



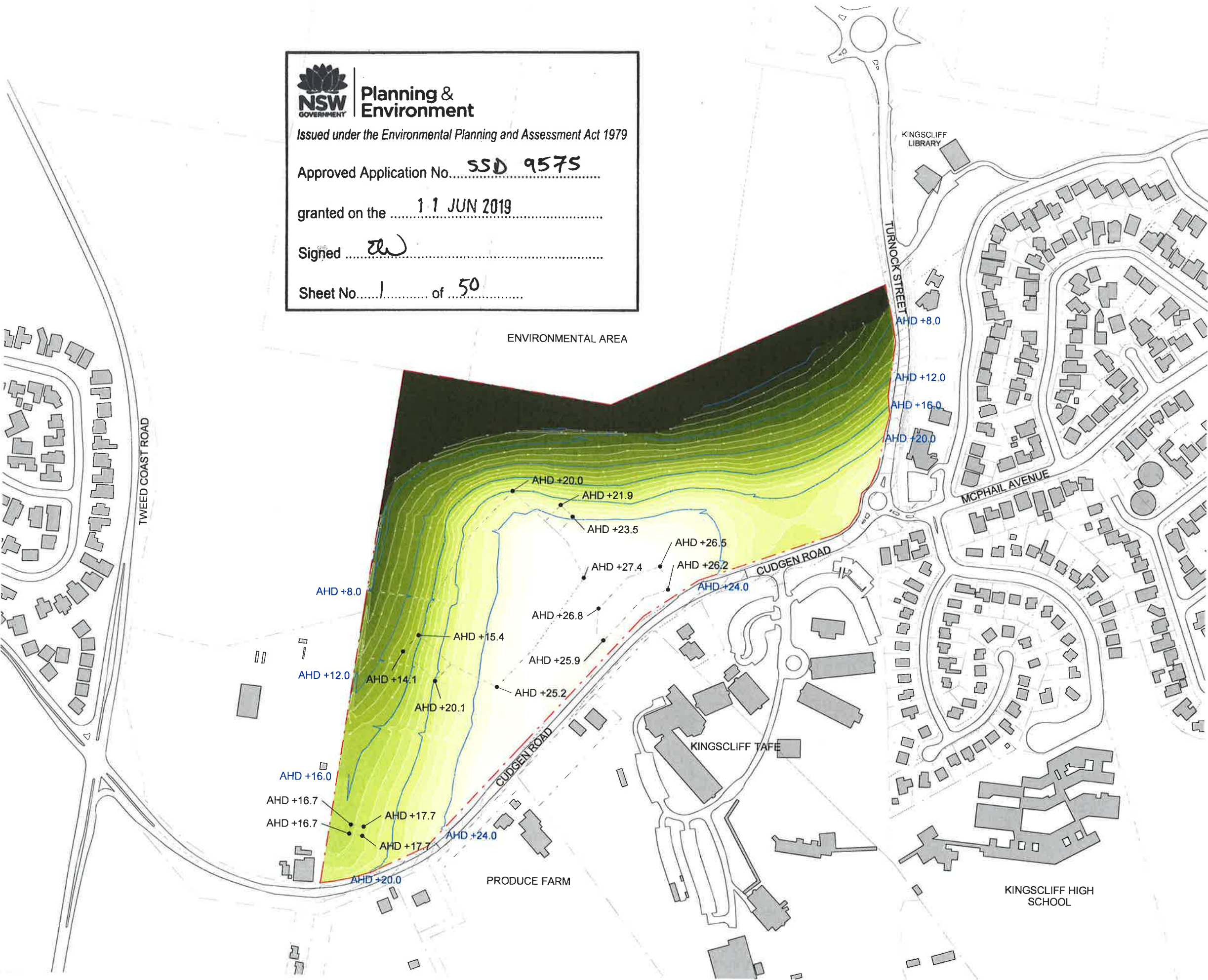
Planning & Environment
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9575

granted on the 11 JUN 2019

Signed [Signature]

Sheet No. 1 of 50





SITE BOUNDARY



MAXIMUM PLANNING ENVELOPE



AHD +27.00
AHD +17.00
AHD +4.00

REV

DESCRIPTION

DATE

01

ISSUED FOR INFORMATION

22/01/2019

02

ISSUED FOR INFORMATION

23/04/2019

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FIRE EQUIPMENT SPECIFICATIONS
THE FIT OUT DESIGN AND DOCUMENTATION HAS BEEN COMPLETED ON THE BASIS OF FIRE AND EQUIPMENT ADVISED TO THIS OFFICE AT THE TIME OF BRIEFING THE DESIGN. THE DESIGN PROVISIONS FOR FIRE AND EQUIPMENT INCORPORATES SPATIAL ALLOCATIONS, SERVICING, LOADING AND ACCESS CLARIFICATIONS AND WHERE APPROPRIATE SERVICES REQUIREMENTS. WARNING: DUE REGARD FOR SURROUNDING FIXTURES AND FITTINGS IT SHOULD BE NOTED THAT SUBSTITUTE FIRE OR EQUIPMENT WITH ALTERNATE SPECIFICATIONS SHOULD NOT BE PROCURED PRIOR TO VALIDATING THOSE SPECIFICATIONS AGAINST THE ITEM CONTROL SCHEDULE AND DESIGN PROVISIONS IN THE MODEL. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR THE PROCUREMENT OF SUBSTITUTE FIRE AND EQUIPMENT WHICH HAS NOT BEEN REVIEWED AND VALIDATED AGAINST THE ORIGINAL DESIGN PROVISIONS.

SERVICE POINTS DISCLAIMER

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PROJECT MANAGER



TSA
MANAGEMENT

CLIENT



Health
Infrastructure



Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

TOPOGRAPHY

SCALE

0 40 80 120 160 200
m

SCALE

DATE

DRAWN BY

CHECKED

1:4000@A3

23/04/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-02-003

02



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9575

granted on the 11 JUN 2019

Signed RW

Sheet No. 2 of 50

ENVIRONMENTAL AREA

REFER AVIATION DIAGRAM

33M DIA. FINAL APPROACH / TAKE OFF AREA

9M X 9M LANDING PAD

APPROACH / DEPARTURE PATH

PRODUCE FARM

KINGSLIFF TAPE

KINGSLIFF LIBRARY

KINGSLIFF POOL

MCPHAIL AVENUE

CUDGEN ROAD

33M DIA. FINAL APPROACH / TAKE OFF AREA

9M X 9M LANDING PAD

APPROACH / DEPARTURE PATH

AVIATION DIAGRAM

SITE BOUNDARY

PROJECT AREA OF INFLUENCE

HOSPITAL ZONE

HELICOPTER ZONE

N

REV	DESCRIPTION	DATE
00	ISSUED FOR INFORMATION	19/06/2019
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

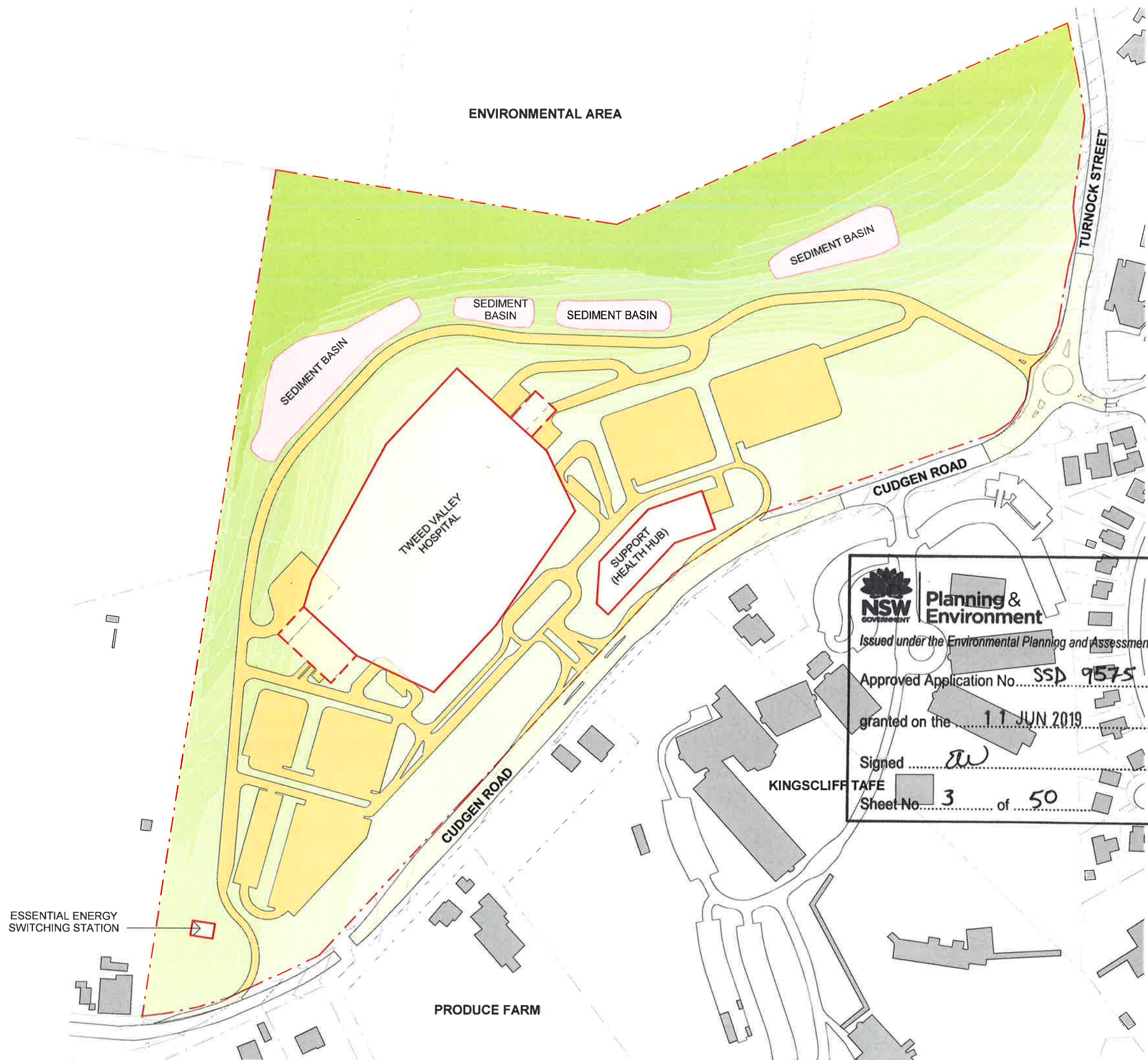
MASTERPLAN
BUILDING SITING & AVIATION

SCALE

0 40 80 120 160 200
m

SCALE 1:4000@A3 **DATE** 22/01/2019 **DRAWN BY** CE **CHECKED** BS

PROJECT No 10363.00 **DRAWING No** AR-SKE-10-002 **REVISION** 01



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

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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02	ISSUED FOR INFORMATION	22/01/2019
03	ISSUED FOR INFORMATION	23/04/2019

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FFBE EQUIPMENT SPECIFICATIONS. THE FIT OUT DESIGN AND DOCUMENTATION HAS BEEN COMPLETED ON THE BASIS OF FFBE AND EQUIPMENT ADVISED TO THIS OFFICE AT THE TIME OF BRIEFING THE DESIGN. THE DESIGN PROVISIONS FOR FFBE AND EQUIPMENT INCORPORATES SPATIAL ALLOCATIONS, SERVICES, LOADING AND ACCESS CLEARANCES AND WHERE APPROPRIATE SERVICES REQUIREMENTS, HAVING DUE REGARD FOR SURROUNDING FIXTURES AND FITTINGS. IT SHOULD BE NOTED THAT SUBSTITUTE FFBE OR EQUIPMENT WITH ALTERNATE SPECIFICATIONS SHOULD NOT BE PROCURED PRIOR TO VALIDATING THOSE SPECIFICATIONS AGAINST THE ITEM CONTROL SCHEDULE AND DESIGN PROVISIONS IN THE MODEL. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR THE PROCUREMENT OF SUBSTITUTE FFBE AND EQUIPMENT WHICH HAS NOT BEEN REVIEWED AND VALIDATED AGAINST THE ORIGINAL DESIGN PROVISIONS.

