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Statement of Environmental Effects

Project: Construction of a New Medical Centre, Allied Uses and Associated Infrastructure

Client: Tamworth Aboriginal Medical Service

Site Address: Lot 2 DP1264030 - Hillvue Road, South Tamworth

29 January 2024

Our Reference : 40924-PR01_B

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Project Name:	Construction of a New Medical Centre, Allied Uses and Associated Infrastructure for Tamworth Aboriginal Medical Service (TAMS) - Lot 2 DP1264030 - Hillvue Road, South Tamworth
Client:	**Tamworth Aboriginal Medical Service**
Project Number:	40924
Report Reference:	40924-PR01_B
Date:	29 January 2024

Prepared by:	**Reviewed by:**
[redacted]	[redacted]
Jack Massey B. Urb & Reg. Planning Senior Town Planner	Jim Sarantzouklis MAIBS (Assoc.) MEHA MAICD RPIA Director

EXECUTIVE SUMMARY

Tamworth Aboriginal Medical Service (TAMS) propose to develop a medical centre, well-being centre, dental practice and future allied health service facilities on Lot 2 DP 1264030, known as 'Hyman Park' Hillvue Road, South Tamworth. The subject site is located in the Tamworth Regional Local Government Area and has historically been used as a park/reserve.

Tamworth Regional Council reclassified the land from *community* to *operational* to provide for community uses to be developed in future to respond to the needs of South Tamworth residents and the wider community. The Public Reserve status affecting the land was also removed as part of the reclassification process.

TAMS is an Aboriginal community-controlled health care service providing culturally appropriate preventative primary health care services, designed to improve individual health care outcomes for the Aboriginal and non-Aboriginal community of Tamworth and surrounding districts. TAMS offer a range of medical services for the community. The service was formed in 1997 and currently operates in multiple offices within Tamworth.

The proponent intends to construct a 2,620m^2 medical service building, 400m^2 wellbeing centre, 635m^2 allied health services building, outdoor gathering area, reflection spaces and yarning circle, landscaping throughout and carparking areas. The facility will be designed, constructed and managed in accordance with the following principles:

- Environmental protection and community amenity;
- Security and crime prevention measures;
- Quality infrastructure sustainability and reuse; and
- Minimisation from adverse visual, noise and amenity impacts.

The proposed development is permissible with consent and is compatible with the context of the locality. The operation of the facility would not create any detrimental impacts on the area and is expected to provide significant economic and social benefits to the local economy and regional community.

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1. INTRODUCTION

1.1. Background

Barnson Pty Ltd has been engaged by Tamworth Aboriginal Medical Service to prepare information in support of a Development Application (DA) for a medical centre on Lot 2 DP 1264030, Hillvue Road, South Tamworth.

The subject site is located in Tamworth, approximately 3.7km southwest of the Tamworth CBD. The site has a property area of 1.601 hectares and is currently vacant land that has previously been used as a park. There are scattered trees throughout the site.

The project will consist of the construction of a 2,620m^2 medical service building, 400m^2 wellbeing centre, 635m^2 allied health services building, outdoor gathering area, reflection spaces and yarning circle, landscaping throughout and carparking areas. The medical centre building, dental practice (tenancy 1 located within the allied health services building) and wellbeing centre shall be operated by Tamworth Aboriginal Medical Service, whereas tenancies 2 and 3 within the allied health services building shall be dedicated for other similar uses in future.

The site is zoned RE1 Public Recreation pursuant to the provisions under the *Tamworth Regional Local Environmental Plan 2010*. The proposed development is defined as a 'medical centre' with ancillary uses, which is considered permissible with consent in the RE1 zone.

This application consists of:

- A completed development application form; and
- PDF copy of this written statement, including plans and supporting documents.

1.2. Proponent

The proponent for the DA is Tamworth Aboriginal Medical Service.

1.3. Consultant

Barnson Pty Ltd

Jack Massey

Suite 8 / 11 White Street

Tamworth NSW 2340

1.4. Pre-Lodgement Meeting

A pre-lodgement meeting with Tamworth Regional Council was held on Thursday 27th of June 2023 to discuss the proposed development. Following the pre-lodgement meeting, Council issued minutes of the meeting (Ref. PDA2023-0126) containing a list of comments that were raised and

discussed at the meeting. Table 1 below details the issues raised in Council's letter and how the proposed development has responded to each matter.

Table 1 – Prelodgement Meeting Comments

Council's Comment	Response
Planning	
Wellbeing Centre; proponent was asked to supply clarification on what the building would be used for.	Refer to Section 3 of this report.
Operational Hours of each building will need to be addressed including the Outdoor Gathering circle, it was mentioned in the meeting there could be use of the site after hours and in the future Medical Services could be open for half days on Saturdays and evening on Thursdays, this should be addressed in the Development Application.	Refer to Section 3 of this report.
Dispensary/Pharmacy; is noted on the plan set, Damion advised initially there will be pharmaceuticals for the patients held on site (not for purchase), this could be a future development. It was noted that if a retail space was to be proposed in this zoning it is prohibited, but may be permissible as an ancillary use. It should be addressed as such in the Development Application.	Refer to Section 4 of this report. The pharmacy component is considered an ancillary use.
Security Measures where addressed and it was requested the Security Management is to form part of the Development application, addressing gates, lighting, security cameras and if there will be security personal doing patrols.	Security measures have been addressed throughout this report. A combination of measures are proposed.
There are two plants noted on the outside of buildings, it was suggested to the proponent to consider acoustic mitigation for these areas. It was noted in the meeting a full acoustic report would not be required; it was asked that the noise mitigation for Wellbeing Centre be addressed in the application.	The plant rooms shall be appropriate screened with a visual/acoustic buffer. It is recommended Council place this as a condition of consent.
Tamworth Regional Council Development Control Plan 2010 Commercial Development controls will be applicable to the Development Application in relation to the parking requirements. Parking numbers = 1 park per 25m2 per GFA, the plans provided in meeting look to meet or exceed the requirements, however no calculations were presented.	Noted. Refer to Table 2 of this report.

