

LOCALITY PLAN.



hillvue road, south tamworth nsw 2340

lot 2, dp1264030

DRAWING SCHEDULE.

A 00	COVER SHEET	REV G	DATED 29.01.2024
A 01	3D PERSPECTIVES	REV G	DATED 29.01.2024
A 02	EXISTING SITE PLAN	REV G	DATED 29.01.2024
A 03	OVERALL SITE PLAN	REV G	DATED 29.01.2024
A 04	PART SITE PLAN 1	REV G	DATED 29.01.2024
A 05	PART SITE PLAN 2	REV G	DATED 29.01.2024
A 06	PART SITE PLAN 3	REV G	DATED 29.01.2024
A 07	PART SITE PLAN 4	REV G	DATED 29.01.2024
A 08	SIGNAGE DETAILS	REV G	DATED 29.01.2024
A 09	FENCE DETAILS	REV G	DATED 29.01.2024
A 100	SAFE DESIGN OF STRUCTURES & PART J	REV G	DATED 29.01.2024
A 101	MEDICAL CENTRE - FLOOR PLAN	REV G	DATED 29.01.2024
A 102	MEDICAL CENTRE - ROOF PLAN	REV G	DATED 29.01.2024
A 110	MEDICAL CENTRE - ELEVATIONS	REV G	DATED 29.01.2024
A 111	MEDICAL CENTRE - SECTIONS	REV G	DATED 29.01.2024
A 200	WELL BEING CENTRE - FLOOR PLAN	REV F	DATED 29.01.2024
A 210	WELL BEING CENTRE - ELEVATIONS	REV F	DATED 29.01.2024
A 211	WELL BEING CENTRE - SECTIONS	REV F	DATED 29.01.2024
A 300	ALLIED HEALTH - FLOOR PLAN	REV F	DATED 19.01.2024
A 301	ALLIED HEALTH - ROOF PLAN	REV E	DATED 22.12.2023
A 310	ALLIED HEALTH - ELEVATIONS	REV E	DATED 22.12.2023
A 311	ALLIED HEALTH - SECTIONS	REV E	DATED 22.12.2023

PROJECT DESCRIPTION.

For the purpose of the Building Code of Australia, Vol. 1, 2022, the development may be described as follows:

- classification - BCA 'part A6'**
The medical service building has been classified as a 'Class 9a' building - health care building'
The Professional tenancies building has been classified as a 'Class 9a' building - health care building'
The Well being Centre has been classified as a 'Class 9b' building - assembly building
- rise in stories - BCA 'part C1.2'**
The building has a rise in stories of one.
- effective height - BCA 'schedule 3 definitions'**
The building has an effective height of zero, ie less than 25.0m.
- type of construction required - BCA 'part A6, part C1.1 - table C1.1'**
Class 9b building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.
- climate zone - BCA 'schedule 3 definitions'**
The building is located within climate zone 4.

GENERAL NOTES.

- In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2022, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;
- AS1668

AS3000

AS1428.1

AS2890.6

AS1680.0
- Mechanical ventilation & air conditioning in Buildings

- Electrical installations; buildings, structures & premises (known as the saa wiring rules)

- General requirements for access – buildings

- Off-street parking; mandatory requirements

- Interior lighting - safe movement
- Children (Education & Care Services) Regulation 2011
- These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.
- All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

PROPOSED MEDICAL CENTRE DEVELOPMENT

HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030



Project.
PROPOSED MEDICAL CENTRE
DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title. COVER SHEET	Drawing No. 40924- A00
Scale. As indicated @ A1	Drawn. LO
Sheet. 01 of 23	Checked. KG
Project No. 40924	Revision. G



