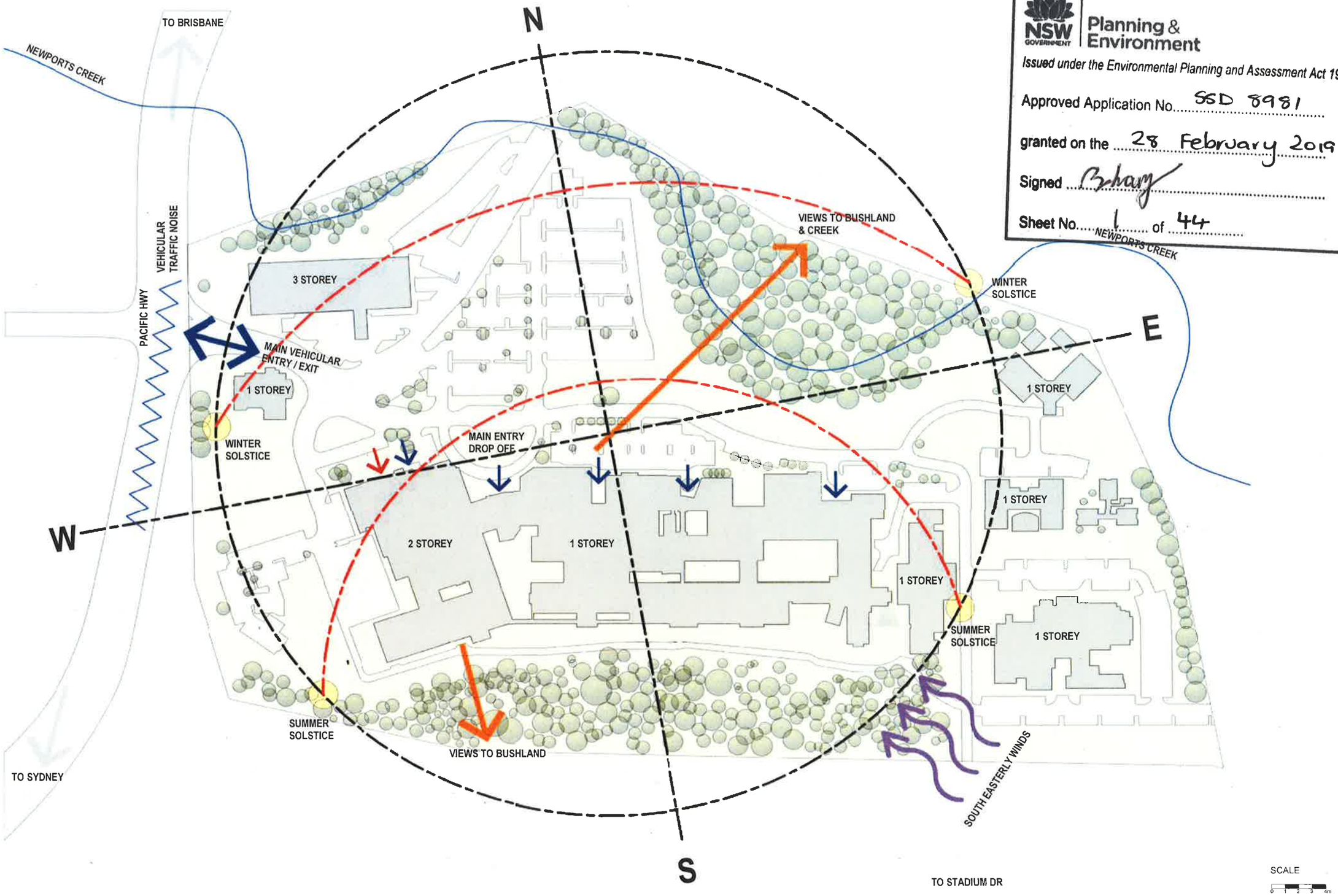

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Approved Application No. SSD 8981

granted on the 28 February 2019

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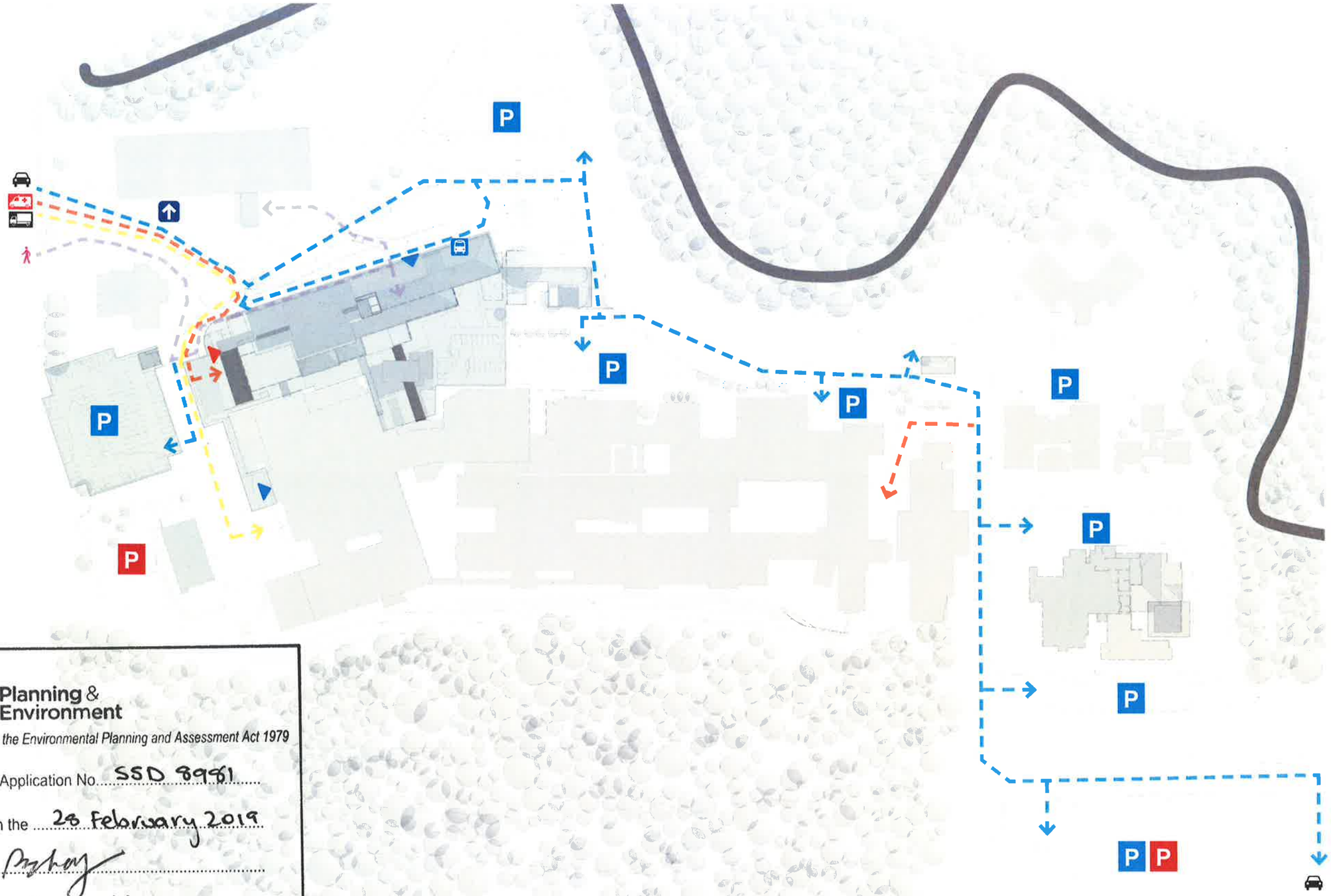
Sheet No. 1 of 44

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-01001 DRAWING NAME SITE ANALYSIS	REV 1 ISSUE DATE 14/06/18



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ARCHITECT	CLIENT	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER	N	REV
MSJ	NSW GOVERNMENT Health Infrastructure		SD-AR-01002		2
		ADDRESS	DRAWING NAME		ISSUE DATE
		345 PACIFIC HWY, COFFS HARBOUR	TRAFFIC PLAN		07/11/18

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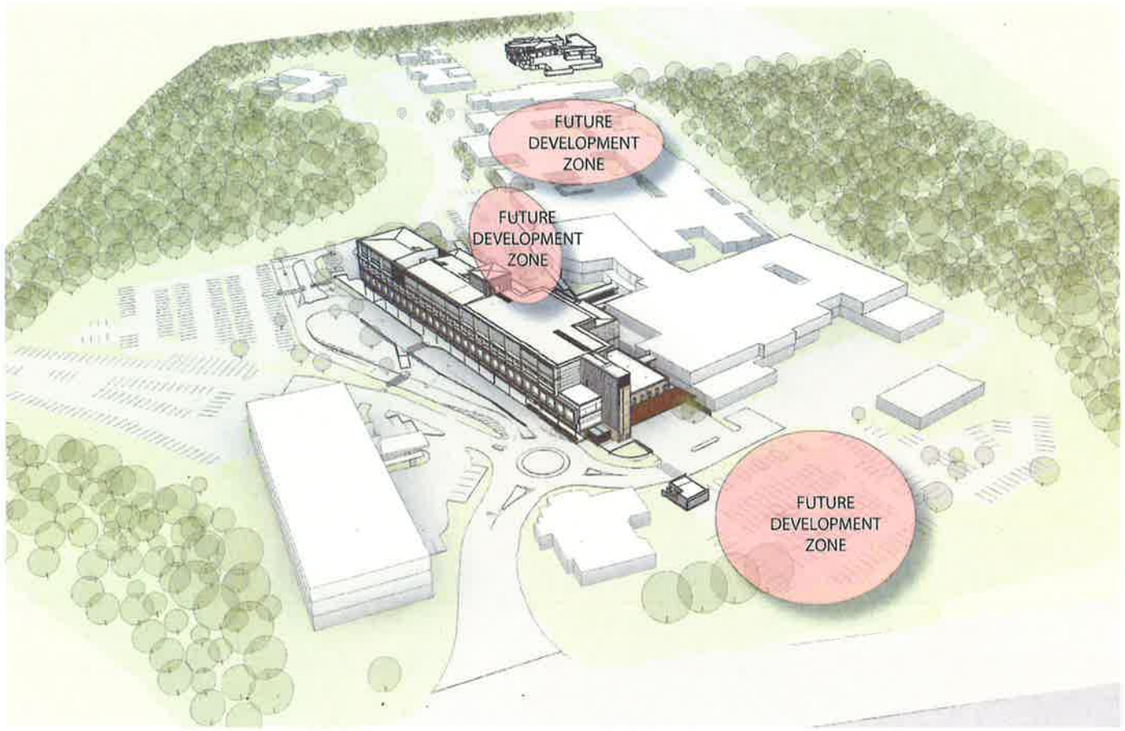
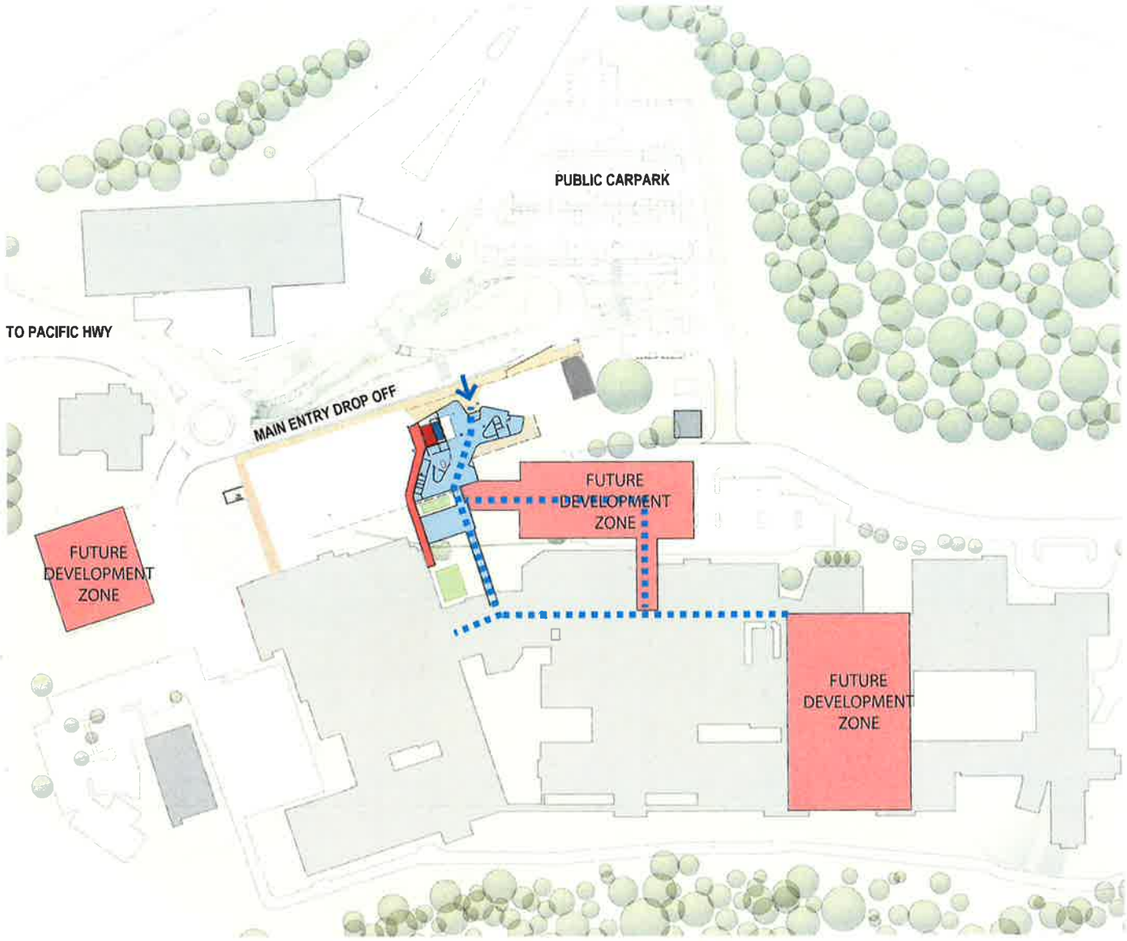
LEGEND

FUTURE DEVELOPMENT ZONE

PUBLIC FLOW





ARCHITECT	CLIENT	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER	REV
MSJ	NSW GOVERNMENT Health Infrastructure	ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	SD-AR-01003 DRAWING NAME FUTURE EXPANSION	2 ISSUE DATE 07/11/18

N

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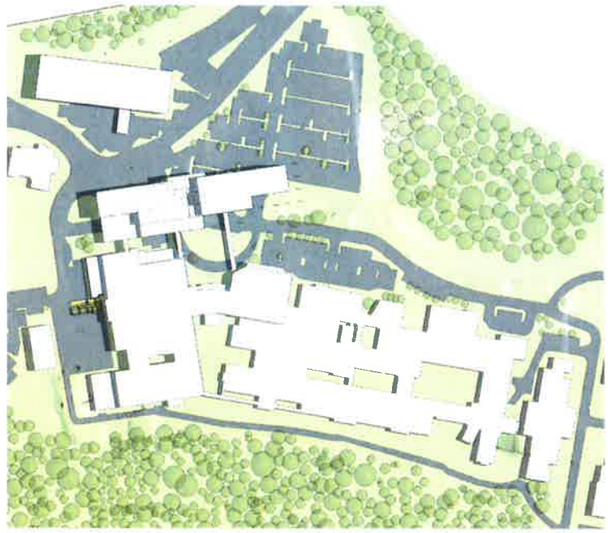
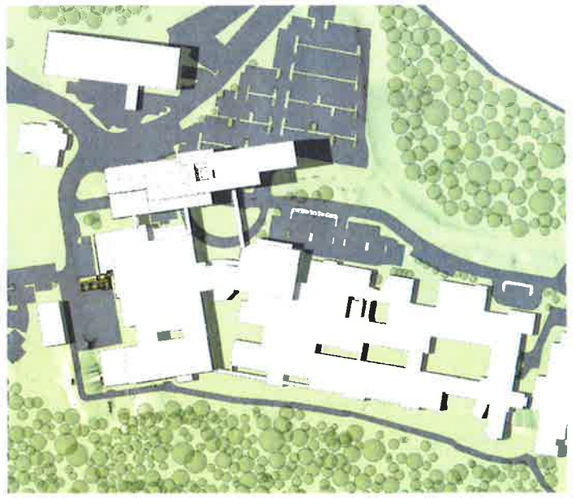
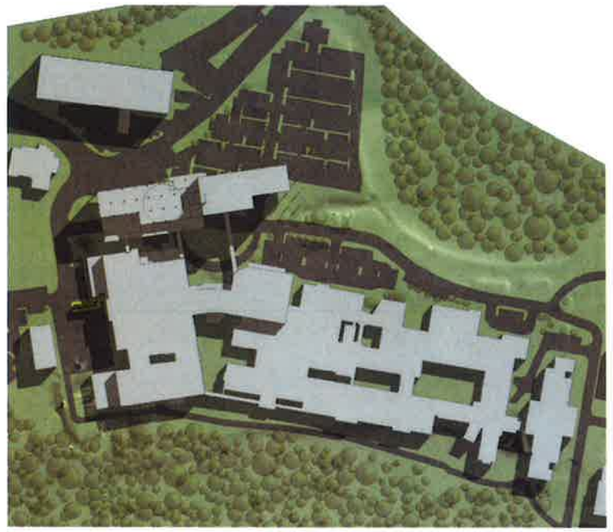