Privacy Considerations; It was asked by the proponent to consider adjoining Zone (R1); residential area and demonstrate in the development application how privacy has been recognised.	Fencing has been proposed to assist with mitigating any privacy issues. The colorbond fencing and additional acoustic fencing provides a visual/privacy buffer and assists in reducing noise impacts to residential receptors.
Landscaping to be addressed in the application with plans.	Refer to Appendix H of this report.
Cost Summary Report to be included if the cost is over $3 million a Quantity Surveys Report will be required.	To be submitted with the application.
AHIMS – Full Report will be required for the site.	Refer to Appendix C of this report.
Loading Bays for Deliveries and Waste Storage areas should be identified on the site plan.	Refer to Development Plans in Appendix F of this report.
It was suggested in the meeting to address the Bus stops within the area for people who would be using public transport.	Refer to Section 2.9 and Section 3.5 of this report.
Contamination Report will be required; Preliminary test pits should suffice given the History of the site as mentioned in the meeting.	Refer to Appendix E of this report.
Integrated Planning	
Medical services, will this centre be run as a Not-For-Profit organisation, clarity on this will be needed in DA, and it was noted this will impact the Development Contribution Fees.	Noted. TAMS are a not-for-profit organisation and as such qualify for exemptions in accordance with TRC guidelines.
Building Certification	
BCA report to accompany the Development Application; the Hydraulic Design is to be incorporated in this report.	Refer to Appendix J of this report.
A fire services plan should be lodged with the DA Illustrating the fire safety measures proposed to be installed within the building.	A Fire Services Plan shall be prepared at the Construction Certificate stage.
The applicant advised that there will be no procedures carried out on site that involve general anaesthetic. All patients will be conscious during procedures.	Noted.
It was requested the proponent identify the use of Allied Health Services building.	Refer to Section 3 and Section 4 of this report.

Engineering - Access/Traffic	
There are three access and exit points for the site which has been well planned, it was noted the access point from Kathleen Street could be provided with a gate or a pop-up bollard to discourage rat-runs / inappropriate vehicle access to the site after hours.	Noted.
Deliveries and Loading Zones; The modelling for internal traffic movements should be modelled off the largest size of vehicle that will enter the site for example waste collection vehicles (it was noted the existing layout is unlikely to support waste collection via large waste collection vehicles) and delivery vehicles.	Rigid trucks 12m in length are capable of entering and exiting the site in a forward direction. Manoeuvrability is not expected to be an issue.
Prior to issue of a construction certificate, it will be necessary to provide evidence of a waste collection contract (either by a private company or Tamworth Regional Council) A corresponding condition would typically be included on the Consent.	Noted.
Engineering – Stormwater/Water Supply/Sewer	
Water and Sewer Services are provided to site however a Section 68 application for the connection to these services is required. It was noted in the meeting that the sewer line runs across the site it is in the TRC Sewer Policy that no buildings are to be over the sewer line, and Zone of Influence (ZOI) requirements will need to be respected.	Noted. Preliminary Civil Design Drawings have been provided in Appendix G of this report.
The application will need to be supported with a Stormwater Management Plan It was noted that onsite detention will likely be required. Above ground storage via roof water tanks is encouraged.	Refer to Appendix G of this report.
A Trade waste agreement would be required; this is achieved through a separate Section 68 application done through the NSW planning portal.	Noted.

2. EXISTING ENVIRONMENT

2.1. Location and Title

The subject site of this application is Lot 2 DP 1264030, known as Hillvue Road, South Tamworth. The site is located on the eastern side of Hillvue Road, but also enjoys access via Robert Street and Kathleen Street. The site is located within South Tamworth, approximately 3.7km south west of the Tamworth CBD, as shown in Figure 1 below.



Source: (NSW Government Spatial Services, 2023)

Figure 1 – Site Location

The site is located within an area characterised by residential activities, scattered commercial activities and parklands. The site is surrounded by residential dwellings with parklands to the west and remnant commercial development to the north along Robert Street.

The site has an overall area of 1.601 hectares (refer to Deposited Plan in Appendix A and Detail Survey in Appendix B of this report). The site has historically been used as a park/recreation area, which formed part of Hyman Park, which encompasses additional land west of Hillvue Road.

Refer to Figure 2 and Plates 1 - 3 for photos of the site and the locality.



Source: (NSW Government Spatial Services, 2023)

Figure 2 – Site Aerial



Plate 1 – View of the subject site



Plate 2 – View of the subject site from Hillvue Road



Plate 3 – View of the subject site from Kathleen Street

2.2. Land Use

The subject site is located in an area characterised by residential activities, scattered commercial activities and parklands. The site is surrounded by residential dwellings with the exception of the

western frontage and a small portion of the eastern frontage. The site has previously been used for parkland purposes.

2.3. Topography and Soils

The site has a gentle fall from west to east and existing soils appear to be stable.

2.4. Flora and Fauna

The subject site has historically been used as parklands, and as such contains managed grasslands. There are scattered Eucalypt trees throughout the site, consistent with the previous parkland use. All vegetation on the subject site is generally well managed.

2.5. Noise Environment

Noise measurements of background levels have not been undertaken on the site. The site is located within an urban area, characterised by residential dwellings, scattered commercial land uses and parklands. The site is located in an area which endures heavy localised traffic. The major contributor to noise in the area would be traffic from nearby road networks.

2.6. Natural Hazards

The site is not mapped within a Flood Planning Area or classified as bushfire prone land pursuant to the *Tamworth Regional Local Environmental Plan 2010* or ePlanning Spatial Viewer.

2.7. Services

There are services located on the site and within proximity, including reticulated water and sewer, stormwater, telecommunications, electricity (above and below ground) and gas. The detail survey in Appendix B of this report shows the location of all existing services.

