

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
01	ISSUED FOR INFORMATION	19/09/2018
02	ISSUED FOR INFORMATION	22/01/2019

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FF&E EQUIPMENT SPECIFICATIONS
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PROJECT MANAGER

NSW GOVERNMENT

Health Infrastructure

Health Northern NSW

Local Health District

CLIENT

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN

VEHICULAR ACCESS

SCALE

0 10 20 30 40 50 m

SCALE

DATE

22/01/2019

DRAWN BY

CE

CHECKED

BS

PROJECT No

10363.00

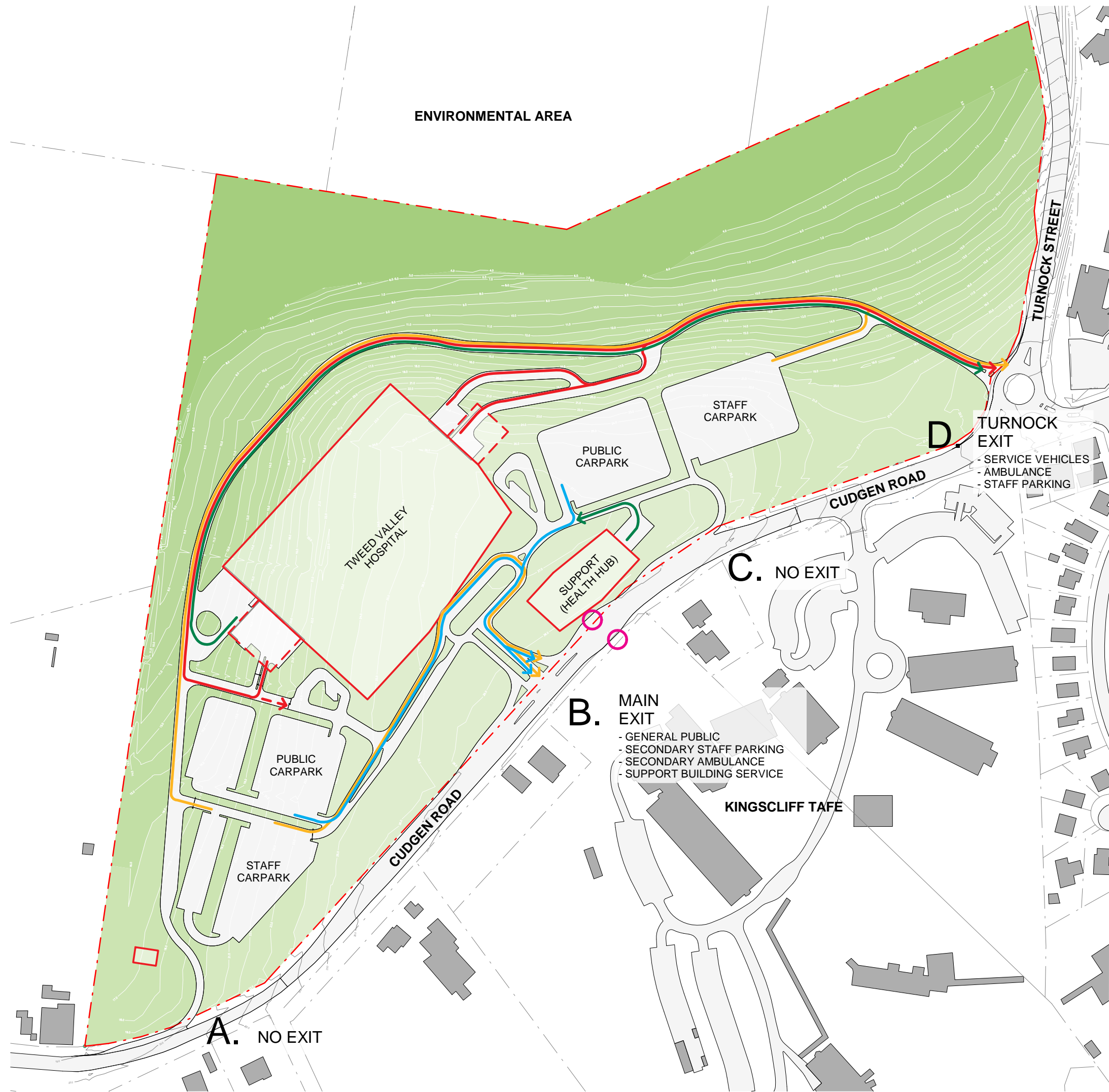
DRAWING No

AR-SKE-10-007

REVISION

02

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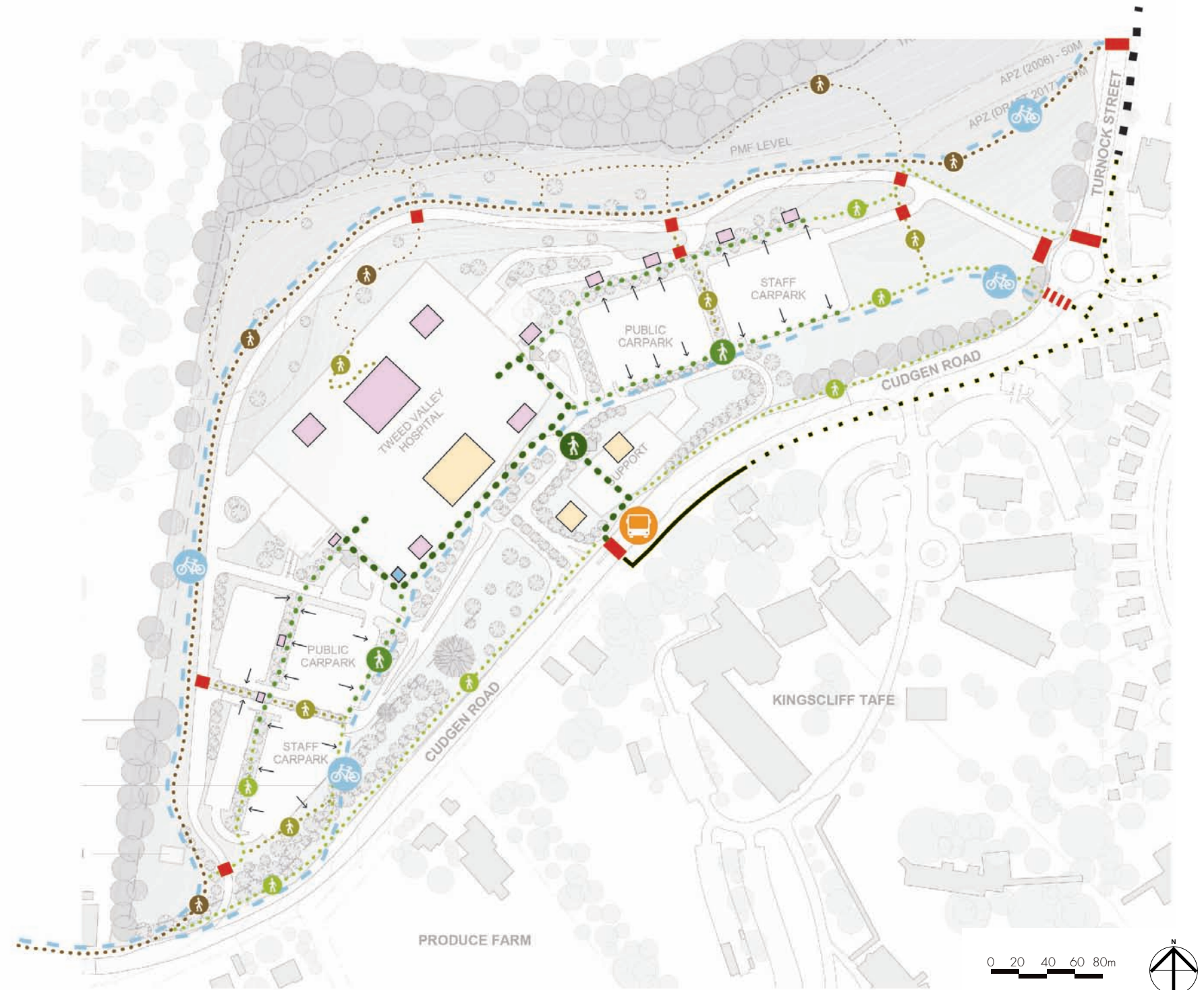


LANDSCAPE PROPOSAL

PATHWAY NETWORK

LEGEND

- ■ ■ Existing On-road Shared Path
- · · Existing Off-road Shared Path
- Proposed Off-road Shared Path
- ||||| Existing Crossing
- █ Proposed Crossing
- 🚲 Cycle Route
- 🚶 Main Pedestrian Route
Drop-off + Bus Stop to Entry
- 🚶 Secondary Pedestrian Route
Car Parking to Entry
- 🚶 Pedestrian Route
Street to Entry
- 🚶 Connector Pedestrian Route
Connections between paths to form loops
- 🚶 Pedestrian Through Route
- 🚶 Informal Pedestrian Trail
- Access from Car Parking
- 🟡 Civic Spaces
- 🟣 Gathering & Social Spaces
- 🚲 Cycle End of Trip
Bike Storage
- 🚌 Bus Stop





