



Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 1 of 24

Signed: *A. Coonan*

TWEED COAST ROAD

ENVIRONMENTAL AREA

KINGSCLIFF
LIBRARY

TURNOCK STREET

MCPHAIL AVENUE

CUDDEN ROAD

KINGSCLIFF TAFE

KINGSCLIFF HIGH
SCHOOL

PRODUCE FARM

LEGEND



SITE BOUNDARY



MAXIMUM PLANNING ENVELOPE



AHD +27.00

AHD +17.00

AHD +4.00



| REV | DESCRIPTION | DATE |
|-----|------------------------|------------|
| 02 | ISSUED FOR INFORMATION | 23/04/2019 |
| 03 | ISSUED FOR INFORMATION | 11/09/2019 |

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

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ARCHITECTS



ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER



CLIENT



PROJECT

TWEED VALLEY HOSPITAL

771 Cudgen Road, Cudgen

DRAWING TITLE

TOPOGRAPHY

SCALE



SCALE DATE DRAWN BY CHECKED

1:4000@A3 11/09/2019 MD BS

PROJECT No DRAWING No REVISION

10363.00 AR-SKE-02-003 03

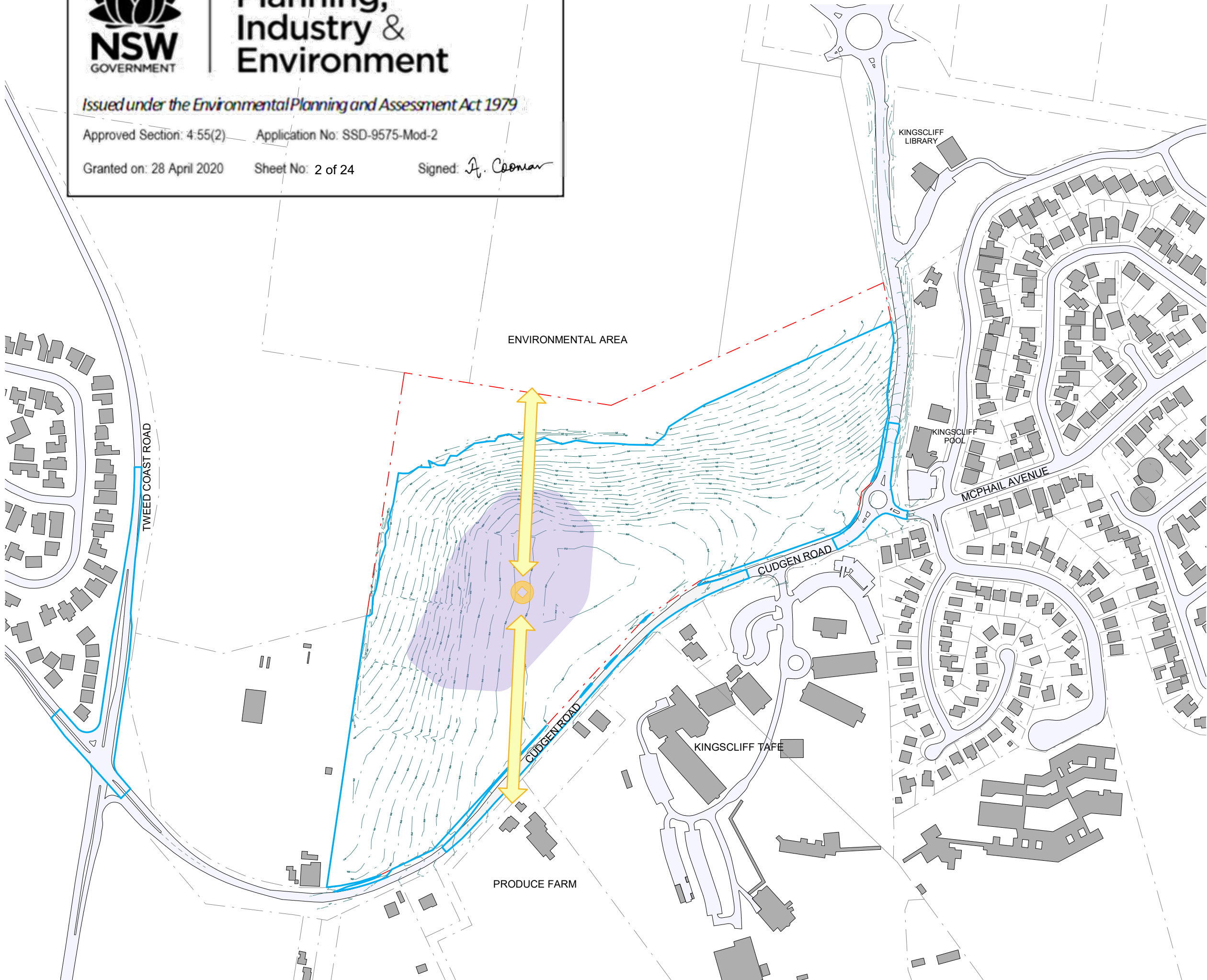


Planning, Industry & Environment

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Approved Section: 4:55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 2 of 24 Signed: *A. Coonan*



LEGEND

SITE BOUNDARY

PROJECT AREA OF INFLUENCE

HOSPITAL ZONE

APPROXIMATE PROPOSED HELIPAD LOCATION

FLIGHT APPROACH PATH

| REV | DESCRIPTION | DATE |
|-----|------------------------|------------|
| 00 | ISSUED FOR INFORMATION | 19/09/2018 |
| 01 | ISSUED FOR INFORMATION | 22/01/2019 |
| 02 | ISSUED FOR INFORMATION | 09/09/2019 |

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ARCHITECTS

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
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E: syd@batesmart.com.au

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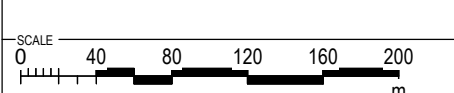
PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

Health
Northern NSW
Local Health District

PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen
DRAWING TITLE
MASTERPLAN
BUILDING SITING & AVIATION



SCALE _____ DATE _____ DRAWN BY _____ CHECKED _____
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PROJECT No _____ DRAWING No _____ REVISION _____
10363.00 **AR-SKE-10-002** **02**



Planning,
Industry &
Environment

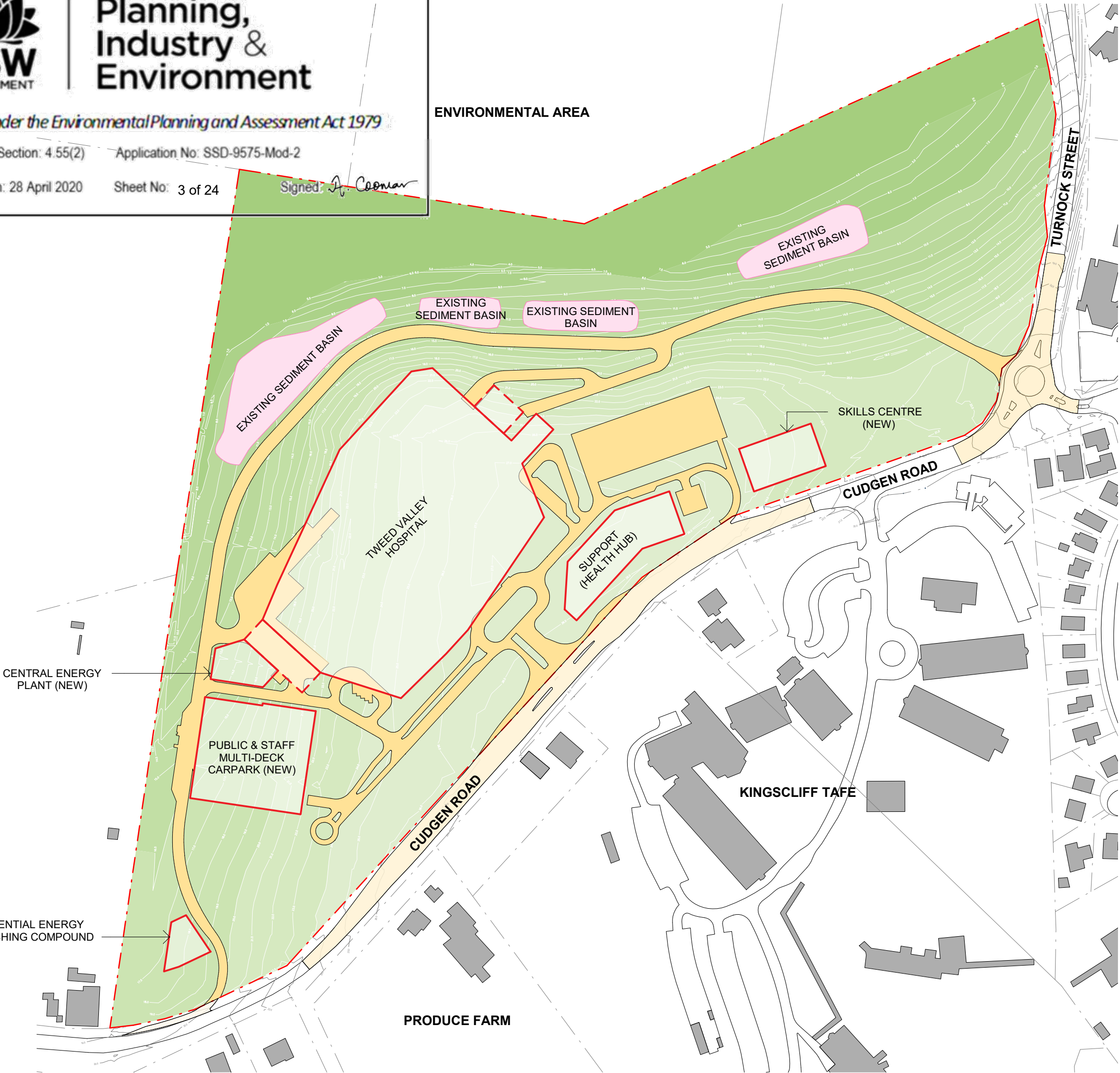
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Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 3 of 24

Signed: *A. Conlan*

ENVIRONMENTAL AREA



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
- COMPLETED 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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ARCHITECTS

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

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SURRY HILLS, NSW 2010
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PROJECT MANAGER

MANAGEMENT

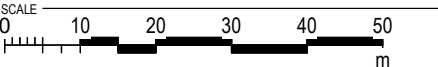
CLIENT

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
BUILDING FOOTPRINT & AREA OF INFLUENCE



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| SCALE | DATE | DRAWN BY | CHECKED |
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Planning, Industry & Environment

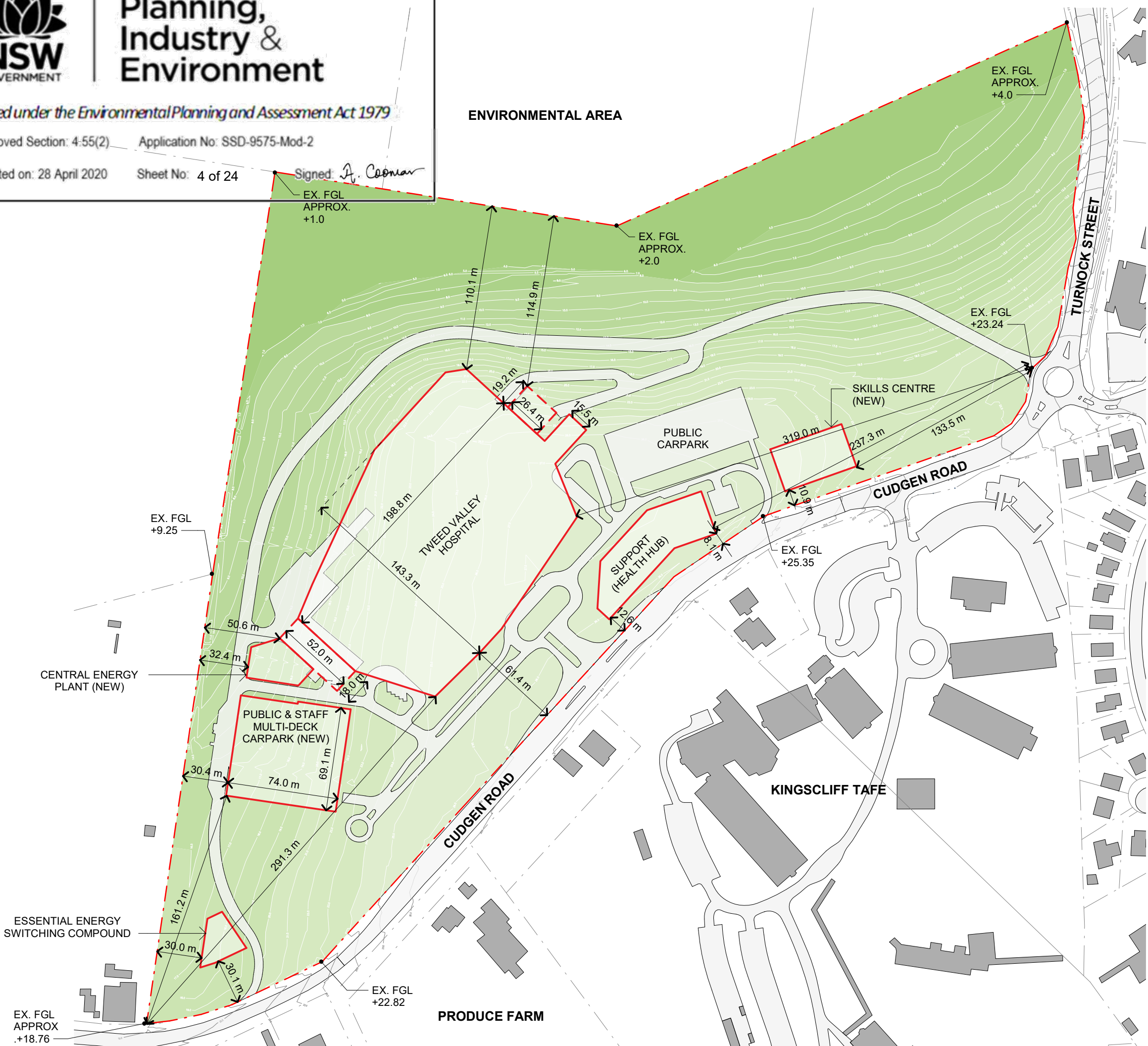
Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4-55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 4 of 24

Signed: *A. Coonan*

ENVIRONMENTAL AREA



LEGEND

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE 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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ARCHITECTS

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
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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

