

LEGEND

SITE BOUNDARY

BUSHFIRE HAZARD VEGETATION

VEGETATION BUFFER (100m)

*NOTE: BUSHFIRE HAZARD VEGETATION AND BUFFER BASED ON TWEED SHIRE COUNCIL'S BUSHFIRE PRONE LAND (2012)

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

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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

SITE ANALYSIS

BUSHFIRE PRONE LAND

SCALE

0 40 80 120 160 200

m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

22/01/2019

SL

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-02-005

01

BIM 360://TVH/TVH_BUILDING_A18.rvt



LEGEND

SITE BOUNDARY

PROBABLE MAXIMUM FLOOD LEVEL (PMF)

COASTAL WETLAND

PROXIMITY AREAS TO COASTAL WETLANDS (100m)

N

*NOTE: COASTAL WETLAND ZONES BASED ON SEPP COASTAL MANAGEMENT

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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 ANALYSIS

COASTAL WETLAND & FLOODING

SCALE

0

40

80

120

160

200

m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

22/01/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-02-006

01

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LEGEND

SITE BOUNDARY

POTENTIAL KOALA HABITAT

NATIVE VEGETATION

NON-NATIVE OR HIGHLY DISTURBED / MODIFIED VEGETATION

N

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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 ANALYSIS