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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CLIENT

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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 10 20 30 40 50
m

SCALE

DATE 22/01/2019 DRAWN BY CE CHECKED BS

PROJECT No 10363.00 DRAWING No AR-SKE-10-009 REVISION 01



LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PREVIOUS MAXIMUM PLANNING ENVELOPE (SUBMITTED OCTOBER 2018)

N

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PROJECT MANAGER

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GOVERNMENT

Health

Infrastructure

Health

Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

REVISED PLANNING ENVELOPE

PLAN

SCALE

0

25

50

75

100

125

m

SCALE

DATE

DRAWN BY

CHECKED

1:2500@A3

22/01/2019

CE

BS

PROJECT No

DRAWING No

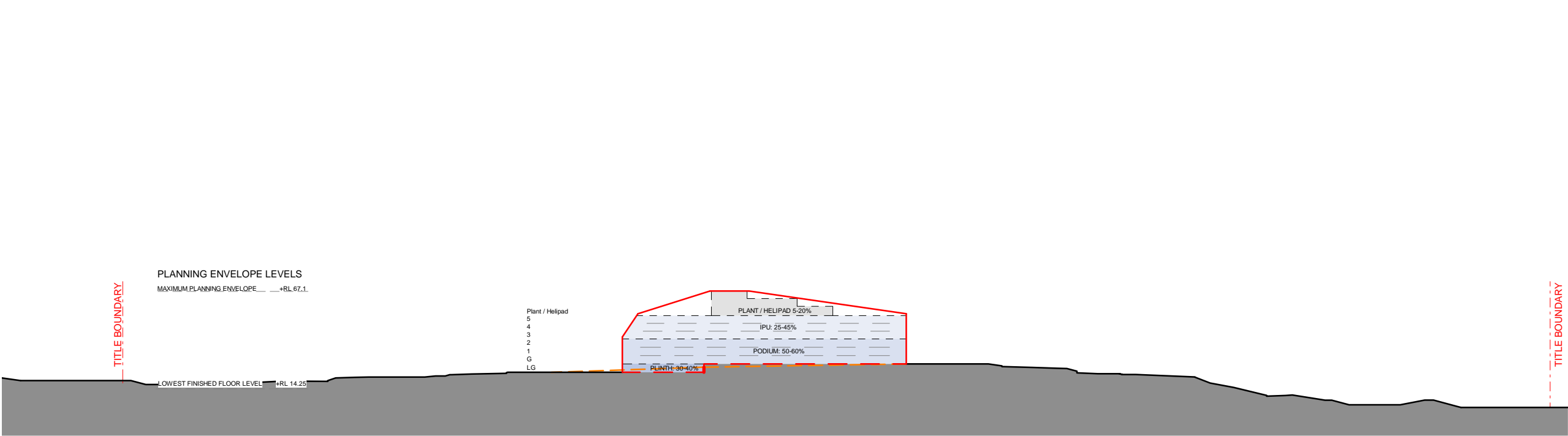
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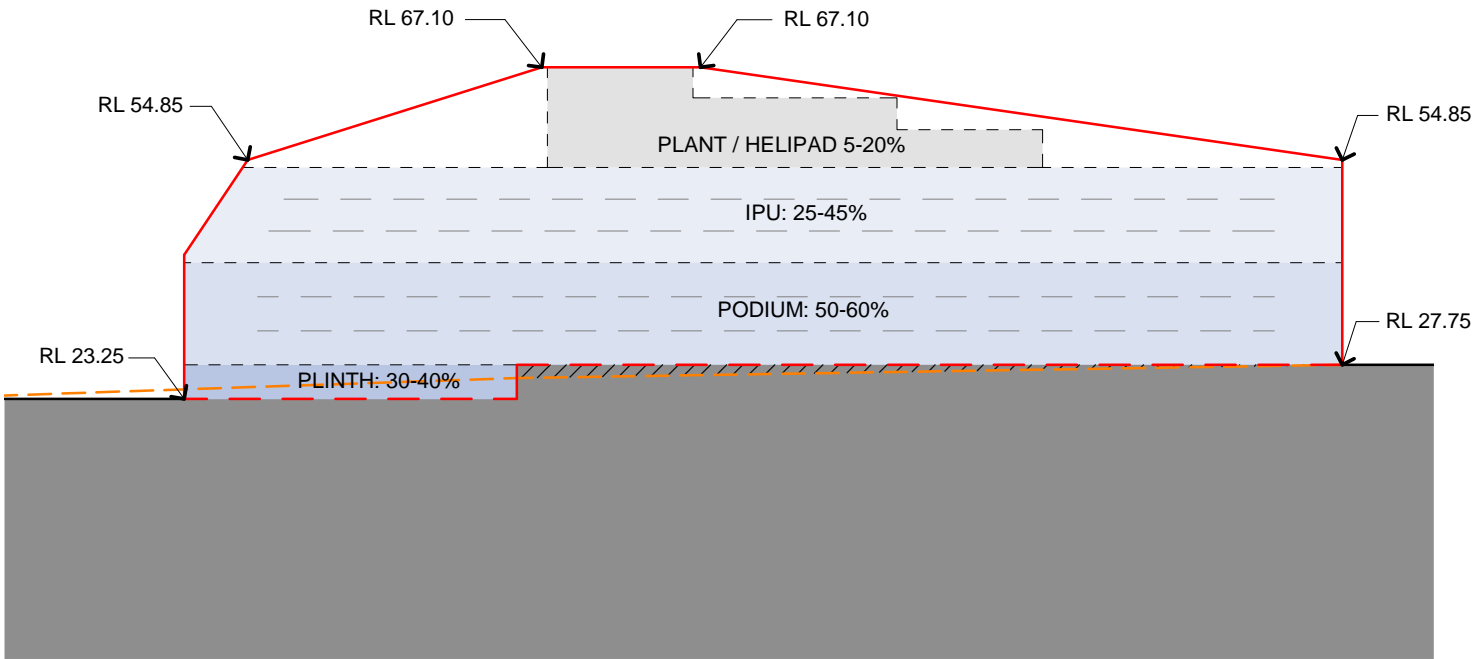
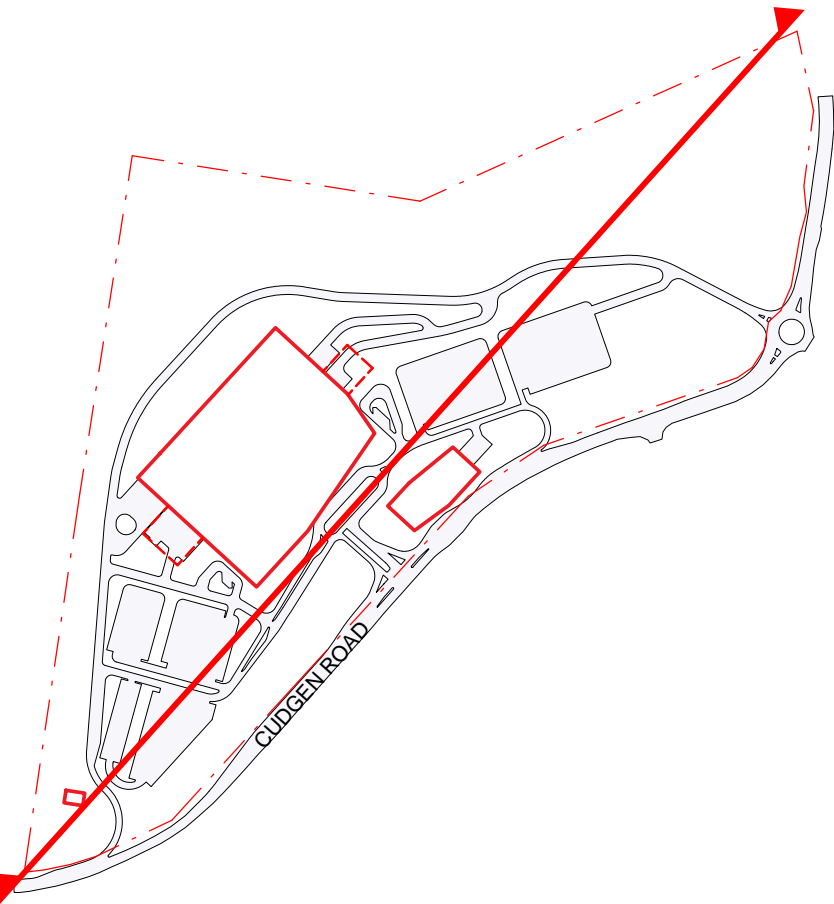
AR-SKE-10-010

01

BIM 360:/TVH/TVH_BUILDING_A18.rvt



SOUTH-EAST ELEVATION
SCALE 1:2500



SOUTH-EAST ELEVATION CALLOUT
SCALE 1:1000

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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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

