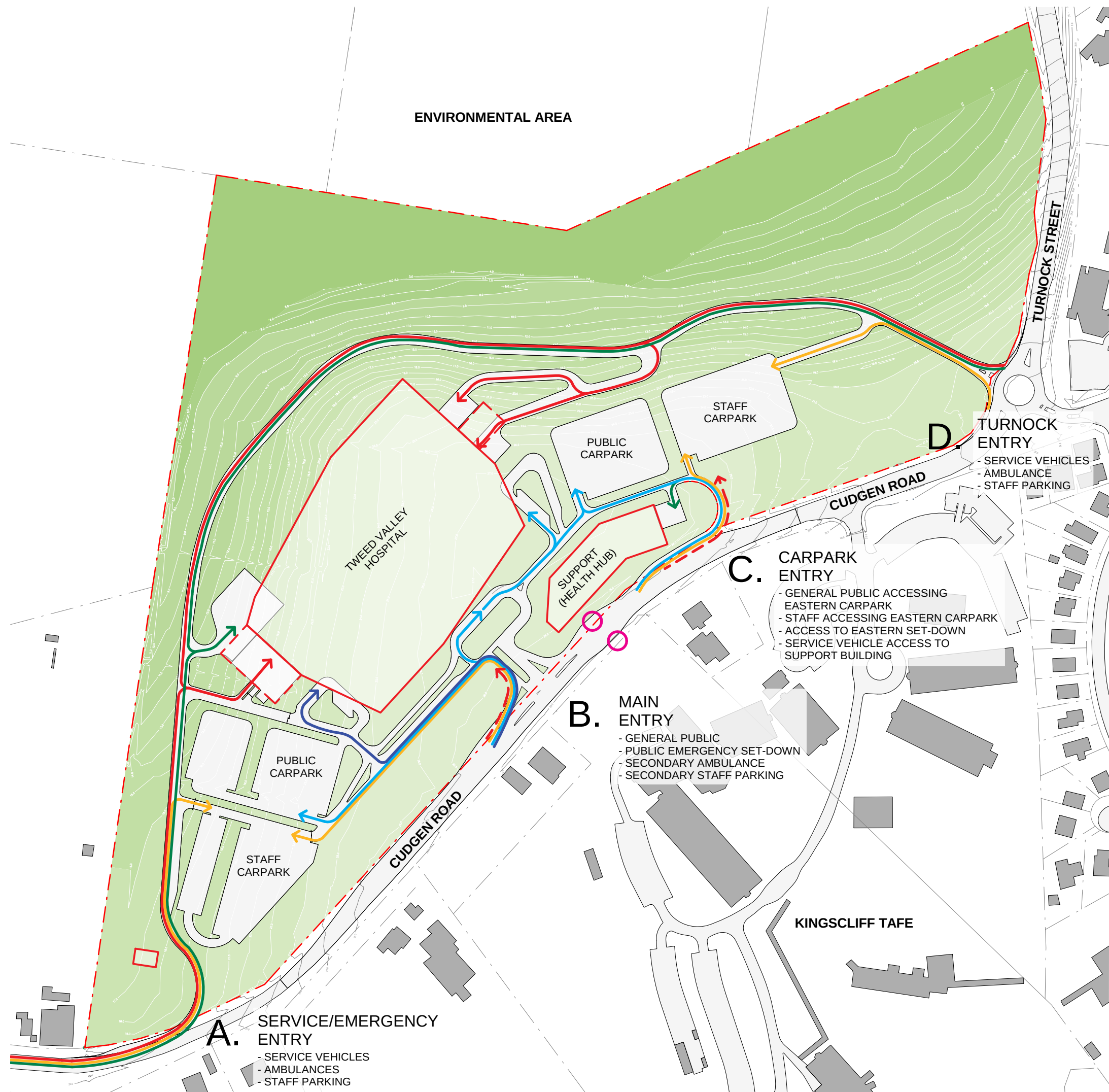




SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PRIMARY AMBULANCES

SECONDARY AMBULANCES

SERVICE VEHICLES

GENERAL PUBLIC & PARKING

PUBLIC EMERGENCY & SET-DOWN

STAFF CARPARKING

BUS STOP

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW

GOVERNMENT

Health Infrastructure

Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
VEHICULAR ACCESS

SCALE

0 10 20 30 40 50
m

SCALE

DATE

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23/04/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-007

03

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PRIMARY AMBULANCES

SECONDARY AMBULANCES

SERVICE VEHICLES

GENERAL PUBLIC & PARKING

STAFF CARPARKING

BUS STOP

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW

GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN

VEHICULAR EGRESS

SCALE

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10

20

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SCALE

1:2500@A3

DATE

23/04/2019

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MD

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PROJECT No

10363.00

DRAWING No

AR-SKE-10-008

REVISION

03

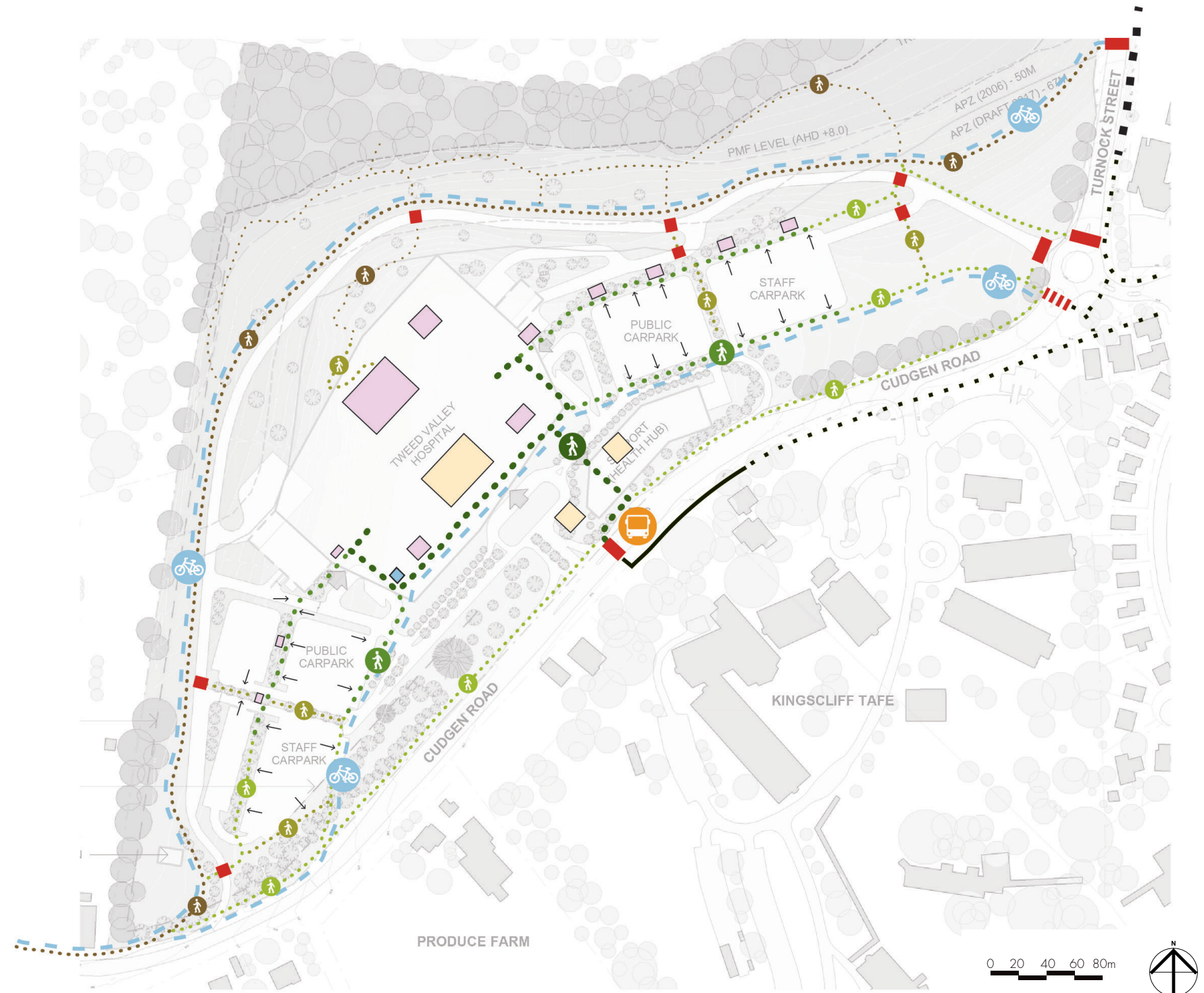
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LANDSCAPE PROPOSAL

PATHWAY NETWORK

LEGEND

- ■ ■ Existing On-road Shared Path
- · · Existing Off-road Shared Path
- Proposed Off-road Shared Path
- ||||| Existing Crossing
- Proposed Crossing
- 🚲 Cycle Route
- 🚶 Main Pedestrian Route
Drop-off + Bus Stop to Entry
- 🚶 Secondary Pedestrian Route
Car Parking to Entry
- 🚶 Pedestrian Route
Street to Entry
- 🚶 Connector Pedestrian Route
Connections between paths to form loops
- 🚶 Pedestrian Through Route
- 🚶 Informal Pedestrian Trail
- Access from Car Parking
- 📦 Civic Spaces
- 📦 Gathering & Social Spaces
- 🚲 Cycle End of Trip
Bike Storage
- 🚌 Bus Stop





SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

*NOTE: ALL RL'S ARE NOMINAL ONLY AND SUBJECT TO DETAIL DESIGN IN STAGE 2

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

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SURREY HILLS, NSW 2010
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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

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GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN

PROPOSED SITE LEVELS

SCALE

0 10 20 30 40 50

m

SCALE

DATE

DRAWN BY

CHECKED

1:2500@A3

23/04/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-009

02

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PREVIOUS MAXIMUM PLANNING ENVELOPE (SUBMITTED JANUARY 2018)

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STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

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SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
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PROJECT MANAGER

NSW GOVERNMENT

Health Infrastructure

Health Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

REVISED PLANNING ENVELOPE
PLAN

SCALE

0 10 20 30 40 50
m

SCALE

DATE

DRAWN BY

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1:2500@A3

23/04/2019

MD

BS

PROJECT No

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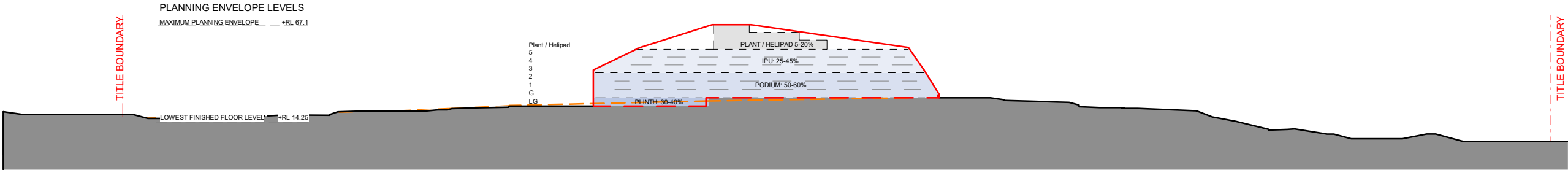
REVISION