2.8. Access and Traffic

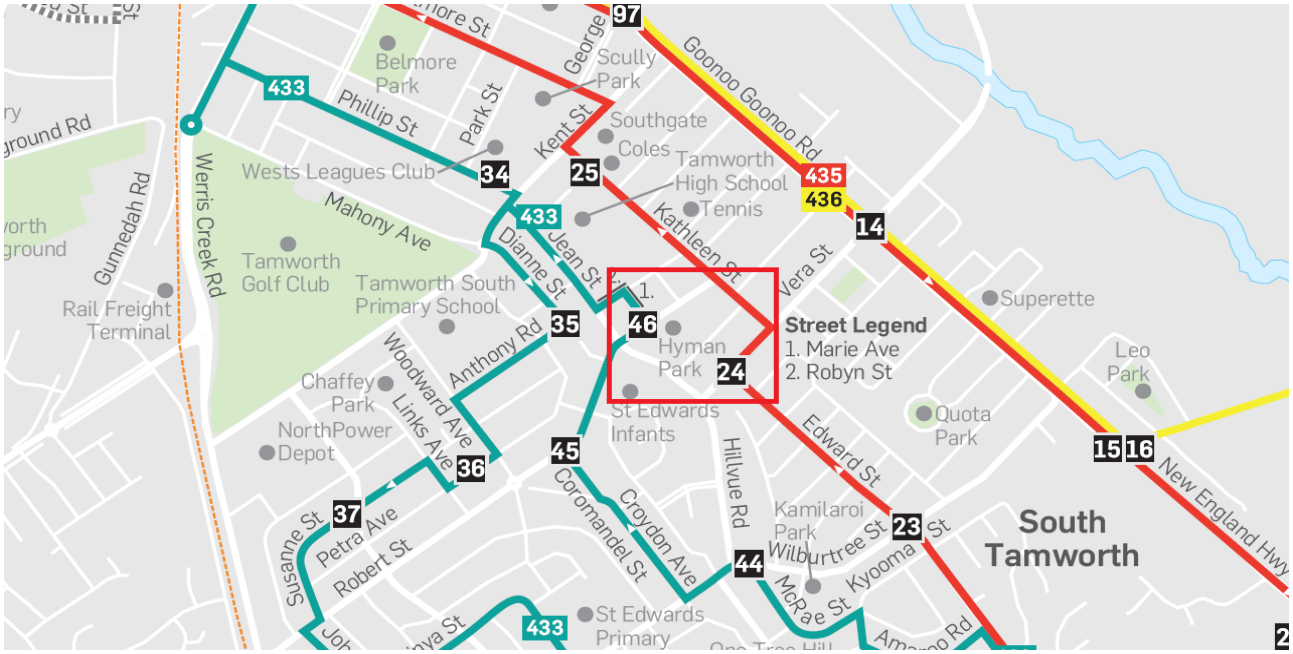
Vehicular access to the site is gained off the eastern side of Hillvue Road and western side of Kathleen Street. The access points are relatively informal given the previous use of the site. Pedestrian access is easily obtained via all street networks.

2.9. Public Transport

There are two (2) bus stops located within proximity to the site, as follows:

- Stop ID 234057- Located on the northern side of Robert Street north of the site;
- Stop ID 2340203 – Located on the western side of Kathleen Street, east of the site.

Refer to Figure 3 below for an image of the bus routes.



Source: (Bus Lines Group, 2023)

Figure 3 – Bus Routes

2.10. Heritage

A search of the State Heritage Register, *Tamworth Regional Local Environmental Plan 2010* (the LEP) and the Aboriginal Heritage Information Management System (AHIMS) was undertaken for the site and its immediate surrounds. The site is not identified as containing a heritage item pursuant to the State Heritage Register or the LEP. The AHIMS Search reveal that there are no Aboriginal sites recorded within 200m of the subject site. Refer to AHIMS report in Appendix C of this report.

An Aboriginal Due Diligence Report has been prepared by OzArk Environmental, dated 16 October 2023. The report found that there were no Aboriginal sites identified or recorded on the subject site. Refer to Aboriginal Due Diligence Report in Appendix D of this report.

2.11. Contamination

Given the sites previous use as parklands, contamination is not expected to be present. There are no known historical contaminating uses that have been carried out on the site. A Preliminary Site Investigation was carried out and the report is provided in Appendix E. The report concludes that the subject site is suitable for the intended redevelopment and land use.

3. PROPOSED DEVELOPMENT

3.1. Overview

The proposed development is for a medical centre, wellbeing centre, allied health services building and associated infrastructure. The site is identified as Lot 2 DP 1264030, known as Hillvue Road, South Tamworth.

Tamworth Aboriginal Medical Service is an Aboriginal community-controlled health care service providing culturally appropriate preventative primary health care services, designed to improve individual health care outcomes for the Aboriginal and non-Aboriginal community of Tamworth and surrounding districts.

The proposed development works include the following main attributes:

- Removal of some existing trees located on the subject site and site earthworks/stripping ready for the proposed development;
- Construction of a 2,620m^2 medical service building consisting of the following; 39 consult rooms, 6 executive rooms, 3 staff/board rooms, open office area and enclosed office areas, training room, amenities, administration and quiet room, reception, printing rooms, storage rooms, small pharmacy room, secure storage room, treatment room, pathology room, medical storage room, physiotherapy room, cafe and kids creche. There are courtyards and plant rooms throughout the building layout. The medical centre shall form the main land use/component of the proposed development and is considered to dominant use for the site;
- Construction of a 400m^2 wellbeing centre building consisting of the following; multipurpose room, servery, community equipment store room, kitchen, amenities, cleaners room and BBQ area. The wellbeing centre shall be used for staff meetings, fitness, group therapy (men's, women's and elders), wake's, general health and wellbeing and other related community meetings. The wellbeing centre forms part of the overall TAMS use and shall be used in conjunction with the medical centre;
- Construction of a 635m^2 allied health services building split into three tenancies as follows:
    - Tenancy 1 – Tenancy 1 shall be used as a dental practice associated with the TAMS operation. The tenancy is approximately 295m^2 and consists of a waiting/reception area, 4 dental rooms, lab room, sterile room, storage rooms, staff/meeting room, office and amenities;
    - Tenancy 2 – Tenancy 2 shall be dedicated to a future allied health use, subject to a separate application with Council. A staff room, office and amenities shall be established.
    - Tenancy 3 – Tenancy 3 shall be dedicated to a future allied health use, subject to a separate application with Council. A staff room and amenities shall be established.
- Building material finishes consist of a combination of concrete panels, FC vertical panels, colorbond cladding and guttering, zincalume downpipes, aluminium batten screening, aluminium framed glazing, Corten steel cladding, and colorbond roof sheeting;
- Establishment of internal driveways and hardstand carparking consisting of 132 car parking spaces, 5 of which are dedicated as disabled spaces; drop off/ambulance location; drive over roundabout; and a separate secure parking area;
- Landscaping throughout that shall include the following drought and frost tolerant species; blackwood, forest oak, coast banksia, Queensland bottle tree, narrow leaved bottlebrush,

dianella, spotted emu bush, red ironbark, Australian willow, mat rush, Aussie flat bush rhagodia, Australian bluebell, broad-leafed grass tree, blue horizon emu bush, lilac vine and river mint;

