



Statement of Heritage Impact

Document number: H-1018

World Class End of Life Program (WCEoLP)

31 Dean Street, Tamworth NSW 2340

Alterations and Additions to Hospital Site

For

Capital Insight

September, 2024



The image on the front cover, is the immediate area where change is proposed (garden area), to include an extension of the main hospital building to include a new World Class End of Life Programme facilities. Source Christopher Roehrig, taken on the 5th of September 2024.

| Revision | Date | Description | Author | Review |
|----------|------------|---|---------------------|---------------------|
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We pay respect to the past and present elders of the Dharug nation and extend that respect to other Aboriginal and Torres Strait people visiting this place.

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1.0 Introduction

1.1 Background

This revised Statement of Heritage Impact (SoHI) has been prepared to inform Capital Insight representative Sneha Bokade on the current heritage status of the site known as Tamworth Hospital and the physical or visual impacts that may result on the early heritage significant buildings found onsite. The revision of this report is a result of Tamworth Regional LEP 2010, Amendment 27, May 16, 2025, referring to figure 4. This report will accompany a development application for the proposed works as set out in Section 5 of this report by BVN Architects.

The collaboration and discussion at the onset with the client allowed measures to be put in place to minimise adverse heritage impacts (physical or visual), retain views, vistas and fabric that best contributes to the place. The proposed works are contained within the site on 31 Dean Street, Tamworth NSW 2340.

1.2 Site Identification

The site referred to in this report is Tamworth Hospital.



Figure 2. Satellite imagery showing the locality of the subject site. The pink dashed square illustrates the approximate outline of the subject site (I361), as updated to Amendment 27 of the Tamworth Regional LEP 2010. The area within the yellow dashed highlighted box is the location where works are proposed.

Source: Google Maps, (Searched: Dean St, North Tamworth NSW 2340) Accessed 12/06/2025, Overlay K. Jelavic.

1.3 Heritage Management Framework

Tamworth Hospital is a locally listed item under Tamworth LEP 2010.

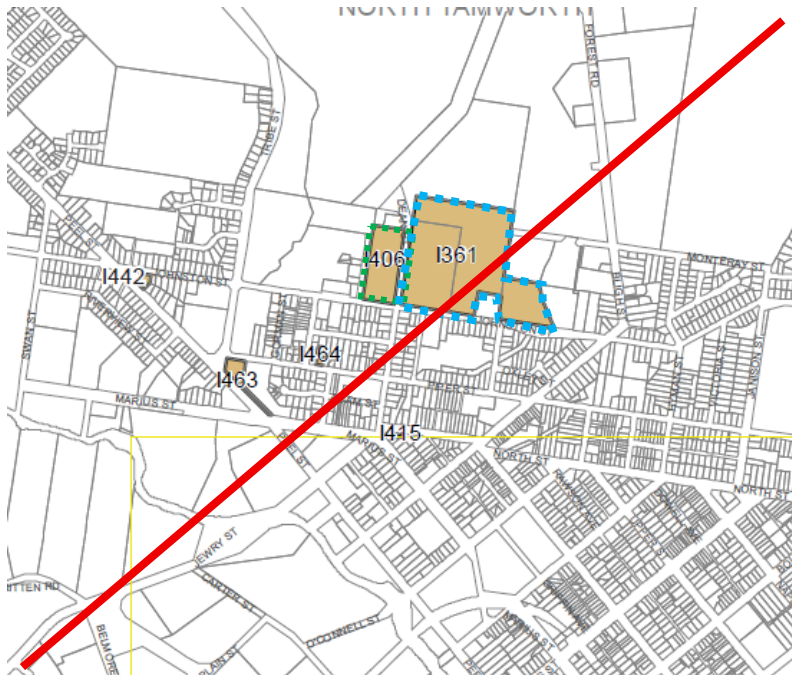


Figure 3. The site known as Tamworth Hospital is located at 31 Dean Street within the LGA of Tamworth. The site is identified within the blue dashed box #1361, and the nearby site is noted within the green dashed rectangle #406 indicates the area. Lot 2, DP533835, Lot 99, Part Lot 109, DP753848.

Source: Tamworth LEP 2010, Sheet HER_004C, downloaded August 19th, 2024.

Refer to updated figure 4. Below for extent of revised heritage site listing.

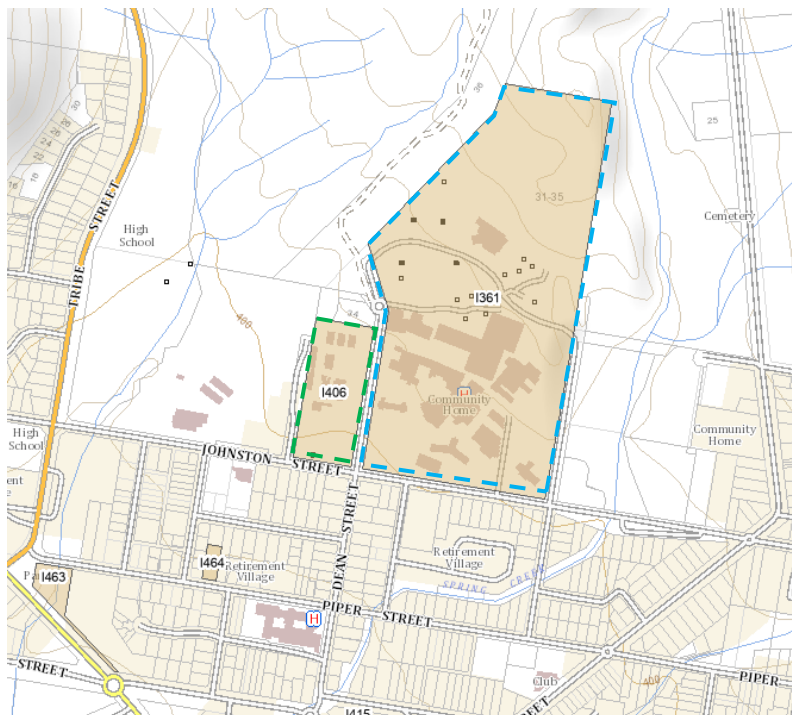


Figure 4. The site known as Tamworth Hospital is located at 31 Dean Street within the LGA of Tamworth. The site is identified within the blue dashed box #1361, and the nearby site is noted within the green dashed rectangle #406 indicates the area. Lot 2, DP533835, Lot 99, Part Lot 109, DP753848.

Source: Tamworth LEP 2010, Amendment 27, NSW Planning Portal Map, downloaded June 12th, 2025.

The following statutory heritage listings apply to properties located within the vicinity of Tamworth Hospital, Dean Street Tamworth NSW 2340:

Nearby Heritage Items as identified in **Figure** include:

Table 1: Adjacent List Properties

| Item No: | Name | Address | Status |
|----------|------------------------------|--|--------|
| I406 | Tamworth Correctional Centre | 152-160 Johnston Street, Tamworth | LOCAL |
| I464 | House | 28 Piper Street, Tamworth | LOCAL |
| I463 | Monument | Corner of Piper and Peel Streets, Tamworth | LOCAL |
| I415 | House | 68 Marious Street, Tamworth | LOCAL |

1.4 Methodology

The report has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for places of Cultural Significance, 2012*, (adopted 31st October 2012), the Department of Planning and Environment NSW Heritage publications, *NSW Heritage Manual (2001)*, *Assessing Heritage Significance (May 2023)* and the *Guidelines for Preparing a Statement of Heritage Impact (June 2023)*.

