

MAYO PRIVATE HOSPITAL

LANDSCAPE CONCEPT PLAN

for Healthe Care Australia

JUNE 2023

MAYO PRIVATE HOSPITAL

LANDSCAPE CONCEPT

Address 2 Potoroo Drive, Taree NSW 2430
Client HEALTHE CARE AUSTRALIA
Architects HSPC
Landscape Architect SLR Consulting

The landscape design for Mayo Private Hospital has been prepared in reference to the following information sources:

- Greater Taree City Council, DCP Part N: Landscaping Requirements
- NSW Rural Fire Service, Planning for Bush Fire Protection
 - Appendix 2
 - Appendix 4
 - Appendix 5
- NSW Rural Fire Service, Standards for asset protection zone

Species selection has been adopted from the Greater Taree City Council’s ‘Indigenous Plants of Greater Taree’ (2010). These include species that are endemic to the site and the surrounding area. Additional species have been selected for their low maintenance, suitability to site conditions, and for suitability to site application. The selected plant species and landscape materials have been chosen for their suitability to the following applications on site:

- Entrance and Car Park Gardens (Westerly sun)
- Entrance Gardens (Low light)
- Sunken Garden (Low light)
- Courtyard Landscape (Semi-shade to full sun)
- Terrace Planter (Westerly sun)

The following outlines selection rationale for the main landscape elements, including planting and hardscapes within each landscape application.

Entrance and Car Park Landscape Design (Sun)
Proposed development to the existing Mayo Private Hospital includes the redevelopment and addition of the Mental Health Ward and Rehabilitation Ward. The addition of a new Mental Health Ward to the west of the existing building will result in disturbance to the western periphery of the hospital precinct. Landscaping has been proposed in conjunction with development works to:

- Soften and enhance the external appearance of the new building and compliment the existing streetscape.
- Provide shading from western sun for patients and visitors to the new ward.
- Increase privacy for both visitors and patients of the hospital and surrounding residential properties.
- Maintain ecological balance of the local area through retention of existing vegetation where appropriate to do so.
- Separation of vehicular and pedestrian traffic entering the site and hospital.

Flora species selection has been made with the following impacts and objections in mind:

- Use of indigenous and native plants to ensure suitability to site conditions and integration within the local area while offering potential shelter and food sources for indigenous fauna.
- Use of species that allow passive surveillance and site lines to be maintained across the site and from Potoroo Drive.
- Use of species that do not have the known potential to cause injuries through form, feature, or physiology and have low maintenance requirements.

As part of the proposed addition of new buildings to Mayo Private Hospital, additional carparking has been proposed. Landscape treatment in this area has been proposed to:

- Reduce visual and acoustic impacts to surrounding residential properties with the use of screening planting.
- Reduce the impact of glare and heat, and provide shade for vehicles and hospital visitors and patients.
- All furniture and fixtures selected and designed to be suitable for behavioural health that are strong, durable, and safe.

Fire Hazard Mitigation
Mayo Private Hospital is mapped in a Bush Fire Prone Area and therefore landscaping in the open areas around the hospital has been done in line with recommendations by NSW Rural Fire Service documentation. This includes:

- The recognition of a tree free area, offset 10m from the external wall of all hospital buildings, as defensible space. This includes a 5.5m grassed fire truck service vehicle easement free from planting surrounding the south of the building to ensure emergency service vehicle access from Potoroo Drive around the extents of the hospital.
- Existing vegetation to the south of the building presents a potential bush fire hazard and therefore further vegetation in this area has not been proposed.
- All proposed vegetation will need to remain as managed land. This includes the maintenance of garden beds including pruning and removal of any built-up leaf litter.
- Plant species have been selected due to their performance in a bush fire. Species are either considered fire resistant, fire retardant, or not considered highly flammable.
- Vegetation to be planted in clumps rather than in continuous paths and shrubs and ground covers are not to be planted under trees
- Tree canopy to cover no more than 30% and shrubs no more than 20% of Asset Protection Zone (Compliance as per table below).

