



An aerial photograph of a suburban neighborhood. The top half shows a dense residential area with many houses and streets. The bottom half shows a large body of water, likely a river or lake, surrounded by dense green forest. A semi-transparent white box is overlaid on the right side of the image, containing the title text.

5.0 FUTURE HEALTH PRECINCT SUSTAINABILITY

5.1 EXISTING SITE

Site Access

The Project Site positioned on the western fringe border to Kingscliff town is afforded good road network access from the M1(Pacific Highway) – approximately 6 minute journey time from the north on Tweed Coast Road. Local road access is available from the local town communities of Cudgen and Kingscliff. The site located on Cudgen Road is also serviced by established public transport routes with existing bus stops located near the proposed site entrance – the bus stop is to be upgraded as part of the works which will also provide added benefit to the adjacent education precinct.

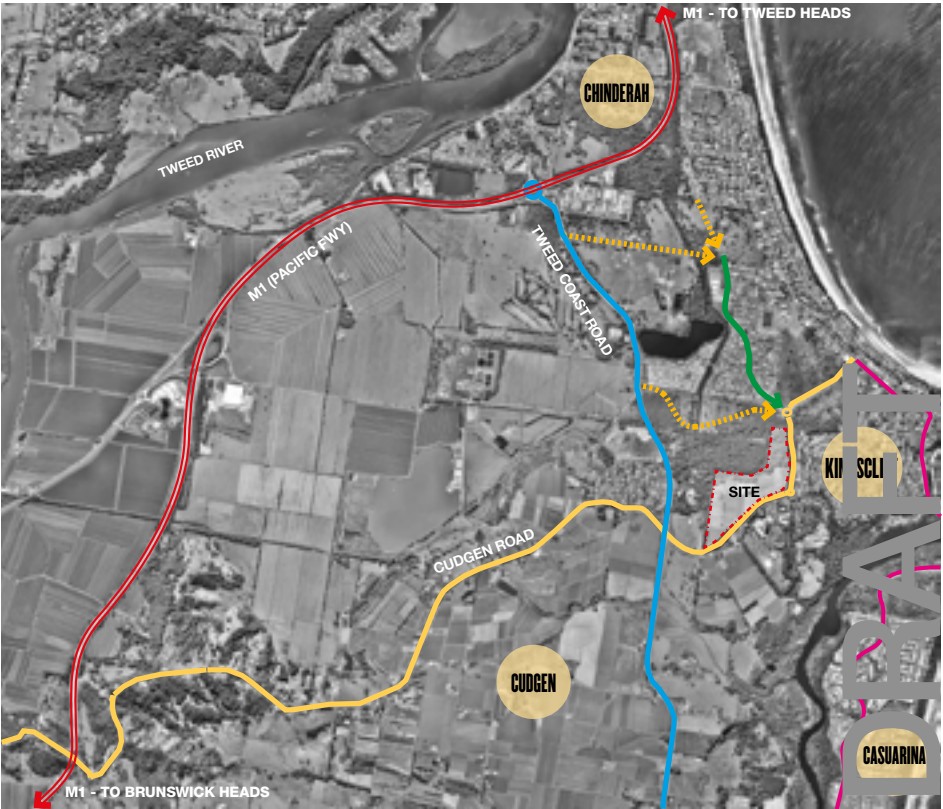
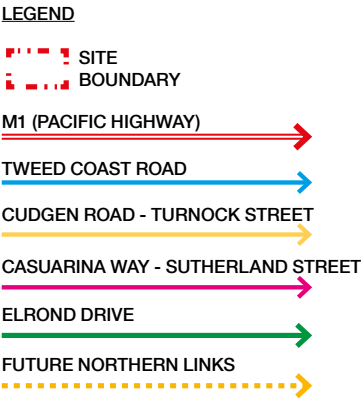


Figure 27: Context Plan

5.1 EXISTING SITE (CONT.)

Functional Adjacencies

The hospital will be closely connected to the local communities of Kingscliff and Cudgen, which will bring with it local business growth and other community benefits. Neighbouring functions to the site include environmental area to the north, and agricultural land to the west and south. Kingscliff TAFE (education precinct) in the south and Kingscliff suburb to the east.