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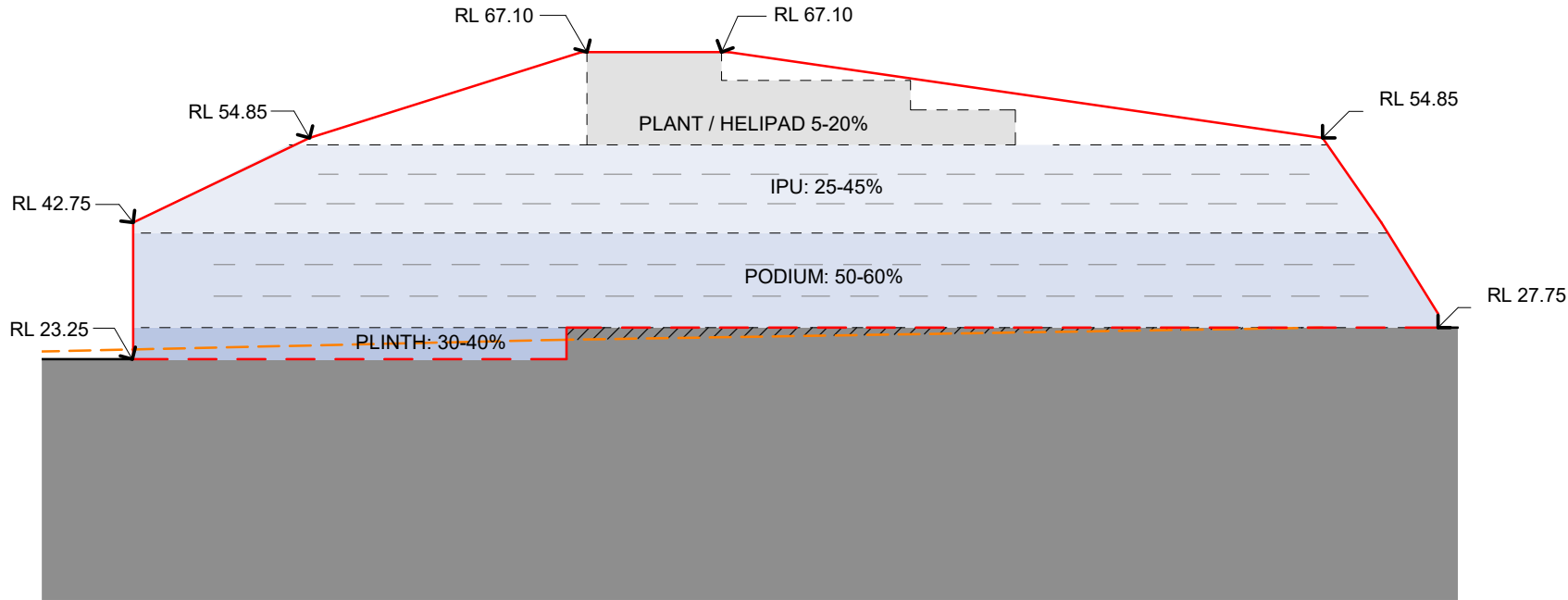
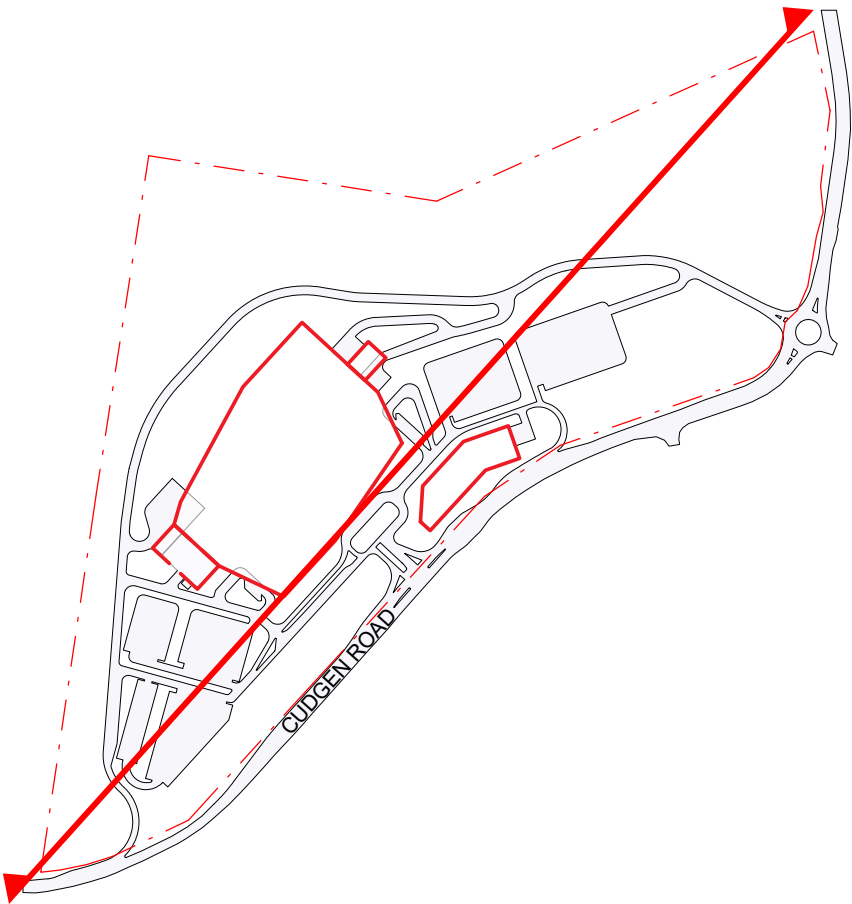
AR-SKE-10-010

02

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



SOUTH-EAST ELEVATION
SCALE 1:2500



SOUTH-EAST ELEVATION CALLOUT
SCALE 1:1000

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

- PLINTH - 30-40%
- PODIUM - 50-60%
- IPU - 25-45%
- PLANT - 5-20%

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STH BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
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PH: (02) 8299 4600 FAX: (03) 9885 2455
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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

NSW
GOVERNMENT

Health
Infrastructure

Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

SOUTH-EAST ELEVATION

SCALE

0 10 20 30 40 50
m

SCALE

As indicated@A3

DATE

02/05/2019

DRAWN BY

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PROJECT No

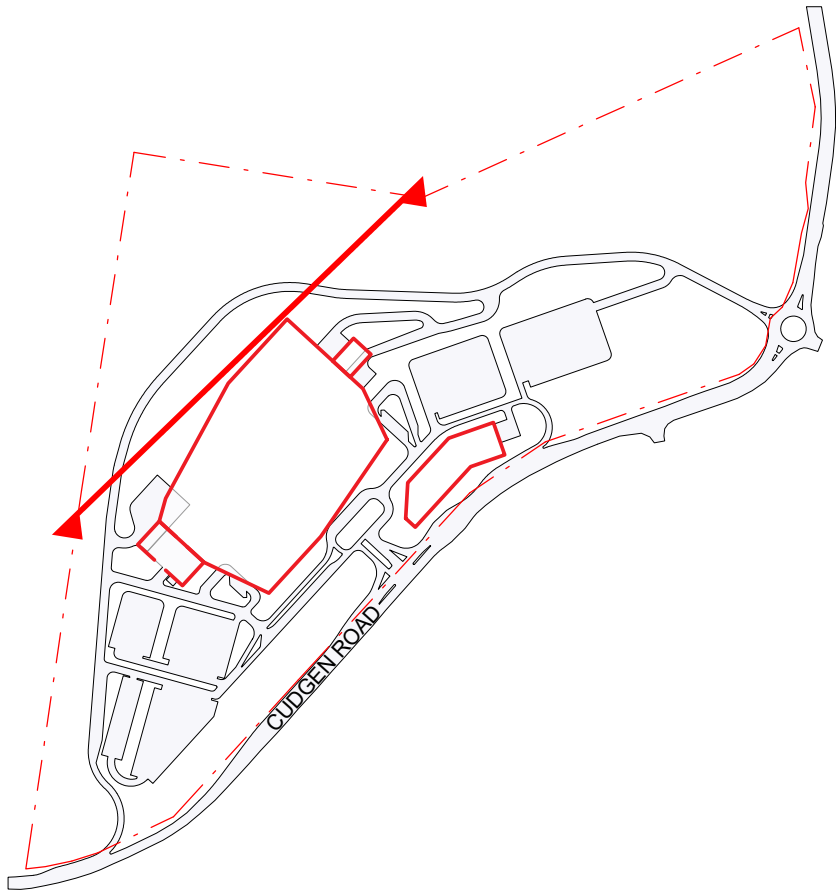
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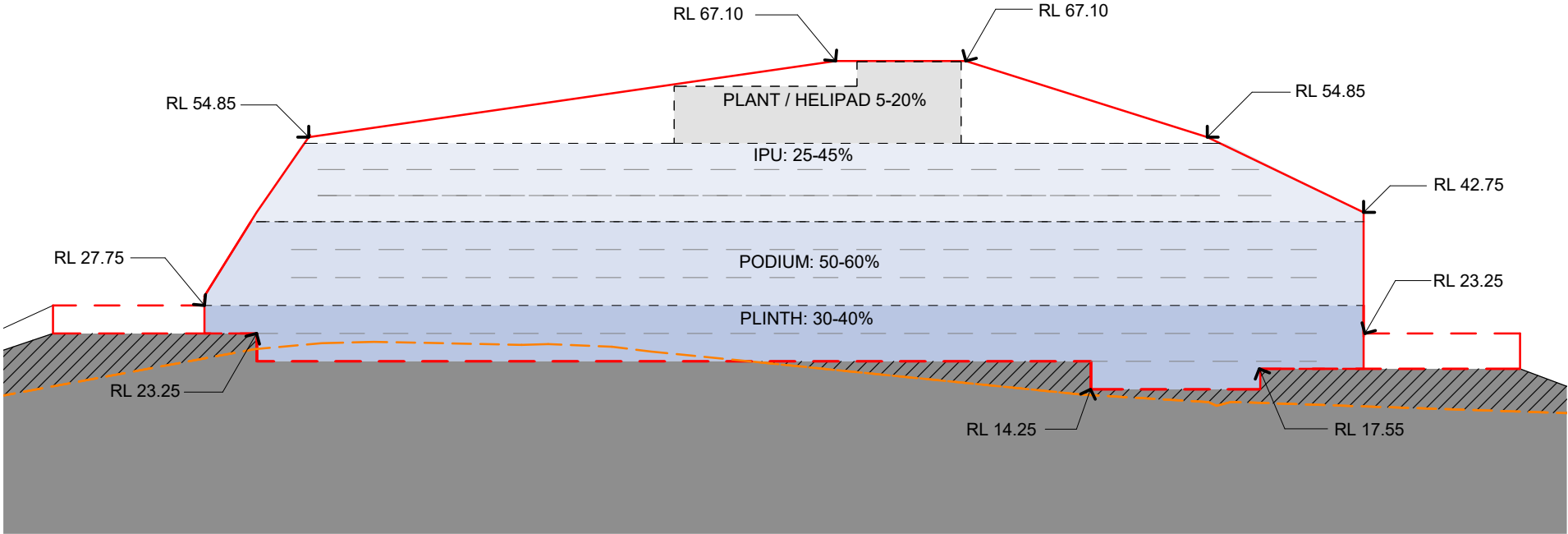
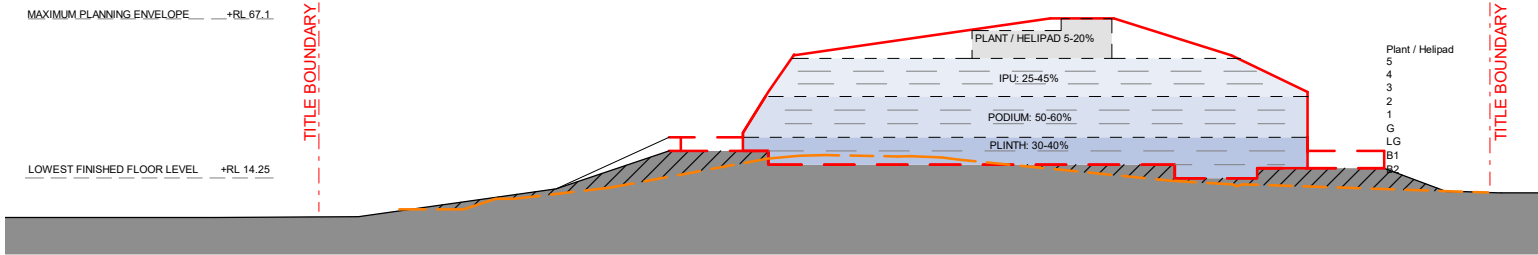
REVISION

