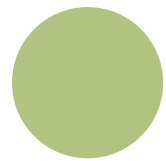


stage 2 state significant infrastructure application landscape design report

New Maitland Hospital
Metford Road, Metford
18 June, 2019

State Significant Infrastructure Submission_ Revision 09
prepared by Black Beetle



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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.

Introduction

This Landscape Design Report has been prepared by Black Beetle for the purpose of Stage 2 State Significant Infrastructure (SSI) Design Approval. This report is a statement of intent. It establishes the key vision, principles and objectives for the development of the landscape design.

The SSI report is the culmination of the review of background documents, and the involvement of relevant stakeholders in a consultation and workshop process. The result is a shared vision for 'The New Maitland Hospital' that best balances the needs and desires of stakeholders in a manner that is environmentally sustainable.

The landscape design for this project has been developed to provide a functional and usable setting for the proposed New Maitland Hospital. Spaces are designed to activate and encourage use of the buildings immediate surrounds and provide users with areas for respite from the hospital setting. The careful selection of materials and palette of plants connect the new building in with the bushland setting.

The landscape aims to respond to the key objectives of the overall masterplan approach, reflecting the existing landscape and local character and giving consideration to the proposed facilities, needs of patients, families and staff and visual aesthetic. In, particular the guiding principle for the landscape design is to provide a 'healing landscape', one that provides patients a place to heal and one that allows the natural bushland setting to re-establish a natural eco-system after the disturbance of quarrying activities.

This Landscape Schematic Design Report shall be read in conjunction with Landscape Concept Plans and all other consultants' plans.

In general, the Landscape Architectural Plans set out to:

- Provide a functional and stimulating environment that is responsive to the site and architecture of the development.
- Select plant species suited to the various microclimatic conditions and desired requirements/characteristics of the site, including bushfire regulations. The plant selection is a mix of both native and exotic species. All species have been cross-checked with relevant Weed and Noxious Species Lists and BASIX requirements and are satisfactory.
- Review and incorporate all input from the project team's consultants into the design.

Site Location and Scope

The study area encompasses the future development of 'New Maitland Hospital' (NMH). The NMH is located approximately 5km east of the Maitland CBD. The study area is defined to the east by Metford Road and Fieldsend Oval beyond, to the north by the extension of Mine Site and rail line beyond, bushland and Metford Reserve to the west and residential properties to the south of the unformed road bordering the site.

Figure 1 – Locality Plan.

The primary Landscape Components of this project can be divided as follows:

- Metford Road
- Entry Garden
- Main Avenue and Forecourt
- Southern Ambulance Road
- Northern Road and Carpark
- Grasslands and Cutting
- Detention Basin
- Chitter Pile
- Mortuary Courtyard
- Rehabilitation Courtyard
- Mental Health Courtyards

A detailed description of the landscape design approach for each area is provided in part 4.0.