MASTERPLAN
BOUNDARY SETBACKS

SCALE

0 10 20 30 40 50
m

SCALE

DATE

DRAWN BY

CHECKED

1:2500@A3

11/09/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

AR-SKE-10-004

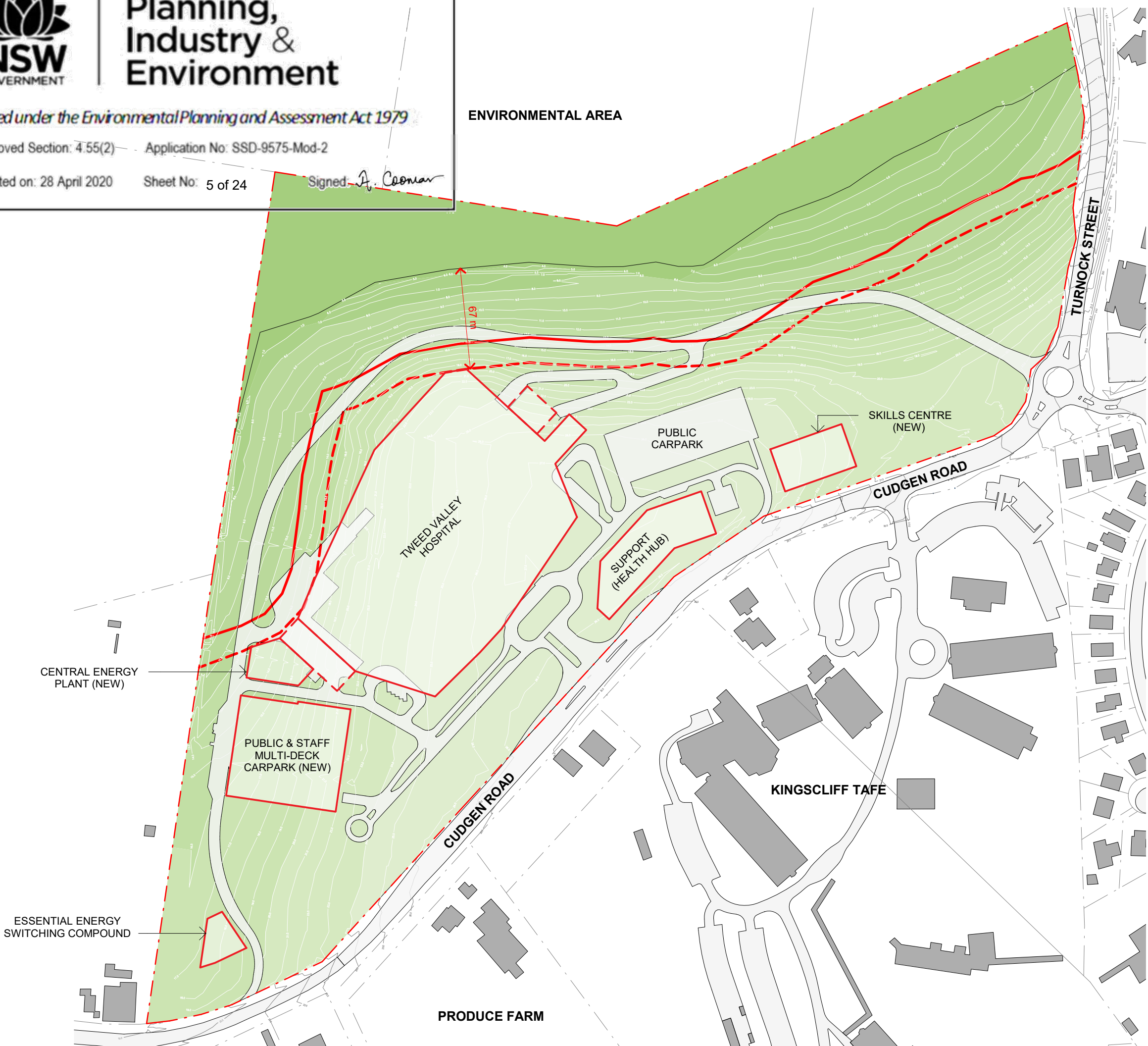
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Approved Section: 4.55(2) Application No: SSD-9575-Mod-2


Granted on: 28 April 2020 Sheet No: 5 of 24 Signed: *A. Coonan*


ENVIRONMENTAL AREA








 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

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| 03 | ISSUED FOR INFORMATION | 23/04/2019 |
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PROJECT MANAGER



CLIENT



Health
Infrastructure

Health
Northern NSW
Local Health District

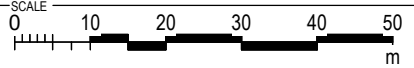
PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
ASSET PROTECTION ZONE

SCALE



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m

SCALE

DATE

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11/09/2019

MD

BS

PROJECT No

DRAWING No

REVISION

10363.00

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04

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



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Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 6 of 24 Signed: A. Coonan

ENVIRONMENTAL AREA

CENTRAL ENERGY
PLANT (NEW)

AGRICULTURAL
BUFFER (10m)

AGRICULTURAL
BUFFER (30m)

ESSENTIAL ENERGY
SWITCHING COMPOUND

PUBLIC & STAFF
MULTI-DECK
CARPARK (NEW)

PUBLIC
CARPARK

SUPPORT
(HEALTH HUB)

BUS
STOP

SKILLS CENTRE
(NEW)

CUDGEN ROAD

KINGSCLIFF TAFE

PRODUCE FARM

TREE TRUNK LINE

APZ (2006) -50M

APZ (DRAFT 2017) -67M

PMF LEVEL (AHD +8.0)

TURNOCK STREET

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

PROBABLE MAXIMUM FLOOD LEVEL (PMF)

AGRICULTURE BUFFER

INDICATIVE BUILDING ENTRIES

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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

CONCEPT PLAN

SCALE

0 10 20 30 40 50

m

SCALE

DATE

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11/09/2019

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PROJECT No

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BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 7 of 24 Signed: *A. Coonan*

ENVIRONMENTAL AREA

CENTRAL ENERGY
PLANT (NEW)

PUBLIC & STAFF
MULTI-DECK
CARPARK (NEW)

ESSENTIAL ENERGY
SWITCHING COMPOUND

**A. SERVICE/EMERGENCY
ENTRY**
- SERVICE VEHICLES
- AMBULANCES
- STAFF PARKING

**B. MAIN
ENTRY**
- GENERAL PUBLIC
- PUBLIC EMERGENCY SET-DOWN
- SECONDARY AMBULANCE

**C. CARPARK
ENTRY**
- GENERAL PUBLIC ACCESSING
EASTERN CARPARK
- ACCESS TO EASTERN SET-DOWN
- SERVICE VEHICLE ACCESS TO
SUPPORT BUILDING

**D. TURNOCK
ENTRY**
- SERVICE VEHICLES
- AMBULANCE
- STAFF PARKING

SKILLS CENTRE
(NEW)

PUBLIC
CARPARK

SUPPORT
(HEALTH HUB)

TWEED VALLEY
HOSPITAL

KINGSLIFF TAFE

TURNOCK STREET

CUDGEN ROAD

CUDGEN ROAD

- LEGEND
- 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

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 |
|-----|------------------------|------------|
| 03 | ISSUED FOR INFORMATION | 23/04/2019 |
| 04 | ISSUED FOR INFORMATION | 11/09/2019 |

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FIXTURES, FITTINGS & EQUIPMENT SPECIFICATIONS

SUBSTITUTE FF&E EQUIPMENT SPECIFICATIONS
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ARCHITECTS

STH BATESMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

NSW Health
Infrastructure
Health Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

MASTERPLAN
VEHICULAR ACCESS
SHEET 1 OF 2

SCALE

0 10 20 30 40 50
m

SCALE

DATE 11/09/2019 DRAWN BY MD CHECKED BS

PROJECT No

10363.00

DRAWING No

AR-SKE-10-007

REVISION

04



Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4-55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 8 of 24 Signed: *A. Coonan*

ENVIRONMENTAL AREA

CENTRAL ENERGY
PLANT (NEW)

PUBLIC & STAFF
MULTI-DECK
CARPARK (NEW)

ESSENTIAL ENERGY
SWITCHING COMPOUND

TWEED VALLEY
HOSPITAL

C. NO EXIT

B. MAIN EXIT
- GENERAL PUBLIC
- SECONDARY AMBULANCE
- SUPPORT BUILDING SERVICE

KINGSLIFF TAFE

CUDGEN ROAD

SKILLS CENTRE
(NEW)

D. EXIT
- SERVICE VEHICLES
- AMBULANCE
- STAFF PARKING

TURNOCK STREET

SITE BOUNDARY

MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL

MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL

PRIMARY AMBULANCES

SECONDARY AMBULANCES

SERVICE VEHICLES

GENERAL PUBLIC & PARKING

STAFF CARPARKING

BUS STOP

N

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BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
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PROJECT MANAGER

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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

VEHICULAR EGRESS

SHEET 2 OF 2

SCALE

0 10 20 30 40 50

m

SCALE

1:2500@A3

DATE

11/09/2019

DRAWN BY

MD

CHECKED

BS

PROJECT No

10363.00

DRAWING No

AR-SKE-10-008

REVISION

04

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2) Application No: SSD-9576 Mod-2

Granted on: 28 April 2020 Sheet No: 9 of 24

Signed: *A. Coonan*

ENVIRONMENTAL AREA

SITE
SECTION B

SE

EX. FGL
APPROX.
+4.0

EX. FGL
APPROX.
+1.0

EX. FGL
APPROX.
+2.0

TURNNOCK STREET

CUDGEN ROAD

BUILDING
SECTION A

EX. FGL
+9.25
SW

CP NW
CP NE

CP SW
CP NW

ESSENTIAL ENERGY
SWITCHING COMPOUND

EX. FGL
APPROX.
+18.76

RL +18.40
EX. AHD +17.33

RL +18.75
EX. AHD +17.09

RL +24.07
EX. AHD +21.93

RL +18.83
EX. AHD +17.63

RL +19.26
EX. AHD +19.16

EX. FGL
+22.82

PRODUCE FARM

TWEED VALLEY HOSPITAL

SUPPORT
(HEALTH HUB)

SITE
SECTION B

KINGSLIFF TAFE

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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PROJECT MANAGER

CLIENT

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

**MASTERPLAN
PROPOSED SITE LEVELS**

SCALE

0 40 80 120 160 200
m

SCALE

DATE

DRAWN BY

CHECKED

As

11/09/2019

CE

BS

indicated @ A3

DRAWING No

REVISION

10363.00

AR-SKE-10-009

04

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

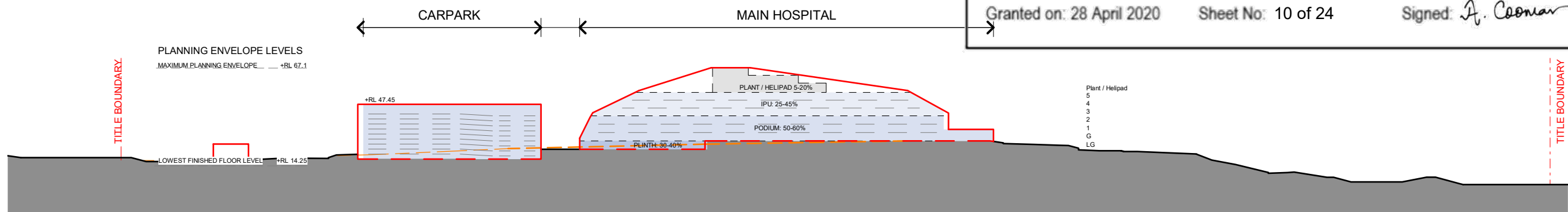
Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

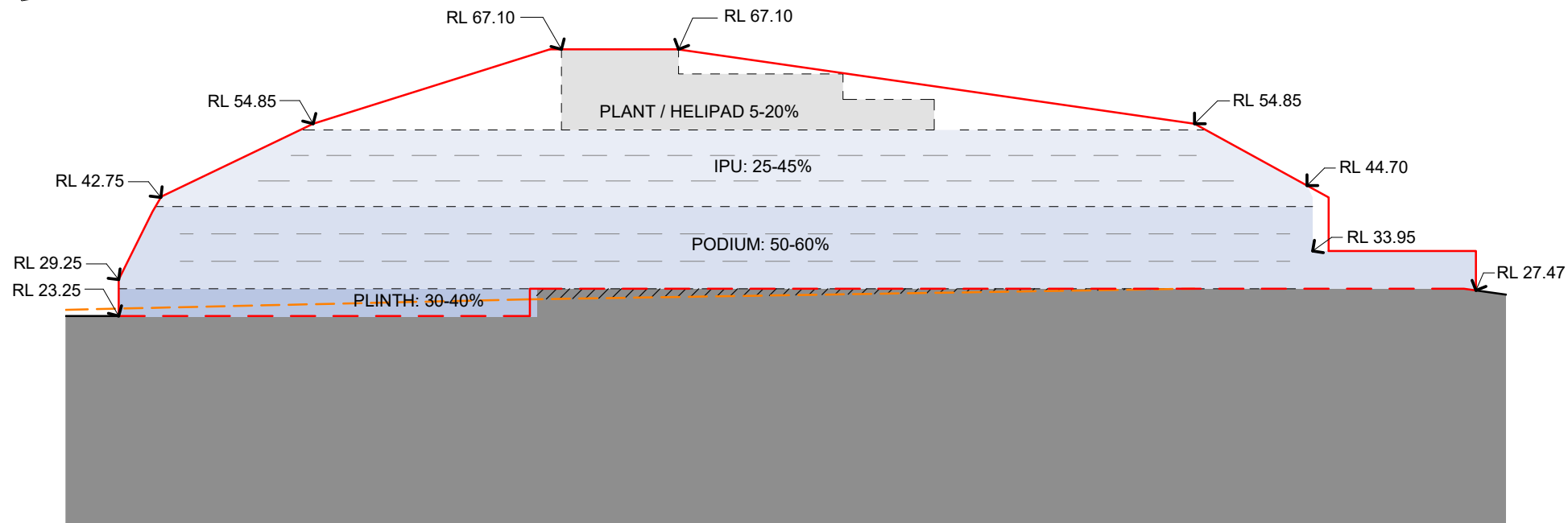
Sheet No: 10 of 24

Signed: *A. Coonan*



SOUTH-EAST ELEVATION

SCALE 1:2500



SOUTH-EAST 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

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**

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STH

BATESSMART.