08



PLANNING ENVELOPE LEVELS
MAXIMUM PLANNING ENVELOPE — +RL 67.1
LOWEST FINISHED FLOOR LEVEL — +RL 14.25

NORTH-WEST ELEVATION
SCALE 1:2500



NORTH-WEST ELEVATION CALLOUT
SCALE 1:1000

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW

GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

NORTH-WEST ELEVATION

SCALE

0 10 20 30 40 50

m

SCALE

As indicated@A3

DATE

02/05/2019

DRAWN BY

SL

CHECKED

AB

PROJECT No

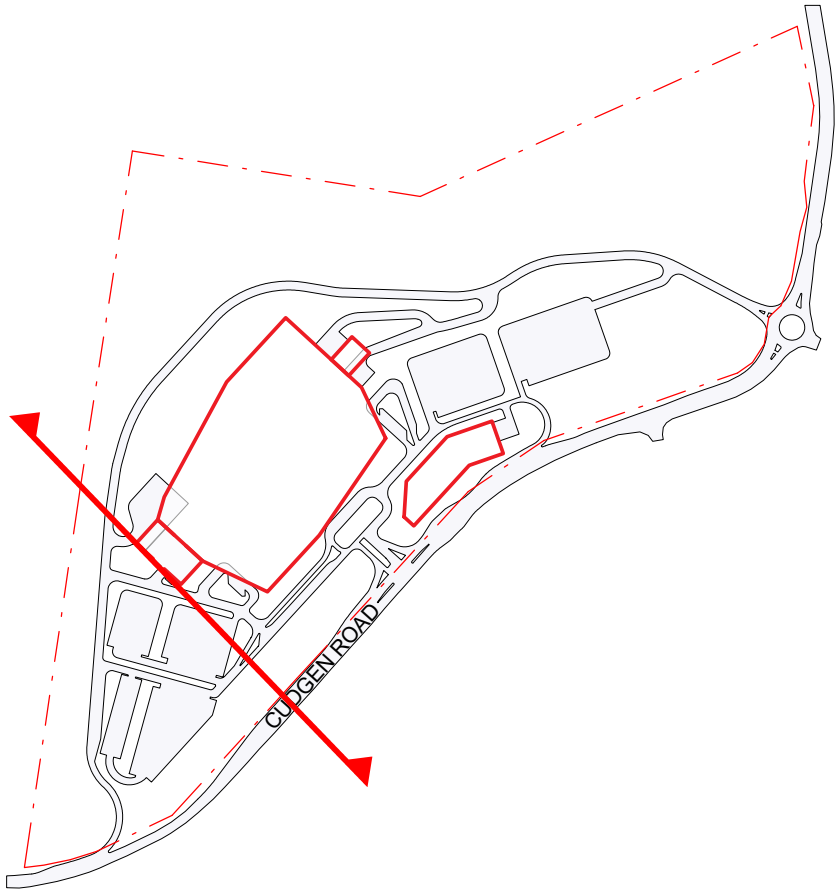
10363.00

DRAWING No

AR-SKE-50-201

REVISION

08



PLANNING ENVELOPE LEVELS
MAXIMUM PLANNING ENVELOPE _____ +RL 67.1

LOWEST FINISHED FLOOR LEVEL _____ +RL 14.25

TITLE BOUNDARY

Plant / Helipad
5
4
3
2
1
G
LG
B1
B2

PLANT /
HELIPAD 5-20%

IPU: 25-45%

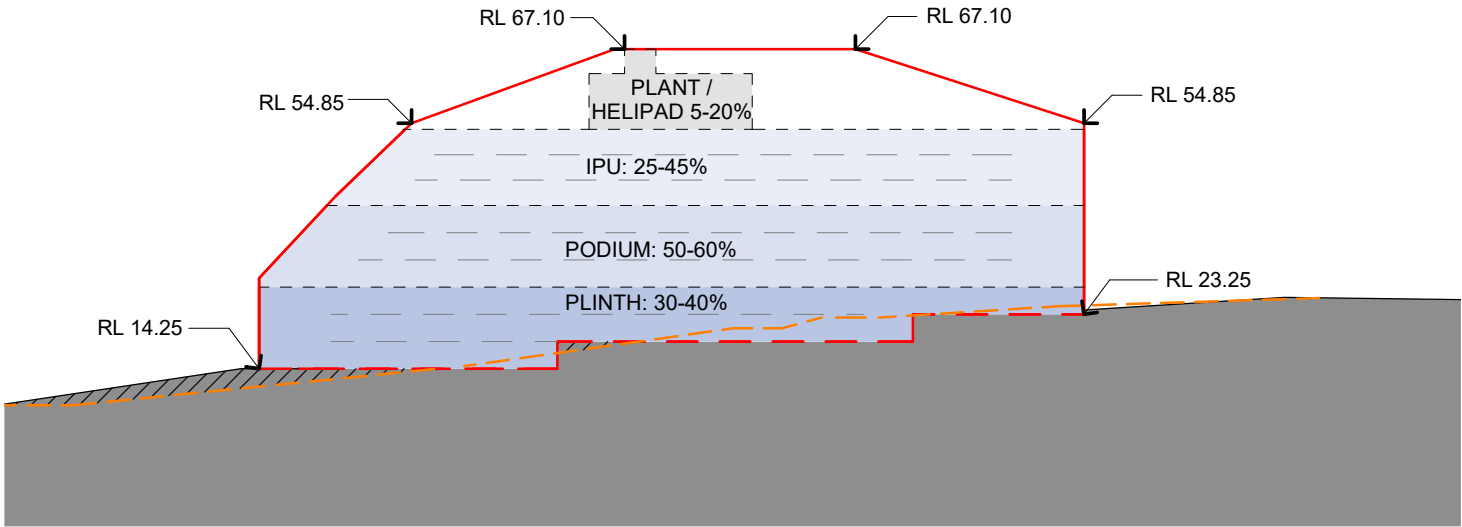
PODIUM: 50-60%

PLINTH: 30-40%

CUDGEN ROAD

TITLE BOUNDARY

SOUTH-WEST ELEVATION
SCALE 1:2500



SOUTH-WEST ELEVATION CALLOUT
SCALE 1:1000

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

- PLINTH - 30-40%
- PODIUM - 50-60%
- IPU - 25-45%
- PLANT - 5-20%

NOTE: MAXIMUM ENVELOPE DOES NOT REPRESENT BUILDING FORMS. The **Maximum Planning Envelope** describes the height, width and breadth limits of the proposed building forms. It is to be construed that the maximum planning envelope extends to interface with the existing natural ground level (and capturing basement levels and associated substructure) or modified natural ground level. The **Maximum Planning Envelope** excludes secondary architectural features including as examples; glazed canopies, unenclosed covered walkways, building services, hard landscaping, flag poles, lighting poles, fencing and wayfinding signage or the like, which will occur beyond the boundary of the **Maximum Planning Envelope**

REV	DESCRIPTION	DATE
06	ISSUED FOR INFORMATION	22/01/2019
07	ISSUED FOR INFORMATION	23/04/2019
08	ISSUED FOR INFORMATION	02/05/2019