DEVELOPMENT APPLICATION

BARNSON PTY LTD

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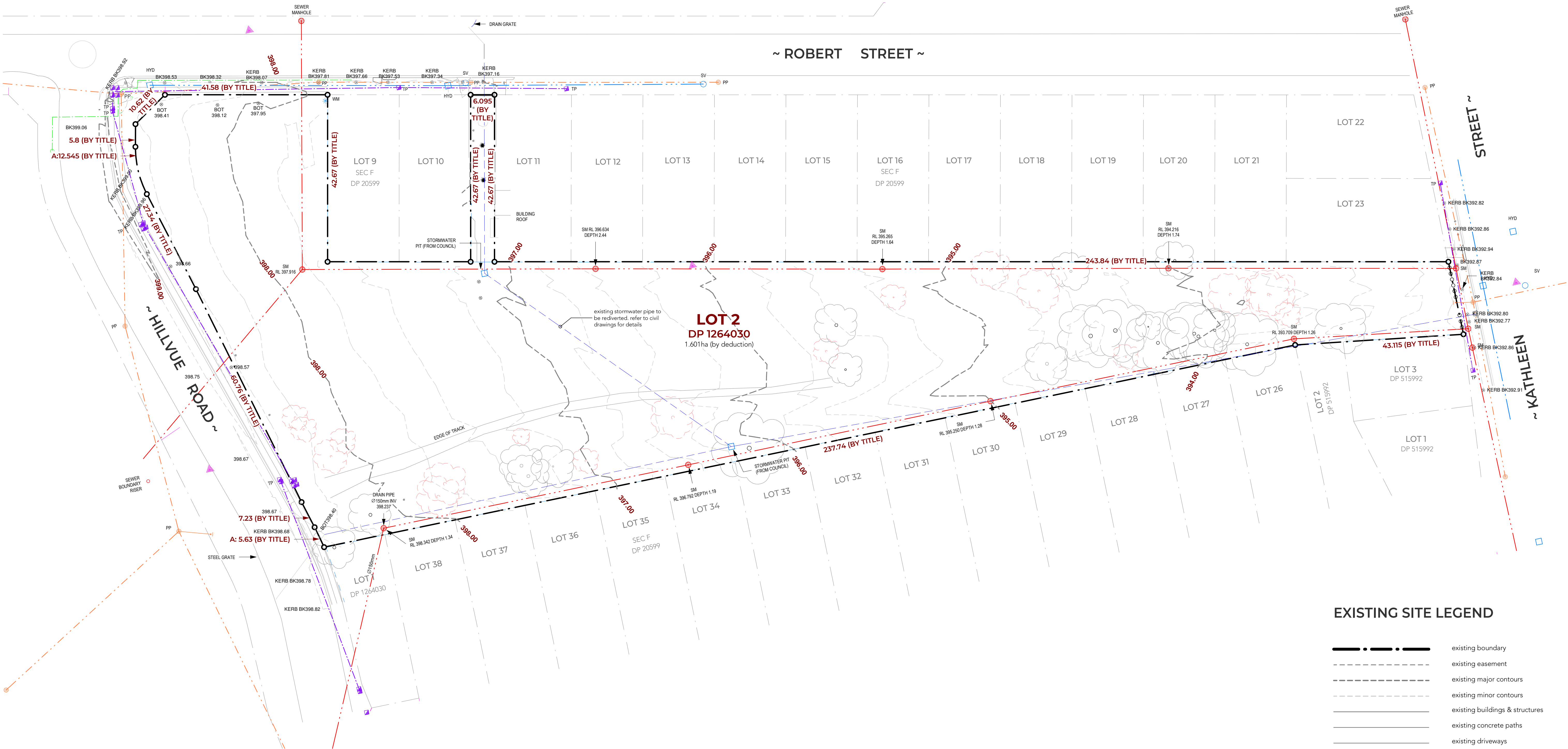
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Drawing Title.
3D PERSPECTIVES

Scale.	@ A1	Drawn.	LO
Sheet.	02 of 23	Checked.	KG
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Drawing No.

40924-
A01



01

EXISTING SITE PLAN

Scale 1 : 500 @ A1

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EXISTING SITE LEGEND

- existing boundary
- existing easement
- existing major contours
- existing minor contours
- existing buildings & structures
- existing concrete paths
- existing driveways
- existing vegetations
- existing fence line
- underground stormwater
- underground sewer
- underground telecommunications line
- overhead electrical lines
- underground electrical lines
- underground water lines

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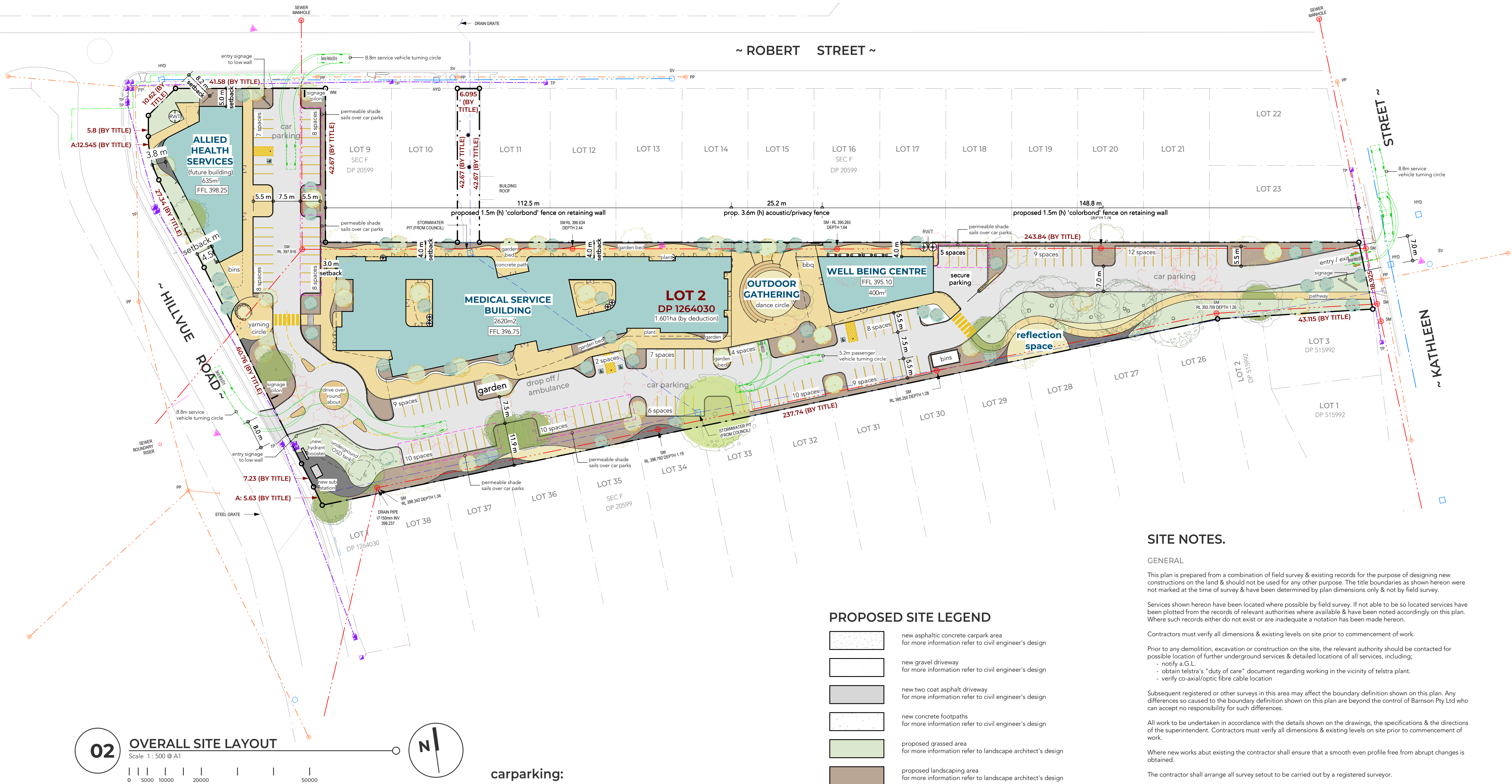
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TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
EXISTING SITE PLAN
Scale. **As indicated @ A1**
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Drawn.
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Revision.