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SYDNEY NSW 2000, AUSTRALIA
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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 HOSPITAL

SCALE

0 40 80 120 160 200

m

SCALE

As indicated @ A3

DATE 11/09/2019

DRAWN BY SL

CHECKED AB

10363.00

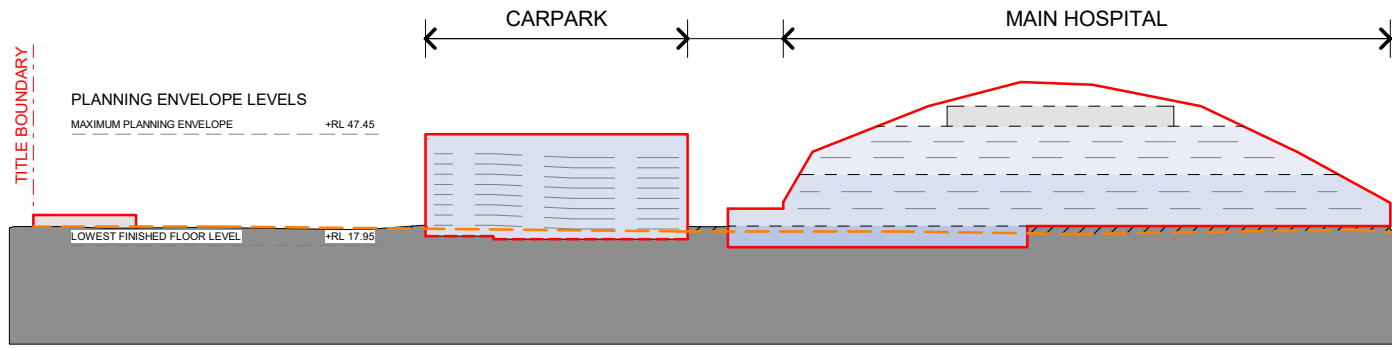
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AR-SKE-50-101

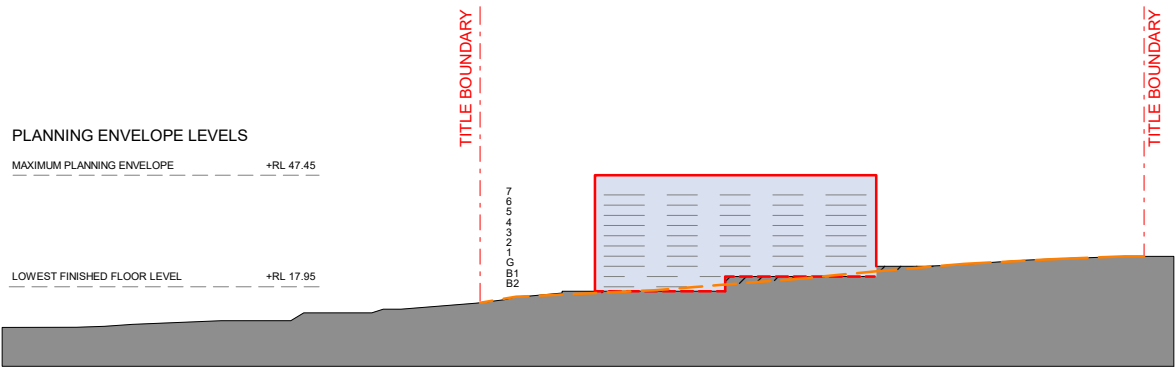
REVISION

09

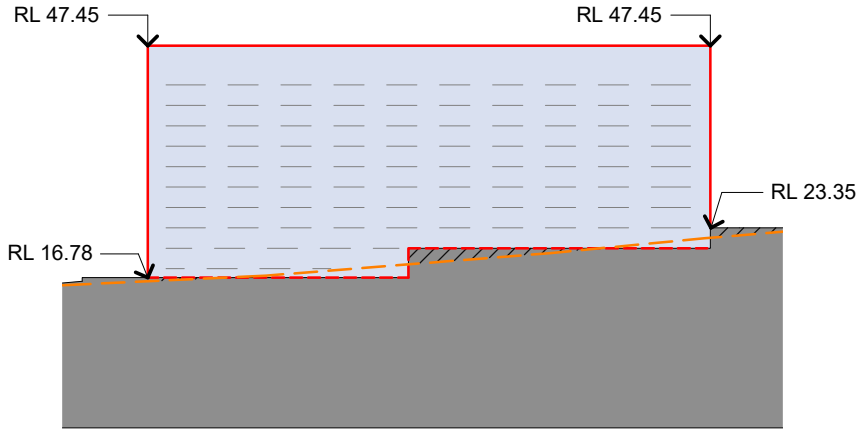
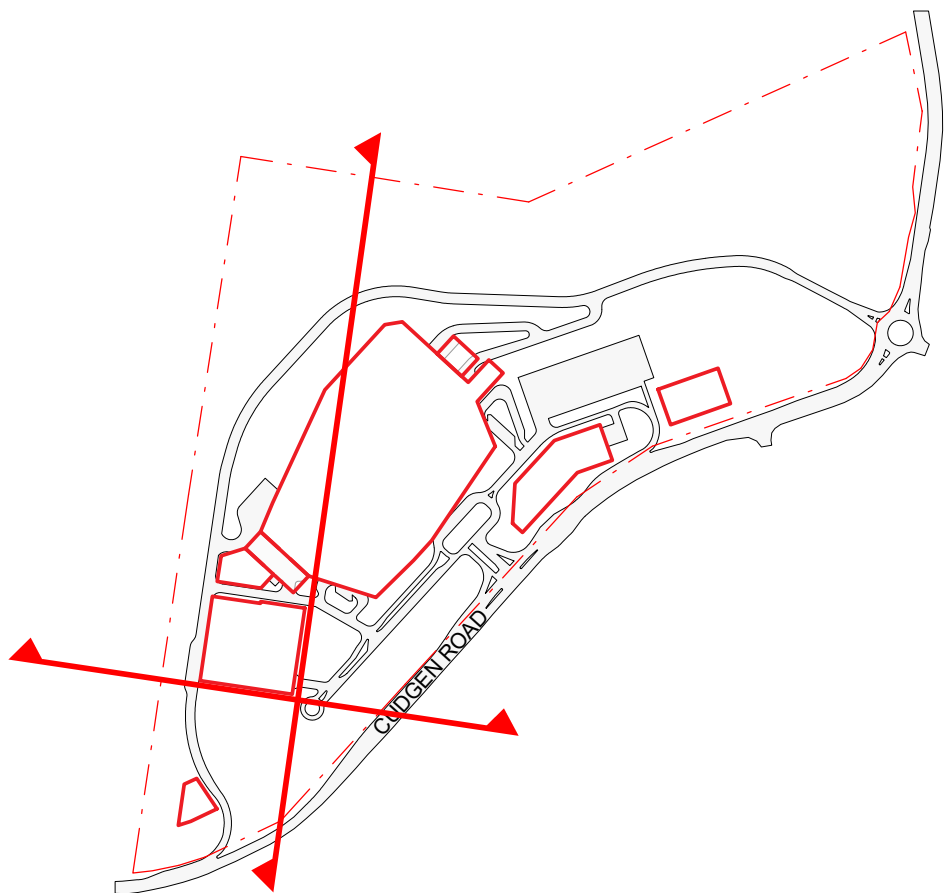
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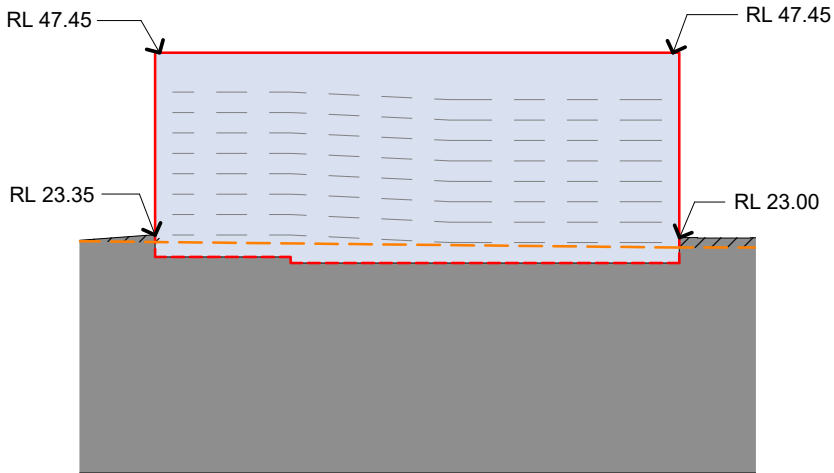
SOUTH-EAST ELEVATION - CAR PARK
SCALE 1:2000



SOUTH-WEST ELEVATION - CAR PARK
SCALE 1:2000



SOUTH-WEST ELEVATION CALL OUT - CAR PARK
SCALE 1:1000



SOUTH-EAST ELEVATION CALL OUT - CAR PARK
SCALE 1:1000



Planning,
Industry &
Environment

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Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 11 of 24

Signed: A. Coonan

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%
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43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

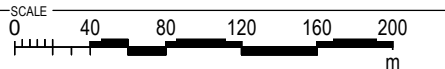
NSW **Health** **Infrastructure** **Health Northern NSW Local Health District**

PROJECT

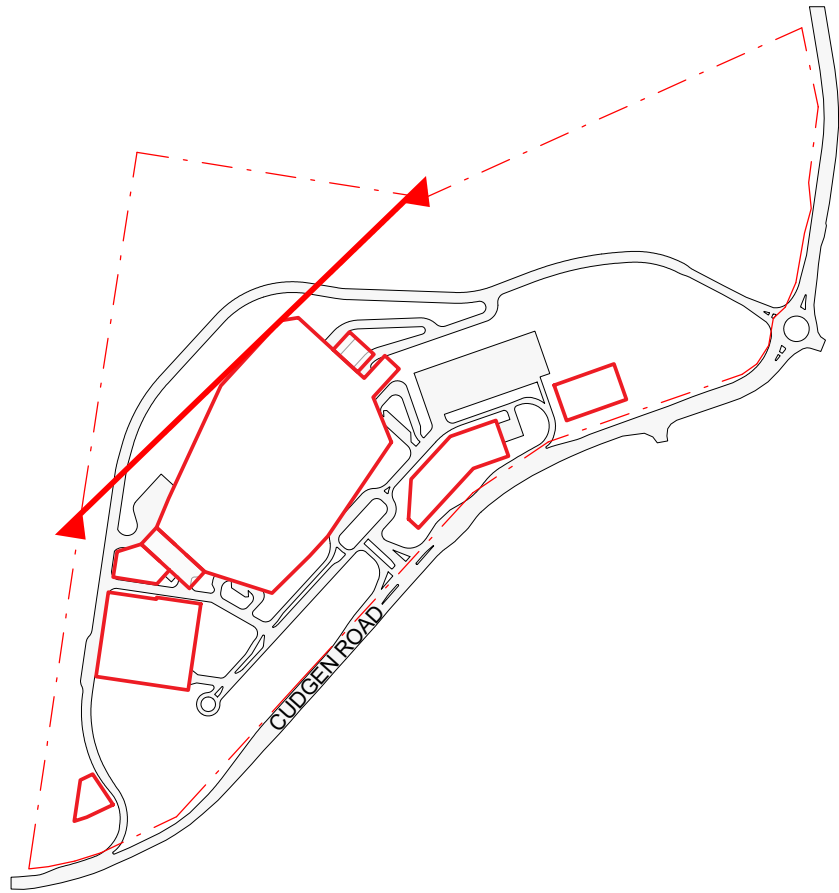
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

SOUTH ELEVATIONS
MULTI-DECK CARPARK

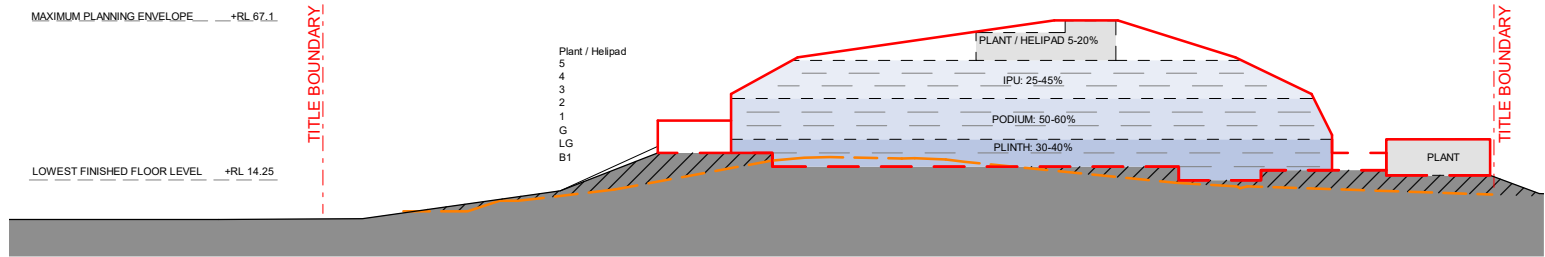


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| SCALE | DATE | DRAWN BY | CHECKED |
| As indicated@A3 | 11/09/2019 | MD | BS |
| PROJECT No | DRAWING No | REVISION | |
| 10363.00 | AR-SKE-50-110 | 01 | |



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

NORTH-WEST ELEVATION
SCALE 1:2500





Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

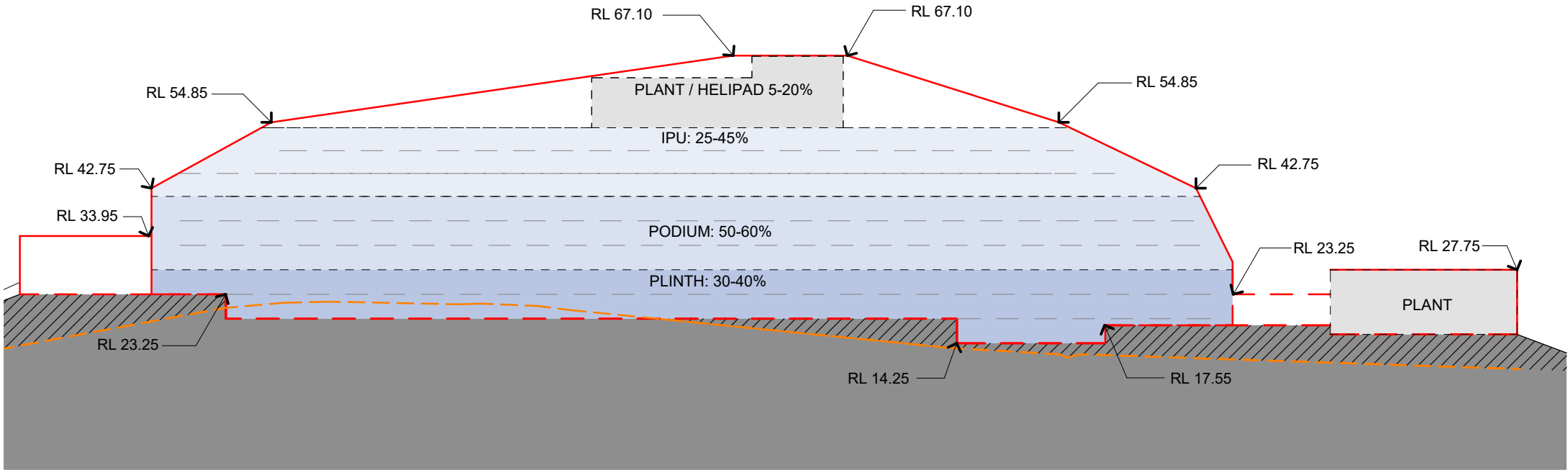
Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 12 of 24

Signed: *A. Coonan*



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

PLINTH - 30-40%

PODIUM - 50-60%

IPU - 25-45%

PLANT - 5-20%

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| REV | DESCRIPTION | DATE |
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| 08 | ISSUED FOR INFORMATION | 02/05/2019 |
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ARCHITECTS




BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
E: syd@batesmart.com.au

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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
**NORTH-WEST ELEVATION
HOSPITAL**

SCALE
0 40 80 120 160 200
m

SCALE
As indicated @ A3

DATE
11/09/2019

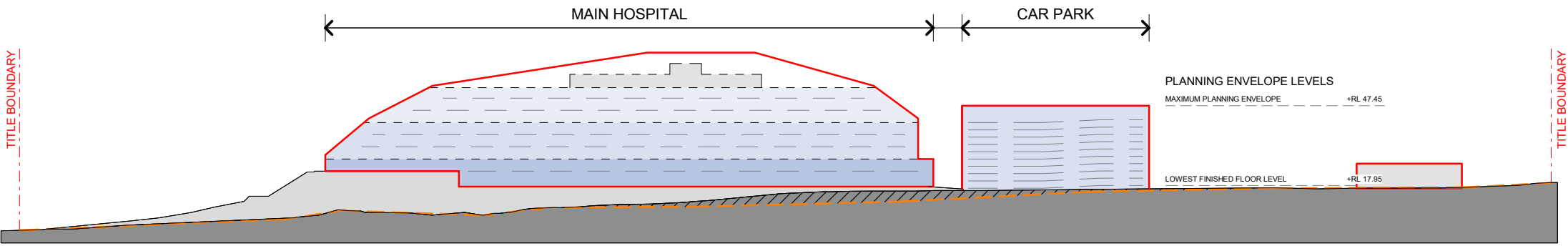
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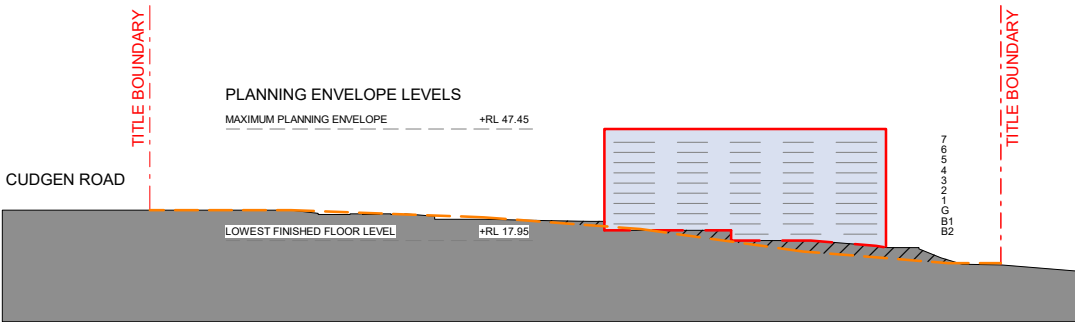
DRAWING No
AR-SKE-50-201

