



Maitland Mental Health Rehabilitation Project (MMH)

Landscape Design Report

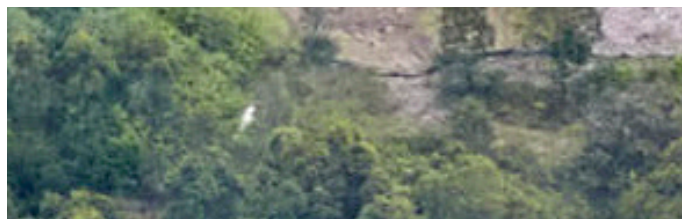
Hunter New England Local Health District

Revision 5

November 2024

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Landscape Proposal - Mental Health

Landscape Overview



The proposed new Maitland Mental Health Rehabilitation Project is an opportunity to create a significant community facility that will meet the needs of the region well into the future.

The landscape areas for these projects will be well-considered to ensure:

- Sensitivity to the existing landscape, context & ecology;
- Plant selection that responds to local climatic conditions and the landscape character of the existing hospital;
- Planting design that fosters health and well-being and encourages engagement with nature;
- Equal access, safety, and legibility of movement for pedestrians and vehicles;
- Low maintenance to minimise ongoing costs.

Site Investigation

Site Context



1



2

Existing Forest

As nominated in the ecologist report for the site, good value existing vegetation is present on the perimeters and eastern end of the site. This vegetation presents to Metford Road and strengthens the current arrival experience.

Retention of Forest

It is preferable to not clear good value vegetation if possible as it provides a major asset to the site in the form of ecological amenity (shelter, biodiversity, environmental), visual amenity, and potential use for recreation

Pictured

1. Significant presence of existing vegetation on the Metford Road arrival
2. Large trees on the site boundary

Site Investigation Context



1



2

Celebrating History of Site

Within the immediate surrounds of the hospital there is significant modifications to the landscape (Benching and cuttings). Natural landform exists beyond this highly modified area. Previous use of the site as a quarry is evidenced by the dramatic topography and is an identifiable characteristic of the site.

The Ecological Value of Water

The detention basin on the site could be enhanced to improve its visual and ecological value whilst maintaining its functional use.

Topographical Diversity

The topography invites diversity in the built form and landscape response

Pictured

- 1. View looking east from Hospital Carpark with benching/cutting/ vegetation present
- 2. Quarry Cutting

Site Investigation Context



1



2

Bushfire Protection

All buildings require a non-forested offset/zone (APZ) in accordance with NSW bushfire protection requirements to prevent bushfire spread between vegetation and buildings. The rural landscape provides a good indication of the character of the APZ buffer zones required between buildings and forested areas.

Use of APZ

Large expansive views over pasture connect the site to the wider rural landscape of Maitland and could also function as semi-informal usable open space close to hospital buildings for use by hospital staff and users.

Future Expansion

Siting of buildings should consider future expansion to ensure future expansion can occur without major disruption to existing landscape/vegetation.

Pictured

1. View looking north over vacant lot
2. View looking east

Site Investigation Context



1



2



3

Eastern Facade

The eastern forest facing facade is currently used as a service area and so future works could seek to improve the amenity of this area.

A Building in the Landscape

Future building would ideally be located to visually and physically engage with existing landscape where possible.

Pictured

- 1. Main hospital eastern facade
- 2. View looking east through carpark
- 3. View looking south to vegetation

Site Investigation Context



3



Complementing The Hospital

The Maitland Hospital provides a good base for all future works with successful responses to materiality, planting, interpretation, signage etc

Planting

Successful plantings can be seen throughout the hospital which provide a great reference for future work on the site.

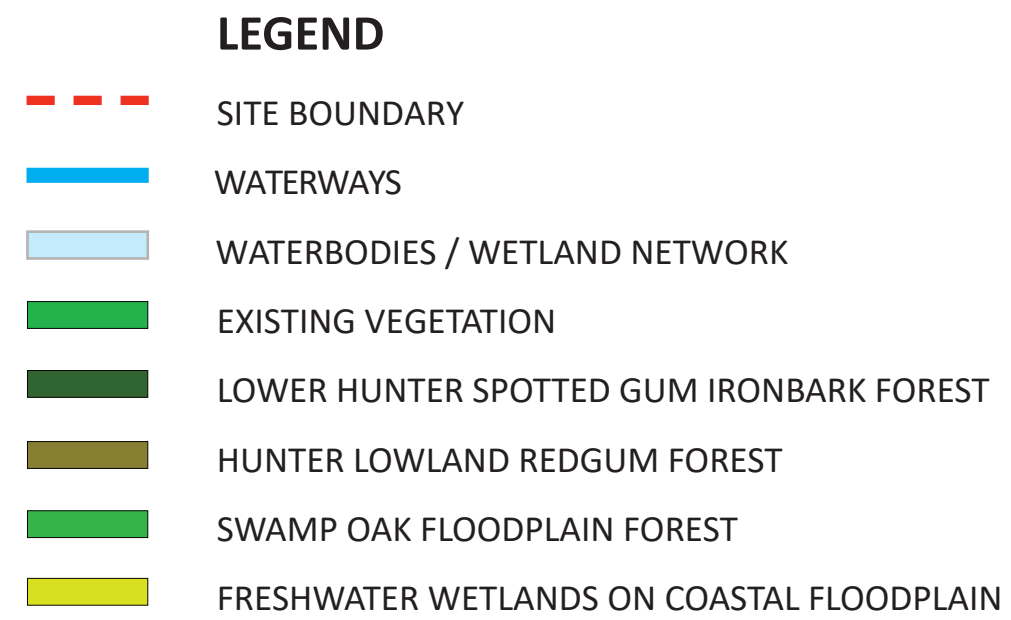
Direct/Convenient Linkages

Establishing direct and convenient linkages between the main hospital and new buildings will be essential.

Pictured

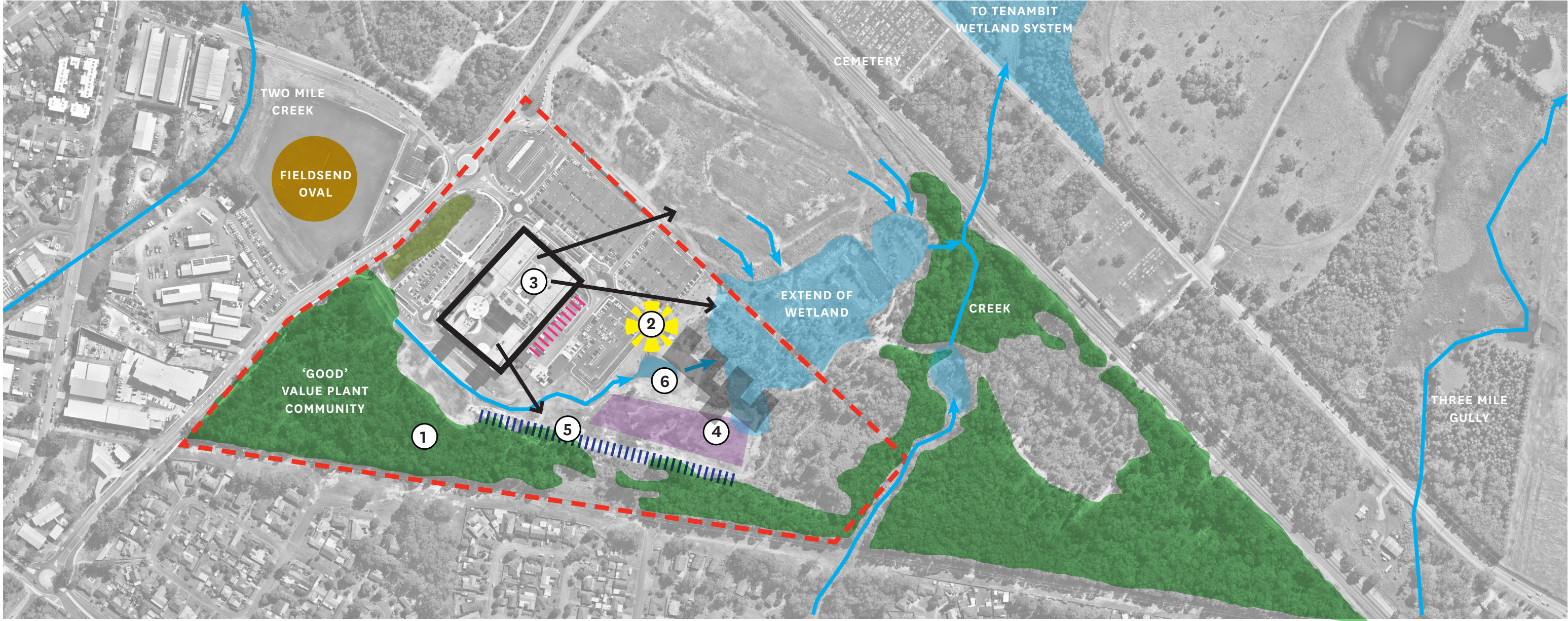
- 1. Main hospital building
- 2. Landscape frontage
- 3. Hospital paving
- 4. Hospital materiality