SUMMER SOLSTICE 9AM

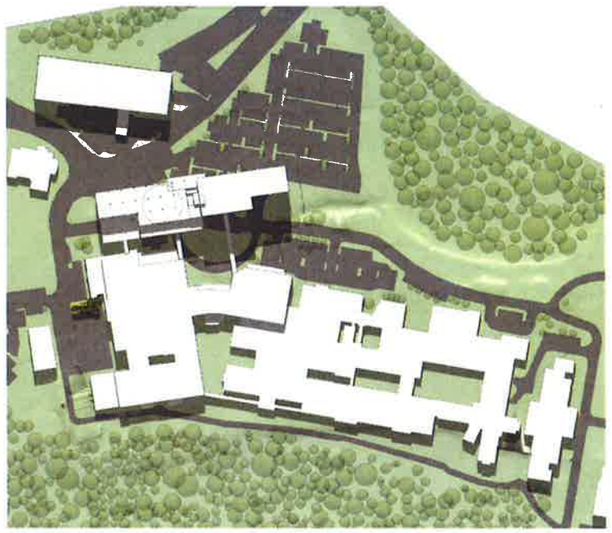
SUMMER SOLSTICE 12PM



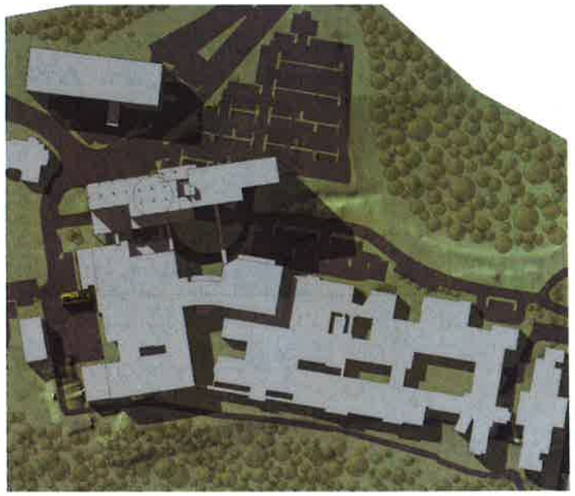
SUMMER SOLSTICE 3PM



WINTER SOLSTICE 9AM



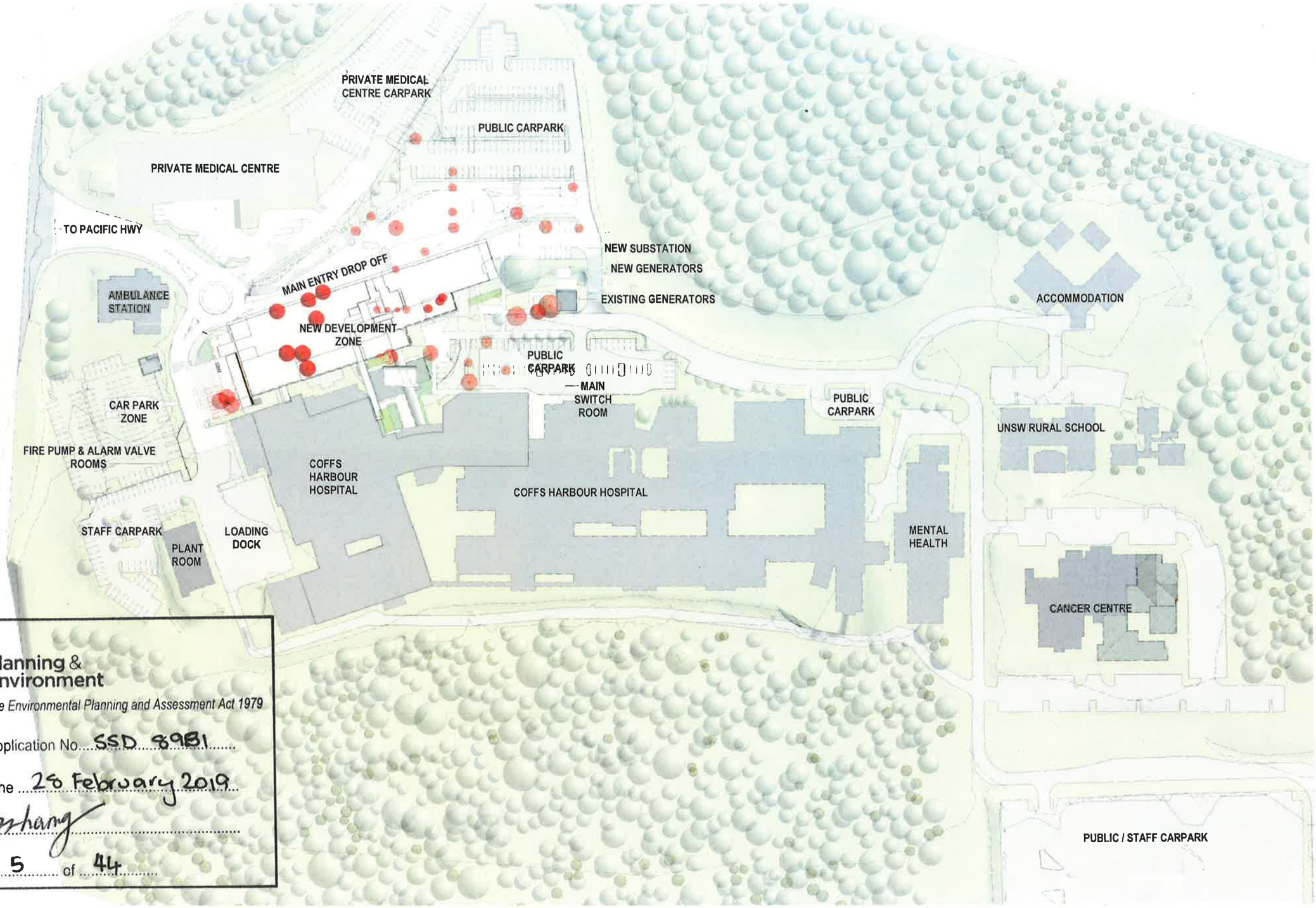
WINTER SOLSTICE 12PM



WINTER SOLSTICE 3PM

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER SD-AR-01004	REV 1
		ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NAME SHADOW DIAGRAMS	ISSUE DATE 14/06/18

N



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granted on the 28 February 2019

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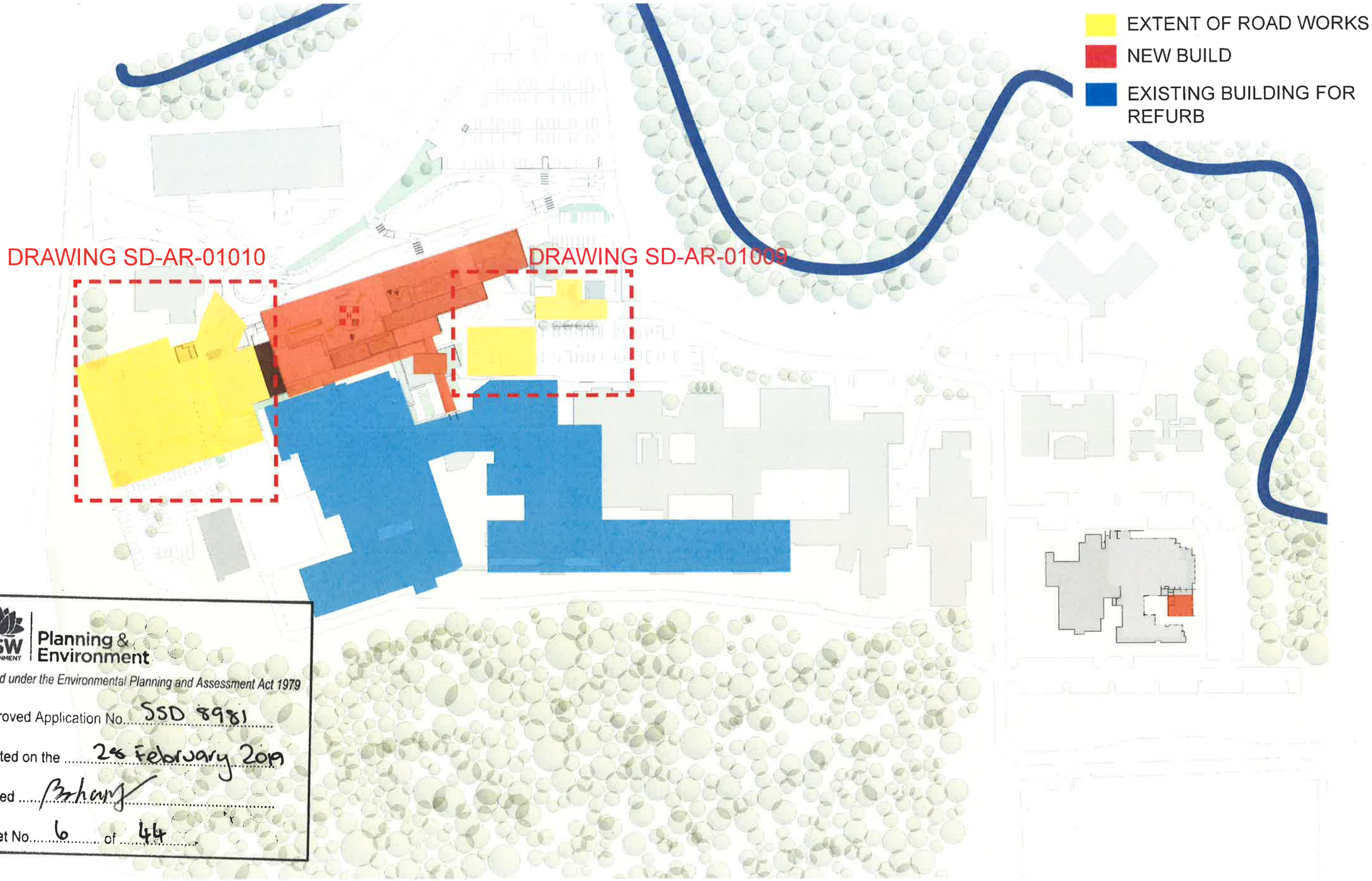
Sheet No. 5 of 44

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-01005 DRAWING NAME TREE REMOVAL PLAN	N REV 2 ISSUE DATE 07/11/18



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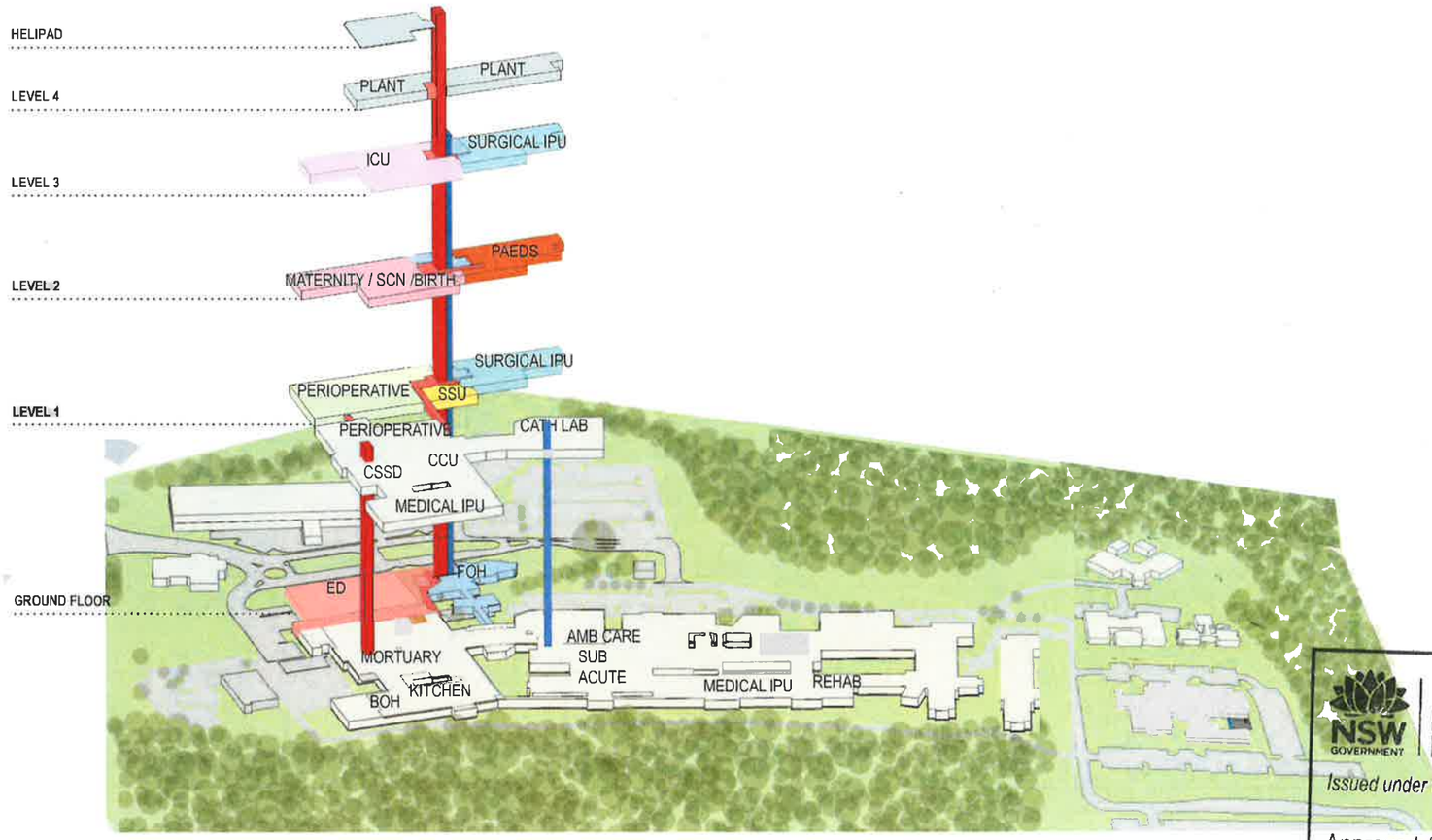
Sheet No. 6 of 44

ARCHITECT	CLIENT	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER	REV
MSJ	NSW GOVERNMENT Health Infrastructure	ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	SD-AR-01011 DRAWING NAME PROPOSED SITE PLAN	2 ISSUE DATE 07/11/18



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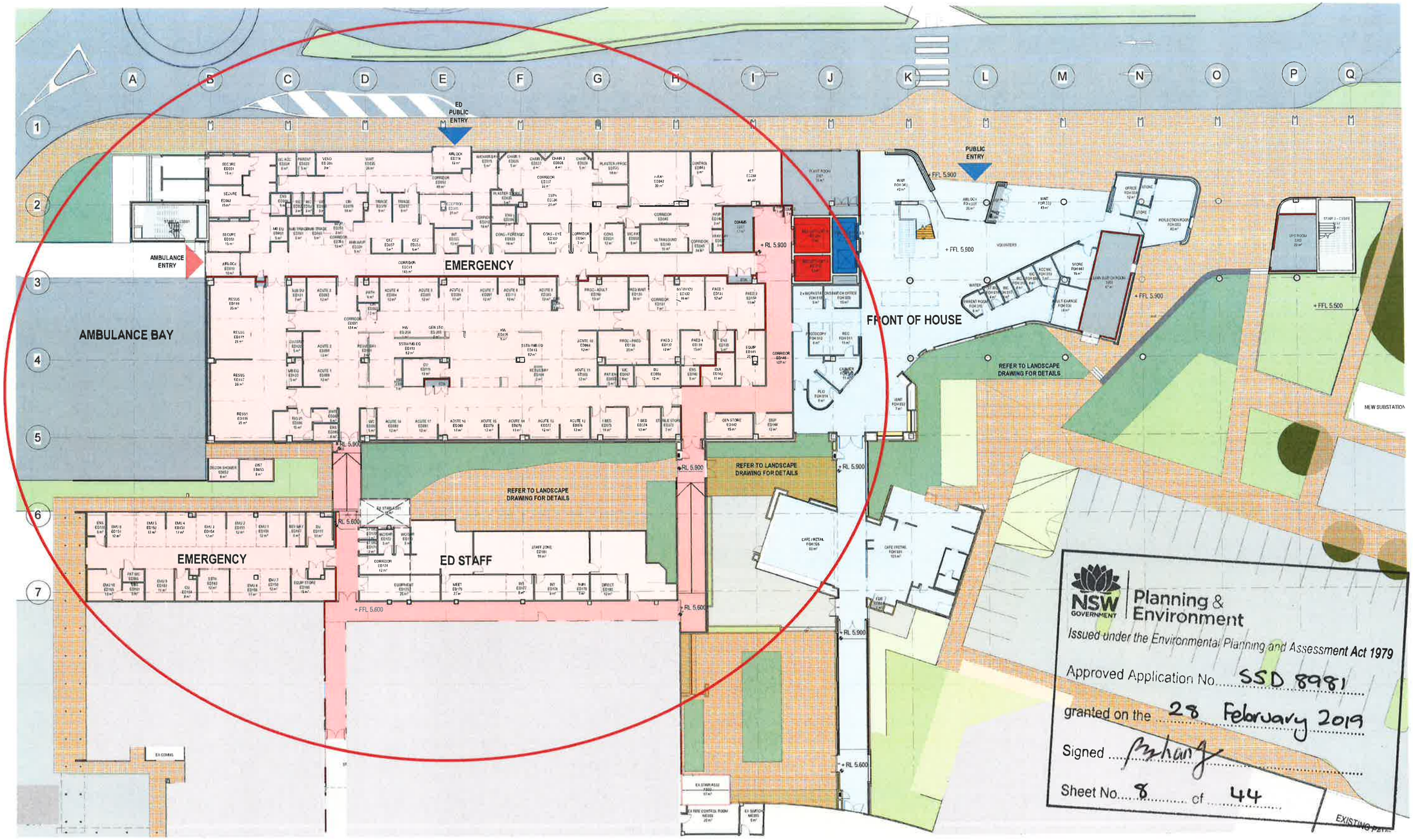
Sheet No. 7 of 44

ARCHITECT	CLIENT	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER	REV
MSI	NSW GOVERNMENT Health Infrastructure	ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NAME BLOCK AND STACK	2 ISSUE DATE 07/11/18



ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER DD-AR-02001 DRAWING NAME GROUND FLOOR PLAN	N REV 2 ISSUE DATE 25/09/18

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0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

ARCHITECT

MSJ

CLIENT

NSW GOVERNMENT | Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS

345 PACIFIC HWY, COFFS HARBOUR

DRAWING NUMBER

DD-AR-02011

DRAWING NAME

LEVEL 1 PLAN

N

REV

2

ISSUE DATE

25/09/18

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Sheet No. 10 of 44

GFA: 2980 SQM

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
7	27/04/2018	ISSUED FOR INFORMATION	NW
8	01/06/18	ISSUED FOR INFORMATION	NW
9	14/06/18	ISSUED FOR EIS	NW

MECHANICAL & ELECTRICAL: ARUP

HYDRAULIC & FIRE: Donnelly Simpson Cherry

STRUCTURE & CIVIL: Bonacci Group (NSW) Pty Ltd

COST MANAGER: Altus Group Cost Management Pty Ltd (APM)