REVISION
09

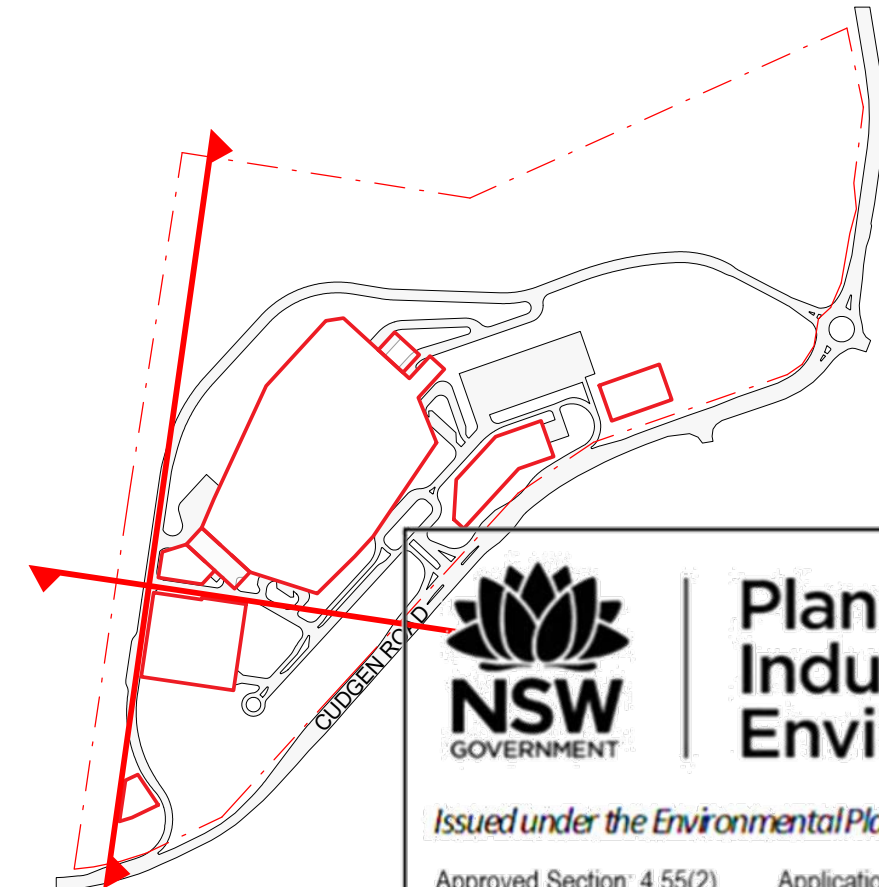
BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



NORTH-WEST ELEVATION - CAR PARK
SCALE 1:2000



NORTH-EAST ELEVATION - CAR PARK
SCALE 1:2000



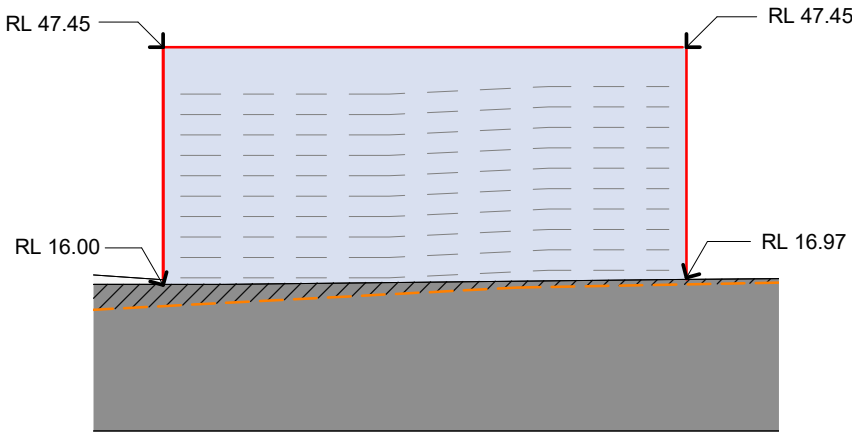


**Planning,
Industry &
Environment**

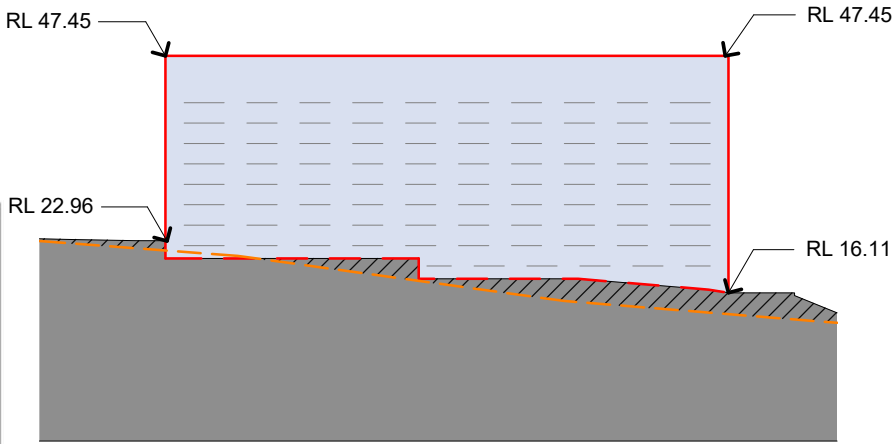
Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 13 of 24 Signed: *A. Coonan*



NORTH-WEST ELEVATION CALL OUT - CAR PARK
SCALE 1:1000



NORTH-EAST ELEVATION CALL OUT - CAR PARK
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

- PLINTH - 30-40%
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- IPU - 25-45%
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STH BATESSMART.
ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455
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ABN: 68 094 740 986 PH: (02) 8354 5100
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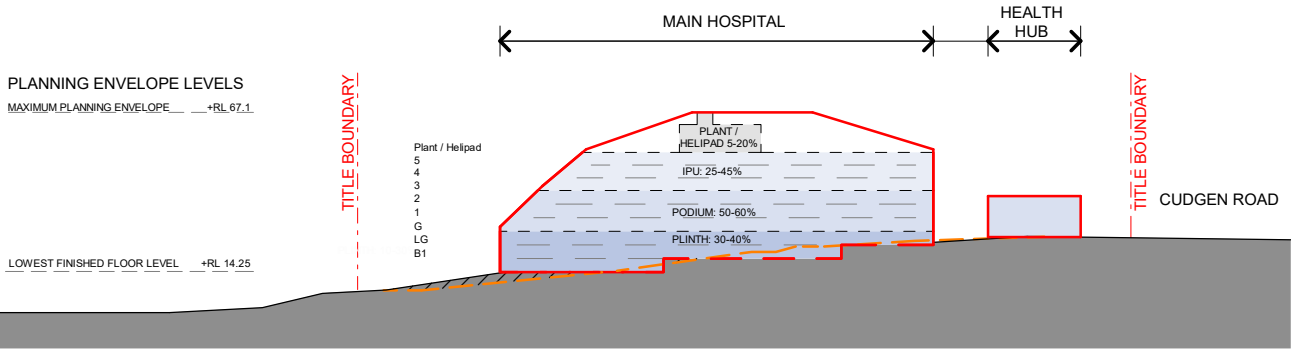
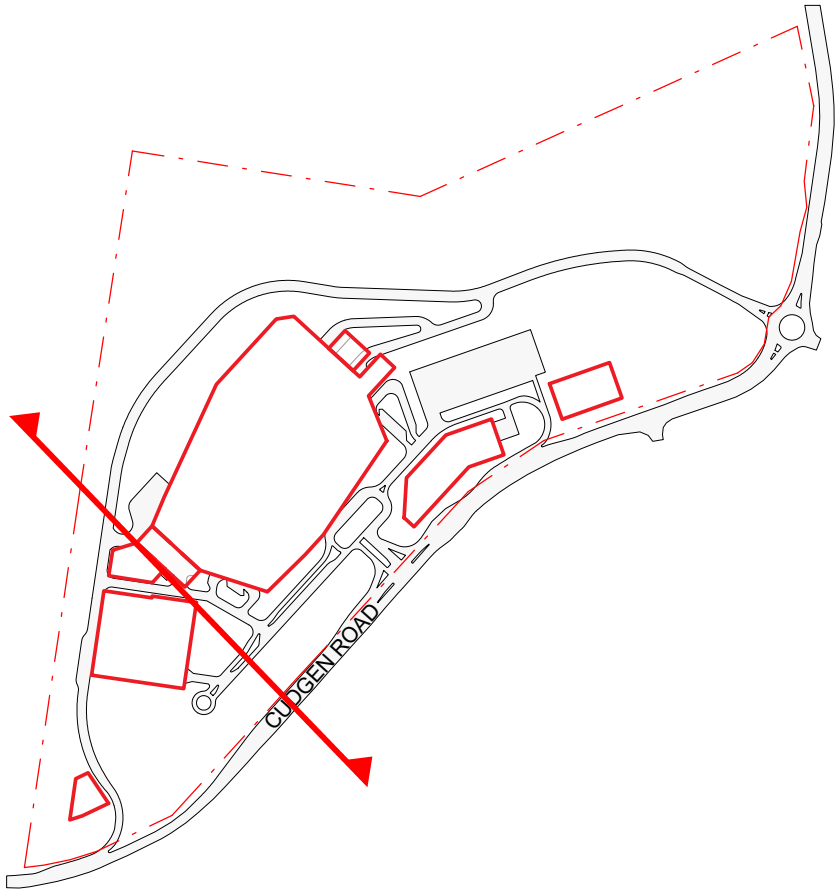
PROJECT MANAGER
TSA
MANAGEMENT

CLIENT
NSW GOVERNMENT
Health Infrastructure
Health Northern NSW Local Health District

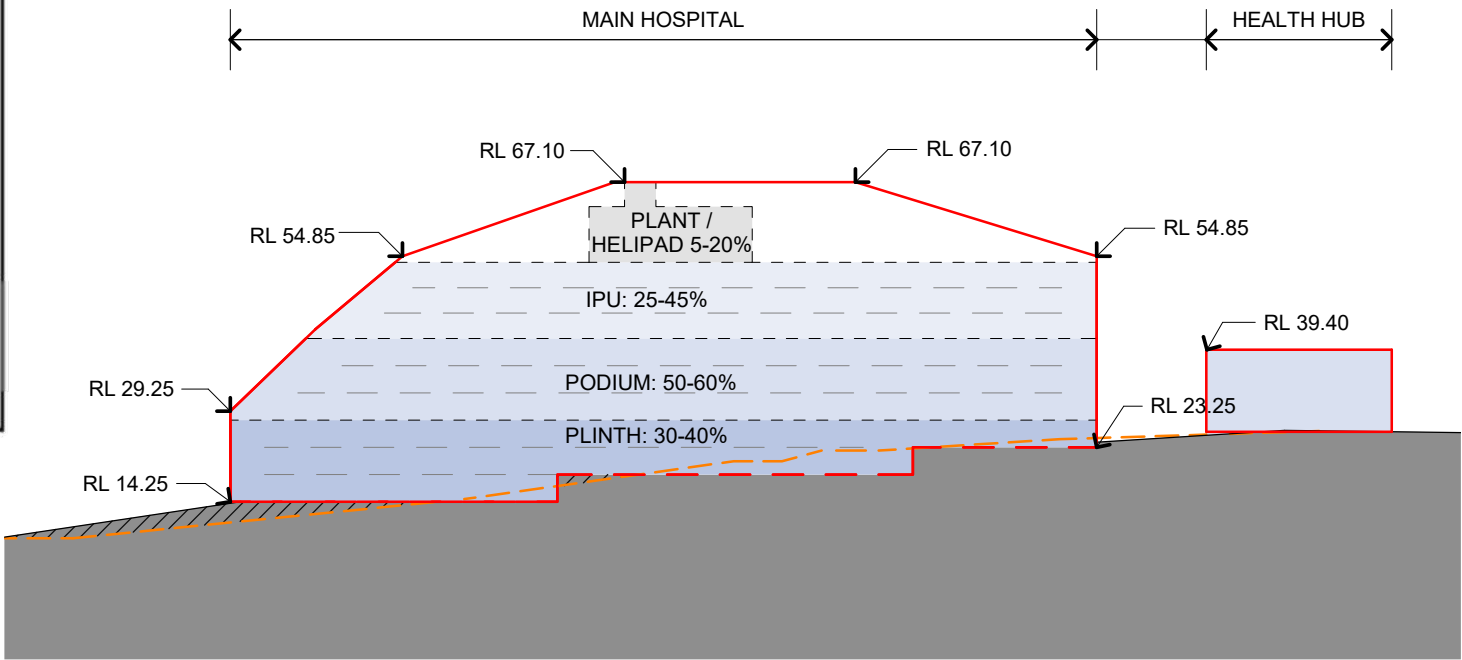
PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen
DRAWING TITLE
NORTH ELEVATIONS
MULTI-DECK CARPARK

SCALE
0 40 80 120 160 200
m

SCALE
As indicated@A3
DATE
11/09/2019
DRAWN BY
MD
CHECKED
BS
PROJECT No
10363.00
DRAWING No
AR-SKE-50-210
REVISION
01



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

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STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
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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