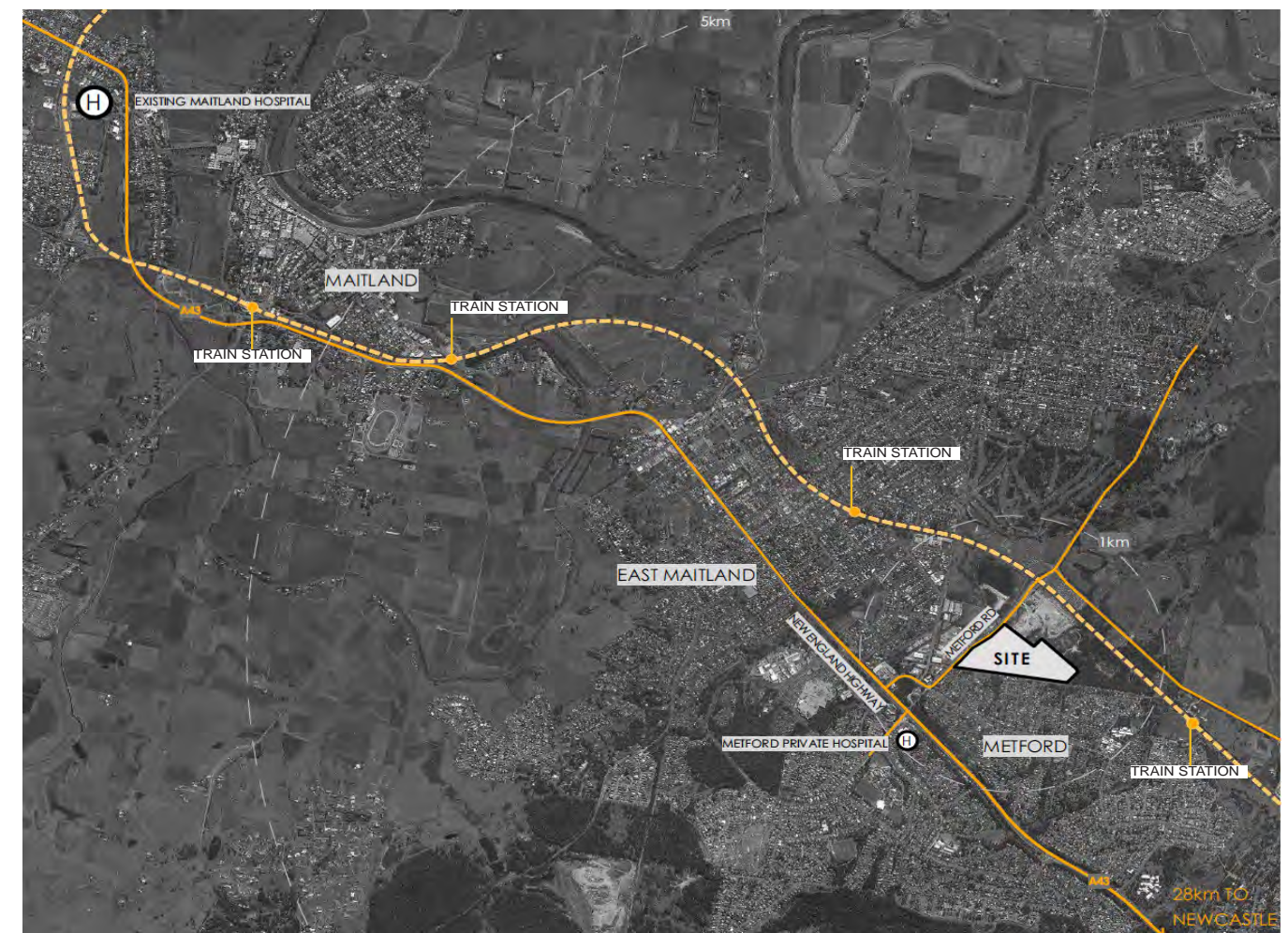


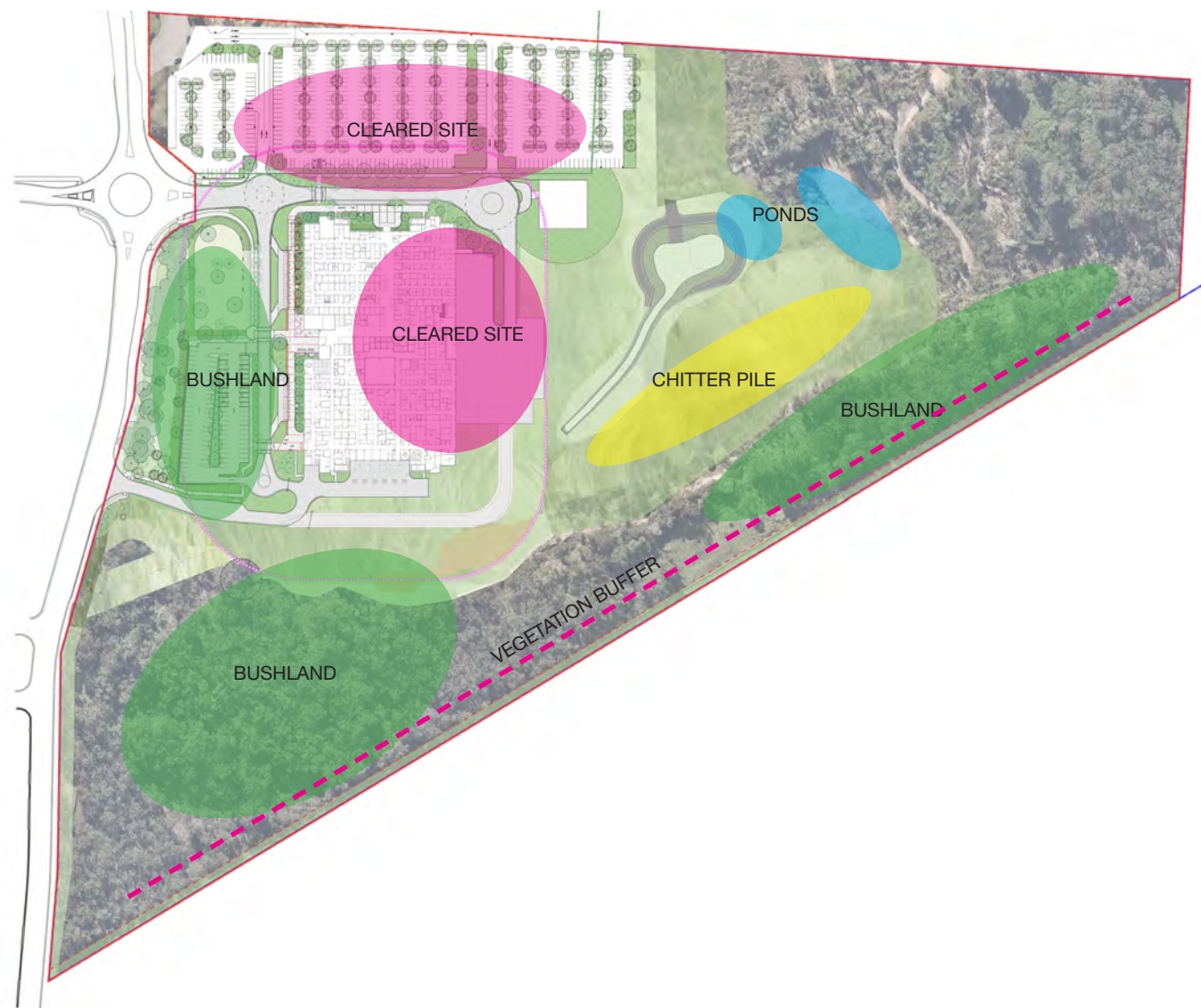
Fig.1 – Locality Plan - Maitland (extract from Fitzpatrick and Partners Design Report- Rev 02)

2.0 landscape context and influences

Landscape Context

The site forms part of the former Metford Brickworks and quarry precinct. The site has previously undergone some remediation works with revegetation works obvious in some of the southern portions of the site adjacent to small areas of bushland. The northern portion of the site remains largely disturbed from the previous quarry activities. The central portion of the site contains stormwater ponds, rehabilitation shrub planting, coal and spoil mounds in addition to cleared lands subject to site remediation works.

The existing bushland on the site comprises of a small area of undisturbed natural bushland in the south west corner of the site that has been identified as 'Spotted Gum Ironbark Forest' and portion of 'Hunter Lowland Redgum Forest' along the southern and eastern boundaries of the site. The remaining bushland on the site comprises of small remnants of natural bushland and rehabilitation planting areas. The bushland along the southern boundary of the site provides a natural buffer between the proposed hospital and the existing residential properties to the south.



Vision and Philosophy

The landscape vision for NMH is informed by its location, its local history and its natural environment. It is about connecting people and their landscape. The key components of this landscape vision are:

- To preserve and accentuate existing bushland character and celebrate the history of the site. By using vegetation to develop connections with the sites history, create various microclimates, and establish habitats for local flora and fauna. Enhanced connections to greenery and the outdoors strengthen the communities and ownership of the site.
- To Integrate cultural layers. Cultural stories and histories can be told through the use of art, interpretation, vegetation, materiality. These strategies can express a cultural narrative, expressions of regional identity and evolving relationships between people and the natural world, telling the story of place and people.
- To enhance the natural landform. By using a light touch where possible, the natural and man-made landform can be expressed in a sensitive way to tell the story of the site.
- To create a resilient landscape. Resilient landscapes sustain their ecological functions, and renew themselves in a dynamic and ever-changing landscapes. These are landscapes that can stand the test of time.