SOUTH-EAST ELEVATION

SCALE

0 40 80 120 160 200 m

SCALE

DATE 22/01/2019

DRAWN BY SL

CHECKED BS

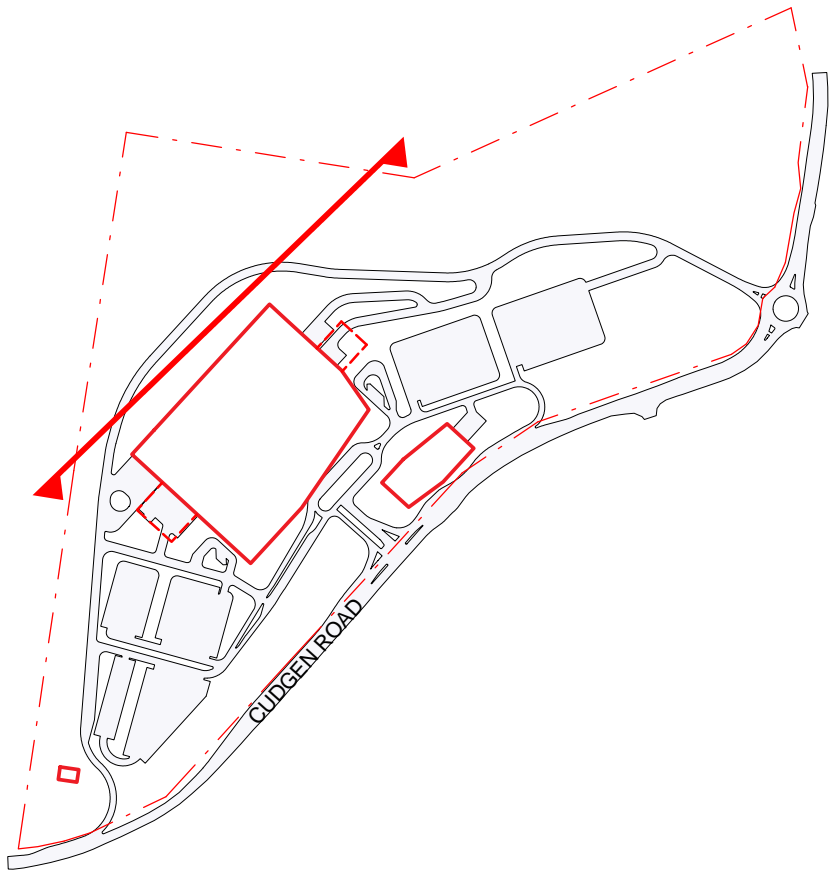
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REVISION AR-SKE-50-101

06

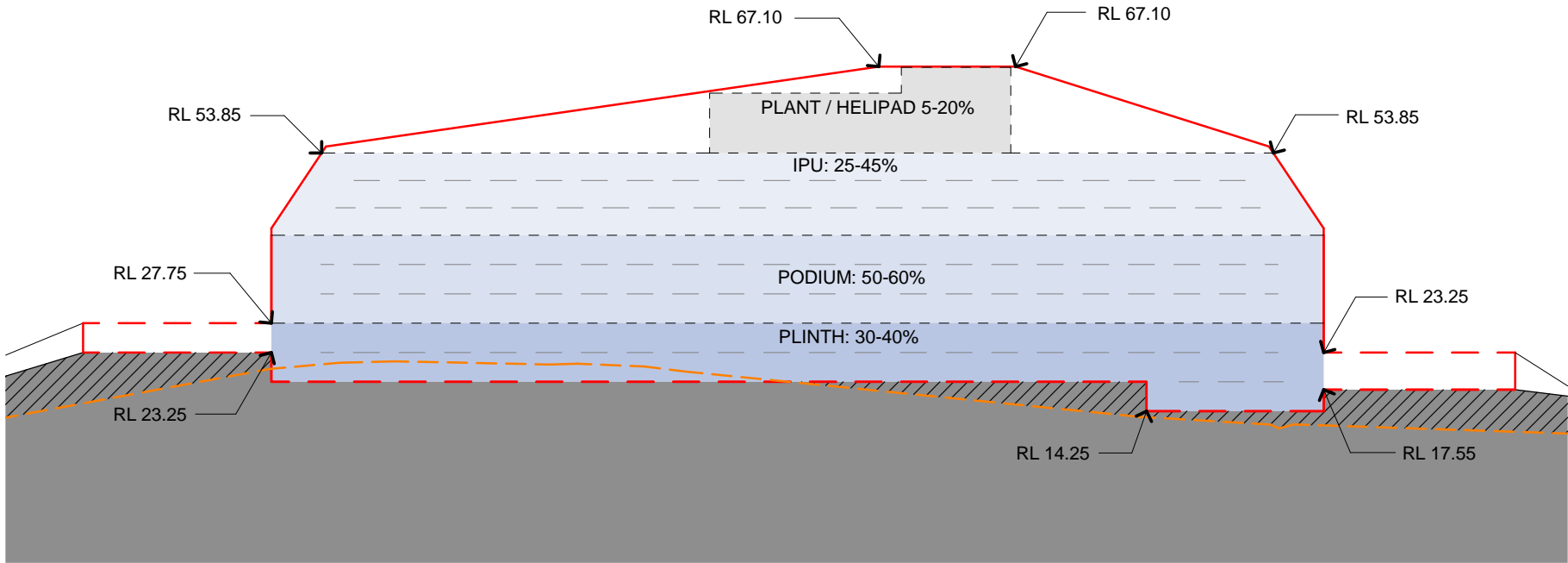
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PLANNING ENVELOPE LEVELS
MAXIMUM PLANNING ENVELOPE — +RL 67.1
LOWEST FINISHED FLOOR LEVEL — +RL 14.25

TITLE BOUNDARY

NORTH-WEST ELEVATION
SCALE 1:2500



NORTH-WEST ELEVATION CALLOUT
SCALE 1:1000

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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Infrastructure