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40924-
A02



SITE NOTES.

GENERAL

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify a.G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/optic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works abut existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

DRAINAGE

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, grated drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, P5.3.1.4 - Stormwater drainage

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

PROPOSED SITE LEGEND

- new asphaltic concrete carpark area
for more information refer to civil engineer's design
- new gravel driveway
for more information refer to civil engineer's design
- new two coat asphalt driveway
for more information refer to civil engineer's design
- new concrete footpaths
for more information refer to civil engineer's design
- proposed grassed area
for more information refer to landscape architect's design
- proposed landscaping area
for more information refer to landscape architect's design
- carpark markings - arrows to be applied using paint in accordance with Tamworth Regional Council's Development Control Plan & AS2890.6-2009
- 1500mm high blade fencing installed along boundary or inside edge of retaining wall as applicable
- 1800mm high colorbond fencing installed along boundary
- new concrete kerb & gutter
for more information refer to civil engineer's design

carparking:

The following schedule has been prepared in accordance with Tamworth Regional Council's off-street parking code

building usage	floor area	rate of prov.	total
commercial premises, offices, professional chambers, shops	570.9m ²	1 / 37m ²	15.43
total number of carparks required			16
total number of carparks provided			121

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Drawing Title.
OVERALL SITE PLAN
Scale. **As indicated @ A1**
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40924-A03