The single guiding principles that drives this vision is 'healing'. By creating a healthy environment that establishes connections with the landscape visually and physically, the landscape can support the hospitals function.

Healing Landscapes and therapeutic gardens provide spaces to slow down and allow people time to reflect, they can provide:

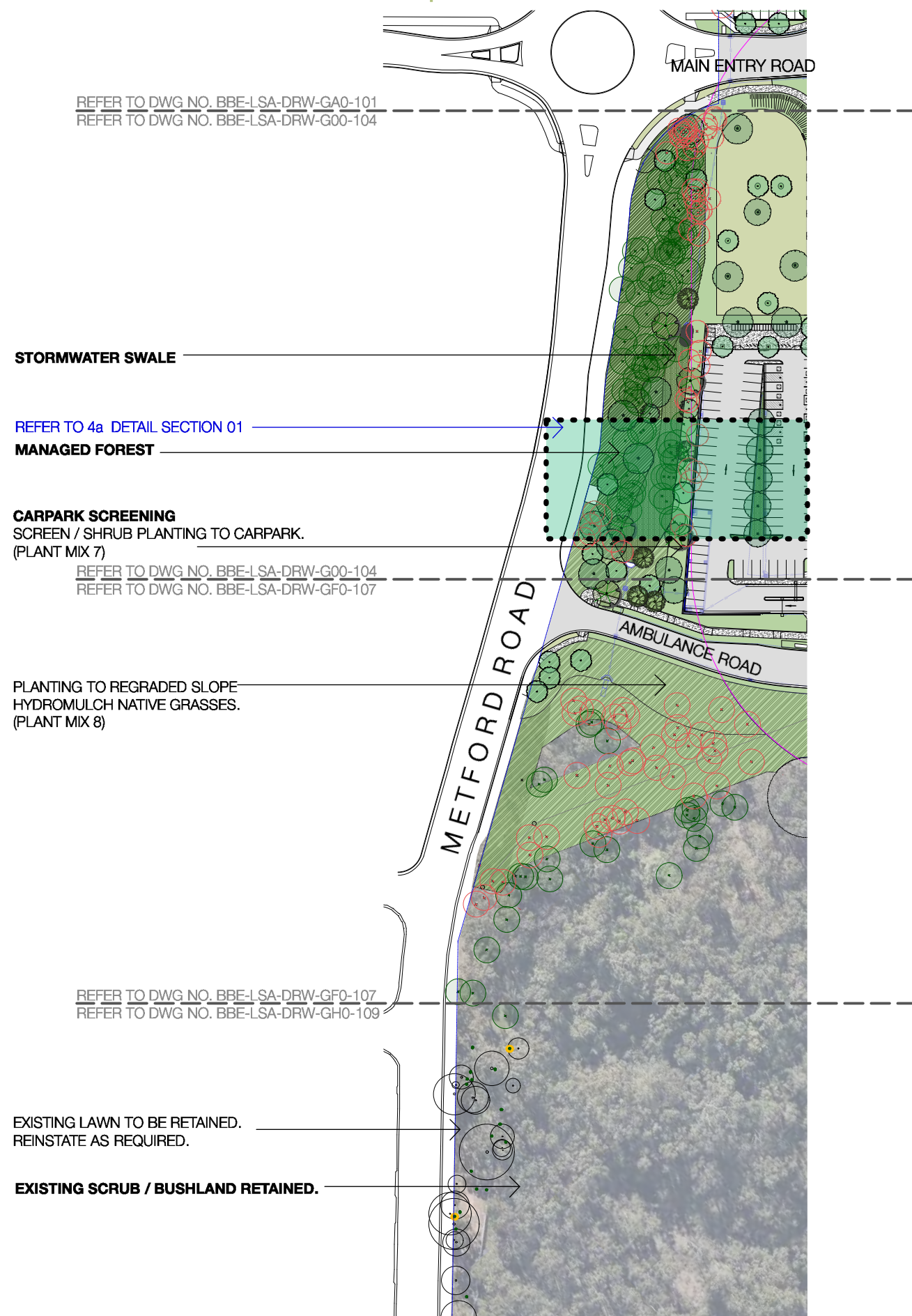
- Health and Wellbeing
- Respite and calmness
- Sensory stimulation
- Inner connectedness
- Natural Healing

4.0 masterplan



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4.0a metford road - detail plan



The Metford Road landscape provides a buffer between the road and the hospital. The existing landscape consists of remnant bushland and revegetated bushland. The primary public and ambulance entries (vehicle and pedestrian) at the northern and southern ends of the hospital link the hospital grounds with Metford road.

The proposal for this area of land is to create a green planted spine that is open to the street providing a greater level of interaction with the site both visually and physically. Much of the canopy will be retained and the undergrowth cleared to establish this visual connection and low understory planting of grasses and groundcovers and supplementary tree planting will be used.