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Northern NSW

Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

NORTH-WEST ELEVATION

SCALE

0 25 50 75 100 125

m

SCALE

1:2500@A3

DATE

22/01/2019

DRAWN BY

SL

CHECKED

BS

PROJECT No

10363.00

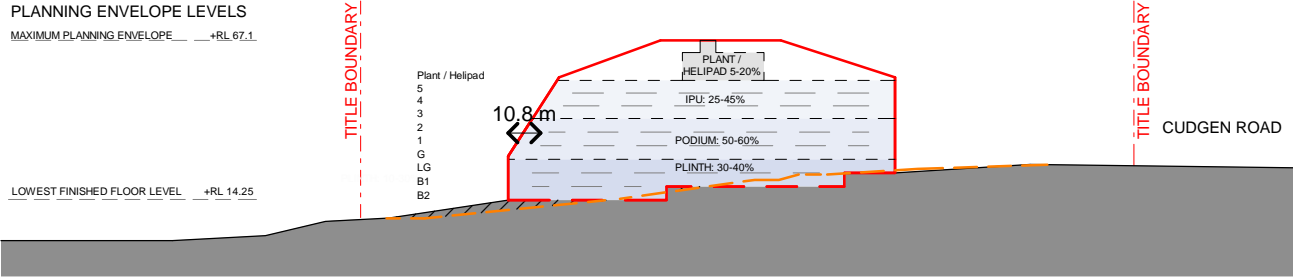
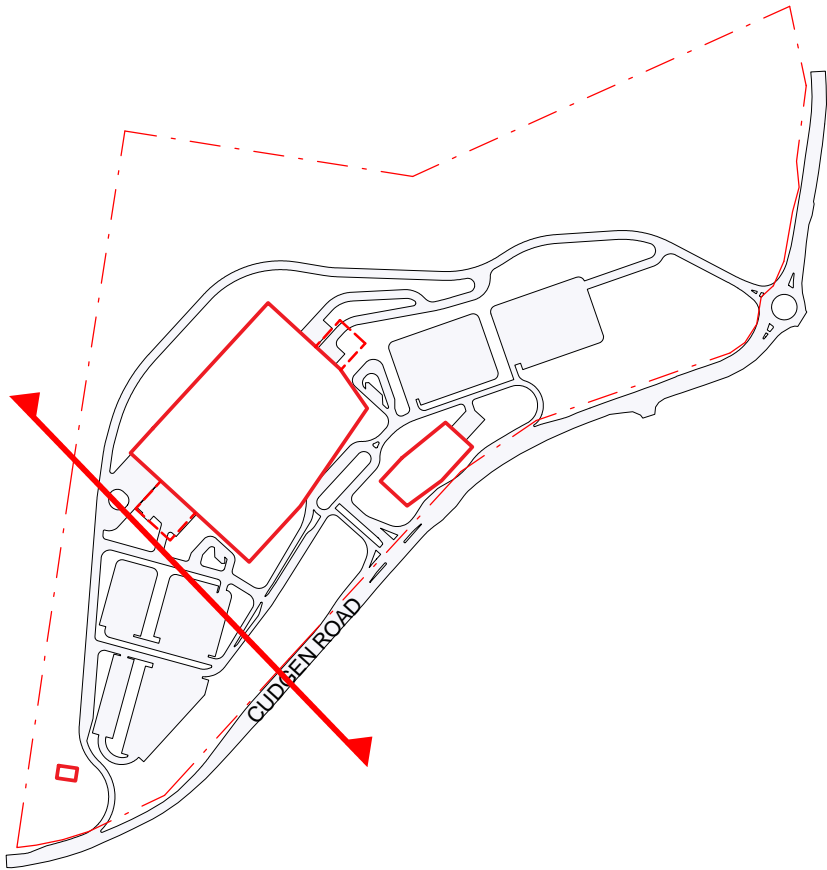
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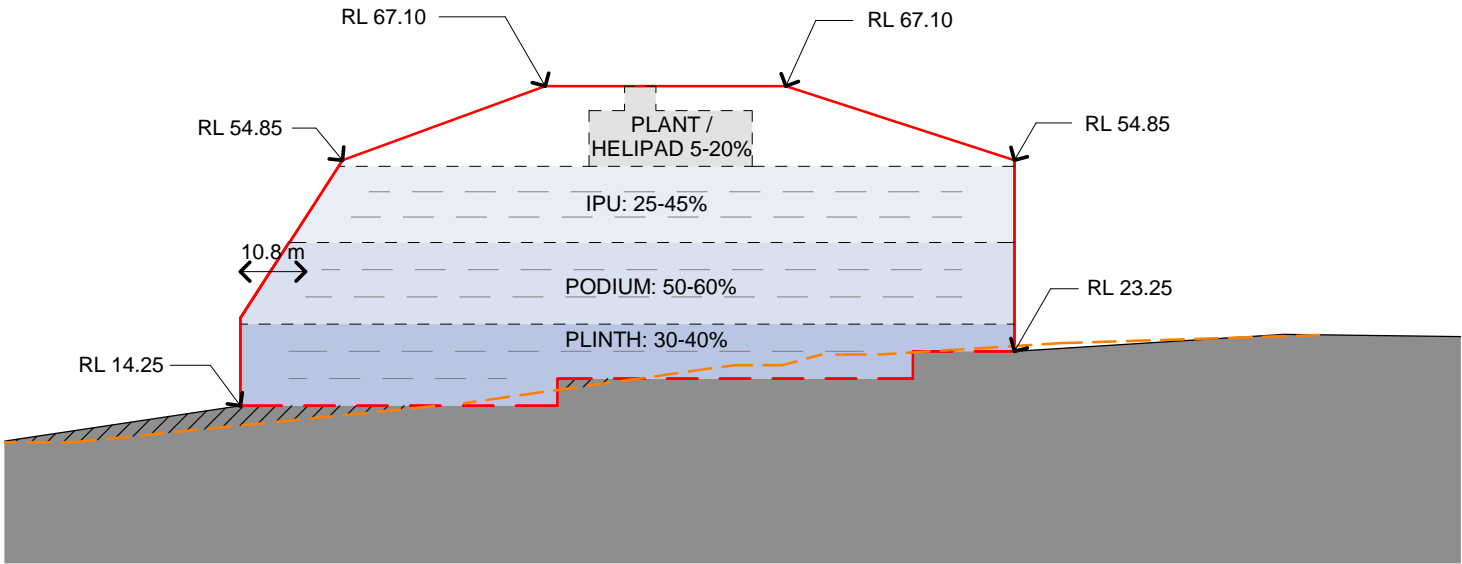
REVISION

06

BIM 360:/TVH/TVH_BUILDING_A18.rvt



SOUTH-WEST ELEVATION
SCALE 1:2500



SOUTH-WEST ELEVATION CALLOUT
SCALE 1:1000

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

SOUTH-WEST ELEVATION

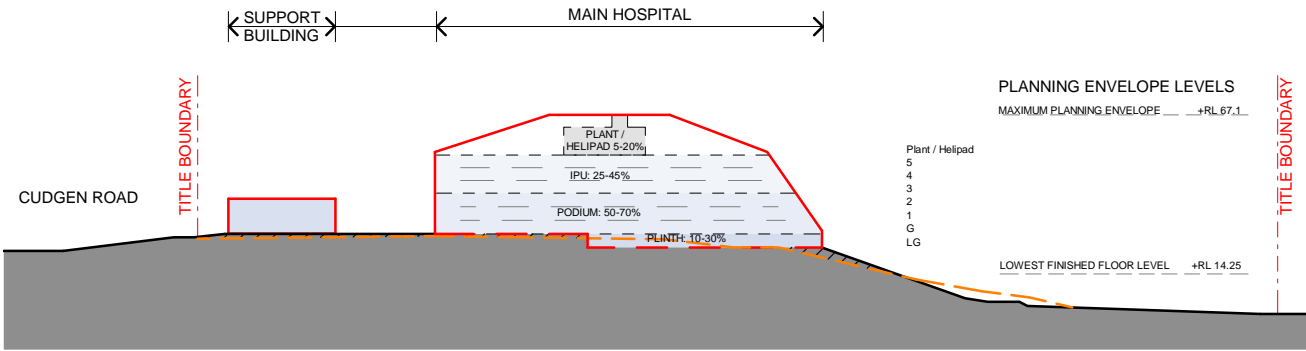
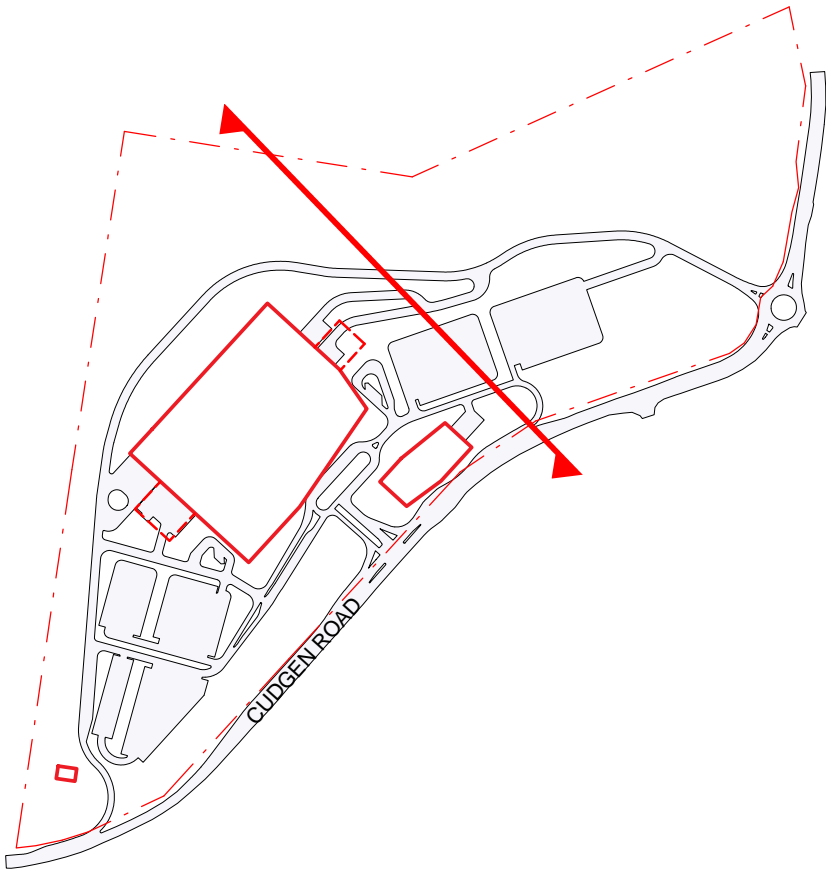
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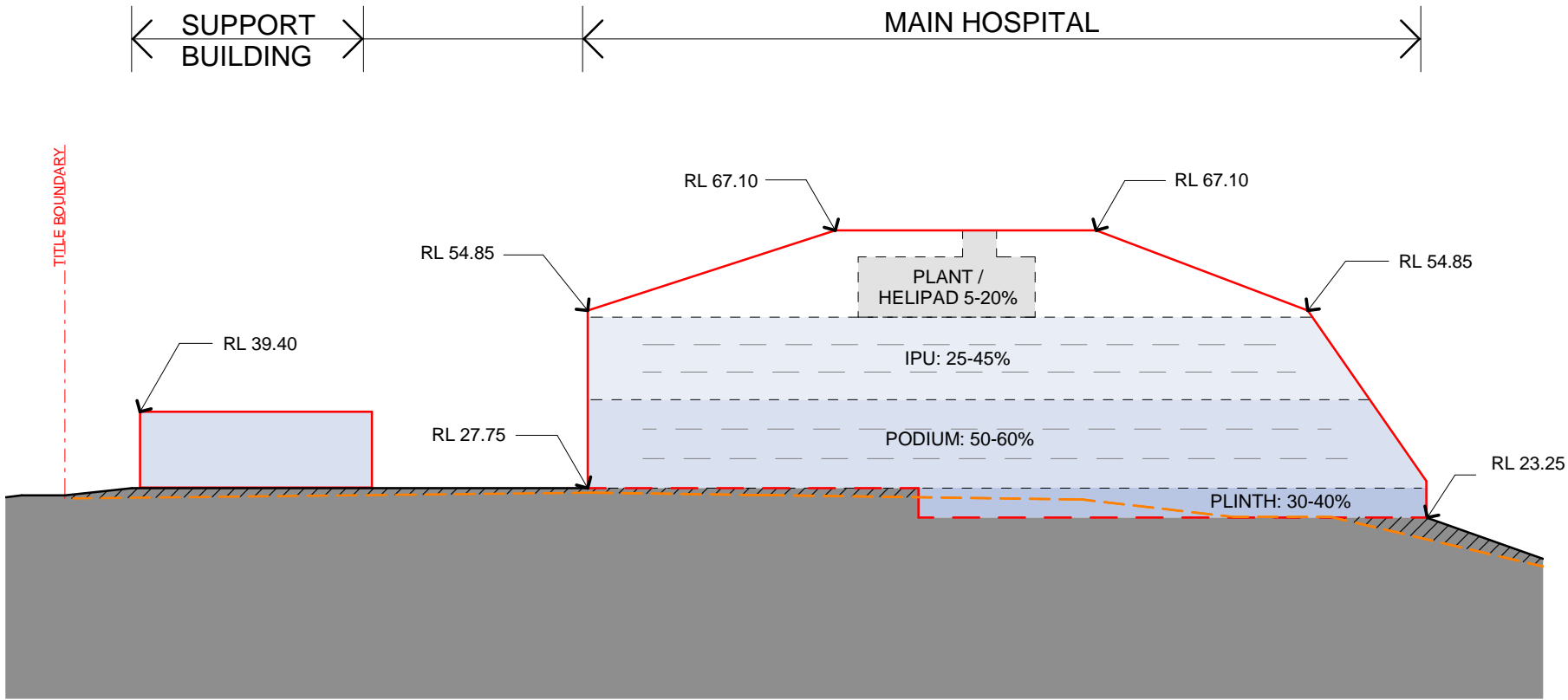
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DATE 22/01/2019 DRAWN BY SL CHECKED BS