Landscape Proposal - Mental Health Surrounding Natural Infrastructure



Landscape Proposal - Mental Health

Site Investigation - Opportunities



1

Protect Good Value Vegetation

As detailed in the ecologist report, the presence of 'Good' value vegetation is a major asset to building uses and the wider community. All efforts should be made to protect this vegetation when locating buildings and associated infrastructure.

2

Create A Welcoming Arrival

The high-quality landscape on arrival to the existing hospital highlights the opportunity to use landscape to create a welcoming and public arrival to the new Mental Health building project.

3

Preserve And Provide Views Onto Landscape

The positioning of the existing hospital has good views onto various landscape types which should be preserved and replicated with all new buildings and landscaping on the site.

4

Utilise Existing Flat Areas

The presence of existing flat areas in the form of the landscape to the south presents an opportunity to locate new buildings and limit earthworks.

5

Celebrate Site History

Landscape features present the opportunity to bring forth the rich layers of the site and tie in with connecting with country aspirations

6

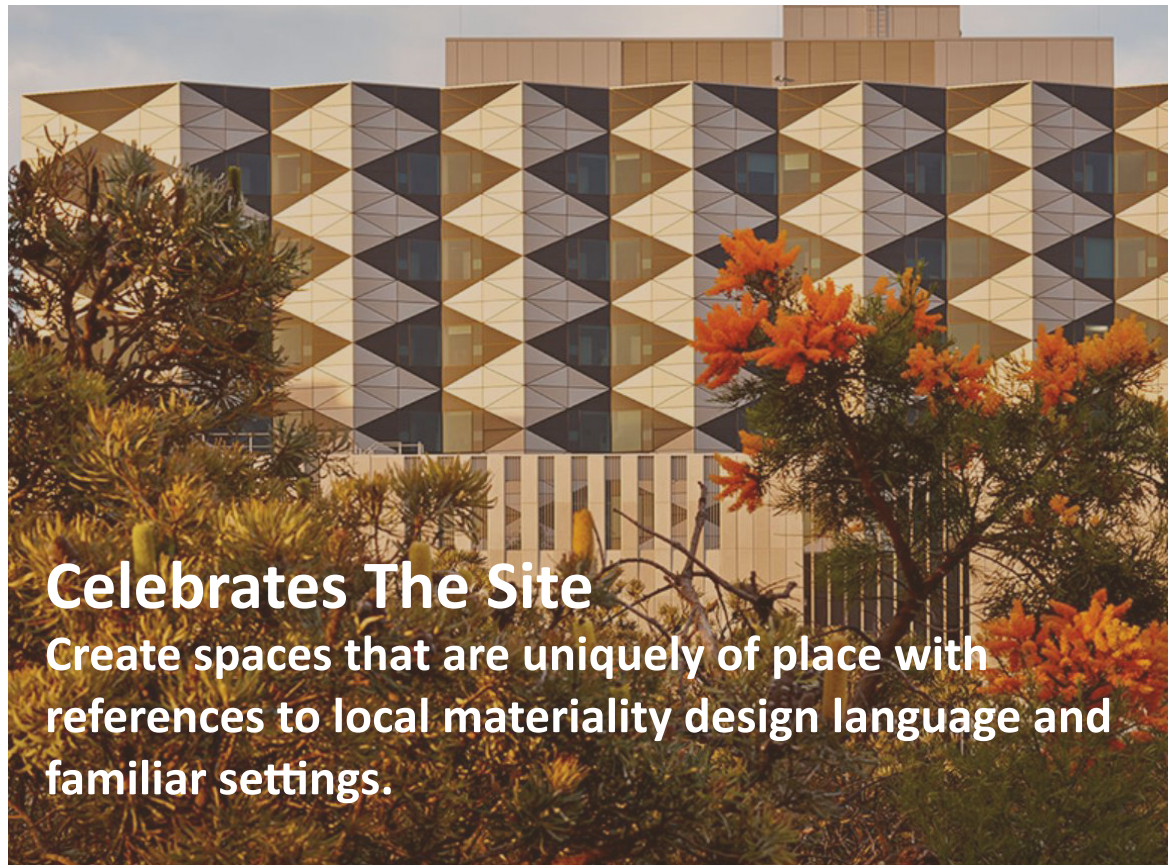
Celebrate Wildlife And Water

The enhancement/relocation of the non-accessible water retention basin could increase the presence of wildlife on the site and be a major asset for onlooking from patient rooms while also presenting an opportunity to tie into the rich water systems of the surrounding area.