CLIENT: NSW GOVERNMENT Health Infrastructure

PROJECT MANAGER: pwc

ARCHITECT & PRINCIPAL CONSULTANT: MSJ McConnel Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION

DRAWING NAME: AREA PLAN - LEVEL 2

NORTH

SCALE: 1 : 200

AT: A1 SIZE

DRAWING NUMBER: SD-AR-02021

REVISION: 9

SHEET No

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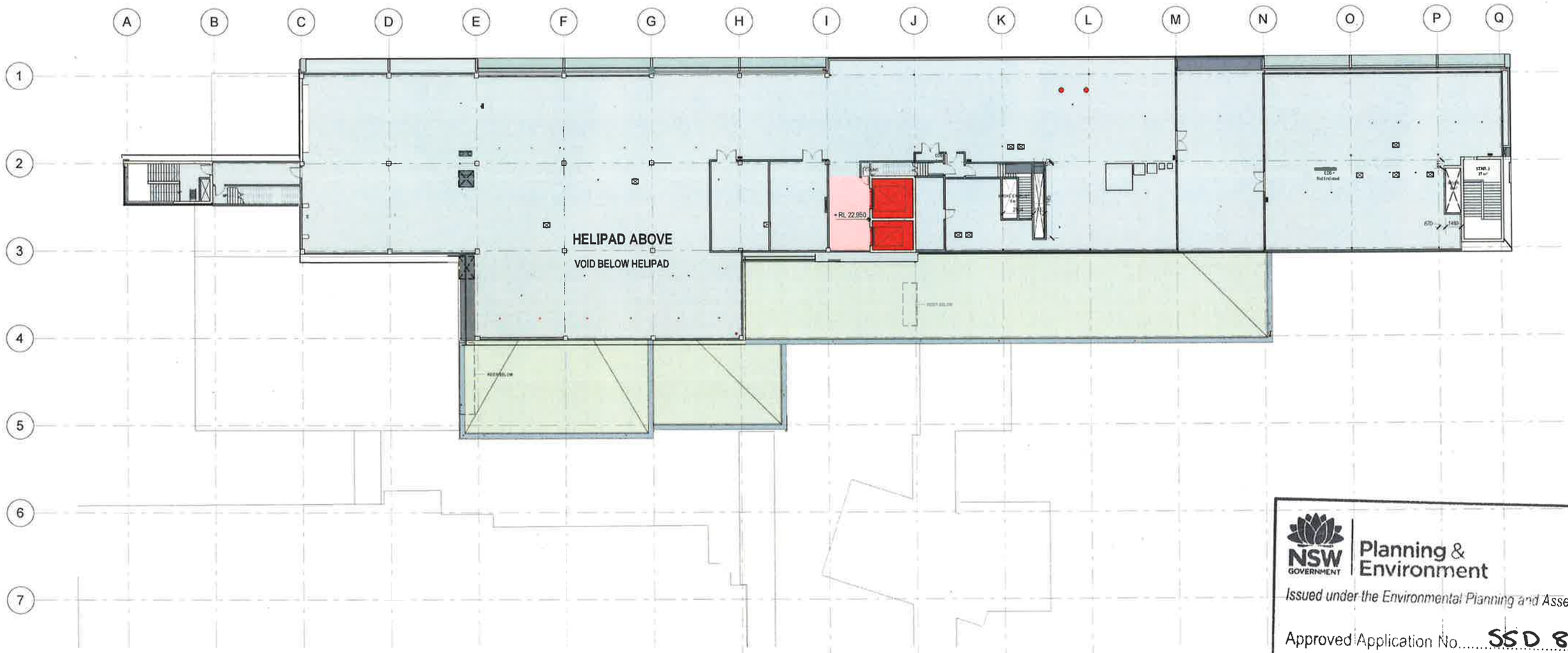
Sheet No. 11 of 44

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

ARCHITECT	CLIENT			
MSI	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER DD-AR-02031 DRAWING NAME LEVEL 3 PLAN	N REV 2 ISSUE DATE 25/09/18



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Sheet No. 12 of 44

GFA: 2000 SQM

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
12	20/08/18	ISSUED FOR INFORMATION	
13	03/09/18	ISSUED FOR CONSULTANTS	NW
14	17/09/18	ISSUED FOR TENDER	JZ

MECHANICAL & ELECTRICAL: ARUP

HYDRAULIC & FIRE: JSC

STRUCTURE & CIVIL: [redacted]

COST MANAGER: Altus Group

CLIENT: NSW GOVERNMENT Health Infrastructure

PROJECT MANAGER: pwc

ARCHITECT & PRINCIPAL CONSULTANT: MSJ McConnel Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION

DRAWING NAME: AREA PLAN - LEVEL 4

NORTH

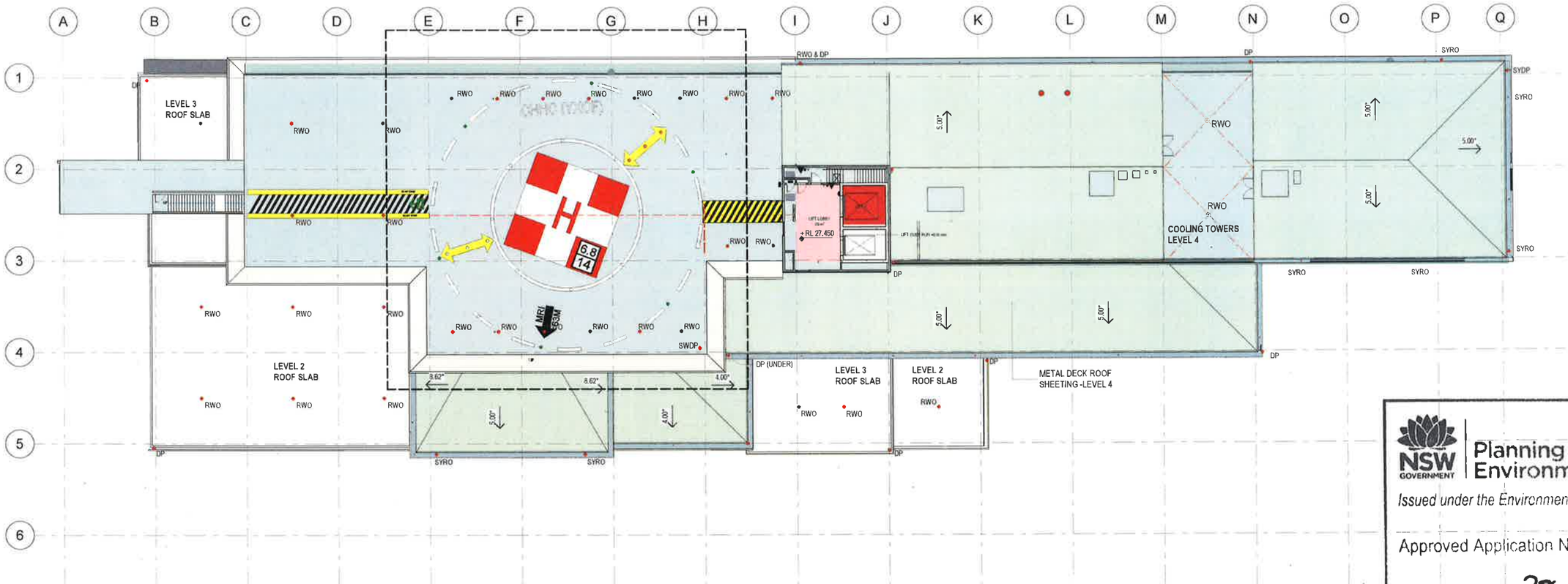
SCALE: 1 : 200

AT: A1 SIZE

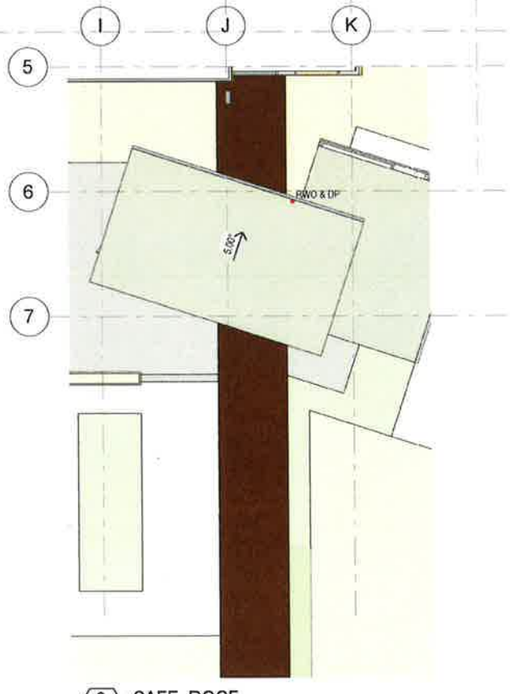
DRAWING NUMBER: AR-CSB-02041

REVISION: 14

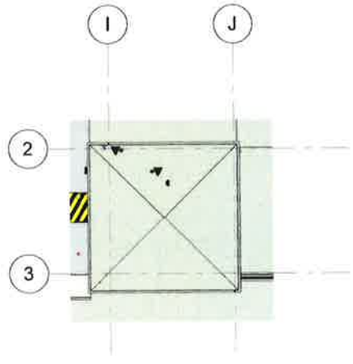
SHEET No



1 ROOF PLAN
12001 1 : 200



2 CAFE ROOF
12001 1 : 200



3 ROOF OVER LIFT
12001 1 : 200

GFA: 857 SQM

0m 4m 8m 12m 16m 20m
SCALE 1:200 @ A1

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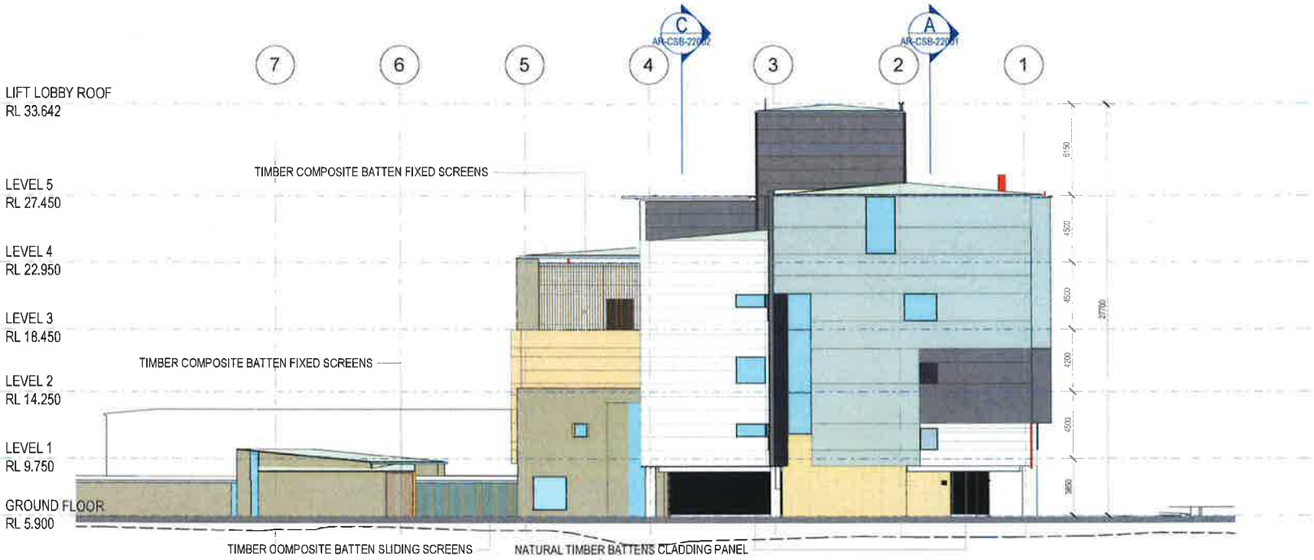
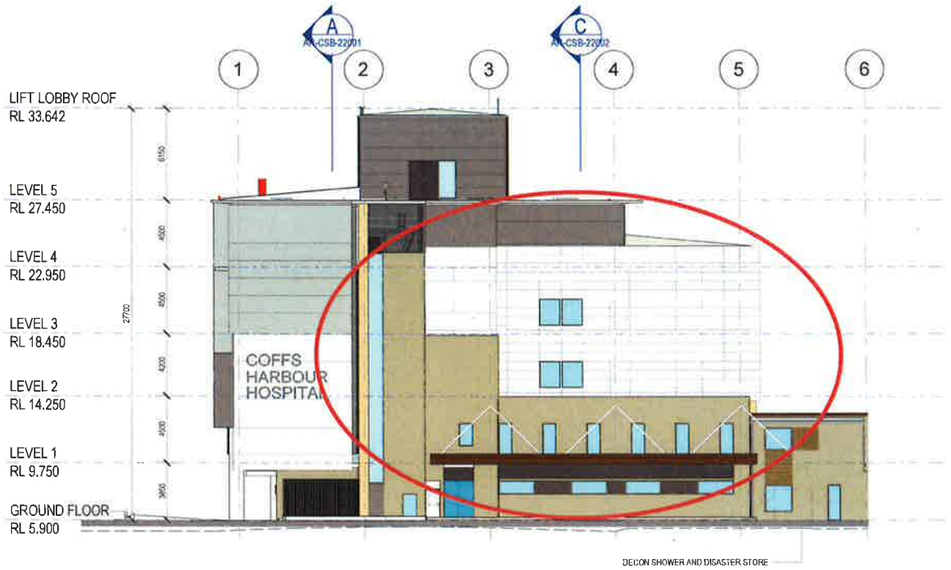
AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
10	20/08/18	ISSUED FOR INFORMATION	
11	03/09/18	ISSUED FOR CONSULTANTS	NW
12	17/09/18	ISSUED FOR TENDER	JZ

MECHANICAL & ELECTRICAL: ARUP
HYDRAULIC & FIRE: Hydraulic Services Group
STRUCTURE & CIVIL: Binaural Group
COST MANAGER: Altus Group
CLIENT: NSW GOVERNMENT Health Infrastructure
PROJECT MANAGER: pwc
ARCHITECT & PRINCIPAL CONSULTANT: MSJ McConnel Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION
DRAWING NAME: AREA PLAN - HELIPAD
NORTH
SCALE: 1 : 200
AT: A1 SIZE
DRAWING NUMBER: AR-CSB-02051
REVISION: 12
SHEET No



1 EAST ELEVATION
AR-CSB-02001 1 : 200



2 WEST ELEVATION
AR-CSB-02001 1 : 200

LEGEND

- CLD-201a Aluminium cassette system – white
- CLD-201e Aluminium cassette system – cream
- CLD-201b Aluminium cassette system – light grey
- CLD-201c Aluminium cassette system – dark grey
- CLD-201d Aluminium cassette system – monument
- BRK-101 Bowral Bricks- Simmental Silver colour
- CLD-401 Stone cladding
- WIN-101 External window
- NATURAL GROUND LEVEL

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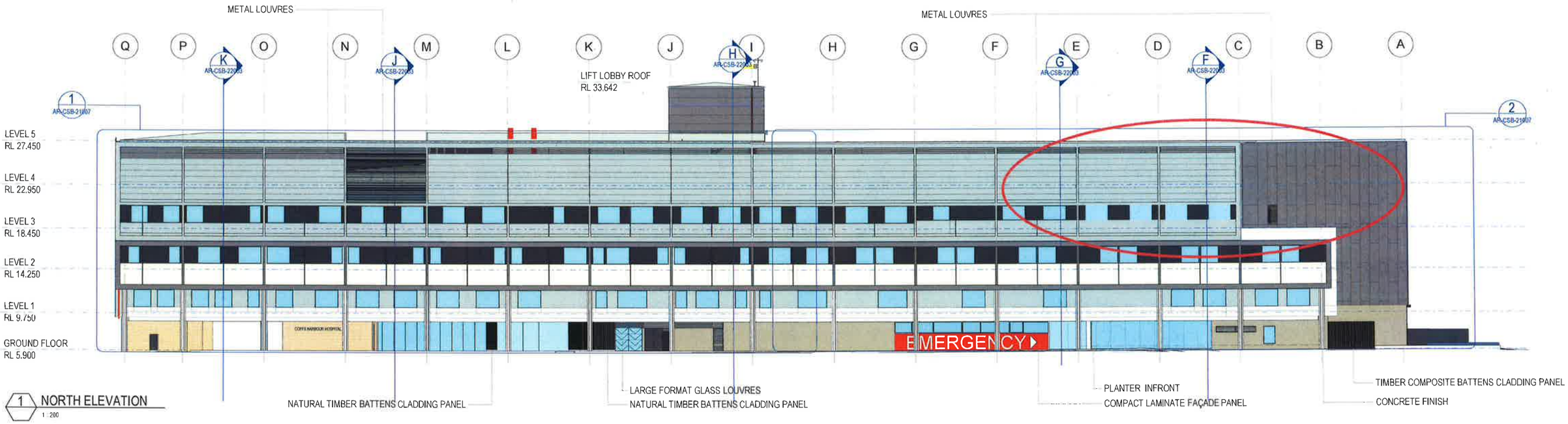
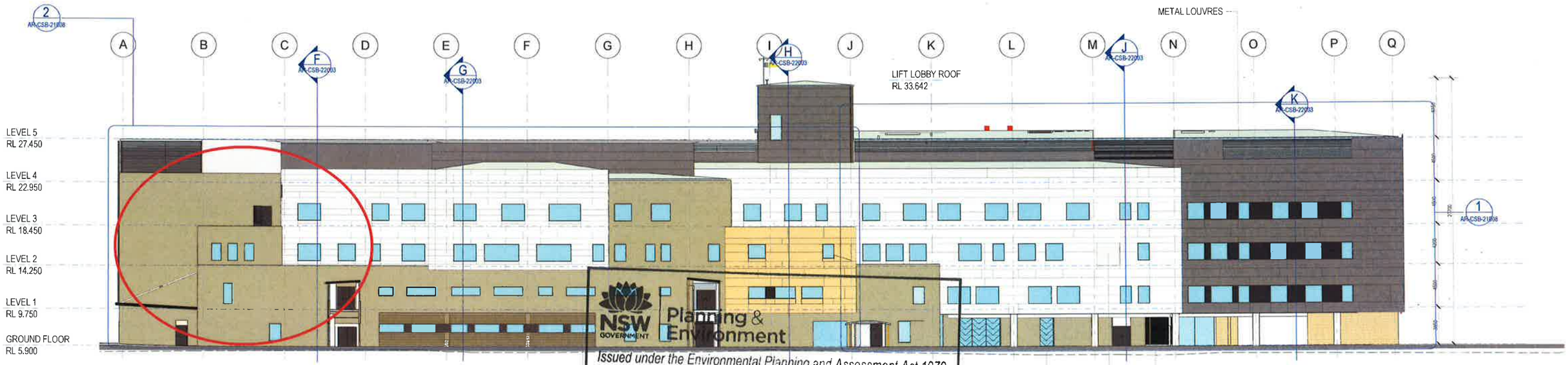
0m 4m 8m 12m 16m 20m
SCALE 1:200 @ A1