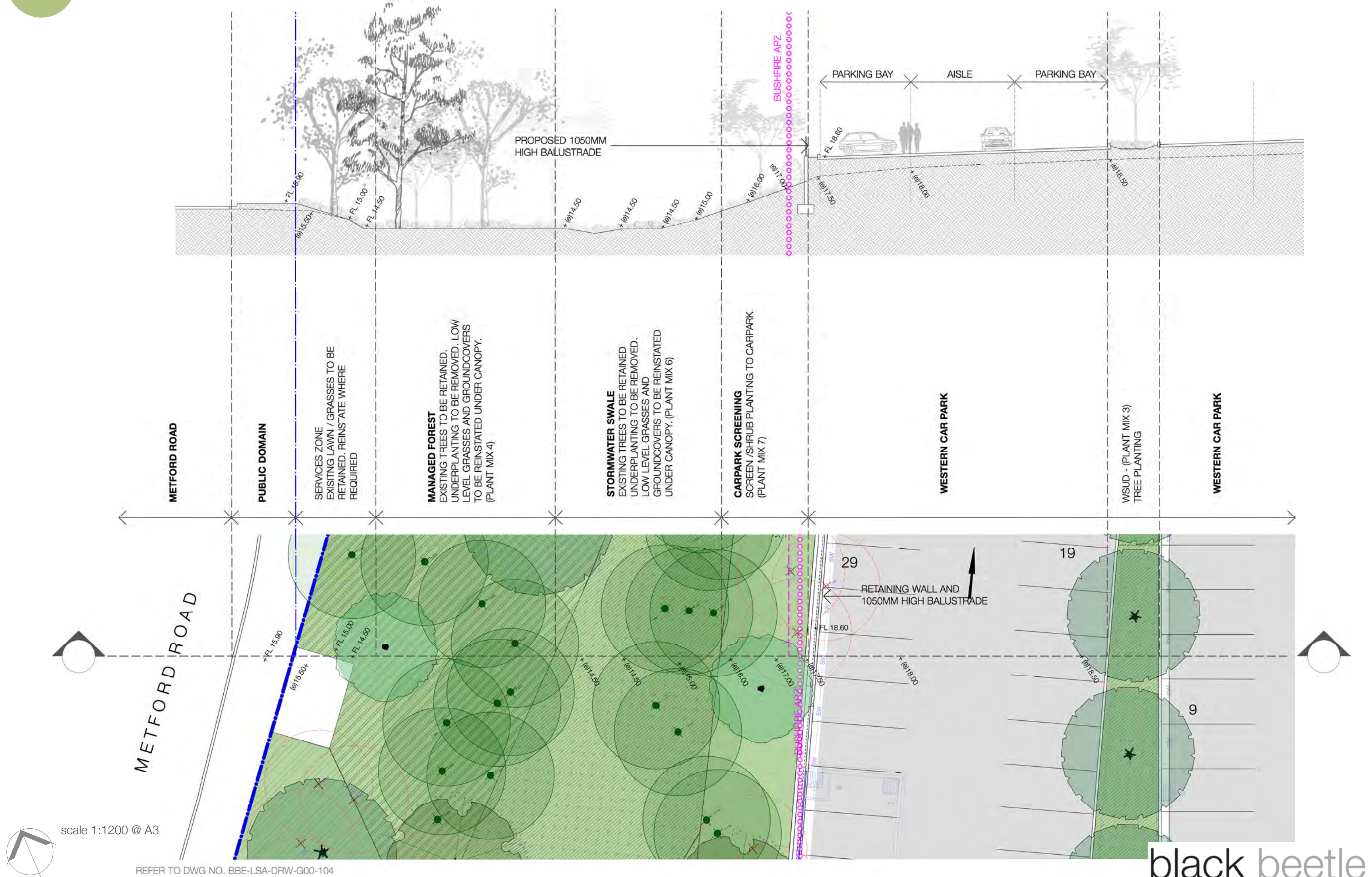


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4.0a metford road - detail section 01