1.5 Author

This Statement of Heritage Impact (SoHI) has been prepared by Samuel Plummer, Heritage Assistant at Nimbus Architecture and Heritage Pty Ltd, updated by Katrina Jelavic, Heritage Assistant at Nimbus Architecture and Heritage Pty Ltd, and reviewed by Christopher Roehrig, Principal Heritage at Nimbus Architecture and Heritage Pty Ltd in accordance with Nimbus Architecture and Heritage Pty Ltd quality assurance program.

1.6 Acknowledgements

The author appreciates the contributions of the following people in the preparation of this report as follows:

- Connie Mathews, Facility Planner at Tamworth Hospital Redevelopment, site access;
- Thomas Pollard, Facility Planner at Tamworth Hospital Redevelopment;
- Thomas Kelly, Capital Insight, Senior Project Manager;
- Sneha Bokade, Associate Project Manager, project coordinator; and
- Brian McDonald, DFP Planning, EPBC Act assessment.

- Oliver Klein, Director Planning Pty Ltd, planner, supplying the new revision of Tamworth regional council LEP map (Amendment 27, May 16,2025).

1.7 Report Limitations

The following resources were utilised as documentary evidence for this report:

- NSW Government, Office of Environment & Heritage, Heritage Branch – NSW Heritage Database;
- Tamworth Regional Local Environmental Plan (LEP) 2010;
- Tamworth Regional Development Control Plan (DCP) 2010, Amendment No. 17;
- Department of Planning and Environment NSW Heritage publications, *NSW Heritage Manual, Assessing Heritage Significance, May 2023, and Guidelines for Preparing a Statement of Heritage Impact (SoHI) June 2023.*
- New South Wales Heritage Act 1977;

1.8 Abbreviations

| | |
|---------------|--|
| SoHI | Statement of Heritage Impact |
| ICOMOS | International Council on Monuments and Sites |
| Burra Charter | Refers to the Burra Charter prepared by The Australia ICOMOS Charter for Places of Cultural Significance 2013. |

The conservation terms found throughout this report are based on the terms and definitions adopted by *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance* (October 2013). '*The Burra Charter*' forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

- **Place**, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural Significance**, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting use, associations, meanings, records, related places and related objects.
- **Fabric** means all the physical material of the place including fixtures, contents and objects.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance (as listed below).
- **Maintenance** means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- **Integrity** (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place will have a compatible use]
- **Compatible** use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.
- **Interpretation** means all the ways of presenting the cultural significance of a place.
- **World Class End of Life Facilities (WCEoLF), or World Class End of Life Program (WCEoLP)**, are similar descriptions of facilities designed to improve access to palliative care in Regional area.

2.0 History

2.1 Historical Timeline of Tamworth and the Tamworth Hospital

The following timeline provides a synopsis of the history of the Tamworth District Hospital locality and the establishment of Tamworth. Note: Tamworth Hospital, timeline highlighted in grey.

Table 2: Timeline

| Date | Comment |
|--------------|--|
| Pre-European | The people of the Kamilaroi nation live in the area around Tamworth. |
| 1818 | John Oxley's expedition reaches the Peel River. |
| 1824 | The Australian Agricultural Company was established in London. |
| 1831 | Squatters claim the land around the Peel Valley. |
| 1849 | ACC Company moves the company town to Goono Goono. |
| 1850 | Tamworth is gazetted formally as a town in NSW. |
| 1850-53 | Lots within the town of Tamworth are auctioned off. |
| 1852 | Gold is found in the Peel Valley, prompting population growth. |
| 1854 | Community group 'The Hospital' and Benevolent Society establishes need for a hospital. |
| 1861 | Robertson Land Act is passed, prompting further land sale and land consolidation. |
| 1881 | Land allotment granted for the relocation of the hospital. |
| 1881-83 | Construction of the hospital is undertaken. |
| 1883 | Tamworth Hospital established; established a main hospital. |
| 1885-onwards | The main wing started to be constructed in c.1885, however the main building is marked with a banner indicating (establishment of ad 1883), and the associated buildings have further additions made. The hospital continues to be in use at the current site. |
| 1897 | Hospital land grant expanded to the east. |
| 1924 | Dairy Farm established on the site of the Hospital. |
| 2012 | Major hospital redevelopment occurs. |

2.2 Pre-European Settlement

The Tamworth Region and the Peel Valley is within the Kamilaroi nation of the Gamilaraay language. The Kamilaroi nation is one of the largest in Australia, and spans from Brewarrina and Lightning Ridge to Tamworth and Inverell in the Central West of NSW. The Kamilaroi traditionally lived on the range of food sources, including freshwater fish, kangaroo and various bush foods provided by the various rivers and bushland in the Tamworth Region, the

Upper Hunter and Northwestern NSW¹. The Kamilaroi people still populate the areas of Tamworth, Singleton, and the Upper Hunter.

After the initial settlement of Sydney Cove by Governor Arthur Phillip in 1788, exploration of The Interior was not fully explored until the 19th Century. Exploration into the interior occurred after the exploration and transverse of the Blue Mountains in 1813. Subsequently, explorers and surveyors were commissioned to map and survey 'uninhabited land' on behalf of the Crown.

European exploration of the Peel Valley occurred when expeditions were made into the Tamworth Region by John Oxley in 1818. Oxley was tasked with exploring the river systems in Northern and Western NSW. Upon his discovery of the Peel Valley, which encompasses the Tamworth Region, he made note of the beauty of the surrounding landscape and continued his journey.²

2.3 Early European Settlement of the Peel Valley and the Australian Agricultural Company



Figure 5. A painting describes the Station owned by the AAC on the Peel River, Tamworth.

Source: Willis, J. C. Tamworth. [Before 1845] Peel's River. Pen and ink highlighted with colour. State Library of NSW, Mitchell Library. <https://collection.sl.nsw.gov.au/record/Yold7639>. Accessed: 19/08/2024

The Australian Agricultural Company (AAC) was established in London in 1824 and inspired by the initial success of John Macarthur in Parramatta aimed to raise fine merino wool and export the proceeds to England. The AAC had support from the British Parliament and received a land grant that encompassed 1 million acres of land and the promise of convict labour to aid in running sheep on the planned Estate.³

¹ AIATSIS. Map of Indigenous Australia. <https://aiatsis.gov.au/explore/map-indigenous-australia>. Accessed 19/08/2024.

² Prentice, A. J. & Newling, C. B. 1918. *Origin and history of Tamworth and district: published on the centenary of Oxley's discovery of the Peel River on 2nd September, 1818*. The Daily Observer, Tamworth. National Library of Australia, Online Access. Accessed 19/08/2024.

³ State Library of NSW. [Date Unknown]. Australian Agricultural Company. *Australian Agriculture and rural life*. <https://www.sl.nsw.gov.au/stories/australian-agricultural-and-rural-life/australian-agricultural-company>. Accessed 19/08/2024.

Oxley sent out a surveyor to assess the usage of the Peel Valley for the purposes of agriculture after his exploration of the area in 1818, and the assessment was made, as was found to be of a good quality, and could support the agricultural industry. The AAC arrived in Australia with the resources and financial backing to set up an extensive estate in NSW and based its operations at Port Stephens upon landing in the Colony due to its proximity to the Hunter River system and the Pacific Ocean. Although the Port Stephens venture failed, the AAC sent the surveyor to the Peel Valley to again reassess the area for its use for a pastoral run, which confirmed the previous report that the land was suitable for agriculture. About 6000 sheep were taken to the Peel Estate after Governor Bourke reluctantly granted 300,000 acres west of the Peel River after concerns were raised that the AAC would gain control over the water supply. The Peel Estate was so extensive that it was split into thirty-four sections and required several managers to run the Estate. A track was marked from the Peel Valley to Gloucester to enable the wool that was produced on the Estate to be transported to the coast and was under constant threat from the local Aboriginal Population.⁴

2.4 Establishment of Tamworth and the Company Town



Figure 6. A painting describes the township of Tamworth from the Peel River.

