

Mayo
Private Hospital

MAYO PRIVATE HOSPITAL



global **environmental** and **advisory** solutions



health**e**.care



Mayo Private Hospital

Services

Mayo Private Hospital offers a range of leading healthcare services to Taree and surrounding communities



Surgical Services >

Our Surgical Suite including day surgery has a team of Specialists, providing patients ease of access and a wide range of spe...



General Medical >

Since opening in 1922, we have expanded our medical services to meet the growing needs of the communities we service....



Rehabilitation >

Mayo Private Hospital provides a comprehensive range of inpatient and day patient rehabilitation programs, delivered by an ex...



Cardiology >

Mayo Private Hospital delivers a broad range of Cardiac Care for our patients...



Mayo Injury Management Service >

Mayo Injury Management Service (MIMS) provides workplace injury rehabilitation and prevention management, NDIS assessments, e...



Mayo Specialist Centre >

Providing quality, patient focused specialty care to Taree and the wider community....



Mental Health >

Our experienced team of mental health professionals deliver positive outcomes to help people struggling with mental health co...



Renal Dialysis >

Our Renal Dialysis Unit is well recognised for its clinical excellence, caring and compassionate staff...

The Site



Street view (Source: Google Maps)



Street view (source: Google Maps)



Street view (source: Google Maps)



Proposed Development

Alterations to Health Services Facility & Additional Car Parking



Proposed Development – Development Aim

Mayo Private Hospital offers a comprehensive range of specialist health services and supports the larger health precinct established in Taree. Some of Mayo Private Hospital's key services include leading surgical practices, rehabilitation, cardiology, renal dialysis, and mental health.

The proposal aims to further enhance the existing medical services by providing a new modern ward at the hospital to further increase the ability of the hospital to service the growing Mid North Coast region.

Proposed Development – Proposed Elements

- Addition of a two-storey expansion to the north western portion of the building to provide:
 - Lower ground floor expansion with entry lobby supported by reception and admin spaces, consulting rooms, group rooms, staff and maintenance rooms, gym, and amenities
 - Ground level expansion with patient rooms, staff room, support/group rooms, dining room, and a new courtyard space
- Remodelling of existing rehabilitation ward with two ward expansions to accommodate an increase in patient rooms and reconfiguration of consulting, rehabilitation, and treatment rooms
- Improvements to the Central Sterilization and stores Unit to the east side of the facility
- Internal reconfigurations to endo rooms, cleaner rooms, and storerooms in the eastern portion of the hospital
- New car park expansion in north western corner of the site providing an increase of 42 car park spaces, and supported by two new entry/exit vehicle crossovers
- Upgrade to the existing northern car park increasing parks by 16
- Relocation of existing aboveground LPG tank and associated infrastructure

Proposed Development – Compliance

- Floor Space
 - The site is not mapped with a maximum floor space limitation under the Greater Taree LEP 2010.
 - The proposed development will contribute an additional 2,944m² resulting in a total of 9,309m² or an approximate FSR of 0.11:1.
- Height of Buildings
 - The site is not mapped with a maximum height limitation under the Greater Taree LEP 2010.
 - The height of the proposed new expansion is 11.91m.

Proposed Development – Car Park Compliance

Under Greater Taree DCP 2010 the proposal is required to provide the following car parking requirements:

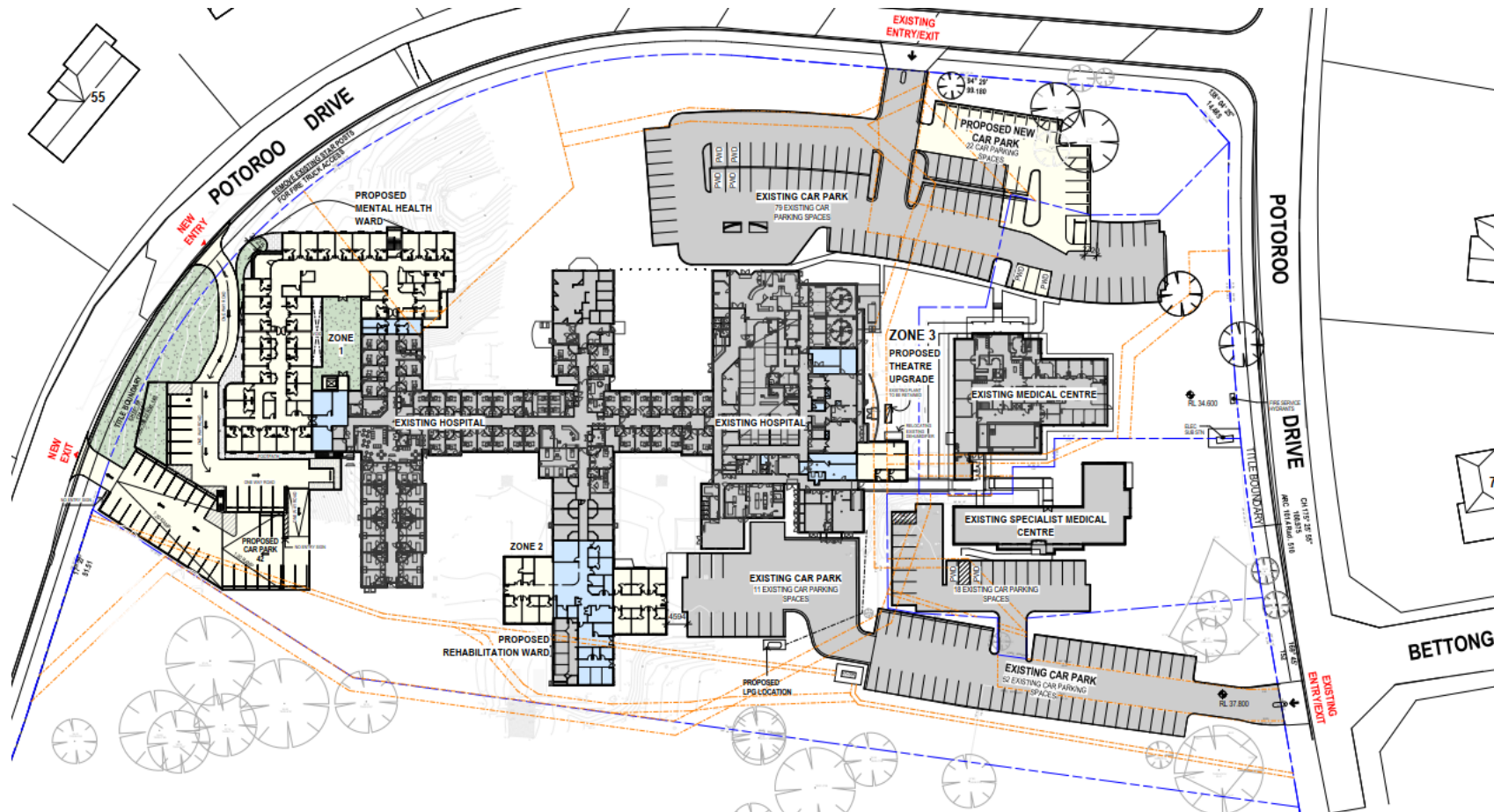
- 1 space per 3 beds for visitors; plus
- 1 space per 2 staff/resident doctor; plus
- 1 space per 15 beds for visiting doctors; plus
- 1 space for ambulance (minimum)

Land Use	Yield*	Car Parking Rate	Requirement
Hospital	22 staff & 44 beds	1 space per 3 beds for visitors; plus	15 spaces
		1 space per 2 staff/resident doctor; plus	11 spaces
		1 space per 15 beds for visiting doctors; plus	3 spaces
		1 space for ambulance (minimum)	1 ambulance bay
Total Parking Requirement (DCP 2010)			29 spaces plus 1 ambulance bay