**SOUTH-WEST ELEVATION
HOSPITAL**

SCALE

0 40 80 120 160 200
m

SCALE

As indicated @ A3

DATE

11/09/2019

DRAWN BY

SL

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AB

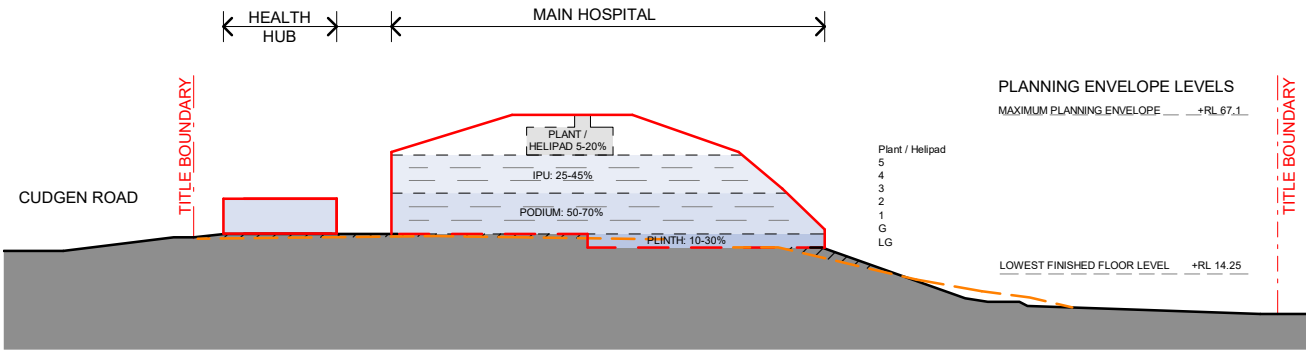
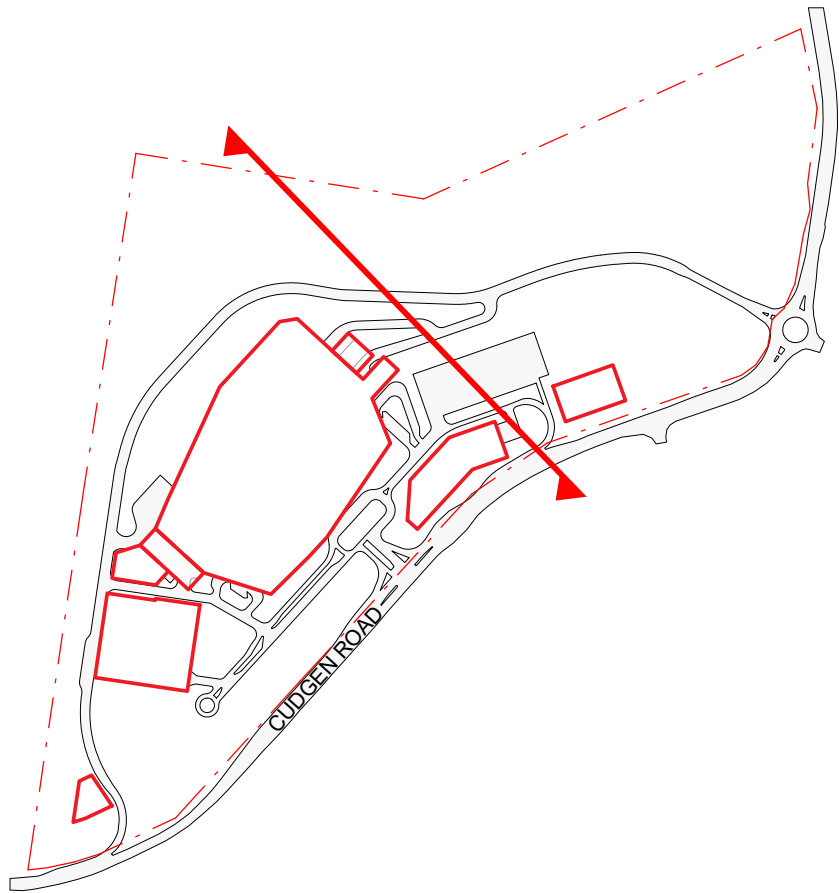
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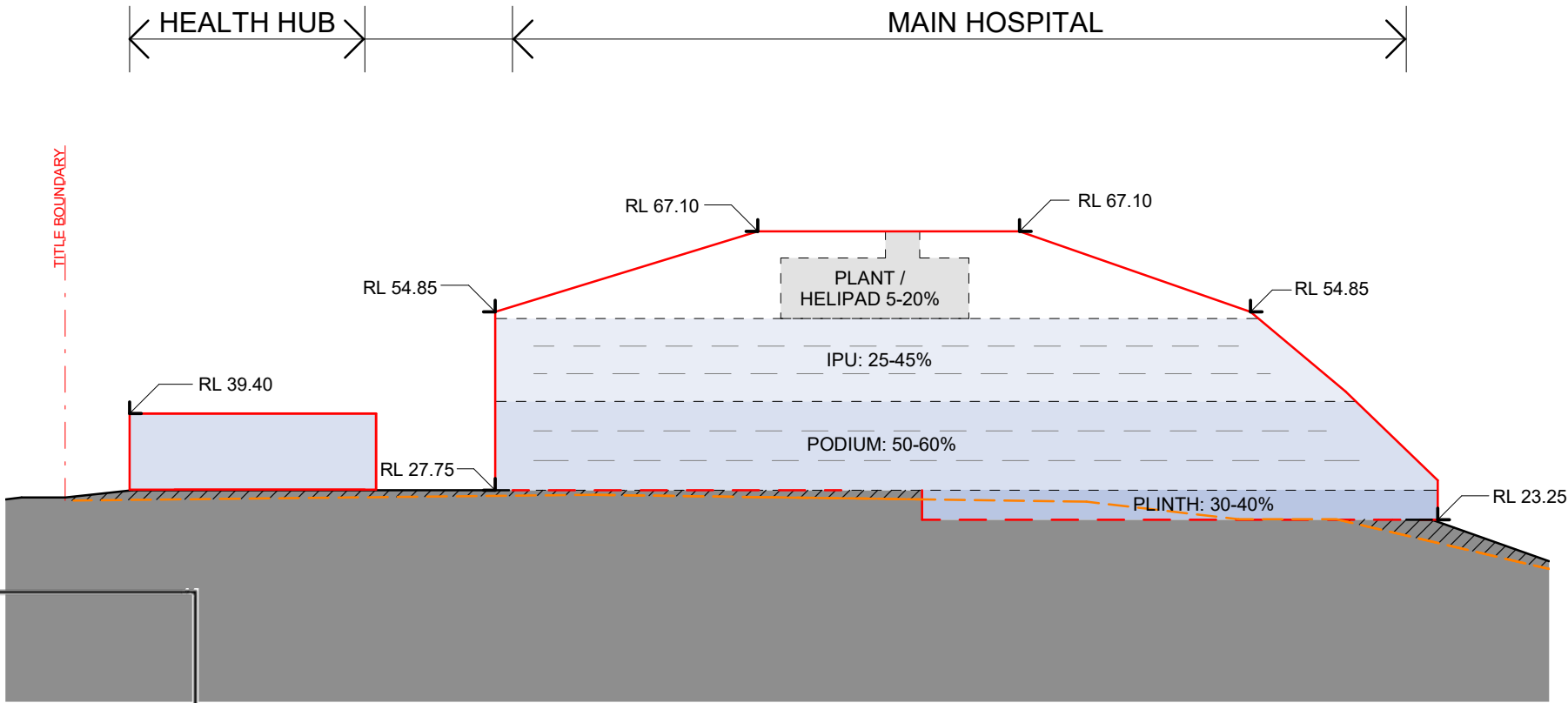
REVISION

09

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



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

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STH

BATESSMART.

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Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

**NORTH-EAST ELEVATION
HOSPITAL**

SCALE

0 40 80 120 160 200

m

SCALE

DATE 11/09/2019 DRAWN BY SL CHECKED AB

As indicated @ A3

DRAWING No 10363.00 AR-SKE-50-401 REVISION 09

NSW
GOVERNMENT

**Planning,
Industry &
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 15 of 24 Signed: A. Coonan

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt

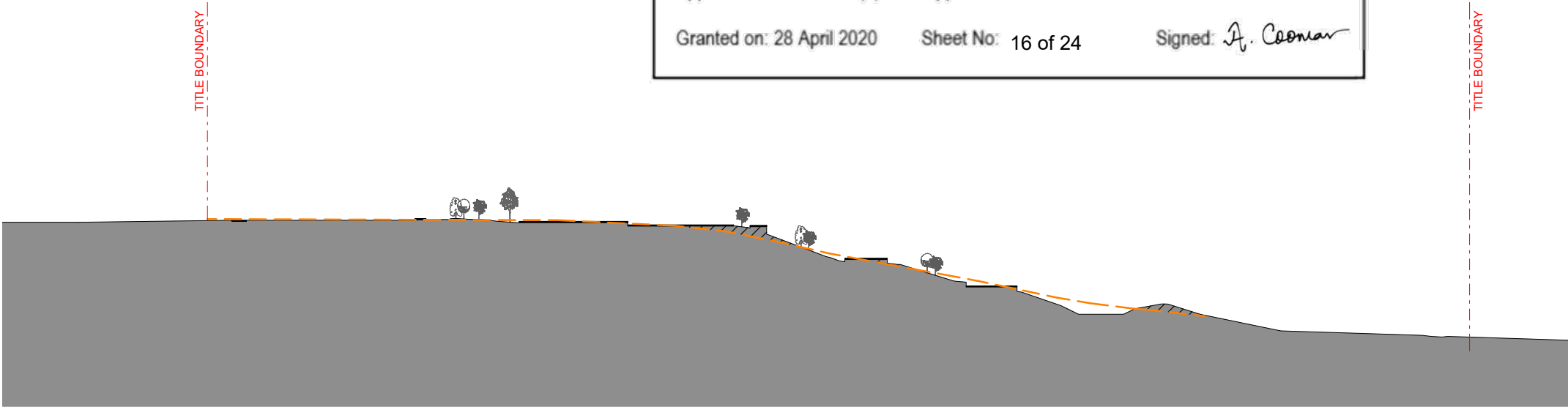


Planning,
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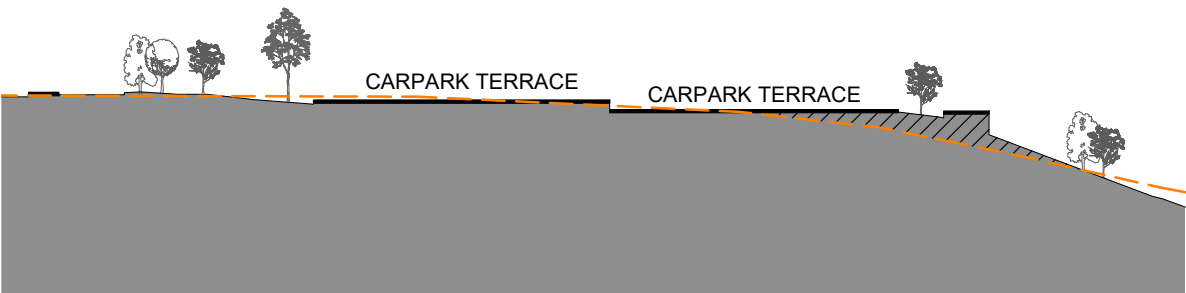
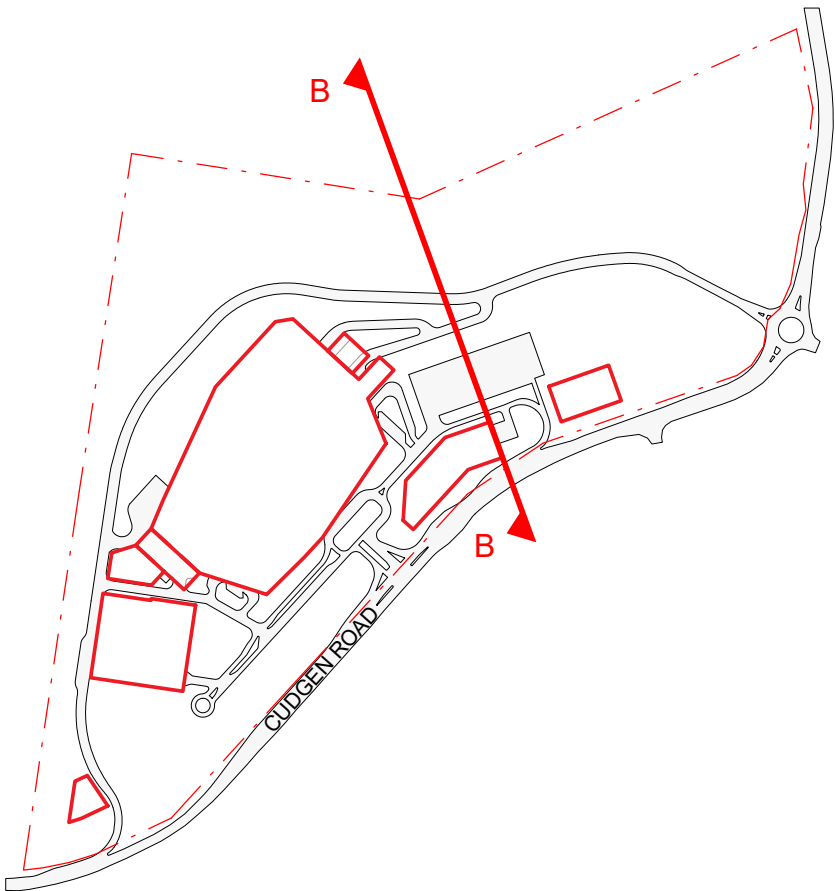
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Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 16 of 24 Signed: *A. Coonan*



SITE SECTION B (EAST CARPARK)
SCALE 1:1000



SITE SECTION B CALLOUT
SCALE 1:500

LEGEND

EXISTING
GROUND LINE

PROPOSED
GROUND LINE

N

| REV | DESCRIPTION | DATE |
|-----|------------------------|------------|
| 03 | ISSUED FOR INFORMATION | 02/05/2019 |
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ARCHITECTS

STH

BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

43 BRISBANE STREET,
SURRY HILLS, NSW 2010
ABN: 68 094 740 986 PH: (02) 8354 5100
E: syd@batesmart.com.au

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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

