

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

SUBSTITUTE FF&E 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

BIM 360/TVH/TVH\_BUILDING\_A18.rvt





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

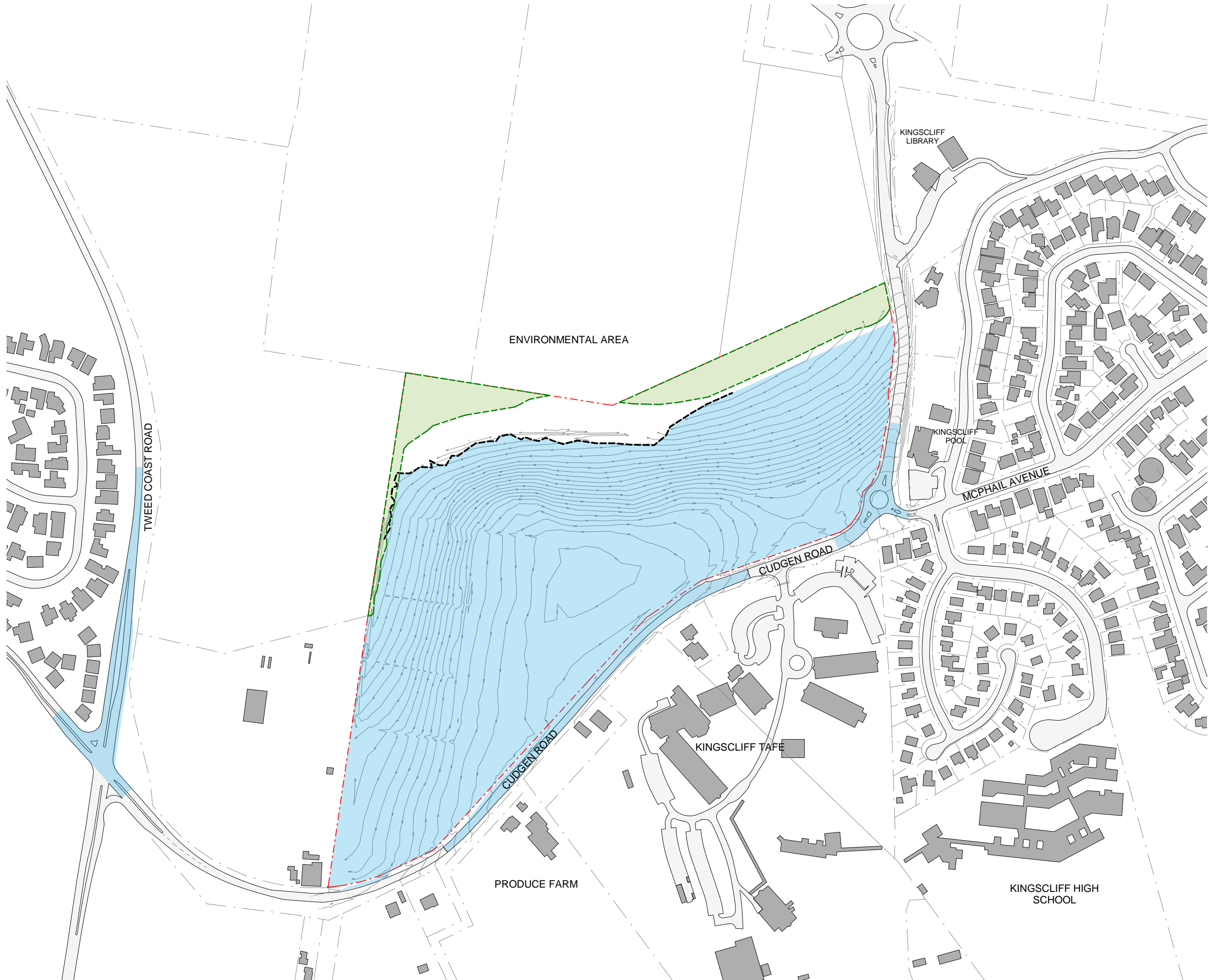
REVISION

10363.00

AR-SKE-02-007

01

BIM 360/TVH/TVH\_BUILDING\_A18.rvt



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





LEGEND

SITE BOUNDARY

PROJECT AREA OF INFLUENCE

HOSPITAL ZONE

HELICOPTER ZONE

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

BUILDING SITING & AVIATION

SCALE

0

40

80

120

160

200

m

SCALE

1:4000@A3

22/01/2019

CE

BS

PROJECT No

10363.00

AR-SKE-10-002

01

BIM 360://TVH/TVH\_BUILDING\_A18.rvt



LEGEND

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

N

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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01	ISSUED FOR INFORMATION	05/10/2018
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

22/01/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-003

02

BIM 360/TVH/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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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

22/01/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

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

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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

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REVISION

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02

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SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

TREE TRUNK LINE

APZ OFFSETS

PROBABLY MAXIMUM FLOOD LINE (PMF)

AGRICULTURE BUFFER

INDICATIVE BUILDING ENTRIES

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PROJECT

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771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN

CONCEPT PLAN

SCALE

0 10 20 30 40 50

m

SCALE

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PROJECT No

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DRAWING No

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REVISION

06

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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 detention basins and buffer planting.
- 3. Hospital landscape. Character complementary to context. (gardens, breakout spaces, open lawns, plazas, feature entries 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

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

