

4.7 VEHICULAR ACCESS (CONT.)

LEGEND

- SITE BOUNDARY
- MAXIMUM PLANNING ENVELOPE
- AMBULANCE
- ⋯→ SECONDARY AMBULANCE
- SERVICE VEHICLES
- GENERAL PUBLIC + PARKING
- PUBLIC EMERGENCY SET-DOWN
- STAFF CARPARKING

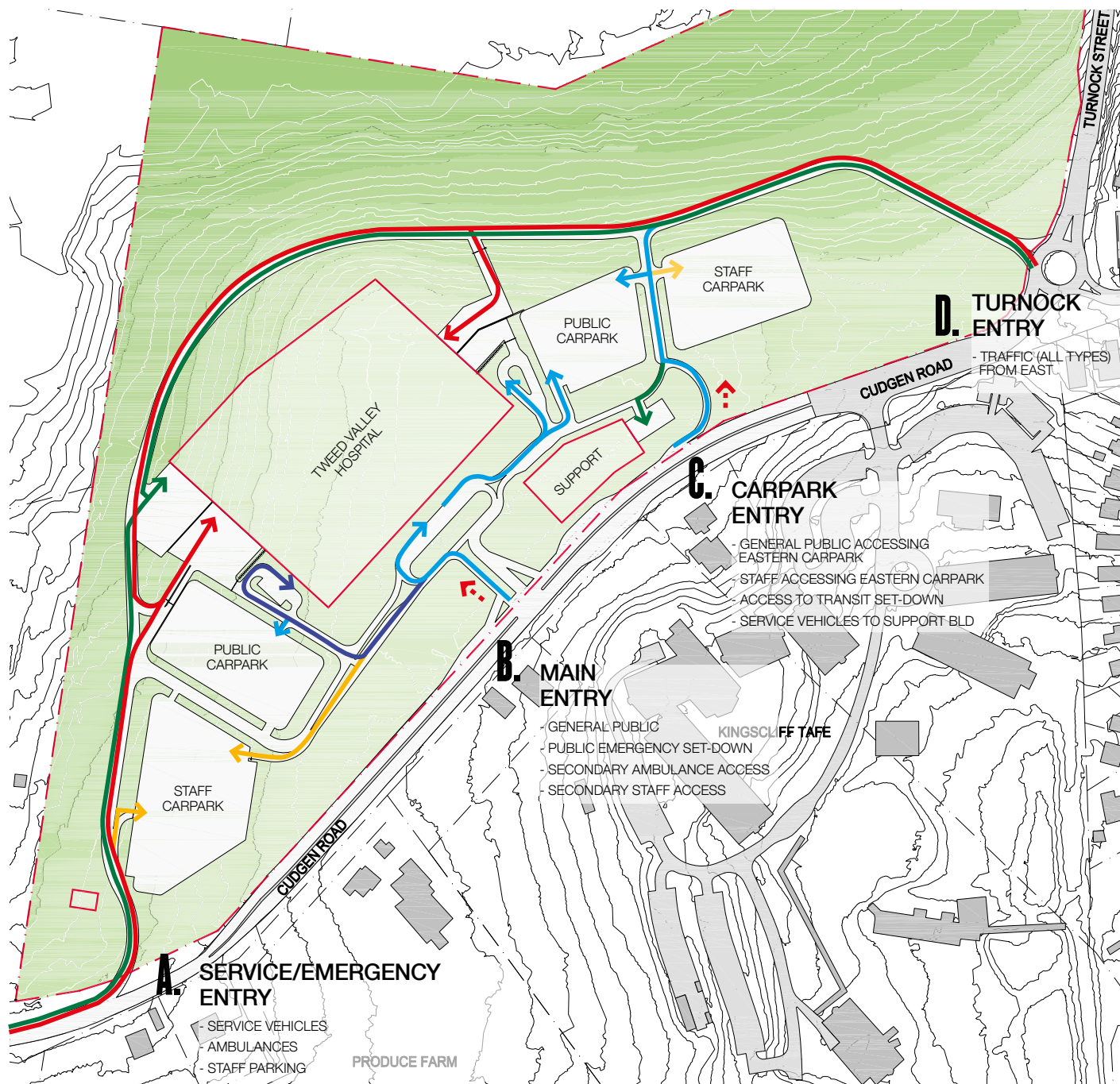


