

TWEED VALLEY HOSPITAL NSW

BUILT FORM & URBAN DESIGN REPORT

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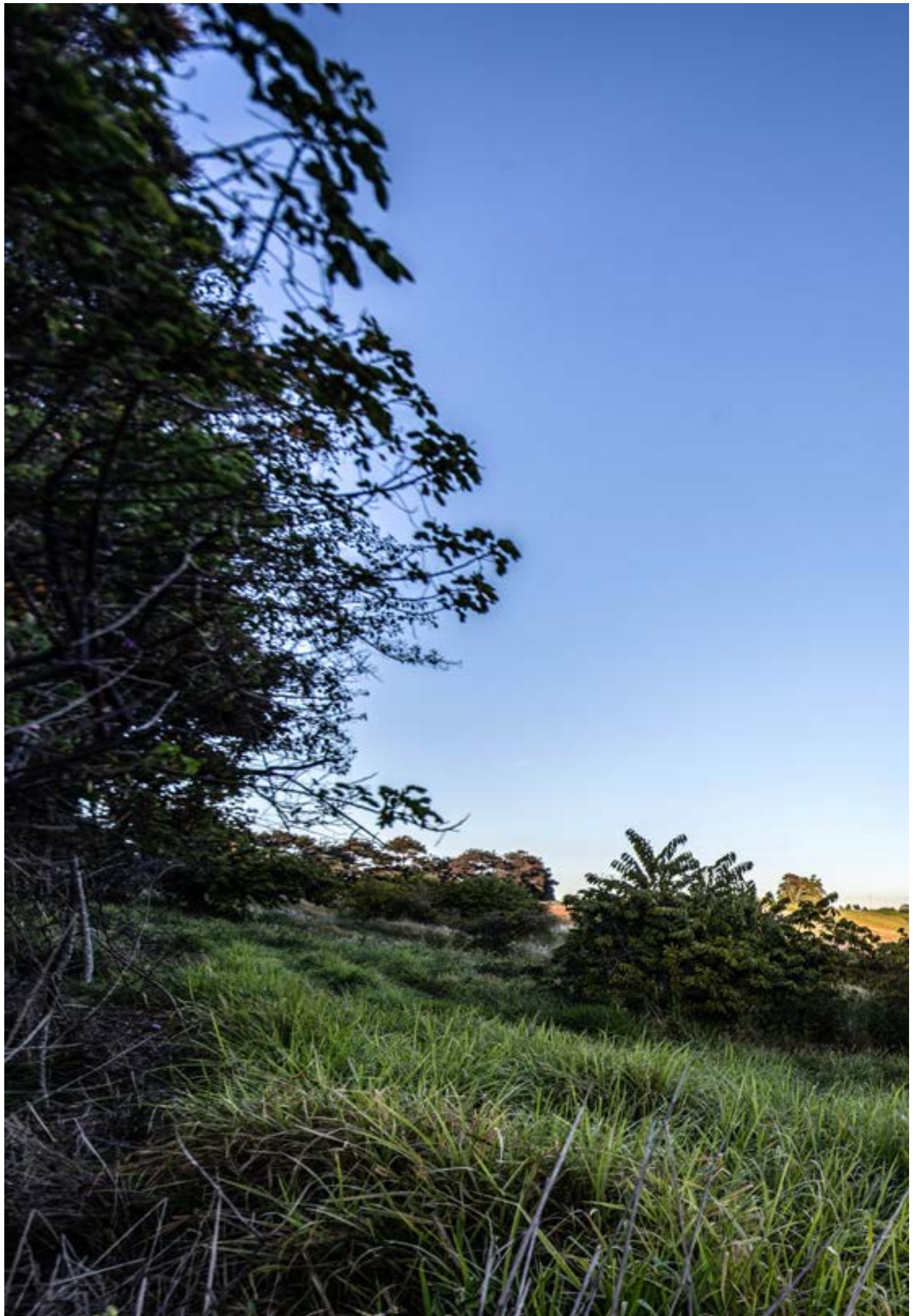
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Note: All area calculations are advisory only.

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1.0 INTRODUCTION

1.1 BACKGROUND

The Tweed Hospital (TTH) is located in Tweed Heads, within the Tweed Local Government Area (LGA). TTH is a facility of the Northern NSW Local Health District (NNSW LHD). NNSW LHD provides health services to the north-east corner of NSW. NNSW LHD covers an area of 20,732 square kilometres extending from Clarence Valley LGA in the south to Tweed LGA in the north.

Several clinical services and masterplanning studies were undertaken between 2012 and 2017. These studies concluded that:

- / There is a need for health service expansion, driven by growing and changing population demographics
- / There is a need to support new models of service delivery, underpinned by the need for greater service efficiency (includes need to address cross-border flows with Queensland, reversing resident outflows)
- / The existing Tweed Hospital is at capacity and the 4-hectare site is insufficient to support the long-term healthcare needs of the Tweed Valley community. A greenfield site for a new hospital is required

On 13 June 2017, the NSW Government announced the allocation of \$534 million for the development of a new state-of-the art hospital on a greenfield site in the Tweed, to be known as Tweed Valley Hospital (Project).