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ARCHITECTS
STH BATESSMART.
ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au
43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
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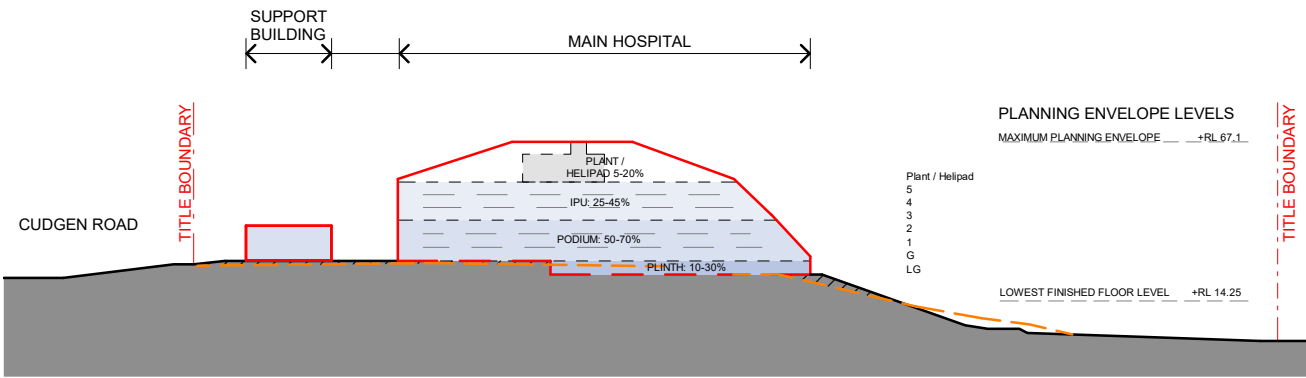
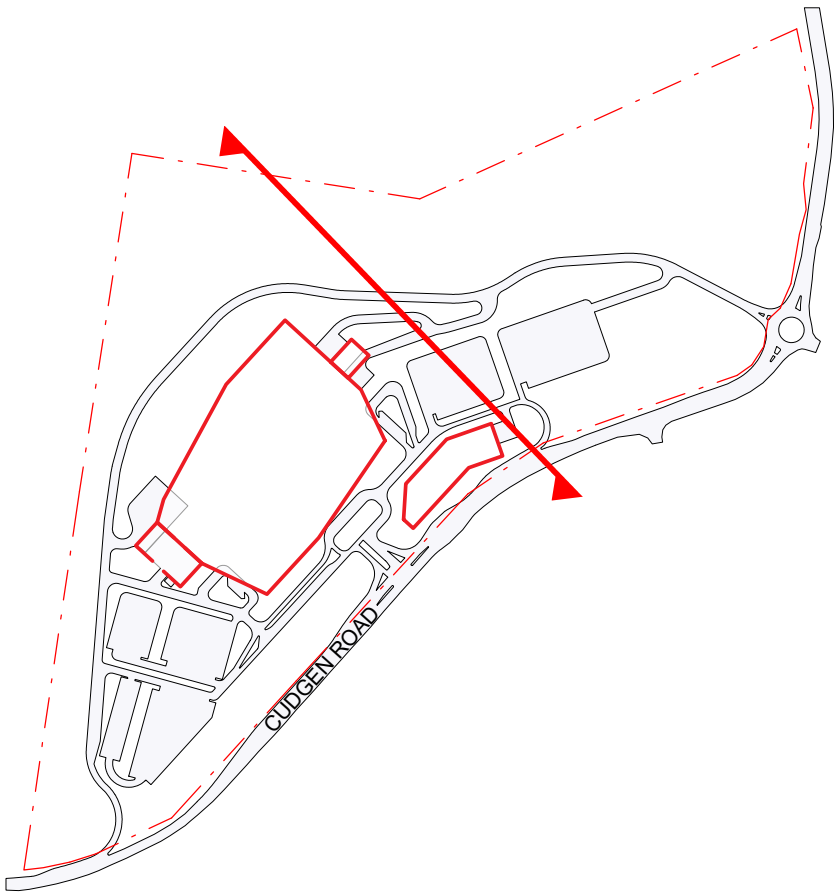
PROJECT MANAGER
TSA
MANAGEMENT

CLIENT
NSW GOVERNMENT
Health Infrastructure
Health Northern NSW Local Health District

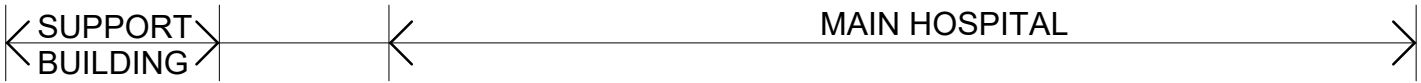
PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen
DRAWING TITLE
SOUTH-WEST ELEVATION

SCALE
0 10 20 30 40 50
m

SCALE
As
PROJECT No
10363.00
DATE
02/05/2019
DRAWN BY
SL
CHECKED
AB
REVISION
08



NORTH-EAST ELEVATION
SCALE 1:2500



NORTH-EAST ELEVATION CALLOUT
SCALE 1:1000

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

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ARCHITECTS

STH BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

NSW GOVERNMENT
Health Infrastructure
Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

NORTH-EAST ELEVATION

SCALE

0 10 20 30 40 50
m

SCALE

As indicated@A3

DATE

02/05/2019

DRAWN BY

SL

CHECKED BY

AB

PROJECT No

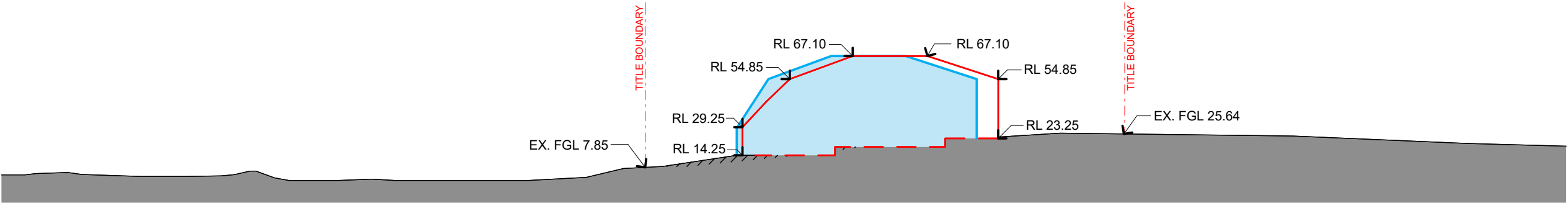
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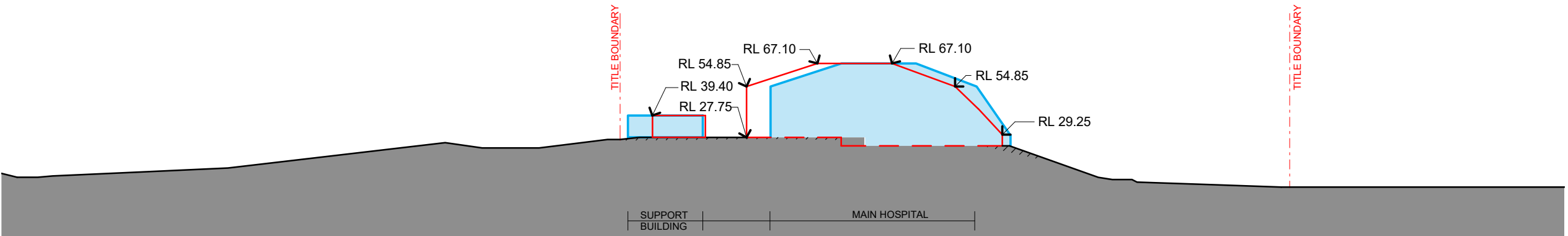
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REVISION

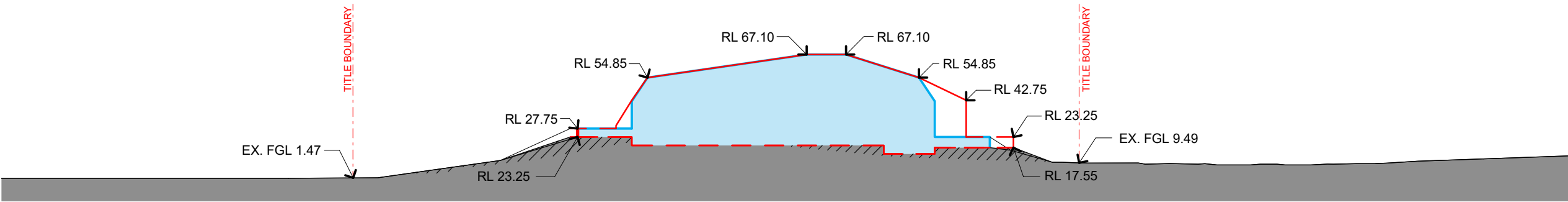
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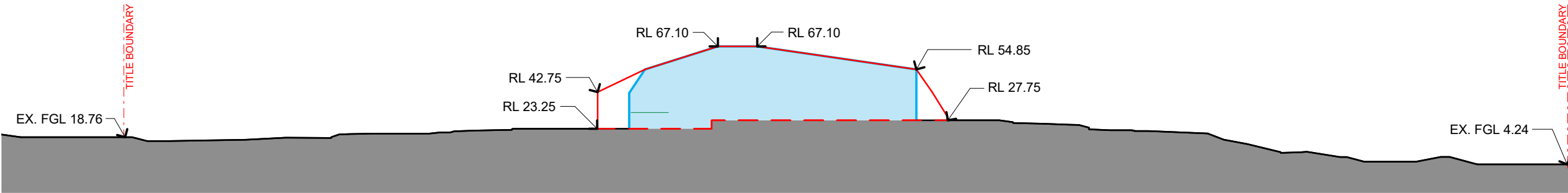
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PREVIOUS MAXIMUM PLANNING ENVELOPE (SUBMITTED JANUARY 2018)