Proposed Development – Requests for Information

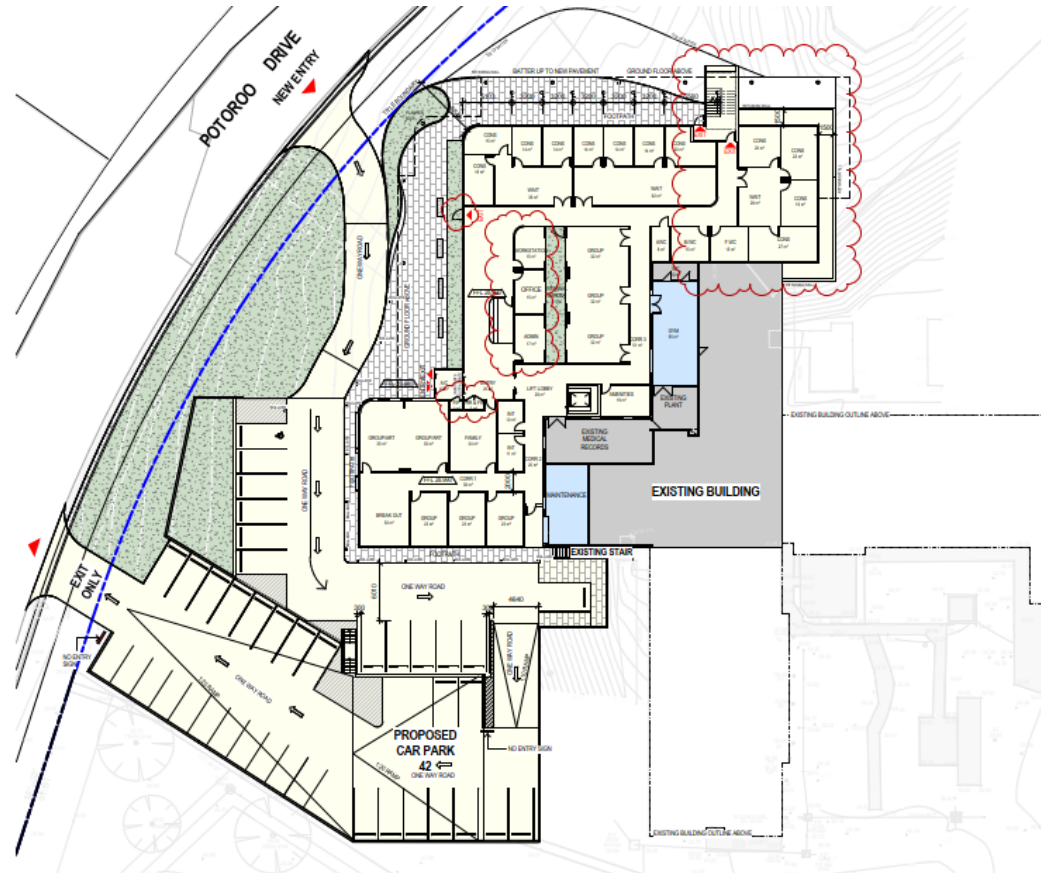
- Council requested further information via letters dated 19 October 2022 and 9th November 2022.
- The request requested:
 - Clarity regarding potential conflicts between a previously approved subdivision (DA610/2009/DA) and the proposed development
 - Fire safety and BCA compliance which was responded to via the submission of a BCA Assessment Report prepared by BCA Logic
 - Stormwater requesting further detail regarding sub-catchments with additional detail. It also included a request to change to a bioretention basin over proprietary devices. The Stormwater Management Plans were updated to reflect the change to a bioretention basin and additional detail added per request.
- A further RFI was issued via letter dated 22nd December 2022 requesting further information as requested by Essential Energy.
- The request was related to easements within the site which benefit Essential Energy and potential impacts on those easements, specifically cut and fill in these areas along with a specific drainage pit within an easement.