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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 1:2500@A3 **DATE** 23/04/2019 **DRAWN BY** MD **CHECKED** BS

PROJECT No 10363.00 **DRAWING No** AR-SKE-10-003 **REVISION** 03



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

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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

BOUNDARY SETBACKS

SCALE

0 10 20 30 40 50

m

SCALE

DATE

DRAWN BY

CHECKED

1:2500@A3

23/04/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-004

03

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

TREE TRUNK LINE

APZ (2006) 50m OFFSET

APZ (DRAFT 2017) 67m OFFSET

PROBABLY MAXIMUM FLOOD LINE (PMF)

AGRICULTURE BUFFER

INDICATIVE BUILDING ENTRIES

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REV	DESCRIPTION	DATE
06	ISSUED FOR INFORMATION	22/01/2019
07	ISSUED FOR INFORMATION	23/04/2019

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PROJECT MANAGER

CLIENT

Health Infrastructure

Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN CONCEPT PLAN

SCALE

0 10 20 30 40 50

m

SCALE

DATE

DRAWN BY

CHECKED

1:2500@A3

23/04/2019

CE

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-006

07

Planning & Environment

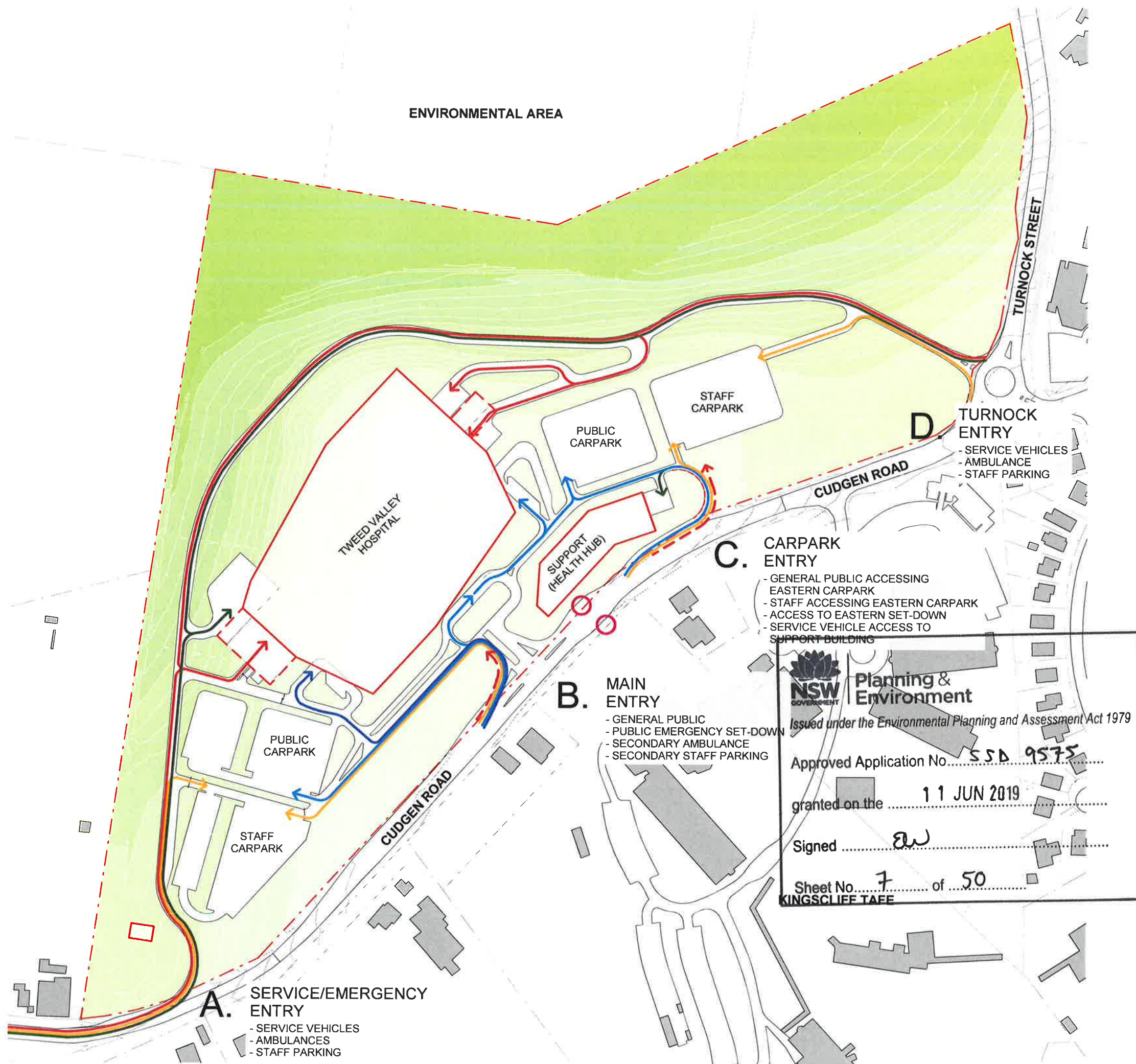
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 9575**

granted on the **1.1 JUN 2019**

Signed *[Signature]*

Sheet No. **6** of **50**



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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ARCHITECTS

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PROJECT MANAGER

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Health
Infrastructure

Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

**MASTERPLAN
VEHICULAR ACCESS**

SCALE

0 10 20 30 40 50
m

SCALE

1:2500@A3

DATE

23/04/2019

DRAWN BY

MD

CHECKED

BS

PROJECT No

10363.00

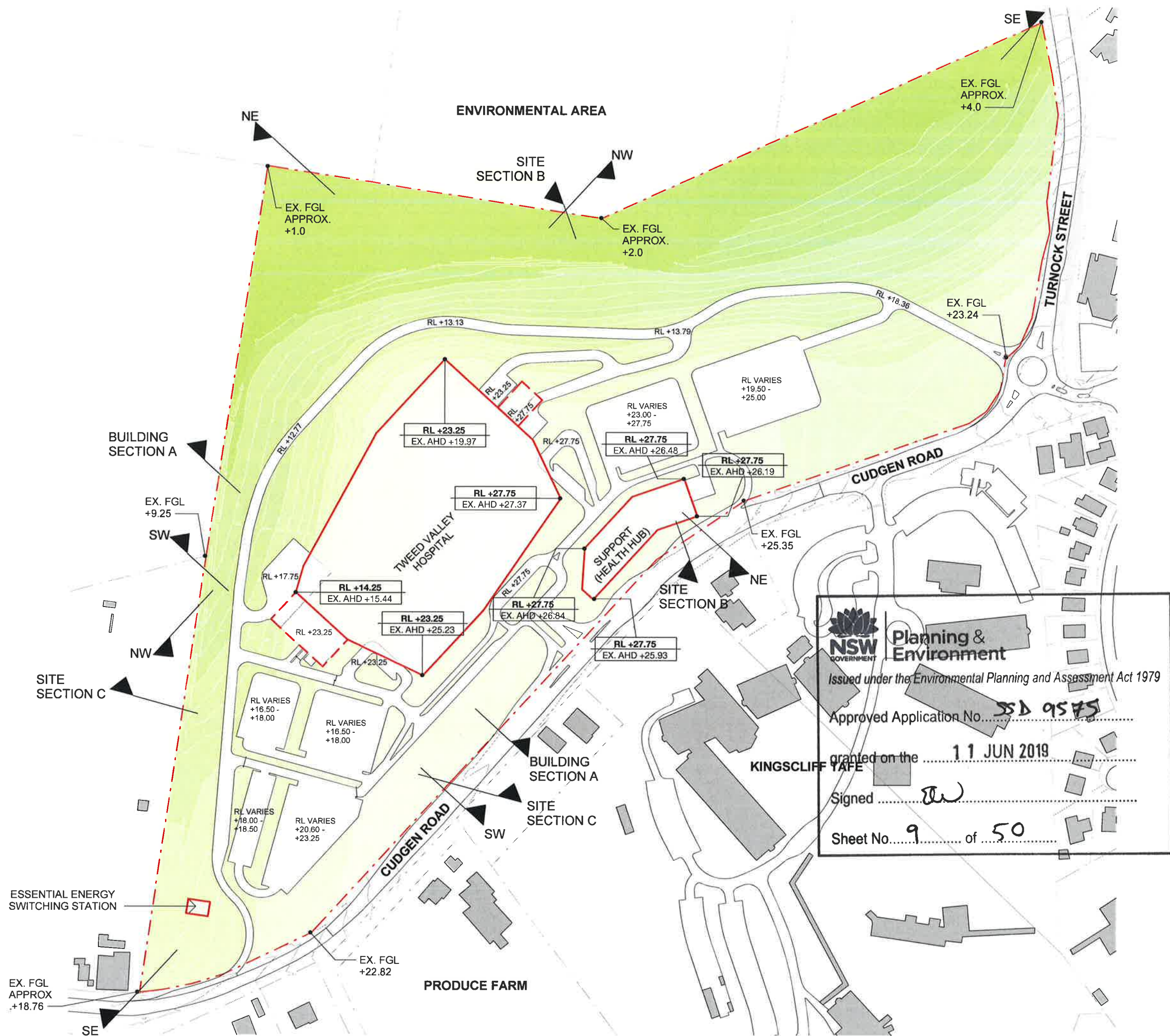
DRAWING No

AR-SKE-10-007

REVISION

03

Planning & Environment
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. **550 9575**
granted on the **11 JUN 2019**
Signed
Sheet No. **7** of **50**
KINGSCLIFF TAFE



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**

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REV	DESCRIPTION	DATE
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PROJECT MANAGER

TSA

CLIENT

NSW 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

1:2500@A3

DATE

23/04/2019

DRAWN BY

MD

CHECKED

BS

PROJECT No

10363.00

DRAWING No

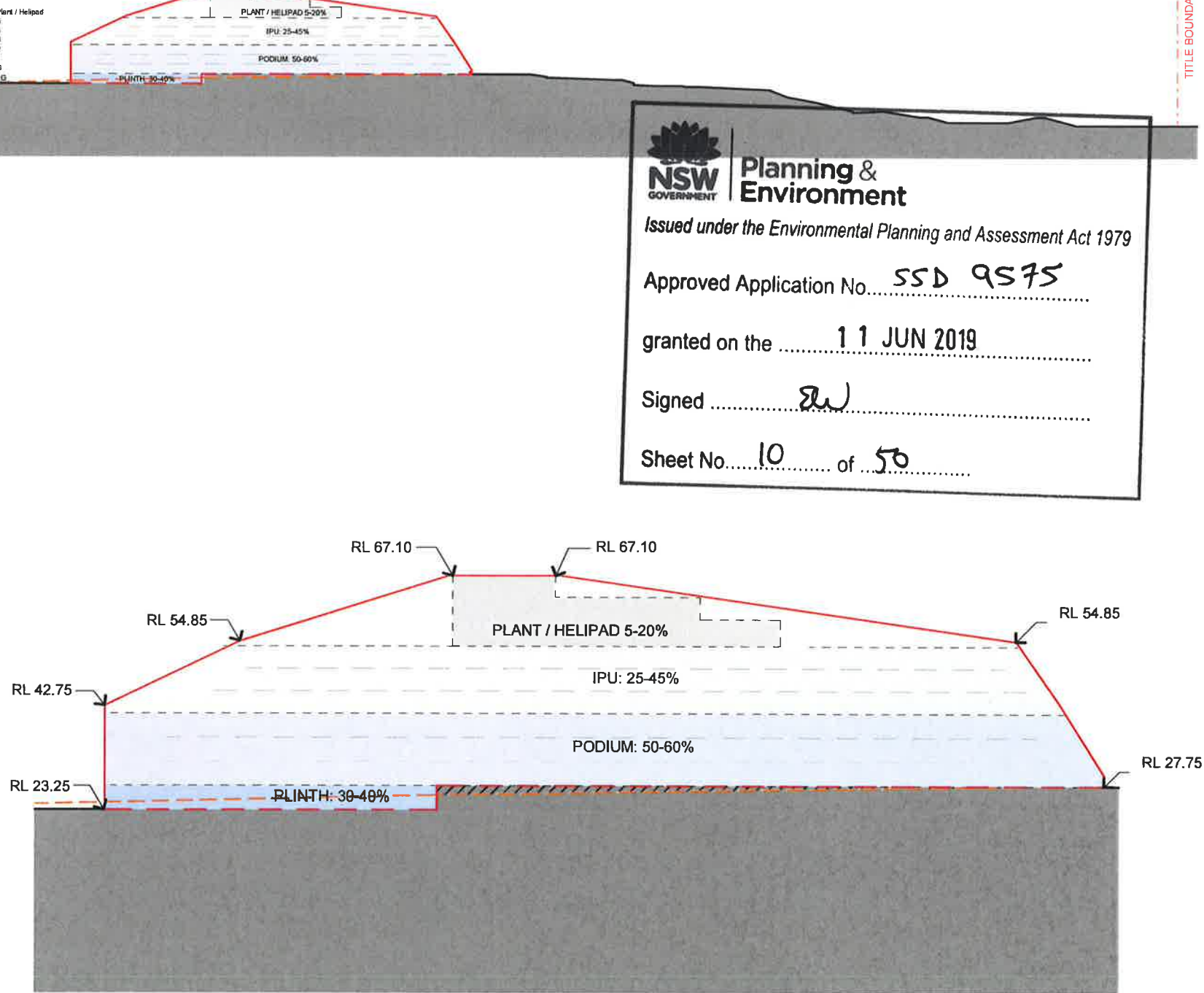
AR-SKE-10-009

REVISION

02

PLANNING ENVELOPE LEVELS
MAXIMUM PLANNING ENVELOPE +RL 67.1

SOUTH-EAST ELEVATION
SCALE 1:2500



SOUTH-EAST ELEVATION CALLOUT
SCALE 1:1000

NSW GOVERNMENT Planning & Environment
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No... **SSD 9575**
granted on the **11 JUN 2019**
Signed **EW**
Sheet No... **10** of **50**

LEGEND

- 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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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 10 20 30 40 50 m