DEVELOPMENT APPLICATION



03

PART SITE 1

Scale 1: 200 @ A1

0

2000

4000

8000

20000

WATER STOP VALVE

N

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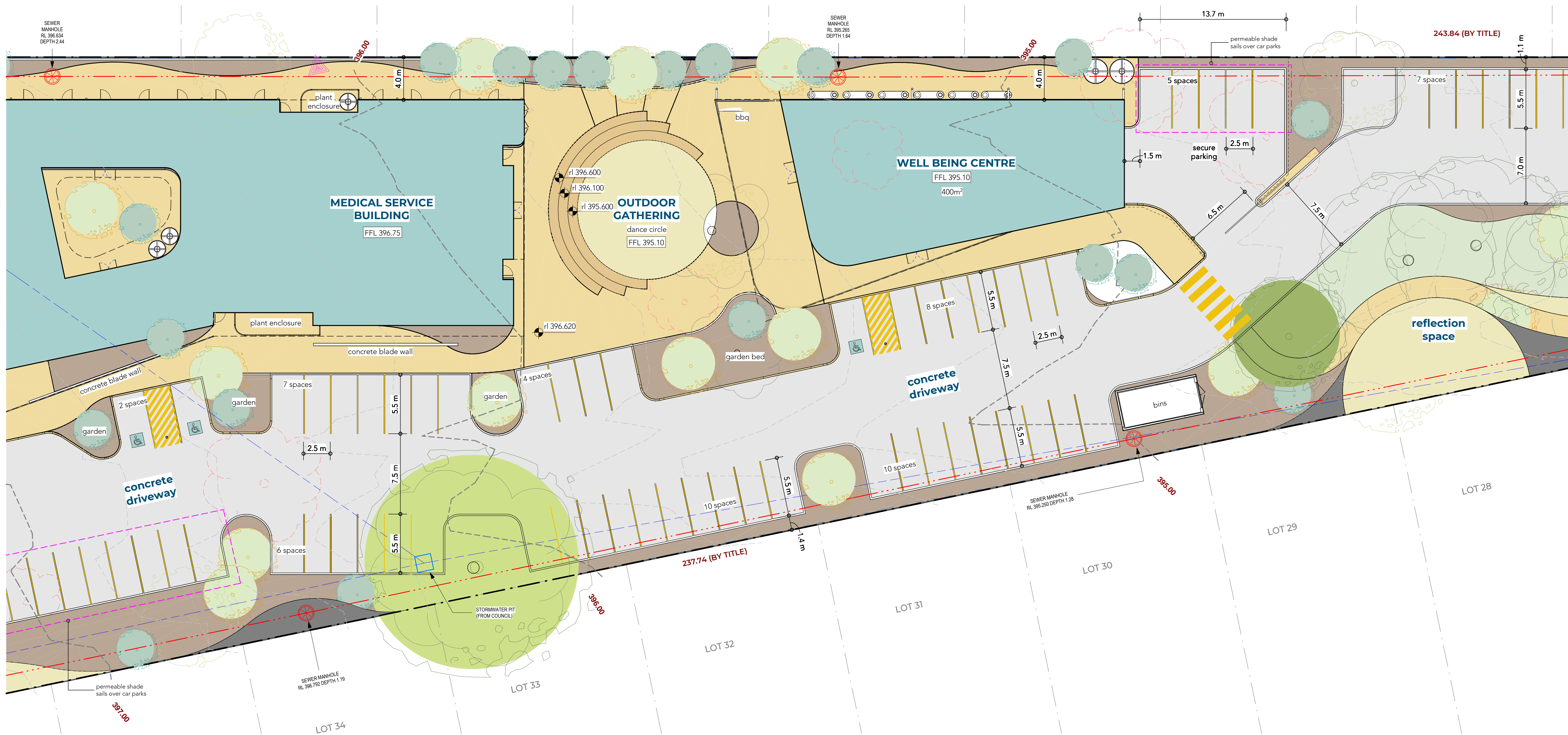
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PART SITE PLAN 1

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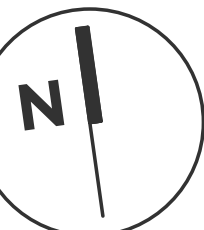
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A04



05

PART SITE 3

Scale 1 : 200 @ A1



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Drawing Title.
PART SITE PLAN 3