Alterations to Health Services Facility – Site Plan



Alterations to Health Services Facility – Floor Plan

New Ward – Lower Ground Floor



Alterations to Health Services Facility – Floor Plan

New Ward – Ground Floor



Alterations to Health Services Facility – Elevations

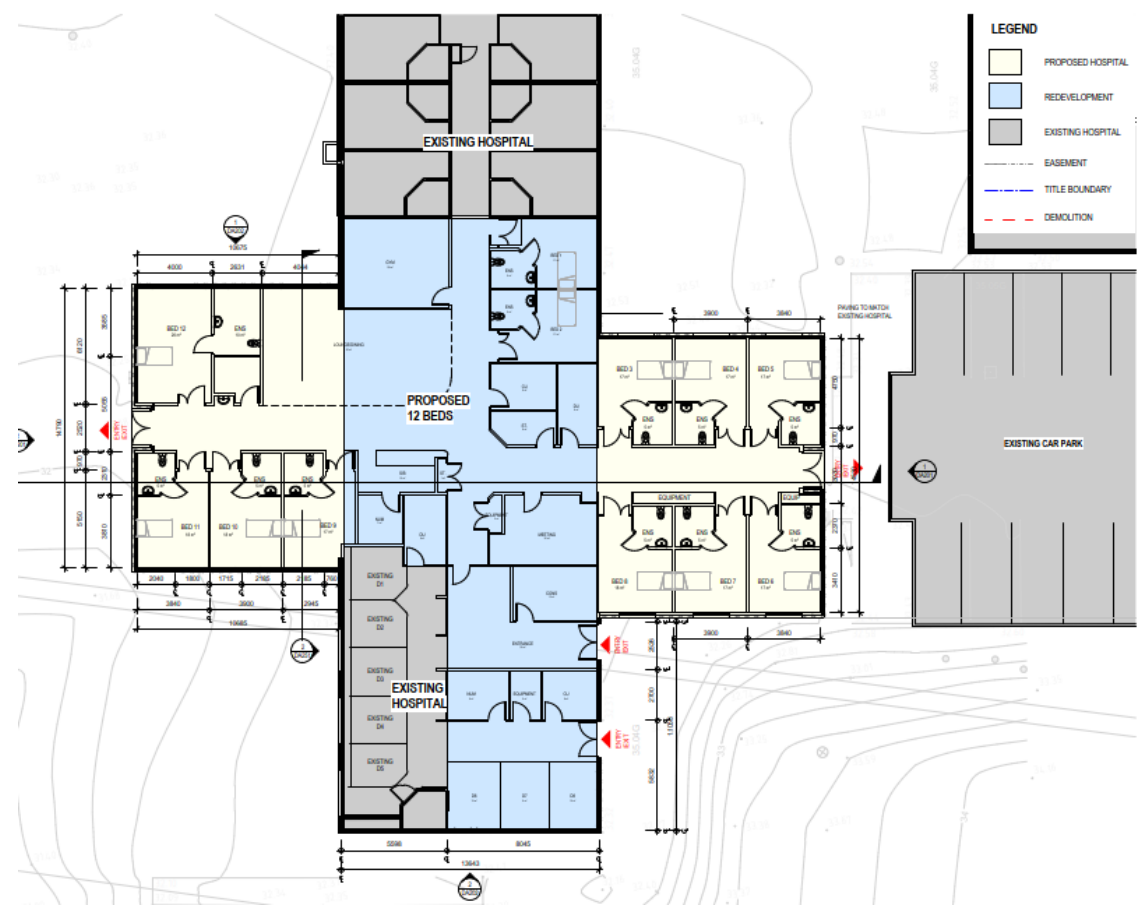
New Ward



