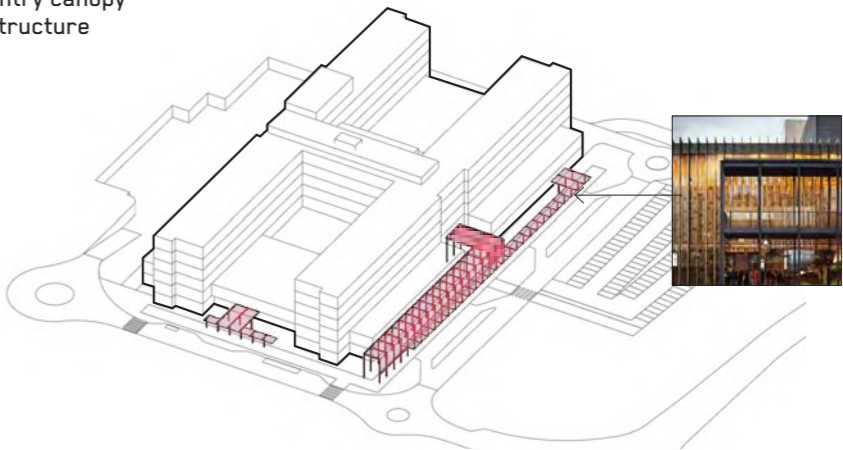
For clarity and economy a limited number of complementary facade types are proposed:

- A primary entry canopy composed of steel structure and perforated/textured screening
- Textured masonry walls to lower height bars
- Standing seam metal cladding to ward towers