- An outdoor gathering area is proposed as part of the development. The outdoor gathering area shall be used as a reflection space, outdoor counselling space, dance area, and staff lunch break out area. It is anticipated that this space will be used daily with approximately 20-30 patrons throughout the day. The outdoor gathering forms part of the overall TAMS use and shall be used in conjunction with the medical centre;
- CCTV shall be installed internally and externally. In conjunction to this, appropriate lighting shall be installed for security monitoring;
- Solar is proposed to be positioned on the roofs of all buildings The size and amount of panels shall be determined at the Construction Certificate stage;
- A combination of fencing is proposed throughout the site, consisting of a 1.5m high colorbond fencing on proposed retaining wall, 3.6m high acoustic/privacy fence and other boundary treatments. Fencing has been focussed on the areas between the subject site and residential land uses. The acoustic fence is proposed to be positioned along the outdoor gathering area to help reduce any noise or privacy issues;
- Signage is proposed at each entrance, being Kathleen Street, Robert Streeet and Hillvue Street. Two Pilon signs are proposed and three low level wall signs;
- A bin storage area is dedicated along the southern boundary of the site. This will contain a combination of general and recyclable storage options. Either Council or an appropriate collection company shall be nominated for the collection and disposal of waste;
- All stormwater shall be directed into existing stormwater drainage systems in the locality. Essential services such as water supply, sewage reticulation, gas, telecommunications and the like shall be established as required; and
- Erosion and sediment controls shall be established on the site to ensure sediment is contained within the site and to protect stormwater quality.

Refer to Development Plans in Appendix F, Civil Design Drawings in Appendix G and Landscape Designs in Appendix H of this report.

3.2. Operational Details

Tamworth Aboriginal Medical Service is an Aboriginal community-controlled health care service providing culturally appropriate preventative primary health care services, designed to improve individual health care outcomes for the Aboriginal and non-Aboriginal community of Tamworth and surrounding districts. The following additional operations details are provided:

- Staff numbers generally consist of the following; 10 qualified doctors, 4 registered nurses, 6 Australian Health Professionals, 3 transport staff, 7 executives, 5 drug and alcohol support staff, 6 social and emotional wellbeing staff, 1 NDIS staff, 2 aged care staff, 2 homelessness staff, 2 finance staff, 2 suicide prevention staff and multiple visiting staff. It is anticipated that staff members will grow as a result of the proposed development;
- Hours of operation for the site would be 8:30am to 5:00pm Monday to Friday, with extended hours on Thursday until 8pm and Saturdays 8:30am to 2:00pm. The facility will be closed on Sundays and public holidays;

- A reflection space is proposed on the site that will be used as general reflection for patrons, outdoor counselling, quiet space, and general outdoor meetings;
- Medical waste is generated onsite due to the medical centre use. Medical waste shall be removed fortnightly via 2 Sulu bins and storage of 10 small sharps containers. No liquid trade waste is to be generated on the site. General waste shall be storage within the dedicated area on the site and removed weekly by a nominated contractor; and
- Traffic details including delivery times and frequency is difficult to determine at this time. However the proponent anticipates that there would be 2 Rigid (12m long) truck deliveries per day and weekly garbage collection. The operation is anticipated to support 40-50 staff members who require parking on the site. TAMS offer transportation services via 1 bus and 8 other vehicles. It is anticipated that there would be on average 20 vehicles/customers (give or take) parking at the premises at any one time.

3.3. Landscaping

Details of the proposed landscaping arrangement has been shown on the Landscape Design which accompanies the development application. The intent of the proposed development layout was to retain as best as possible the existing trees located on the site. However, the proposal requires the removal of some of the existing trees, which shall be replaced with appropriate species. The Landscape design provides seep soil planting to all setback areas, throughout the site and adjoining the residential land uses. Due to the nature of the development, the proposal incorporates several communal facilities for use of staff, patients and visitors. These include external courtyard areas, yarning circle, reflection spaces, outdoor gathering circle BBQ area, murals and turfed areas.

The Landscape design includes a range of trees and shrubs that are suited to the site, the TAMS operation, the planting and maintenance requirements and the locality. Whilst the density of the site will increase, so too will the range of tree species within suitable locations that will ensure their long term retention and positive contribution to the site and locality.

Refer to Landscape Design in Appendix H of this report.

3.4. Traffic Management

A Traffic Impact Assessment has been prepared as part of this submission which details the existing traffic conditions of the site/locality, potential impact as a result of the proposed development and recommended mitigation measures.

Tamworth Regional Council provided traffic counts for the locality to assist with the preparation of the Traffic Impact Assessment provided in Appendix I of this report. It was understood that the counts were taken during the COVID-19 response period, and as such, for the purpose of the assessment the traffic counts were increased by 20%.

Based on the proponent's experience at the existing TAMS facility, operational traffic generation has been estimated as:

- Deliveries: two rigid (12m long) trucks per day
- Garbage collection: once per week
- Staff: up to 50 staff members requiring parking per day

- TAMS-operated patient transportation services: one bus and eight small vehicles
- Private patient transport: 20 patients per hour.

This estimate provides a maximum possible volume of 81 vehicles per hour, which is relatively low for the development size and number of consultation rooms. For the purposes of analysis, more conservative traffic generation rates have been adopted from empirical surveys described in the Roads and Maritime Services Trip Generation Surveys Medical Centres (Traffic, Environmental & Forensic Engineers, 2015).

The report covers surveys conducted on 20 medical practices and examines the relationship between trip generation and different physical factors associated with the practice. It concludes that the number of consulting rooms is the only reliable predictor of trip generation rates, and the recommended formula has been adopted on this basis.

When calculating potential traffic generation, the Roads and Maritime Services prepared reporting around medical centres to examine the potential trip generation for these land use types. Whilst the trip generation is likely to be much less based on the use particulars provided by the proponent, for the purpose of the assessment the RMS calculations were adopted.

With the adopted calculations, the TIA provided the following conclusions and recommendations;

- The proposed development is estimates to generate 254 vehicles per hour, split between three driveways to Hillvue Road, Robert Street and Kathleen Street;
- Hillvue Road, Robert Street and Kathleen Street all currently operate at an acceptable mid-block level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required;
- The proposed driveway intersections to Robert Street and Kathleen Street warrant basic left / basic right turn treatments, which are satisfied by the existing road arrangement; and
- The proposed driveway to Hillvue Road warrants auxiliary left / channelised right turn treatments.

Refer to Traffic Impact Assessment in Appendix I of this report.

3.5. BCA Report

NCC reports have been prepared by SC Building Surveying covering all proposed buildings as part of the development proposal.

Refer to BCA Reporting in Appendix J of this report.

3.6. Public Transport

As shown in Figure 3 of this report, the following bus stops/services are available to the site.

- Stop ID 234057- Located on the northern side of Robert Street north of the site;
- Stop ID 2340203 – Located on the western side of Kathleen Street, east of the site.

TAMS offer transportable throughout the Tamworth region for those wishing to access the site. They offer 1 bus and 8 small vehicles for transportable services and staff accordingly.