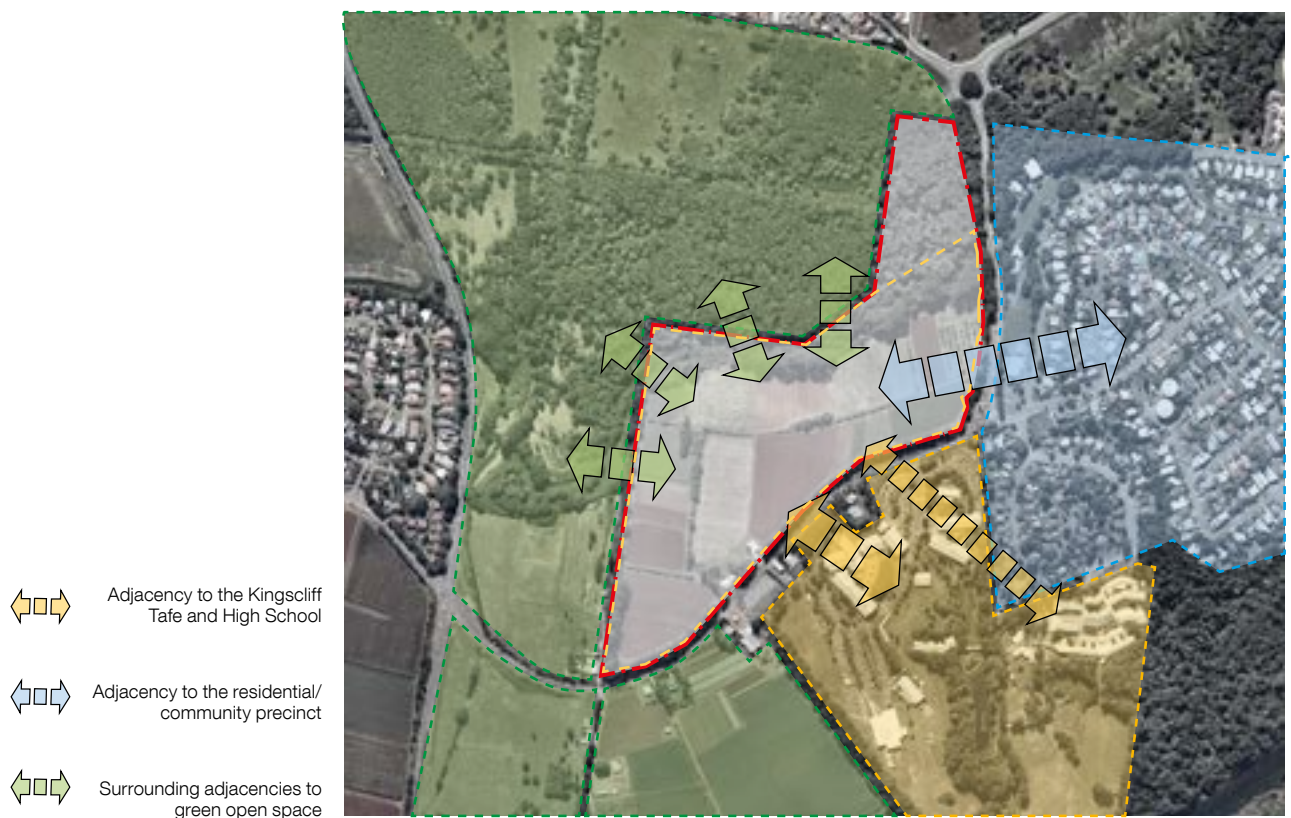


Figure 28: Adjacencies: Interfaces

5.1 EXISTING SITE (CONT.)

Topography and site orientation

The site is characterized as having an elevated ridge line with developable plateau located at AHD +27.00. The ridge line is L-shaped, facing north and west respectively. There is a treed environmental area skirting the north boundary and the associated natural ground level ranges from AHD +1.00 to +AHD +5.00. The PMF level of the site is +AHD 8.00.

The developable plateau AHD elevation of AHD +27.2 provides opportunities to access good views towards the north east sweeping west around to the south east, with the exception being the adjacent Kingscliff hill residential precinct to the east which is higher. The sites preeminent views are to the north over the foreground tree canopy, with horizon views of the ocean and mountain ranges beyond.



Figure 29: North-East Orientation, Drone View - AHD +45.5

5.1 EXISTING SITE (CONT.)

Site Zones

The development zone (the plateau) is triangular in form with street frontage opportunity for along Cudgen Road. The new hospital is proposed to be located at the deep part of the wedge allowing provision for a forecourt zone to the hospital, low-rise ancillary development along the street frontage sympathetically scaled to harmonize with the local urban context. Developing on the ridge edge can be accommodated without impact to the environmental area to the north of the ridge.



Figure 30: Site Zones

5.2 STARTING CASE

Hospital Building Position

The main hospital building, being the largest functional element of the Masterplan, is to be located along the ridge line at the deepest vertex of the developable triangular land zone and is orientated parallel with Cudgen Road to establish an ordered forecourt space.

More detail to be provided with the SSD stage 2 application submission.