m

SCALE

DATE

DRAWN BY

CHECKED

As indicated @ A3

11/09/2019

SL

AB

10363.00

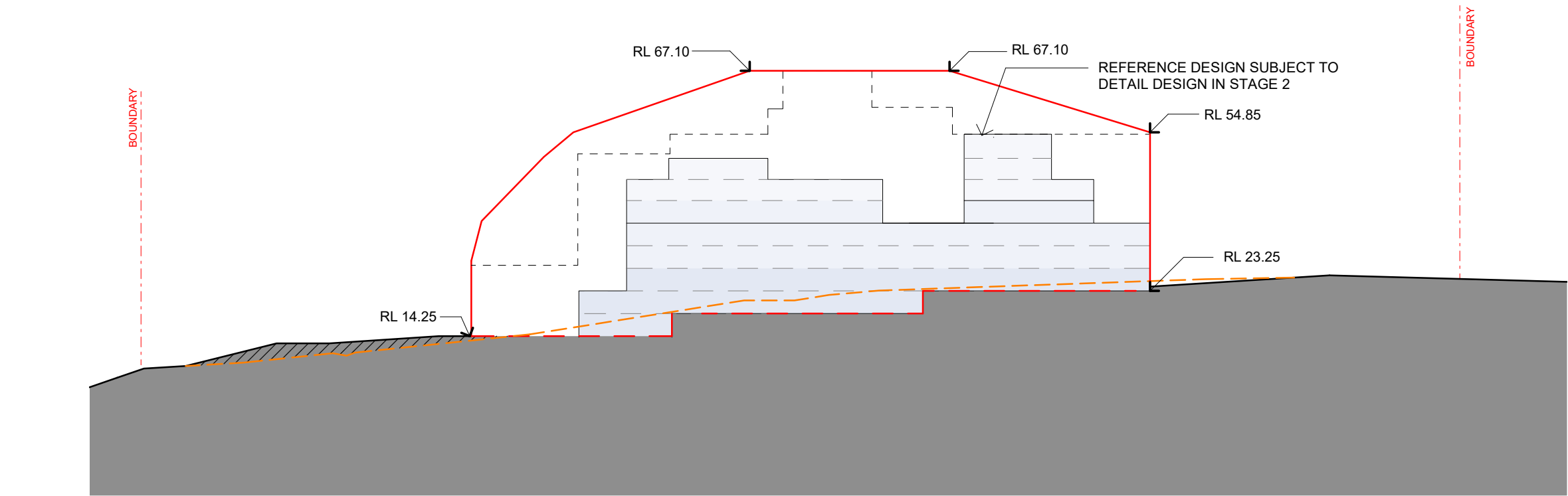
DRAWING No

AR-SKE-51-001

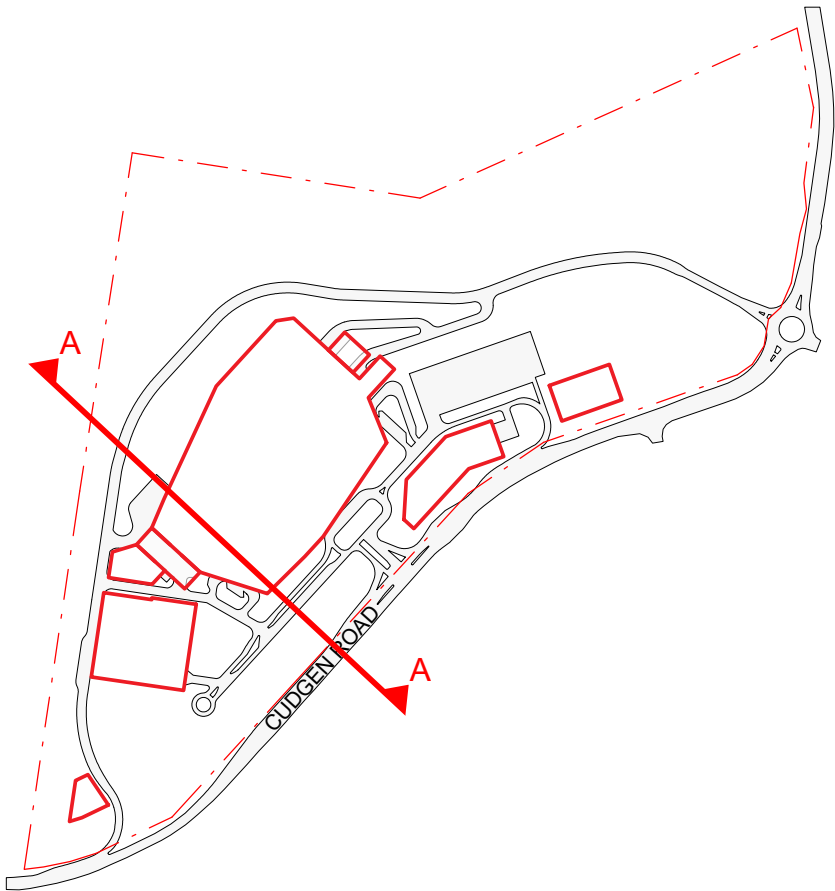
REVISION

04

BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt



BUILDING SECTION A
SCALE 1:1000





Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 17 of 24

Signed: *A. Coonan*

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 |
|-----|------------------------|------------|
| 03 | ISSUED FOR INFORMATION | 02/05/2019 |
| 04 | ISSUED FOR INFORMATION | 11/09/2019 |

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BATESSMART.

ABN: 21 134 476 065
LEVEL 4, 89 YORK STREET
SYDNEY NSW 2000, AUSTRALIA
PH: (02) 8299 4600 FAX: (03) 9885 2455

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PROJECT MANAGER



MANAGEMENT

CLIENT



Health
Infrastructure

Health
Northern NSW
Local Health District

PROJECT

TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE

BUILDING SECTION A

SCALE

0 40 80 120 160 200
m

SCALE

DATE 11/09/2019

DRAWN BY SL

CHECKED AB

indicated @ A3
10363.00

DRAWING No
AR-SKE-51-003

REVISION
04

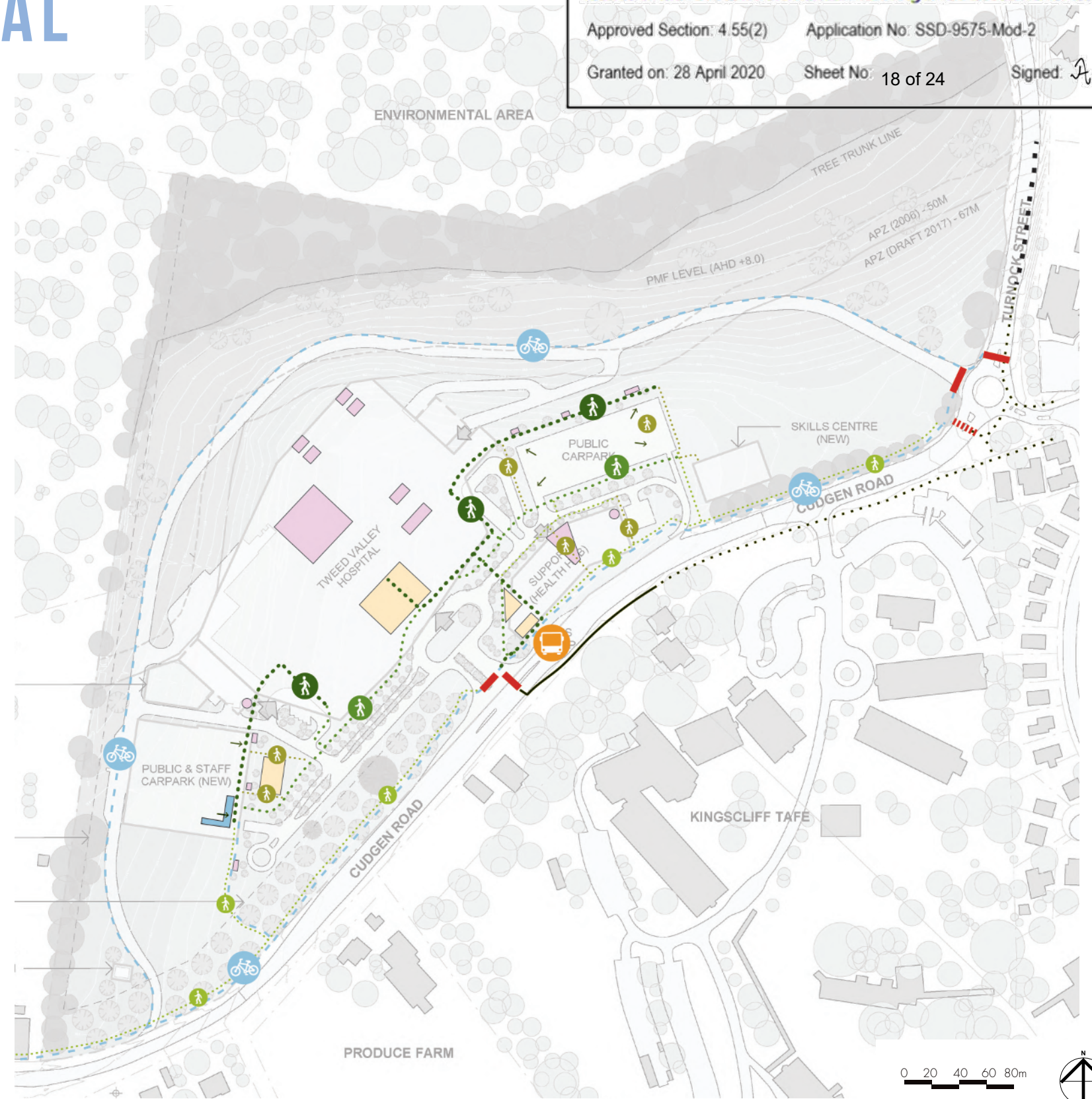
BIM 360/Tweed Valley Hospital/TVH_BUILDING_A18.rvt

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 circuits
- 🚶 Pedestrian Through Route
- 🚶 Informal Pedestrian Trail
- Access from Car Parking
- 🟡 Civic Spaces
- 🟡 Gathering & Social Spaces
- 🚲 Cycle End of Trip
Bike Storage
- 🚌 Bus Stop



- GENERAL NOTES
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 2. MUST NOT BE USED WITHOUT PERMISSION.
 3. THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED WITH STATUS
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 5. THE CONTRACTOR MUST REFER ANY DISCREPANCIES TO THE SUPERINTENDENTS REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
 6. THE CONTRACTOR MUST NOT SCALE FROM THESE DRAWINGS. USE NOMINATED DIMENSIONS AND LEVELS.
 7. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE TOTAL CONTRACT PACKAGE INCLUDING DRAWINGS AND SPECIFICATIONS OF ALL CONSULTANTS.
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 **Planning, Industry & Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 19 of 24 Signed: *A. Coonan*

| | | | | |
|----|------------|----------------------|----|----|
| 11 | 16.03.2020 | RTS | AR | MC |
| 10 | 20.02.2020 | RTS | AR | MC |
| 9 | 18.10.2019 | SSD2 | AR | MC |
| 8 | 23.09.2019 | SSD2 | AR | MH |
| 7 | 28.08.2019 | FOR INFORMATION | AR | MC |
| 6 | 16.08.2019 | FOR INFORMATION | AR | MC |
| 5 | 09.08.2019 | FOR INFORMATION | AR | MC |
| 4 | 02.08.2019 | FOR INFORMATION | AR | MC |
| 3 | 09.07.2019 | FOR INFORMATION | HH | MC |
| 2 | 08.07.2019 | FOR INFORMATION | HH | MC |
| 1 | 19.06.2019 | 70% SCHEMATIC DESIGN | AR | MC |

| Rev | Date | Description | Drawn | Checked |
|-----|------|-------------|-------|---------|
|-----|------|-------------|-------|---------|



Turf Design Studio: P O Box 419 Cronulla NSW 2230, 95 Kingsway, Cronulla 2230
Phone (+61 2) 9527 3380, Fax (+61 2) 9527 2307
Email: sydney@turfdesign.com



Client

TWEED VALLEY HOSPITAL DEVELOPMENT

Drawing Title

Zonal Plan

Drawing Status

RTS















| Scale | As indicated @A1 | Plot Date |
|-------|------------------|-----------|
|-------|------------------|-----------|

| Project No. | Drawing No. | Revision |
|-------------|-------------|----------|
|-------------|-------------|----------|

1719 LS-DWG -10-003 11

NOT FOR CONSTRUCTION

LEGEND

| | | | | | | | |
|---|--|---|--|---|--|--|------------------------------------|
|  | 1. Retained forest - Restored and enhanced in accordance with Biodiversity Management Plan |  | 4. Green Spine ** |  | 8. Embellished Buffer - Embellished in accordance with Biodiversity Management Plan ** |  | 12a. Existing Orchard |
|  | 2a. Bioretention planting ** |  | 5. Feature Entries/Hospital landscape fringe ** |  | 9. Hydromulched/drill seeded lawn (Exotic grass-mowing maintenance eg. couch, buffalo) |  | 12b. Therapy garden Opportunity ** |
|  | 2b. Rain Gardens ** |  | 6. Landscaped courtyards within hospital envelope ** |  | 10. Lawn with clusters of native planting | ** From a biodiversity/habitat connectivity perspective the bio-detention basins, vegetation buffers and garden bed planting contribute to stepping-stone habitat connectivity and 'moist corridors' across the site. | |
|  | 3. Hospital landscape - including edible plants where appropriate ** |  | 7. Vegetated buffer ** |  | 11. Health Hub / Support Building ** | | |



Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 20 of 24

Signed: *A. Coonan*

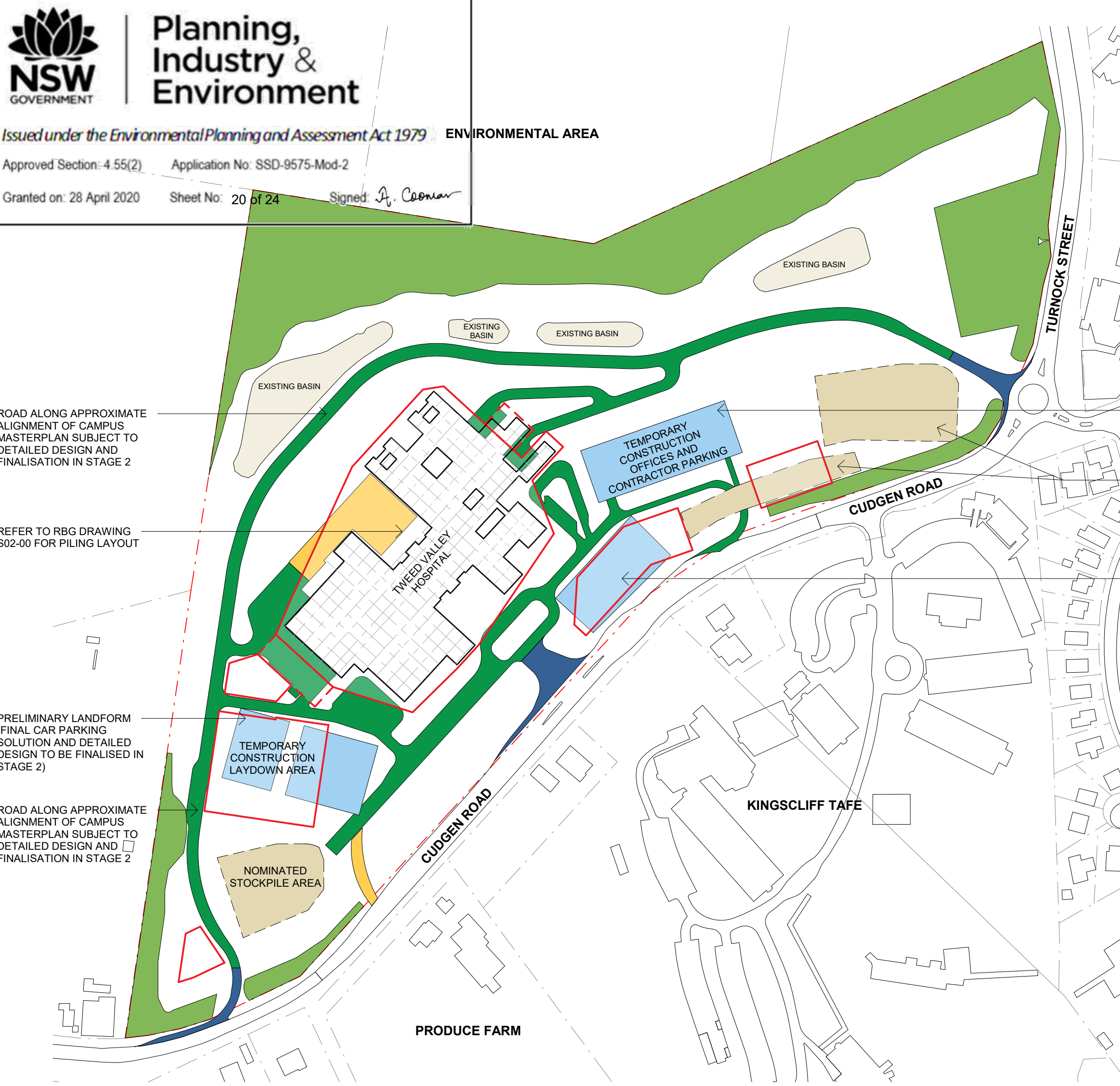
ENVIRONMENTAL AREA

ROAD ALONG APPROXIMATE
ALIGNMENT OF CAMPUS
MASTERPLAN SUBJECT TO
DETAILED DESIGN AND
FINALISATION IN STAGE 2

REFER TO RBG DRAWING
S02-00 FOR PILING LAYOUT

PRELIMINARY LANDFORM
(FINAL CAR PARKING
SOLUTION AND DETAILED
DESIGN TO BE FINALISED IN
STAGE 2)