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW

GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

REVISED PLANNING ENVELOPE

ELEVATIONS

SCALE

0 25 50 75 100 125

m

SCALE

As

DATE

DRAWN BY

CHECKED

indicated@A3

02/05/2019

SL

AB

PROJECT No

DRAWING No

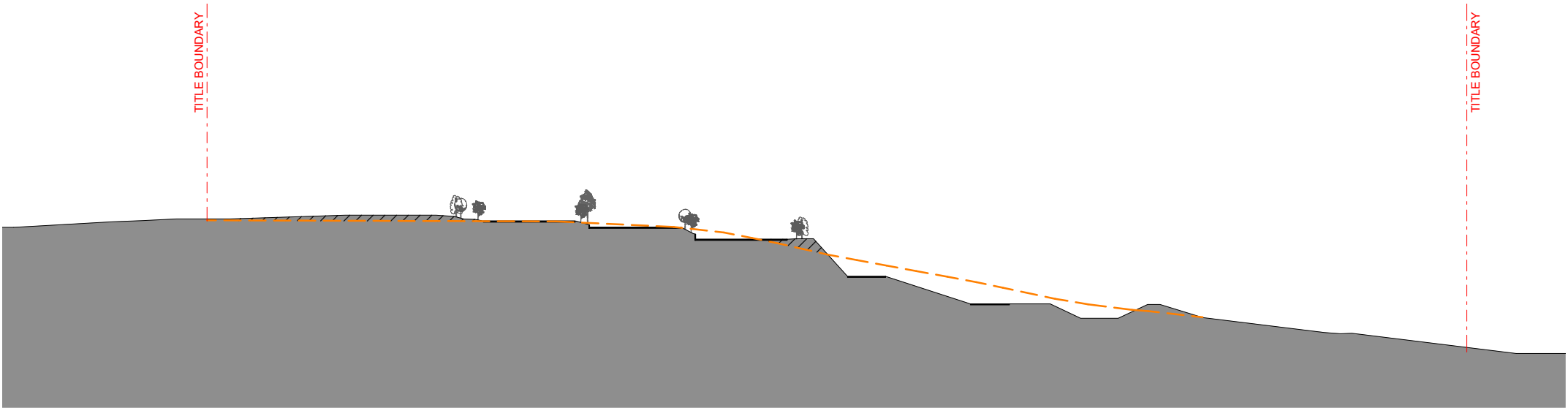
REVISION

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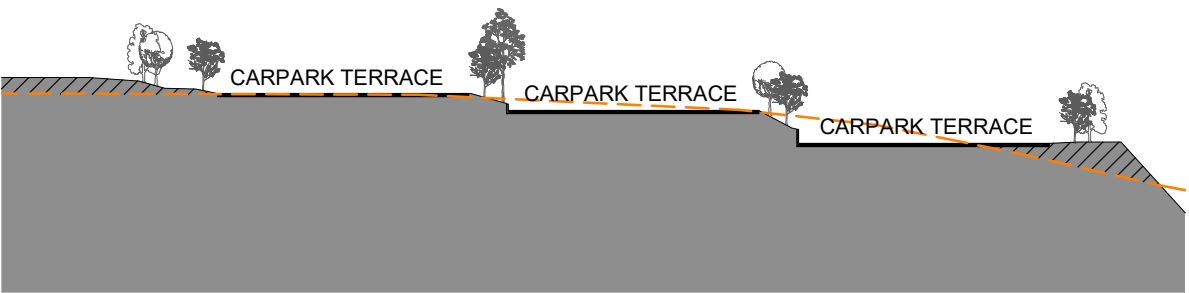
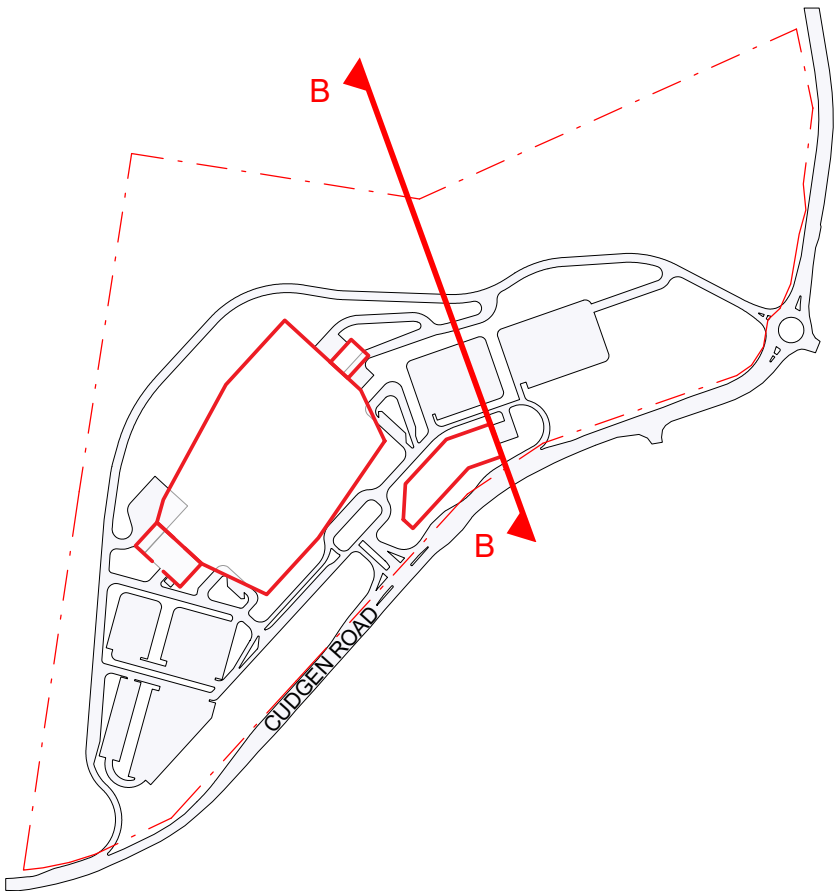
AR-SKE-50-501

03

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



SITE SECTION B (EAST CARPARK)
SCALE 1:1000



SITE SECTION B CALLOUT
SCALE 1:500

LEGEND

EXISTING GROUND LINE

PROPOSED GROUND LINE

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	23/04/2019
03	ISSUED FOR INFORMATION	02/05/2019

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW GOVERNMENT

Health Infrastructure

Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SITE SECTION B

EAST CARPARK

SCALE

0 40 80 120 160 200 m

SCALE

As

DATE

02/05/2019

DRAWN BY

SL

CHECKED BY

AB

PROJECT No

10363.00

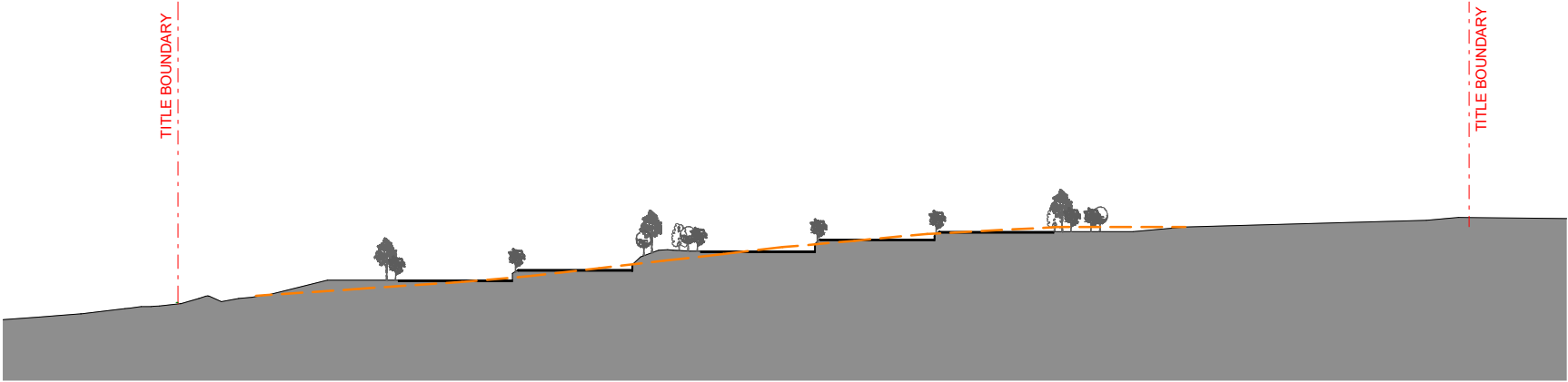
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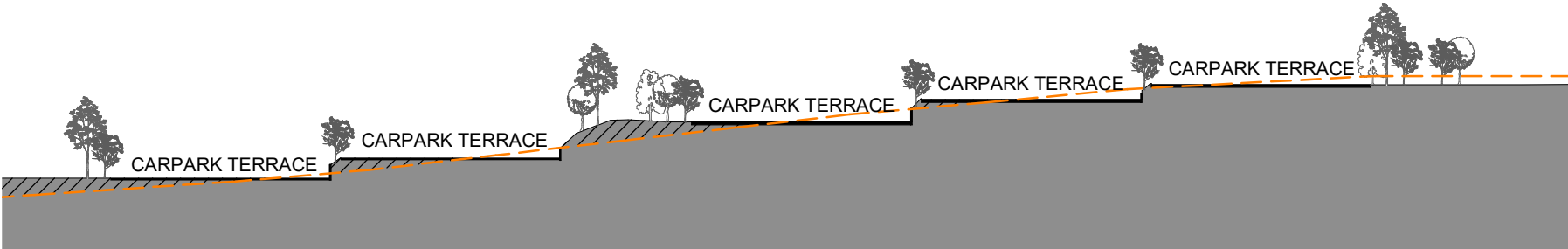
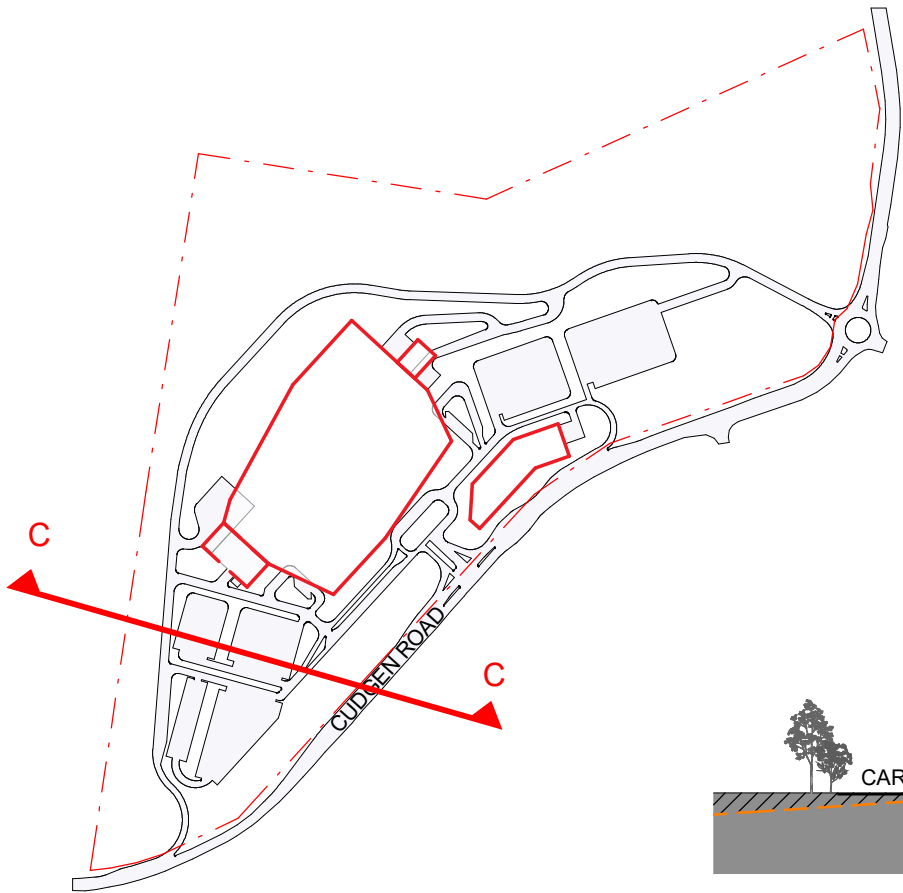
REVISION