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER DD-AR-21001 DRAWING NAME ELEVATIONS - SHEET 1	N REV 2 ISSUE DATE 25/09/18



1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
AR-CSB-02001 1 : 200

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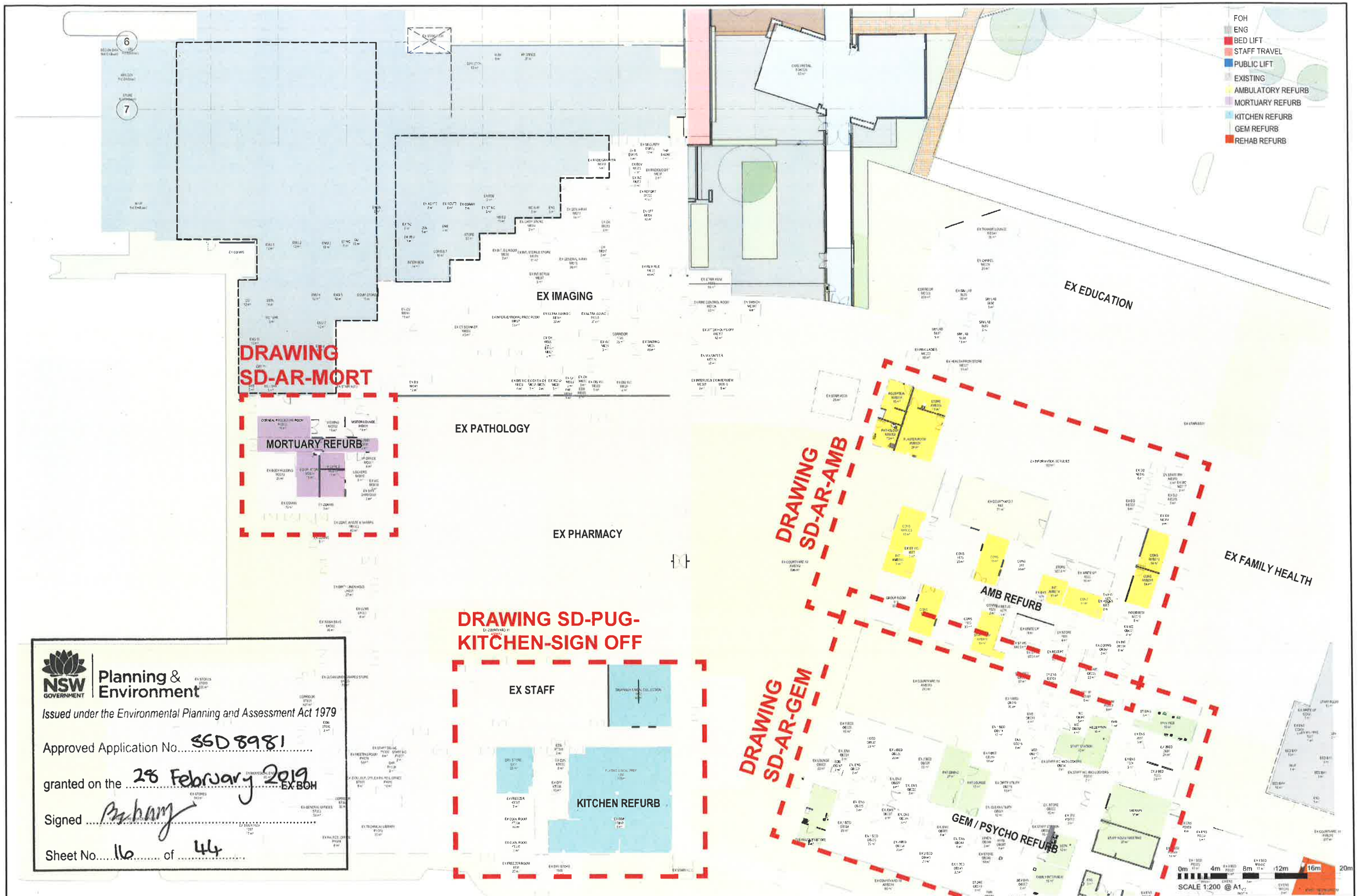
LEGEND

CLD-201a	Aluminium cassette system – white
CLD-201e	Aluminium cassette system – cream
CLD-201b	Aluminium cassette system – light grey
CLD-201c	Aluminium cassette system – dark grey
CLD-201d	Aluminium cassette system – monument
BRK-101	Bowral Bricks- Simmental Silver colour
CLD-401	Stone cladding
WIN-101	External window
	NATURAL GROUND LEVEL

0m 4m 8m 12m 16m 20m
SCALE 1:200 @ A1

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER DD-AR-21002 DRAWING NAME ELEVATIONS - SHEET 2	REV 2 ISSUE DATE 25/09/18



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AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
4	29/03/2018	ISSUED FOR DRAFT SCHEMATIC DESIGN REPORT	NW
5	01/06/18	ISSUED FOR INFORMATION	NW
6	14/06/18	ISSUED FOR EIS	NW

MECHANICAL & ELECTRICAL: ARUP

HYDRAULIC & FIRE: Donnelley Lemann Cleary

STRUCTURE & CIVIL: Binnie Group (NSW) Pty Ltd

COST MANAGER: Altus Group Cost Management Pty Ltd (APC)

CLIENT: NSW GOVERNMENT Health Infrastructure

PROJECT MANAGER: pwc

ARCHITECT & PRINCIPAL CONSULTANT: McCormat Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION

DRAWING NAME: AREA PLAN - GROUND FLOOR - SHEET 1

NORTH

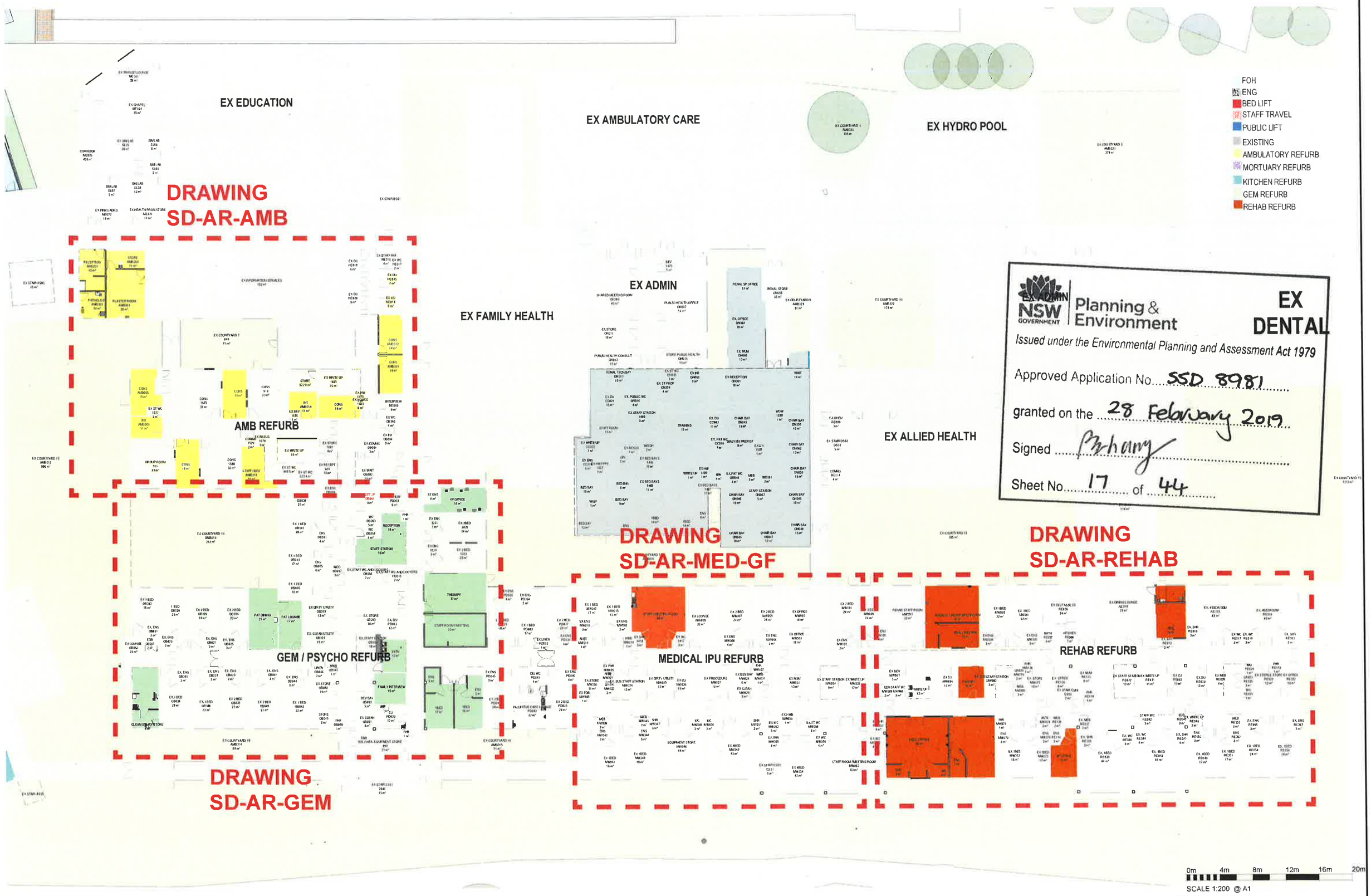
SCALE: 1 : 200

AT: A1 SIZE

DRAWING NUMBER: SD-AR-02002

REVISION: 6

SHEET No



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EX DENTAL

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Sheet No. 17 of 44

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
4	29/03/2018	ISSUED FOR DRAFT SCHEMATIC DESIGN REPORT	NW
5	01/06/18	ISSUED FOR INFORMATION	NW
6	14/06/18	ISSUED FOR EIS	NW

MECHANICAL & ELECTRICAL: ARUP
HYDRAULIC & FIRE: Donald Cooper Chang
STRUCTURE & CIVIL: Barnett Group (NS W) Pty Ltd
COST MANAGER: Altus Group
CLIENT: NSW GOVERNMENT Health Infrastructure
PROJECT MANAGER: pwc
ARCHITECT & PRINCIPAL CONSULTANT: MSI McConnel Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION

DRAWING NAME: AREA PLAN - GROUND FLOOR - SHEET 2

NORTH

SCALE: 1 : 200 | AT: A1 SIZE

DRAWING NUMBER: SD-AR-02003 | REVISION: 6 | SHEET No

1 MORTUARY

1 : 200

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EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT

MSI

CLIENT

NSW GOVERNMENT | Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS

345 PACIFIC HWY, COFFS HARBOUR

DRAWING NUMBER

SD-AR-MORT

DRAWING NAME

MORTUARY - POST PUG#2

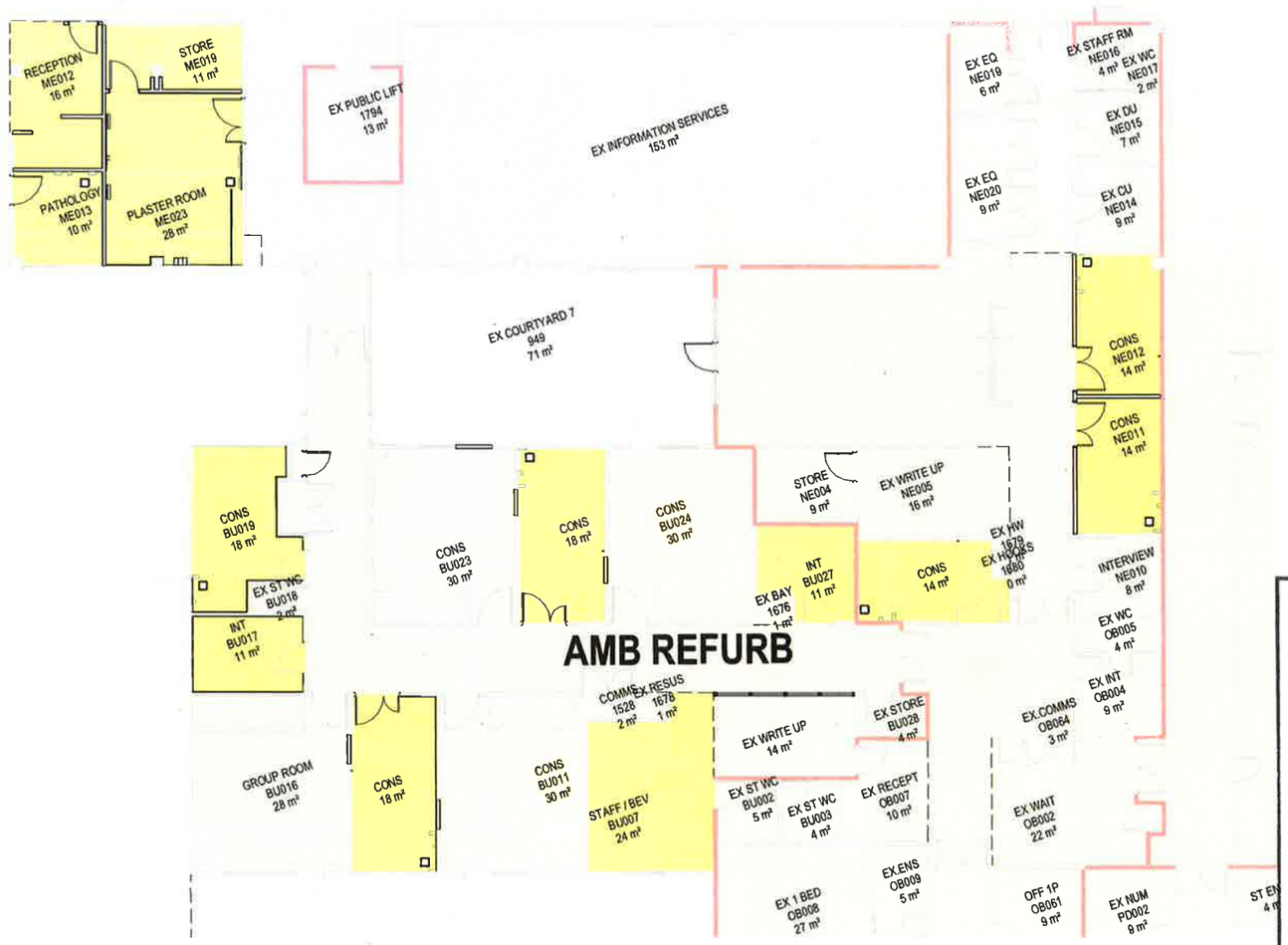
N TRUE

REV

1

ISSUE DATE

14/06/18



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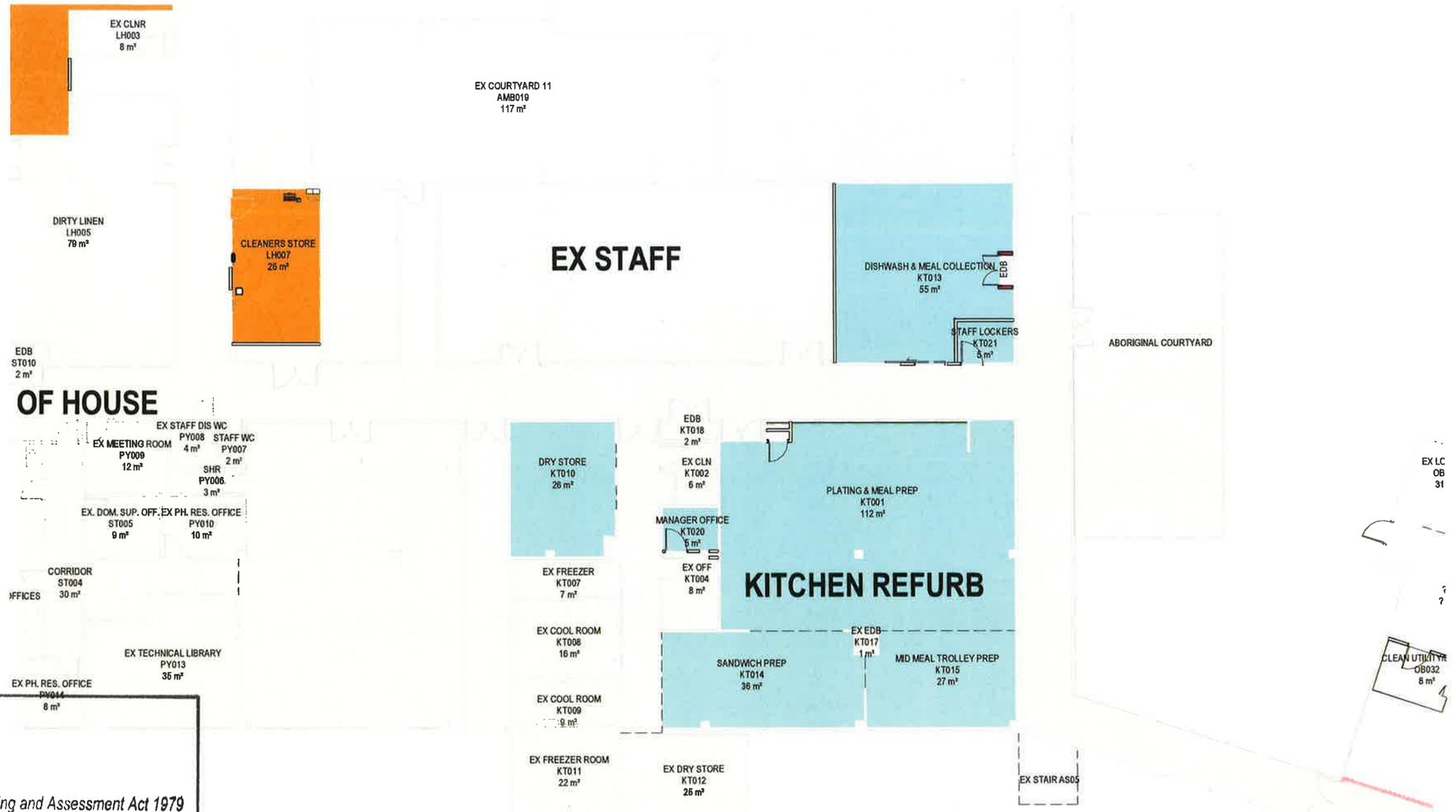
Sheet No. 19 of 44