ROAD ALONG APPROXIMATE
ALIGNMENT OF CAMPUS
MASTERPLAN SUBJECT TO
DETAILED DESIGN AND
FINALISATION IN STAGE 2



- LEGEND
- SITE BOUNDARY
 - MAXIMUM PLANNING ENVELOPE ABOVE GROUND LEVEL
 - MAXIMUM PLANNING ENVELOPE BELOW GROUND LEVEL
 - CONSTRUCTION ROAD ALONG APPROXIMATE ALIGNMENT OF FINAL CAMPUS ROAD (DETAILS TO BE FINALISED IN STAGE 2)
 - ROAD INTERSECTION CONSTRUCTED IN ACCORDANCE WITH S.138 APPROVAL REFLECTING FINAL ALIGNMENT. TEMPORARY SEAL (FINAL SEAL, KERBING, FOOTPATH / CYCLEWAY (AS RELEVANT), LINE MARKING ETC. TO BE COMPLETED IN STAGE 2
 - TEMPORARY CONSTRUCTION ROAD
 - EXISTING TREES TO BE RETAINED REFER "L-EIS-1 TREE REMOVAL AND PRESERVATION PLAN"

| | | |
|----|------------------------|------------|
| 03 | ISSUED FOR INFORMATION | 02/05/2019 |
| 04 | ISSUED FOR INFORMATION | 03/05/2019 |
| 05 | ISSUED FOR INFORMATION | 09/08/2019 |
| 06 | ISSUED FOR INFORMATION | 28/08/2019 |
| 07 | ISSUED FOR INFORMATION | 11/09/2019 |

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STH **BATESSMART.**

ABN: 21 134 476 065
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PROJECT MANAGER

TSA
MANAGEMENT

CLIENT

PROJECT
TWEED VALLEY HOSPITAL
771 Cudgen Road, Cudgen

DRAWING TITLE
STAGE 1 EARLY AND ENABLING WORKS CONSTRUCTION GENERAL ARRANGEMENT



SCALE
1:2500@A3

DATE
11/09/2019

DRAWN BY
SL

CHECKED
AB

PROJECT No
10363.00

DRAWING No
AR-SKE-10-110

REVISION
07

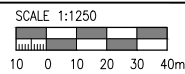
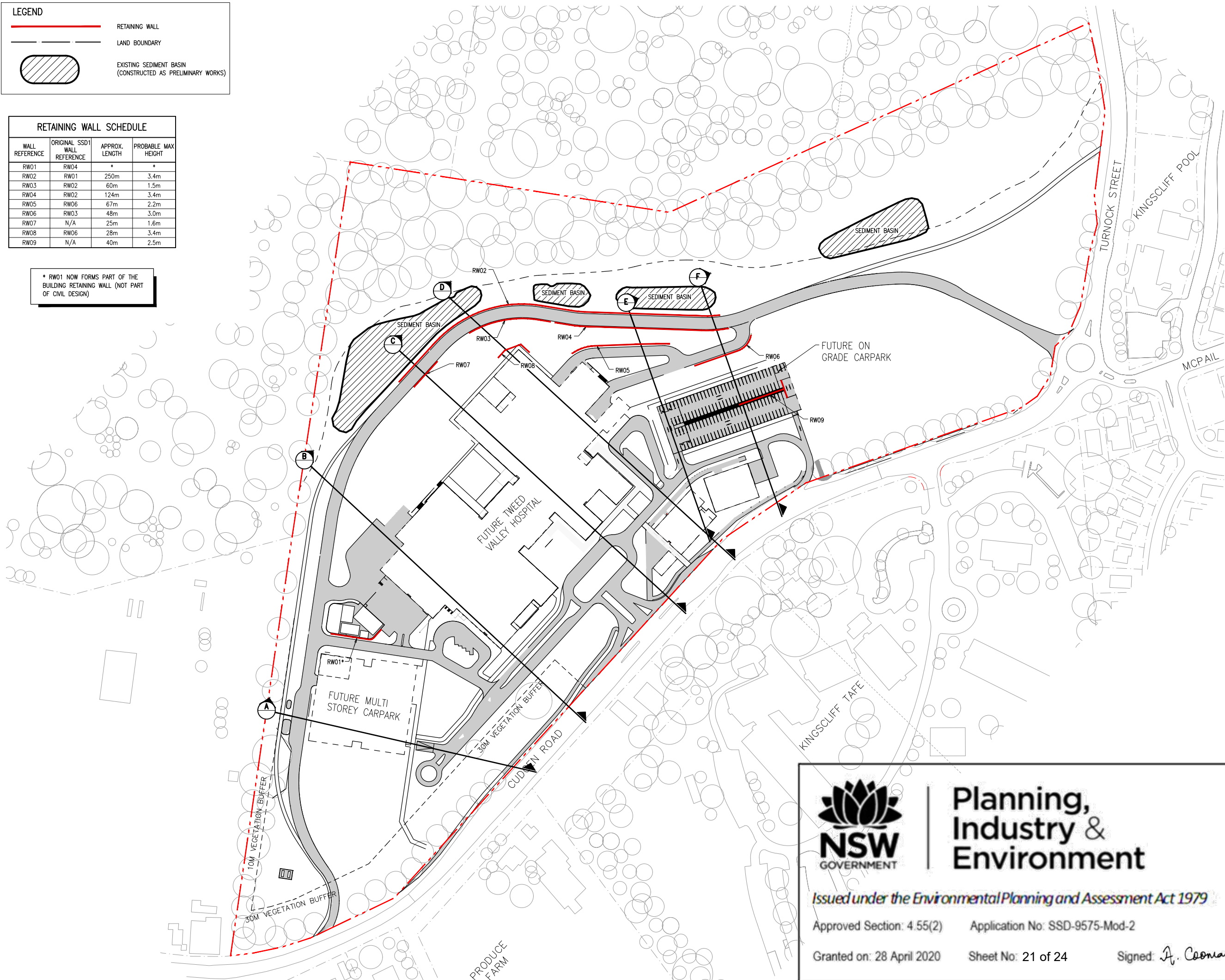
LEGEND

RETAINING WALL

LAND BOUNDARY

| RETAINING WALL SCHEDULE | | | |
|-------------------------|------------------------------|----------------|---------------------|
| WALL REFERENCE | ORIGINAL SSD1 WALL REFERENCE | APPROX. LENGTH | PROBABLE MAX HEIGHT |
| RW01 | RW04 | * | * |
| RW02 | RW01 | 250m | 3.4m |
| RW03 | RW02 | 60m | 1.5m |
| RW04 | RW02 | 124m | 3.4m |
| RW05 | RW06 | 67m | 2.2m |
| RW06 | RW03 | 48m | 3.0m |
| RW07 | N/A | 25m | 1.6m |
| RW08 | RW06 | 28m | 3.4m |
| RW09 | N/A | 40m | 2.5m |

* RW01 NOW FORMS PART OF THE BUILDING RETAINING WALL (NOT PART OF CIVIL DESIGN)



| | | | |
|-----|------------------|-------------|-------------|
| 7 | ISSUED FOR SSDA1 | MC CR | 04.02.20 |
| 6 | ISSUED FOR SSDA1 | MC CR | 03.02.20 |
| 5 | ISSUED FOR SSDA1 | MC CR | 28.01.20 |
| 4 | ISSUED FOR SSDA1 | MC CR | 20.12.19 |
| 3 | ISSUED FOR SSDA1 | RG CR | 06.05.19 |
| 2 | ISSUED FOR SSDA1 | RG CR | 03.05.19 |
| 1 | ISSUED FOR SSDA1 | RG CR | 23.04.19 |
| Rev | Revision | Description | By App Date |

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Structural, Civil & Construction
Engineering Consultant

RobertBirdGroup
Member of the Surbana Jurong Group

SYDNEY OFFICE
Robert Bird Group Pty Ltd Ph: (02) 8246 3200
PO Box A2309 Fax: (02) 8246 3201
Sydney South, NSW 1235 Email: sydney@robertbird.com.au
Level 11, 151 Castlereagh St Web: www.robertbird.com
Sydney NSW 2000 ACN 010 580 248



Project
TWEED VALLEY HOSPITAL
771 CUDGEN ROAD, CUDGEN NSW

Title
**STAGE 1 EARLY AND ENABLING
WORKS CONSTRUCTION
RETAINING WALL PLAN**

| | |
|-------------------------|--------------------------|
| Date 04.02.2020 | Drawn M.CLAVEL |
| Scale at A1 AS SHOWN | Designer M.CLAVEL |
| | Design Checker C.ROPE |
| Job Number 19005 | Approved C.ROPE |

NOT FOR CONSTRUCTION

| | |
|----------------------------|---------------|
| Drawing Number C-10-101 | Revision 7 |
|----------------------------|---------------|

Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

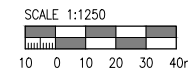
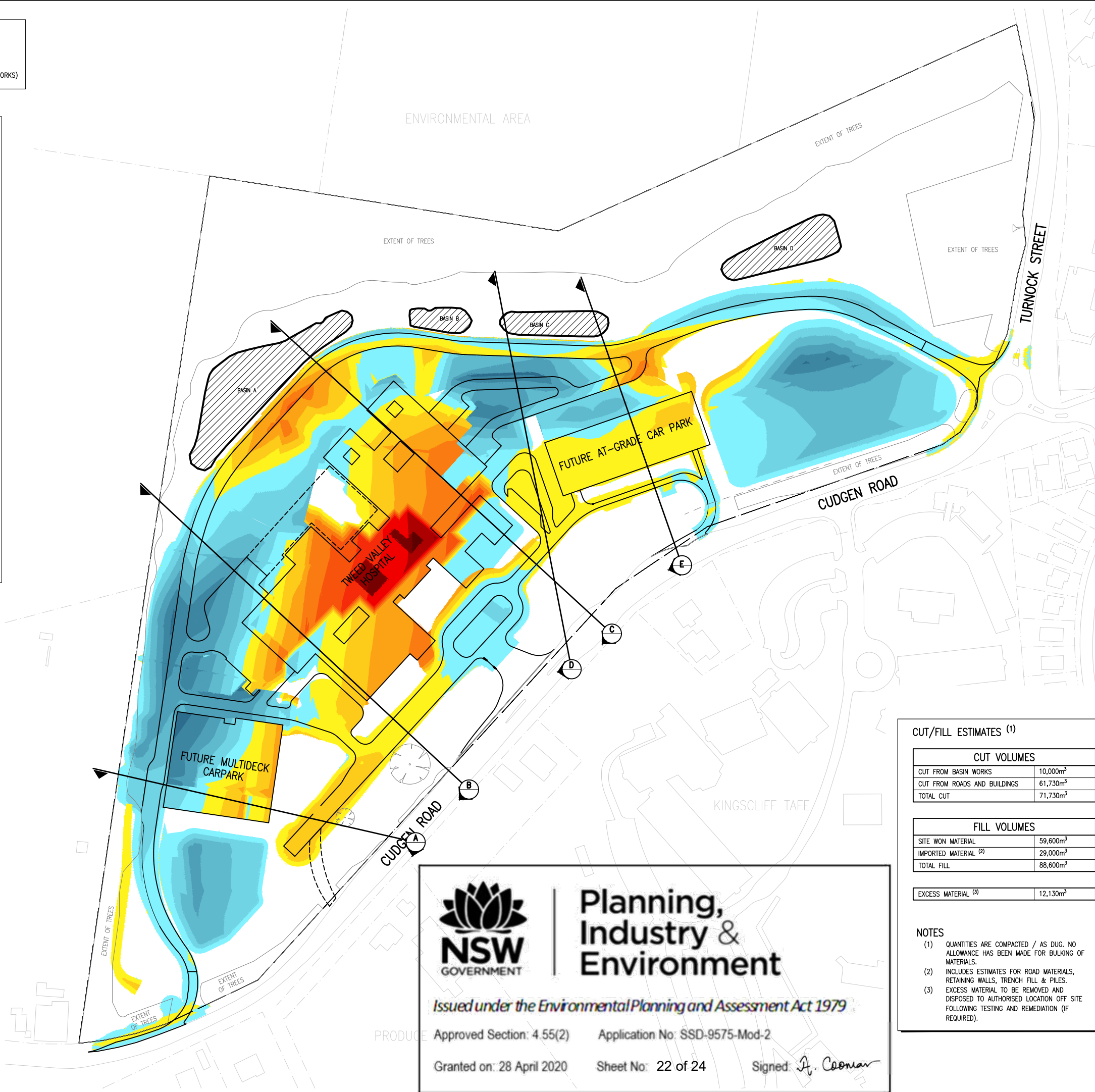
Granted on: 28 April 2020 Sheet No: 21 of 24 Signed: *A. Coonan*

LEGEND

— LAND BOUNDARY

EXISTING SEDIMENT BASIN
(CONSTRUCTED AS PRELIMINARY WORKS)

| EXCAVATION DEPTH RANGE | | | | COLOR |
|------------------------|-------------|-------|---|------------|
| LOWER VALUE | UPPER VALUE | | | |
| 7.0 | to | 9.0 | m | Dark Blue |
| 6.0 | to | 7.0 | m | |
| 5.0 | to | 6.0 | m | Blue |
| 4.0 | to | 5.0 | m | |
| 3.0 | to | 4.0 | m | Light Blue |
| 2.0 | to | 3.0 | m | |
| 1.0 | to | 2.0 | m | Cyan |
| 0.0 | to | 1.0 | m | |
| -1.0 | to | 0.0 | m | Yellow |
| -2.0 | to | -1.0 | m | |
| -3.0 | to | -2.0 | m | Orange |
| -4.0 | to | -3.0 | m | |
| -5.0 | to | -4.0 | m | Red-Orange |
| -6.0 | to | -5.0 | m | |
| -7.0 | to | -6.0 | m | Red |
| -8.0 | to | -7.0 | m | |
| -9.0 | to | -8.0 | m | Dark Red |
| -10.0 | to | -9.0 | m | |
| -11.0 | to | -10.0 | m | Dark Red |



| Rev | Revision | Description | By | App | Date |
|-----|----------------|-------------|----|-----|----------------|
| 1 | ISSUED FOR RTS | | | | MC CR 25.02.20 |

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Engineering Consultant

RobertBirdGroup
Member of the Surbana Jurong Group

SYDNEY OFFICE
Robert Bird Group Pty Ltd
PO Box A2300
Sydney South, NSW 1235
Level 11, 151 Castlereagh St
Sydney NSW 2000

Ph: (02) 8246 3200
Fax: (02) 8246 3201
Email: sydney@robertbird.com.au
Web: www.robertbird.com
ACN 010 580 348



Project
TWEED VALLEY HOSPITAL
771 CUDGEN ROAD, CUDGEN NSW

Title
**STAGE 1 EARLY AND ENABLING
WORKS CONSTRUCTION
CUT AND FILL PLAN**

Date
26.02.2020
Scale at A1
AS SHOWN

Drawn
M.CLAVEL
Designer
M.CLAVEL
Design Checker
C.ROPE
Approved
C.ROPE

Job Number
19005

NOT FOR CONSTRUCTION

Drawing Number
RBG-CV-DWG-RIE-82-701

Revision
1



**Planning,
Industry &
Environment**

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2)