Source: Lloyd, H. Grant. *Tamworth on the Peel*. Volume 2: Sketches of N. W. [New South] Wales, 1857-1888. State Library of NSW, Dixson Library. Accessed: August 19th, 2024.

It is suspected that European settlement in the Tamworth area occurred before the ACC

claimed the land on the Western Side of the Peel River. Squatters were prevalent in the western areas of NSW during the early 1800's before the Robertson Land Act. Several explorers reached the Peel River in the early 1800's after Oxley, with Sir Thomas Mitchell reaching the region in December of 1831, who noted that the squatter Joseph Brown had already claimed land there and had constructed cattle yards and a hut. The Surveyor in charge of scouting the

⁴ Wilson, Janice & McAdam, Leila. 2000. *The Tamworth aboriginal/archaeological site study: a report prepared for the Tamworth City Council*. Heritage NSW, Digital Heritage Library.

land for the AAC also accounted for six other squatters that he encountered in his journey and exploration of the Peel Valley. These squatters were eventually displaced by the AAC when the company relocated to the Peel Valley.⁵

As the original land grants in the Tamworth Region were owned by the AAC, it set up a town on the western side of the Peel River based around Calala that was to provide education, health and general administration. The ACC set up the Company Town at Calala House, and provided housing, food and administrative services to the four-hundred strong free settler and convict community that was charged with their oversight. The Western side of the Peel River is cited as the location for the company grant and Peel Valley Estate Headquarters, and the eastern side of the town was the location of where the teamster pilots camped as the roads diverged across the Peel and Cockburn Rivers. There were several Blacksmith's shops, a public house and several shops.⁶ In 1849, after the Peel Valley Estate headquarters had moved to Goonoo Goonoo Station, the need for the establishment of a town in the area became necessary, and a town was set aside by the J. V. Gorman. Gorman, commissioned by the Surveyor General Thomas Livingston Mitchell, has been cited as responsible for the layout and naming of the streets in Tamworth. After it was brought to the Colonial Secretary and the Executive Council, the town of Tamworth appeared in the NSW Government Gazette in January 1850.⁷

The plan of the town was laid out after the 1850, and the first lots of the town went up for sale early in the 1850's, with a second batch auctioned 1853. The AAC also offered land to be sold as part of the town on the western side of the river after seeing how profitable it was, and the first crown assessment of the western side of the Peel River was carried out shortly after. Gold was also found in the area around the Peel River, and by 1852, fossickers looking for alluvial gold flocked to the area. It was recorded that the land sales in Tamworth increased after gold was found at Hanging Rock (southeast of Tamworth), grants sold at a reportedly 'good' price', and many returned to England with their fortunes. This caused a further influx of settlers from England in search for profitable pastoral properties.⁸

⁵ Wilson, Janice & McAdam, Leila. 2000. *The Tamworth aboriginal/archaeological site study: a report prepared for the Tamworth City Council*. Heritage NSW, Digital Heritage Library.

⁶ Prentice, A. J. & Newling, C. B. 1918. *Origin and history of Tamworth and district: published on the centenary of Oxley's discovery of the Peel River on 2nd September, 1818*. The Daily Observer, Tamworth. National Library of Australia, Online Access. Accessed 19/08/2024.

⁷ Prentice, A. J. & Newling, C. B. 1918. *Origin and history of Tamworth and district: published on the centenary of Oxley's discovery of the Peel River on 2nd September, 1818*. The Daily Observer, Tamworth. National Library of Australia, Online Access. Accessed 19/08/2024.

⁸ Wilson, Janice & McAdam, Leila. 2000. *The Tamworth aboriginal/archaeological site study: a report prepared for the Tamworth City Council*. Heritage NSW, Digital Heritage Library.

However, it is also reported that growth in Tamworth was slow, as the land on the western side of the river was owned by the AAC, and land on the eastern side was owned by pioneer squatters. It is apparent that there was not a lot of room to manoeuvre as new settlers were locked into a small area and must have found it difficult to buy land. By 1856, Tamworth was described as 'dependent on the patronage of the teamsters' travelling through the area (Milliss, 1980). But although it was slow, growth in Tamworth steadily increased and the land continued to be mainly used by the squatters, who abused the low rent charges and 'locked' up the land and limited the growth of the town.⁹

After the Robertson Land Act was passed, it allowed for the wealthier landowners to buy up smaller portions of the land and create larger estates. Increases in Land Taxes and the sale of large amount of land by the Peel River Land and Mineral Company (a subsidiary of the AAC) finally loosened the hold that pioneers and large estates had on the surrounding lots, with 99,000 acres resumed by the State Government in 1909.¹⁰ The AAC remained at Goonoo Goonoo Station until 1985 and it was sold privately.

2.5 Tamworth Hospital

Information gathered from the Tamworth Base Hospital Statement of Heritage Impact for Health NSW. (Urbis Pty Ltd, 2012)



Figure 7. The subject area where Tamworth Hospital is situated, was on the original land granted to the Australian Agricultural Company, as shown in the blue square as plot 98.

Source: Historical Land Records Viewer. <https://hlrv.nswlrs.com.au/>, Historical Parish Map 1893. Accessed 19/08/2024. Overlay by S. Plummer. 19/08/2024.

The original Hospital at Tamworth was reportedly a bark hut that was established in the early stages of the company township in 1840. However, with the establishment of the town and the growth of the Peel Valley (coinciding the gold rush), a larger hospital was needed. Following a community meeting in 1854, a public group was formed that set about building a newer and larger hospital that accommodated for the growing needs of the town, and an allotment was secured near

Peel Street. Funds were raised locally, and with Government assistance, the first building was

⁹ Milliss, Roger. 1980. Series 6 – City on the Peel: a history of Tamworth and district, 1818-1976. Papers of Roger Milliss. National Library of Australia & Trove. <https://nla.gov.au/nla.obj-294440760/findingaid#collection-summary>. Accessed 19/08/2024.

¹⁰ Wilson, Janice & McAdam, Leila. 2000. *The Tamworth aboriginal/archaeological site study: a report prepared for the Tamworth City Council*. Heritage NSW, Digital Heritage Library.

constructed out of brick. Two secondary buildings were also constructed that were associated with the hospital one of which was a morgue. Hospital business was controlled by the public group, the Hospital and Benevolent Society until 1862, when the hospital was integrated as the Tamworth District Hospital.

2.5.1 Main Block (est. 1883)

In 1881, an application was submitted to the NSW Government for an allotment of land opposite the Gaol and was claimed by the Trustees of the Benevolent Society. J. W. Pender, an Architect from Maitland designed the new Hospital Building, and construction commenced in the 1885. Built in a Victorian Style, it is a single-story painted brick building that was formally the main building of the hospital. The two wings of the building follow an east/west orientation, with infilled verandahs that have corrugated iron roofs.

Alterations and repairs were conducted to the roof of the main building in 1887 and in 1889 when the building was repainted. In 1906, a donation was made that aided in the construction of an operating theatre made to the front of the main building, and other alterations and additions were recorded throughout the 1900's, Walter Liberty Vernon, the Government Architect of NSW added further amendments to the building in 1909. Further additions were also made in 1910 to accommodate for more patients and nurses' quarters. The hospital grew and farmed its own fruit and vegetables and kept their own livestock. A dairy was first established in 1924, but the Second World War and regulations in pasteurisation brought an end to the dairying activities. While several of the Victorian and early 20th century structures have been cited in the development of the site, such as the original mortuary and the early isolation block. Many of the blocks and original detached buildings that were present in the early construction of the building have long been demolished.