Landscape Proposal - Mental Health

Landscape Principles



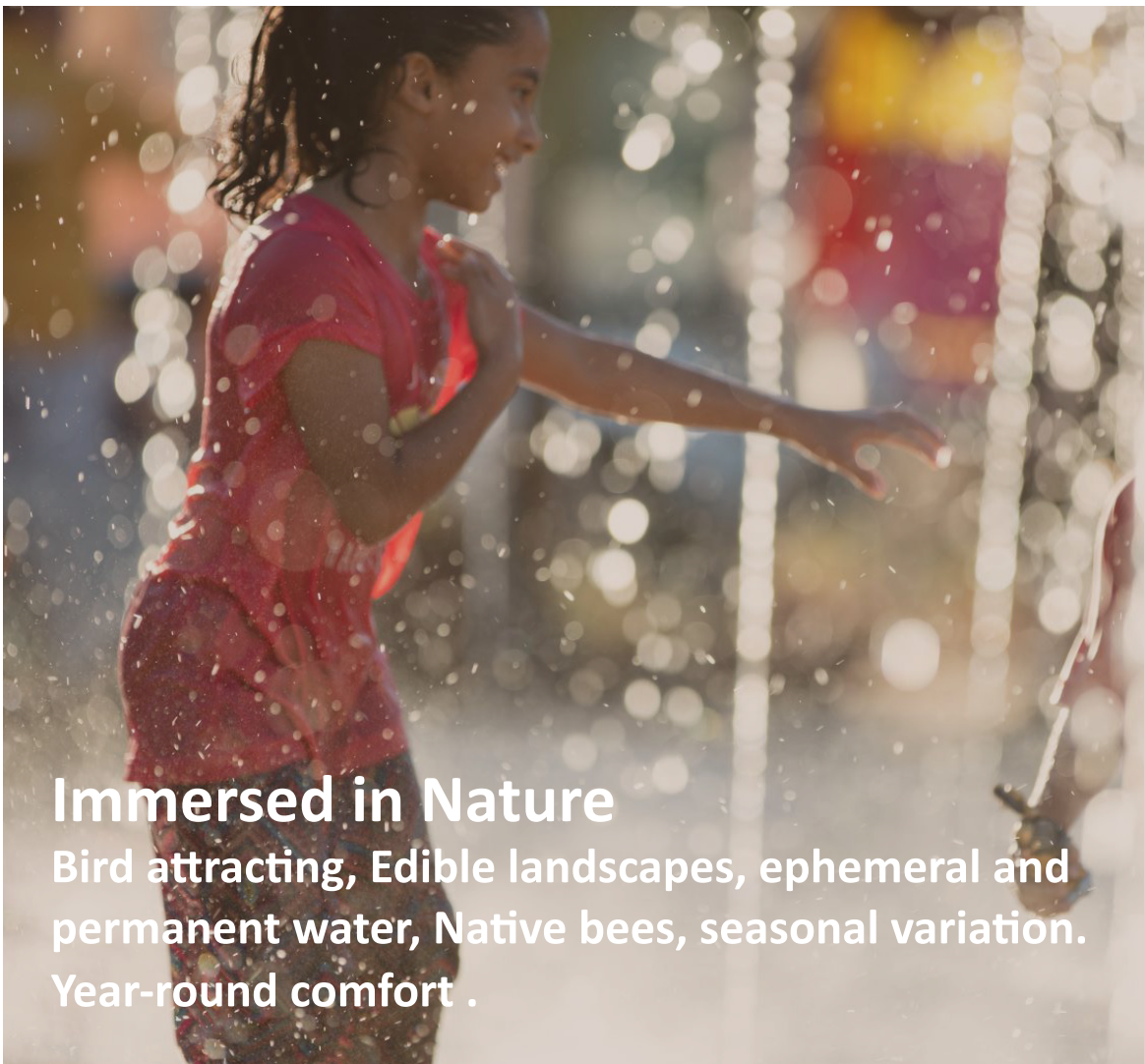
Celebrates The Site

Create spaces that are uniquely of place with references to local materiality design language and familiar settings.



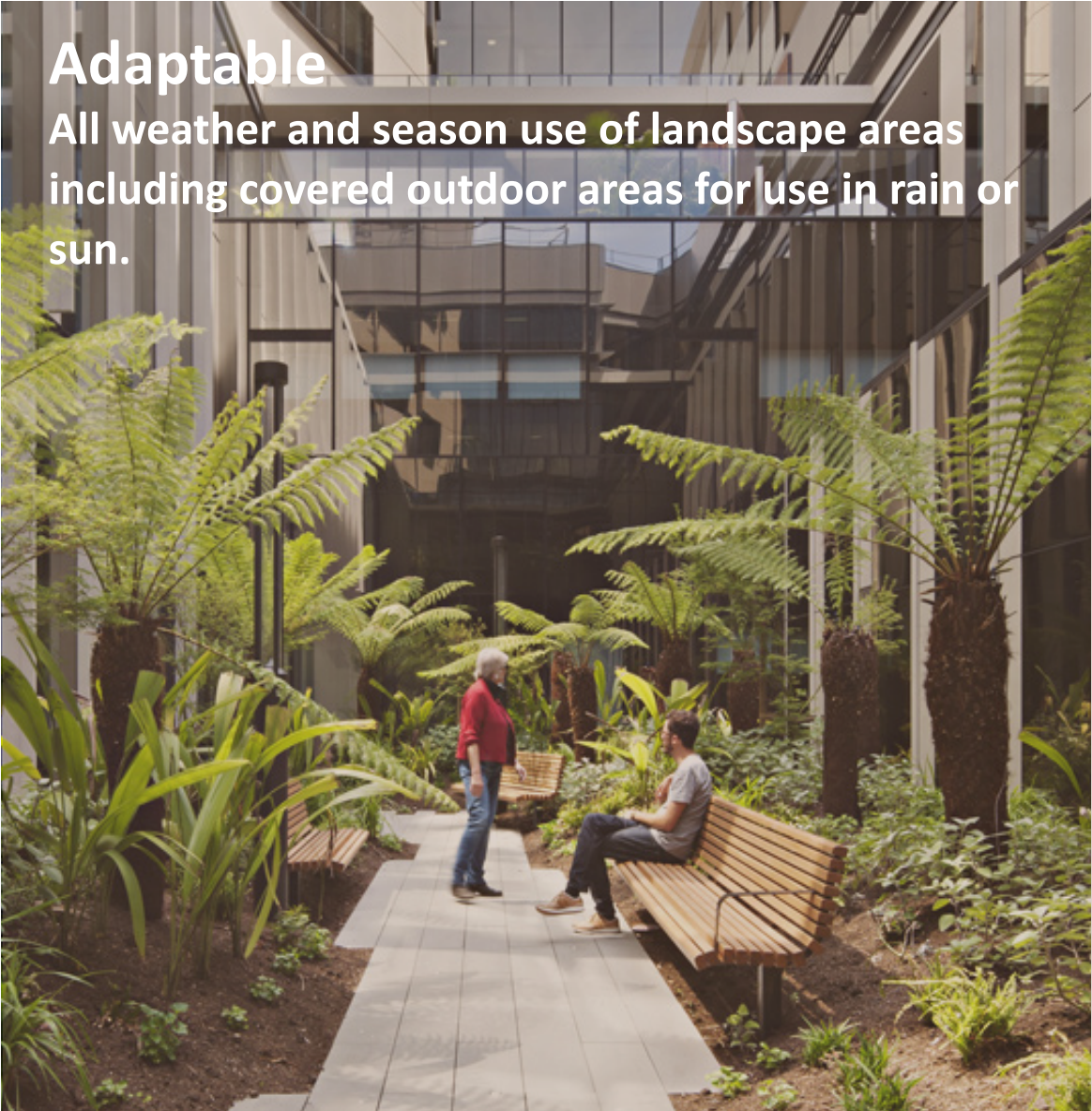
Assists Recovery

Create accessibly and therapeutic landscapes that harness the healing power of nature, engage all the senses and foster social and environmental connections



Immersed in Nature

Bird attracting, Edible landscapes, ephemeral and permanent water, Native bees, seasonal variation. Year-round comfort .



Adaptable

All weather and season use of landscape areas including covered outdoor areas for use in rain or sun.



Deinstitutionalised

Create inviting and human scaled spaces that feel familiar and welcoming for all



Sustainable

Low maintenance and drought tolerant native plant species and local natural materials with a low carbon footprint where appropriate.



Safe and Accessible

Equal access for all areas and good passive surveillance to all landscape areas to maintain a sense of security throughout the site.



Welcoming

A worthy arrival experience to both the community and mental health buildings with plenty of amenity and activation.

Landscape Proposal - Mental Health

Tree Removal & Preservation

The proposed Mental Health project aims to locate all building and associated infrastructure away from valued existing vegetation to reduce clearing of significant trees and habitat loss. Clearing of vegetation required for building works includes various vegetation communities identified in ‘Maitland Mental Health Hospital - Master Planning - Ecological Constraints Assessment’ and shown on the adjacent plan.

For further information on tree impacts refer to ‘Arboricultural Impact Assessment & Tree Protection Management Plan’ Aug 2024.

The current project scope indicates:

141 trees to be removed

127 trees potentially removed

(Removal subject to further investigation by project arborist and detailed design development of civil earthworks design

28 trees are to be retained and protected.