SCALE
As indicated@A3

DATE
02/05/2019

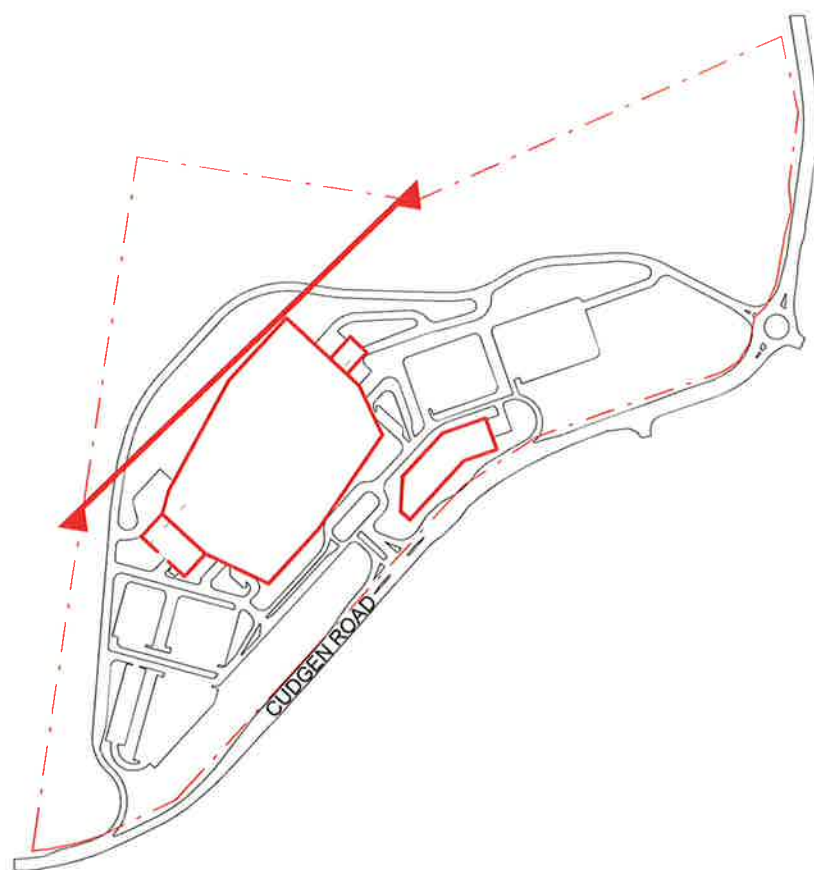
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PROJECT No
10363.00

DRAWING No
AR-SKE-50-101

REVISION
08



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

NORTH-WEST ELEVATION

SCALE 1:2500



Planning & Environment

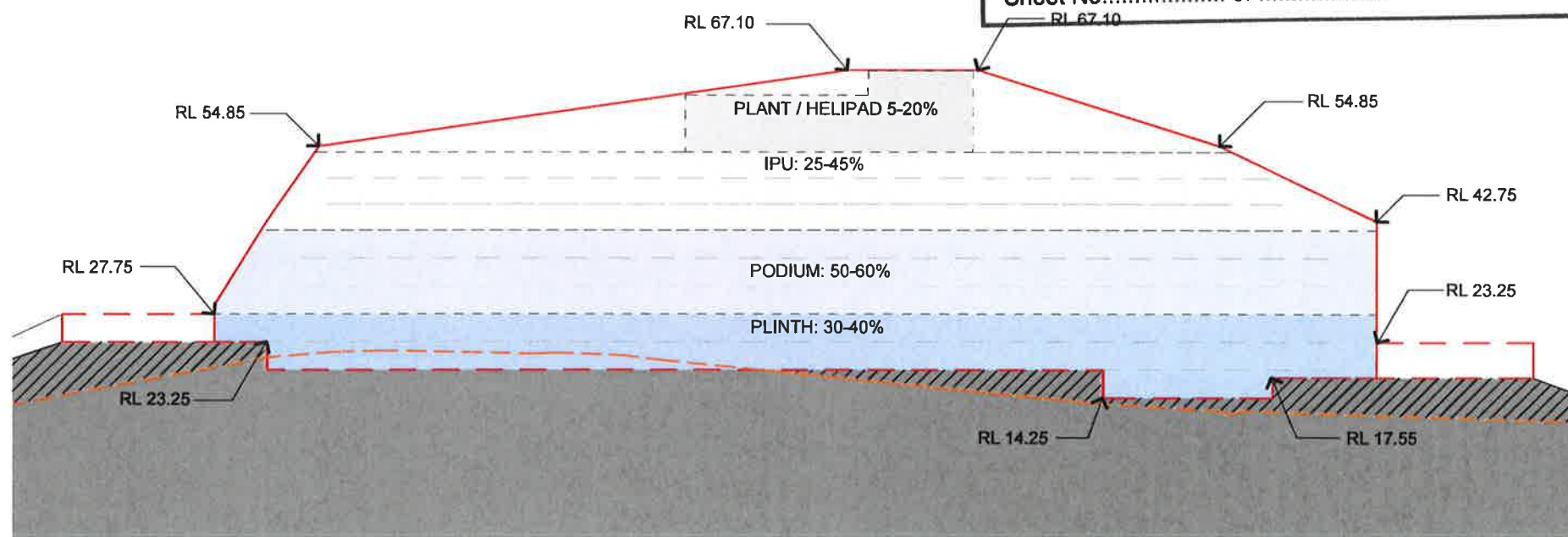
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Approved Application No. **SSD 9575**

granted on the **11 JUN 2019**

Signed **[Signature]**

Sheet No. **11** of **50**



NORTH-WEST ELEVATION CALLOUT

SCALE 1:1000

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

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NSW Health
Infrastructure
Health Northern NSW
Local Health District

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TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE
NORTH-WEST ELEVATION

SCALE
0 10 20 30 40 50
m

SCALE
As indicated@A3

DATE
02/05/2019

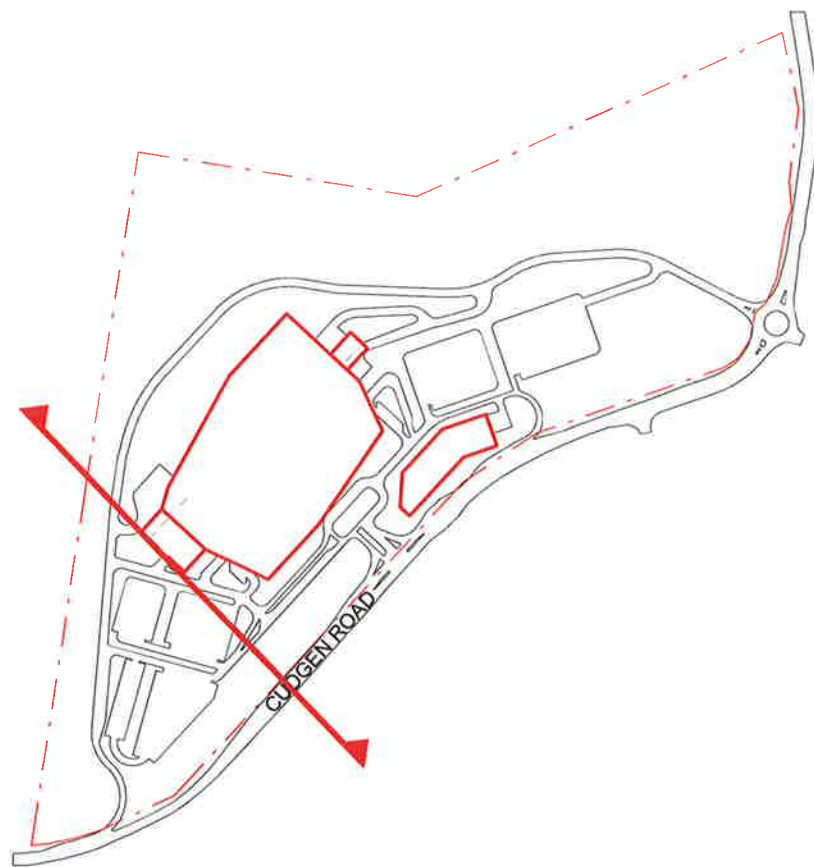
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PROJECT No
10363.00

DRAWING No
AR-SKE-50-201

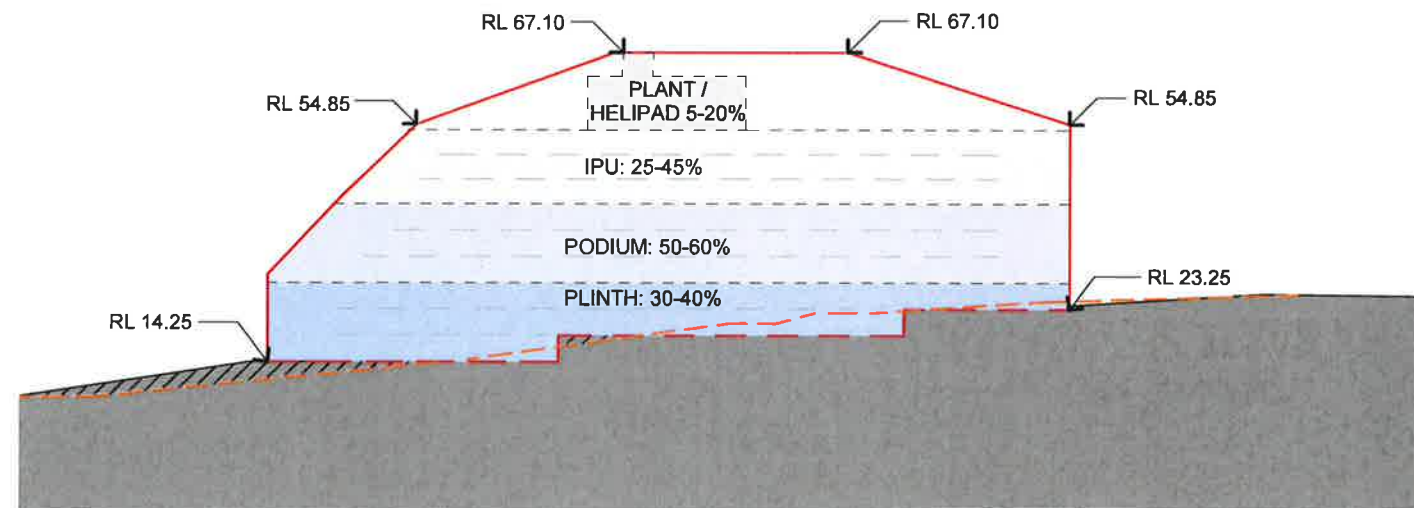
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PLANNING ENVELOPE LEVELS
MAXIMUM PLANNING ENVELOPE +RL 67.1
LOWEST FINISHED FLOOR LEVEL +RL 14.25

SOUTH-WEST ELEVATION

SCALE 1:2500



SOUTH-WEST ELEVATION CALLOUT

SCALE 1:1000



Planning & Environment

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Approved Application No. SSA 9575

granted on the 11 JUN 2019

Signed [Signature]

Sheet No. 12 of 50

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

- PLINTH - 30-40%
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Health Infrastructure
Health Northern NSW Local Health District

PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE
SOUTH-WEST ELEVATION

SCALE
0 10 20 30 40 50
m

SCALE
As indicated @ A3

DATE
02/05/2019

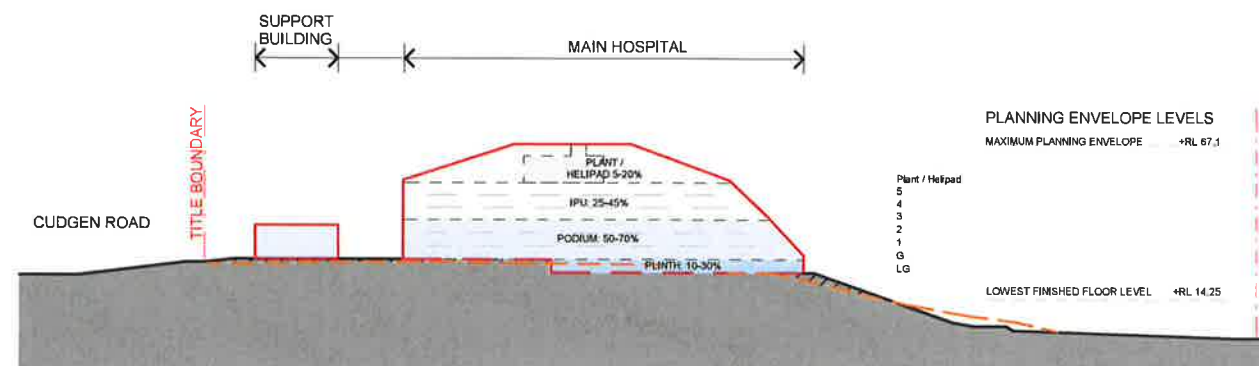
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PROJECT No
10363.00

DRAWING No
AR-SKE-50-301

REVISION
08



NORTH-EAST ELEVATION
SCALE 1:2500

LEGEND

- MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
- MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
- NATURAL GROUND LINE
- GROUND LINE