Figure 8. The image to the left is of the main entrance to the Tamworth Hospital prior to major works commencing onsite. The image is undated however illustrates the c.1885 portion of the main hospital building.

Source Image downloaded from flickr.com, and the image is noted from the Archives Office of NSW, no. 955, downloaded 2nd of September 2024.

Condition: the earlier, c.1885 hospital building is well maintained, and is in good condition, with little or no maintenance required.

Integrity: the earlier, c.1885 hospital building has had minor alterations over the years and original fabric is presented to the south. The c.1895 built east/west wing has increased in both directions including the book end bays presenting to the south as viewed upon arrival. Retained significant fabric is understood to be the central access point, covered verandah, double hung windows, corbels to the eave overhang, arch entry door with transom windows above. It should be noted that the internal spaces were unavailable for access during the time of the site inspection.

2.6 The Architect

Information gathered from the Early Architects of the Hunter Region: A Hundred Years to 1940. (Les Reedman, 2008)



Figure 9. The photograph describes the Royal Hotel, Tamworth that was designed by J. W. Pender.

Source: Australian National University. 1912. Open Search Repository. *Tooth and Company deposit 3*.
<http://hdl.handle.net/1885/210894> Accessed 26/08/2024.

J. Wiltshire Pender was the architect that designed the Tamworth Hospital, along with several other buildings in the Maitland and Hunter Region. Hailing from Scotland, he came to Australia in 1855 and originally settled in Melbourne. Pender worked with his uncle, who owned a building firm and acted as his foreman before establishing himself as an architect within the town of Maitland. Pender designed hundreds of buildings, and most of

them are currently still standing in the Maitland and the Hunter region. Pender designed several large houses in the Maitland area and was, at the time, known for ecclesiastic work in designing and building churches. He was also an involved member of the community in Maitland and in 1883 was appointed as a part-time magistrate. His other buildings in Tamworth include the Singleton Dominican Convent and Chapel (Oxley Highway) and the Royal and Central Hotels.

3.0 Physical Evidence

3.1 Locality

Tamworth Hospital is located on the northern side of Johnston Street and on the western side of Dean Street. There is a continuous ring road around the site, that starts along the northern side of Dean Street and continues east and then turning south, joining up with Johnston Street, as illustrated in the image below. The subject property is listed at 31 Dean Street and is within the local government area of Tamworth.

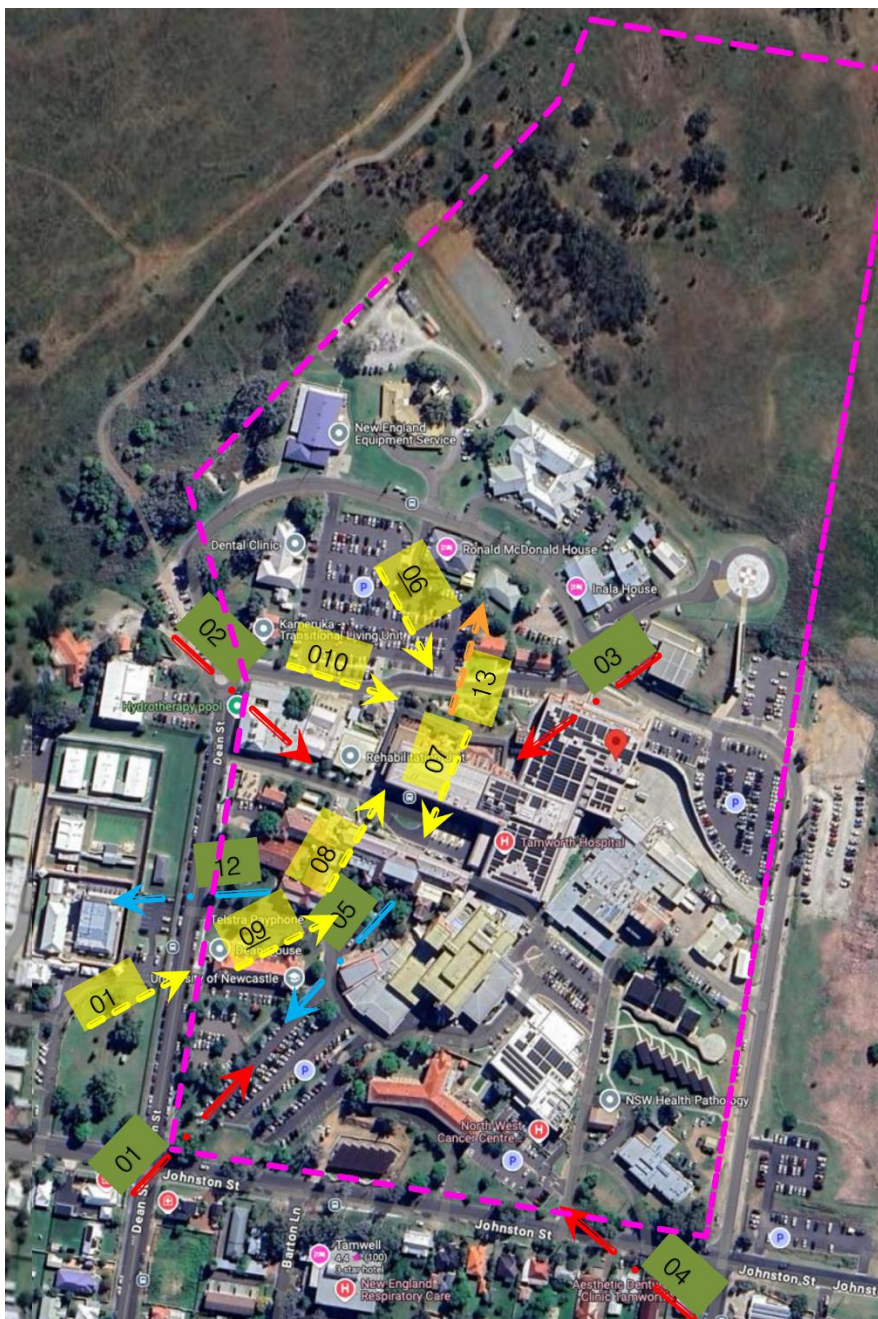


Figure 10. The aerial view of the Tamworth Hospital illustrating the locality of the hospital, and the correlated numbering of photographs (image #'s) illustrating the significant views to (red dashed arrows) and from the c.1885 significant heritage building (blue arrows). The yellow directional arrows illustrate additional views to Dean building and additional close-up views in multiple directions to the c.1885 hospital building. The pink dashed line indicates the new boundary of Local listed item I361, reflecting Amendment 27 (May 16, 2025) of the Tamworth Regional LEP 2010.

Source: Google maps, downloaded, September 2nd, 2024, and overlay provided by Christopher Roehrig, September 2024. Additional overlay and edits provided by Katrina Jelavic, June 2025.



Image 1. The photograph was taken at the corner of Johnston and Dean Street looking north towards the original part of the hospital which contains the heritage building (c.1885). The avenue of Canary Island Date Palm (*Phoenix canariensis*) trees leads directly to the original hospital building. The area where the works are proposed is directly behind the multi-storey building to the centre of the image. The proposed building will not be evident from this location.

Source: Google earth, download 9th September 2024.
Christopher Roehrig



Image 2. The photograph was taken from the northern western part of Dean Street looking southeast towards the area where the proposed single storey building is proposed, within the blue dashed box. Evident is the c.2012, multi-storey hospital building in burnt orange and grey colours, with a flat roof

Source: Christopher Roehrig, 5th of September 2204.



Image 3. The photograph was taken on the northeastern side of the site, looking toward the area where the works are proposed, within the blue dashed box. The proposed building will sit below the grade along the roadway just behind the cars at the edge of the roadway.

Source: Christopher Roehrig, 5th of September 2024.