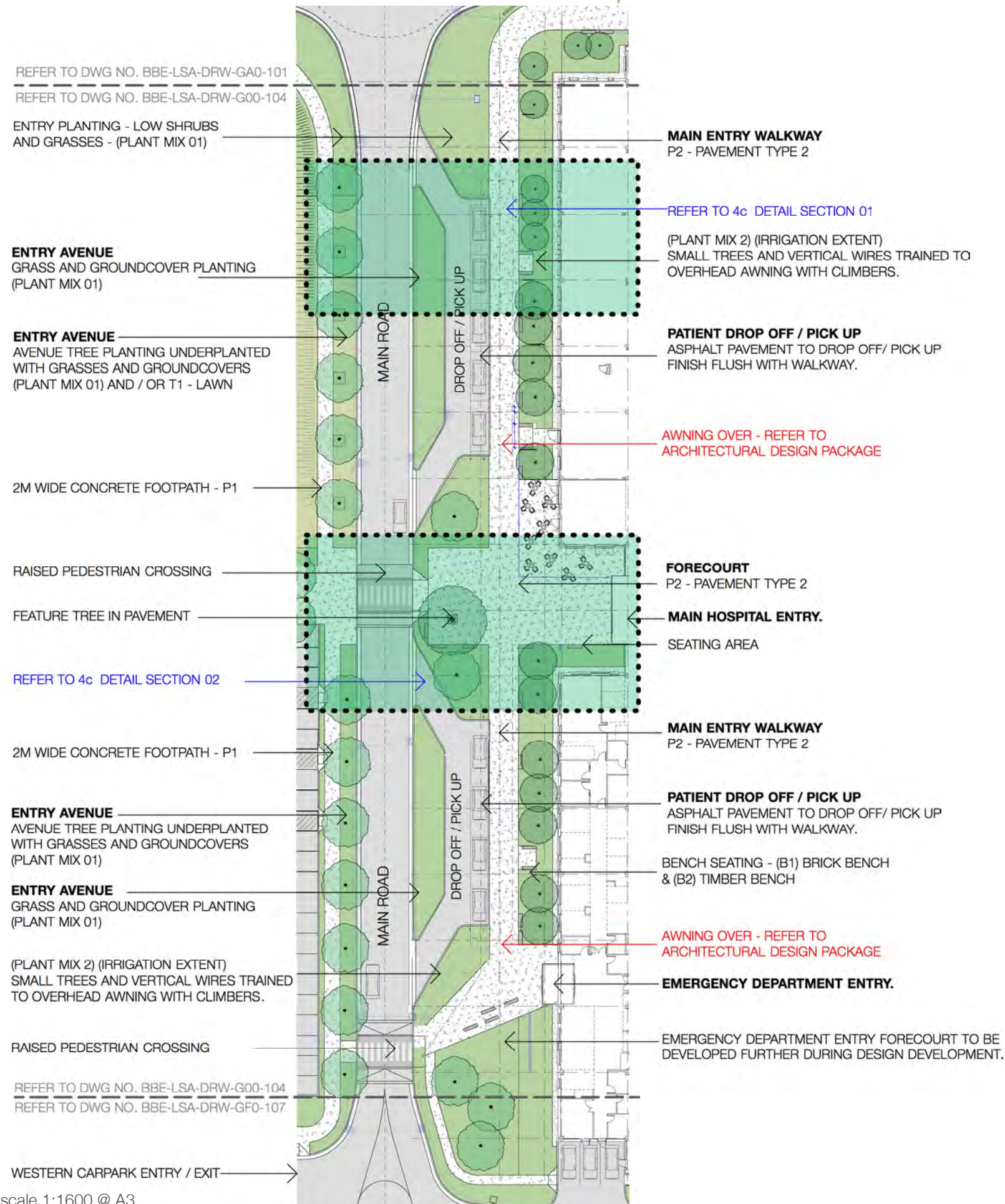


4.0b



4.0c

main avenue and forecourt - detail plan



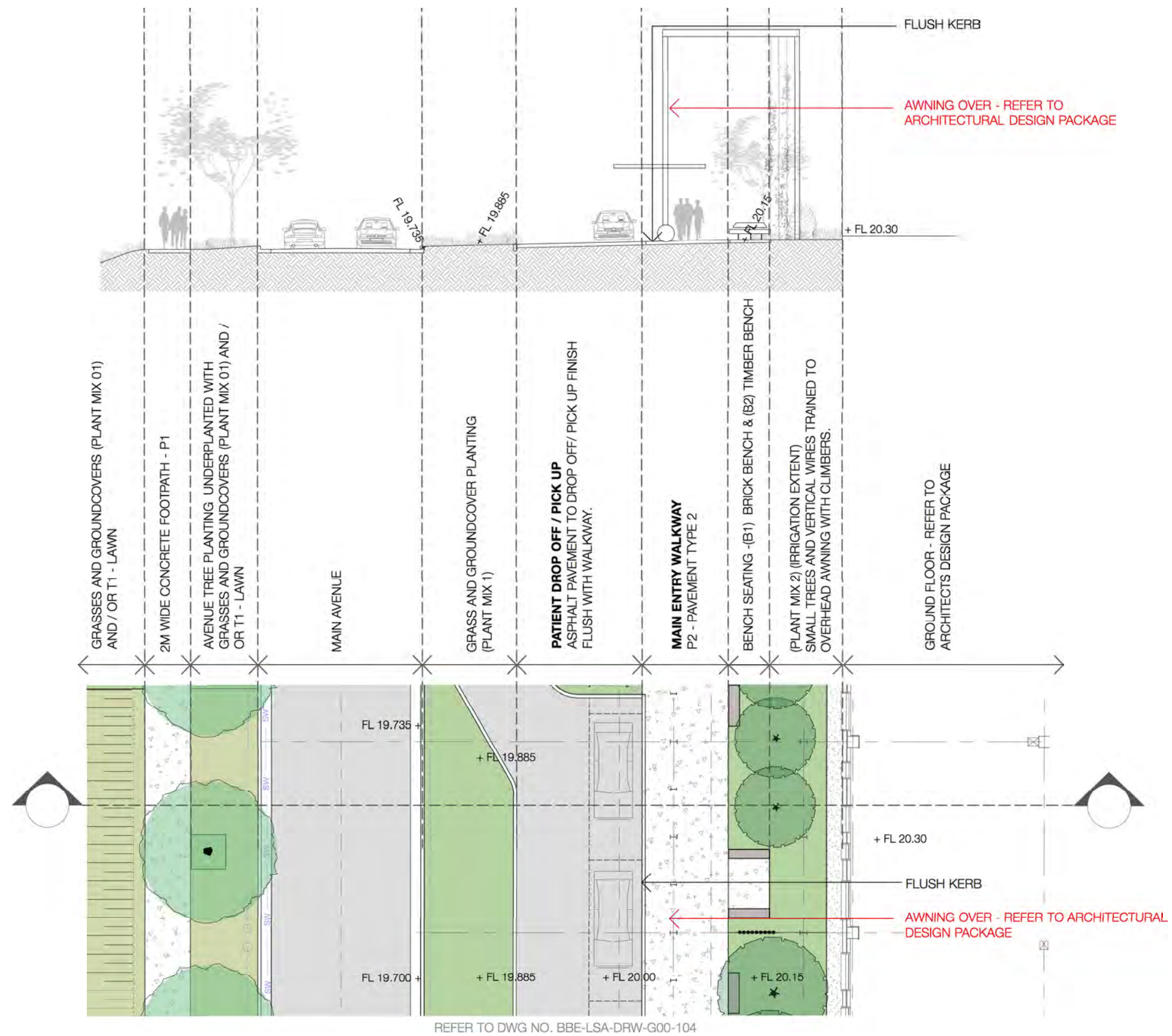
Main Avenue

The main avenue in front of the hospital building (running north-south) provides the main pedestrian and vehicular drop off / pick up points as well as access through to short term parking. The avenue will be planted with *Waterhousia floribunda* street trees and underplanting with lawn and / or low grasses and groundcovers provide a buffer between the roadway and walkway. Two Drive-through Drop off / Pick up points are designed to finish flush with the entry walkway providing easy access for patients who may have limited mobility.