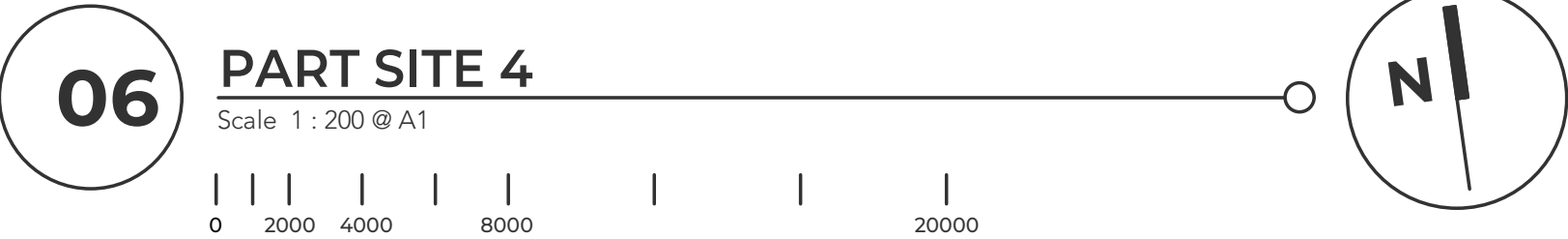
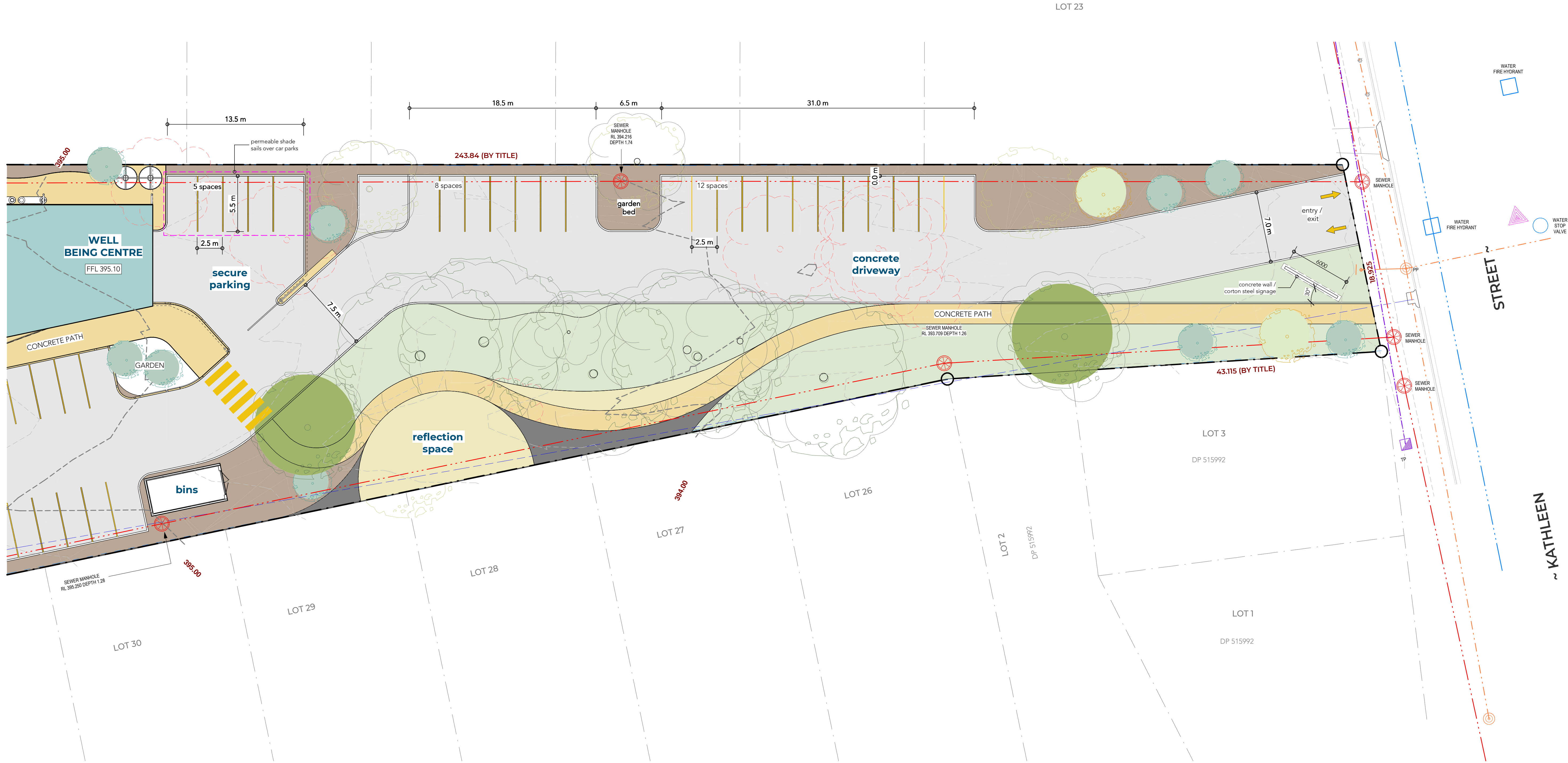
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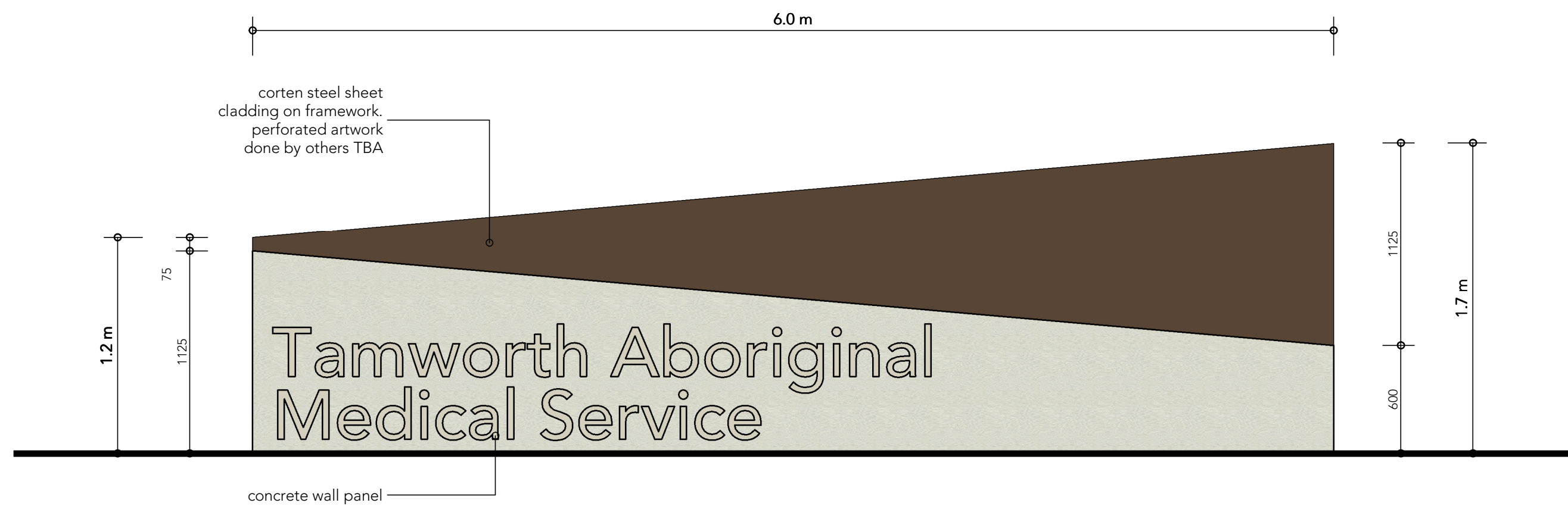
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Drawing No.

