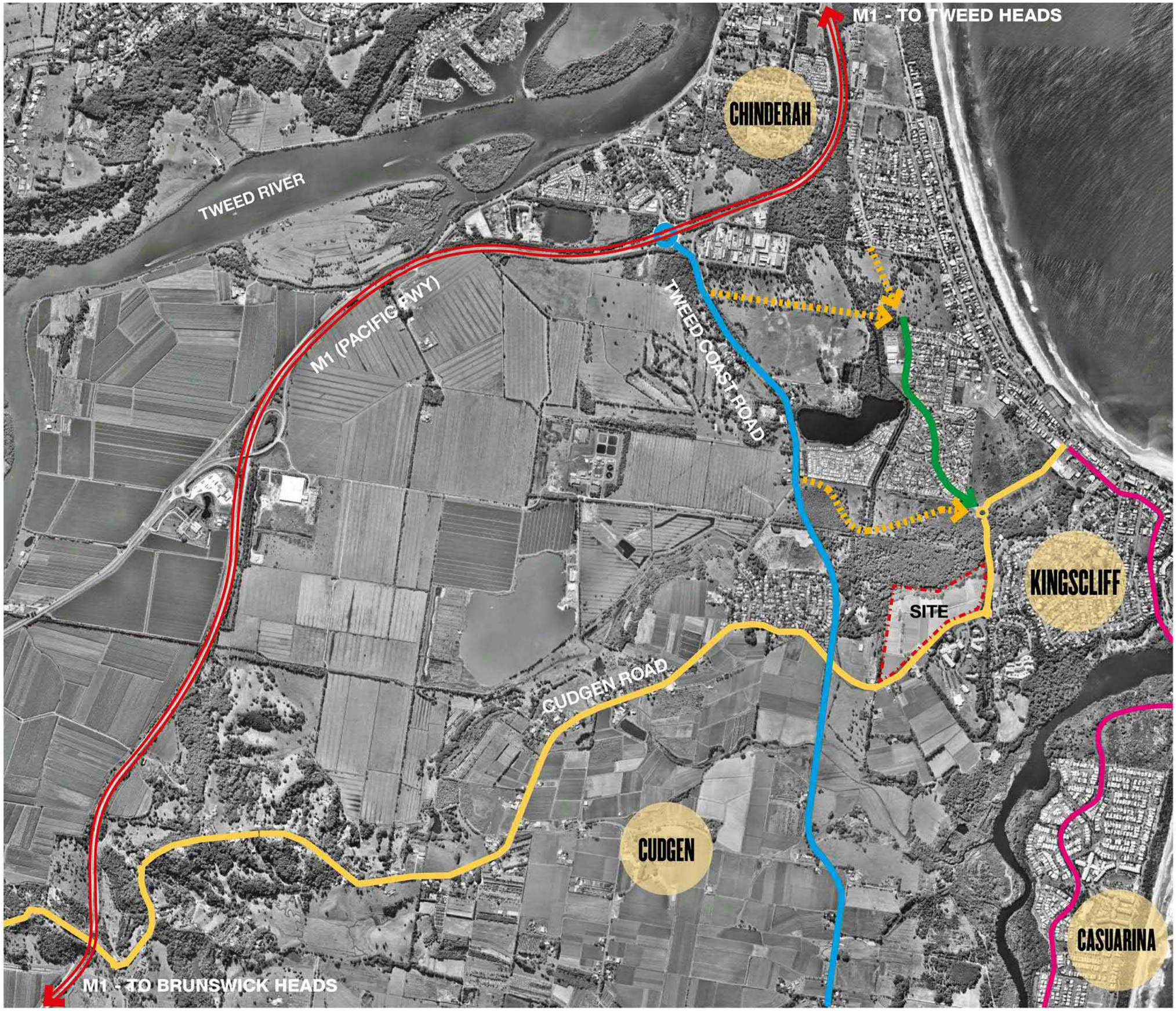
CONCEPT MODIFICATION DRAWING PACK

~

ARCHITECTURAL



LEGEND

N

- SITE BOUNDARY
- M1 PACIFIC HIGHWAY
- TWEED COAST ROAD
- CUDGEN ROAD - TURNOCK STREET
- CASUARINA WAY - SUTHERLAND STREET
- ELROND DRIVE
- FUTURE NORTHERN LINKS