Note:

All trees removed will be replaced with new trees within the proposed project boundary at a ratio of 1:1



Landscape Proposal - Mental Health

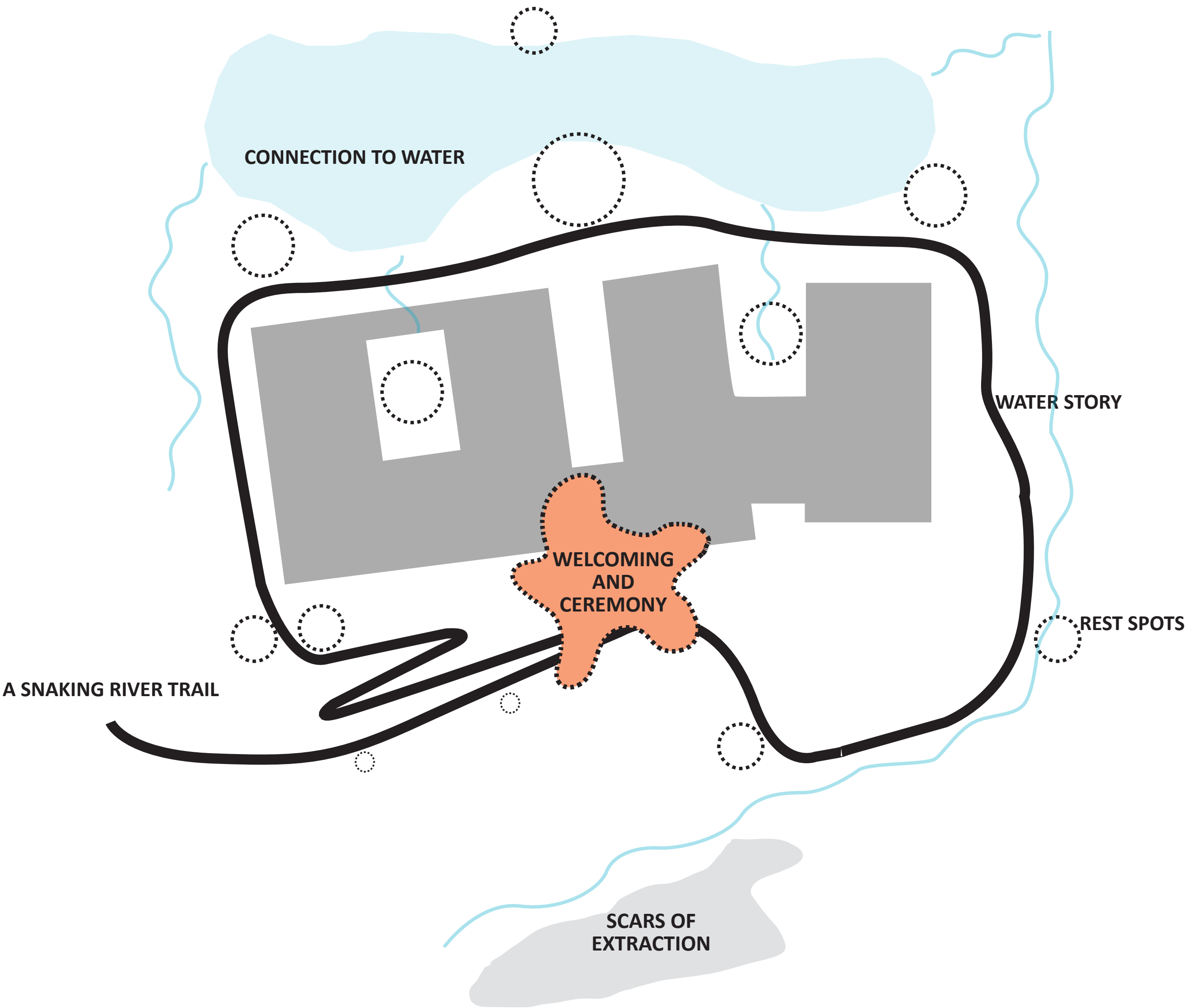
Conceptual development



Design Jam, Group Image, 2024 (Source: Yerrabingin)

A meandering walking trail around the site to celebrate people and Country. Connections to landscape through rest, recovery, reflection, health, yarning, ceremony, water and nature

“A healing landscape with water and community at its core”



Landscape Proposal - Mental Health

Landscape Zonal Plan / Key Places

- 1

Hospital Connection

Pedestrian arrival from Maitland Hospital via avenue. Trees and planting will highlight a key point of interest and help nestle the Mental Health building into landscape.
- 2

Arrival Zone

Pedestrian centered arrival area with seating for waiting and low vegetation (max.0.6m high) to maintain sight lines to buildings and entry roadway. Trees located where view lines unaffected (crown lifted to min. 1.8m high).
- 3

Building Surrounds

Advanced trees and planting to provide shade, amenity and buffering to built form
- 4

General Landscape

Trees and planting to provide shade and amenity to carpark. Bushfire compliant buffer zone to tie in with existing levels - featuring low groundcover/grass, trees.
- 5

Upgraded stormwater basin to Wetland

Bushfire compliant buffer zone to tie in with existing levels - featuring dry grassland and pause points around the bio-basin.
- 6

Building Courtyards

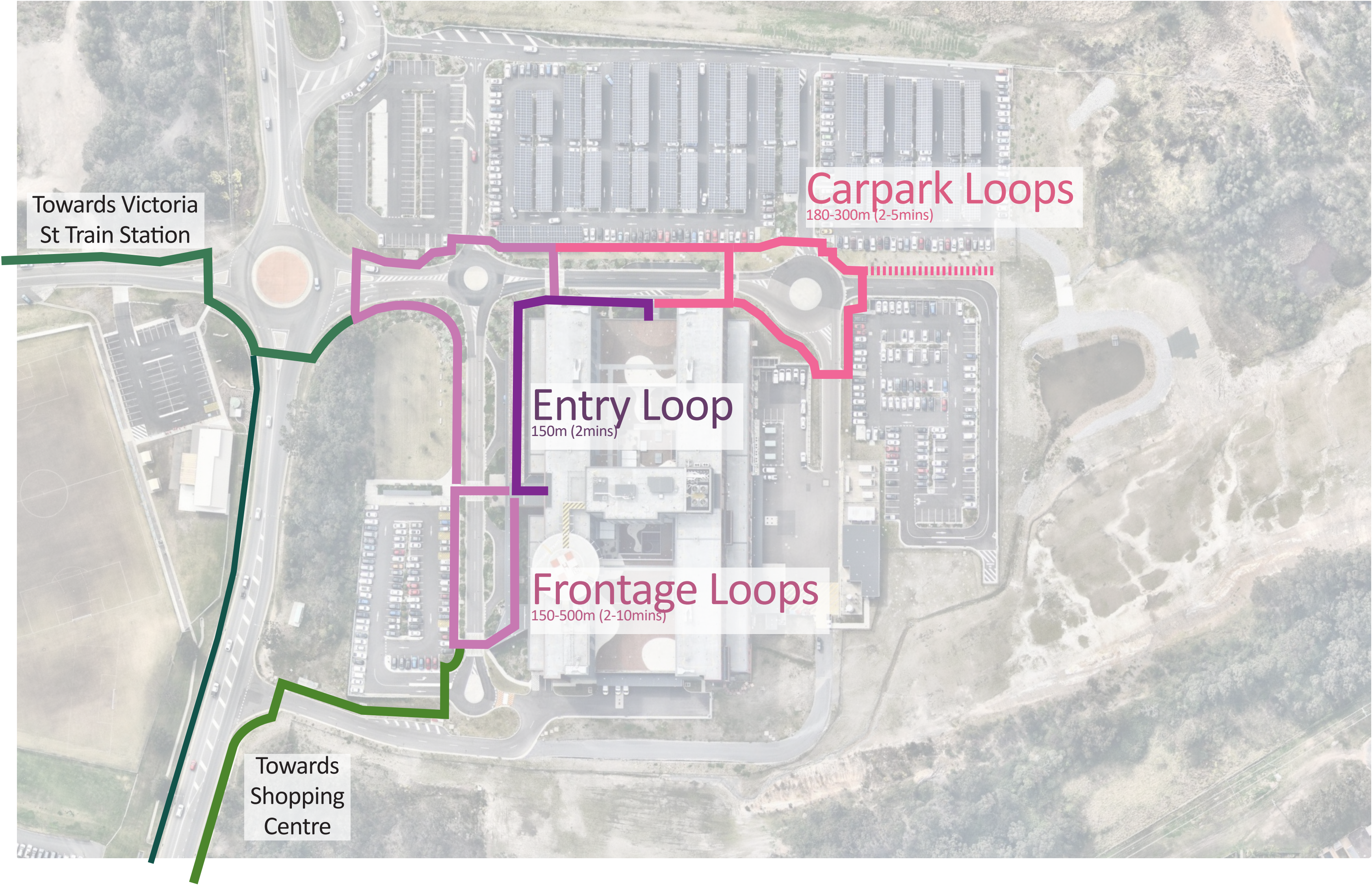
Landscaped courtyards within building envelope.