Image 4. The photograph was taken on the southeast side of the allotment along Johnston Street looking in the direction of the proposed works. The proposed works will not be evident from this location.

Source: Google earth, download 9th September 2024.
Christopher Roehrig



Image 5. The photograph was taken to the front of the heritage building (c.1885) on site looking in a southerly direction toward the corner of Johnston and Dean Street, and on ward toward district views.

Source: Christopher Roehrig, 5th of September 2024.

3.2 Tamworth Hospital locality

Tamworth Hospital earlier heritage building c.1885, is situated at the centre of the hospital district. The heritage building is now surrounded by recently built hospital buildings on the northern side (multi-storey buildings), eastern and western side (later 2012 phase of development) of the building. The view to the earlier building (c.1895) is evident when arriving by foot from the corner of Johnston and Dean Street.

Also apparent is more recent heritage significant building along Dean Street, name the Dean Building, estimated built prior to the 1940's, refer to image 11 below. As illustrated in image 11, The Dean building is constructed from red brick masonry, with double hung 6 pane sash windows, a red terracotta hip roof covering, and enclosed loggias (aluminium windows) facing Dean Street. The Dean Building provides a later phase of development illustrating the continued use of the site as a hospital with mental health facilities for the region. The internal spaces were not accessible during the site inspection.

3.3 Exterior Photographic Description of Tamworth Hospital



Image 6. The photograph was taken from within the parking lot to the northwest looking in a southeasterly direction toward the site. What is evident is the multi-storey building currently under construction (with scaffolding). The area where the works are proposed are within the blue dashed box.

Source: Christopher Roehrig, 5th September 2024.



Image 7. The photograph was taken on the southern side of the multi-storey building looking at the rear elevation to the heritage building (c.1885). Evident in the image is the retained slate roof covering, highlight windows above the awning, and the chimneys that remain.

Source: Christopher Roehrig, September 2024.



Image 8. The photograph was taken in front of the heritage building looking towards the multistorey building on the opposite side of the open forecourt to the hospital main entry. From this location it is not evident where the proposed works will take place to the north of the building in the image.

Source: Christopher Roehrig, September 2024.



Image 9. The photograph was taken on the southern side of the significant building looking north at the earliest building (c.1885) on the site. Evident is the original decorative parapet with finial, marking the entry point. Refer to figure 6, to understand the remaining fabric to the building as compared with the image to the left.

Source: Christopher Roehrig, September 5th, 2024.

| | |
|---|---|
|  | <p>Image 10. The photograph was taken on the western side of the area where the works are proposed. The covered walkway, planting to the right of the walkway and grass embankment are noted to be replaced with a new World Class End of Life Facility.</p> <p>Source: Christopher Roehrig, 5th of September 2024.</p> |
|  | <p>Image 11. The photograph was taken directly in front of Dean House c.1934, along Dean Street, looking east towards the main entry. Dean house as posted on the signage is currently utilised for mental health services.</p> <p>Source: Christopher Roehrig, 5th of September 2024.</p> |
|  | <p>Image 12. The photograph was taken on the eastern side of the Dean House (roadway) looking toward the neighbouring heritage item, 1406, Tamworth Correctional Centre. The proposed works are well away from the adjacent locally listed significant heritage item and are not visually connected where the works are proposed.</p> <p>Source: Christopher Roehrig, 5th of September 2024.</p> |
|  | <p>Image 13. The photograph was taken to the front of the subject site, looking in a Northeasterly direction toward the c. 2025 hospital redevelopment. The height of the building screens views to the bushland setting to the North.</p> <p>Source: Tom Kelly, Capital Insight, June 13, 2025</p> |

4.0 Heritage Status

4.1 Introduction

Tamworth Hospital is recognised for its heritage value by statutory listings. The Burra Charter (October 2013) principles and guidelines have been utilised as a baseline to undertake this heritage impact assessment.

The cultural significance of the subject site the Tamworth Regional Hospital located at 31 Dean Street, Tamworth has been assessed against evaluation criteria set out by the NSW Department of Planning, NSW Heritage Branch.

4.2 New South Wales Heritage Office Methodology

- Criterion a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.(or a class of the local area's cultural or natural places; or cultural or natural environments.)

4.3 Evaluation of Heritage Significance

The following assessment against the established criteria set by the Department of Planning; NSW Heritage Branch discusses how each criterion relates to the subject site. The assessment has been extracted from the Tamworth local heritage listing I306 (noted in *italics*

only)¹¹: The plain text is the component of the assessment carried out by the author of this report. The Statement of Heritage Impact for the Tamworth Hospital re-development (Urbis, 2012) has also been utilised in this section.

Criterion a – Historical Evolution

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

| Guidelines for Inclusion | Guidelines for Exclusion |
|---|---|
| Shows evidence of a significant human activity | Has incidental or unsubstantiated connections with historically important activities or processes |
| Is associated with a significant activity or historical phase. | Provides evidence of activities or processes that are of dubious historical importance |
| Maintains or shows the continuity of a historical process or activity | Has been so altered that it can no longer provide evidence of a particular association |

The item is historically significant as it is associated with the expansion of the town of Tamworth and is representative of the growing needs of a country town during that period. It is also significant as it was established and partly built by the community of Tamworth and is therefore historically significant.

Criterion b – Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

| Guidelines for Inclusion | Guidelines for Exclusion |
|---|--|
| Shows evidence of a significant human occupation | Has incidental or unsubstantiated connections with historically important people or events |
| Is Associated with a significant event, person, or group of persons | Provides evidence of people or events that are of dubious historical importance |
| | Has been so altered that it can no longer provide evidence of a particular association |

The item does not meet this criteria.

¹¹

Criterion c – Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (state significance)

| Guidelines for Inclusion | Guidelines for Exclusion |
|--|--|
| Shows or is associated with, creative or technical innovation or achievement | Is not a major work by an important designer or artist. |
| Is the inspiration for a creative or technical innovation or achievement | Has lost its design or technical integrity |
| Is aesthetically distinctive | Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded. |
| Has landmark qualities | Has only a loose association with a creative or technical achievement |
| Exemplifies a particular taste, style or technology | |

The item is architecturally significant as it was designed by J. W. Pender, who was a notable architect during the latter parts of the 19th Century in Maitland and the Upper Hunter Region. The main building of the hospital, completed in c.1885, remains on the site of the current hospital.

Criterion d – Social Value

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

| Guidelines for Inclusion | Guidelines for Exclusion |
|---|--|
| Is important for its association with an identifiable group | Is only important to the community for amenity reasons |
| Is important to a community's sense of place | Is retained only in preference to a proposed alternative |

The item is socially and culturally significant, as it is associated with the group of the 'Hospital and Benevolent Society' who lobbied both the community and the Government for a local hospital in Tamworth.