0m / 4m 8m / / 12m 16m 20m

SCALE 1:200

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-AMB DRAWING NAME NEW PLAN - AMBULATORY CARE	REV 1 ISSUE DATE 10/12/18



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0m / 4m 8m / / 12m 16m 20m

SCALE 1:200

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-KITCHEN DRAWING NAME NEW PLAN - KITCHEN	N REV 1 ISSUE DATE 10/12/18

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EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT

MSJ

CLIENT

NSW GOVERNMENT | Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS

345 PACIFIC HWY, COFFS HARBOUR

DRAWING NUMBER

SD-AR-GEM

DRAWING NAME

NEW PLAN - GEM

N TRUE

REV

1

ISSUE DATE

14/06/18

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Sheet No. 22 of 44

1 MEDICAL IPU

1 : 200

EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT

MSJ

CLIENT

NSW GOVERNMENT Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS

345 PACIFIC HWY, COFFS HARBOUR

DRAWING NUMBER

SD-AR-MED-GF

DRAWING NAME

MEDICAL IPU - GF - PUG#3

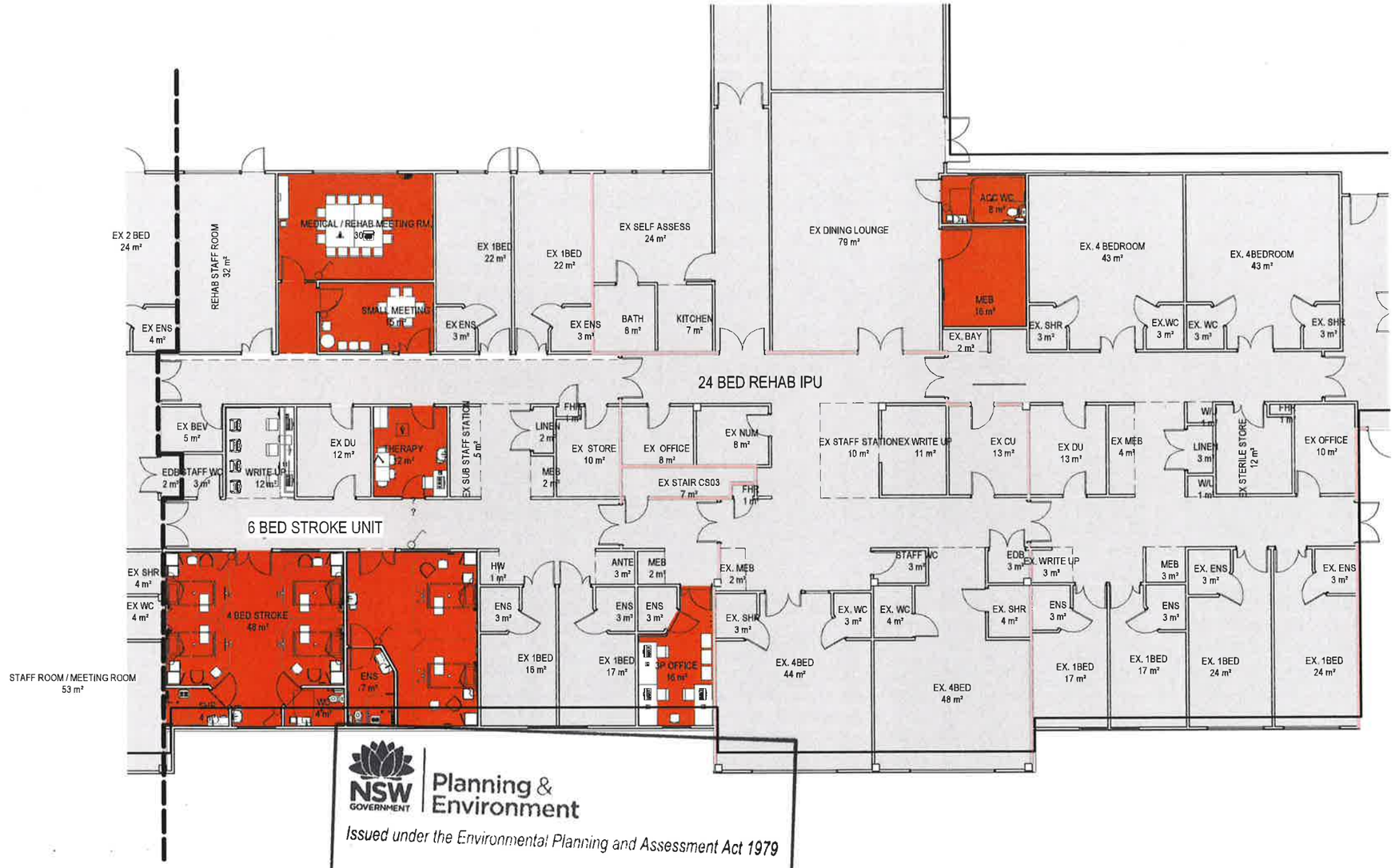
N TRUE

REV

1

ISSUE DATE

14/06/18



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Sheet No. 23 of 44

1 REHAB
1 : 200

EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT
MSJ

CLIENT
NSW GOVERNMENT Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS
345 PACIFIC HWY, COFFS HARBOUR

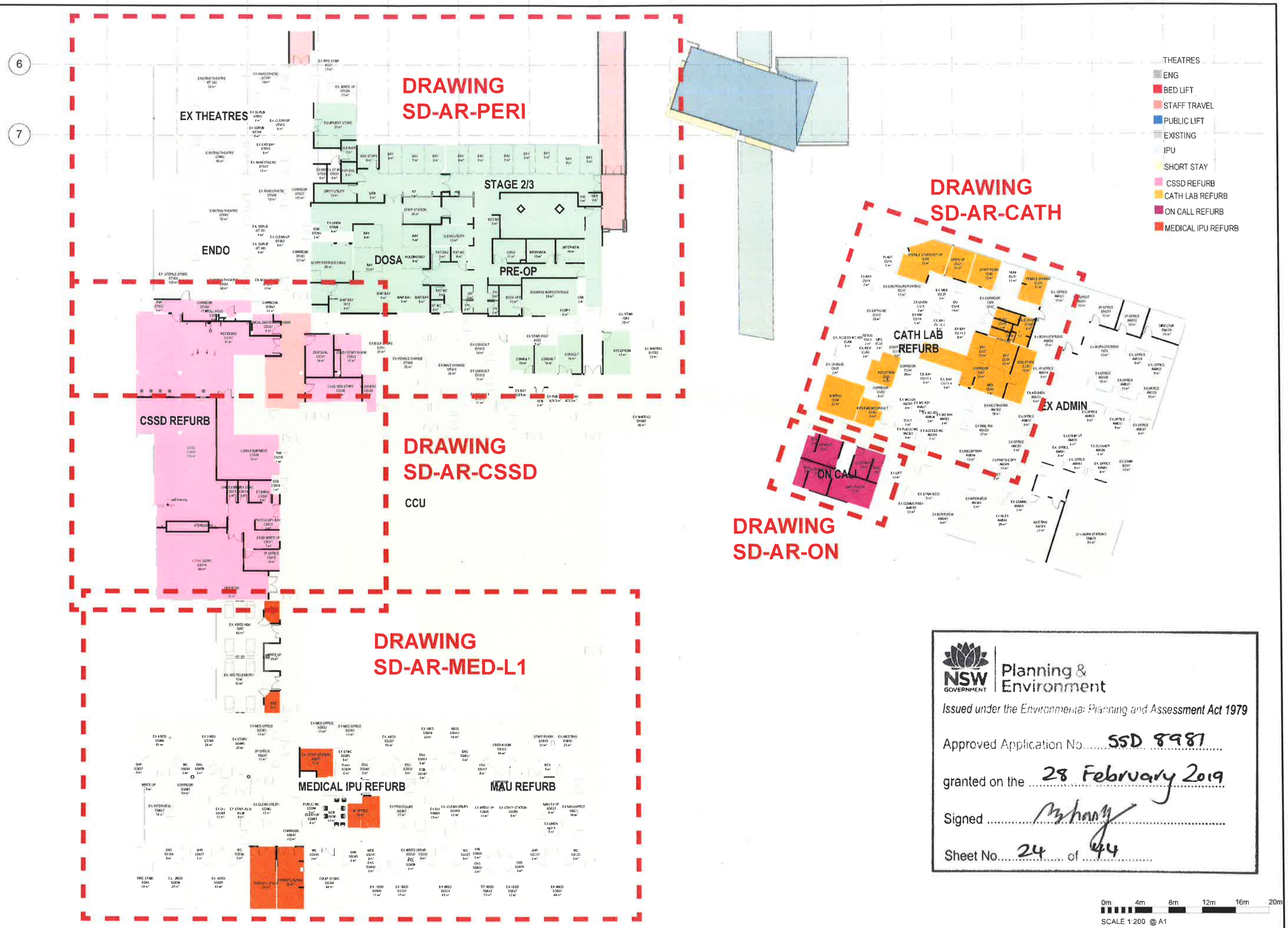
DRAWING NUMBER
SD-AR-REHAB

DRAWING NAME
REHAB- PUG#3

N TRUE

REV
1

ISSUE DATE
14/06/18



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0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
5	28/03/2018	ISSUED FOR DRAFT SCHEMATIC DESIGN REPORT	NW
6	01/06/18	ISSUED FOR INFORMATION	NW
7	14/06/18	ISSUED FOR EIS	NW

MECHANICAL & ELECTRICAL: ARUP

HYDRAULIC & FIRE: Davis Langdon Cleary

STRUCTURE & CIVIL: Barnett Group (NSW) Pty Ltd

COST MANAGER: Altus Group

CLIENT: NSW GOVERNMENT Health Infrastructure

PROJECT MANAGER: pwc

ARCHITECT & PRINCIPAL CONSULTANT: MSJ McConnel Smith & Johnson ARCHITECTS

PROJECT: COFFS HARBOUR HOSPITAL EXPANSION

DRAWING NAME: AREA PLAN - LEVEL 1

NORTH

SCALE: 1 : 200

AT: A1 SIZE

DRAWING NUMBER: SD-AR-02012

REVISION: 7

SHEET No

EXISTING - NO WORKS

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1 OPERATING THEATERS

1 : 200

SCALE 1:200 @ A3

ARCHITECT
MSJ

CLIENT
NSW GOVERNMENT Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS
345 PACIFIC HWY, COFFS HARBOUR

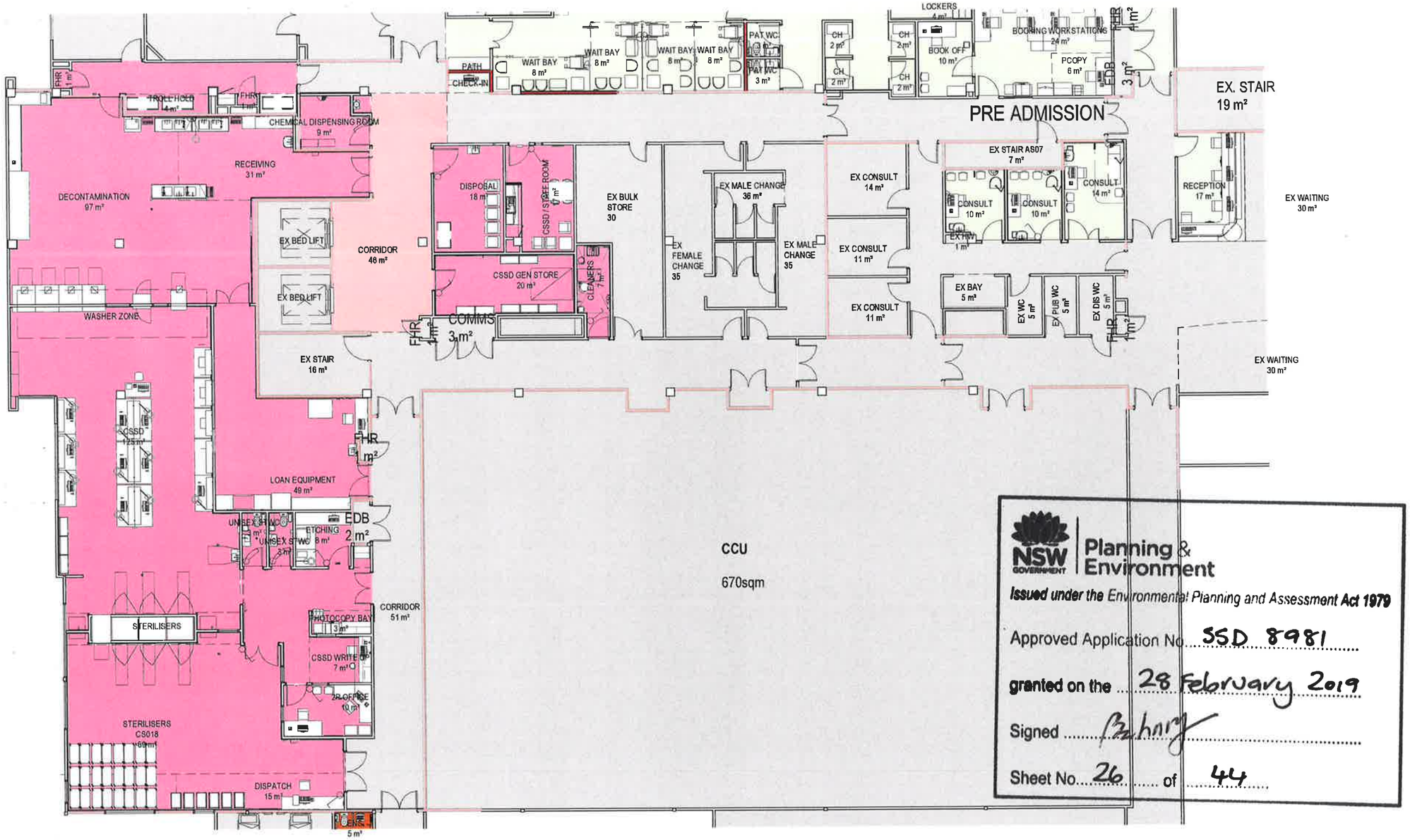
DRAWING NUMBER
SD-AR-PERI

DRAWING NAME
PERIOPERATIVE - PUG#2

N TRUE

REV
1

ISSUE DATE
14/06/18



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1 CSSD

1 : 200

EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT

MSJ

CLIENT

NSW GOVERNMENT Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS

345 PACIFIC HWY, COFFS HARBOUR

DRAWING NUMBER

SD-AR-CSSD

DRAWING NAME

CSSD - PRE PUG #2

N TRUE

REV

1

ISSUE DATE

14/06/18

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EXISTING - NO WORKS

1 MEDICAL IPU / MAU

1 : 200

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-MED-L1 DRAWING NAME MEDICAL IPU / MAU - PUG#3	REV 1 ISSUE DATE 14/06/18

1 CATH LAB
1 : 200

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EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT

MSJ

CLIENT

NSW GOVERNMENT | Health Infrastructure

COFFS HARBOUR HOSPITAL EXPANSION

ADDRESS
345 PACIFIC HWY, COFFS HARBOUR

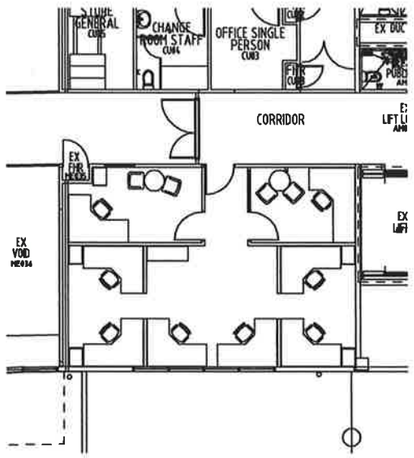
DRAWING NUMBER
SD-AR-CATH

DRAWING NAME
CATH LAB - PUG#3

N TRUE

REV
1

ISSUE DATE
14/06/18



EXISTING

1 ON CALL
1 : 200

NEW

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Sheet No. 29 of 44

EXISTING - NO WORKS

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A3

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-ON DRAWING NAME EXISTING/ NEW PLAN - ON CALL	REV 1 ISSUE DATE 14/06/18

Coffs Harbour Hospital Expansion

Landscape Design Development

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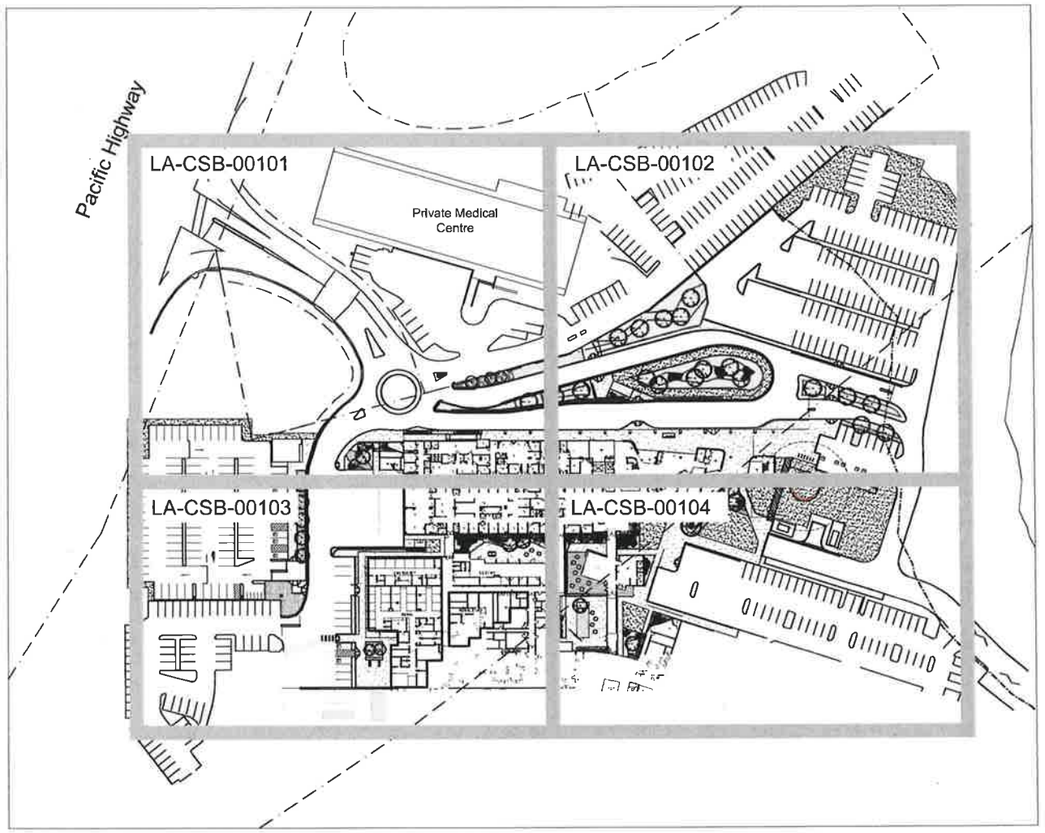
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2018