Landscape Proposal - Mental Health Pathway Networks - Context

The existing Maitland hospital offers many loop tracks around the site via pathways that connect to carparks. Although short, these pathways give hospital users the opportunity to stretch out and get fresh air and seem to be well used.

The new Mental Health project will also provide a point of interest to the east of the site which will help extend walking distances around the site.



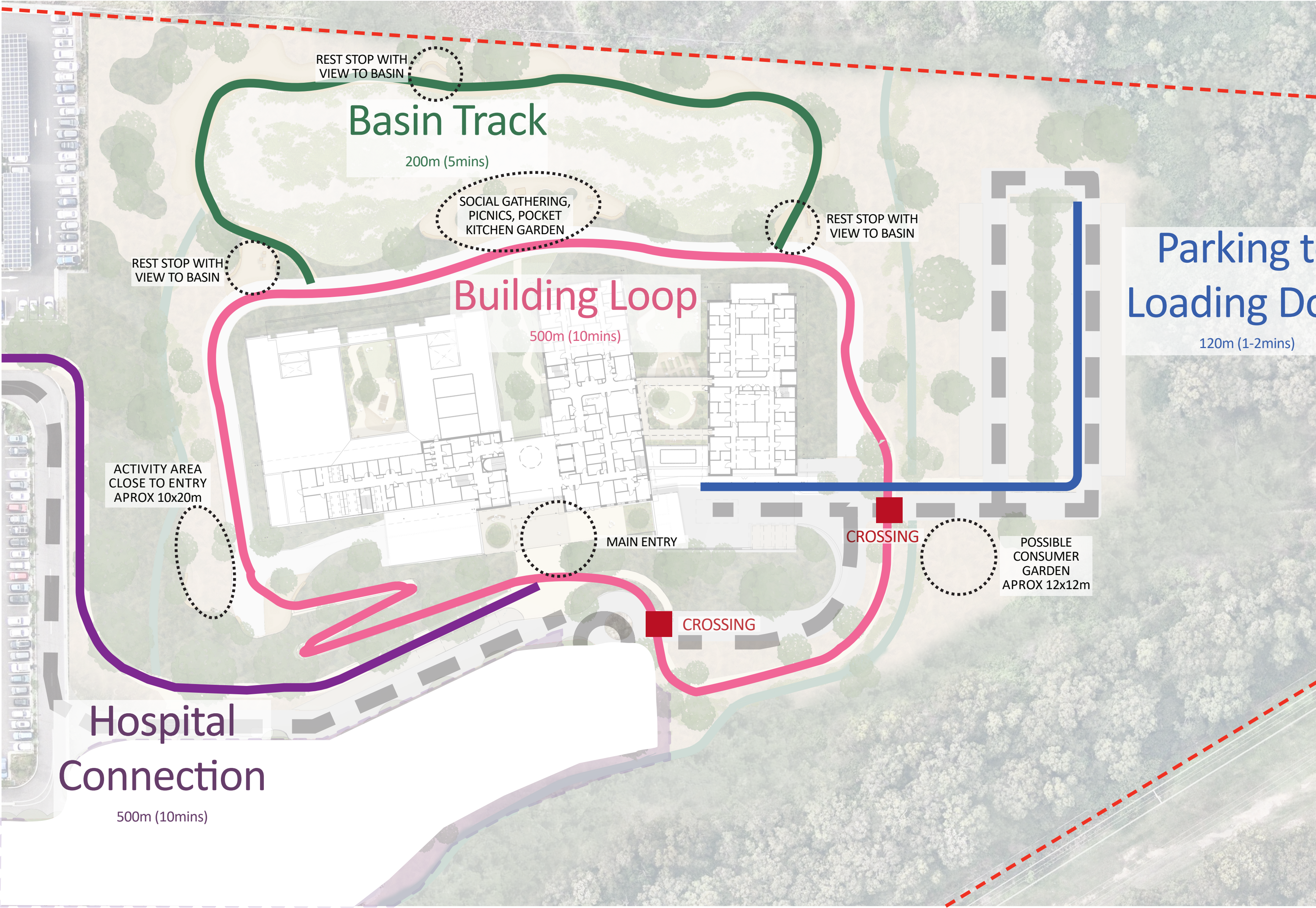
Landscape Proposal - Mental Health Pathway Networks - Proposed

Similarly to the existing Maitland hospital, a series of potential pathway loops around the Mental Health Project could give both short and medium walking circuits.

These loops could traverse through a range of spaces and give users the opportunity to connect to the wider landscape, nature and others while outside.

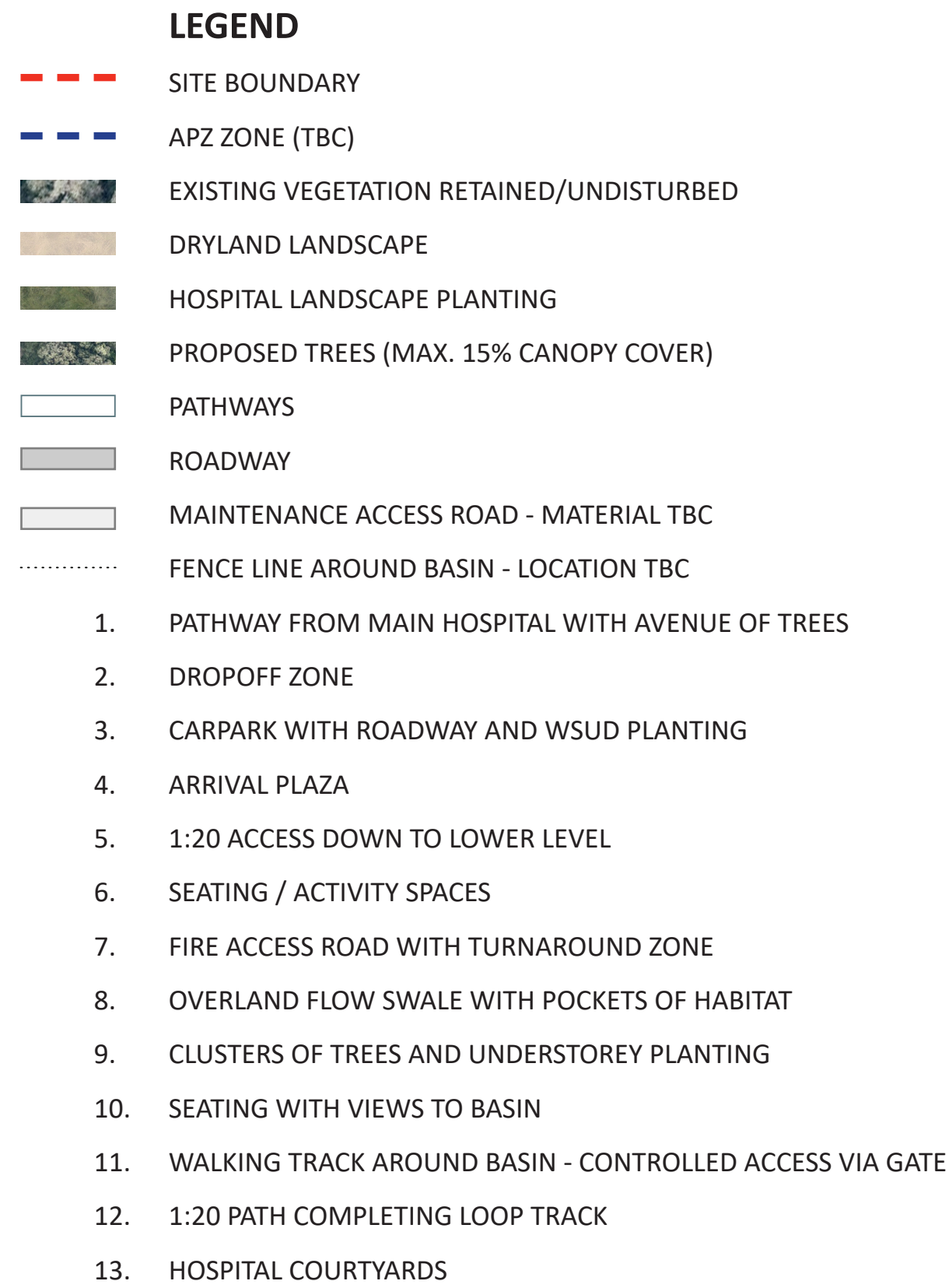
Visibility from buildings would be maintained with clear sightlines throughout the site including consideration of CPTED.