Figure 21: Masterplan - Vehicular Access

4.7 VEHICULAR ACCESS (CONT.)

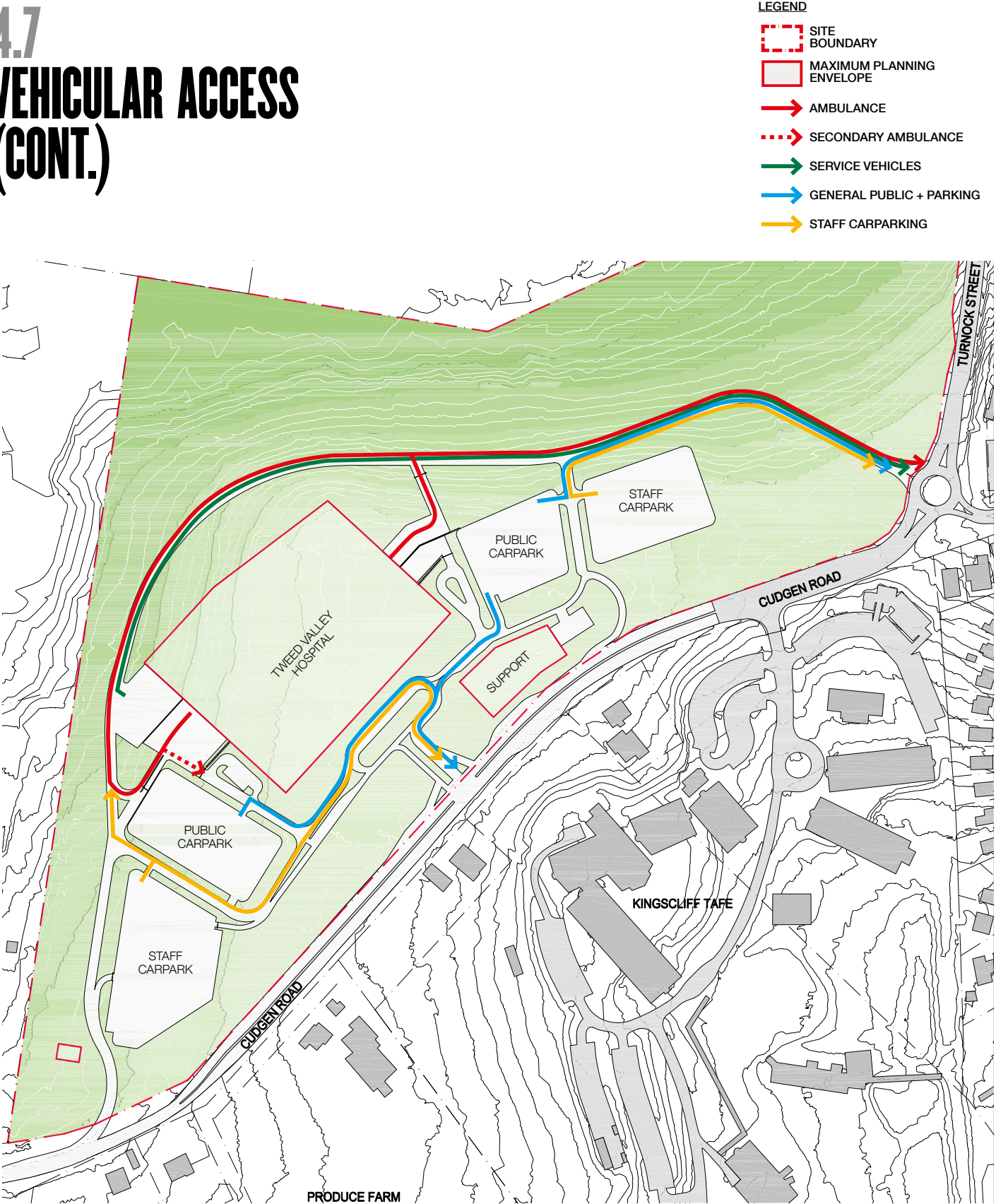


Figure 22: Masterplan - Vehicular Egress

4.8 NOISE & VIBRATION IMPACT

A Noise and Vibration Assessment has been carried out and is included in the planning submission.