03

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



SITE SECTION C (WEST CARPARK)
SCALE 1:1000



SITE SECTION C CALLOUT
SCALE 1:500

LEGEND

EXISTING

GROUND LINE

PROPOSED

GROUND LINE

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	23/04/2019

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW GOVERNMENT

Health Infrastructure

Health

Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SITE SECTION C

WEST CARPARK

SCALE

0

10

20

30

40

50

m

SCALE

As indicated@A3

DATE

23/04/2019

DRAWN BY

SL

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AB

PROJECT No

10363.00

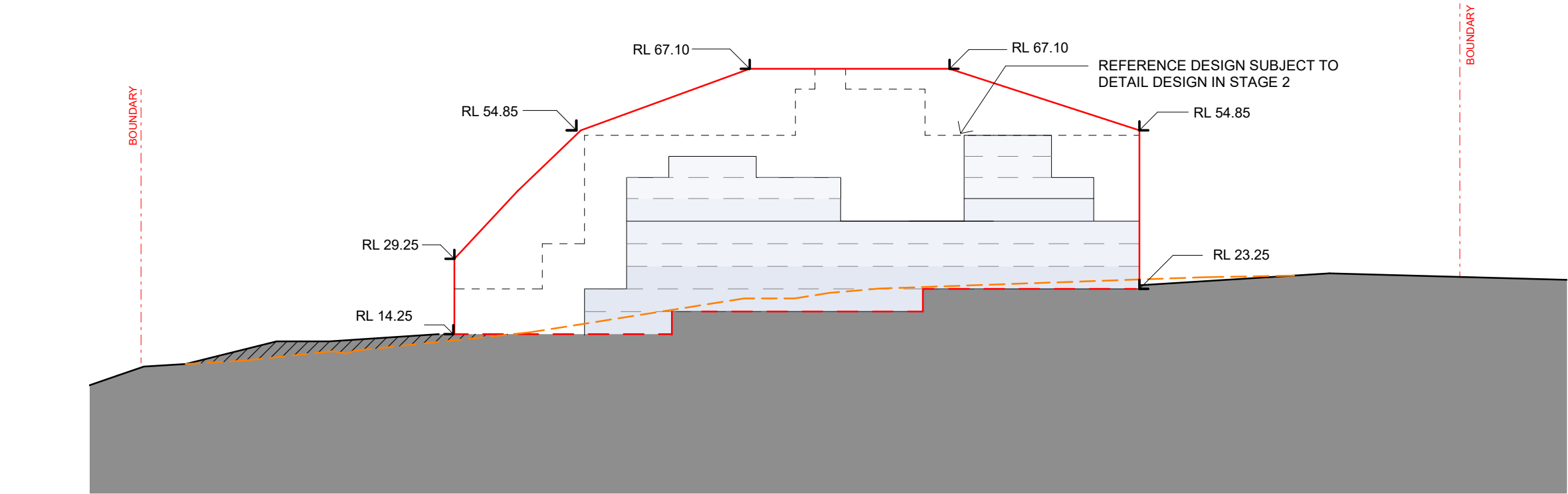
DRAWING No

AR-SKE-51-002

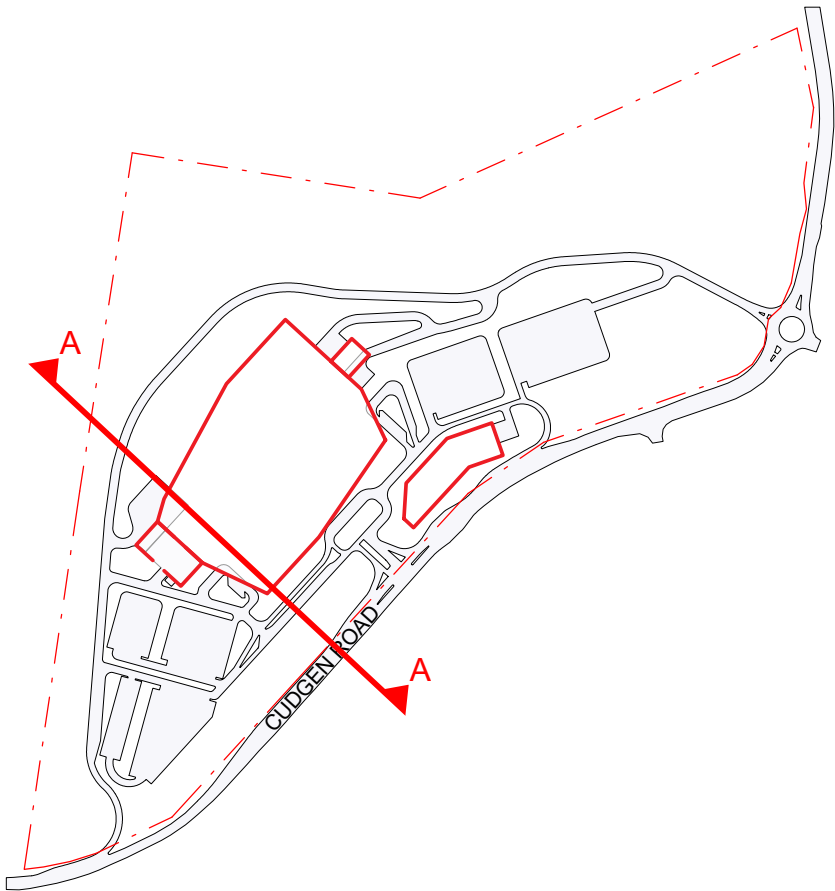
REVISION

02

BIM 360://Tweed Valley Hospital/TVH_BUILDING_A18.rvt



BUILDING SECTION A
SCALE 1:1000



MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	23/04/2019
03	ISSUED FOR INFORMATION	02/05/2019

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

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NSW

GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

BUILDING SECTION A

SCALE

0 10 20 30 40 50

m

SCALE

As

DATE

02/05/2019

DRAWN BY

SL

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AB

PROJECT No

10363.00

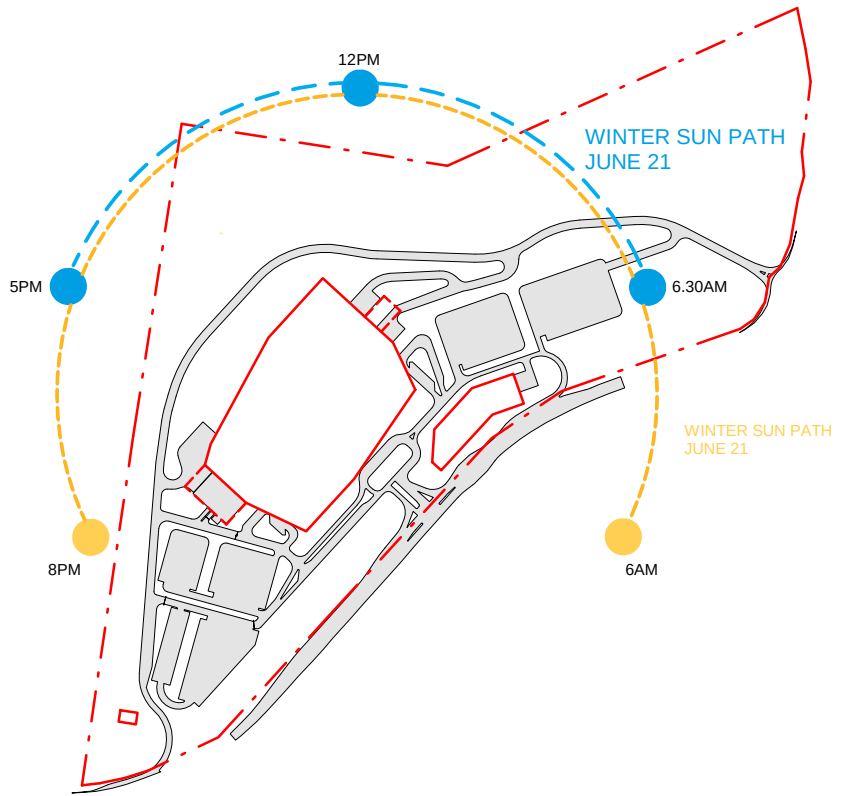
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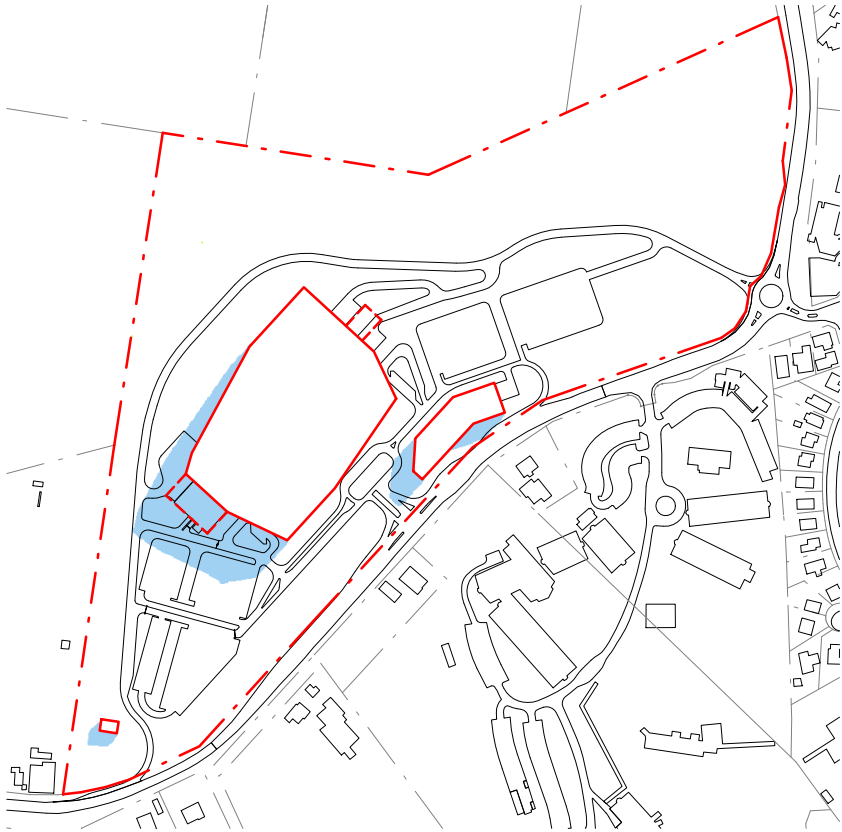
REVISION