40924-
A06



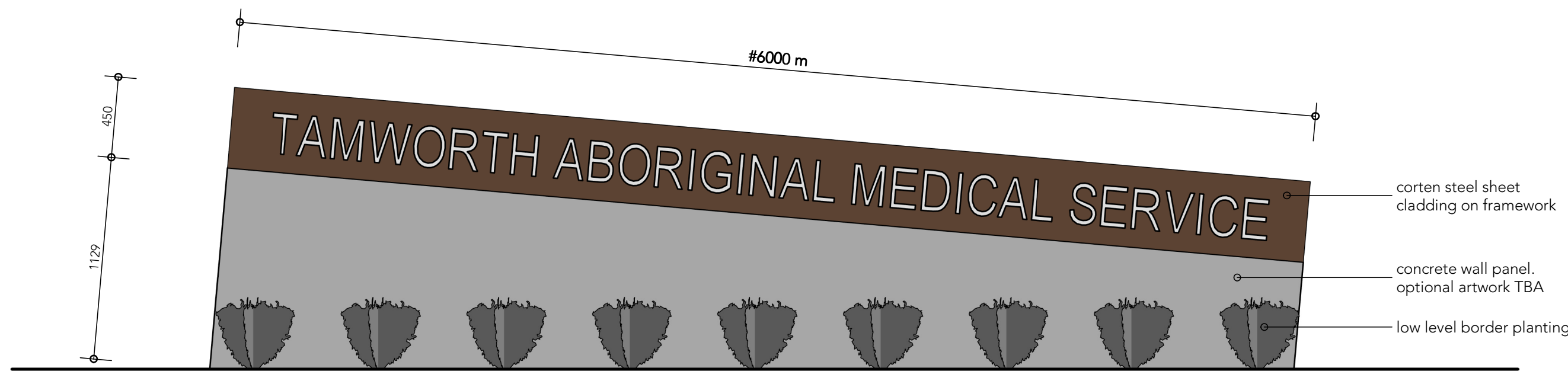
DEVELOPMENT APPLICATION



07

ELEVATION. SIGNAGE - low wall OPTION 1

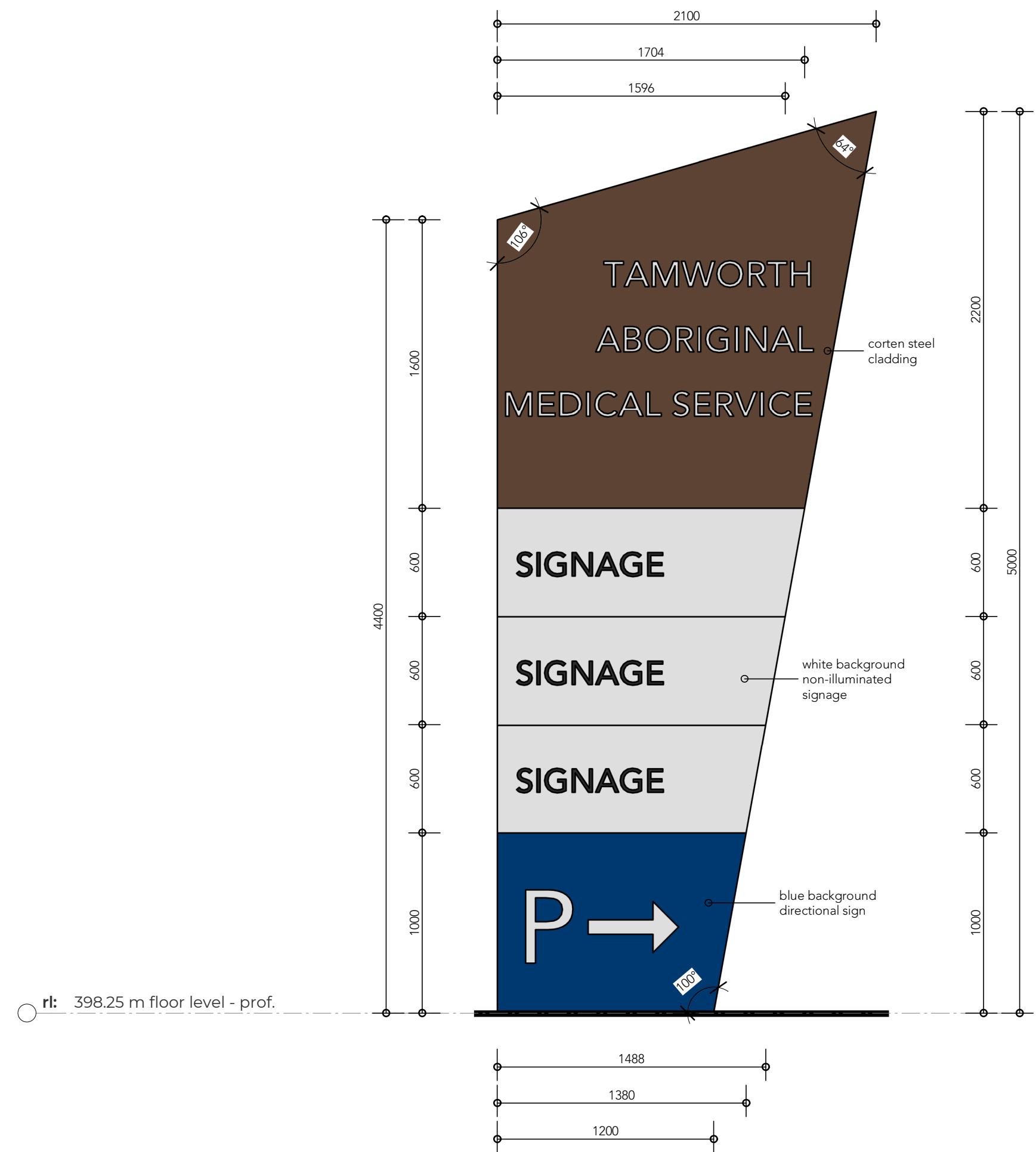
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09