The report provides a preliminary assessment of potential noise from excavation and construction stages of the New Tweed Valley Hospital Project including outlining the potential impacts on surrounding precincts specifically the existing residential development to the east and north of the site and the Kingscliff TAFE campus to the south. The assessment which is to take account of operational stage impacts is to be further developed and detailed within the stage 2 SSD/DA acoustic engineers report.

4.9 SOLAR ACCESS & SHADOWING

Shadow diagrams have been prepared which reflect the overshadowing impact of the New Tweed Valley Hospital maximum planning envelope, at hourly intervals from 9am to 3pm during the winter solstice (June 21).

Shadow studies are provided on architectural drawings AR-SKE-53-101 and AR-SKE-53-102, enclosed.

The shadow study demonstrates that shadows cast by the proposed hospital maximum development envelope, is largely contained within the title boundary of the site, with minor impact on neighbouring lands and amenity.

The orientation of the IPU tower form above the podium will be considered to maximize 360 degree distant view opportunities (of coast and mountain range). A key objective is to ensure the main public terraces, courtyards and outdoor open spaces are provided with adequate solar access and shelter during times of inclement weather, without loss of amenity.

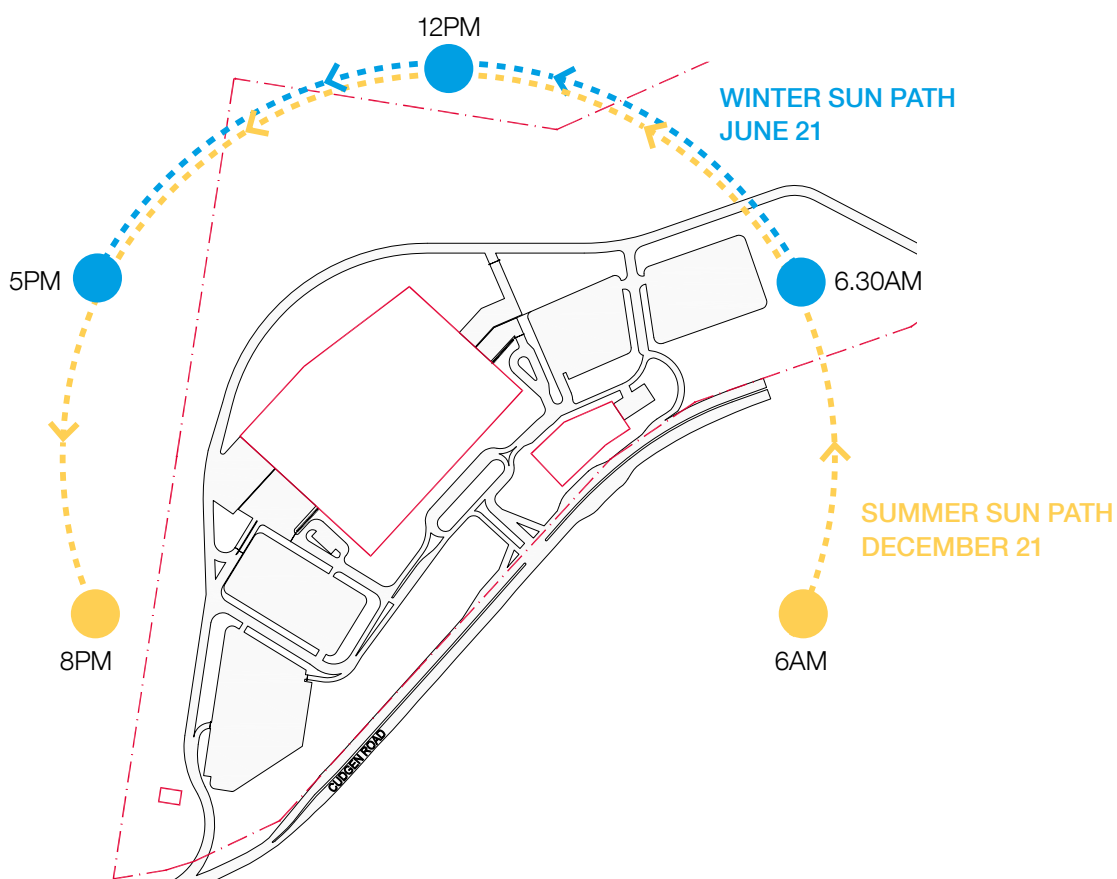


Figure 23: Sun Path Diagram