Application No: SSD-9575-Mod-2

Granted on: 28 April 2020

Sheet No: 22 of 24

Signed: *A. Coonan*

CUT/FILL ESTIMATES ⁽¹⁾

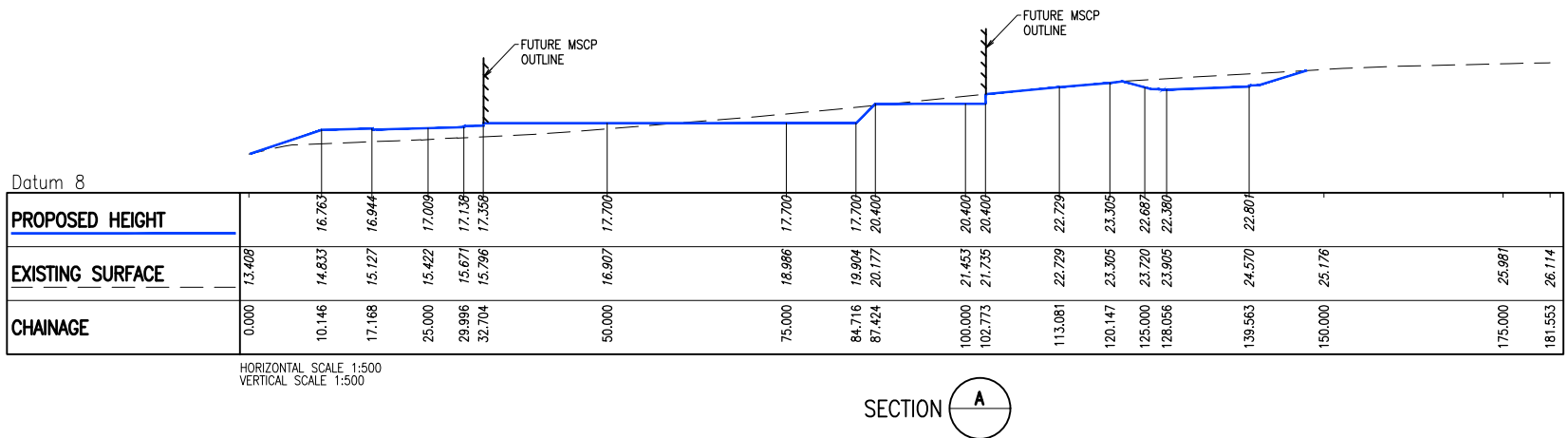
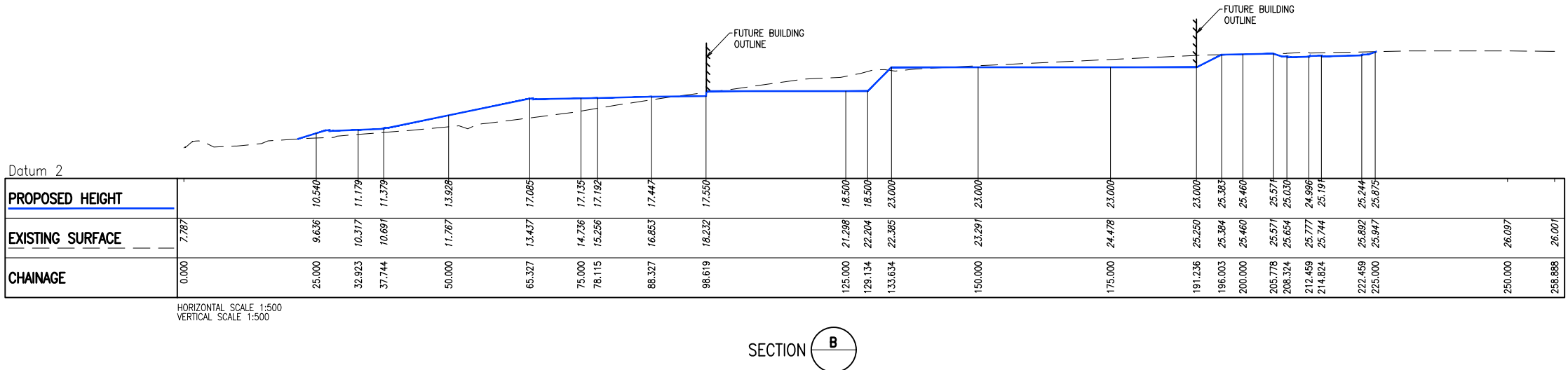
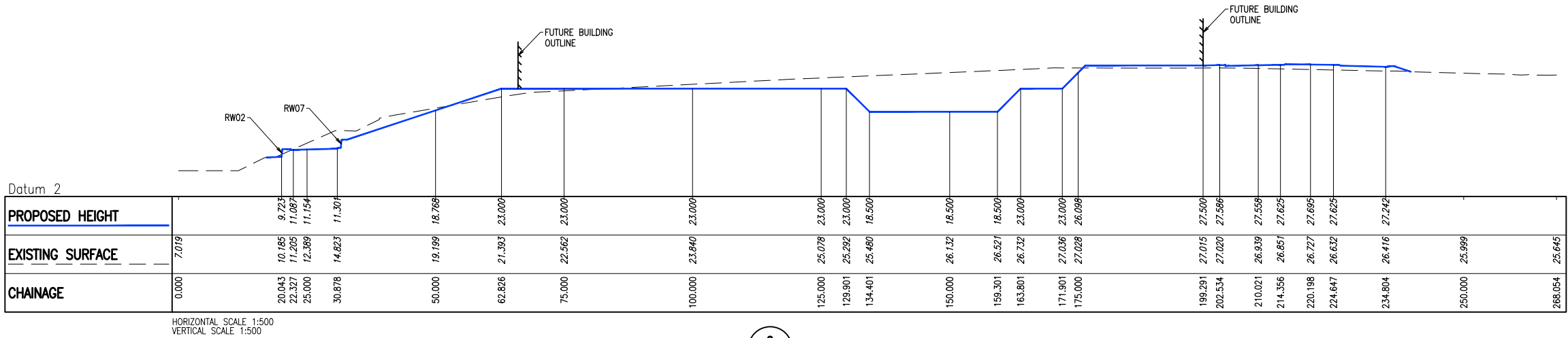
| CUT VOLUMES | |
|------------------------------|----------------------|
| CUT FROM BASIN WORKS | 10,000m ³ |
| CUT FROM ROADS AND BUILDINGS | 61,730m ³ |
| TOTAL CUT | 71,730m ³ |

| FILL VOLUMES | |
|----------------------------------|----------------------|
| SITE WON MATERIAL | 59,600m ³ |
| IMPORTED MATERIAL ⁽²⁾ | 29,000m ³ |
| TOTAL FILL | 88,600m ³ |

| | |
|--------------------------------|----------------------|
| EXCESS MATERIAL ⁽³⁾ | 12,130m ³ |
|--------------------------------|----------------------|

NOTES

- (1) QUANTITIES ARE COMPACTED / AS DUG. NO ALLOWANCE HAS BEEN MADE FOR BULKING OF MATERIALS.
- (2) INCLUDES ESTIMATES FOR ROAD MATERIALS, RETAINING WALLS, TRENCH FILL & PILES.
- (3) EXCESS MATERIAL TO BE REMOVED AND DISPOSED TO AUTHORISED LOCATION OFF SITE FOLLOWING TESTING AND REMEDIATION (IF REQUIRED).






Planning, Industry & Environment

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 23 of 24 Signed: *A. Coonan*

SCALE 1:500



1 ISSUED FOR RTS MC CR 25.02.20


| Rev | Revision | Description | By | App | Date |
|-----|----------|-------------|----|-----|------|
| 1 | | | | | |

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Structural, Civil & Construction
Engineering Consultant



Member of the Surbana Jurong Group

SYDNEY OFFICE
Robert Bird Group Pty Ltd Ph: (02) 8246 3200
PO Box A2309 Fax: (02) 8246 3201
Sydney South, NSW 1235 Email: sydney@robertbird.com.au
Level 11, 151 Castlereagh St Web: www.robertbird.com
Sydney NSW 2000 ACN 010 580 248

Client: 

Project: **TWEED VALLEY HOSPITAL**
771 CUDGEN ROAD, CUDGEN NSW

Title: **STAGE 1 EARLY AND ENABLING WORKS CONSTRUCTION LONGITUDINAL SECTION - SHEET 1 OF 2**

| Date | Drawn |
|------------|----------|
| 25.02.2020 | M.CLAVEL |

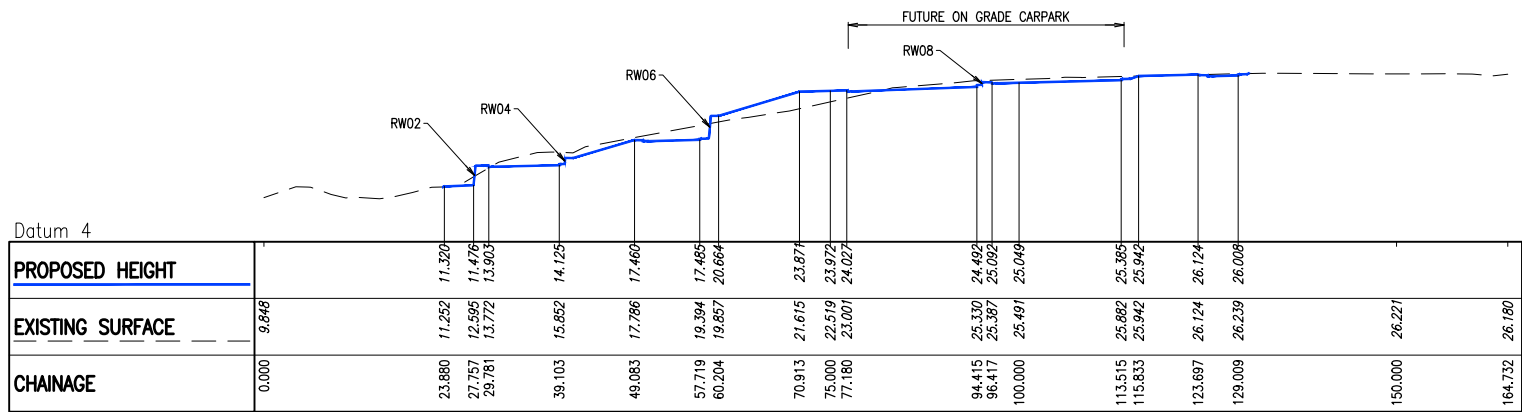
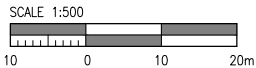
| Scale at A1 | Designer |
|-------------|----------|
| AS SHOWN | M.CLAVEL |

| Job Number | Design Checker |
|------------|----------------|
| 19005 | C.ROPE |

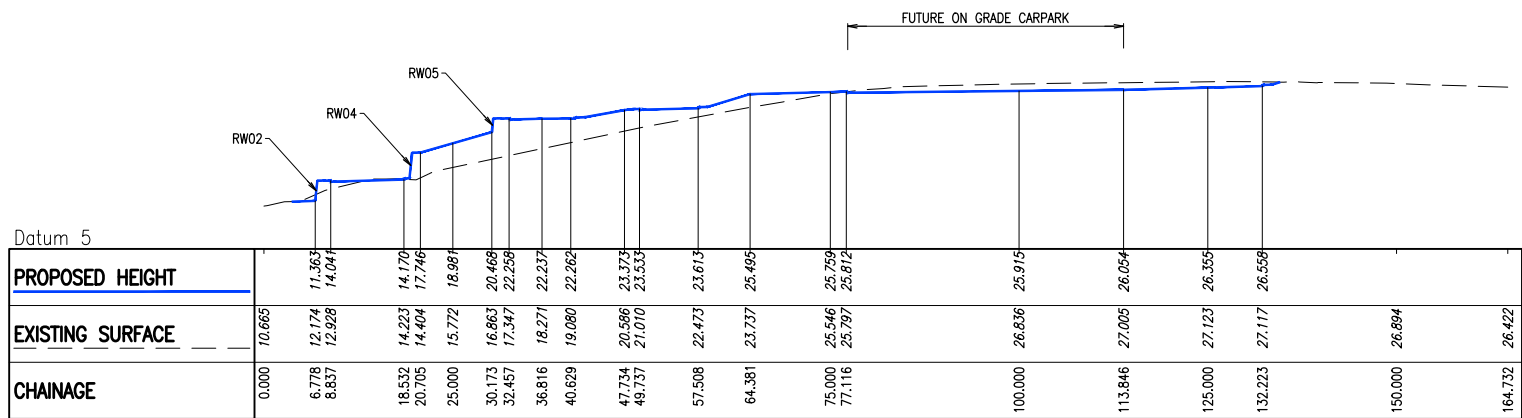
| Job Number | Approved |
|------------|----------|
| 19005 | C.ROPE |

NOT FOR CONSTRUCTION

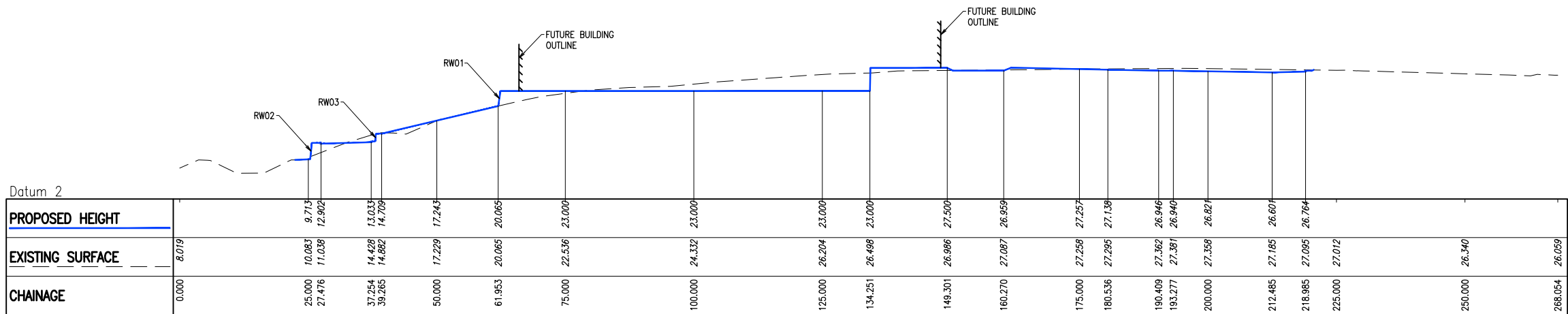
| Drawing Number | Revision |
|-----------------------|----------|
| RBG-CV-DWG-RIE-82-721 | 1 |



SECTION F



SECTION E



SECTION D



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(2) Application No: SSD-9575-Mod-2

Granted on: 28 April 2020 Sheet No: 24 of 24 Signed: A. Coonan

1 ISSUED FOR RTS MC CR 25.02.20
Rev Revision Description By App Date

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RobertBirdGroup
Member of the Surbana Jurong
Group

SYDNEY OFFICE
Robert Bird Group Pty Ltd Ph: (02) 8246 3200
PO Box A2309 Fax: (02) 8246 3201
Sydney South, NSW 1235 Email: sydney@robertbird.com.au
Level 11, 151 Castlereagh St Web: www.robertbird.com
Sydney NSW 2000 ACN 010 580 248

Client

lendlease

Project
TWEED VALLEY HOSPITAL
771 CUDGEN ROAD, CUDGEN NSW

Title
STAGE 1 EARLY AND ENABLING
WORKS CONSTRUCTION
LONGITUDINAL SECTION -
SHEET 2 OF 2

Date 25.02.2020 Drawn M.CLAVEL
Scale at A1 Designer M.CLAVEL
AS SHOWN Design Checker C.ROPE
Job Number 19005 Approved C.ROPE

NOT FOR CONSTRUCTION
Drawing Number Revision
RBG-CV-DWG-RIE-82-722 1