FLORA & FAUNA

SCALE

0

40

80

120

160

200

m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

22/01/2019

SL

BS

PROJECT No

DRAWING No

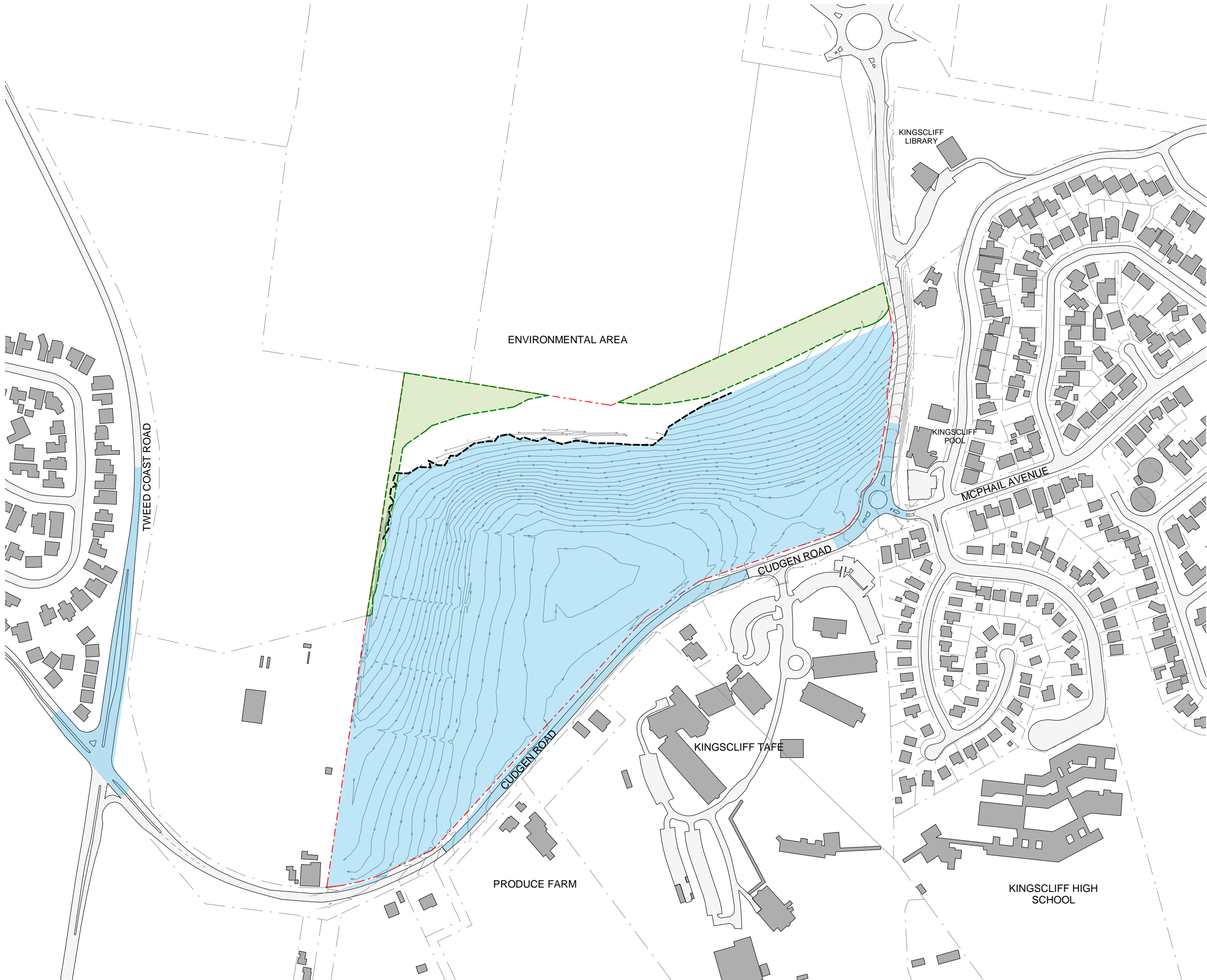
REVISION

10363.00

AR-SKE-02-007

01

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SITE BOUNDARY

EXTENT OF COASTAL WETLANDS ON SITE

PROJECT AREA OF INFLUENCE

TREE DRIP LINE

N

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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

AREA OF INFLUENCE

AERIAL OVERLAY

SCALE

0

40

80

120

160

200

m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

22/01/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-001

01

BIM 360://TVH/TVH_BUILDING_A18.rvt



SITE BOUNDARY

PROJECT AREA OF INFLUENCE

HOSPITAL ZONE

HELICOPTER ZONE

REV

DESCRIPTION

DATE

00

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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

MASTERPLAN
BUILDING SITING & AVIATION

SCALE

0 40 80 120 160 200
m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

22/01/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-002

01

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SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

ROAD / CARPARK FOOTPRINT

PROJECT AREA OF INFLUENCE BEYOND TITLE BOUNDARY

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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02	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

MASTERPLAN

BUILDING FOOTPRINT & AREA OF INFLUENCE

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-10-003

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

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

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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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

23/04/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-004

03

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LEGEND

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

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
02	ISSUED FOR INFORMATION	22/01/2019
03	ISSUED FOR INFORMATION	23/04/2019

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

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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

23/04/2019

MD

BS

PROJECT No

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AGRICULTURAL
BUFFER (10m)

AGRICULTURAL
BUFFER (30m)

ESSENTIAL ENERGY
SWITCHING STATION

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

PROBABLY MAXIMUM FLOOD LINE (PMF)

AGRICULTURE BUFFER

INDICATIVE BUILDING ENTRIES

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NSW GOVERNMENT

Health Infrastructure

Health Northern NSW

Local Health District

CLIENT

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TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN

CONCEPT PLAN

SCALE

0 10 20 30 40 50 m

SCALE

DATE

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PROJECT No

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07

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LANDSCAPE PROPOSAL

LANDSCAPE ZONAL PLAN

LEGEND

- APZ - Asset Protection Zone
- PMF - Probable Maximum Flood
- 1. Retained undisturbed forest
- 2. Low Maintenance Native Landscape*. Includes sediment basins and buffer planting.
- 3. Hospital landscape + Green Spine.
Character complementary to context. (Gardens, breakout spaces ,open lawns, plazas and kitchen gardens)
- 4. Farm Landscape. Orchards, food crops and existing fruit tree orchard.
- 5. WSUD car park and roadway planting (trees and planting in rain gardens)
- 6. 10m wide vegetated buffer.
Retain and augment existing boundary vegetation (selective removal to achieve required access and sight lines). Staged replacement of pine trees and understorey with native species.
- 7. 30m wide vegetated buffer.
Retain and augment existing boundary vegetation (selective removal to achieve required access and sight lines). Staged replacement of pine trees and understorey with native species.
- 8. Landscaped courtyards within hospital envelope
- 9. Communal Food Garden. To be included as part of the hospital development, size and location to be determined.

*Note: All zones vegetated in accordance with Asset Protection Zone (APZ) guidelines where required refer to 'Bushfire Constraints Assessment'.