PROJECT No 10363.00 DRAWING No AR-SKE-50-301 REVISION 06



NORTH-EAST ELEVATION
SCALE 1:2500



NORTH-EAST ELEVATION CALLOUT
SCALE 1:1000

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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
05	ISSUED FOR INFORMATION	20/10/2018
06	ISSUED FOR INFORMATION	22/01/2019

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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

NORTH-EAST ELEVATION

SCALE

0 25 50 75 100 125

m

SCALE

1:2500@A3

DATE

22/01/2019

DRAWN BY

SL

CHECKED

BS

PROJECT No

10363.00

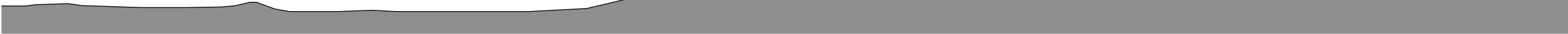
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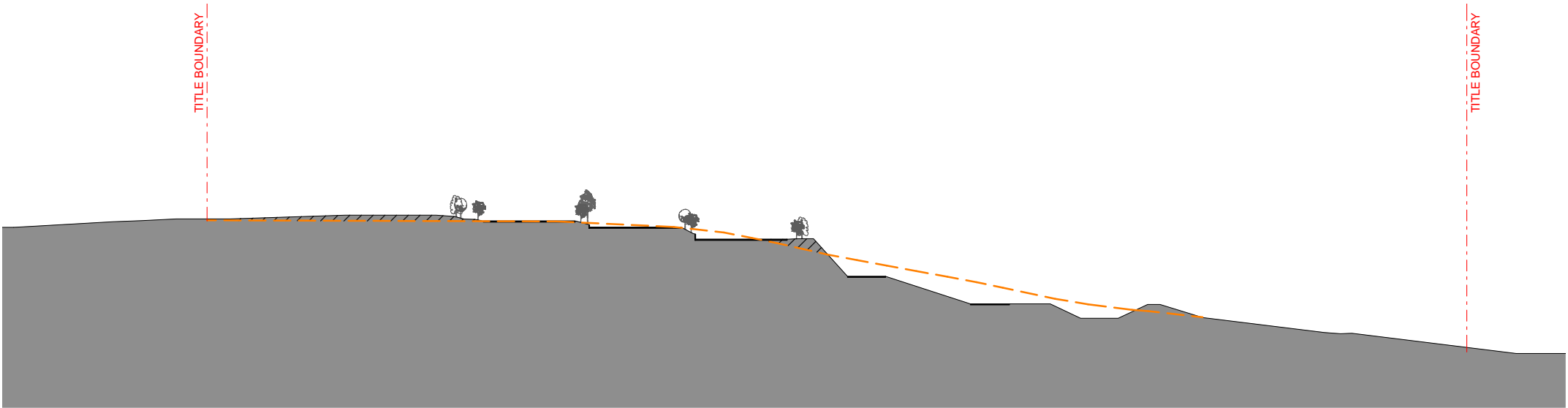
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REVISION

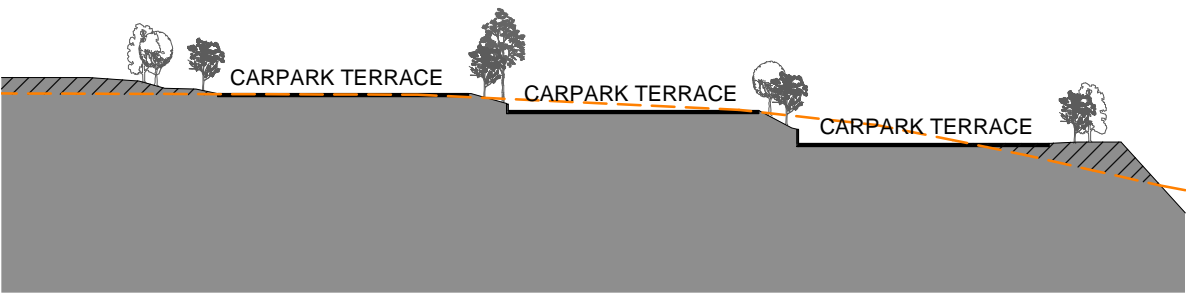
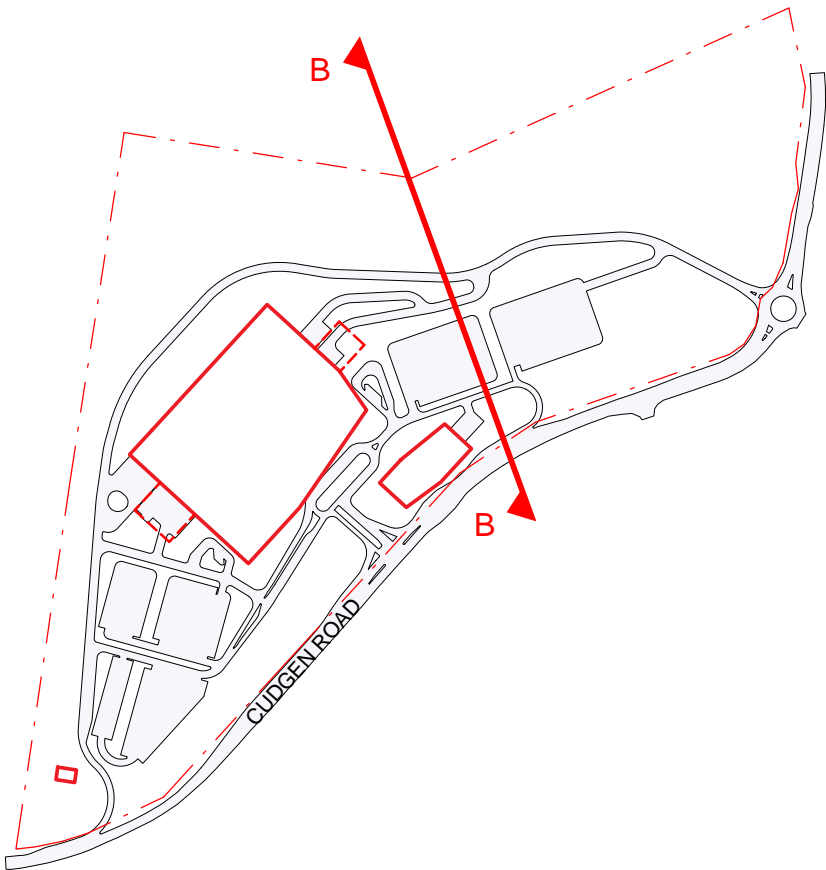
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BIM 360:/TVH/TVH_BUILDING_A18.rvt