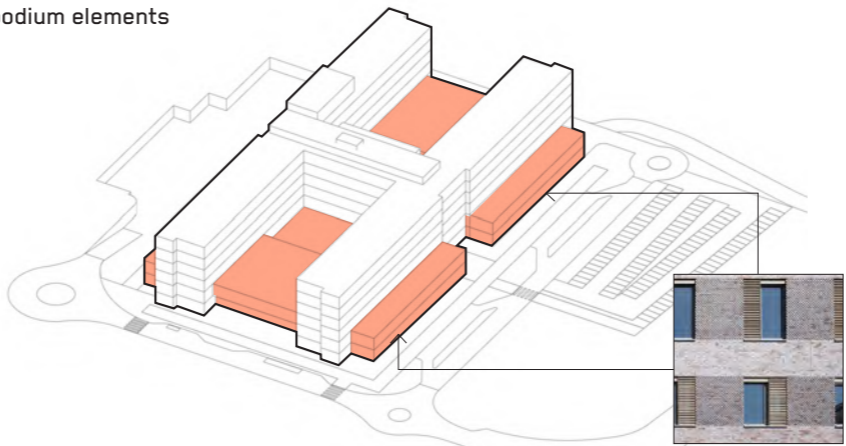
Primary entry along western elevation



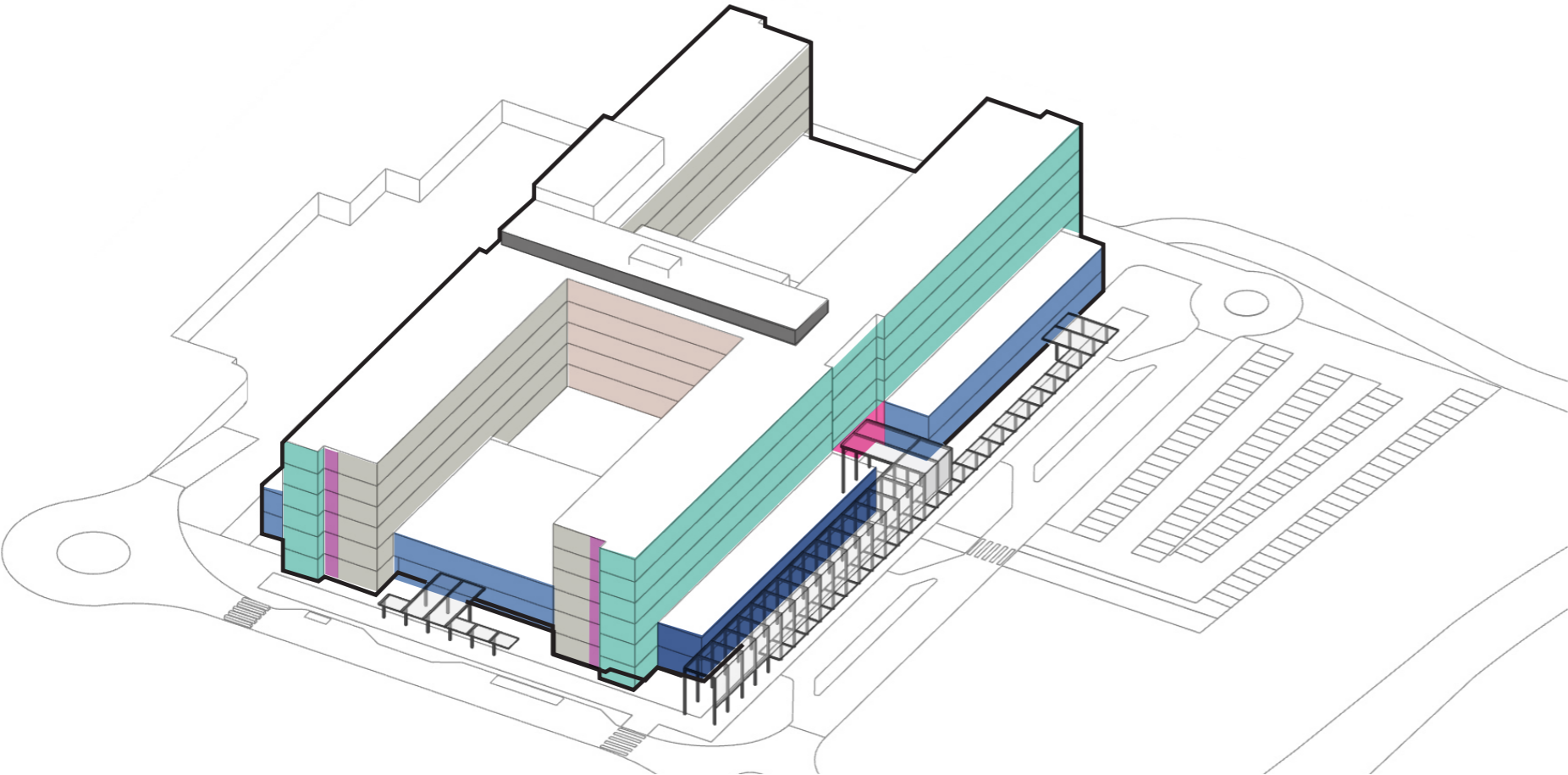
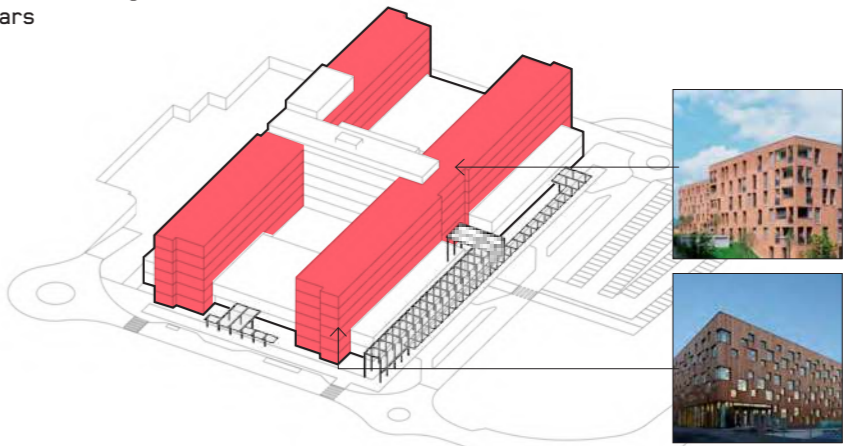
Entry canopy structure