Alterations to Health Services Facility – Sections Rehabilitation Ward

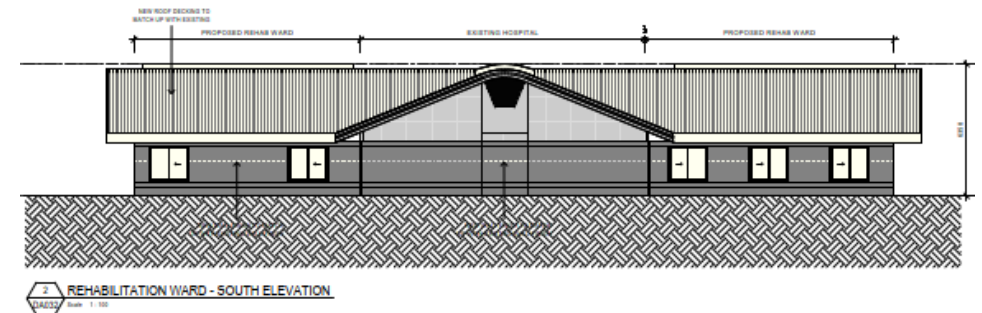
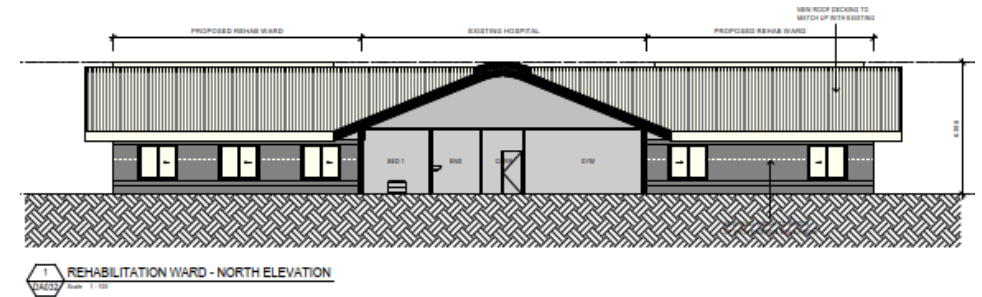
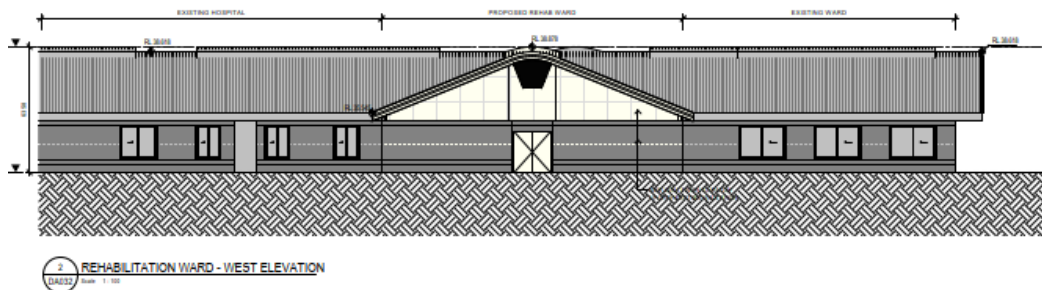
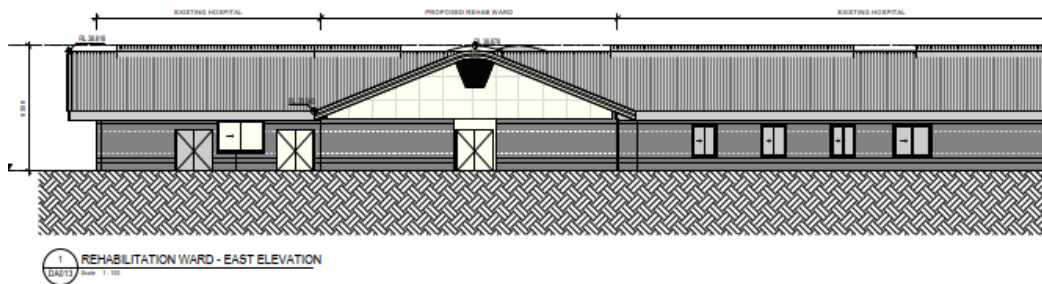


Alterations to Health Services Facility – Floor Plan Rehabilitation Ward Additions