03

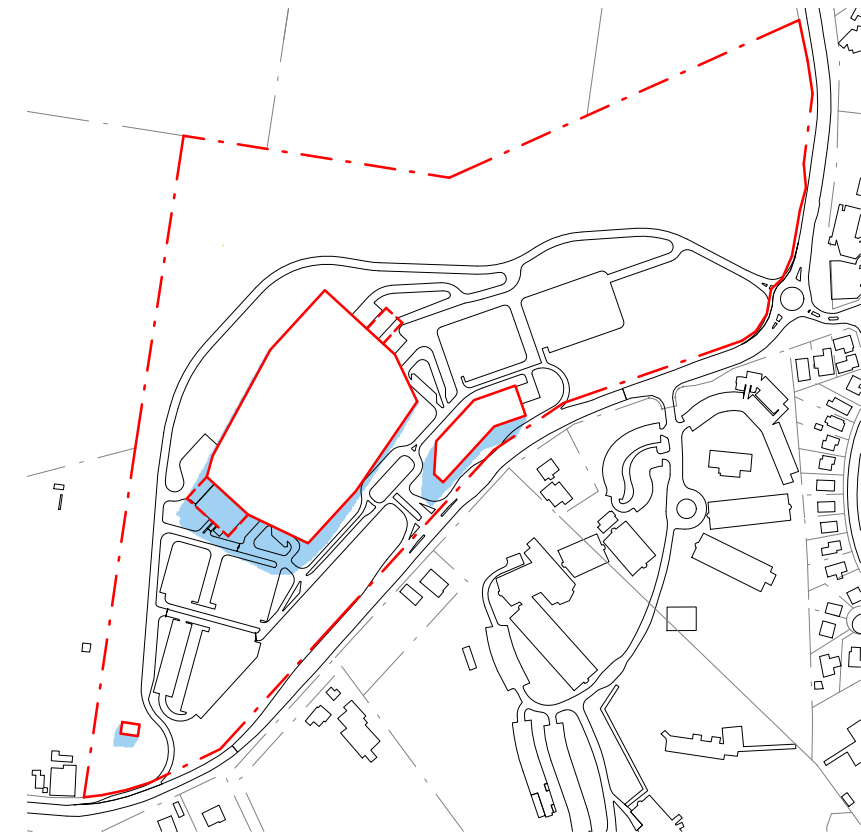
BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



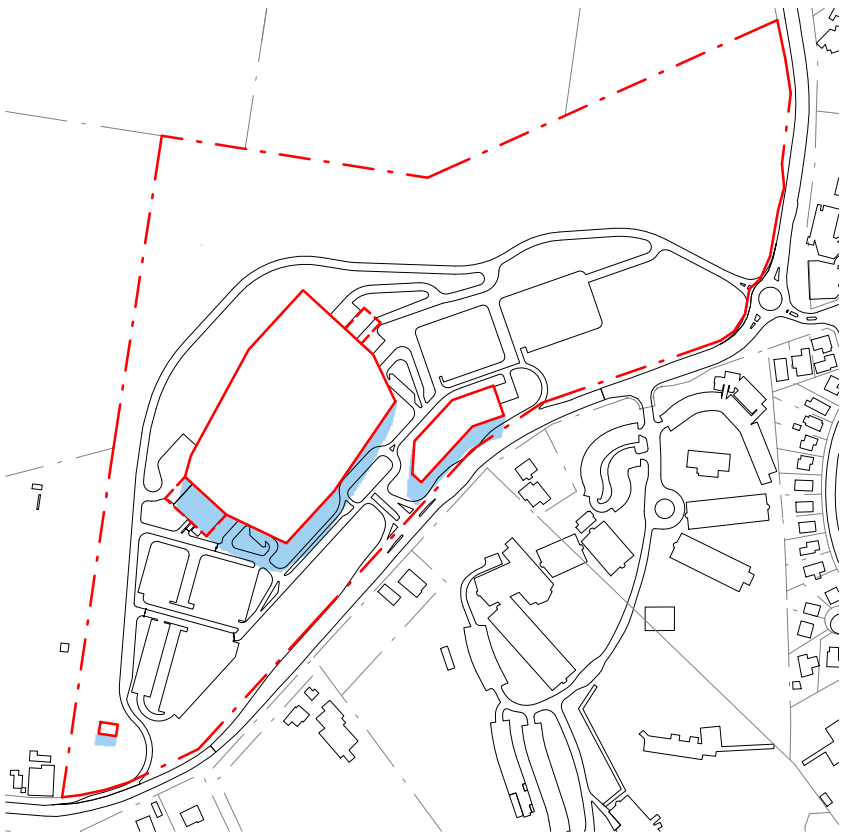
SUN PATH DIAGRAM



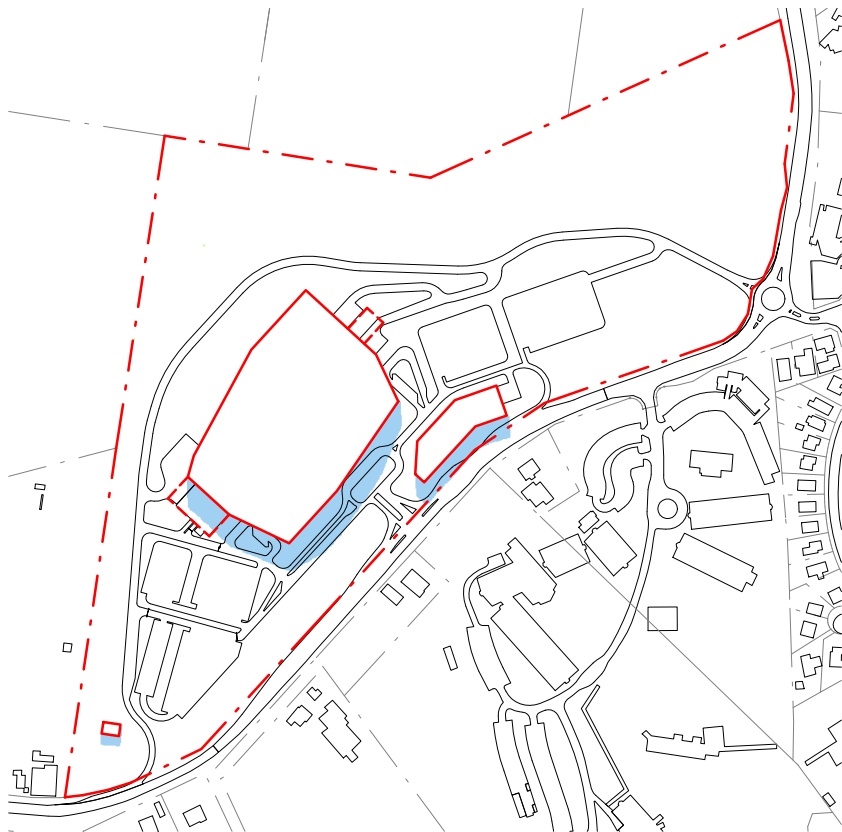
9AM - JUNE 21



10AM - JUNE 21



11AM - JUNE 21



12PM - JUNE 21

LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

SHADOWS CAST BY MAXIMUM PLANNING ENVELOPE

N

NOTE: MAXIMUM ENVELOPE DOES NOT REPRESENT BUILDING FORMS. The **Maximum Planning Envelope** describes the height, width and breadth limits of the proposed building forms. It is to be construed that the maximum planning envelope extends to interface with the existing natural ground level (and capturing basement levels and associated substructure) or modified natural ground level. The **Maximum Planning Envelope** excludes secondary architectural features including as examples: glazed canopies, unenclosed covered walkways, building services, hard landscaping, flag poles, lighting poles, fencing and wayfinding signage or the like, which will occur beyond the boundary of the **Maximum Planning Envelope**

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
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NSW GOVERNMENT

Health Infrastructure

Health Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SHADOW STUDIES

(1 of 2)

DATE

02/05/2019

DRAWN BY

CE

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BS

PROJECT No

10363.00

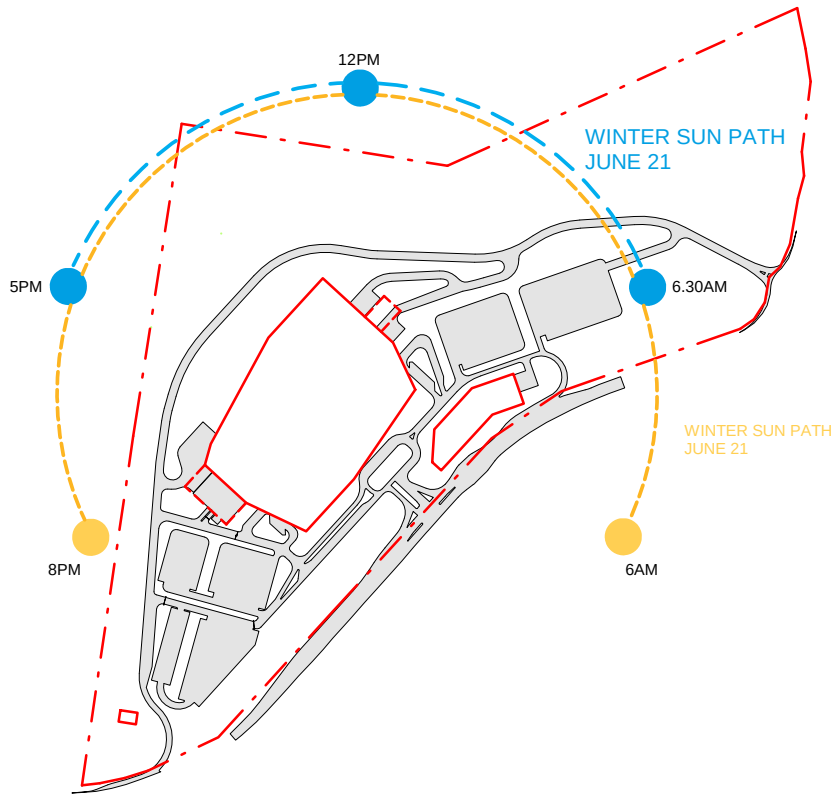
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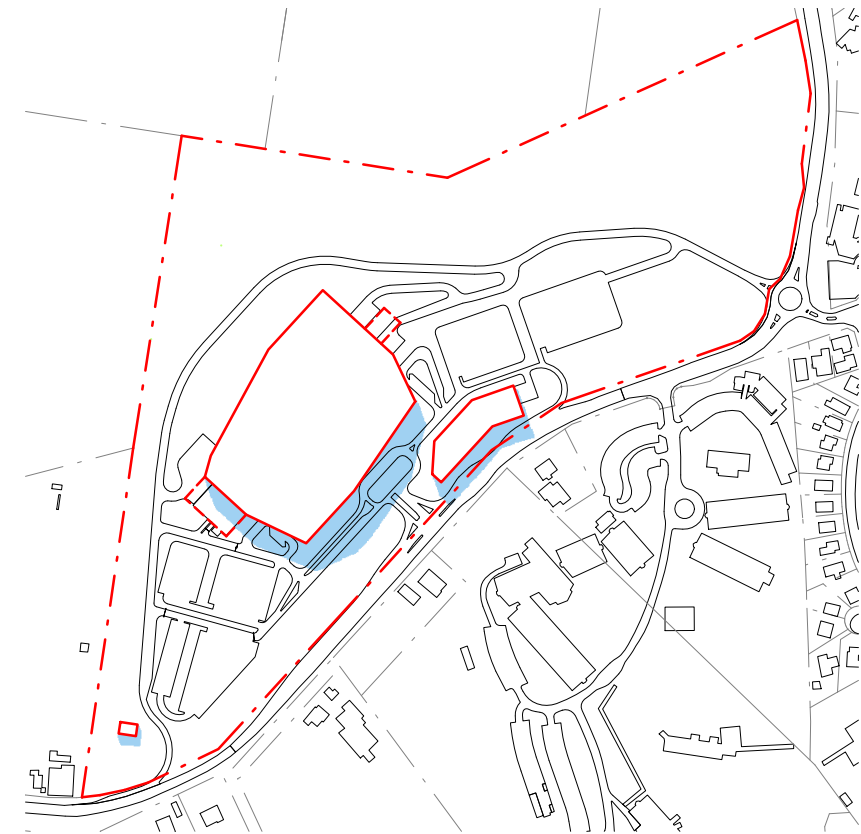
REVISION