ELEVATION. SIGNAGE - low wall OPTION 2

Scale 1 : 25 @ A1



08

ELEVATION. SIGNAGE - TYPICAL PYLON

Scale 1 : 25 @ A1

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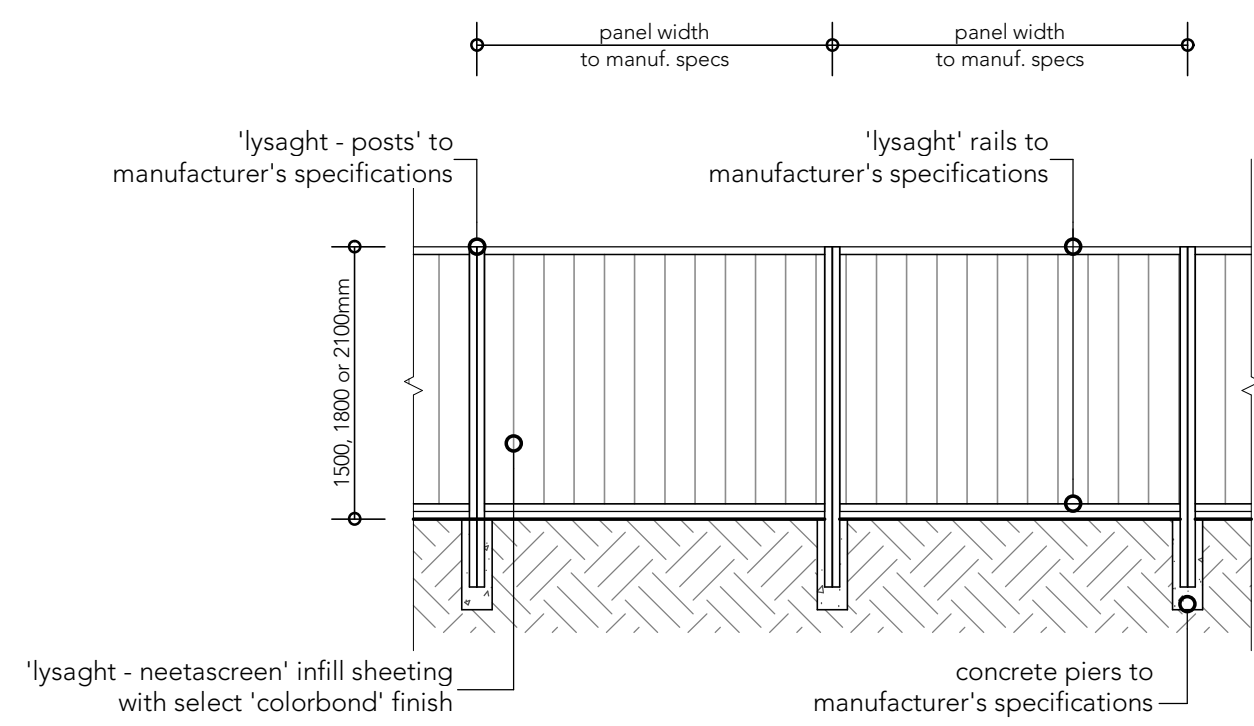
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SIGNAGE DETAILS