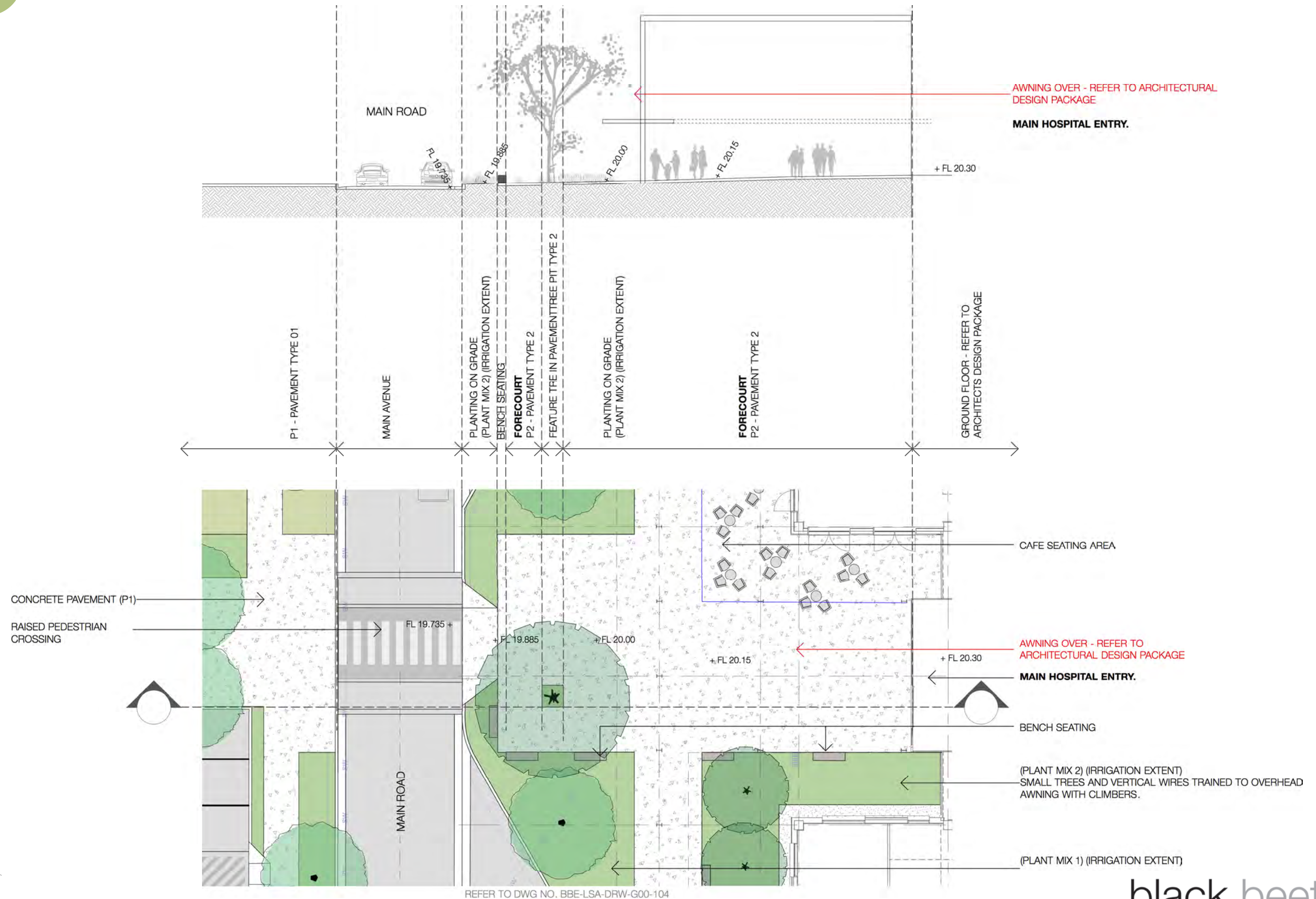
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4.0c main avenue and forecourt - detail section 01



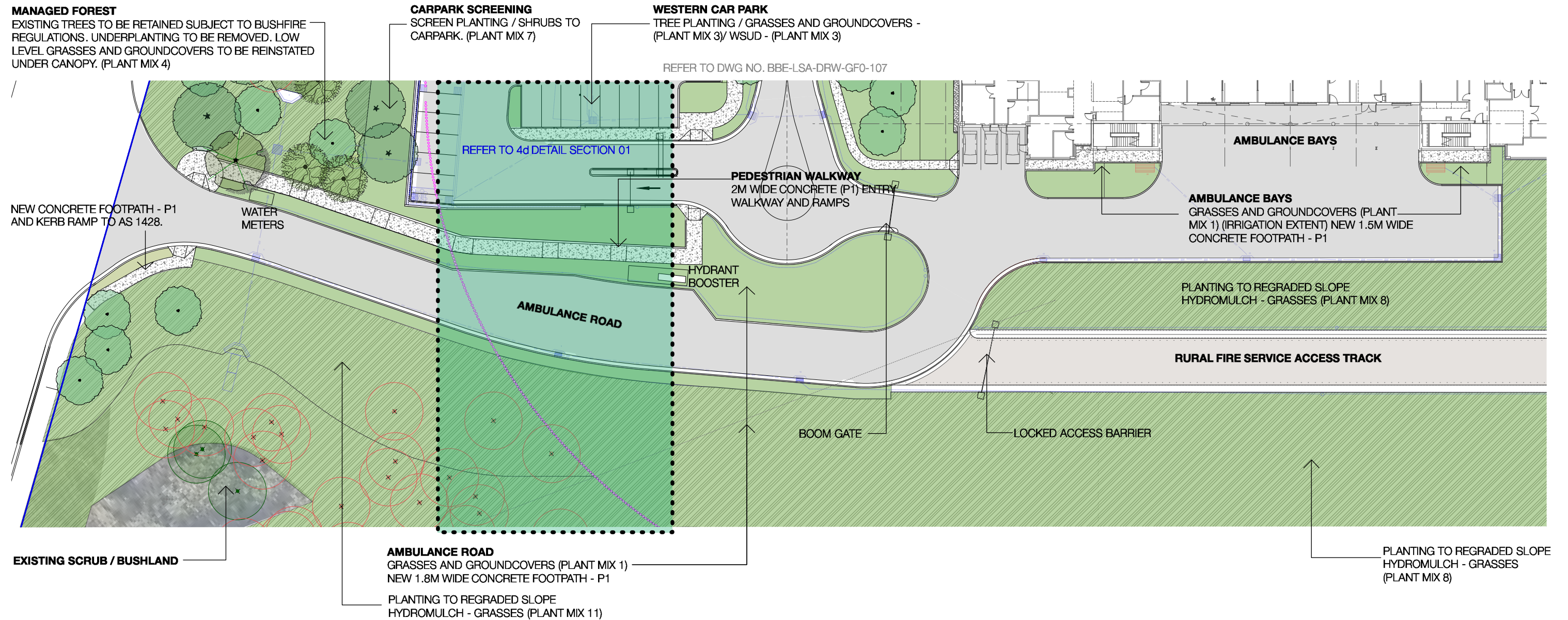
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4.0c main avenue and forecourt - detail section 02



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4.0d southern entry and ambulance bays - detail plan

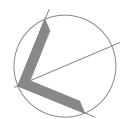


The proposed ambulance road at the southern end of the NMH building provides access through to the ambulance bays. The landscape proposal along this road includes the addition of a public footpath that links the Metford Road footpath through to the main avenue and hospital entries.