ANTICIPATED DENSITY OF ENVELOPE

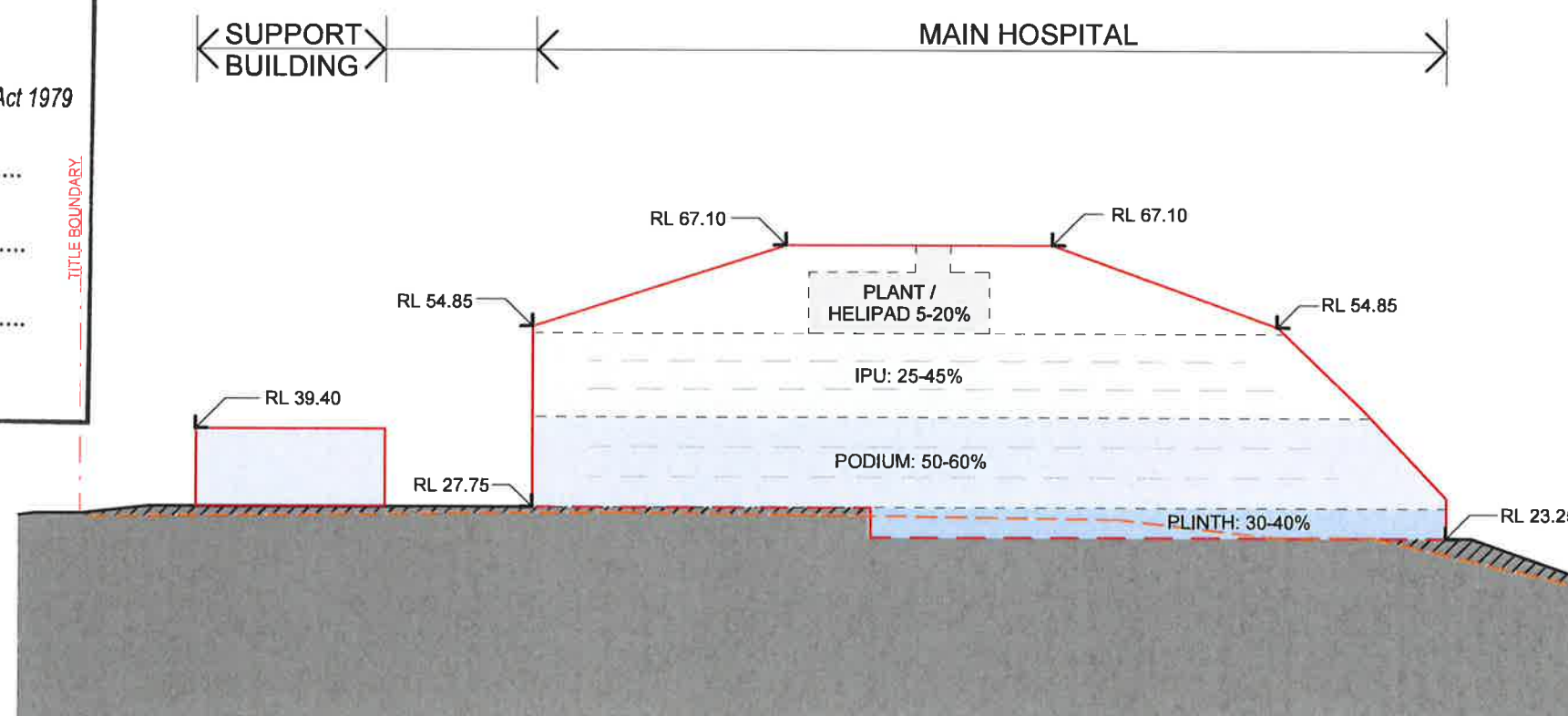
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NSW GOVERNMENT | **Planning & Environment**
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **55D 9575**
11 JUN 2019
granted on the
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Sheet No. **13** of **50**



NORTH-EAST ELEVATION CALLOUT
SCALE 1:1000

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SCALE
0 10 20 30 40 50
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SCALE
As indicated@A3

DATE
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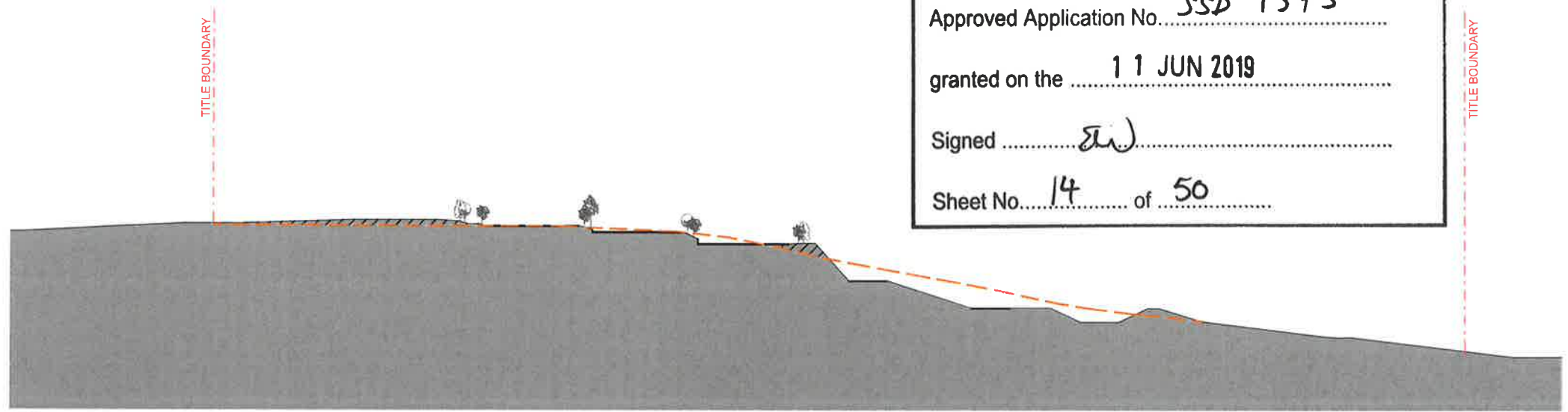
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PROJECT No
10363.00

DRAWING No
AR-SKE-50-401

REVISION
08



SITE SECTION B (EAST CARPARK)
SCALE 1:1000



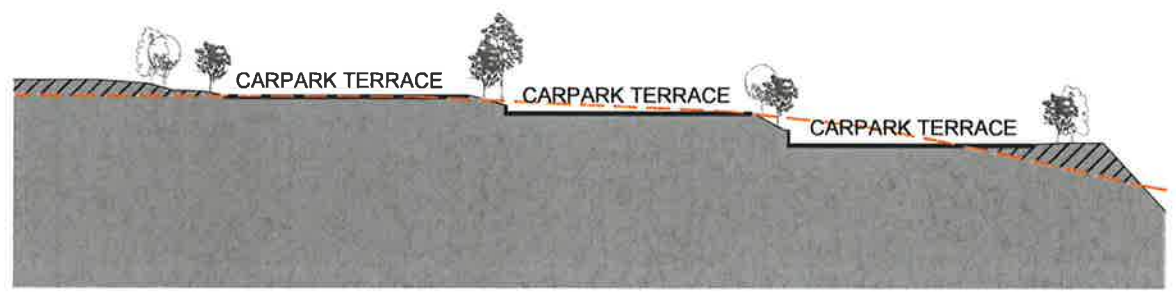
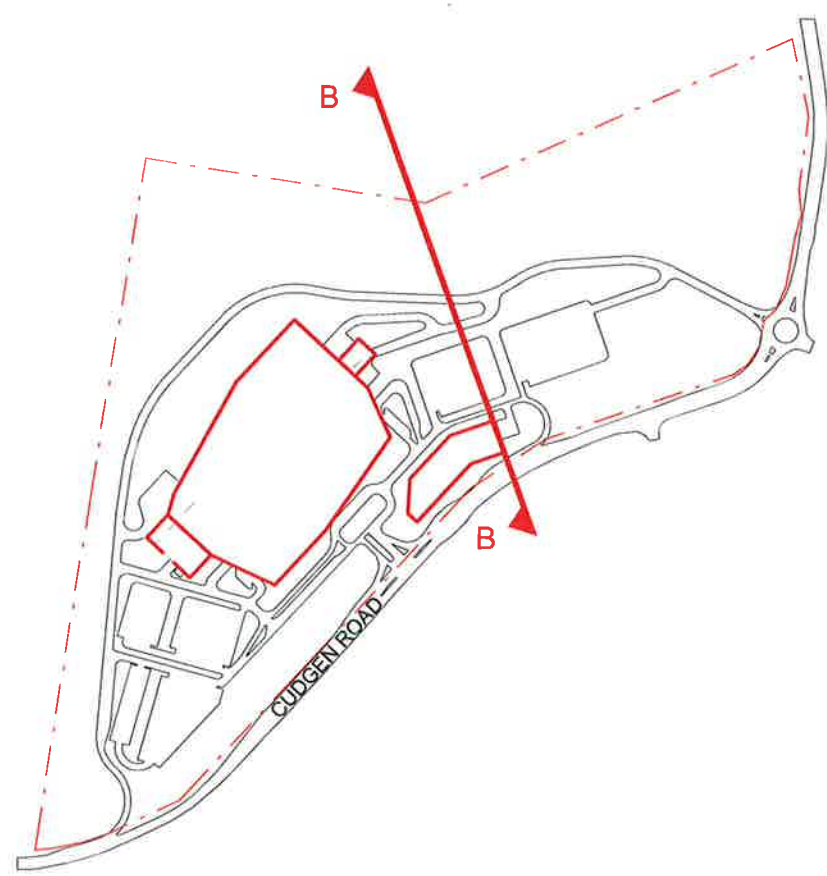
Planning & Environment
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9575

granted on the 11 JUN 2019

Signed EW

Sheet No. 14 of 50



SITE SECTION B CALLOUT
SCALE 1:500

LEGEND

EXISTING GROUND LINE

PROPOSED GROUND LINE

REV	DESCRIPTION	DATE
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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 40 80 120 160 200
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SCALE

As indicated@A3

DATE

02/05/2019

DRAWN BY

SL

CHECKED

AB

PROJECT No

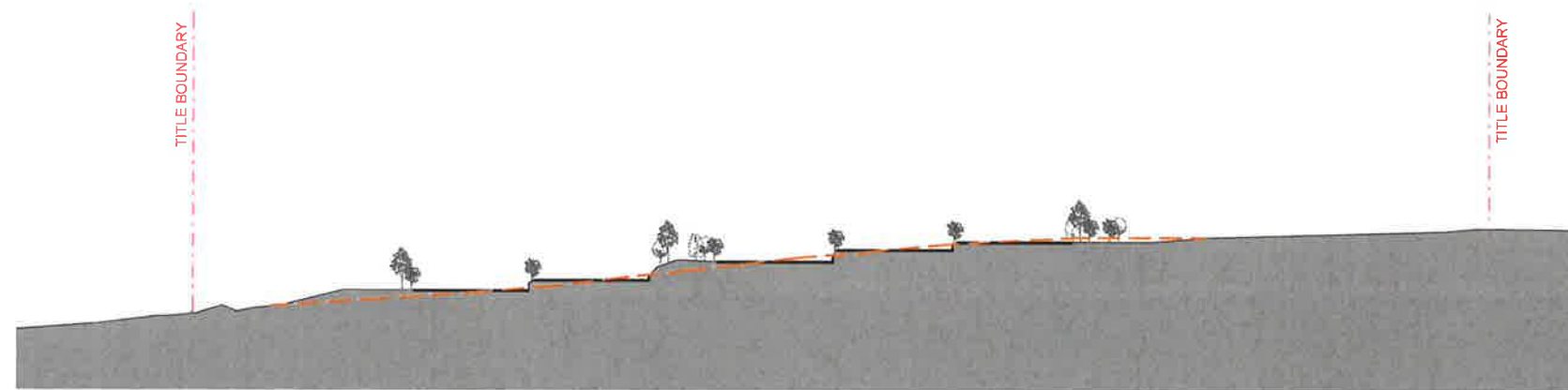
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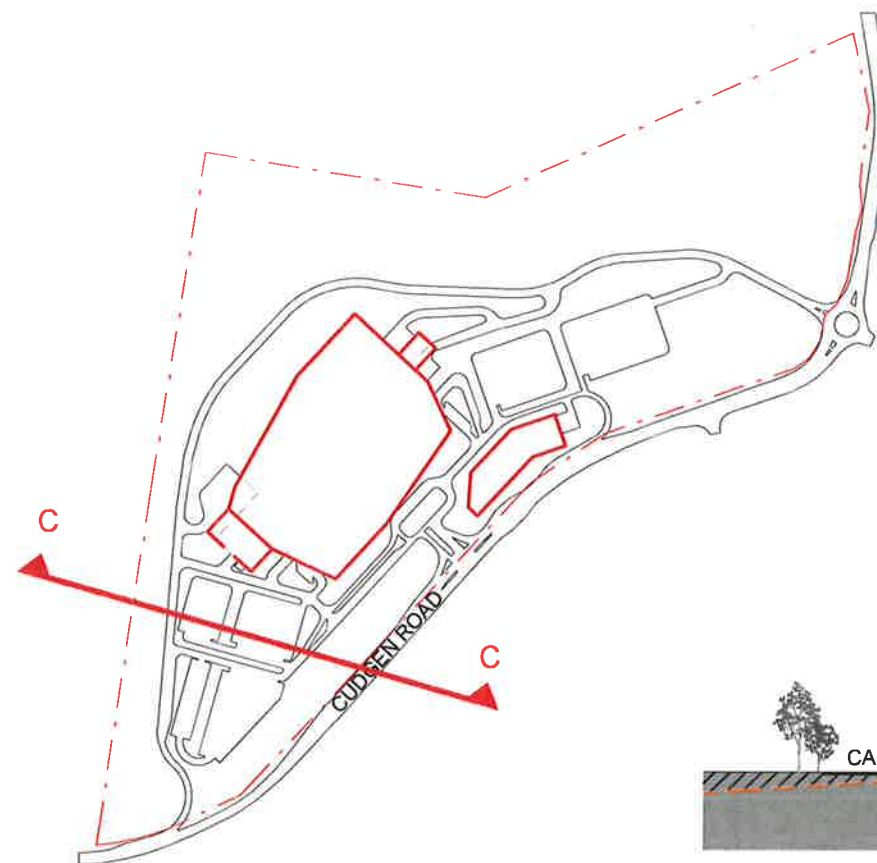
AR-SKE-51-001