Tamworth also offers a taxi service with Uber becoming increasingly popular. The site is easily accessible to all public transport options available.

3.7. Infrastructure

Preliminary Civil Designs have been prepared and are provided in Appendix G of this report. By way of summary, the civil works are as follows:

- Existing sewer line along the northern boundary will service all three new buildings.
- A new internal water main is proposed to run from the Robert Street entrance through to the Kathleen Street entrance, with two internal hydrants.
- There is an existing Council stormwater line cutting across the site in a north-south direction. This line is to be decommissioned and the existing pits redirected into the proposed site stormwater network.

Roof stormwater is to be captured into two banks of above-ground rainwater tanks, one at the Allied Health building and the other at the Wellbeing Centre. The Medical Services Building roof runoff is directed to these tanks via charged lines. Stormwater runoff from the western side of the site, and outflow from the Allied Health Services rainwater tanks, are directed to an underground detention tank with 140 cu/m capacity with controlled outflow to the existing stormwater line along the southern site boundary. Stormwater runoff from the eastern side of the site, and outflow from the Wellbeing Centre rainwater tanks, are directed through surface detention at pits P8, P10 and P11 with controlled outflow to the existing kerb inlet pit on Kathleen Street.

Refer to Preliminary Civil Designs in Appendix F of this report.

3.8. Noise Control

The subject site is located within a residential locality and as such, noise control measures have been implemented with the proposed development. A combination of colorbond fencing and acoustic fencing is proposed to mitigate noise impacts.

The acoustic fencing has been positioned along the outdoor gathering space area as this area is anticipated to be the biggest noise generator. The acoustic panelling consists of Corten steel sheet cladding on formwork with perforated artwork. A 'Gramm' barrier system acoustic fencing and climbing vine shall be implemented to reduce noise. The height of the proposed acoustic fence is approximately 3m and shall provide both noise controlling properties and establish a privacy screen to residential receptors. The noise control arrangements are considered suitable for the use and it is anticipated that no major noise sources shall be generated elsewhere on the subject site. Acoustic treatments shall also be applied to the plant rooms around the buildings.

Refer to Development Plans in Appendix F of this report.

3.9. Safety & Security

The former Department of Urban Affairs and Planning prepared the Crime prevention and the assessment of development applications: Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 (CPTED Guidelines). The guidelines identify that:

> *Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:*
>
> - *increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture*
> - *increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended*
> - *reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'*
> - *removing conditions that create confusion about required norms of behaviour*

The Guidelines identify four basic principle that are used in assessing development applications to ensure that development do not create or exacerbate crime risk. These principles are:

- *Surveillance*
- *Access control*
- *Territorial reinforcement*
- *Space management*

Each of these principles has been considered in relation to the proposed development, as follows.

Surveillance

The guideline identified that the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. To satisfy this, the development will provide the following:

- Appropriate sight lines from the development to the adjacent carparks and access points to street networks. The carpark and traffic manoeuvrability areas are simple layouts which minimises blind spots and are easily visible from the road and buildings;
- CCTV cameras inside and around the outside of the buildings shall be established to record and act as a deterrent to people contemplating undertaking criminal activities;
- The provision of effective lighting around the building, within the carparks and loading areas shall be established to ensure people can see where they are going but also to ensure the effective operation of CCTV cameras, including facial recognition;
- Landscaping on the site has been designed to avoid potential entrapment areas; and
- Security patrols are recommended to be undertaken during night time hours to act as a deterrent.

Access Control

The guidelines state that physical and symbolic barriers can be used to attract, channel or restrict movement of people in order to minimise crime. To satisfy this, the development will provide the following:

- The site will have consolidated and targeted pedestrian access points for customers;
- The site shall clearly mark points of access for both pedestrians and traffic; and

- Staff entry shall be via locked doors with security access;

Territorial Reinforcement

The guidelines provide various recommendations for territorial reinforcement. To satisfy the recommendations, the development will provide the following.

- The development has been designed to make it clear where the public can go and cannot go by restricting access throughout secured doors;
- The layout of the carpark and traffic areas provides for surveillance from the street and inside the premises, which will enable any illegal access readily visible both by natural surveillance and the CCTV cameras;
- The clear definition of the proposed carpark and building entries will make it obvious what the space is to be used for; and
- Clear signage shall be provided on the site to direct people and alert people of the existence of operable security systems on the site.

Space Management

The guidelines note that space management is linked to the principles of territorial reinforcement in ensuring that sites are appropriately utilised and well cared for. To satisfy the recommendations, the development will provide the following.

- The site will be well maintained and waste removed regularly;
- The majority of external surfaces of the proposed buildings will be treated with anti-graffiti finishes;
- Graffiti would be rapidly removed from the building and surrounds;
- Any damaged elements of the site (building, landscaping, carpark etc) would be rapidly repaired or removed as required;
- External fixtures would be well secured to minimise their ability to be used to cause damage;
- Lighting and CCTV cameras would be regularly inspected and maintained to ensure continuous good working order; and
- Monitored alarm systems shall be installed.

The abovementioned measures shall ensure that the proposed development is consistent with the SPTED guidelines.

3.10. Waste Management

During construction of the proposed development waste will be removed from the site via skip bins or a tip truck, as required, and taken to the nearest transfer station. This will be conditioned by Council on the development consent. All construction materials will be new.

The operation of the facility will generate waste, recyclables and medical waste. Waste collection from the site will be carried out by a private contractor once per week. Waste shall be stored within colour coded bins, which afterwards, will be transferred to larger bins provided by the nominated contractor. The waste contractor will then collect all full bins on collection days and transfer as required. Sharps and medical items will be sorted and stored in dedicated bins and removed by a nominated and qualified contractor.

4. LAND USE ZONING

The subject site is zoned RE1 Public Recreation pursuant to the provisions under the *Tamworth Regional Local Environmental Plan 2010* (LEP). The dominant use for the proposed development is best defined as a 'medical centre', which is permissible with consent in the RE1 zone. A break up of all uses proposed is provided below.

Medical Centre Building

The dominant use for the site is best defined as a medical centre under the LEP, as follows:

> *medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.*
> *Note—*
> *Medical centres are a type of health services facility—see the definition of that term in this Dictionary.*

This extends to all elements proposed within the main medical service building. It is noted that within the medical service building the following allied uses are proposed; pharmacy, café and kids creche.