REV	DESCRIPTION	DATE
00	ISSUED FOR INFORMATION	19/09/2018
01	ISSUED FOR INFORMATION	22/01/2019

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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

CONTEXT PLAN

DATE	DRAWN BY	CHECKED
22/01/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-02-001	01

BIM 360://TVH/TVH_BUILDING_A18.rvt

LEGEND

SITE BOUNDARY

N

REV	DESCRIPTION	DATE
00	ISSUED FOR INFORMATION	19/09/2018
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	11/09/2019

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TSA MANAGEMENT

CLIENT

NSW GOVERNMENT Health Infrastructure | Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SITE PLAN

DATE	DRAWN BY	CHECKED
11/09/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-02-002**	**02**

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

LEGEND

N

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE

AHD +27.00

AHD +17.00

AHD +4.00

REV	DESCRIPTION	DATE
02	ISSUED FOR INFORMATION	23/04/2019
03	ISSUED FOR INFORMATION	11/09/2019

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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

TOPOGRAPHY

SCALE

0 40 80 120 160 200 m

SCALE	DATE	DRAWN BY	CHECKED
1:4000@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-02-003**	**03**

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

LEGEND

N

- SITE BOUNDARY
- PROJECT AREA OF INFLUENCE
- HOSPITAL ZONE
- APPROXIMATE PROPOSED HELIPAD LOCATION
- FLIGHT APPROACH PATH

REV	DESCRIPTION	DATE
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01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	09/09/2019

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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

MASTERPLAN
BUILDING SITING & AVIATION

SCALE

0 40 80 120 160 200 m

SCALE	DATE	DRAWN BY	CHECKED
1:4000@A3	09/09/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-10-002**	**02**

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

LEGEND

N

- SITE BOUNDARY
- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- ROAD / CARPARK FOOTPRINT
- PROJECT AREA OF INFLUENCE BEYOND TITLE BOUNDARY
- COMPLETED PRELIMINARY WORKS

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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03	ISSUED FOR INFORMATION	23/04/2019
04	ISSUED FOR INFORMATION	11/09/2019

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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

MASTERPLAN
BUILDING FOOTPRINT &
AREA OF INFLUENCE

SCALE

0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-10-003	04

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

LEGEND

N

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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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
BOUNDARY SETBACKS

SCALE 0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-10-004**	**04**

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

LEGEND

N

- SITE BOUNDARY
- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- TREE TRUNK LINE
- APZ (2006) 50m OFFSET
- APZ (DRAFT 2017) 67m OFFSET

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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
ASSET PROTECTION ZONE

SCALE

0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-10-005	04

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

LEGEND

N

- SITE BOUNDARY
- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- TREE TRUNK LINE
- APZ (2006) 50m OFFSET
- APZ (DRAFT 2017) 67m OFFSET
- PROBABLE MAXIMUM FLOOD LEVEL (PMF)
- AGRICULTURE BUFFER
- INDICATIVE BUILDLING ENTRIES

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
07	ISSUED FOR INFORMATION	23/04/2019
08	ISSUED FOR INFORMATION	11/09/2019

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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