LEGEND






-  SITE BOUNDARY
-  MAXIMUM PLANNING ENVELOPE
-  ROAD FOOTPRINT
-  ZONE OF WORKS BEYOND SITE BOUNDARY
-  PRELIMINARY WORKS



Figure 31: Building Footprint + Area of Influence

5.3 SITE ORDERING PRINCIPLES

The natural topography of the site determines an ordering framework for development, taking the form of a linear spine that runs parallel to Cudgen Road. The site developable lands comprise a large triangular plateau. The planned internal site road network establishes land parcels that support future hospital expansion and allied ancillary support service development.

The site is bordered on the north by environmental area and west by agricultural land. Cudgen Road forms the main urban interface with the hospital along the sites southern boundary. Turnock Street borders the site to the east which provides the main access route to Kingscliff Town. There are opportunities to integrate multiple site entry points off Cudgen Road.

It is proposed that future development along the Cudgen Road and Turnock Street frontages will be low-medium rise to transition the built form scale interface with the local adjacent urban context – refer Figure 33.



Figure 32: Site Ordering Principle

5.4 SITE MASTERPLAN EXPANSION

The Site Masterplan has been prepared to accommodate the following expansion needs:

- / New Tweed Valley Hospital, including support building (starting case)
- / Future hospital expansion
- / Future hospital renewal
- / Future complementary program, including:
 - Allied Residential e.g. carers accommodation
 - Education, Training and Research
 - Mixed used, retail amenity and education
 - Private medical consulting rooms
 - Private hospital
 - Health & Social service