Figure 1: The Existing Tweed Hospital (TTH)

1.2

OBJECTIVES

The primary objectives of the Tweed Valley Hospital Project include;

- / Delivery of a new Level 5 major referral hospital to provide the health services required to meet the needs of the growing population of the Tweed-Byron region, in conjunction with the other hospitals and community health centres across the region;
- / Masterplanning for additional health, education, training and research facilities to support these health services, which will be developed with service partners over time. These areas will be used initially for construction site/ compound and at-grade car parking;
- / Delivery of the supporting infrastructure required for the new hospital, including green space and other amenities, campus roads and car parking, external road upgrades and connections, utilities connections, and other supporting infrastructure.

The application pathway for the Project consists of a staged SSD Application under section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) which will consist of:

- / A concept application and detailed proposal for Stage 1 (early and enabling works); and
- / A second application for Stage 2 works which will include detailed design, construction and operation of the Tweed Valley Hospital (Project Application)

This application (and EIS) seeks approval for a Concept Proposal of the Tweed Valley Hospital and Stage 1 early and enabling works.



Figure 2: Site Photograph

1.2 OBJECTIVES (CONT.)

The Concept Proposal is informed by service planning to 2031/32 and has an expected gross floor area in the range 55,000m² to 65,000m². The hospital is expected to include (with more detail to be confirmed/provided at Stage 2) the following components/ services:

1. Main entry and retail area
2. Administration Services
3. Ambulatory Services
4. Acute and Sub-Acute in-patient units
5. Paediatrics
6. Intensive Care Unit
7. Close Observation Unit
8. Mental Health Services
9. Maternity Unit
10. Renal Dialysis
11. Pathology
12. Pharmacy
13. Cancer Services including Day Oncology and Radiation Oncology
14. Emergency Department
15. Integrated Interventional Services
16. Interventional Cardiology
17. Medical Imaging
18. Mortuary
19. Back of house Services
20. Car parking
21. Future expansion areas

The Stage 1 scope of work (for site clearance and preparation), generally comprising:

- / Construction Compound for Stage 1 Works
- / Augmentation and connection of permanent services for the new facility (water, sewer, electricity, telecommunications)
- / General clearance of site vegetation within the footprint of construction works, including tree stumps
- / Chipping of cleared vegetation (excluding weed species) to use on site for ground stabilisation/ erosion control, or off-site disposal (as required)
- / Bulk earthworks to establish the required site levels and create a stable landform in preparation for hospital construction
- / Piling and associated works (for the Main Hospital Building)
- / Stormwater and drainage infrastructure for the new facility
- / Rehabilitation and re-vegetation of part of the wetland area
- / Construction of internal road ways for use during construction and in preparation for final road formations in Stage 2
- / Retaining walls

1.3 ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEAR'S)

Planning Secretary's Environmental Assessment Requirements were received on **27th September 2018**, issued under Section 4.12(8) of the Environmental Planning and Assessment Act, Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

The submission comprises a Concept Development application for the proposed new Tweed Valley Hospital. This Report primarily addresses the Concept Proposal for the new hospital and associated facilities, and includes detail DA application for Stage 1 Early Works.

Table 1 below outlines the architectural response to the SEAR's. The Early Works scope of works are outlined in **Section 1.2 Objectives**, and further supported by detail drawing appendices, reference; **Appendix C, SSD Stage 1 DA Drawings**.

	Planning Secretary's Environmental Assessment Requirements (SEAR's)	Refer Report Section
	Key Issues	
2	<u>Policies & Strategic Context</u> 1. Crime Prevention Through Environmental Design (CPTED) Principles 2. Better Placed: An Integrated design policy... (GANSW,2017)	1. Design Principles, Section 3.3 2. Design Principles, Section 3.2
3	<u>Built Form and Urban Design</u> 1. Government Architect NSW Consultation 2. Building Envelope Justification, including site planning supported by an urban design analysis 3. Building Envelope design and development parameters	1. Design Principles, Section 3.7 2. Design Principles, Section 3.0 and Design Response, Section 4.0 3. Design Principles, Section 3.0 and Design Response, Section 4.3
4	<u>Environmental Amenity</u> Preliminary assessment demonstrating how the concept proposal and future design requirements will achieve a high level of environmental amenity 1. - Solar Access & Shadowing 2. - View Analysis 3. - Privacy 4. - Lighting Strategy Internal patient amenity	1. Solar Access & Shadowing, Appendix 1, drawings: 2. View Impact Analysis, Appendix 1, drawings: 3. Privacy, Design Response, Section 4.10 4. Lighting Strategy, Design Response, Section 4.10 Internal patient Amenity, Design Response, Section 4.3
10	<u>Aboriginal Heritage</u>	Design Principles, Section 3.6
	Plans and Documents (EIS)	
	<u>EIS & Masterplan Drawings</u>	Appendix 1
	Stage 1 Works	