Drawing Schedule

Drawing Number	Drawing Title	Scale
LA-CSB-00000	Landscape Coversheet	N/A
LA-CSB-00101	Landscape Plan	1:200
LA-CSB-00102	Landscape Plan	1:200
LA-CSB-00103	Landscape Plan	1:200
LA-CSB-00104	Landscape Plan	1:200
LA-CSB-00501	Landscape Details	As Shown



Site Plan | Scale 1:1000

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LEGEND

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Health Infrastructure

Project:
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Landscape Architects

PRELIMINARY

Drawing Name:
Landscape

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-0000	A

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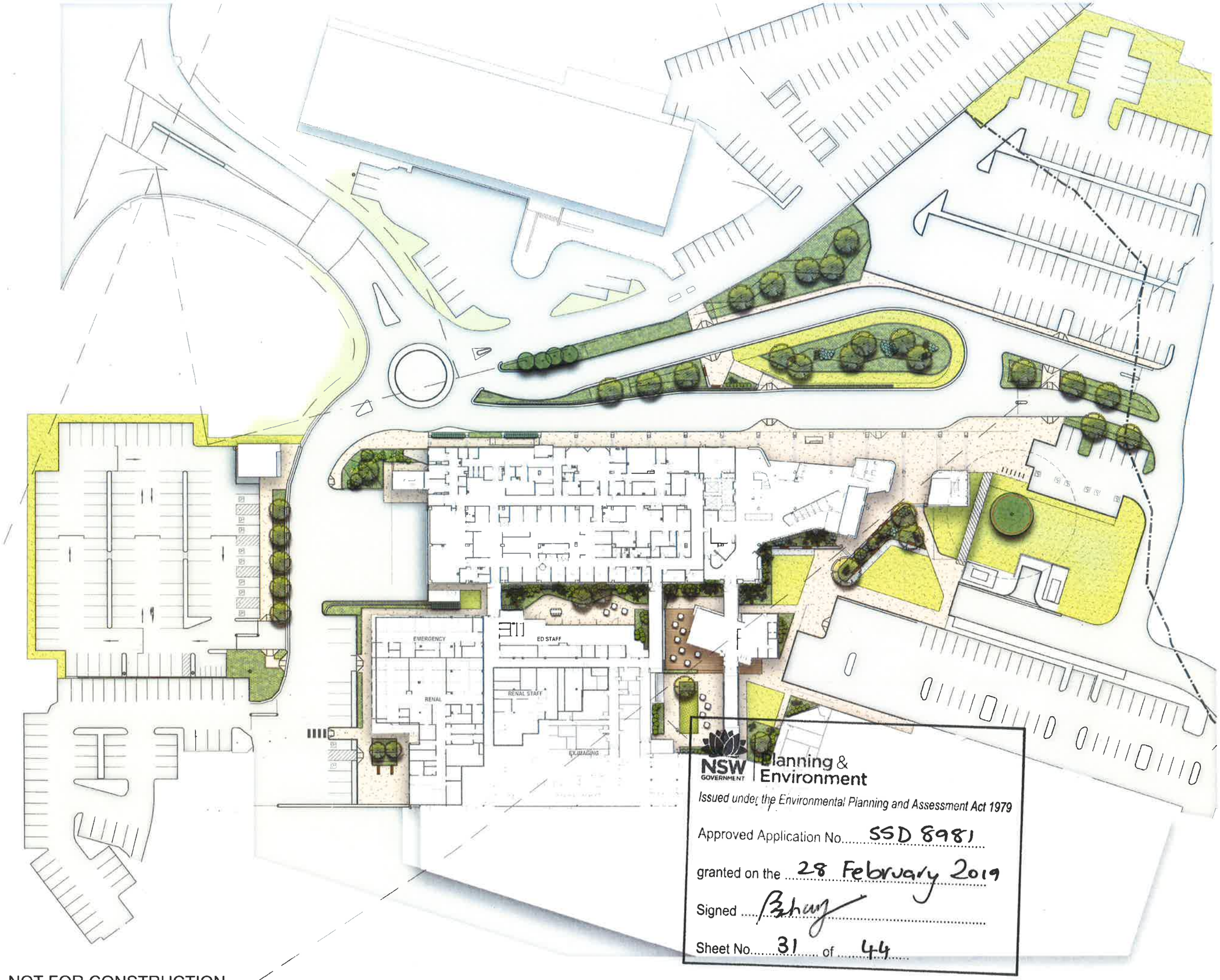

Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2018

LEGEND

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Health Infrastructure

Project:
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Landscape Architects

PRELIMINARY

Drawing Name:
Landscape Masterplan

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-00001	A

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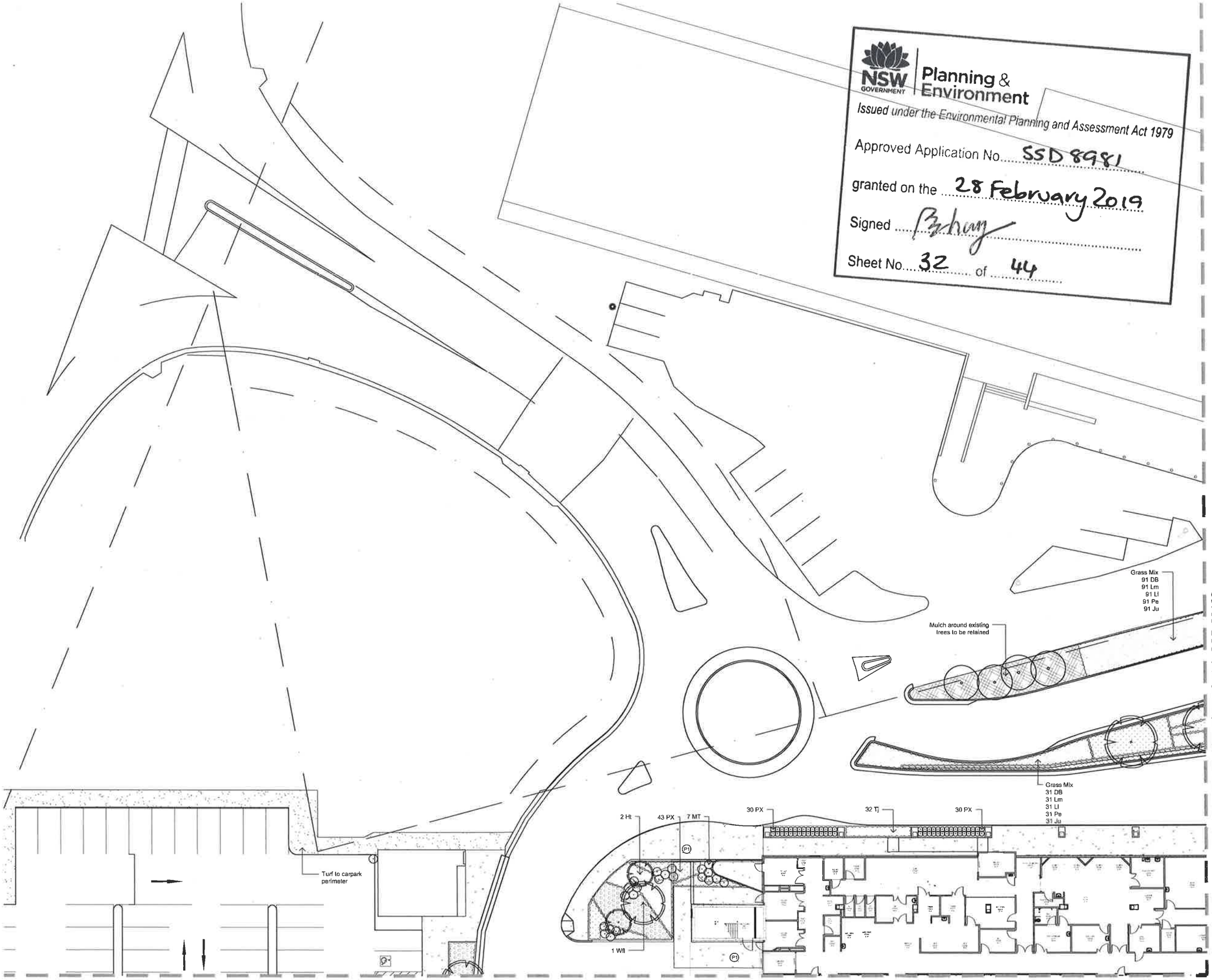

NOT FOR CONSTRUCTION

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Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2018

LEGEND

- Existing tree to be Retained
- Existing tree to be removed
- Proposed tree
- Proposed Shrubs Grasses and Groundcovers
- Concrete Edging (E1)
- Proposed concrete (P1)
- Proposed concrete (P2)
- Wall Type 1 (W1)
- Bench Seat with Back and arm rests (BSB)
- Bench Seat (BS)
- Artificial Turf
- Proposed Turf
- Proposed Composite Timber Decking

Client:
Health Infrastructure

Project:
Coffs Harbour Hospital Expansion

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Landscape Architects

PRELIMINARY

Drawing Name:
Landscape Plan

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-00101	A

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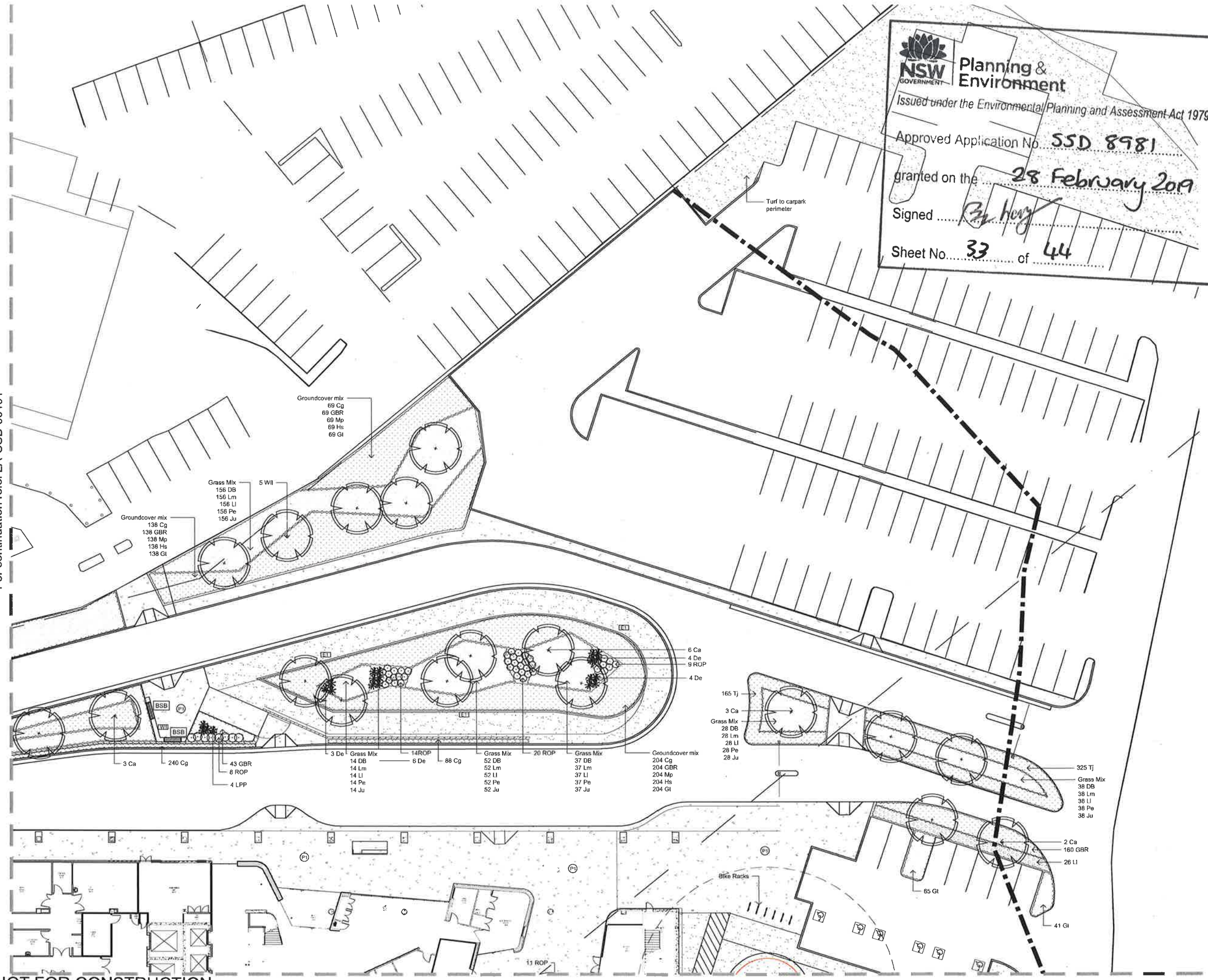

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For continuation refer LA-CSB-00104

A1

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Sheet No. 33 of 44

Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2018

LEGEND

- Existing tree to be Retained
- Existing tree to be removed
- Proposed tree
- Proposed Shrubs Grasses and Groundcovers
- Concrete Edging
- Proposed concrete
- Proposed concrete
- Wall Type 1
- Bench Seat with Back and arm rests
- Bench Seat
- Artificial Turf
- Proposed Turf
- Proposed Composite Timber Decking

Client:
Health Infrastructure

Project:
Coffs Harbour Hospital Expansion

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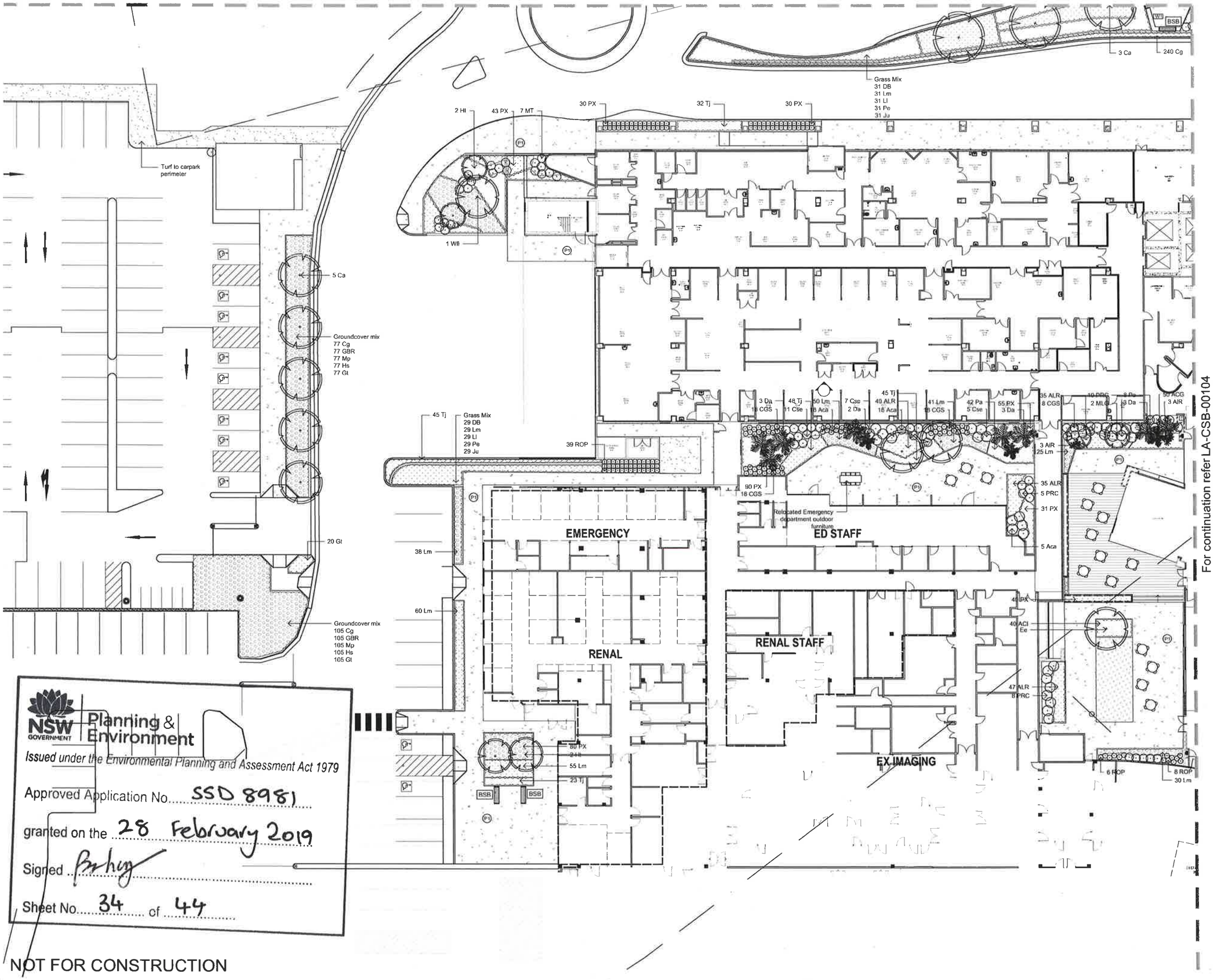
Drawing Name:
Landscape Plan