Potential pathways could feature a mix of paved and gravel walkways, use of the access road and informal use of open landscape.



Landscape Proposal - Mental Health

Landscape Site Plan



NOTE CONCEPT DESIGN PENDING FINAL COORDINATION OF CIVIL LEVELS

Key Places

Open Landscape

The Open landscape consists of mainly Bushfire APZ area- by requirement this is a landscape of predominantly open lawn and canopy trees. This will provide high value views from within the building and usable areas of landscape for patients, public and staff.

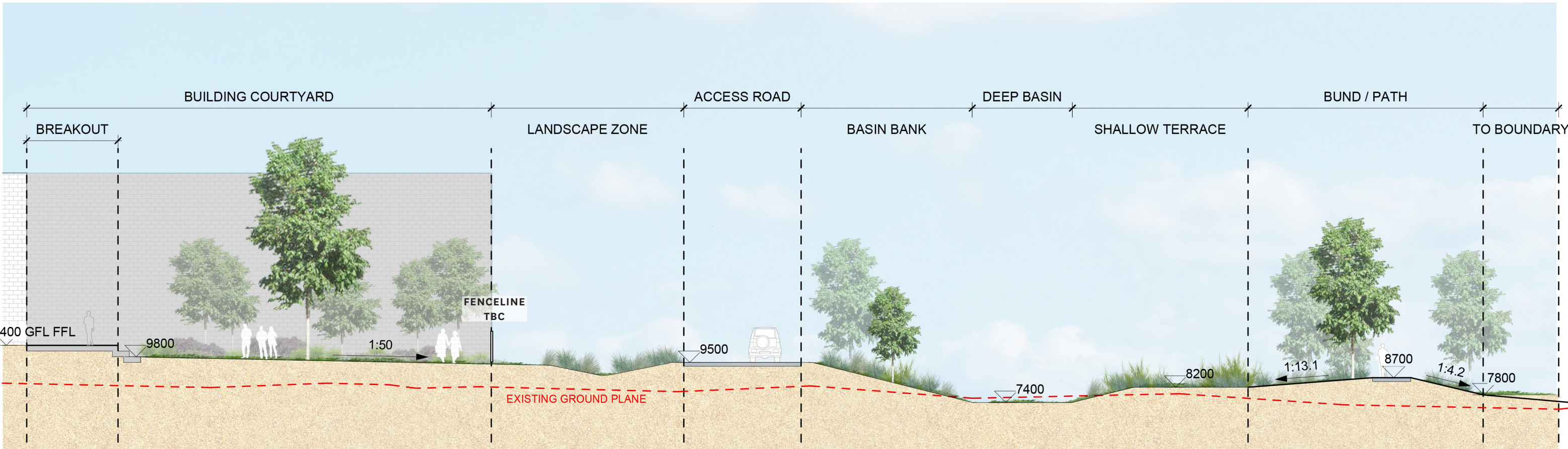
A walking track through this area will provide a 15min walk and have plenty of seating to invite people to linger.

This area will also feature the water retention basin which will invite wildlife and provide additional amenity in the form of water.



“We had this idea of a walking trail creating a boundary and using repurposed wood from the site to create a fence along parts of it. Along the path we have create spaces for yarning, ceremony or to have your service provider some and speak with you and your family outdoors.”

Design Jam, 2024 (Source: Yerrabingin)



Landscape Proposal - Mental Health

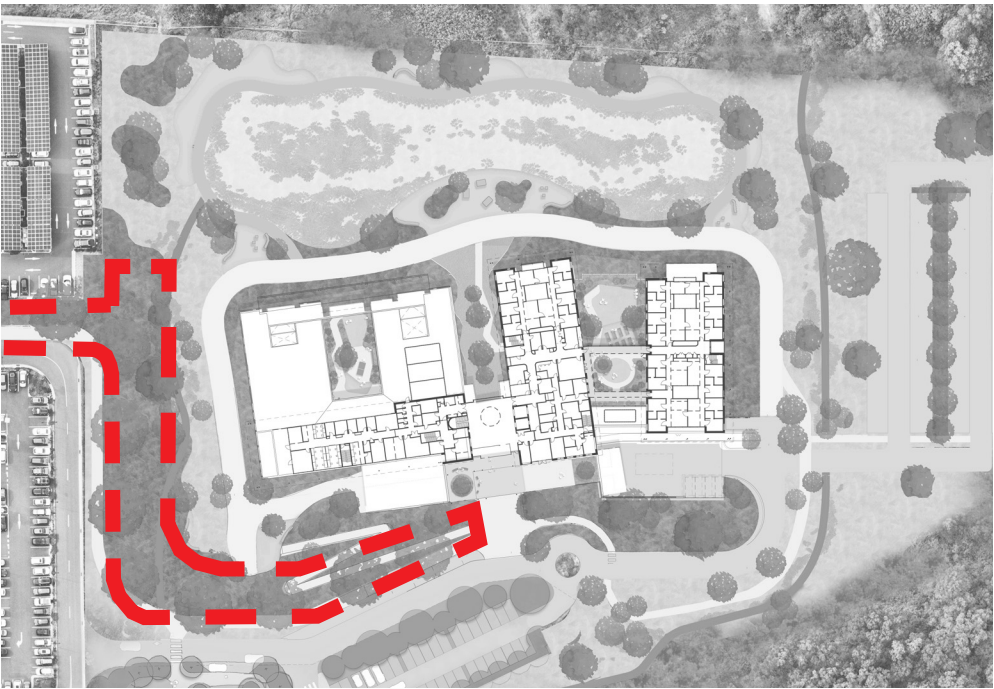
Key Places - Hospital Connection

The Maitland Hospital pedestrian connection features the main pedestrian pathway leading from the existing hospital.