Textured brick podium elements



Metal cladding to IPU bars



A

Standing Seam Profile Metal Sheet Facade

- 2500 high vision glass Nom 200mm sill height,
- Horizontal louvres to plant within facade module
- 300mm parapet
- Colour 'Colorbond Aries'

B

Brick veneer facade with vertical slot windows

- 100mm aluminium window frame projection
- Colourback glass to spandrel

C

Brick veneer facade with punched windows

- 200mm window sill height
- Rendered infill panel to create horizontal banding between windows
- 100mm aluminium window frame projection
- Texture and variation to brick composition
- 300mm parapet height

D

Floor to floor glazing to recessed window at IPU corridor

- 2500mm vision glass
- Colourback glass to spandrel

E

Floor to floor glazing to entry

F

Plant

- Spandek horizontal cladding and horizontal two stage louvres as required to rooftop plant areas

G

Lower ground loading dock

- Painted blockwork with integrated louvres/roller shutter doors

H

Corrugated Profile Metal Sheet Facade

- 2500 high vision glass Nom 200mm sill height,
- Horizontal louvres to plant within facade module
- 300mm parapet
- Colour 'Colorbond Basalt' & 'Shale Grey'

Standing Seam



Metallic colour reference



Standing Seam Profile



Examples of masonry colour and texture



View of north elevation

Arbour screening
'River' pattern created through
variation in screening; screen
wraps over arbour structure

Continuous metal capping maintains line of IPU
bar



Facade Type A Standing seam 'Enseam' or similar
metal cladding to external IPU Bar



Facade Type C

Facade Type B
Brick veneer facade with vertical slot windows,
colourback glass to spandrel + projecting aluminium
frame surround



Steel frame double height canopy structure





Exposed cooling towers beyond

Facade Type A

Standing seam 'Enseam' or similar metal cladding to external IPU Bar

Facade Type H

Profiled metal cladding 'Accent 35' to internal IPU Bar; expressed expansion joint to articulate horizontal banding



Facade Type C

Red brick veneer facade with horizontally punched windows
Rendered panel infill between glazing units
Texture through colour and variation in brick arrangement
View from northeast to loading dock

Facade Type G

blockwork to lower ground loading dock-
Horizontal weatherproof louvres and roller shutters
sasrequired