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-00102	A

For continuation refer LA-CSB-00101



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Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2018

LEGEND

- Existing tree to be Retained
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- Proposed tree
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Client:
Health Infrastructure

Project:
Coffs Harbour Hospital Expansion

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PRELIMINARY

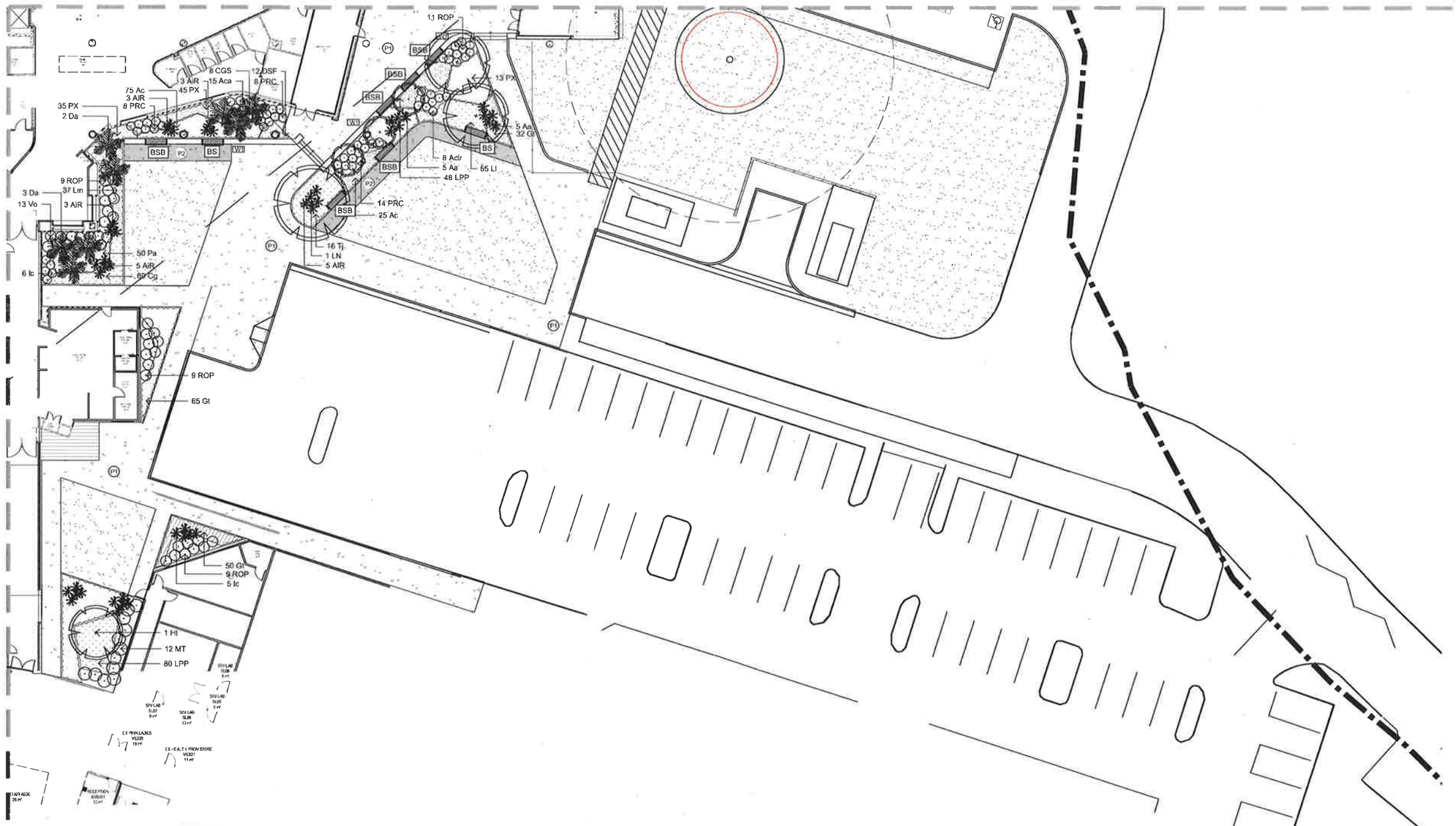
Drawing Name:
Landscape Plan

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-00104	A

For continuation refer LA-CSB-00102

For continuation refer LA-CSB-00103



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Issue	Revision Description	Drawn	Check	Date
A	Preliminary	JD	NM	15.09.2016

LEGEND

- Existing tree to be Retained
- Existing tree to be removed
- Proposed tree
- Proposed Shrubs Grasses and Groundcovers
- Concrete Edging
- Proposed concrete
- Proposed concrete
- Wall Type 1
- Bench Seat with Back and arm rests
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Client:
Health Infrastructure

Project:
Coffs Harbour Hospital Expansion

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Drawing Name:
Landscape Plan

Scale:

Job Number:	Drawing Number:	Issue:
SS18-3832	LA-CSB-00104	A

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A1

Specification

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work Near Trees and Shrubs
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls, fences, steps, TGSI and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

SOFTWORKS

Site Soil Testing
Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants >100 lt: 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* 'Sir Walter Soft-leaf Buffalo.

IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like.
This irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used. Implemented and conducted to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- **Insect, disease and pest control** - Avoid spraying:
  - If ever possible;
  - In wet weather or if wet weather is imminent;
  - If target plants are still wet after rain;
  - In windy weather; and
  - If non-target species are too close.

  Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
  - Product brand / manufacturer's name,
  - Chemical / product name,
  - Chemical contents,
  - Application quantity and rate,
  - Date of application and location,
  - Results of application, and
  - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

Plant Schedule

	Botanic Name	Common Name	Mature Size (h x w) (m)	Spacing	Pot Size (B)	Total
	TREES					
Ca	*Cupaniopsis anacardioides*	Tuckeroo	8 x 5	As Shown	100L	19
Da	*Dicksonia antarctica*	Soft Tree Fern	3 x 2	As Shown	2m clear trunk	16
Ee	*Elaeocarpus eumundi*	Smooth Leaved Quandong	5 x 4	As Shown	100L	1
Ht	*Hibiscus tiliaceus*	Cottonwood	8 x 4	As Shown	200L	5
LN	*Lagerstroemia indica x fauriei* 'Natchez'	Crepe Myrtle	5 x 4	As Shown	100L	1
MLG	*Magnolia* 'Little Gem'		2 x 4	As Shown	100L	2
Wfl	*Waterhousea floribunda*	Weeping Lilly Pilly	10 x 5	As Shown	100L	6
	SHRUBS & ACCENTS					
Aca	*Alocasia calidora*	Elephant Ears	2 x 1	As Shown	300mm	156
Cse	*Chamaedorea seifrizii*	Bamboo Palm	3 x 1.5	As Shown	300mm	23
CGS	*Ctenanthe setosa* 'Grey Star'	Grey Star Ctenanthe	1 x 1	As Shown	200mm	70
Ic	*Ixora chinensis*	Prince of Orange	1 x 1.5	As Shown	200mm	11
LPP	*Loropetalum 'Purple Pixie'*		.3 x 1.2	As Shown	300mm	132
MT	*Melrosideros Tahiti*		.2 x 1.5	As Shown	300mm	19
PX	*Philodendron* 'Xanadu'	Xanadu Philodendron	1 x 1	4/sqm	300mm	492
PRC	*Philodendron* 'Rojo Congo'		3 X3	As Shown	300mm	53
ROP	*Raphiolepis indica 'Oriental Pearl'*	Oriental Pearl Indian Hawthorn	1 x 1	As Shown	300mm	142
Vo	*Viburnum odoratissimum*	Sweet Vibirnum	2 x 2	As Shown	300mm	13
	ACCENTS					
Do	*Doryanthes excelsa*	Gymea Lily	1.5 x 1.5	As Shown	300mm	17
AIR	*Alcantarea imperialis* 'Rubra'	Empress of Brazil	1.2 x 1.5	As Shown	300mm	25
Aa	*Asplenium australasicum*	Birds Nest Fern	1 x 1	As Shown	300mm	10
	GRASSES AND GROUNDCOVERS					
Acir	*Arthropodium cirratum*	New Zealand Rock Lily	.6 x .6	5/sqm	150mm	8
ACG	*Ajuga reptans* 'Caitlins Giant'		.2 x 1	5/sqm	150mm	50
ACI	*Acacia cognata* 'Cousin Itt'		.1 x 1	As Shown	150mm	40
ALR	*Alternanthera dentata* 'Little Ruby'		.15 x .6	5/sqm	150mm	157
Cg	*Carpobrotus glaucescens*	Pigface	.1 x 2	5/sqm	150mm	388
DSF	*Dichondra Silver Falls*	Silver Falls	.1 x .7	5/sqm	150mm	12
GBR	*Grevillea* Bronze Rambler	Grevillea Bronze Rambler	.3 x 3	5/sqm	150mm	203
Gt	*Gazania tomentosa*		.15 x 1	5/sqm	150mm	273
Lm	*Liriope muscari*	Liriope	.4 x .4	5/sqm	150mm	336
Ll	*Lomandra longifolia*	Mall Rush	1 x 1	4/sqm	150mm	81
Pa	*Plectranthus argentatus*'Silver Sheild'		.5 x 1	4/sqm	150mm	100
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.3 x 0.3	5/sqm	150mm	699
	GRASS MIX					
DB	*Dianella caerulea 'Breeze'*	Blue Flax Lily	0.6 x 0.6	5/sqm	150mm	476
Lm	*Liriope muscari*	Liriope	.4 x .4	5/sqm	150mm	476
Ll	*Lomandra longifolia*	Mall Rush	1 x 1	5/sqm	150mm	476
PE	*Poa labillardieri 'Eskdale'*		.5 x .5	5/sqm	150mm	476
Ju	*Juncus usitatus*	Common Rush	.3 x .6	5/sqm	150mm	476
	GROUNDCOVER MIX					
Cg	*Carpobrotus glaucescens*	Pigface	.1 x 2	5/sqm	150mm	593
GBR	*Grevillea* Bronze Rambler	Grevillea Bronze Rambler	.3 x 3	5/sqm	150mm	593
Mp	*Myoporum parvifolium*	Creeping Boobialla	.3 x 2	5/sqm	150mm	593
Hs	*Hibbertia scandens*	Snake Vine	.1 x 1	5/sqm	150mm	593
Gt	*Gazania tomentosa*	Silver Gazania	.3 x .6	5/sqm	150mm	593

NOT FOR CONSTRUCTION

A1

Materials Schedule

E1		150mm Concrete Garden Edge
E2		Mild Steel Garden Edge
P1		In Situ Concrete with oxide and aggregate
P2		In Situ Concrete with oxide and aggregate
P4		Artificial Turf 35mm Prestige Turf
		Composite timber Decking
BSB		Composite batten Seat with back and armrests
BS		Composite batten seat with back and armrests
W1		Faced Brick Wall to match architectural
G1		Decomposed Granite
G2		Decorative Gravel

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
B	Updated tree sizes	JD	NM	25.09.2018
A	Preliminary	JD	NM	15.09.2018

LEGEND

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Client:
Health Infrastructure

Project:
Coffs Harbour Hospital Expansion

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 801 262 380
Landscape Architects

PRELIMINARY

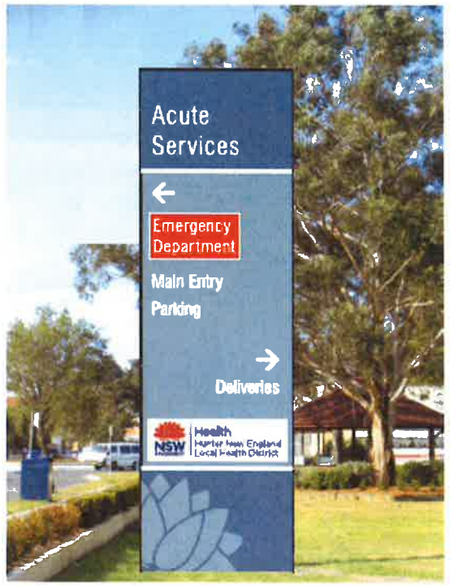
Drawing Name:
Landscape Specification and Materials Schedule

Scale:
Job Number: SS18-3832
Drawing Number: LA-CSB-00501
Issue: B

WAYFINDING - SIGN TYPES

External Signage

A series of free standing pylon style signs will be used to identify main entry and exit points for both pedestrians and vehicles; these will include directions to key facilities such as Emergency.



Artist Impression

FACS
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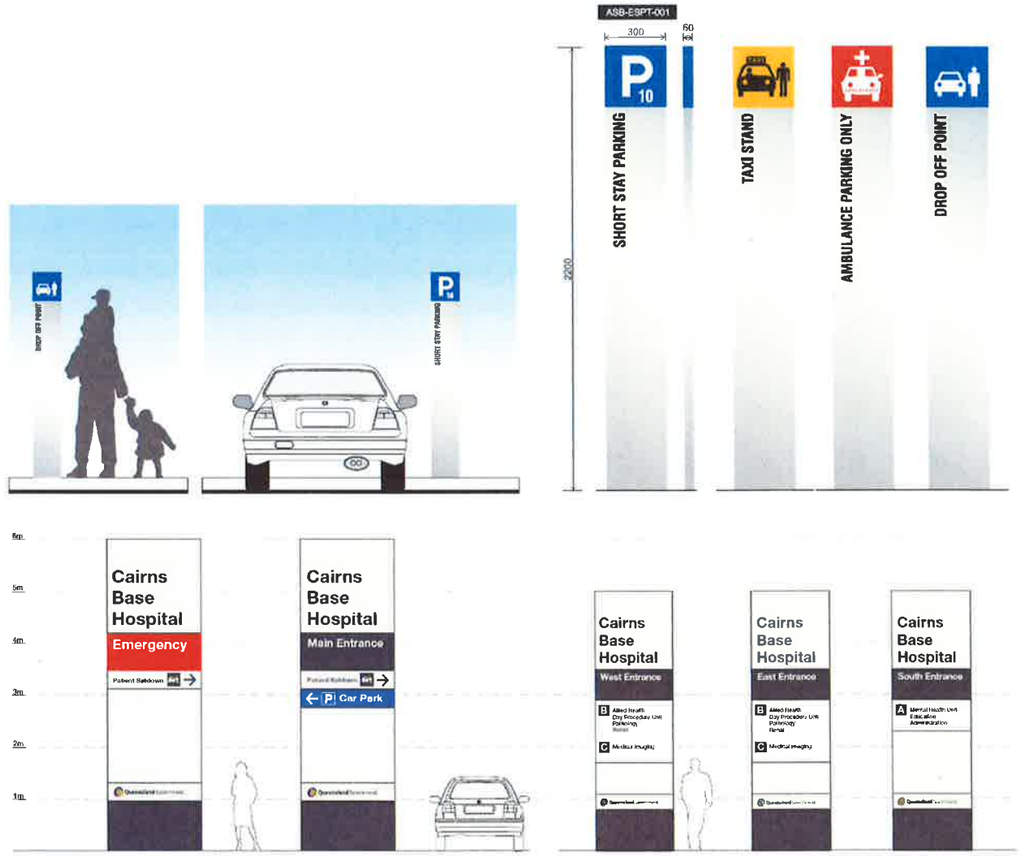
Vehicle Directional Signs/Parking Totems

The site will include a series of vehicle directional signs and parking totems to indicate special parking zones.



Artist Impression

WAYFINDING - SIGN TYPES

Campus Directory Sign

A campus directory sign may be included at near the front entry to orientate and direct users to all parts of the hospital

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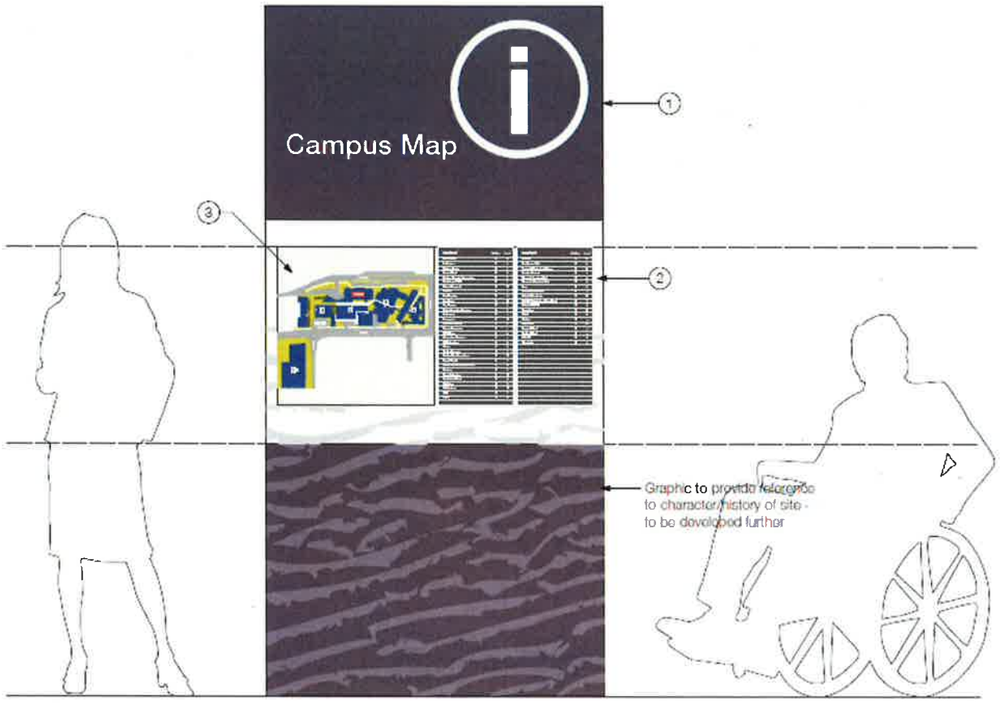
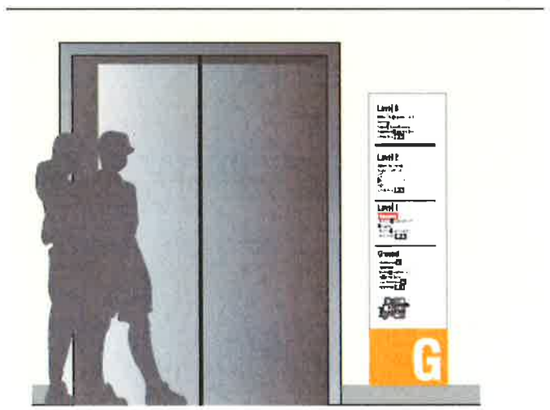


Artist Impression

Main Entry/Lift Lobby Directories

Signage at main entries and lift lobbies will be used to identify departments on all levels and colour coded to confirm the level the viewer is on.