This pathway will be fully accessible and feature pause points and a lookout that takes advantage of views out onto the forest beyond, the MH arrival area and lush landscape between buildings.

Trees and planting throughout the pathway will help provide amenity and screen overlooking between buildings.

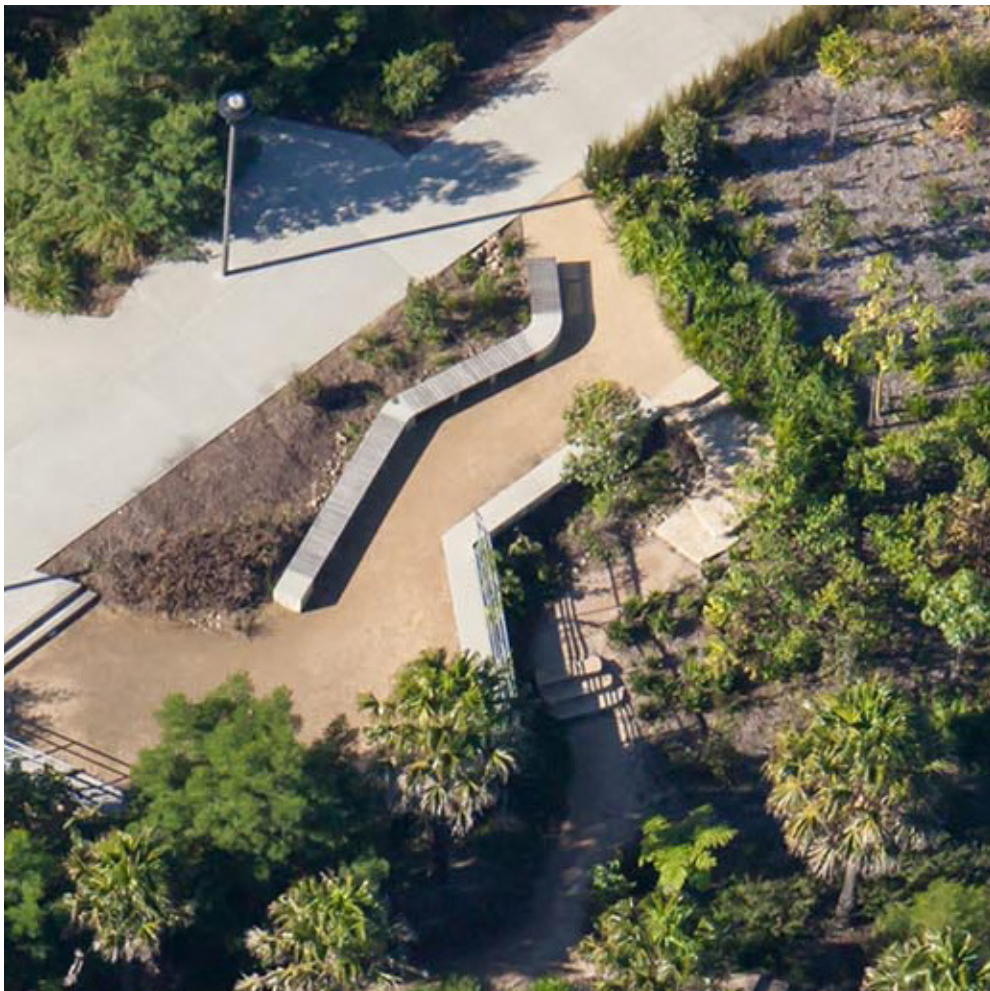
Materiality and planting will generally seek to align with the palettes of the existing hospital where appropriate.



Landscape Proposal - Mental Health Pathway Networks - Rest Stops

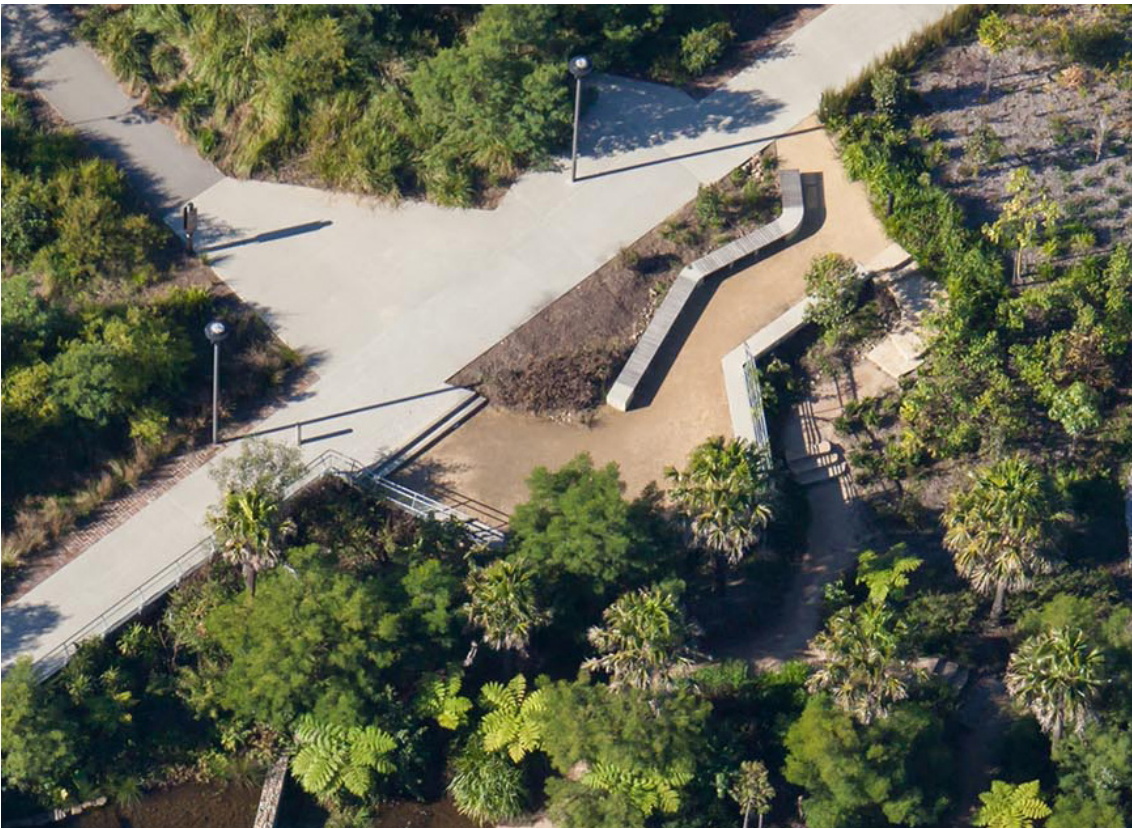
Rest spots around the site will provide seating and dwelling opportunities throughout landscape areas with views and immersion in nature. These zones can be staged or fully delivered as part of this project. These zone will vary offering a mix of informal and more defined seating areas.

A range of rest stops will provide gathering opportunities for individuals and groups and cater for all abilities with 50% backrest seating where possible.