The pharmacy component of the development may be best defined as a 'business premises' under the LEP, which is a prohibited land use in the RE1 zone. However, the pharmacy component predominately provides pharmaceuticals to patients on site or attending the medical service consultation process. It is anticipated that scrips/pharmaceuticals will be provided generally, however this is anticipated to be limited and only be provided to ongoing patients utilising the facilities of the site. The pharmacy component is only 39m^2, and therefore is not considered to operate in the way of a normal retail pharmacy. The majority of pharmaceuticals shall be provided to patients accessing the site for treatment. Therefore the proposed pharmacy component is considered an ancillary use, which is a use that is subordinate or subservient to the dominant purpose.

Restaurants or cafés are permissible with consent within the RE1 zone and as such, the proposed café component is permissible with consent. The café is not considered a standalone land use, but supports the main operation of the medical centre.

The kids creche shall support the dominant land use and as such forms part of the medical centre use. Kids care will not be provided independently on the site and as such it is not considered necessary to separately define the use.

Wellbeing Centre

The wellbeing centre shall be used for staff meetings, fitness, group therapy (men's, women's and elders), wake's, general health and wellbeing and other related community meetings. The wellbeing centre forms part of the overall TAMS use and shall be used in conjunction with the medical centre and as such shall support the dominant purpose. The medical centre definition allows for 'counselling or alternative therapies', which the wellbeing centre shall provide. As such, it is not considered necessary to separately define the use.

Allied Health Building

The Allied Heath Building shall consist of a dental practice and two tenancies that shall be subject to future approvals. The dental practice component forms part of the TAMS operation under the

same umbrella. The use is not an independent use in itself. The dental practice would be best defined as part of the medical centre, being a premises that provides health services (i.e. preventative care, diagnosis and medical or surgical treatment). Healthcare professionals are required for any such dental practice, thereby being consistent with the definition.

Consent is not sought for the use of tenancies 2 and 3 as part of this application. As such, it is recommended that Council place a condition on the consent requiring the submission of an application for the establishment of a use in that tenancy.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP and the objectives and permissible uses outlined in the RE1 zone, as outlined in Section 5 of this report.

5. PLANNING CONSIDERATIONS

5.1. Biodiversity Conservation Act 2016

5.1.1. Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or

(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or

(c) it is carried out in a declared area of outstanding biodiversity value.

Each of these is addressed below.

Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(c) in relation to the habitat of a threatened species or ecological community:

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

Comment: The subject site has historically been used as parklands, forming part of Hyman Park. As such, the site contains vegetation that is well managed, consisting of established grasslands and scattered trees. The dominant tree species are Eucalypts, with some other species throughout. TAMS intend to retain as many of the existing trees positioned on the site as possible. The design

of the proposed carpark and traffic manoeuvrability areas has considered the location of the existing trees to ensure they can be retained where possible.

The land surrounding the subject site is dominated by residential development and scattered commercial land uses. The removal of vegetation on the site is not considered important endangered or threatened species, nor do they support any ecological communities or their habitats. Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

Section 7.4 Test

Section 7.4 of the BC Act states:

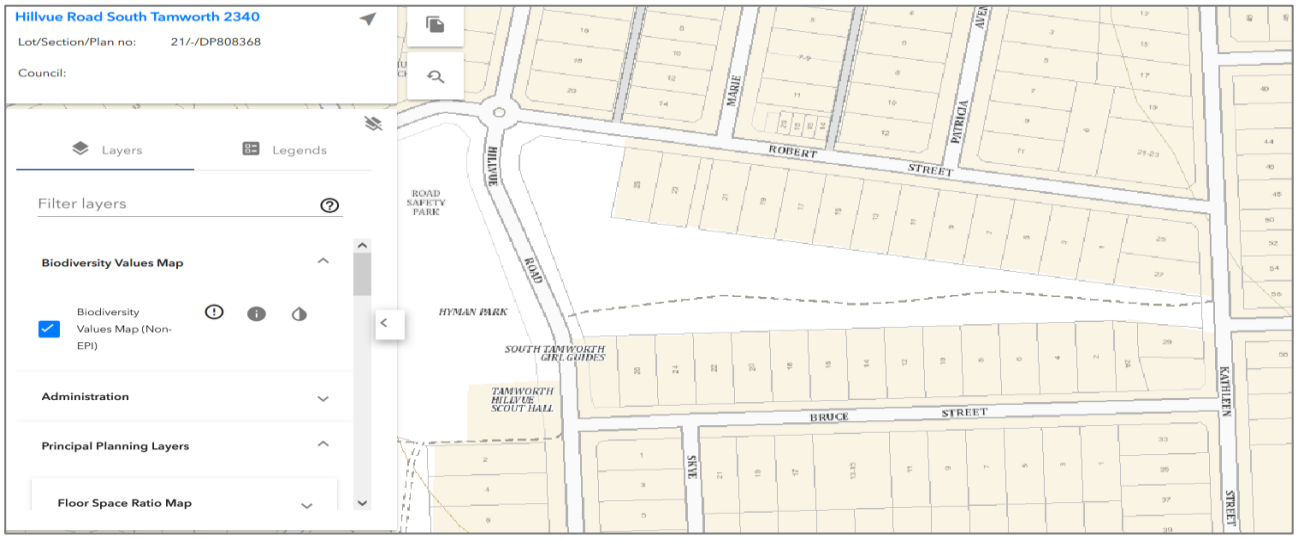
(1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*

(2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

Comment: The site is well managed, being used as parklands for an extended period of time. Clearing of native vegetation is kept to a minimum and the majority of clearing is only applied to existing managed lands and non-native vegetation.

Declared Area of Outstanding Biodiversity Value

The site is not mapped on the Biodiversity Value Map as being land with a high biodiversity value as defined by the BC Act.



Source: (NSW Government, 2023)

Figure 4 – Biodiversity Value Map

5.1.2. Biodiversity Development Assessment Report

As outlined in Section 5.1.1, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2. Fisheries Management Act 1994

5.2.1. Applicability

The Fisheries Management Act 1994 (FM Act) applies to:

(a) *in relation to all waters that are within the limits of the State, and*

(b) *except for purposes relating to a fishery, or a part of a fishery, that is to be managed in accordance with the law of the Commonwealth pursuant to an arrangement under Division 3 of Part 5 and except for purposes prescribed by paragraph (d)—in relation to any waters of the sea not within the limits of the State that are on the landward side of waters adjacent to the State that are within the Australian fishing zone, and*

(c) *for purposes relating to a fishery, or a part of a fishery, that is managed in accordance with the law of the State pursuant to an arrangement under Division 3 of Part 5—in relation to any waters to which the legislative powers of the State extend with respect to that fishery, whether pursuant to section 5 of the Coastal Waters (State Powers) Act 1980 of the Commonwealth or otherwise, and*

(d) *for purposes relating to recreational fishing activities engaged in otherwise than by use of a foreign boat (other than recreational activities prohibited or regulated under a plan of management determined under section 17 of the Commonwealth Act)—in relation to any waters to which the legislative powers of the State extend with respect to such activities.*

Comment: The *Fisheries Management Act 1994* does not apply to the subject proposal.