MASTERPLAN
CONCEPT PLAN

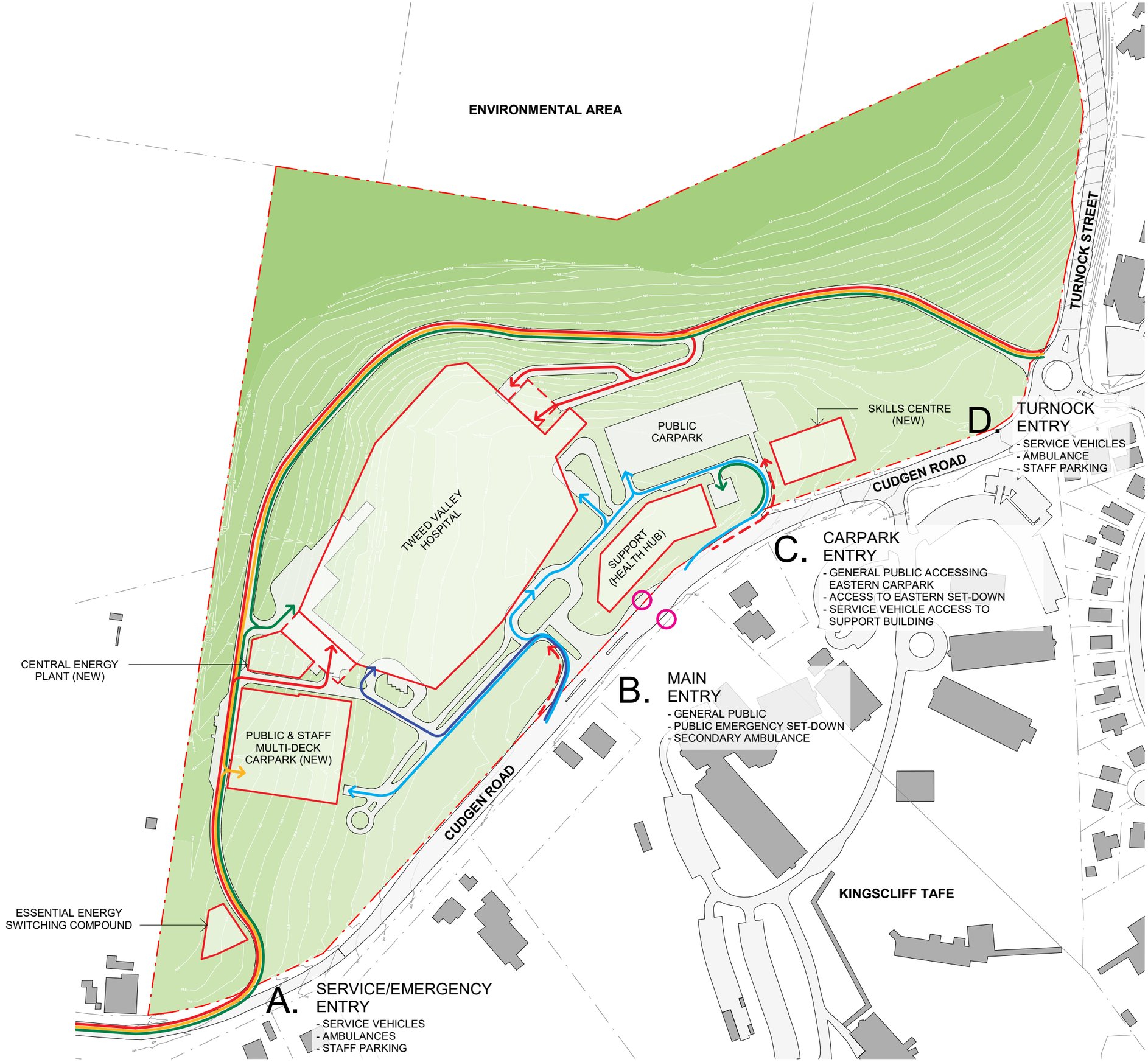
SCALE

0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-10-006**	**08**

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



LEGEND

N

- 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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REV	DESCRIPTION	DATE
03	ISSUED FOR INFORMATION	23/04/2019
04	ISSUED FOR INFORMATION	11/09/2019

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PROJECT MANAGER

TSA MANAGEMENT

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NSW GOVERNMENT | Health Infrastructure | Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
VEHICULAR ACCESS
SHEET 1 OF 2

SCALE

0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-10-007	04

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

LEGEND

N

- 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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CLIENT

NSW GOVERNMENT | Health Infrastructure | Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
VEHICULAR EGRESS
SHEET 2 OF 2