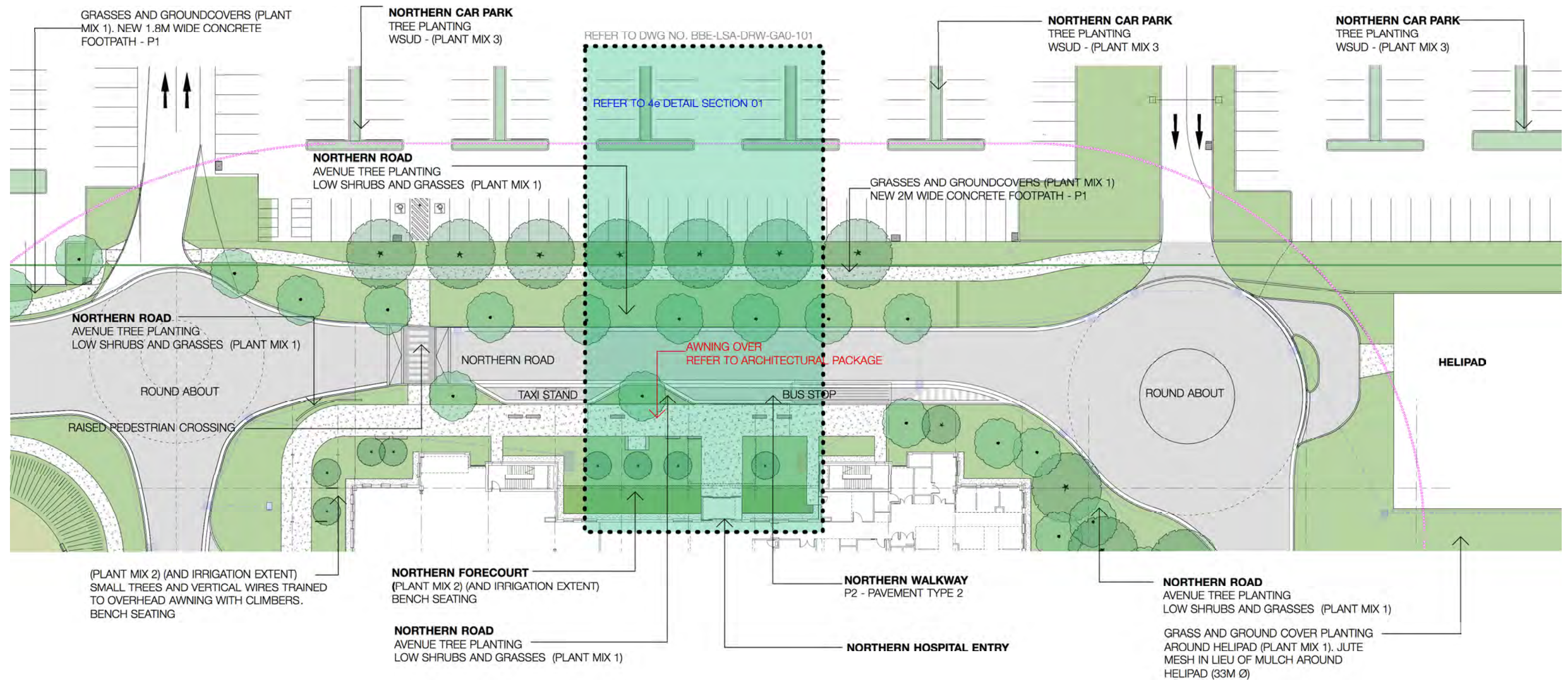
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4.0d southern entry and ambulance bays - detail section 01



scale 1:1200 @ A3

4.0e northern road and carpark - detail plan



Northern Road

The northern road along the northern side hospital building (east-west) provides the main pedestrian link to the proposed on grade carpark, bus stop and taxi stand. The avenue will be planted on either side with *Waterhousia floribunda* as street trees underplanted with lawn and / or low grasses and groundcovers provide a buffer between the roadway and walkway. A pedestrian crossing is provided to access the carpark along the northern boundary

The walkway and forecourt areas are proposed as concrete with a border of brick to reflect the materiality of the building façade. Planting along the perimeter of the building consists of an understory mix of hardy native and exotic plantings selected to provide interest and layering of texture and colour grounding the building into the landscape. Seating pods and bench seats are provided for waiting areas for bus and taxi stands and as respite areas.

Northern Carpark

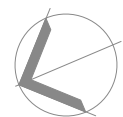
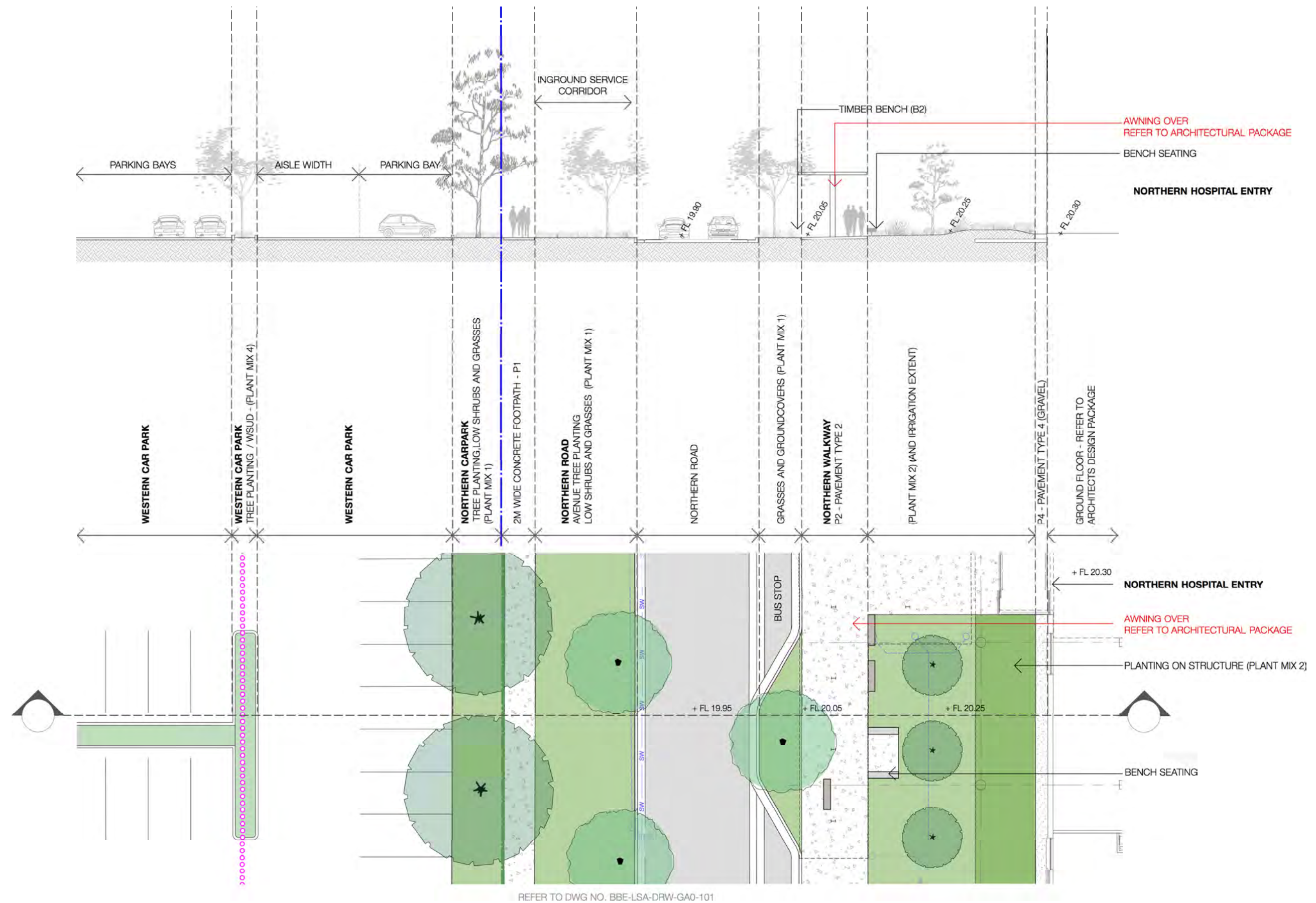
The landscape proposal for the Northern carpark provides for the integration of landscape into the carpark to provide shade for vehicles, reduce the 'heat island' effect of a large area of pavement, absorb water run-off and soften the visual impact of the carpark. Shade trees and WSUD Rain gardens within the parking areas with additional planting of shade trees and understory of grasses and groundcovers to the boundaries of the carpark.