SITE SECTION B (EAST CARPARK)
SCALE 1:1000



SITE SECTION B CALLOUT
SCALE 1:500

LEGEND

EXISTING GROUND LINE

PROPOSED GROUND LINE

REV	DESCRIPTION	DATE
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

SITE SECTION B

EAST CARPARK

SCALE

0 25 50 75 100 125

m

SCALE

DATE

DRAWN BY

CHECKED

1:1000@A3

22/01/2019

SL

BS

PROJECT No

DRAWING No

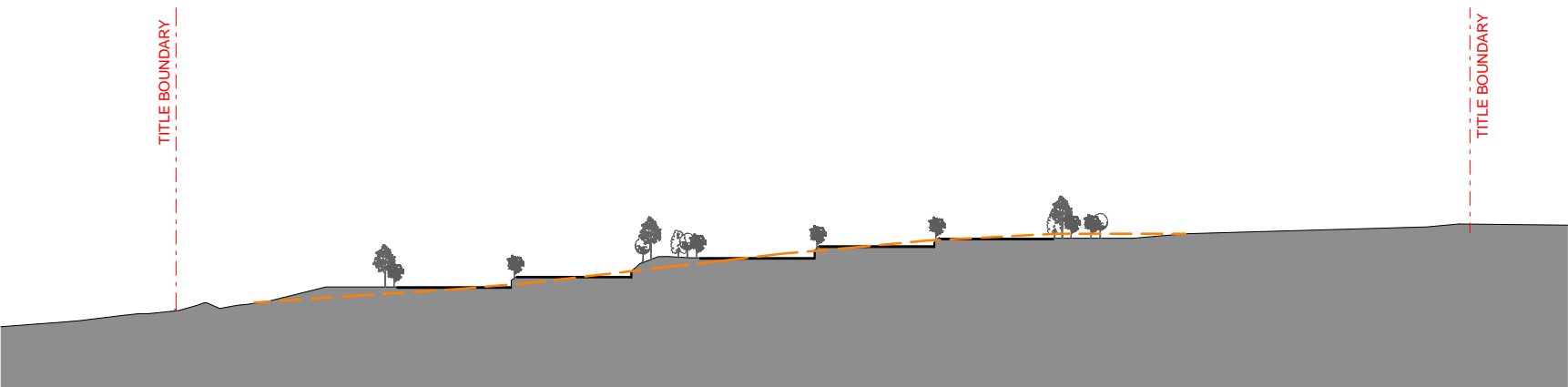
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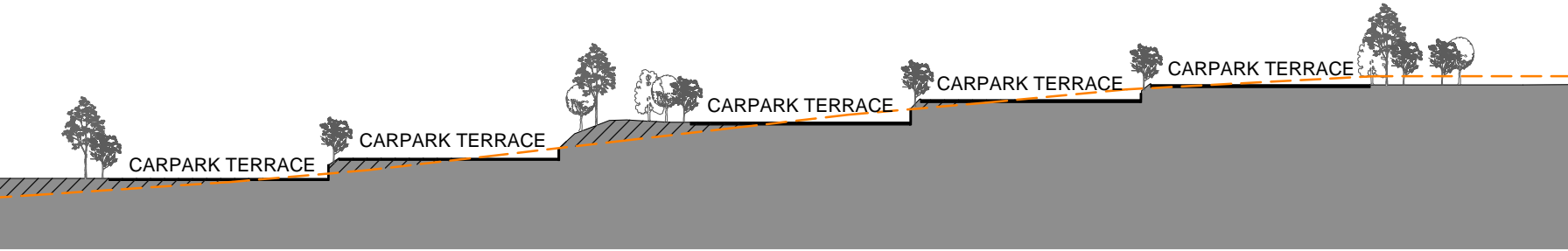
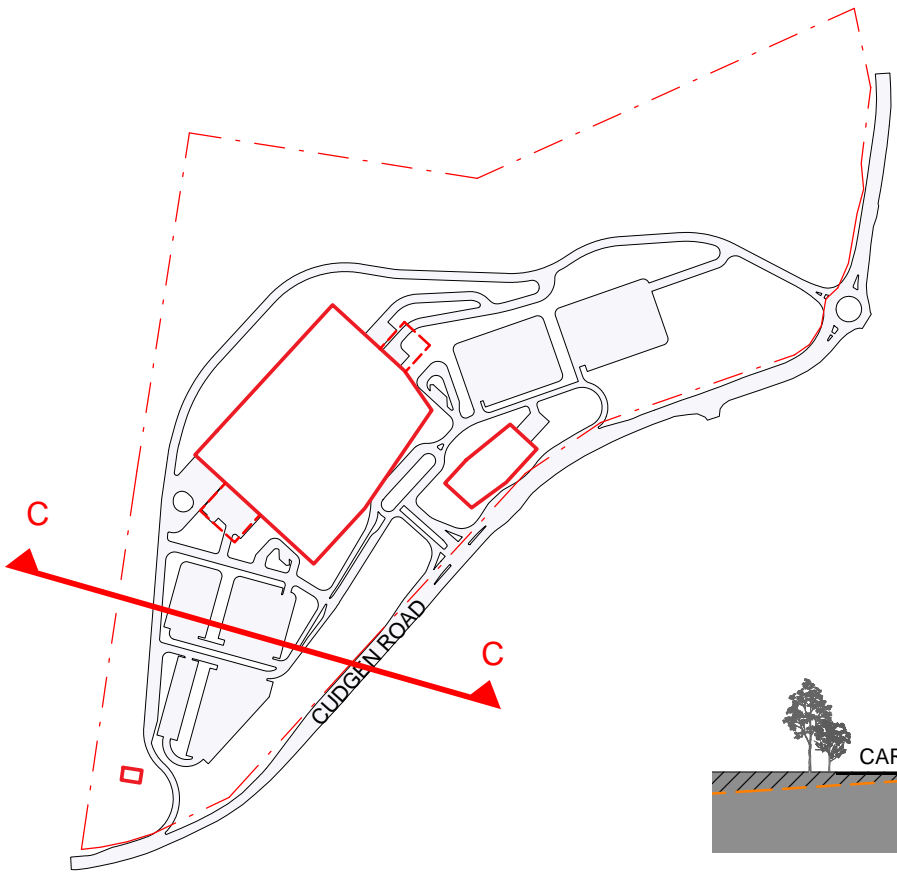
AR-SKE-51-001

01

BIM 360:/TVH/TVH_BUILDING_A18.rvt



SITE SECTION C (WEST CARPARK)
SCALE 1:1000



SITE SECTION C CALLOUT
SCALE 1:500

LEGEND

EXISTING
GROUND LINE

PROPOSED
GROUND LINE

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01	ISSUED FOR INFORMATION	22/01/2019

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PROJECT MANAGER

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MANAGEMENT

CLIENT

NSW
GOVERNMENT

Health
Infrastructure

Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

SITE SECTION C

WEST CARPARK

SCALE

0 25 50 75 100 125
m

SCALE

DATE

DRAWN BY

CHECKED

1:1000@A3

22/01/2019

SL

BS

PROJECT No

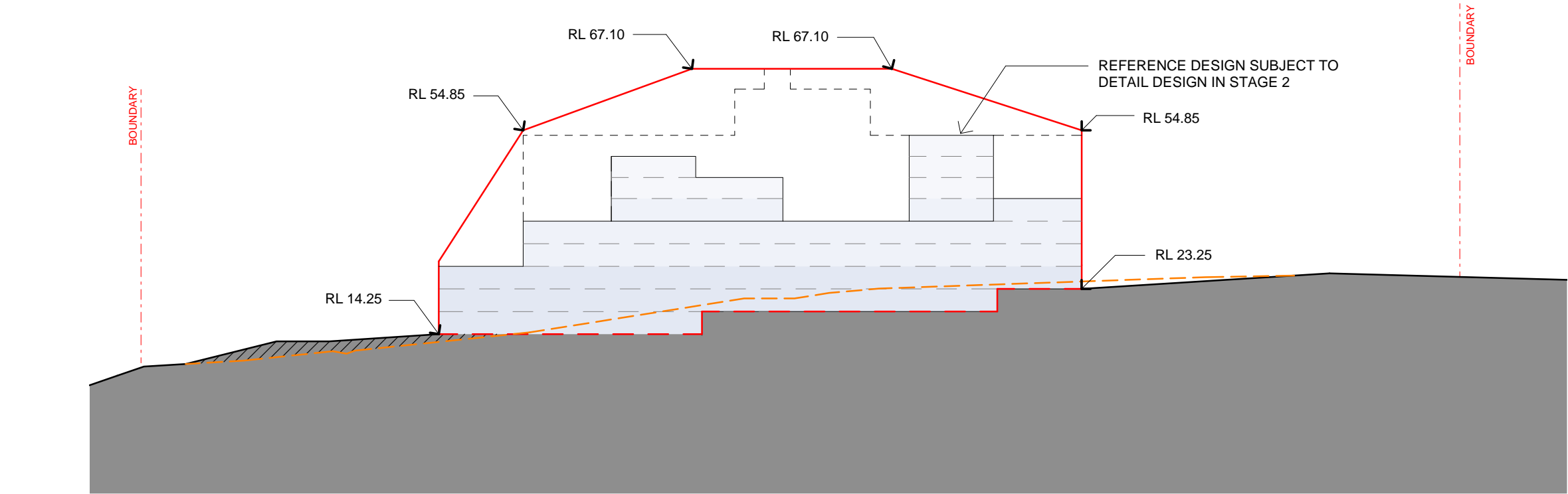
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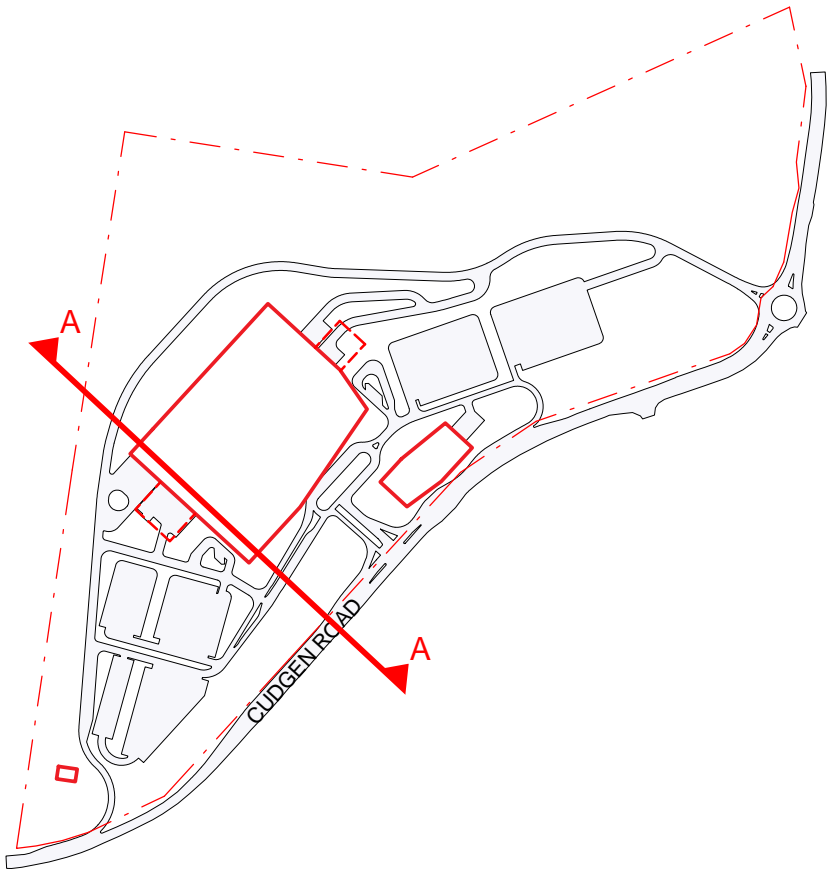
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AR-SKE-51-002