REVISION

03



SITE SECTION C (WEST CARPARK)
SCALE 1:1000



SITE SECTION C CALLOUT
SCALE 1:500



**Planning &
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 9575**

granted on the **11 JUN 2019**

Signed **[Signature]**

Sheet No. **15** of **50**

LEGEND

EXISTING GROUND LINE

PROPOSED GROUND LINE

REV	DESCRIPTION	DATE
01	ISSUED FOR INFORMATION	22/01/2019
02	ISSUED FOR INFORMATION	23/04/2019

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FF&E EQUIPMENT SPECIFICATIONS

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PROJECT MANAGER

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MANAGEMENT

CLIENT

NSW Health
Infrastructure
Health Northern NSW Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

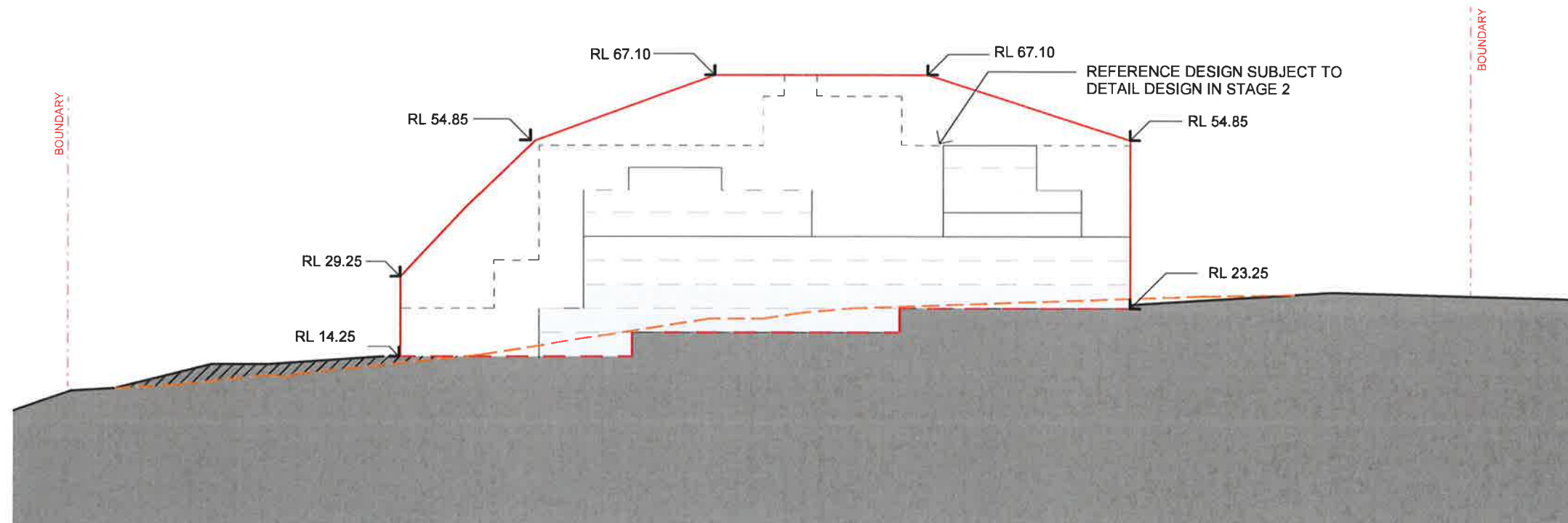
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SITE SECTION C
WEST CARPARK

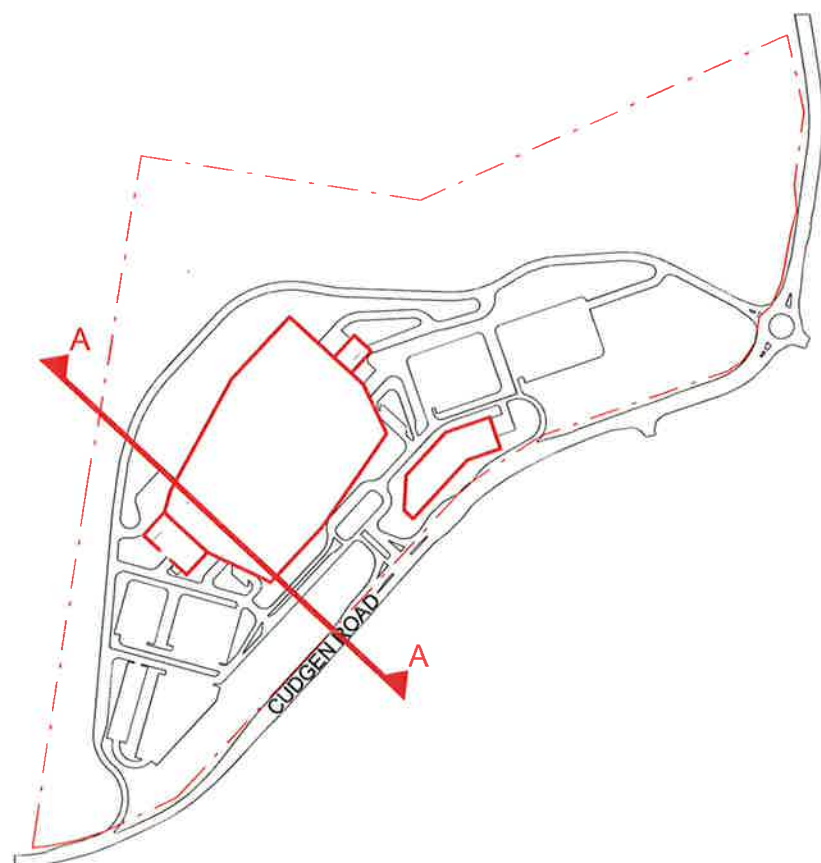
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PROJECT No 10363.00 DRAWING No AR-SKE-51-002 REVISION 02



BUILDING SECTION A
SCALE 1:1000



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 9575**

granted on the **1.1 JUN. 2019**

Signed **[Signature]**

Sheet No. **16** of **50**

LEGEND

- 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
02	ISSUED FOR INFORMATION	22/04/2019
03	ISSUED FOR INFORMATION	02/05/2019

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PROJECT MANAGER
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PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE
BUILDING SECTION A

SCALE
0 10 20 30 40 50
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SCALE
As indicated@A3

DATE
02/05/2019

DRAWN BY
SL

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PROJECT No
10363.00

DRAWING No
AR-SKE-51-003

REVISION
03

TWEED VALLEY HOSPITAL DEVELOPMENT CUDGEN AND TWEED COAST ROAD INTERSECTION WORKS

DRAWING No.	DESCRIPTION
20 10748 C300	DRAWING REGISTER AND CONSTRUCTION NOTES
20 10748 C330	GENERAL ARRANGEMENT AND KEY PLAN
20 10748 C331	CONCEPT INTERSECTION WORKS PLAN SHEET 1 OF 2
20 10748 C332	CONCEPT INTERSECTION WORKS PLAN SHEET 2 OF 2

GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
- G2 MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, CURRENT SAA CODES, BUILDING REGULATIONS AND THE REQUIREMENTS OF ANY OTHER RELEVANT STATUTORY AUTHORITIES.
- G3 THESE DRAWINGS MUST NOT BE SCALED. ALL DIMENSIONS ARE IN METERS. ALL SET OUT DIMENSIONS AND LEVELS, INCLUDING THOSE SHOWN ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS AND VERIFIED ON SITE.
- G4 ALL SETOUT AND DIMENSIONS OF THE STRUCTURE INCLUDING KERBS AND RETAINING WALLS, AND BULK EARTHWORKS MUST BE TAKEN FROM THE ARCHITECT'S DRAWINGS. SETOUT OF THE STORMWATER PITS BY OTHERS. CONTRACTOR TO CONFIRM SETOUT OF SERVICE TRENCHING INCLUDING SUBSOIL ON SITE.
- G5 THE CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE WORKS. REFER TO GEOTECHNICAL REPORT BY MORRISON GEOTECHNICAL PTY LTD, REFERENCE: GE18/144, DATED AUGUST 2018.
- G6 ALL DIMENSIONS AND REDUCED LEVELS MUST BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.
- G7 THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE SUPERINTENDENT BUT IS NOT AN AUTHORIZATION OF A COST VARIATION. THE SUPERINTENDENT MUST APPROVE ANY COST VARIATION INVOLVED BEFORE ANY WORK STARTS.
- G8 ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM.
- G9 SERVICE INFORMATION SHOWN IS APPROXIMATE ONLY. PRIOR TO COMMENCEMENT OF ANY WORKS, THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND SERVICES AND COMPLY WITH ALL REQUIREMENTS OF THOSE AUTHORITIES.
- G10 EXISTING SURFACE CONTOURS, WHERE SHOWN, ARE INTERPOLATED AND MAY NOT BE ACCURATE.
- G11 UNLESS NOTED OTHERWISE, ALL VEGETATION SHALL BE STRIPPED TO A MINIMUM DEPTH OF 150mm UNDER ALL PROPOSED PAVEMENT AND BUILDING AREAS.
- G12 MAKE SMOOTH CONNECTION WITH ALL EXISTING WORKS.

SITEWORKS NOTES

- S1 PRIOR TO THE PLACEMENT OF ANY PAVEMENTS, BUILDINGS OR DRAINS THE EXPOSED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD COMPACTION IN ACCORDANCE WITH TEST 'E1' OF A S 1289 FOR THE TOP 300mm. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH GRANULAR FILL TO THE ENGINEERS APPROVAL AND COMPACTED IN ACCORDANCE WITH THE COMPACTION REQUIREMENTS SET OUT BELOW. ON HIGHLY REACTIVE CLAY AREAS SITE EXCAVATED MATERIAL MAY BE USED WITH THE PRIOR AUTHORIZATION OF THE ENGINEER.
- S2 ALL FILL AND PAVEMENT MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH GEOTECHNICAL REPORT BY MORRISON GEOTECHNICAL PTY LTD REFERENCE: GE18/144, DATED AUGUST 2018. MOISTURE CONTENT TO BE MAINTAINED AT +/- 2% OMC. MINIMUM COMPACTION REQUIREMENTS ARE DETAILED BELOW FOR ALL REQUIREMENTS ARE TO BE VERIFIED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER:
- LANDSCAPED AREAS 95% STD.
 - FILL UNDER ANY FOOTINGS AND FLOOR SLABS FOR ANY STRUCTURE TO SUBGRADE LEVEL:
 - FINE CRUSHED ROCK 98% STD.
 - SELECTED FILL WITHOUT CONSPICUOUS CLAY CONTENT 98% STD.
 - BUILDING BASECOURSE 98% MOD.
 - FILL UNDER ROAD PAVEMENTS:
 - TO WITHIN 500mm OF FINISHED SUBGRADE LEVEL 98% STD.
 - UP TO FINISHED SUBGRADE LEVEL 98% STD.
 - ROAD PAVEMENT MATERIALS:
 - SUB BASE 98% MOD.
 - BASE COURSE 98% MOD.
- THE MAXIMUM COMPACTION IS TO BE NO GREAT THAN 4% ON TOP OF THE ABOVE MENTION VALUES.
- S3 GRADE EVENLY BETWEEN FINISHED SURFACE SPOT LEVELS. FINISHED SURFACE CONTOURS ARE SHOWN FOR CLARITY. WHERE FINISHED SURFACE LEVELS ARE NOT SHOWN, THE SURFACE SHALL BE GRADED SMOOTHLY SO THAT IT WILL DRAIN AND MATCH ADJACENT SURFACES OR STRUCTURES.
- S4 ALL DIMENSIONS GIVEN ARE TO FACE OF KERB, CENTER OF PIPE OR EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- S5 ANY STRUCTURES, PAVEMENTS OR SURFACES DAMAGED, DIRTIED OR MADE UNSERVICABLE DUE TO CONSTRUCTION WORK SHALL BE REINSTATED TO THE SATISFACTION OF THE ENGINEER.
- S6 ANY FILL REQUIRED SHALL BE APPROVED BY THE ENGINEER / GEOTECHNICAL CONSULTANT.
- S7 CONTRACTOR IS TO ENSURE THAT ALL EXCAVATIONS ARE MAINTAINED IN A DRY CONDITION WITH NO WATER ALLOWED TO REMAIN IN THE EXCAVATIONS.
- S8 ALL FINISHES AND COLOURS TO BE IN ACCORDANCE WITH ARCHITECTURAL SPECIFICATIONS.
- S9 REFER TO STRUCTURAL DRAWINGS FOR CONCRETE, REINFORCEMENT AND RETAINING WALL DETAILS.
- S10 GENERALLY FOR TRENCHING WORKS THE CONTRACTOR MUST:
A) COMPLY WITH THE GENERAL PROVISIONS OF PART 3.1 "MANAGING RISKS TO HEALTH AND SAFETY" OF NSW WORK AND HEALTH AND SAFETY REGULATION 2011
B) COMPLY PART 6.3 DIVISION 3 "EXCAVATION WORK" OF NSW WORK HEALTH AND SAFETY REGULATION NSW 2011
- S11 PRIOR TO THE EXCAVATION OF ANY TRENCH DEEPER THAN 15 METRES THE CONTRACTOR MUST:
A) NOTIFY THE OCCUPATIONAL HEALTH AND SAFETY AUTHORITY ON THE APPROPRIATE FORM