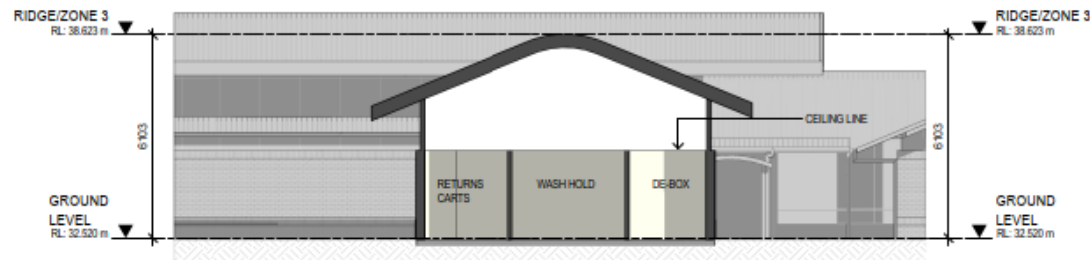
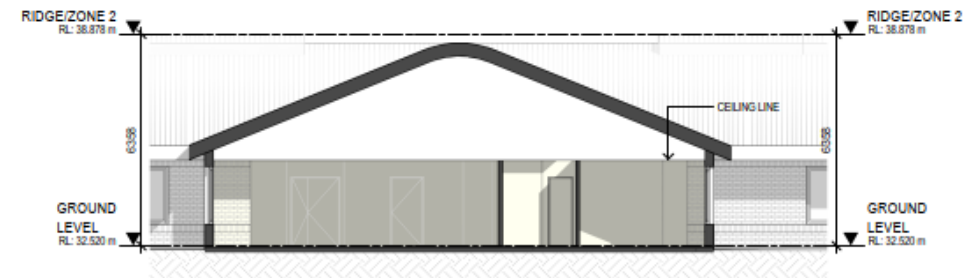
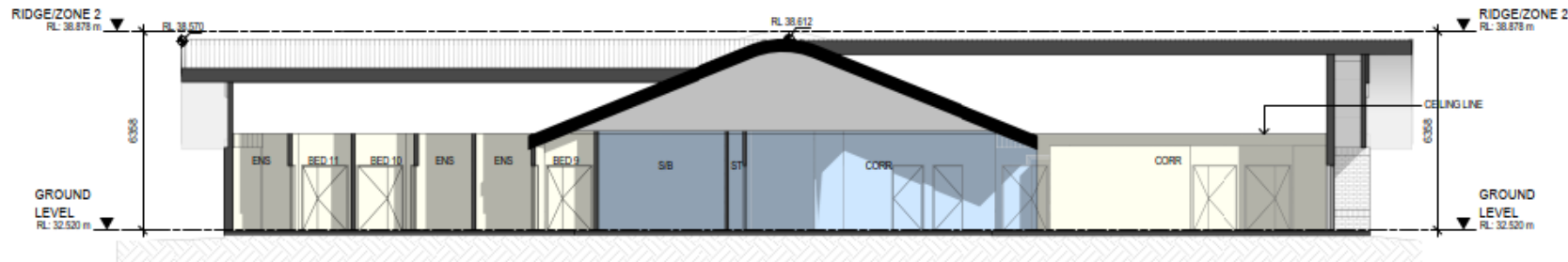