Criterion e – Technical/Research Value

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

| Guidelines for Inclusion | Guidelines for Exclusion |
|--|--|
| Has the potential to yield new or further substantial scientific and/or archaeological information | The knowledge gained would be irrelevant to research on science, human history or culture |
| Is an important benchmark or reference site or type | Has little archaeological potential |
| Provides evidence of part human cultures that is unavailable elsewhere | Only contains information that is readily available from other resources or archaeological sites |

The item does not meet this criteria

Criterion f – Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

| Guidelines for Inclusion | Guidelines for Exclusion |
|--|------------------------------|
| Provides evidence of a defunct custom, way of life or process | Is not rare |
| Demonstrates a process, custom or other human activity that is in danger of being lost | Is numerous but under threat |
| Show unusually accurate evidence of a significant human activity | |
| Is the only example of its type | |
| Demonstrates designs or techniques of exceptional interest | |
| Shows rare evidence of a significant human activity important to a community | |

The item does not meet this criteria

Criterion g – Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

| Guidelines for Inclusion | Guidelines for Exclusion |
|--|--|
| Is a fine example of its type | Is a poor example of its type |
| Has the principal characteristics of an important class or group of items | Does not include or has lost the range of characteristics of a type |
| Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity | Does not represent well the characteristics that make up a significant variation of a type |
| Is a significant variation to a class of items | |
| Is part of a group which collectively illustrates a representative type | |
| Is outstanding because of its setting, condition or size | |
| Is outstanding because of its integrity or the esteem in which it is held | |

The item does not meet this criteria

4.4 Statement of Significance

A surviving Victorian institution, important both historically and architecturally is historically significant and remains to be an early example of continued urbanisation in Tamworth. The Hospital is also representative of urgent hospital care in regional NSW, with the grounds of the Hospital established in 1883 and still in use today. The Hospital is also locally significant due to its Victorian design, and establishment for health services instigated by the local community, as a community action behind the driving force and inception of the hospital.

5.0 The Proposal

The following scope of works has been considered regarding the subject site: Tamworth Hospital located at 31 Dean Street, Tamworth NSW 2340, which are locally listed under the current Tamworth Local Environmental Plan 2010.

The assessment has considered the client's requirements for proposed alterations and additions. The scope of works to extend the existing Palliative Care unit and include a garden or outdoor area. The extension would be connected to the lower ground floor as indicated in the Figures below.

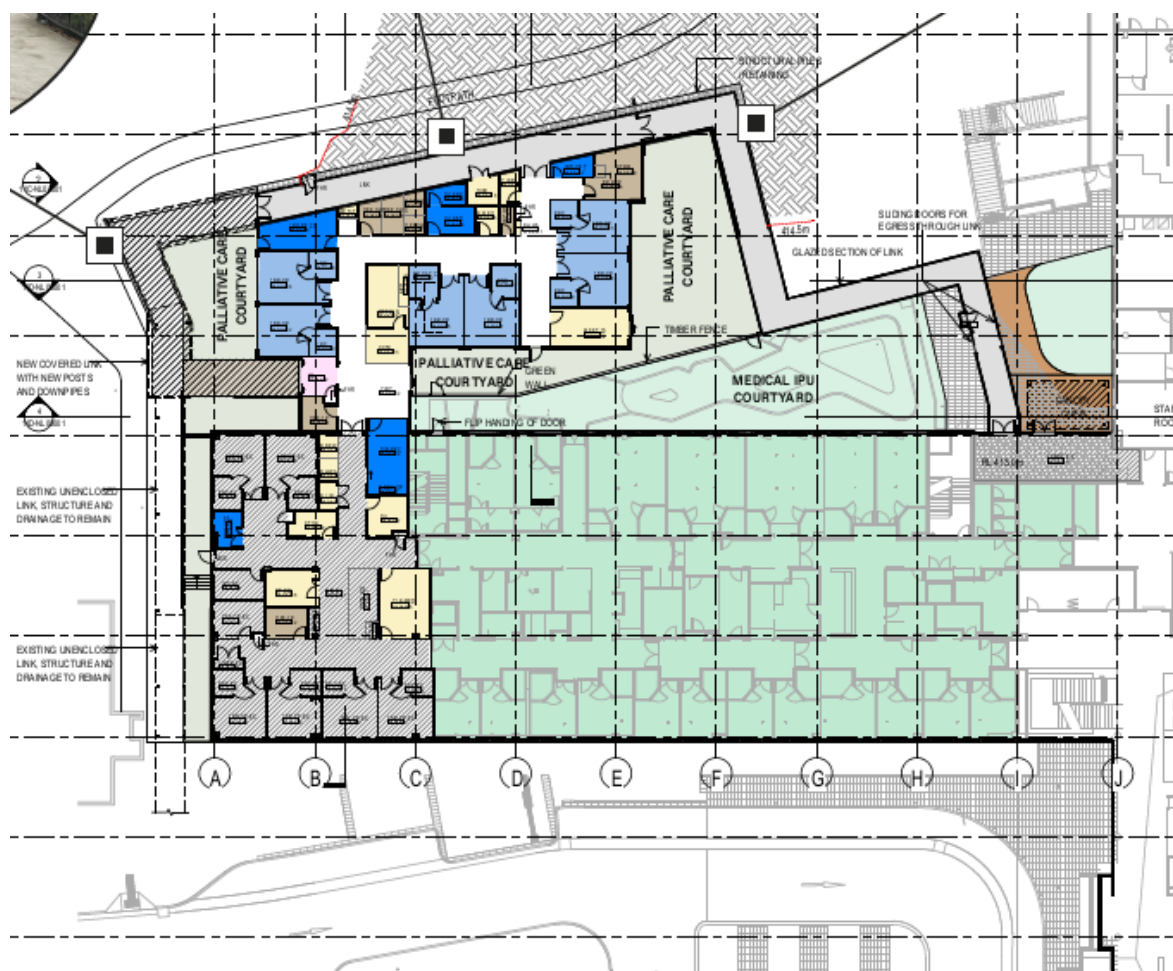


Figure 11. BVN Architects. *World Class End of Life Program: Tamworth Master plan Workshop 3*. July 2024, indicating the floor plan area, and integration of the enclosed space to the courtyard.

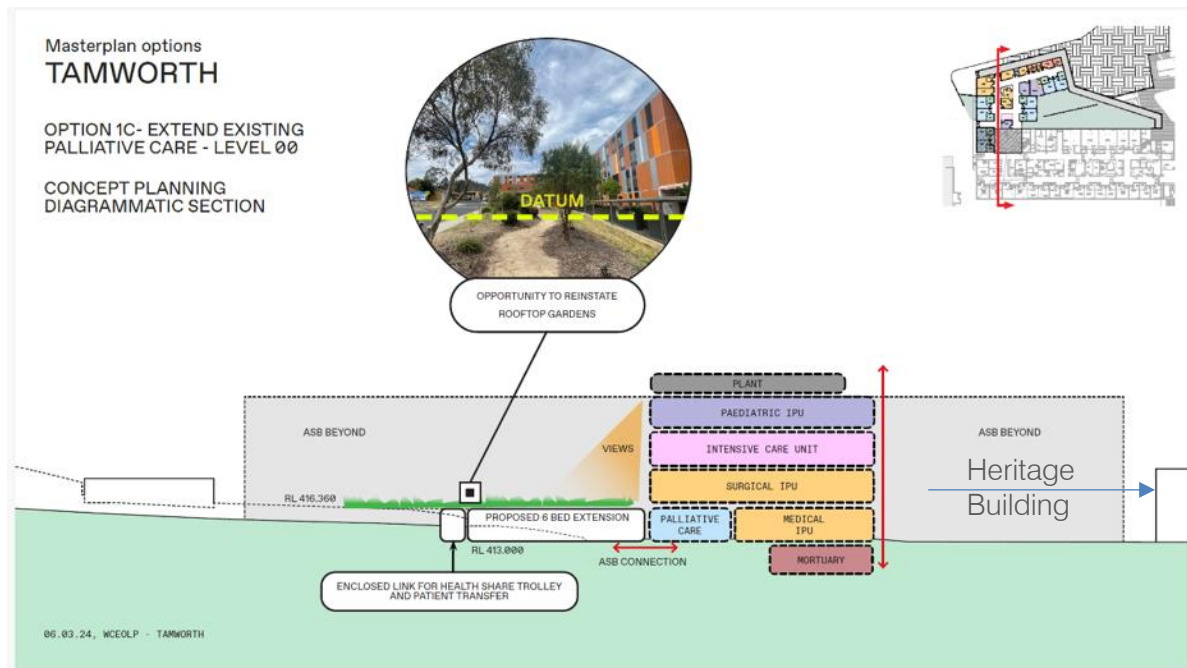


Figure 12. BVN Architects. *World Class End of Life Program: Tamworth Master plan Workshop 3.* July 2024. The image illustrates a cross section through the proposed extension to the palliative care area. The area to the right of the building in the cross section, is the back of the heritage item (c.1885), as indicated by the direction of the blue arrow, refer to image 7, illustrating the rear of the c.1885 building. The vertical red line with arrows to each side indicates the separation between what is heritage significant and what is new.