Scale. 1 : 25 @ A1
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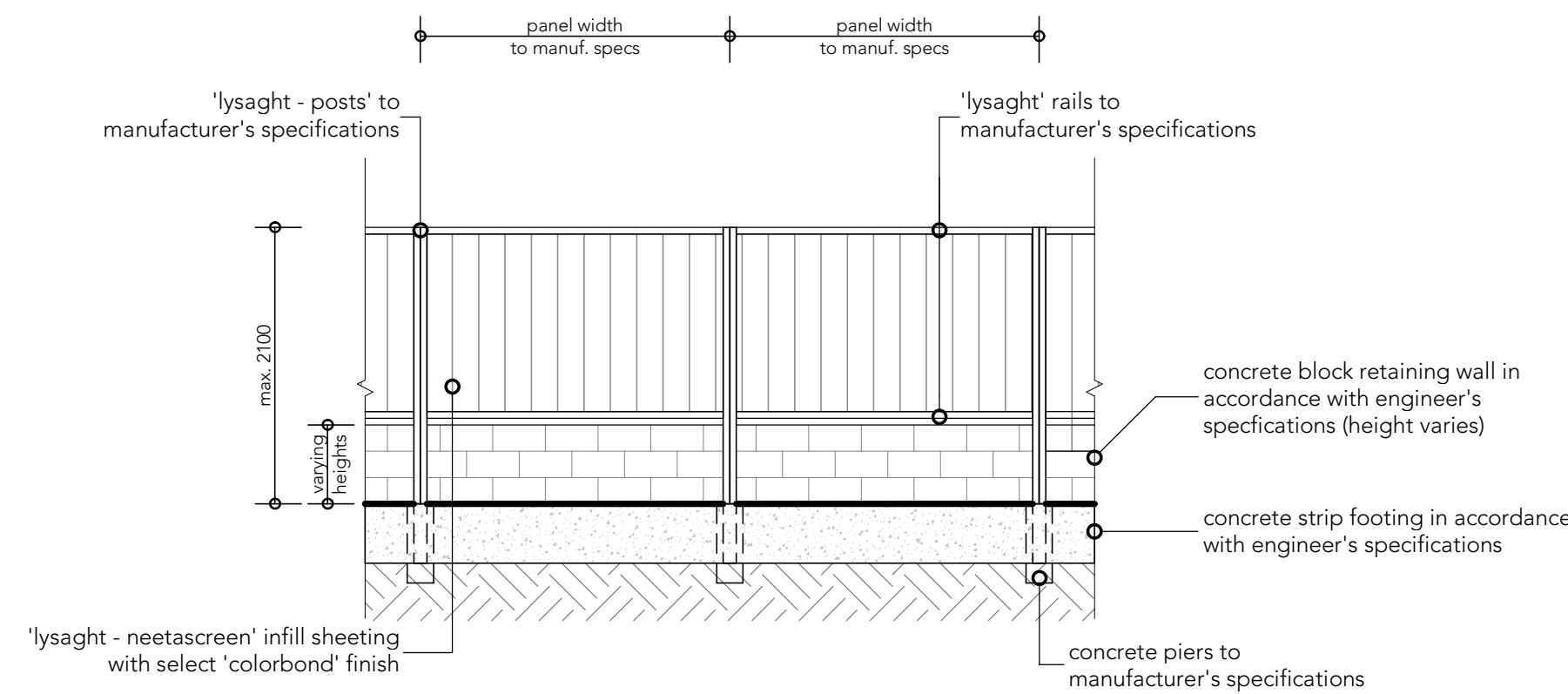
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A08



10

DETAIL SECTION. FENCE - COLORBOND

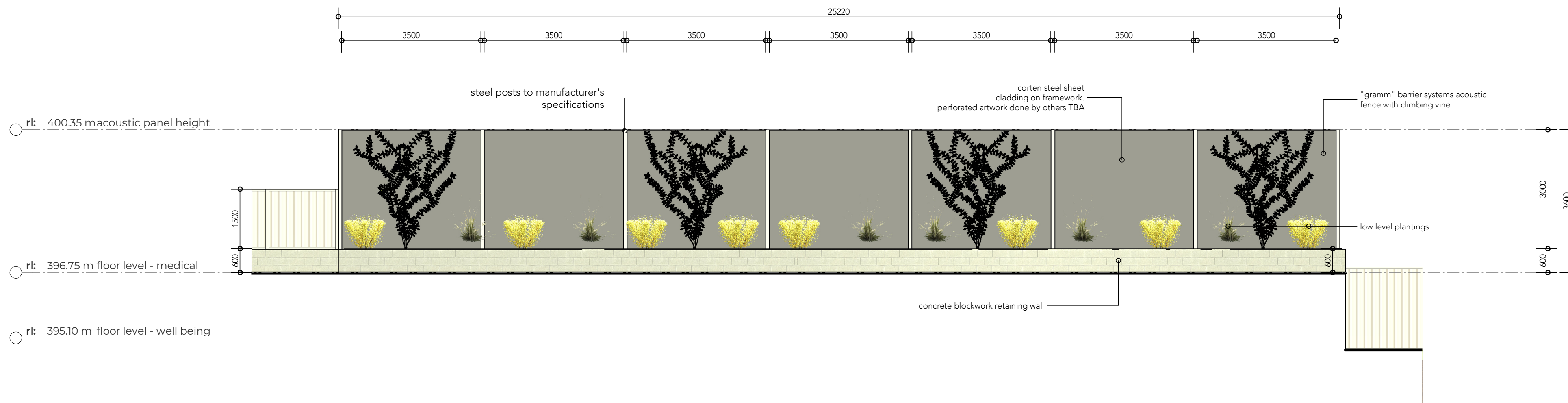
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11

DETAIL SECTION. FENCE - CoBOND ON RET. WALL

Scale 1 : 50 @ A1



12

ELEVATION. ACOUSTIC FENCE

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LO
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G

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A09