STORMWATER DRAINAGE NOTES

- SW1 UNLESS NOTED OTHERWISE BY HYDRAULIC ENGINEERS DRAWINGS, ALL DOWNPIPES & GRATED INLETS SHALL BE CONNECTED TO PITS OR MAIN STORMWATER DRAINS WITH 150 DIA. UPVC PIPES LAID AT A MINIMUM GRADE OF 1 IN 100. FOR SYPHONIC ROOF DRAINAGE SYSTEMS ALL DOWNPIPES CONNECTION DRAIN SIZES TO BE CONNECTED INTO MAIN STORMWATER DRAINS SHALL BE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DRAWINGS.
- SW2 ALL MAIN STORMWATER DRAINS SHALL BE CONSTRUCTED USING MATERIALS AS SPECIFIED ON THE DRAWINGS IN ACCORDANCE WITH THE APPROPRIATE A.S. IF NOT SPECIFIED THEN CLASS 2 RRI RCP SHALL BE USED FOR DIAMETERS > 225mm. SEWER CLASS SEH UPVC IN ACCORDANCE WITH AS1260 SHALL BE USED FOR #225mm OR SMALLER.
- SW3 ALL PIPEWORK TO BE INSTALLED IN ACCORDANCE WITH AS3725 FOR RCP AND AS2032 FOR PVC. ALL BEDDING TO BE TYPE H2 UNLESS NOTED OTHERWISE.
- SW4 FOR ALL PITS > 12m DEEP, STEP IRONS SHALL BE INSTALLED.
- SW5 PRECAST PITS MAY BE USED EXTERNAL TO THE BUILDING SUBJECT TO APPROVAL BY BONACCI GROUP.
- SW6 ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
- SW7 WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED UPVC SEWER GRADE PIPE IS TO BE USED.
- SW8 GRATES AND COVERS SHALL CONFORM WITH AS 3996 AND AS 1428.1 FOR ACCESS REQUIREMENTS.
- SW9 CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES ARE NOT TO BE REDUCED WITHOUT APPROVAL.
- SW10 AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- SW11 ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.

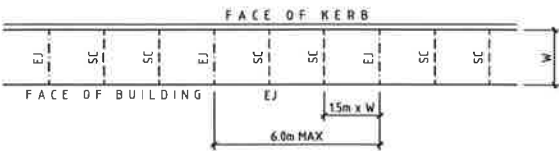
KERBING NOTES

- K1 ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa U.N.D.
- K2 ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON 75mm GRANULAR BASECOURSE COMPACTED TO A MINIMUM 98% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS1289 5.2.1.
- K3 EXPANSION JOINTS (EJ) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLAB.
- K4 WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLAB.
- K5 BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
- K6 IN THE REPLACEMENT OF KERBS:-
- EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.D. FROM THE LIP OF GUTTER, UPON COMPLETION OF THE NEW KERB AND GUTTER, NEW BASECOURSE AND SURFACE TO BE LAID 600mm WIDE U.N.D.
- EXISTING KERBS ARE TO BE COMPLETELY REMOVED WHERE NEW KERBS ARE SHOWN.

JOINTING NOTES

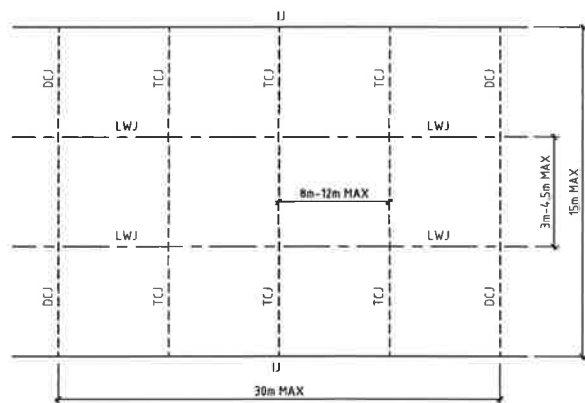
PEDESTRIAN FOOTPATH JOINTS

- J1 EXPANSION JOINTS (EJ) ARE TO BE LOCATED WHERE POSSIBLE AT TANGENT POINTS OF CURVES AND ELSEWHERE AT 6m CENTRES.
- J2 SAWCUT JOINTS (SC) ARE TO BE LOCATED AT A MAX 15m x WIDTH OF PAVEMENT. THE TIMING OF THE SAWCUT IS TO BE CONFIRMED BY THE CONTRACTOR ON SITE. SITE CONDITIONS WILL DETERMINE HOW MANY HOURS AFTER THE CONCRETE POUR BEFORE THE SAW CUTS ARE COMMENCED.
- J3 WHERE POSSIBLE JOINTS SHOULD BE LOCATED TO MATCH KERBING AND / OR ADJACENT PAVEMENT JOINTS.
- J4 PROVIDE 10mm WIDE FULL DEPTH EXPANSION JOINTS (EJ) BETWEEN BUILDINGS AND ALL CONCRETE OR UNIT PAVERS.
- J5 ALL PEDESTRIAN FOOTPATH JOINTINGS AS FOLLOWS (U.N.D.).



VEHICULAR PAVEMENT JOINTS

- J6 ALL VEHICULAR PAVEMENTS TO BE JOINTED AS SHOWN ON DRAWINGS.
- J7 LONGITUDINAL WARPING JOINTS (LWJ) SHOULD GENERALLY BE LOCATED AT A MAXIMUM OF 3m TO 4.5m MAX CENTERS. ALL LWJ's SHOULD BE TIED UP TO A MAXIMUM TOTAL WIDTH OF 30m.
- J8 TRANSVERSE CONTRACTION JOINTS (TCJ) SHOULD GENERALLY BE LOCATED AT A MAXIMUM OF 8m TO 12m MAX CENTERS. TCJ's CAN BE SPACED AT SUITABLE INTERVALS UP TO A RECOMMENDED MAXIMUM LENGTH OF 15m.
- J9 TRANSVERSE DOWELLED CONSTRUCTION JOINTS (DCJ) TO BE PROVIDED FOR PLANNED INTERRUPTIONS SUCH AS AT THE END OF EACH DAY'S OPERATIONS (POUR BREAK), AT BLOCK OUTS FOR BRIDGES AND INTERSECTIONS OR FOR UNEXPECTED DELAYS WHEN THE SUSPENSION OF OPERATIONS IS LIKELY TO CREATE A JOINT.
- J10 ISOLATION JOINTS WITH SUB-BEAM BEAM (IJ) TO BE PROVIDED AT INTERSECTIONS OR AT THE JUNCTION OF A POUR BREAK.
- J11 ALL VEHICULAR PAVEMENTS TO BE JOINTED IN ACCORDANCE WITH AUSTRROADS AGPT02-12 GUIDE TO PAVEMENT TECHNOLOGY PART 2 STRUCTURAL PAVEMENT DESIGN AND SUPPLEMENT AP-136-06 PAVEMENT DESIGN FOR LIGHT TRAFFIC.
- J12 VEHICULAR PAVEMENT JOINTING AS FOLLOWS (U.N.D.).



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 9750**

granted on the **11 JUN 2019**

Signed **[Signature]**

Sheet No. **17** of **50**

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Rev Description

Date By App

Rev Description

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BONACCI

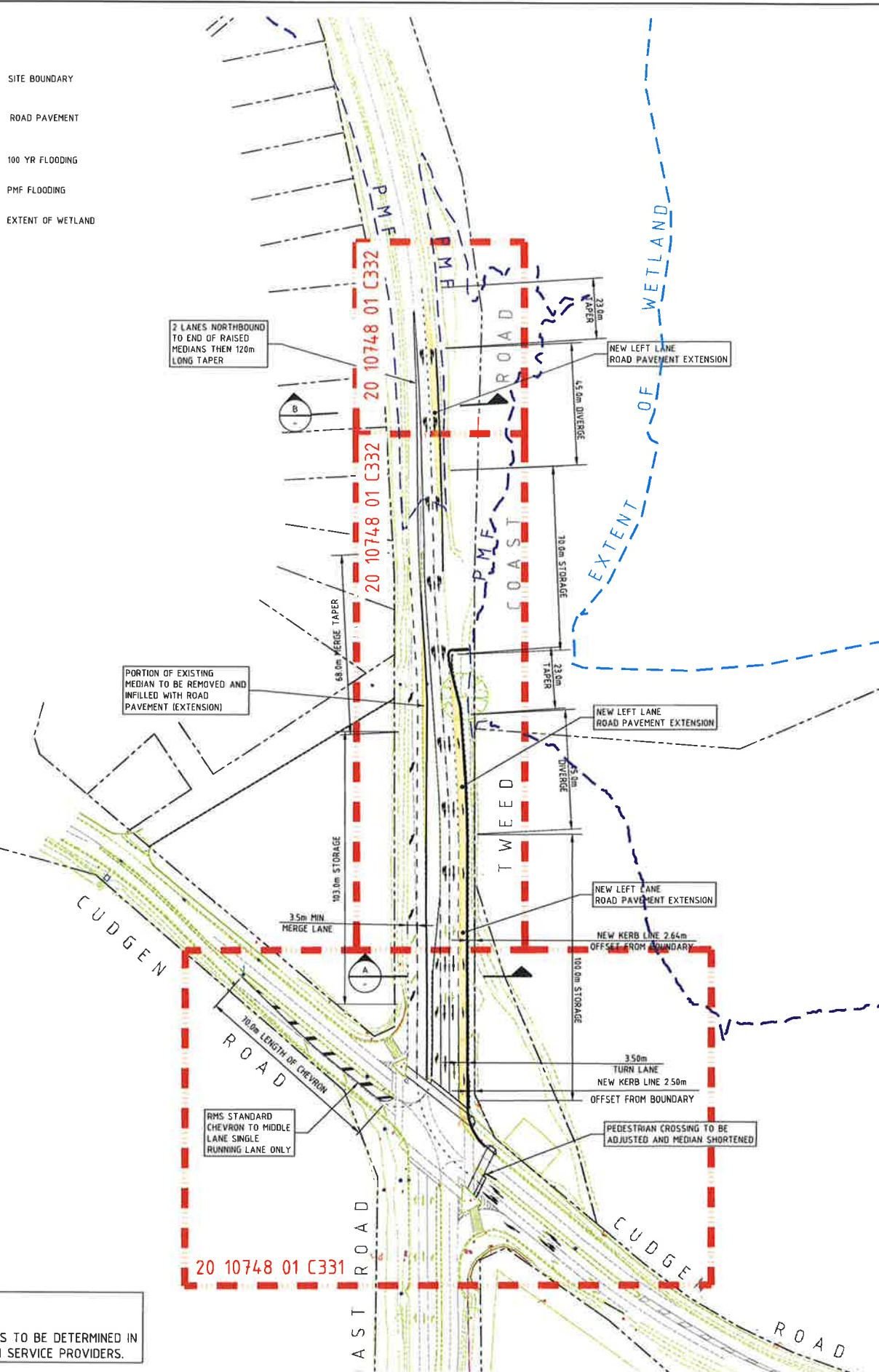
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sydney@bonaccigroup.com
www.bonaccigroup.com