5.2.2. Is the development likely to significantly affect threatened species, population or ecological community?

Section 221ZV of the FM Act requires the following matters to be taken into consideration to determine whether a proposed development or activity is likely to significantly affect threatened species, populations or ecological communities (unless it is carried out in critical habitat):

(a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*

(b) *in the case of an endangered population, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,*

(c) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*

  (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*

  (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*

(d) *in relation to the habitat of a threatened species, population or ecological community:*

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,

(e) whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),

(f) whether the proposed development or activity is consistent with a Priorities Action Statement,

(g) whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.

The assessment guidelines under section 220ZZA apply to the determination of whether any such proposed development or activity is likely to significantly affect threatened species.

Comment: The *Fisheries Management Act 1994* does not apply to the subject proposal.

5.3. Environmental Planning & Assessment Act 1979

5.3.1. Application of Biodiversity Conservation Act 2016 & Fisheries Management Act 1994

Section 1.7 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) identifies that Part 7 of the BC Act and Part 7A of the FM Act relate to the operation of the EP&A Act in relation to the terrestrial and aquatic environment. These Acts are addressed in Sections 5.1 and 5.2 of this report respectively.

5.3.2. Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) The provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iv) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(vi) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

(c) The suitability of the site for the development,

(d) Any submissions made in accordance with this act or the regulations,

(e) The public interest.

The proposed development has been designed with consideration to the following matters, as outlined below.

5.4. Environmental Planning Instruments

5.4.1. State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021* requires Council to consider the following before granting consent to a DA:

(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comment: The site is not likely to be contaminated given its historic use and vacant presence. A Preliminary Site Investigation has been carried out and is provided in Appendix E of this report. The PSI found the following potential sources of contamination as part of the investigation; landscaping maintenance, use of motorised vehicles and equipment, and demolition activities or uncontrolled disposal of waste. The analysis of surface soil samples collected during the site investigation confirmed that average concentrations of all contaminants were below the screening criteria and that no significant concentrations of persistent contaminants were collected. The PSI concluded that there are no contamination or potential sources of contamination identified on the site that would have an impact on the proposed development.

5.4.2. State Environmental Planning Policy (Industry and Employment) 2021

The aims and objectives of SEPP Industry and Employment are set out in Clause 3.1(1)(a) as follows:

(1) This Policy aims:

(a) to ensure that signage (including advertising):

(i) is compatible with the desired amenity and visual character of an area, and

(ii) provides effective communication in suitable locations, and

(iii) is of high quality design and finish,

Part 3.2 – Signage Generally

Clause 3.6 states that:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3.1 (1) (a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5

Comment - The proposed new signage meets the aims and objectives of SEPP Industry and Employment as set out in Clause 3.1(1)(a). The proposed signage is compatible with the desired character of the locality and is suitably located to provide effective communication to vehicles and pedestrians in the surrounding streetscape. The signage shall be of high design quality, having been designed to integrate with the existing locality and employing quality finishes.

The proposed sign has been assessed against the criteria set out in Schedule 5 of SEPP Industry and Employment, as follows:

1. *Character of the area*

The proposed signage is compatible with the character of the surrounding area. The signage is appropriate within the context of the locality, enabling the advertisement of the tenancies. Furthermore, the proposed signage is consistent with other signage promoting commercial and retail activities in the area.

2. *Special Areas*

The subject site is not located within any special areas that are sensitive to alterations of visual quality. The site is not located within an environmentally sensitive context and the signage has been designed accordingly.

3. *Views and Vistas*

The proposed signage does not obstruct any significant views or vistas. The signage is appropriately integrated within the context of the site and it is not expected to dominate the skyline, being consistent with existing signage in the locality.

4. *Streetscape, setting or landscape*

The scale of the new signage is consistent with the existing streetscape and is appropriate for the locality. The proposed signage contributes to the visual interest of the area and will provide assistance in identifying the proposed development, enhancing the amenity of the area and the site. The signage is well integrated within the context of the site and does not protrude beyond the site's property boundaries.

5. *Site and Building*

The signage will be appropriately sited and is to be positioned for the primary approach of pedestrians and vehicles.

6. *Associated devices and logos with advertisement and advertising structures*

The signage has been appropriately designed to ensure that any safety measures are an integral part of the design.

7. *Illumination*

The proposed signage shall not be illuminated or flashing.

8. *Safety*

The proposed signage will not in any way reduce the safety of the public road and is appropriately located on-site to be visible to pedestrians and vehicles in the locality. As the signage is appropriately located and considered to be unobtrusive, the proposal will not obscure any significant sightlines from public areas.

The assessment above has shown that the proposed sign complies with all criteria set out by Schedule 1. There is no impediment under SEPP Industry and Employment to Council approving the signage. Refer to Development Plans in Appendix F of this report.

5.4.3. Tamworth Regional Local Environmental Plan 2010

Land Use Table

The subject site is zoned RE1 Public Recreation pursuant to the *Tamworth Regional Local Environmental Plan 2010* (LEP). The objectives of the RE1 zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

Comment: The proposed development is defined as a 'medical centre' with associated ancillary uses, which is a compatible use at it is permissible with consent in the RE1 zone.

Earthworks

Clause 7.1 of the LEP states that consent for earthworks cannot be granted unless the consent authority is satisfied that:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Comment: Clause 7.1 of the LEP applies to the development proposal as earthworks are required to allow the development to proceed. The site is relatively flat throughout and it is considered that minimal earthworks are required to support the proposed development. There shall be no significant detrimental effect on existing drainage patterns, soil stability or any cultural heritage items or features on the site of within proximity. Appropriate erosion and sediment controls will be undertaken on the site during development works to prevent and reduce any potential soil erosion that could occur on the site. Refer to Preliminary Civil Designs in Appendix G of this report.

Development in Flight Path

Clause 7.6 'Development in Flight Path' applies to the subject application as the site is mapped with the Obstacle Limitations Surface Map. The site is mapped as having an Obstacle Limitation Surface height of 45m. The proposed development has a maximum height of approximately 8m from ground level, thereby complying with this requirement.