Planting in Bush Fire Asset Protection Zone (APZ) Desktop Study	
Cover of APZ (Estimate)	Planting Description
12%	Existing canopy cover to be retained in asset protection zone
0.7%	Canopy cover proposed in asset protection zone
- 0.5%	Existing canopy cover to be removed in asset protection zone
12.2%	Estimated total proposed canopy cover
0.5%	Additional proposed garden bed planting (shrubs and ground covers)

Sunken Garden (Low light)
The sunken garden opens to the outdoor courtyard above and has been proposed as part of the Mayo Private Hospital upgrade. This space, at the main hospital entrance on the ground level, will provide patients and visitors with a green backdrop when viewed from internal spaces.

- Non-toxic soft plant species to reduce possibility of harm to patients and visitors.

Courtyard Landscape (Semi-shade to full sun)
Landscape design for the proposed wing of Mayo Private Hospital includes the addition of an internal courtyard for the use of patients and visitors. The design of this courtyard has considered the healing effects of outdoor gardens to create a safe, calm space that integrates with the proposed ward as part of the treatment process.

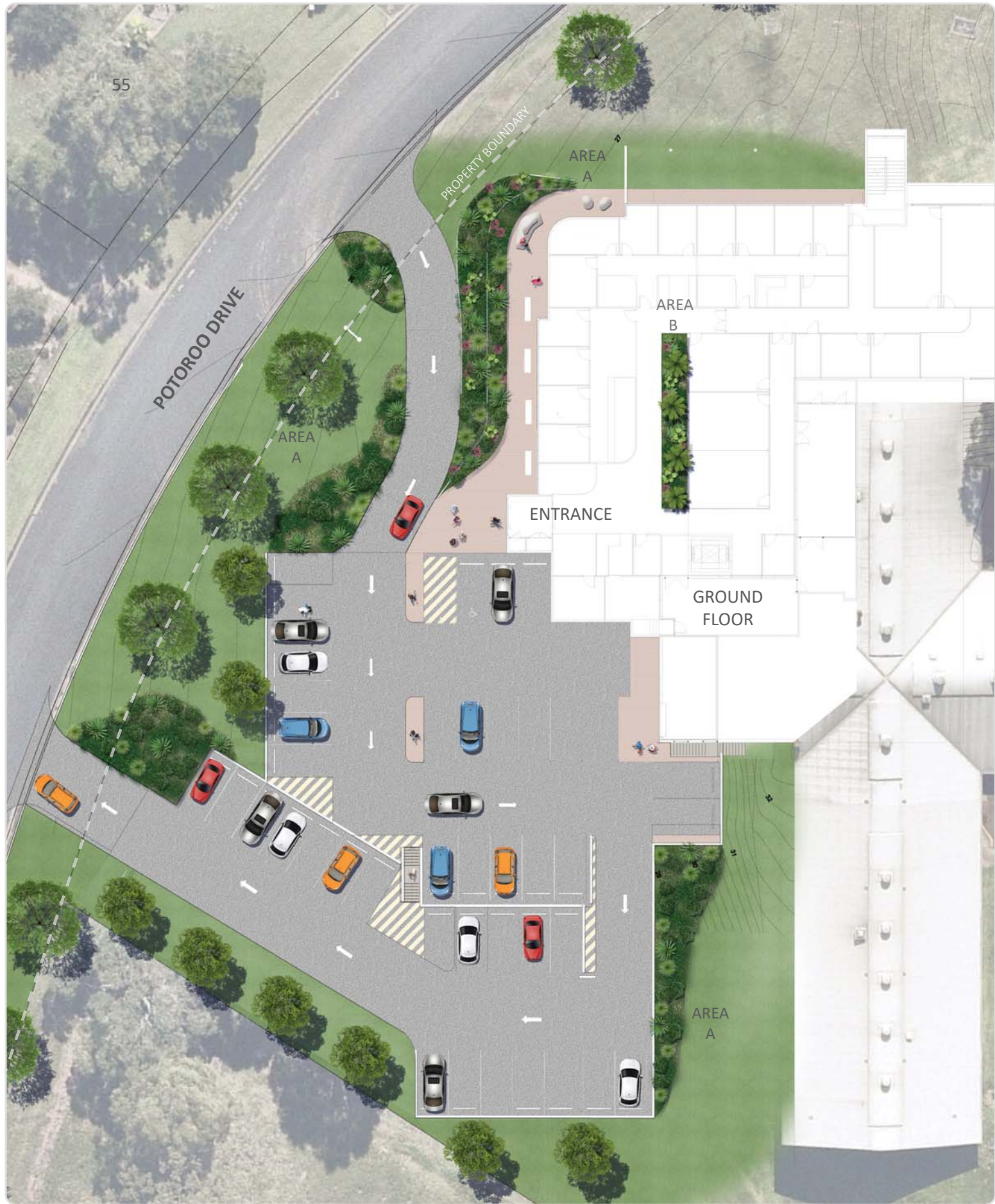
- Non-toxic soft plant species and smooth rounded edges have been used to reduce possibility of harm to patients.
- Screening plants provide privacy to the adjacent rooms while allowing clear lines of site within the courtyard.