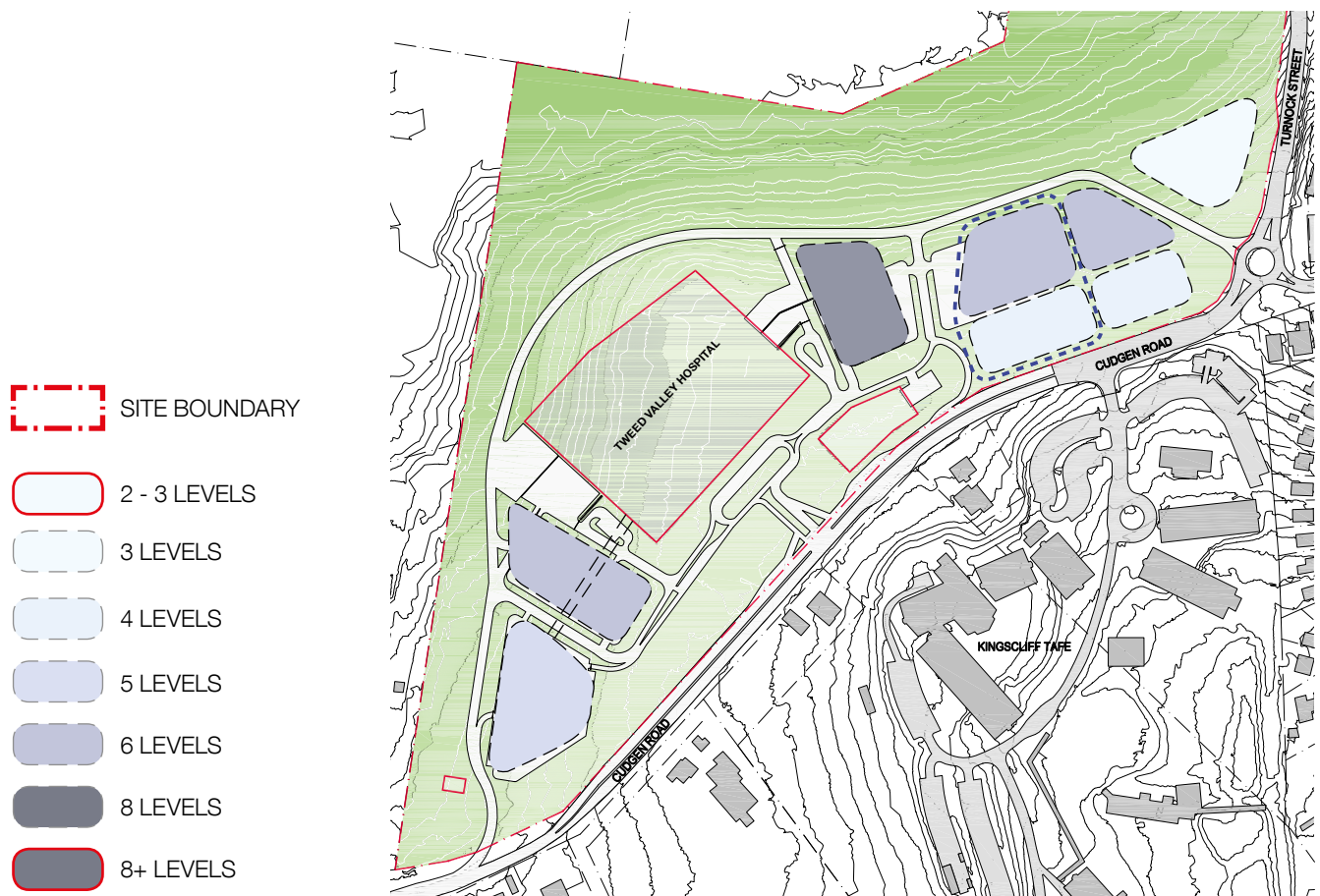


Figure 33: Facility Expansion + Renewal

5.4 SITE MASTERPLAN EXPANSION (CONT.)

The campus Masterplan is structured around an internal road network. The Masterplan further informs strategies for accommodating services infrastructure requirements supporting the long-term growth requirements, through the life of the site.

Key principles embodied in the long-term expansion plan, include:

- / Siting allied residential functions to the east of the site, being most proximate to the neighbouring residential area
- / Private hospital functions to be situated west of the new hospital Project, positioned for convenient access off Tweed Coast Road, “back to back” with the main hospital logistics and services zones (to limit duplication of services infrastructure across the site)
- / Education, Training and research functions proximate to the TAFE education precinct opposite
- / Locating retail and amenity functions located proximate to the main hospital entrance forecourt and access location, to activate use and engagement with the entrance forecourt space
- / Define the Masterplan development zone avoiding impacts on the environmental area situated to the north
- / Maximise Cudgen Street frontage, activation where possible
- / Promote site pedestrian permeability, taking advantage of views, good solar orientation and passive ventilation. Define the Masterplan development zone avoiding impacts on the environmental area situated to the north

INTERNAL STREET
- PEDESTRIAN CONNECTIVITY



PUBLIC SPINE
- VEHICLE CONNECTIVITY

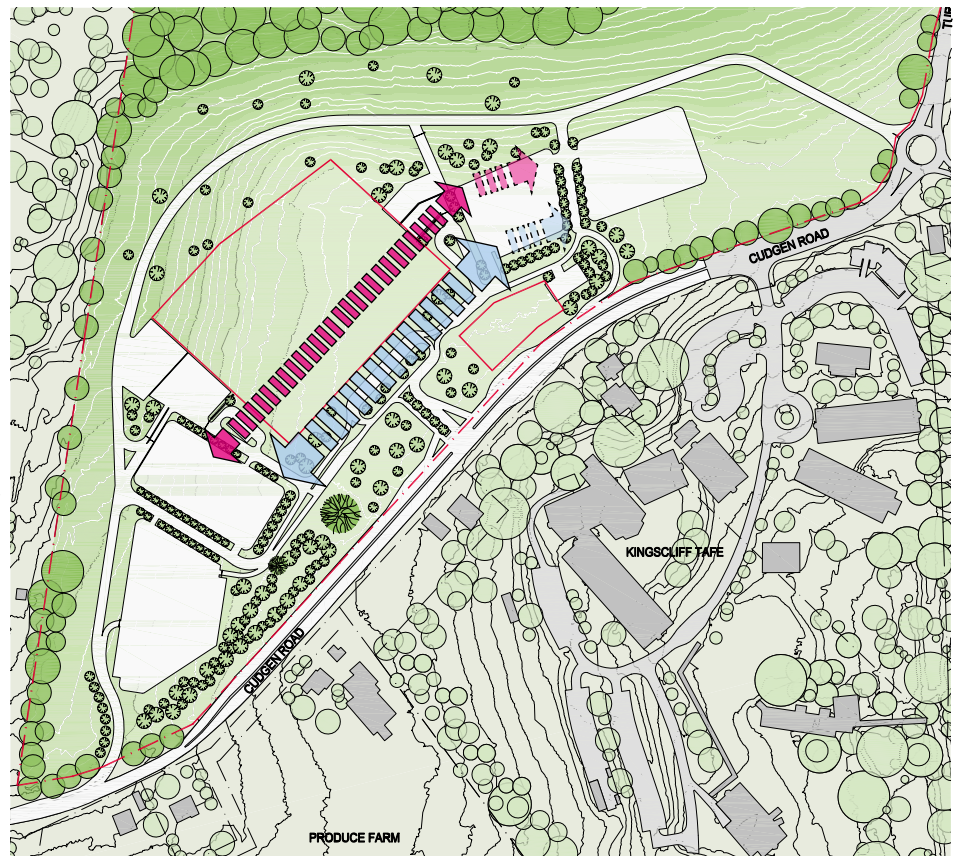
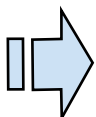


Figure 34: Site Connectivity