The proposed works involve the construction and operation of the single-storey extension to the North of the Acute Services Building at ground level of a new WCEoL 6-bed palliative care unit as indicated above in Figures 11 and 12, as well as associate civil engineering works, including earthworks, services and utilities connections. The scope also includes remediation works to part of the WCEoL development site.

6.0 Heritage Impact Assessment

6.1 Introduction

The following assessment takes into consideration the documentary evidence described in the previous sections of this report. This assessment measures the potential impacts both physical and visual that could occur as a result of the proposed scope of works. The application is based on the guidelines for preparing a statement of heritage impact as set out by the NSW Government, Department of Planning and Environment, publication dated 2023.

The following assessment has been formatted to suit the situation of this proposal and has been assessed against the following impact assessment criteria:

- *Tamworth Regional Local Environmental Plan 2010 (LEP 2010); Amendment 27, May 16, 2025;*
- *Tamworth Regional Development Control Plan 2010 (2010), Amendment No.17;*
- *Guidelines for preparing a statement of heritage impact, Environment and Heritage, Department of Planning and Environment, June 2023; and*
- *Environmental Protection Biodiversity and Conservation Act 1999 (EPBC Act).*

The accepted practice in assessing the levels of impact on items, places or fabric of heritage significance is to adopt the following grading¹²:

| Impact Grading | Built Heritage or Historic Urban Landscape attributes |
|-------------------|---|
| <i>No Change</i> | <i>No change to Fabric or setting.</i> |
| <i>Negligible</i> | <i>Slight changes to historic building elements or setting that hardly affect it and have no impact upon significance.</i> |
| <i>Minor</i> | <i>Change to key historic building elements, such that the asset is slightly altered.</i> |
| <i>Moderate</i> | <i>Changes to many key historic building elements, such that the resource is moderately altered.</i> |
| <i>Major</i> | <i>Change to key historic building elements that contribute to the listing such that the resource is totally altered. Comprehensive changes to setting.</i> |

¹² ICOMOS – Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, A publication of the International Council on Monuments and Sites, January 2011, downloaded 23/2/2015.

6.2 Tamworth Regional LEP 2010 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Part 5 Heritage Provisions that are assessed against the proposed scope of works as follows:

| Tamworth Regional LEP 2010 requirement | Comment |
|--|--|
| Section 5 Miscellaneous provisions | |
| 5.10 Heritage Conservation | |
| <p>(1) Objectives – The objectives of the clause area are as follows</p> <p>(a) to conserve the environmental heritage of the Tamworth Regional Council area,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and view,</p> <p>(2) Requirement for consent – Development consent is required for any of the following</p> <p>(e) erecting a building on land –</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area</p> <p>(4) Effect of proposed development on heritage significance. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p> | <p>Response to 1a): The environmental heritage of the Tamworth Regional Council will not be impacted by the proposed changes to the site which includes a new above ground (on grade) medical facility to complement the existing Palliative care unit. The development will provide a World Class End of Life Program (WCEoLP), where limited services are available to people in the Region.</p> <p>Response to 1b): There will be no change to the views and vistas to the c.1885 locally listed heritage building that defines the heritage listing, along with The Dean building. The views and vistas as indicated in Section 3.1-Locality, illustrates the significant views and vistas. The proposed scope of works as identified in Section 5 - Proposed works compared to Section 3.1 Locality, are separated by a recent c.2012, multi-storey hospital building, blocking the view to the significant c.1885 built element and Dean House, therefore there will be no physical or visual impacts on fabric that contributes to the significance to the place.</p> <p>Response to 2): This application is applying for development consent for the proposed addition of new facilities for WCEoLP. The subject site is not located within a heritage conservation area, however, is a locally listed site. This heritage assessment will allow the authorities to determine if the physical or visual impacts are acceptable.</p> <p>Response to 4): This application has considered the effects on the heritage significance to the place, and the building identified as containing heritage significance, which is the c.1885 built element and The Dean building, constructed prior to the 1940's. The proposed works are well away from the significant buildings and will not interrupt or visually impact the significant views and vistas as identified in Section 3.1 Locality.</p> |

6.3 Tamworth Regional DCP 2010 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Part 5 Heritage Provisions that are assessed against the proposed scope of works as follows:

| Tamworth Regional DCP 2010 requirement | Comment |
|---|--|
| Amendment 17 | |
| There are not site specific development controls for the Tamworth Regional Hospital found with this document... | No clauses pertaining to the site, therefore an assessment of the DCP was not completed. |

6.4 Evaluation against the guidelines of the NSW Heritage Council

The following set of criteria published by the NSW Heritage Council for the assessment of heritage impact of alterations and additions to a heritage item, which includes minor partial demolition, change of use, minor additions, and new development to a heritage item, is assessed as follows:

| Section 4 | |
|---|--|
| Matters for consideration) | |
| <ul style="list-style-type: none"> Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance? Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated? Are the proposed works part of a broader scope of works? Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item? Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted? Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required? If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered? Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated? | <p>Response dot point 1: The proposed scope of works does not remove unsympathetic alterations and additions. The proposed works are placed well away from the c.1885 heritage building and The Dean building ensuring the heritage significance to the place is retained, unchanged.</p> <p>Response dot point 2: The proposed works do not affect the heritage item, views and vistas, as illustrated in Section 3.1, or the cultural landscape in which the proposed works are sited, therefore no physical or visual impacts will occur to heritage fabric of significance.</p> <p>Since the initial assessment the site planning map has extended the heritage boundary to include the rural bushland setting to the North of the site. It should be noted that the recent and currently under construction hospital developments screens all views of the bushland setting.</p> <p>Response dot point 3: Yes, the redevelopment works fits into the current upgrades of hospital buildings to the north of the proposed site that is currently underway, as indicated in image 6.</p> <p>Response dot point 4: There will be no cumulative impacts on the setting which contains the heritage significance. This was achieved by the c.2012 multi-storey building that is constructed between the heritage building and the area where the proposed works are scheduled.</p> <p>Response dot point 5: The proposed works are not sited on any known Aboriginal cultural significance land.</p> <p>Response dot point 6: The applicant has checked to see if other approvals are required and a further assessment is outlined below: Environmental Protection and Biodiversity Act 1999, completed by DFP Planning, Brian McDonald.</p> <p>Response dot point 7: yes the LEP and DCP, is assessed and included and contained within this assessment, for further consideration.</p> <p>Response dot point 8: The proposed works will not result in an adverse heritage impact, as described above. It is suggested that the proposed external cladding to the proposed extension match as close as possible with the existing material, and colour palette found onsite in the c.2012, multi-storey hospital building.</p> |
| Alterations and additions | |
| <ul style="list-style-type: none"> Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013). Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)? Will the proposed works impact on the significant fabric, design or layout, | <p>Response dot point 1: In reference to Article 22 of the Burra Charter, the proposed new works has considered the siting of the proposed new extension and was placed well away from the c.1885 heritage building and The Dean building. The bulk, scale, character, colour, texture and material have also been considered, and fits into larger site and joins comfortably with the c.2012 modern multi-storey hospital building.</p> <p>Response dot point 2: The proposed works are sympathetic to the c.1885 heritage building, and was achieved by</p> |

Section 4

significant garden setting, landscape and trees or on the heritage item's setting or any significant views?