Project Name
**TWEED VALLEY HOSPITAL
DEVELOPMENT, KINGSCLIFF,
NSW**

Drawing Title
**DRAWING REGISTER AND
CONSTRUCTION NOTES**

PRELIMINARY

Designed	PN	Project Director Approved	Date	North
Drawn	PN			
Scale	NTS	Project Ref	Drawing No	Rev
Date	3/10/2018			
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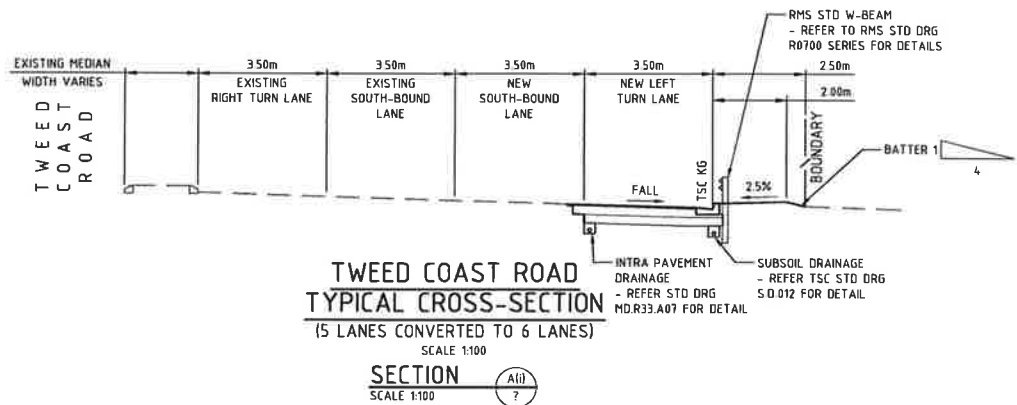
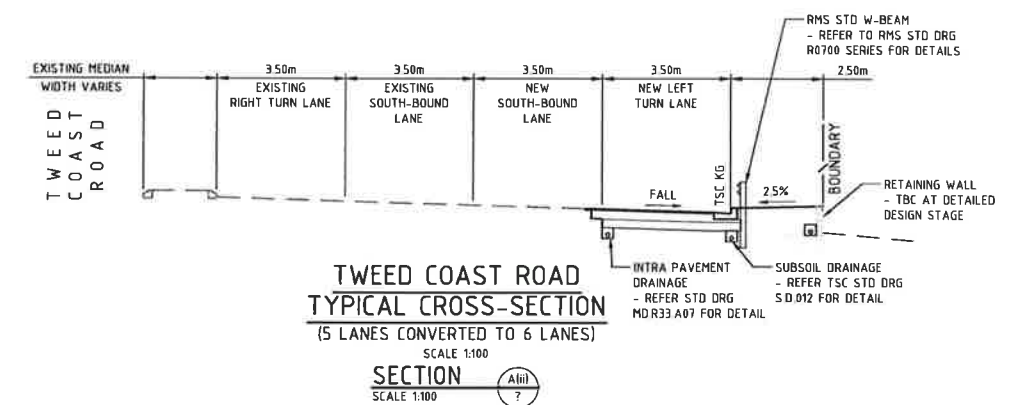
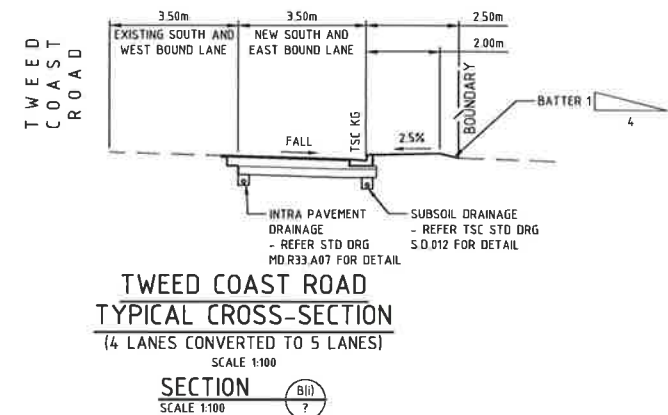
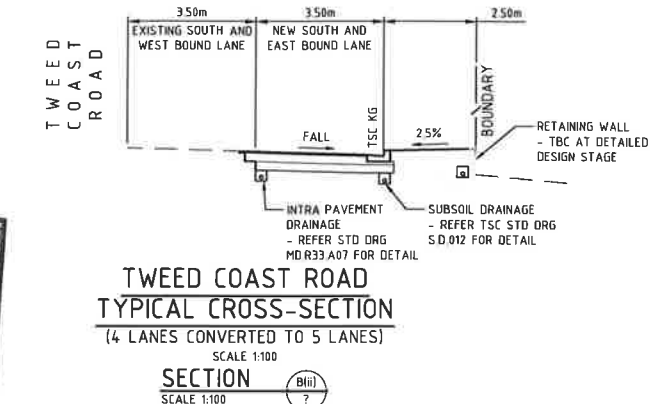
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Signed [Signature]

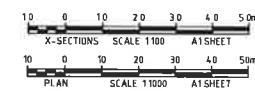
Sheet No. 18 of 50



GENERAL NOTES:

1. SERVICE LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH SERVICE PROVIDERS.

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P1	ISSUED FOR REVIEW	17 12 98	ES	-							
P2	ISSUED FOR REF. APPROVAL	20 02 99	PA	-							
P1	ISSUED FOR REF. APPROVAL	30 10 98	PA	-							
REV.	Description	Date	By	Abs		Rev.	Description	Date	By	Abs	



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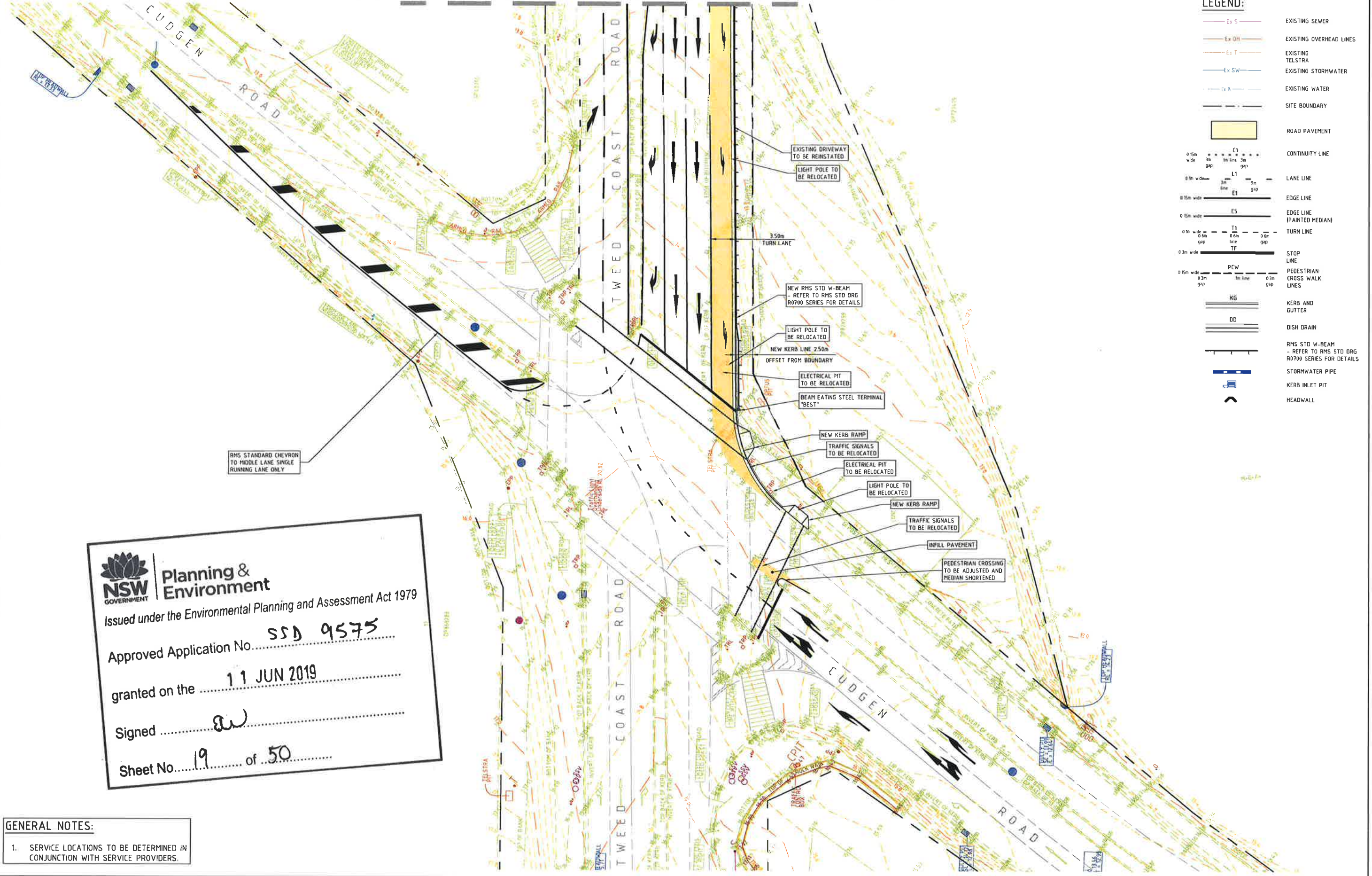
BONACCI GROUP Pty Ltd
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Project Name	TWEED VALLEY HOSPITAL CUDGEN AND TWEED COAST ROAD INTERSECTION WORKS
Drawing Title	GENERAL ARRANGEMENT AND KEY PLAN

PRELIMINARY

Designed	CS	Project Director Approved	Date	North
Drawn	PA			
Scale	1:1000, 1:100	Project Ref	Drawing No	Rev
Date	02.10.18	20 10748 01	C330	B3

REFER TO DRAWING C332 FOR CONTINUATION



LEGEND:	
	EXISTING SEWER
	EXISTING OVERHEAD LINES
	EXISTING TELSTRA
	EXISTING STORMWATER
	EXISTING WATER
	SITE BOUNDARY
	ROAD PAVEMENT
	CONTINUITY LINE
	LANE LINE
	EDGE LINE
	EDGE LINE (PAINTED MEDIAN)
	TURN LINE
	STOP LINE
	PEDESTRIAN CROSS WALK LINES
	KERB AND GUTTER
	DISH DRAIN
	RMS STD W-BEAM - REFER TO RMS STD DRG R0700 SERIES FOR DETAILS
	STORMWATER PIPE
	KERB INLET PIT
	HEADWALL



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Approved Application No. **SSD 9575**

granted on the **11 JUN 2019**

Signed **[Signature]**

Sheet No. **19** of **50**

GENERAL NOTES:

- SERVICE LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH SERVICE PROVIDERS.

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ISSUED FOR REVIEW	17/12/18	ES	-
ISSUED FOR REF. APPROVAL	31/10/18	PA	-
ISSUED FOR REF. APPROVAL	20/10/18	PA	-
Rev	Description	Date	By



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Project Name	TWEED VALLEY HOSPITAL DEVELOPMENT, KINGSCLIFF, NSW		
Drawing Title	CONCEPT INTERSECTION WORKS PLAN SHEET 1 OF 2		

PRELIMINARY			
Designed	CS	Project Director Approved	Date
Drawn	PA		
Scale	1:250	Project Ref	Drawing No
Date	31/10/2018		Rev
Sheet	A1	20 10748 01	C331 P3

	EXISTING SEWER
	EXISTING OVERHEAD LINES
	EXISTING TELSTRA
	EXISTING STORMWATER
	EXISTING WATER
	SITE BOUNDARY
	ROAD PAVEMENT
	100 YR FLOODING
	PMF FLOODING
	EXTENT OF WETLAND

The diagram illustrates various road marking line types and their dimensions:

- C1**: CONTINUITY LINE. Dimensions: 0.15m wide, 3m gap, 3m line, 3m gap.
- L1**: LANE LINE. Dimensions: 0.1m wide, 3m line, 3m gap.
- E1**: EDGE LINE. Dimensions: 0.15m wide.
- E5**: EDGE LINE (PAINTED MEDIAN). Dimensions: 0.15m wide.
- T1**: TURN LINE. Dimensions: 0.1m wide, 0.6m gap, 0.6m line, 0.6m gap.
- TF**: STOP LINE. Dimensions: 0.3m wide.
- PCW**: PEDESTRIAN CROSSWALK LINES. Dimensions: 0.15m wide, 0.3m gap, 1m line, 0.3m gap.