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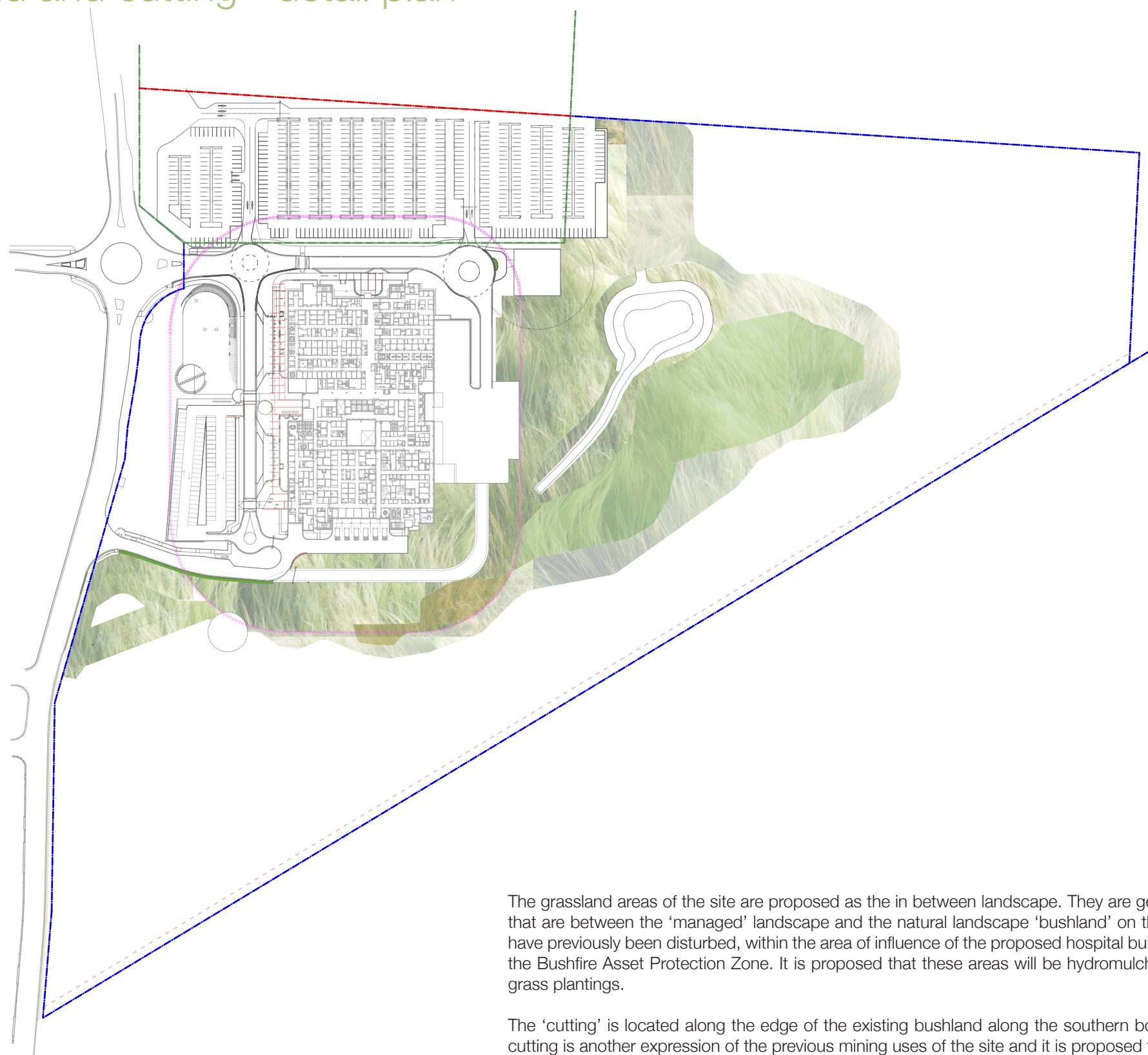


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4.0f grassland and cutting - detail plan



The grassland areas of the site are proposed as the in between landscape. They are generally located in areas that are between the 'managed' landscape and the natural landscape 'bushland' on the areas of the site that have previously been disturbed, within the area of influence of the proposed hospital building, and areas within the Bushfire Asset Protection Zone. It is proposed that these areas will be hydromulched with a mix of native grass plantings.

The 'cutting' is located along the edge of the existing bushland along the southern boundary of the site. The cutting is another expression of the previous mining uses of the site and it is proposed that this remnant of that time be retained. The landscape proposal for this area is to remove existing weed species and clear loose rock and debris from the cutting so that the existing rock strata can show through.



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