- *How have the impact of the alterations/additions on the heritage item been minimised?*
- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

placing the proposed works alongside, and well below the roadway to the north of the multi-storey building, it is recommended that the proposed materials complement the c.2012 building to ensure a cohesive blend of the new and old, as already established onsite.

Response dot point 3: The proposed works will not impact significant fabric either physically or visually. The location of the proposed building is placed within a garden setting that is recent and established sometime after the c.2012 construction of the multi-storey building, as indicated in image 10.

Response dot point 4: There are no visual or physical impacts on the heritage significance as outlined above in the assessment

Response dot point 5: As illustrated in image 10 above, the area where works are proposed have been impacted by the works from the c.2012 phase of development, therefore it is not anticipated that relics or the like will be uncovered.

New landscape works and features

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and with the adjacent heritage items?*

Response dot point 1: The landscaping in the area where works are proposed are not significant. It is intended to include updated landscaping in and around the site and as set out by the proposal as outlined in Section 5 of this report. It is recommended to install landscaping, to allow future palliative care patients and their families a reflection area to enjoy and better facilitate the amenities to the place and its setting.

Response dot point 2: The update of landscape is not a requirement of the DDA 1992.

Response dot point 3: The landscape where works are proposed are not significant. It is not intended to reinstate unknown landscape as part of the works.

Response dot point 4: As noted above, where works are proposed, the below ground/soil has been previously impacted by the works.

Response dot point 5: There will be no visual impacts to views to or from the heritage significant c.1885 building or The Dean building. There are no visual connections between the earlier buildings and the proposed works, as there is a separation between old and new, by the c2012 Multi-storey hospital building.

As noted above, a recent c.2025 hospital redevelopment screens any distant views from the proposed site towards the rural bushland setting to the North.

6.5 Environmental Protection Biodiversity and Conservation Act 1999

The following assessment is from the EPBC Act assessment prepared by DFP Planning Consultant representative Brian McDonald, Principal Urban Designer and Heritage Consultant.

Dear Chris

Re: HERITAGE ADVICE

TAMWORTH HOSPITAL, DEAN STREET TAMWORTH



We refer to your brief asking for advice as to whether the Environmental Protection Biodiversity and Conservation Act 1999 (EPBC Act) applies to proposed expansion of palliative care facilities at Tamworth Hospital.

Our finding is that the EPBC Act does not apply to the Tamworth Hospital, in relation to heritage, for the following reasons:

1.0 Heritage Significance

Section 3 of the EPBC Act sets out the objects of the Act, which states:

to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance.

1.1 World Heritage

Tamworth Hospital is not a declared World Heritage property and accordingly no referral is required under Section 12 of the EPBC Act.

1.2 National Heritage

Section 15B(3) of the EPBC Act states as follows:

A person must not take an action in:

(a) a Commonwealth area; or

(b) a Territory;

that has, will have or is likely to have a significant impact on the National Heritage values of a National Heritage place.

Tamworth Hospital is not a National Heritage place, not being found on the National heritage list, and accordingly no referral is required under section 15B of the EPBC Act.

2.0 Australian Government Agencies

Section 5 defines the Application of Act, including:

(2) This Act applies to acts, omissions, matters and things in the Australian jurisdiction, and does not apply to acts, omissions, matters and things outside the Australian jurisdiction except so far as the contrary intention appears.

The works proposed at Tamworth Hospital are not being undertaken by an entity which is a Commonwealth agency, persons acting for a Commonwealth agency, or on the instructions of a Commonwealth agency. Health Infrastructure NSW is an agency of the State of NSW.

3.0 Commonwealth Land

Section 525 of Subdivision B defines Commonwealth areas:

- (1) *Each of the following, and any part of it, is a **Commonwealth area**:*
- (a) land owned by the Commonwealth or a Commonwealth agency and airspace over the land;*
 - (b) an area of land held under lease by the Commonwealth or a Commonwealth agency and airspace over the land;*
 - (c) land in:*
 - (i) an external Territory; or*
 - (ii) the Jervis Bay Territory; and airspace over the land;*
 - (d) the coastal sea of Australia or an external Territory;*
 - (e) the continental shelf, and the waters and airspace over the continental shelf;*
 - (f) the waters of the exclusive economic zone, the seabed under those waters and the airspace above those waters;*
 - (g) any other area of land, sea or seabed that is included in a Commonwealth reserve.*

The site of Tamworth Hospital is not a Commonwealth Area as defined above. It is Crown Land vested in the State of NSW.

Therefore, no action is required under the EPBC Act.



Brian McDonald
Principal Urban Designer and Heritage Consultant
DFP Planning Pty Ltd/

7.0 Conclusion and Recommendations

7.1 Conclusions

The subject site, Tamworth Hospital is located at 31 Dean Street, Tamworth NSW 2340. The site is a locally listed heritage item, as noted in the Tamworth Regional LEP (2010), Schedule 5, Environmental Heritage. The site has several buildings, of which are of historical significance. Notably, the main building was designed by architect J. W. Pender in 1883 and construction was completed in c.1885, as well as The Dean building constructed prior to the 1940's. The subject site is important to the heritage landscape in Tamworth.

Following the site inspection carried out on the 5th of September 2024, Nimbus Architecture and Heritage has determined that:

- The proposed scope of works to include a new WCEoLF, will have no visual or physical impacts on the heritage setting or aspects to the Locally Listed Tamworth Hospital, #I361, located at 31 Dean Street Tamworth.
- The report, prepared by Nimbus Architecture and Heritage Pty Ltd, has assessed the visual and physical impacts that may have result to the subject heritage listed site, and has been created in consultation with the architects BVN and Capital Insight representative (*note planner Oliver), ensuring what is significant is protected, retained and integrated into the design, allowing End of Life (EOL) patients a facility on a world class level.
- The proposed addition of a World Class End of Life Facility (WCEoLF), has considered the context in which the proposed new extension is to be placed, and is situated well away from heritage buildings. The proposed single storey extension is screened by the recent (c.2012) multi-storey hospital building to the c.1885 significant building, and The Dean building. As a result of the proposed sitting of the new building, there will be no visual impacts on the views to and from the c.1885 heritage building, Dean Building, or the adjacent locally listed Tamworth Correctional Centre (I406), located at 152-160 Johnston Street, Tamworth. The proposed new building does not connect onto or is close to a heritage building therefore, there will be no physical impacts on heritage buildings, or natural landscape within its immediate area.

Amendment 27 to the Tamworth Regional LEP 2010

- The proposed scope of works, which includes the operation and construction of a single storey extension to the North of the Acute Services Building, will provide additional amenities and healthcare facilities which are necessary to the growth and development of the larger community. The most recent amendment to the LEP 2010, which took place in May 2025, provides an expanded area to the existing local heritage listing (#1361). The proposed works of the single storey extension will not have a detrimental visual or physical impact on the heritage values to the place, or the extended listing area.

7.2 Archaeology

- During the excavations for the construction of the additional ward, it is highly unlikely that archaeological remains may be uncovered due to the extensive previous disturbances to the land in these areas and the fact that no evidence of previous development of the site has been encountered.
- Should archaeological artefacts be encountered Division 9, Protection of certain relics, of the NSW Heritage Act 1977 may apply.

7.3 Recommendations

- The proposed single storey addition should match closely with the adjacent c.2012 multi-storey hospital building in materials and colours; and
- The Option of landscaping should be taken up in and around the building and connection within open areas adjacent to the c.2012 multi-storey building.

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9.0 Appendices

Architectural drawings prepared by BVN Architects Pty Ltd as set out by the Option planning.