They will also identify key public amenities and redirect the view to another building if need be and include additional text in Braille for visually impaired users.



Artist Impression

MSJ

WAYFINDING - SIGN TYPES

Directional Signage

A series of ceiling suspended and wall mounted directional signs will direct patients, visitors and staff to all departments. They will be a guide for the patient or visitor until they reach a room or door sign for the intended destination.n Wall mounted directional sign will include additional text in Braille for visually impaired users.

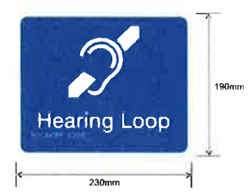
Key signs along the way may include images and colour that complement the interior design colour scheme.

Artist Impression

Department Signage & Receptions/Staff Stations

Each department will have wall mounted sign identifying it at its main public and staff entries. The public department signs may include images and colour that complement the interior design colour scheme and have text in Braille for visually impaired users

Each Reception and Staff Station counter will also be signed along with any statutory hearing loop sign signage that may be required.



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MSI

WAYFINDING - SIGN TYPES

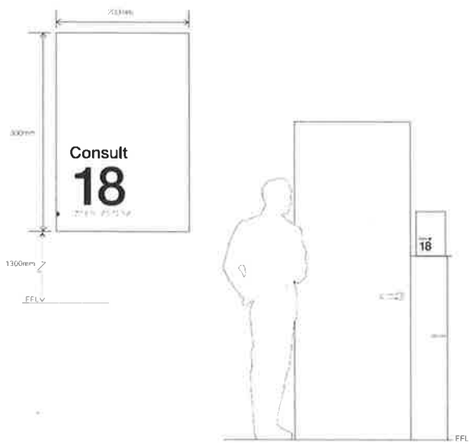
Room Signage

All rooms will be identified with a wall or door sign though it may be appropriate to deliberately omit identification on certain doors used only by staff. The format used allows for easy replacement of the sign or sign message when the room function changes.

Offices and rooms which require numbers or changeable names can use a sliding deck sign type.

Meeting and potentially other rooms such as consult rooms can be provided with a 'room in use' sign in association with the room name and number.

Door / frame numbering or tags may also be required as part of an asset management and maintenance system / register. This constitutes a separate labelling system and is separate to standard room signage. Unlike room signs, door labels are generally small, unobtrusive and may use a simple bar code.

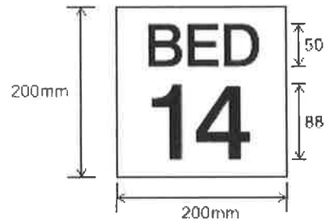


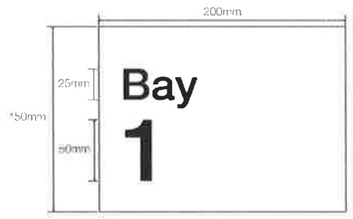
Artist Impression

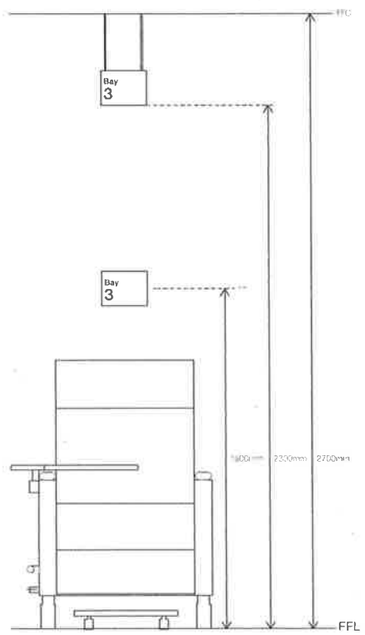
Bed & Bay Numbering

In accordance with the AHFG's; bed numbering should be shown outside the patient bedroom with one number per bed. In bedrooms with more than one bed, all bed numbers or the range of numbers should be shown on the sign outside the room. For example: beds 78 & 79; or beds 78 to 81. In bedrooms with more than one bed, display the bed number at the bedhead. Bed numbers outside the room should be clearly visible from the corridor and not be obscured by other objects or wall returns.

All patient bays will also be numbered.







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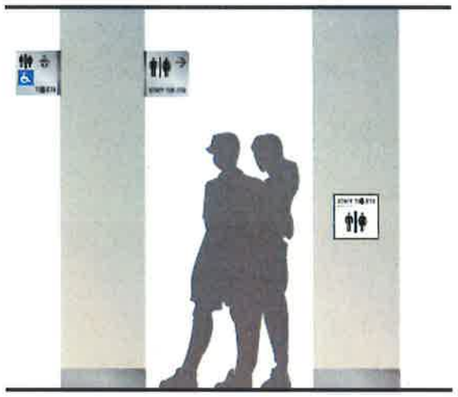
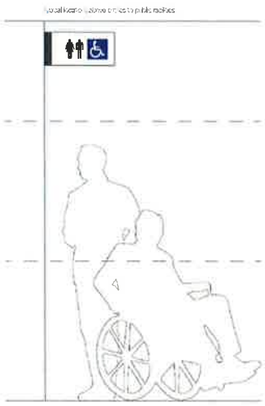
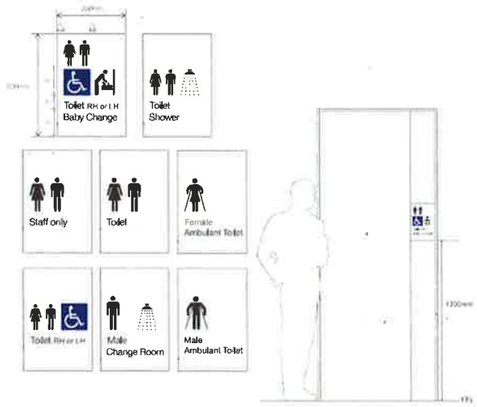
WAYFINDING - SIGN TYPES

Amenities Signs

All public and staff amenities will be signed with the appropriate text internationally recognised pictograms including braille text where appropriate. There will be a similar series of perpendicular wall signs to enable users to identify these facilities from a distance.







Statutory Signs

Signage for all required statutory signs will be provided in accordance with the relevant standards and Authorities' requirements.

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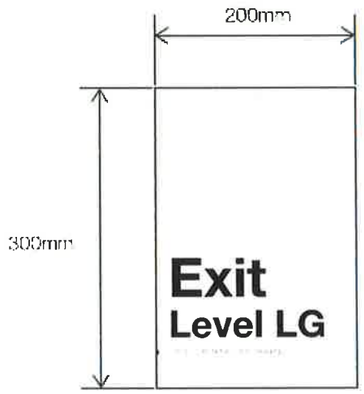
FIRE HOSE REEL

EDB

FIRE SAFETY DOOR
DO NOT OBSTRUCT

FIRE SAFETY DOOR
DO NOT OBSTRUCT
DO NOT KEEP OPEN



MSJ

WAYFINDING

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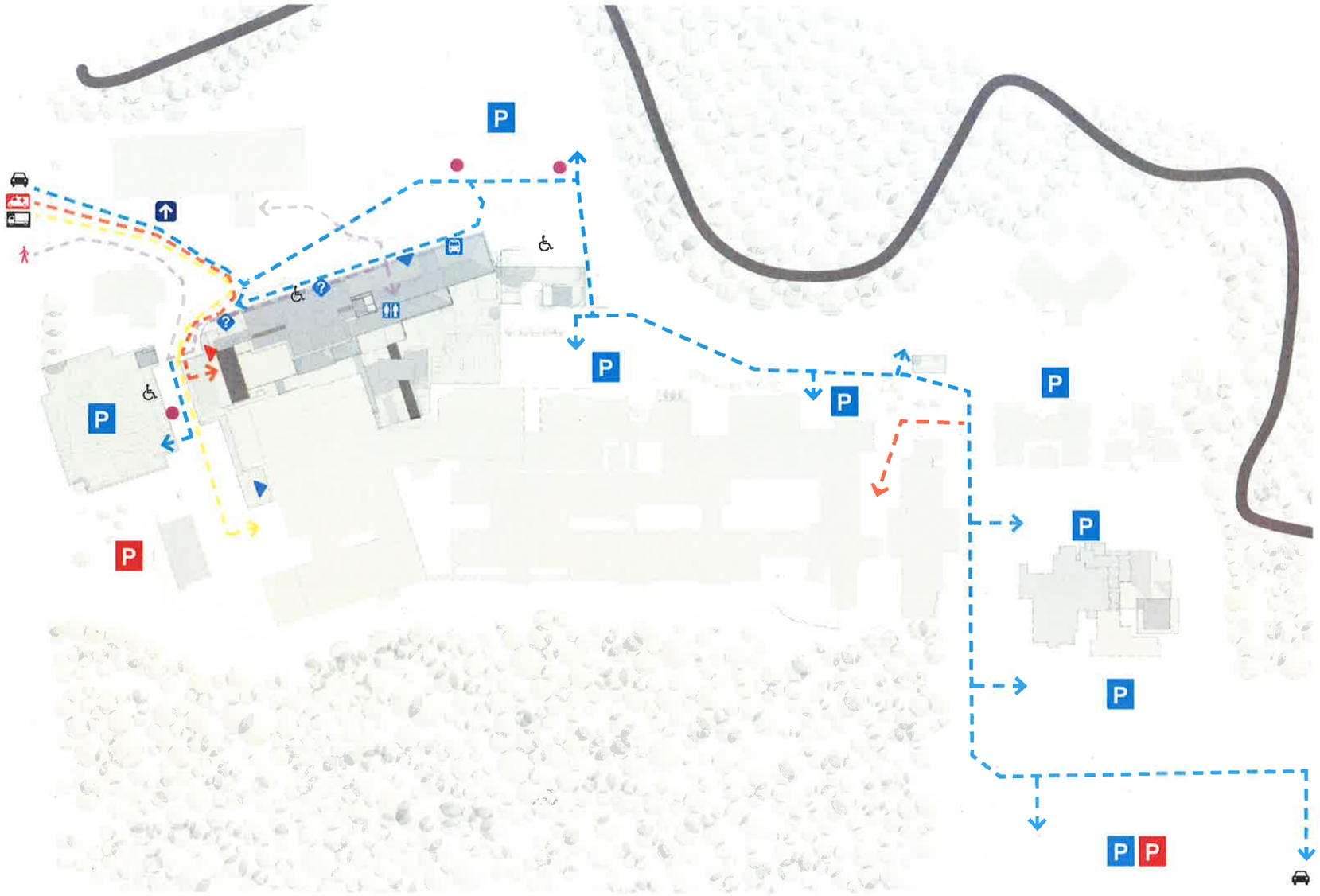
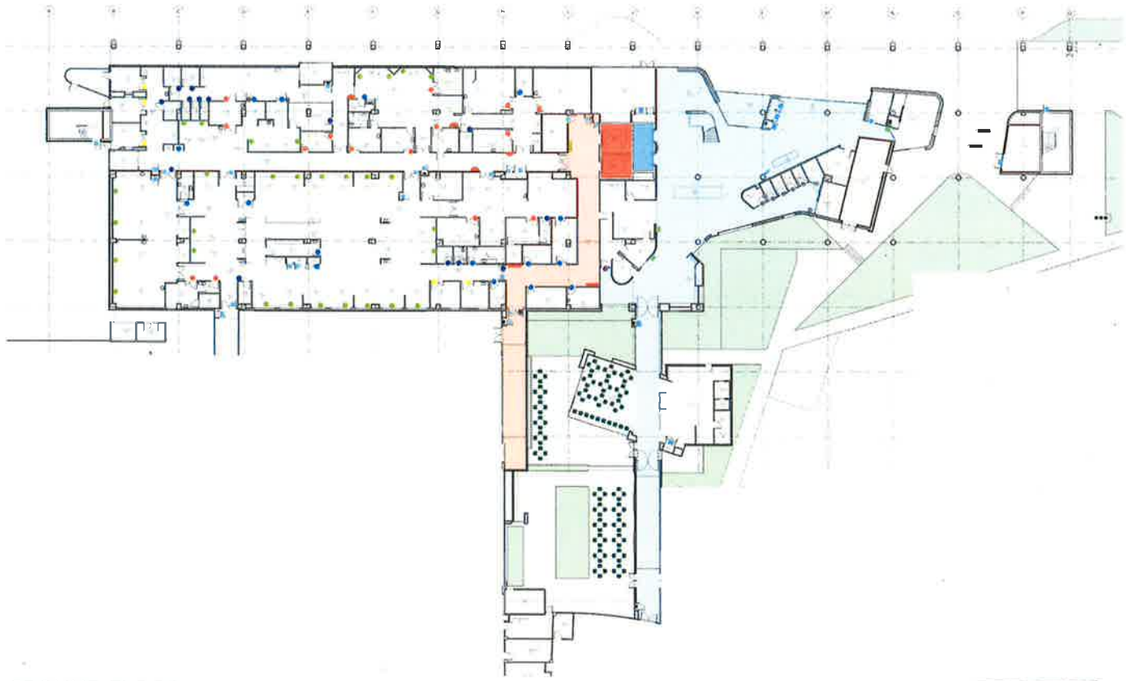


- Directional Sign
- Information sign
- Secondary Directional sign
- Bus Stop
- Public Lift
- Staff Lift
- Public Access
- Ambulance Access
- Pedestrian Access
- Main Public Entry
- ED Entry
- Public Amenities
- Service Access
- Accessible Parking

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-01006 DRAWING NAME WAYFINDING PLAN	N REV 2 ISSUE DATE 07/11/18



GROUND FLOOR

REFER TO AR-CSB-WAYFINDING[01]_3 OFF 5.PDF - AR-CSB-WAYFINDING[01]_5 OFF 5.PDF FOR REFURB EXTENT

LEVEL 1

REFER TO AR-CSB-WAYFINDING[01]_3 OFF 5.PDF - AR-CSB-WAYFINDING[01]_5 OFF 5.PDF FOR REFURB EXTENT

NSW GOVERNMENT Planning & Environment

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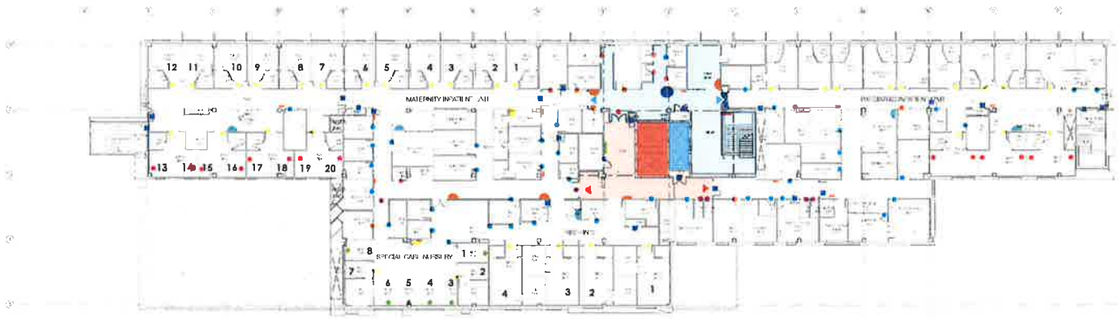
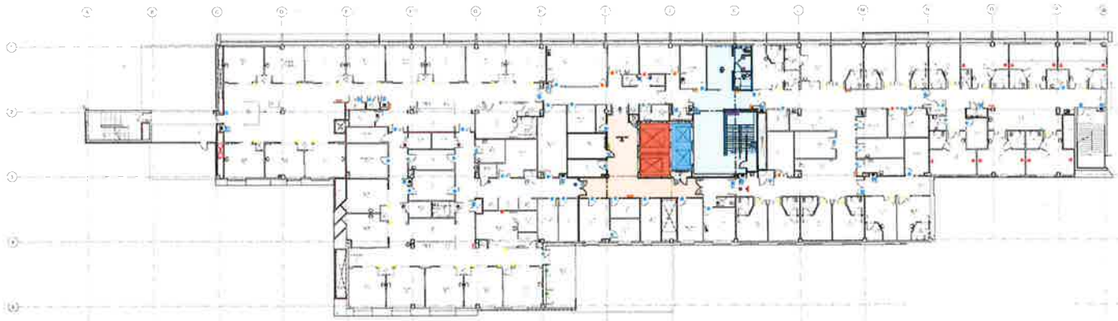
KEY

- Public Circulation & Direct. Entry
- Staff Circulation & Direct. Entry
- DI Department Identification
- RI Reception Identification
- SID Staff Sideboard Identifier
- MLD Main Building Directory
- PLD Public Lift Directory
- SLD Staff Lift Directory
- WF Wall Mounted Directional
- MSS Main Entry Special Sign
- GRI General Room Identification
- MRI Meeting Room Identification with Sliver
- SPI Special Room Identification
- SOS Staff Only Signage
- BPI Bed Room Identification
- BI Bed Identification
- BBI Bed Bay Identification
- AID Amenity Identification (Braille)
- PAID Perpendicular Amenity Identification
- SS Stairway Signage
- FS Fire Floor Signage

ARCHITECT	CLIENT	COFFS HARBOUR HOSPITAL EXPANSION	DRAWING NUMBER	N	REV
MSI	NSW GOVERNMENT Health Infrastructure	ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	SD-AR-01007		2
			DRAWING NAME WAYFINDING PLAN		ISSUE DATE 07/11/18



LEVEL 2



LEVEL 3

LEVEL 4

ROOF

NSW GOVERNMENT | Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 8981

granted on the 28 February 2019

Signed B Hong

Sheet No. 44 of 44

ARCHITECT	CLIENT			
MSJ	NSW GOVERNMENT Health Infrastructure	COFFS HARBOUR HOSPITAL EXPANSION ADDRESS 345 PACIFIC HWY, COFFS HARBOUR	DRAWING NUMBER SD-AR-01008 DRAWING NAME WAYFINDING PLAN	N REV 2 ISSUE DATE 07/11/18