Steel framed awning structure

View of north and east elevations



View to Emergency Department Entry from north east approach



View from northwest approach



View to entry from southern approach

5 metre landscape buffer from pedestrian path to building facade



View from within double height canopy towards entry

2.9 VIEW ANALYSIS



VISUALISATION View from Metford Road



EXISTING VIEW View from Metford Road

EXISTING VIEW View from Site entry



VISUALISATION View from Site entry



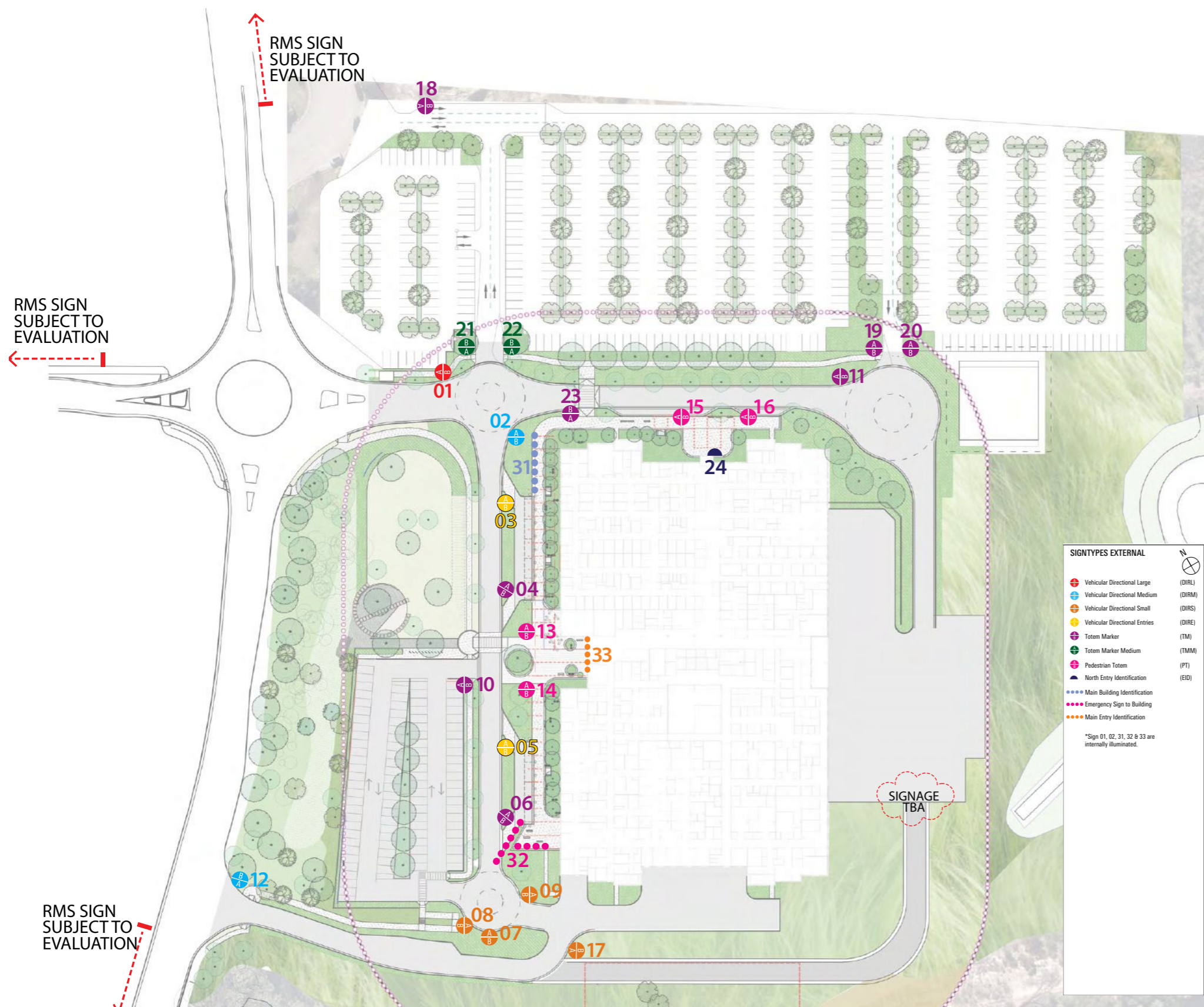
VISUALISATION View from northern carpark entry



VISUALISATION View from western carpark



VISUALISATION View to entry from within double height canopy structure



2.10 WAYFINDING AND SIGNAGE

Wayfinding is most often considered from the perspective of a person in a new environment. The wayfinding system is the information solution to understanding the spatial organisation of the Hospital. Providing the relevant wayfinding information is an issue for architecture, interiors, landscape and environmental graphic design.

Graphics can heighten the architectural expression of destinations in the environment. The legibility of key architectural and landscaped elements is a prerequisite to understanding the spatial organisation of the building and overall hospital campus.

A wayfinding solution is not just using signs to structure information. We will explore the use of other elements :

- Orientation tools such as architectural features for example providing a consistent treatment to the lift core and lobbies on each floor, the emphasis on outside views, and the building's axes east/ west and north/south.
- Environmental graphics and 3-dimensional design elements both outside and within the building;
- Theme and colour will be used to highlight elements that assist the user along their path of travel.

2.10.1 EXTERNAL

- Signage will be located on Metford Rd to signal the Hospital entry
- Signage along the entry road within the campus will clearly direct visitors to the key entries along the west of the building. These may be developed as elements integrated into the landscape.
- The Arbour has been developed to be a key wayfinding device itself. Key building signage identifies the Hospital's main entry and Emergency Department entry and will be developed with the Hospital drop off awning and Arbour to ensure the signage is integrated with the architecture of the building.
- A secondary public entry to the north will sit under the canopy and developed with the entry air lock
- Other vehicle signage to be developed with the Traffic Consultant and LHD signage guides.



KEY BUILDING SIGNAGE IDENTIFYING MAIN ENTRY AND ED