01



BUILDING SECTION A
SCALE 1:1000



MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

NATURAL GROUND LINE

GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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

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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

BUILDING SECTION A

SCALE

0 25 50 75 100 125

m

SCALE

DATE

DRAWN BY

CHECKED

1:1000@A3

22/01/2019

SL

BS

PROJECT No

DRAWING No

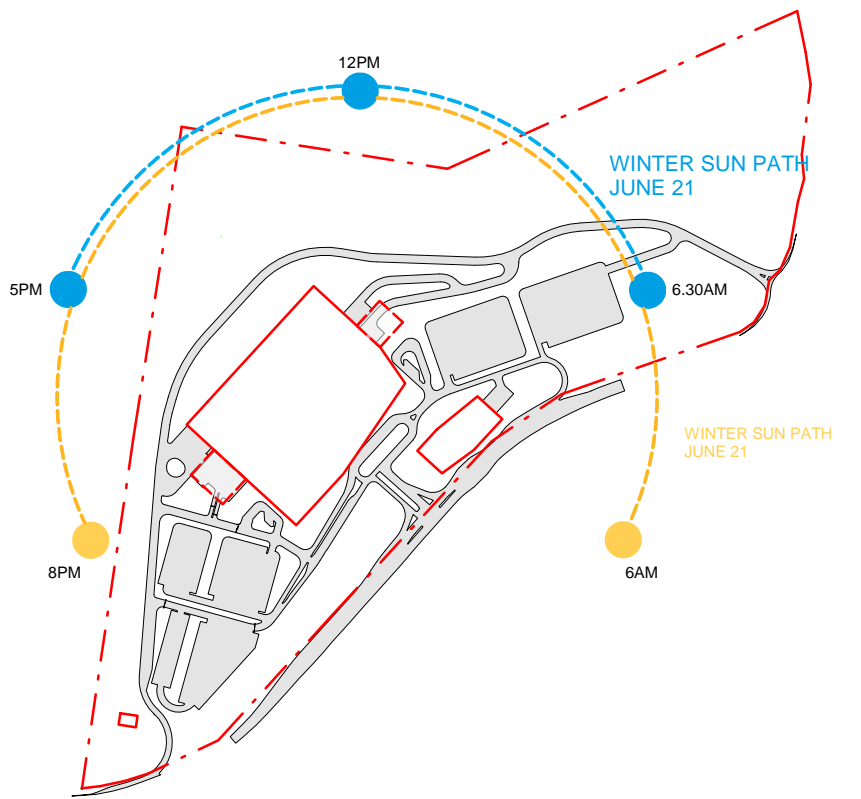
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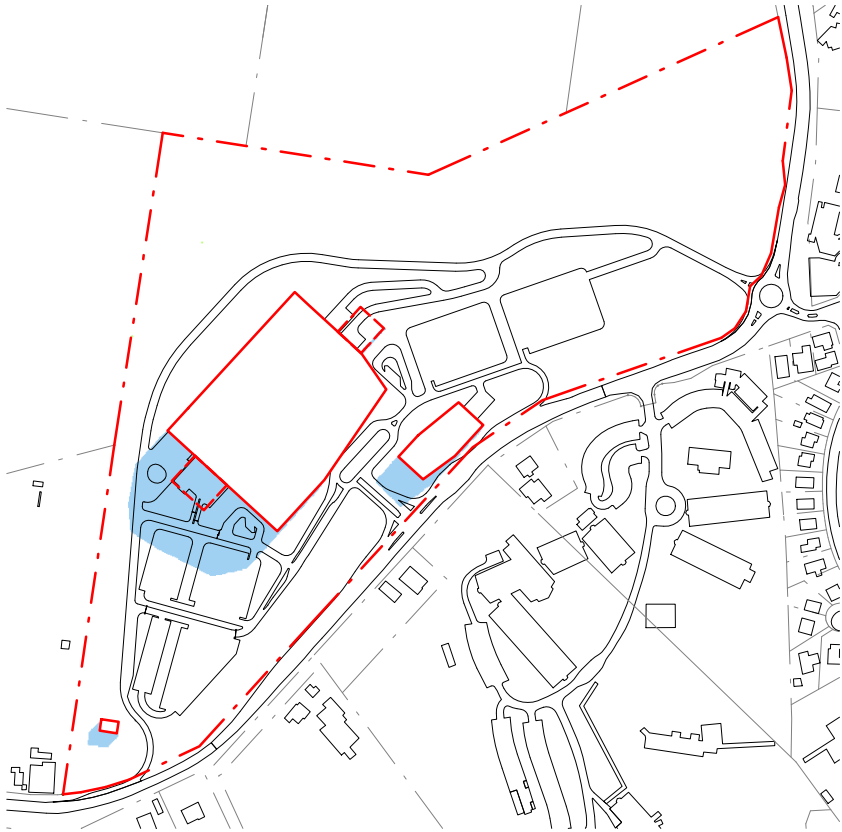
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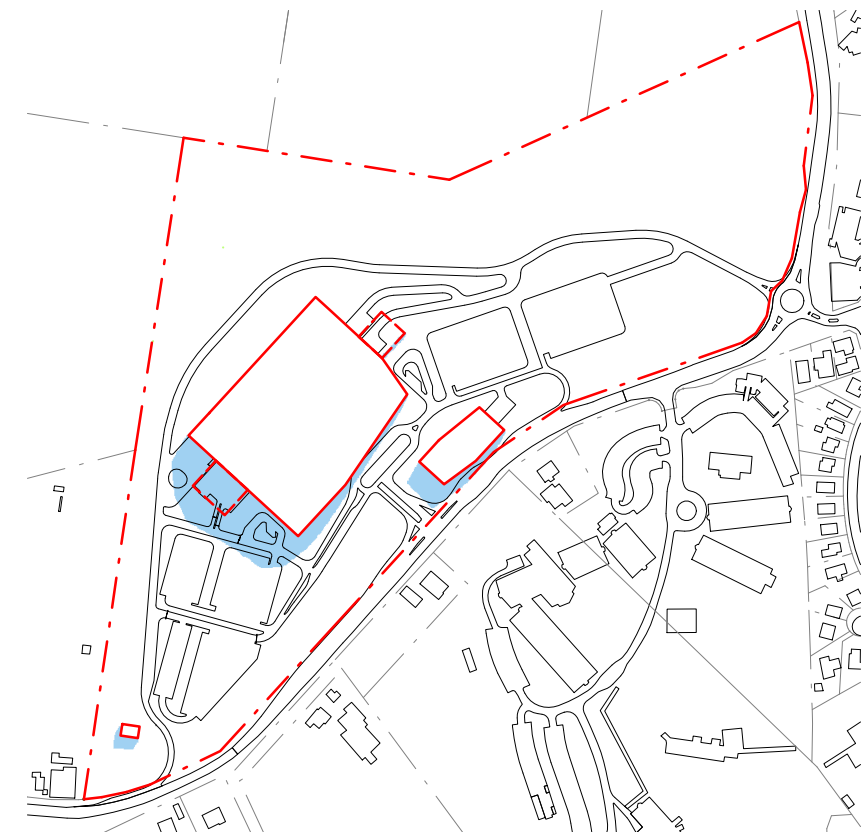
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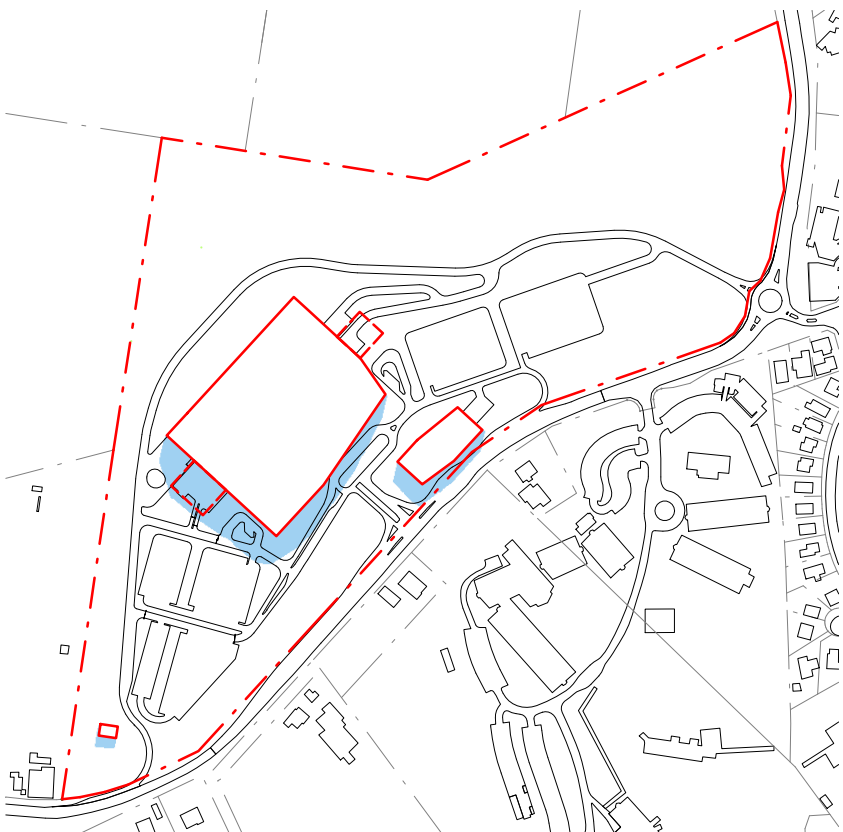
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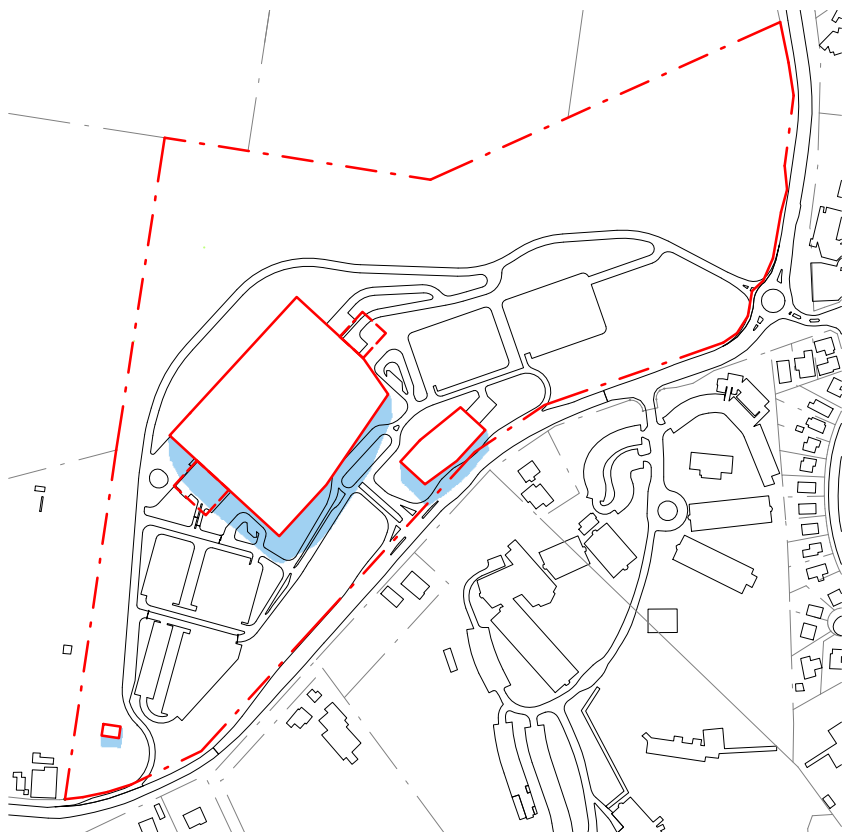
9AM - JUNE 21