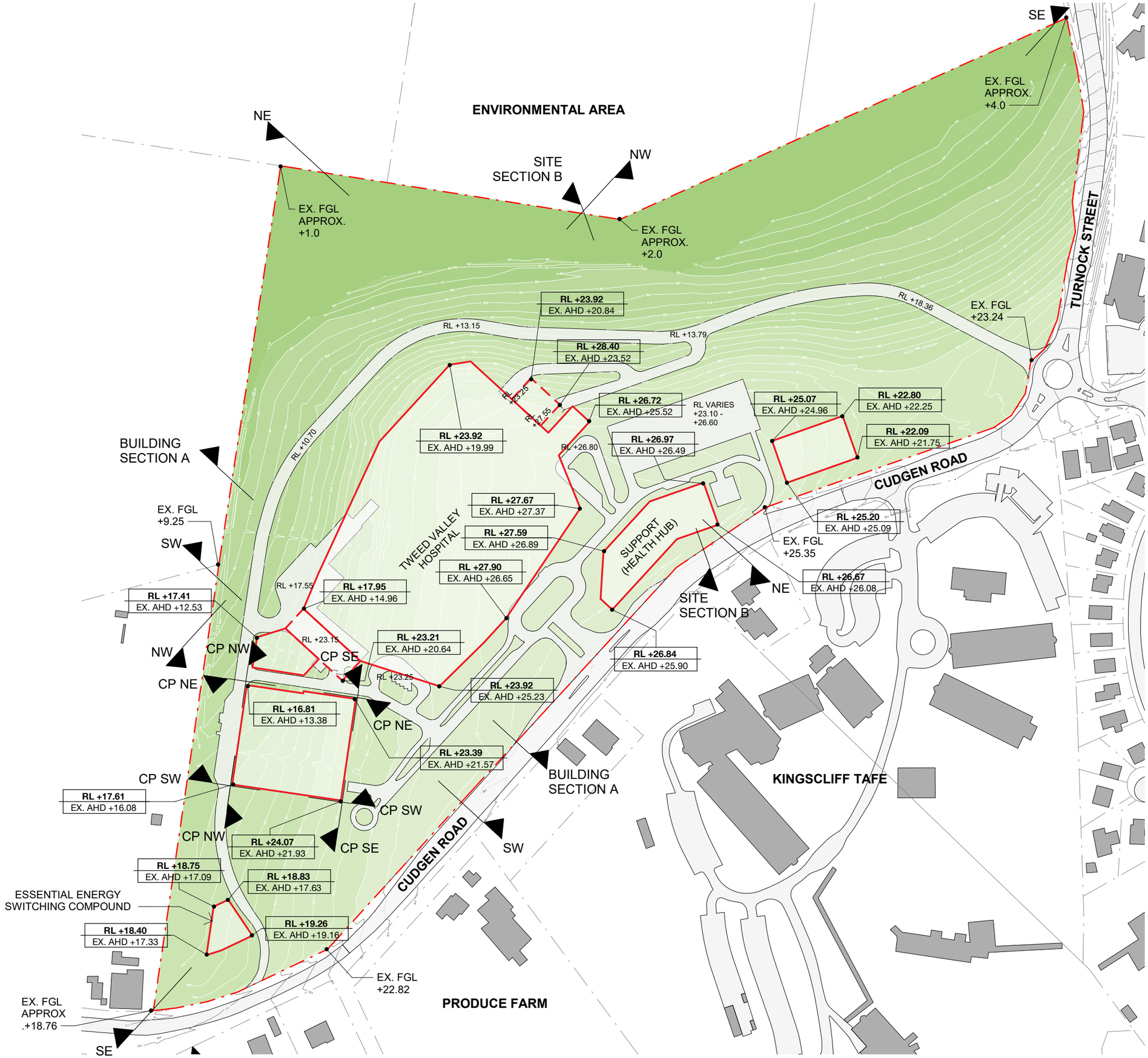
SCALE

0 10 20 30 40 50 m

SCALE	DATE	DRAWN BY	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-10-008	04

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



LEGEND

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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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

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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
PROPOSED SITE LEVELS

SCALE

0 40 80 120 160 200 m

SCALE	DATE	DRAWN BY	CHECKED
As indicated@A3	11/09/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-10-009	04

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

LEGEND

N

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PREVIOUS MAXIMUM PLANNING ENVELOPE (SUBMITTED MAY 2019)

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PROJECT MANAGER

TSA MANAGEMENT

CLIENT

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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	CHECKED
1:2500@A3	11/09/2019	MD	BS

PROJECT No	DRAWING No	REVISION
10363.00	**AR-SKE-10-010**	**03**

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