03

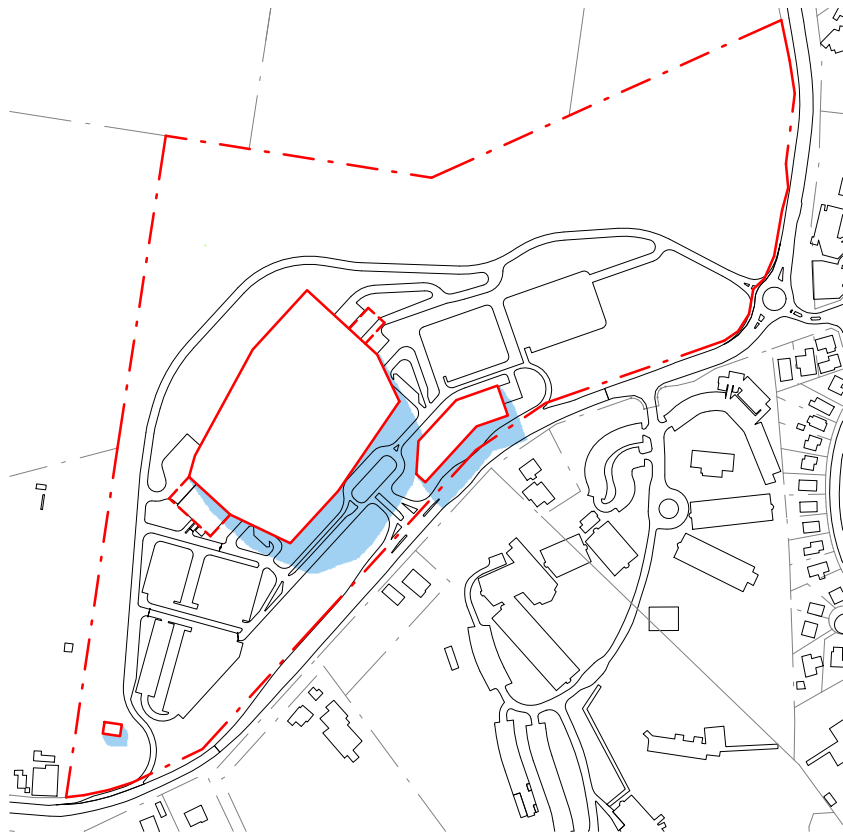
BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



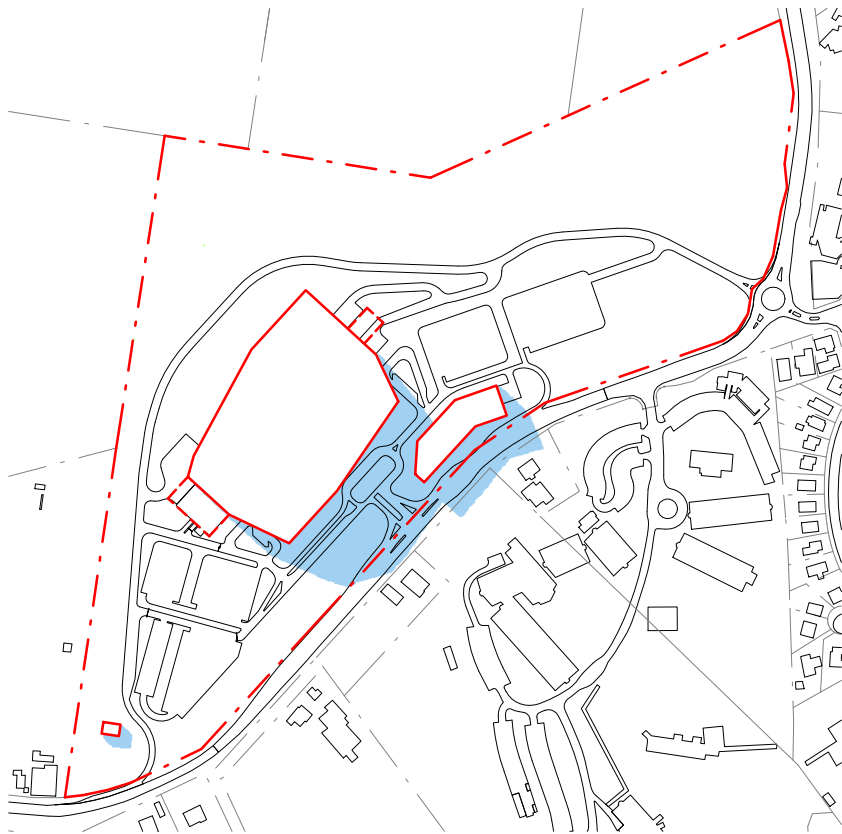
SUN PATH DIAGRAM



1PM - JUNE 21



2PM - JUNE 21



3PM - JUNE 21

LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

SHADOWS CAST BY MAXIMUM PLANNING ENVELOPE

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
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SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
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PROJECT MANAGER

TSA

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Health Infrastructure

Health Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SHADOW STUDIES

(2 of 2)

DATE

02/05/2019

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PROJECT No

10363.00

DRAWING No

AR-SKE-53-102

REVISION

03

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



SITE BOUNDARY

VIEWPOINT LOCATION

REV	DESCRIPTION	DATE
00	ISSUED FOR INFORMATION	19/09/2019
01	ISSUED FOR INFORMATION	22/01/2019

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PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

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Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS
KEY PLAN

DATE	DRAWN BY	CHECKED
22/01/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-53-200	01



VIEW 1: McPhail Avenue
Ground RL: +39.114 AHD
Camera Height RL: +40.514 AHD
Distance to Project Title Boundary: 220m

01/08/2018
Canon EOS 6D
24mm Focal Length



VIEW 1a: Oceanview Crescent
Ground RL: +35.844 AHD
Camera Height RL: +37.194 AHD
Distance to Project Title Boundary: 164m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 2: Dinsey Street
Ground RL: +44.310 AHD
Camera Height RL: +45.720 AHD
Distance to Project Title Boundary: 260m

01/08/2018
Canon EOS 6D
24mm Focal Length



VIEW 3: Guilfoyle Place
Ground RL: +15.323 AHD
Camera Height RL: +16.753 AHD
Distance to Project Title Boundary: 388m

01/08/2018
Canon EOS 6D
24mm Focal Length

MAXIMUM PLANNING ENVELOPE

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Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS
(STREET VIEWS 1 OF 3)

DATE

DRAWN BY

CHECKED

02/05/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-53-201

02

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



VIEW 4: Clarke Street
Ground RL: +26.493 AHD
Camera Height RL: +27.893 AHD
Distance to Project Title Boundary: 647m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 5: Kingfisher Circuit
Ground RL: +3.2997 AHD
Camera Height RL: +4.6747 AHD
Distance to Project Title Boundary: 231m
*Note: Hospital entirely obscured behind the environmental area beyond foreground houses

01/08/2018
Canon EOS 6D
24mm Focal Length



VIEW 5a: Bellbird Drive
Ground RL: +3.485 AHD
Camera Height RL: +4.855 AHD
Distance to Project Title Boundary: 448m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 6: Intersection Tweed Coast Road and Cudgen Road
Ground RL: +15.554 AHD
Camera Height RL: +16.954 AHD
Distance to Project Title Boundary: 280m

01/08/2018
Canon EOS 6D
17mm Focal Length

MAXIMUM PLANNING ENVELOPE

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FF&E EQUIPMENT SPECIFICATIONS

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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (02) 9885 2455

43 BRISBANE STREET,
SURREY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS
(STREET VIEWS 2 OF 3)

DATE	DRAWN BY	CHECKED
02/05/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-53-202	02

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



VIEW 7: Cudgen Road
Ground RL: +26.2933 AHD
Camera Height RL: +27.6633 AHD
Distance to Project Title Boundary: 19m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 8: Intersection of Cudgen Road and Turnock Street
Ground RL: +23.7595 AHD
Camera Height RL: +25.1295 AHD
Distance to Project Title Boundary: 38m

01/08/2018
Canon EOS 6D
17mm Focal Length

MAXIMUM PLANNING ENVELOPE

NOTE: MAXIMUM ENVELOPE DOES NOT REPRESENT BUILDING FORMS. The **Maximum Planning Envelope** describes the height, width and breadth limits of the proposed building forms. It is to be construed that the maximum planning envelope extends to interface with the existing natural ground level (and capturing basement levels and associated substructure) or modified natural ground level. The **Maximum Planning Envelope** excludes secondary architectural features including as examples, glazed canopies, unenclosed covered walkways, building services, hard landscaping, flag poles, lighting poles, fencing and wayfinding signage or the like, which will occur beyond the boundary of the **Maximum Planning Envelope**

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	02/05/2019

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PROJECT MANAGER

TSA

MANAGEMENT

CLIENT

NSW

GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS

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