10AM - JUNE 21



11AM - JUNE 21



12PM - JUNE 21

LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

SHADOWS CAST BY MAXIMUM PLANNING ENVELOPE

N

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

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GOVERNMENT

Health
Infrastructure

Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

SHADOW STUDIES
(1 of 2)

DATE 22/01/2019 **DRAWN BY** CE **CHECKED** BS

PROJECT No 10363.00 **DRAWING No** AR-SKE-53-101 **REVISION** 01

BIM 360:/TVH/TVH_BUILDING_A18.rvt



SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

SHADOWS CAST BY MAXIMUM PLANNING ENVELOPE

N
N

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Health Infrastructure

Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

SHADOW STUDIES
(2of 2)

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PROJECT No

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REVISION

10363.00

AR-SKE-53-102

01



SITE BOUNDARY

VIEWPOINT LOCATION

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PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS

KEY PLAN

DATE

22/01/2019

DRAWN BY

CE

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BS

PROJECT No

10363.00

DRAWING No

AR-SKE-53-200

REVISION

01



VIEW 1: McPhail Avenue
Ground RL: +39.114 AHD
Camera Height RL: +40.514 AHD
Distance to Project Title Boundary: 220m

01/08/2018
Canon EOS 6D
24mm Focal Length



VIEW 1a: Oceanview Crescent
Ground RL: +35.844 AHD
Camera Height RL: +37.194 AHD
Distance to Project Title Boundary: 164m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 2: Dinsey Street
Ground RL: +44.310 AHD
Camera Height RL: +45.720 AHD
Distance to Project Title Boundary: 260m

01/08/2018
Canon EOS 6D
24mm Focal Length



VIEW 3: Guilfoyle Place
Ground RL: +15.323 AHD
Camera Height RL: +16.753 AHD
Distance to Project Title Boundary: 388m

01/08/2018
Canon EOS 6D
24mm Focal Length

MAXIMUM PLANNING ENVELOPE

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Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS
(STREET VIEWS 1 OF 3)

DATE	DRAWN BY	CHECKED
22/01/2019	CE	BS

PROJECT No	DRAWING No	REVISION
10363.00	AR-SKE-53-201	01

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VIEW 4: Clarke Street
Ground RL: +26.493 AHD
Camera Height RL: +27.893 AHD
Distance to Project Title Boundary: 647m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 5: Kingfisher Circuit
Ground RL: +3.2997 AHD
Camera Height RL: +4.6747 AHD
Distance to Project Title Boundary: 231m

01/08/2018
Canon EOS 6D
24mm Focal Length

*Note: Hospital entirely obscured behind the environmental area beyond foreground houses



VIEW 5a: Bellbird Drive
Ground RL: +3.485 AHD
Camera Height RL: +4.855 AHD
Distance to Project Title Boundary: 448m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 6: Intersection Tweed Coast Road and Cudgen Road
Ground RL: +15.554 AHD
Camera Height RL: +16.954 AHD
Distance to Project Title Boundary: 280m

01/08/2018
Canon EOS 6D
17mm Focal Length

MAXIMUM PLANNING ENVELOPE

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PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

VIEWPOINT ANALYSIS
(STREET VIEWS 2 OF 3)

DATE	DRAWN BY	CHECKED
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PROJECT No	DRAWING No	REVISION
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VIEW 7: Cudgen Road
Ground RL: +26.2933 AHD
Camera Height RL: +27.6633 AHD
Distance to Project Title Boundary: 19m

01/08/2018
Canon EOS 6D
17mm Focal Length



VIEW 8: Intersection of Cudgen Road and Turnock Street
Ground RL: +23.7595 AHD
Camera Height RL: +25.1295 AHD
Distance to Project Title Boundary: 38m

01/08/2018
Canon EOS 6D
17mm Focal Length

MAXIMUM PLANNING ENVELOPE

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DRAWING TITLE

VIEWPOINT ANALYSIS

(STREET VIEWS 3 OF 3)

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