Drawing Register	
Drawing Number	Drawing Description
631.30566-01	LANDSCAPE INTENT
631.30566-02	SITE ANALYSIS AND LAYOUT PLAN
631.30566-03	LOWER GROUND - ENTRANCE AND CARPARK DESIGN
631.30566-04	LOWER GROUND - SUNKEN GARDEN DESIGN
631.30566-05	GROUND - COURTYARD DESIGN
631.30566-06	PLANT SCHEDULE

Issue	Description	Checked	Approved	Date
A	Draft Issue for Review	AP	DB	12.04.2022
B	Issue for Review	AP	DB	24.05.2022
C	Issue for Development Application	AP	DB	10.06.2022
D	Amended Issue for Development Application	AP	DB	07.07.2022
E	Amended Issue for Development Application	AP	AP	12.06.2023







AREA A - ENTRANCE AND CARPARK DESIGN

LANDSCAPE STATEMENT

- Street trees to integrate with existing species along Potoroo Drive and highlight entrance while providing screening to neighbouring properties
- Low light lush garden beds at entrance to provide feature entrance to Mayo Private Hospital
- A mix of endemic and native full sun planting for bushfire hazard mitigation measures including reduced canopy cover and clumped ground cover plantings

INDICATIVE PLANT SPECIES (AREA A - FULL SUN)



TREES



SHRUBS AND STRAPPED LEAF



GROUND COVERS

MATERIALS AND FINISHES



Light weight seating bench

Light weight seating stool





AREA B - SUNKEN GARDEN DESIGN

LANDSCAPE STATEMENT

- Fern and low light tolerant planting with rainforest feel
- Tranquil garden to be viewed from internal spaces such as through the Lift Lobby and Waiting Room

FERNS AND STRAPPED LEAF



Adiantum formosum



Asplenium nidus



Blechnum cartilagineum



Cordyline fruticosa 'Miss Andrea'



Philodendron 'Birkin'



Philodendron 'Imperial Red'

GROUND COVERS



Cissus antarctica



Dichondra repens



Hoya australis



Peperomia tetraphylla



Viola hederacea

INDICATIVE PLANT SPECIES (AREA C - LOW LIGHT)

PALMS AND TREE FERNS



Cyathea cooperi



Liospadix monostachyo





AREA C - COURTYARD DESIGN

LANDSCAPE STATEMENT

- Screening plants to provide privacy to patient rooms and vegetative outlook from within
- Temperate forest planting to provide cool, shaded space featuring local endemic species
- Outdoor seating and dining area for patients and visitors
- Tranquil garden setting for patients and visitors
- Circular shade structures (position indicated by dashed lines) provide dappled shade. All weather umbrellas for protection from the rain

MATERIALS AND FINISHES



Anti-ligature Furniture



Water Feature



Shade Structure



All Weather Umbrellas



In-built Seating

INDICATIVE PLANT SPECIES (AREA D - SEMI-SHADE TO FULL SUN)

SMALL TREES

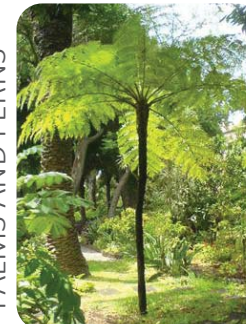


Atractocarpus fitzalanii



Plumeria obtusa

PALMS AND FERNS



Cyathea cooperi



Adiantum formosum



Asplenium nidus



Blechnum cartilagineum



Linospadix monostachyo

STRAPPED LEAF AND SHRUBS



Crinum pedunculatum



Cordyline fruticosa 'Miss Andrea'



Cordyline fruticosa "Rubra"



Dianella caerulea



Megaskepasma erythrochlamys



Orthosiphon aristatus



Philodendron 'Birkin'