	KERB AND GUTTER
	DISH DRAIN
	RMS STD W-BEAM - REFER TO RMS STD DRG R0700 SERIES FOR DETAILS
	STORMWATER PIPE
	KERB INLET PIT



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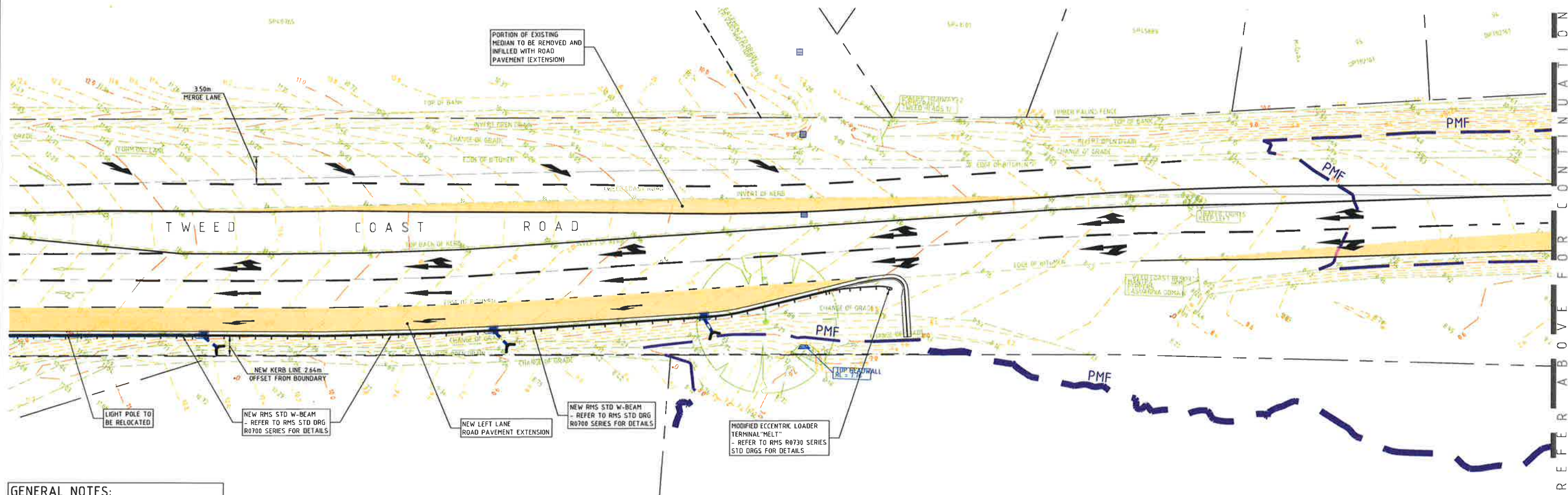
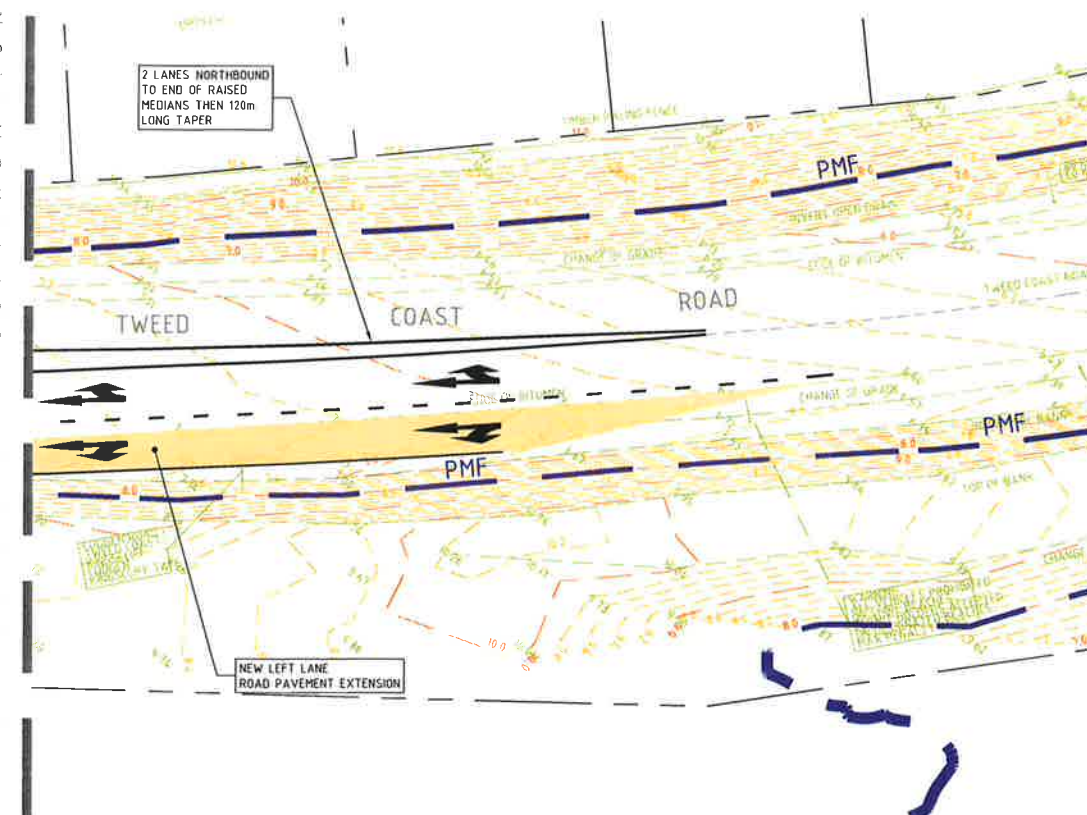
Approved Application No. SSD 9575

granted on the **11 JUN 2019**

Signed EW

Sheet No. 20 of 50

REFER BELOW FOR CONTINUATION



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P4	ISSUED FOR REVIEW	07 02 19	JF	-
P3	ISSUED FOR REVIEW	17 12 18	LS	-
P2	ISSUED FOR REF. APPROVAL	31 10 18	PA	-
P1	ISSUED FOR REF. APPROVAL	30 10 18	PA	-

Rev	Description	Date	By	App
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[illegible]

Rev	Description	Date	By	App
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50 0 25 50 75 100
PLAN SCALE 1250 A1 SHEET

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Project Name	TWEED VALLEY HOSPITAL DEVELOPMENT, KINGSCLIFF, NSW
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Drawing Title	CONCEPT INTERSECTION WORKS PLAN SHEET 2 OF 2
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PRELIMINARY

Designed	CS	Project Director Approved	Date	None
Drawn	PA			
Scale	1:250			
Date	27.09.18	Project Ref	Drawing No	Revisions
Sheet	A1	20 10748 01	C332	P

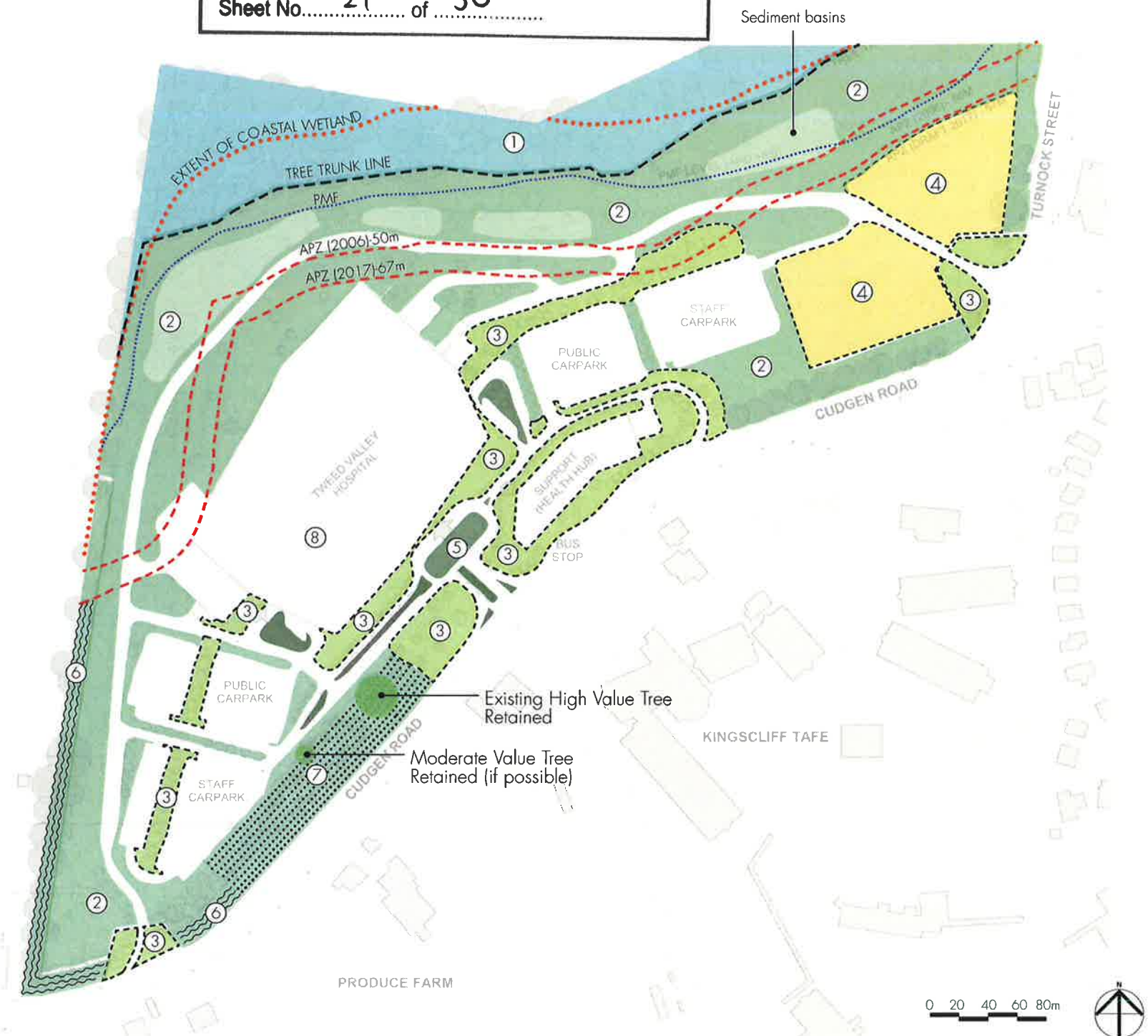
LANDSCAPE PROPOSAL

LANDSCAPE ZONAL PLAN

LEGEND

- APZ - Asset Protection Zone
- PMF - Probable Maximum Flood
- 1. Retained undisturbed forest
- 2. Low Maintenance Native Landscape*. Includes sediment basins and buffer planting.
- 3. Hospital landscape + Green Spine. Character complementary to context. (Gardens, breakout spaces, open lawns, plazas 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
- 9. Communal Food Garden. To be included as part of the hospital development, size and location to be determined.

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



0 20 40 60 80m

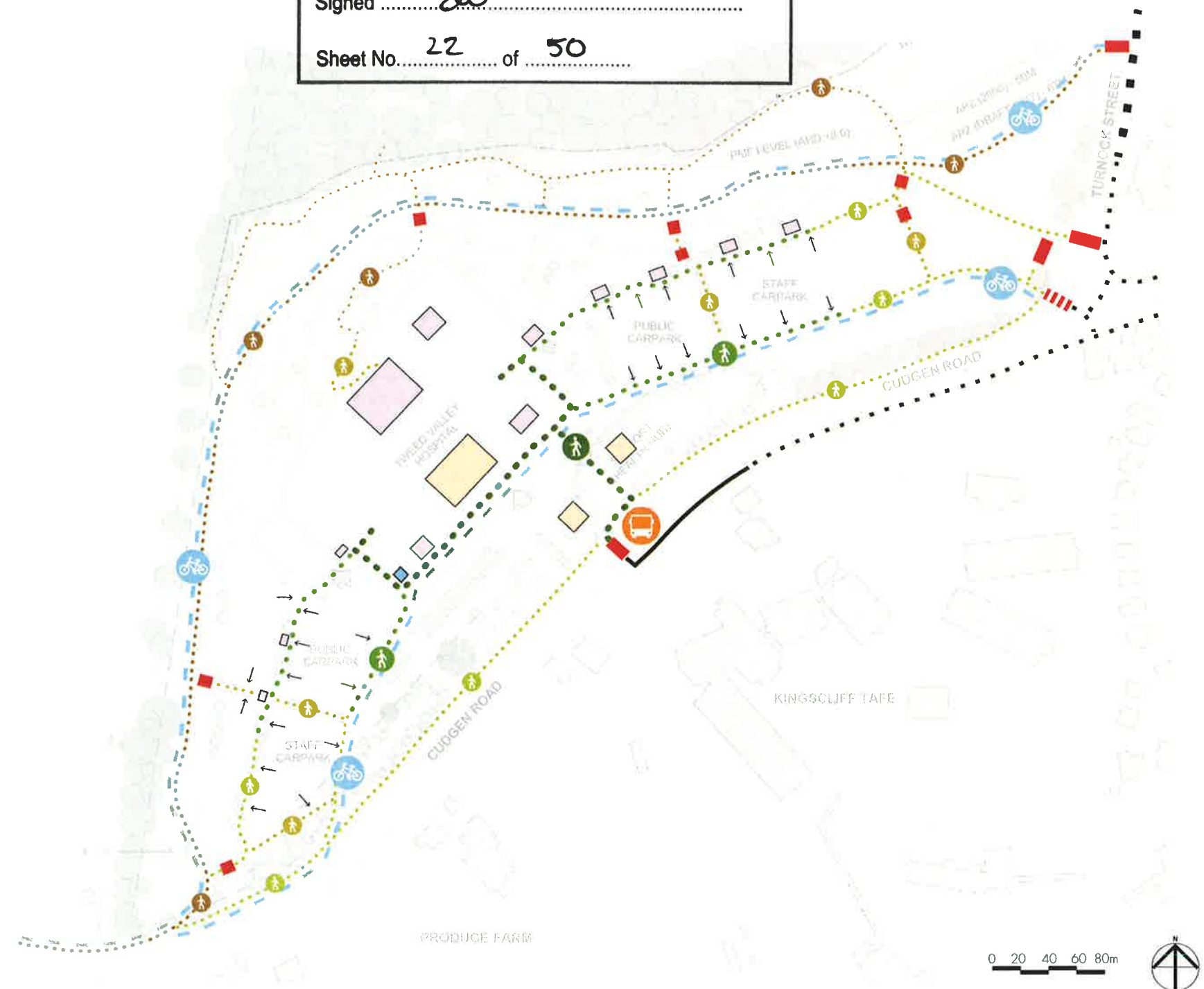


LANDSCAPE PROPOSAL

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



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