Alterations to Health Services Facility – Elevations

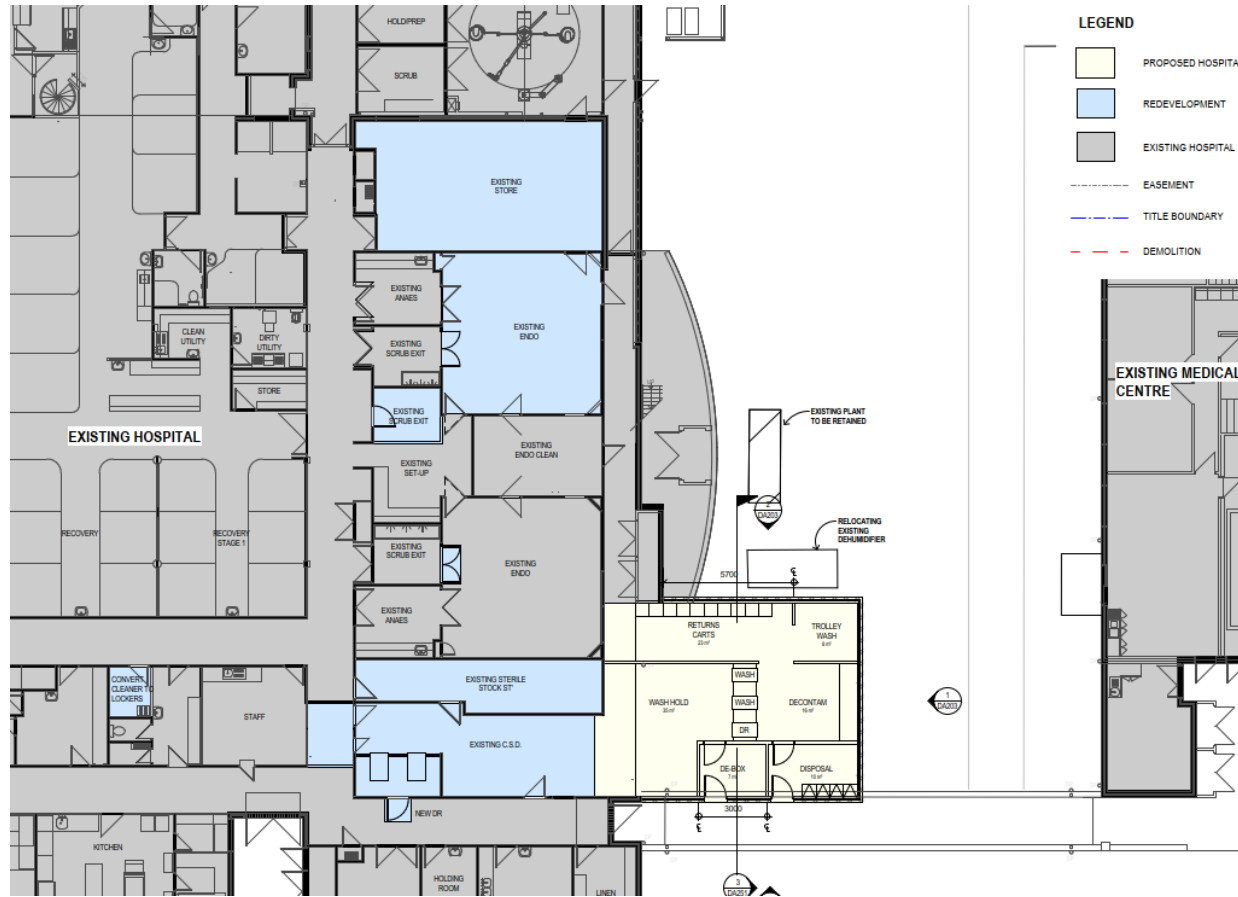
Rehabilitation Ward Additions



Alterations to Health Services Facility – Sections Rehabilitation Ward

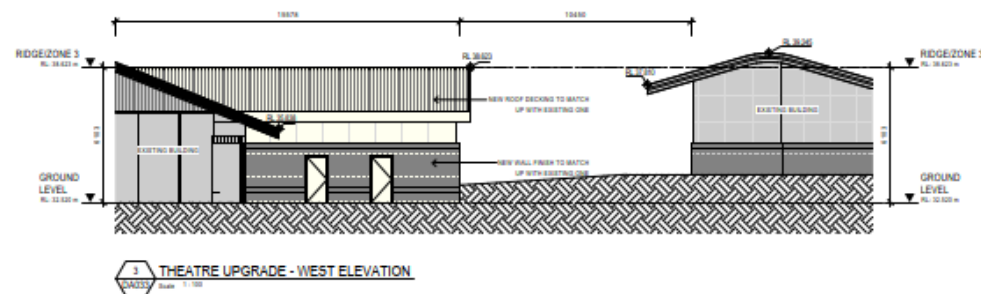
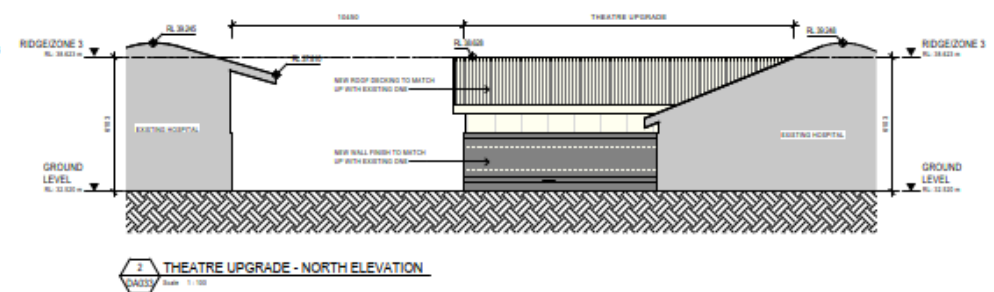
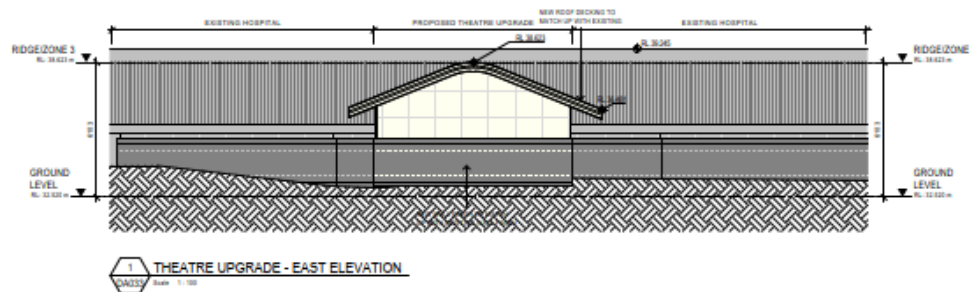