Landscape Proposal - Mental Health

Materials -Hardscape



Various path materials to create space hierarchy



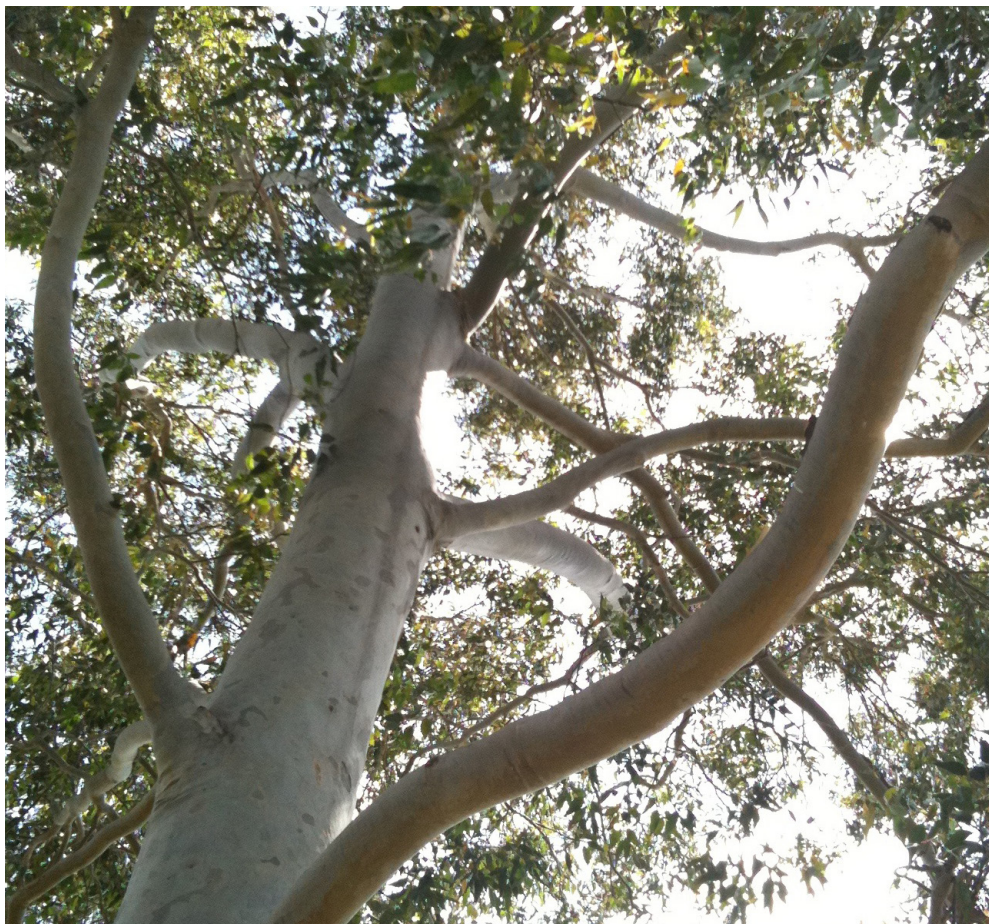
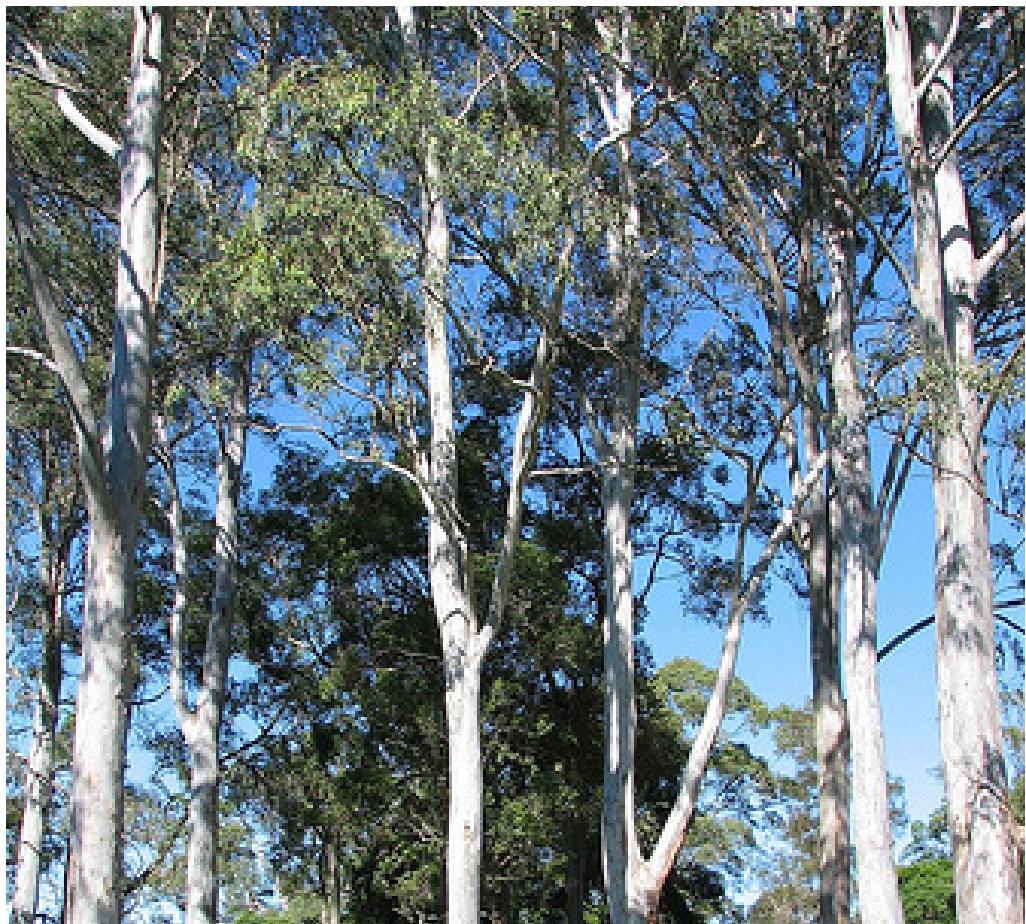
Hardwood timber street furniture



Exposed aggregate concrete in key areas to tie in with Maitland Hospital

Landscape Proposal - Mental Health

Materials - Planting



Trees

- Allocasuarina torulosa
- Elaeocarpus reticulataus
- Backhousia citriodora
- Angophora costata
- Angophora floribunda
- Waterhousia floribunda ‘Green Avenue’
- Cupaniopsis anacardoides
- Tristaniopsis laurina
- Eucalyptus tereticornis
- Eucalyptus punctata
- Eucalyptus crebra
- Eucalyptus fibrosa
- Lophostemon confertus
- Syncarpia glomulifera
- Corymbia maculata
- Syzygium australe ‘Straight and Narrow’



Understorey

- Lomandra ‘Katrinus’
- Lomandra ‘Tanika’
- Lomandra longifolia
- Myoporum parvifolium
- Poa labillarderi
- Westringia fruticosa ‘Mundi’
- Dichondra argentea ‘Silver Falls’
- Dichondra repens
- Myoporum parvifolium
- Pittosporum ‘Miss Muffet’
- Isolepis nodosa
- Carex appresa
- Themeda australis
- Scaevola albiola
- Callistemon ‘Better John’
- Doryanthes excelsa
- Juncus usitatus
- Microlaena stipoides var. stipoides
- Dianella revoluta var. revoluta
- Imperata cylindrica
- Pratia purpurascens
- Gahnia sieberiana
- Grevillea obtusifolia

Bushfire APZ

- An Asset Protection Zone (APZs) up to 50m should be provided within the site, and managed as an Inner Protection Area; as shown in Figure 8. The APZs shall be managed in perpetuity as follows:
- i. Tree canopy cover shall be less than 15% at maturity;
 - ii. Trees at maturity shall not touch or overhang buildings;
 - iii. Lower limbs shall be removed up to a height of 4m above the ground;
 - iv. Tree canopies shall be separated by 2m to 5m;
 - v. Shrubs should not form more than 10% ground cover;
 - vi. Shrubs shall not be located under trees;
 - vii. Grass/ ground covers shall be kept mown and be no more than 100mm in height; and
 - viii. Leaves and debris shall be removed regularly.

Community Involvement

Opportunities to engage with community throughout the stages of the project will be explored in later phases of the project.

The planting of the site is one arew where this will be explored. Opportunities for community involvement could include gathering seed from site, caring for seedlings and installation of small areas of planting on site.