GROUND COVERS



Pittosporum tobira 'Miss Muffet'



Plectranthus argentatus



Cissus antarctica



Convolvulus sabatius



Gazania 'Kiss White'



Trachelospermum Tricolour



Viola hederacea



PLANT SCHEDULE					
TREES					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Angophora costata</i>	Smooth-barked apple	10 to 15	7 to 10	45L	8
<i>Brachychiton discolor</i>	Lacebark	5 to 7	2 to 3	45L	5
<i>Ceratopetalum gummiferum</i>	NSW Xmas Bush	4 to 7	4 to 6	45L	5
SMALL TREES					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Atractocarpus fitzalanii</i>	Native Gardenia	6	3	45L	3
<i>Plumeria obtusa</i>	Evergreen Frangipani	3 to 7.5	3 to 7.5	45L	3
PALMS AND TREE FERNS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Cyathea cooperi</i>	Australian Tree Fern	5 to 6	3.6	45L	7
<i>Linospadix monostachyo</i>	Walking Stick Palm	2 to 3	1	2L	9
SHRUBS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Banksia spinulosa</i>	Hairpin Banksia	2.4 to 4	3 to 4	200mm	9
<i>Correa reflexa</i>	Common Correa	1 to 1.5	1.5	200mm	9
<i>Megaskepasma erythrochlamys</i>	Brazilian red-cloak	2	2.5	200mm	6
<i>Orthosiphon aristatus</i>	Cats Whisker	1	1	200mm	11
<i>Pittosporum tobira 'Miss Muffet'</i>	Miss Muffet	1	1.5	200mm	11
<i>Plectranthus argentatus</i>	Silver spurflower	1	1	200mm	11
FERNS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Adiantum formosum</i>	Black stem maidenhair	1.2	2	140mm	18
<i>Asplenium nidus</i>	Birds Nest Fern	0.6	0.2	140mm	20
<i>Blechnum cartilagineum</i>	Gristle Fern	0.5	0.75	140mm	24

PLANT SCHEDULE					
STRAPPED LEAF					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Crinum pedunculatum</i>	Swamp Lily	1.5	2	140mm	15
<i>Cordyline fruticosa 'Miss Andrea'</i>	Cordyline	0.5 to 1	0.5	140mm	20
<i>Cordyline fruticosa 'Rubra'</i>	Cordyline	1 to 2	0.5	140mm	6
<i>Dianella caerulea</i>	Blue Flax-lily	1	1	140mm	60
<i>Doryanthes palmeri</i>	Giant Spear Lily	1 to 3	1.5 to 3	140mm	10
<i>Lomandra hystrix</i>	Creek Mat-rush	1.5	1	140mm	28
<i>Philodendron 'Birkin'</i>	Philodendron	0.5 to 1	0.5	140mm	23
<i>Philodendron 'Imperial Red'</i>	Philodendron	0.5 to 1	0.5	140mm	13
GROUND COVERS					
SPECIES	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	ESTIMATED QUANTITY
<i>Carpobrotus glaucescens</i>	Pigface	0.3	2	140mm	155
<i>Cissus antarctica</i>	Kangaroo vine	0.3	6	140mm	102
<i>Convolvulus sabatius</i>	Blue rock bindweed	0.15	0.6	140mm	40
<i>Dichondra repens</i>	Kidney Weed	0.1	2 to 4	140mm	40
<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.1	2 to 4	140mm	40
<i>Gazania 'Kiss White'</i>	Gazania	0.45	0.5	140mm	50
<i>Grevillea 'Royal Mantle'</i>	Grevillea	0.3	3	140mm	80
<i>Hardenbergia violacea</i>	Purple Coral Pea	0.3	2	140mm	75
<i>Hibbertia scandens</i>	Trailing Guinea-flower	0.3	1 to 2	140mm	119
<i>Hoya australis</i>	Waxflower	0.3	4	140mm	20
<i>Peperomia tetraphylla</i>	Acorn Peperomia	0.1 to 0.3	0.5	140mm	13
<i>Trachelospermum Tricolour</i>	Tri-colour jasmine	0.5	2	140mm	40
<i>Viola hederacea</i>	Native Violet	0.2	1	140mm	63
TOTAL ESTIMATED PLANT QUANTITY					1171