Alterations to Health Services Facility – Floor Plan Theatre Upgrade

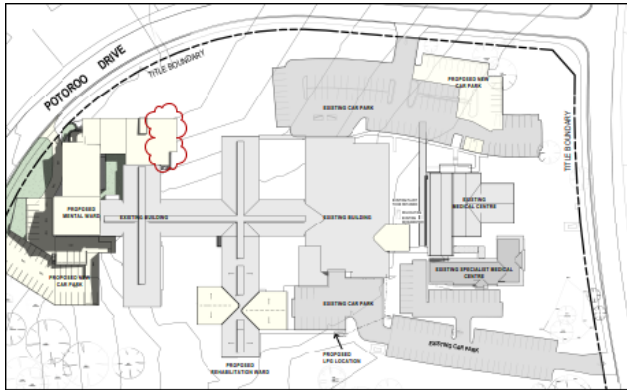


Alterations to Health Services Facility – Elevations

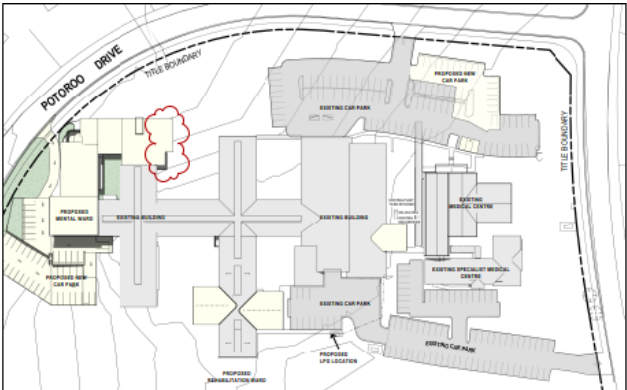
Theatre Upgrade



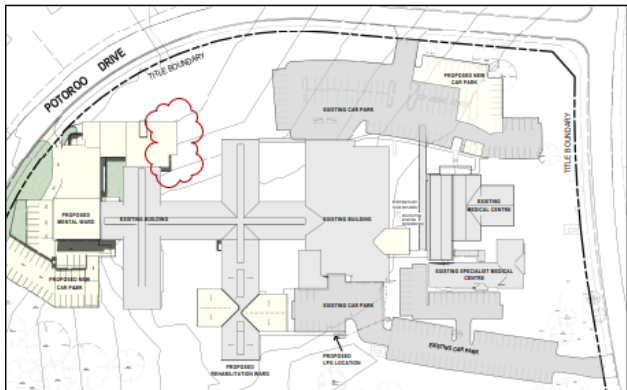
Alterations to Health Services Facility – Shadow Diagrams



1 SHADOW DIAGRAM - 9AM SEP 21
Scale: 1:100



3 SHADOW DIAGRAM - 3PM SEP 21
Scale: 1:100



2 SHADOW DIAGRAM - 12PM SEP 21
Scale: 1:100

Alterations to Health Services Facility –



MATERIAL

CFC SHEET-DARK GREY
SPANDREL GLASS-GREY TINT
CLEAR GLASS-GREY TINT
CLEAR GLASS-REFLECTIVE TINT
PAINT-DARK GREY
TEXTURED RENDER -LIGHT BEIGE
TEXTURED RENDER -DARK BEIGE



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Thank You



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