5.5. Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are applicable to the subject site or development.

5.6. Development Control Plans

The *Tamworth Regional Development Control Plan 2010* (DCP) applies to the proposed development. Relevant provisions under the DCP have been addressed in Table 2 below.

Table 2 – DCP Requirements

Requirement	Comment
Section 2: Commercial and Retail Development Controls	
Building Setbacks	There are no minimum building setback provisions under this part, other than side and rear setbacks are to comply with BCA requirements. The design and location of the proposed buildings are considered BCA compliant. Refer to Development Plans in Appendix F of this report.
Height	Not applicable – There are no height restrictions under this part and the site is not subject to a Floor Space Ratio provision under the *Tamworth Regional Local Environmental Plan 2010*.
Outdoor Lighting	All outdoor lighting provided to the development shall comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*. Lighting shall be reduced and dimmed at night to reduce any potential impacts, but to ensure security mechanisms such as CCTV and passive surveillance is achieved.
Outdoor Signage	This part of the DCP restricts signage amounts for certain commercial land uses. Given that the proposed development spans across a large site with multiple buildings and tenancies, the proposed signage, as shown on the plans in Appendix F, are considered suitable. Section 5.4.2 of this report provided an assessment of the proposed signage against SEPP Industry and Employment.
Design	Council's DCP provides for a number of design provisions for commercial/retail developments. The following provides commentary on how the development responds to each design provision under the DCP. Refer also to the Development Plans provided in Appendix F of this report. • *Building facades shall be articulated by use of colour, arrangement of elements or by varying materials* Comment: A variety of colour and varying materials have been used, including steel cladding, colorbond cladding, aluminium batten, James Hardie FC vertical panels and aluminium glazing.

	• *Large expansive walls not permitted unless abutting a building on an adjoining allotment.* Comment: There are no large expansive walls proposed. • *Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, dusting) and demonstrate how it will be screened from view from a public place or road.* Comment: The location of external infrastructure is yet to be determined as this will be subject to a detailed mechanical design at Construction Certificate stage. All external infrastructure shall be positioned in discrete locations and screened where appropriate. • *Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as land mark feature of the street.* Comment: The proposed allied health services building is located on the corner of Hillvue Road and Robert Street. Variation treatments including materials variations, glazed doors/windows and colours have been utilised to ensure the elevation addresses the street corner affectively. • *Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road.* Comment: The pitch does not exceed 17 degrees. Therefore the proposed development complies with the design provisions under the DCP.
Post Supported Verandahs and Balconies and Under Awning Support Posts	Not applicable.
Utilities and Services	Preliminary Civil Designs have been prepared and are provided in Appendix G of this report. By way of summary, the civils works are as follows: • Existing sewer line along the northern boundary will service all three new buildings. • A new internal water main is proposed to run from the Robert Street entrance through to the Kathleen Street entrance, with two internal hydrants. • There is an existing Council stormwater line cutting across the site in a north-south direction. This line is to be decommissioned and the existing pits redirected into the proposed site stormwater network. • Roof stormwater is to be captured into two banks of above-ground rainwater tanks, one at the Allied Health building and the other at the Wellbeing Centre. The Medical Services Building roof runoff is directed to these tanks via charged lines. Stormwater runoff from the western side of the site, and outflow from the Allied Health Services rainwater tanks, are directed to an underground detention tank with 140 cu/m capacity with controlled outflow to the existing stormwater line along the southern site boundary. Stormwater runoff from the eastern side of the site, and outflow from the Wellbeing Centre rainwater tanks, are directed through surface detention at pits P8, P10 and P11 with controlled outflow to the existing kerb inlet pit on Kathleen Street.

Traffic and Access	A Traffic Impact Assessment has been prepared and is provided in Appendix I of this report. Based on the proponent's experience at the existing TAMS facility, operational traffic generation has been estimated as: • Deliveries: two rigid (12m long) trucks per day • Garbage collection: once per week • Staff: up to 50 staff members requiring parking per day • TAMS-operated patient transportation services: one bus and eight small vehicles • Private patient transport: 20 patients per hour. This estimate provides a maximum possible volume of 81 vehicles per hour, which is relatively low for the development size and number of consultation rooms. For the purposes of analysis, more conservative traffic generation rates have been adopted from empirical surveys described in the Roads and Maritime Services Trip Generation Surveys Medical Centres (Traffic, Environmental & Forensic Engineers, 2015). The report covers surveys conducted on 20 medical practices and examines the relationship between trip generation and different physical factors associated with the practice. It concludes that the number of consulting rooms is the only reliable predictor of trip generation rates, and the recommended formula has been adopted on this basis. The TIA provided the following conclusions and recommendations: • The proposed development is estimated to generate 254 vehicles per hour, split between three driveways to Hillvue Road, Robert Street and Kathleen Street; • Hillvue Road, Robert Street and Kathleen Street all currently operate at an acceptable mid-block level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required; • The proposed driveway intersections to Robert Street and Kathleen Street warrant basic left / basic right turn treatments, which are satisfied by the existing road arrangement; and • The proposed driveway to Hillvue Road warrants auxiliary left / channelised right turn treatments. It is noted that the TIA assessment is based on other similar developments and calculations in accordance with RMS documents. The traffic generation may not be representative of the proposed TAMS land use, however for the purpose of the assessment, the higher calculations have been adopted. Refer to Traffic Impact Assessment in Appendix I of this report.
Parking	Vehicular parking provisions for commercial premises are applicable to the subject site. The DCP provides the following parking provisions for medical centres. *Medical Centres in Residential Zones* *3 spaces per practitioner PLUS 1 space per employee* *OR* *2 spaces per surgery, treatment room, or consultation room*

	Whichever is greater. *Medical Centres in Commercial Zones* *1 space per 25m² GFA* The subject site is not located within a residential or commercial zone, being zoned RE1 Public Recreation. Given the nature of the use, it is considered that the commercial zones parking provisions should be applied in this instance. When calculating Gross Floor Area, it is considered appropriate to exclude plant rooms and amenities from the calculations due to their nil and/or infrequent use. The plant rooms equate to approximately 50m² and amenities 200m² for all buildings. As such, 250m² shall be taken off the final GFA calculations. The required rates for vehicle parking applicable to the development/site are as follows: • Medical Service Building – 2,420m² (excluding plant rooms) = 97 spaces • Wellbeing Centre – 400m² = 16 spaces • Allied Health Services – 635m² = 25 spaces • Total area = 3,455m² • Minus 250m² of plant rooms and amenities = 3,205m2 • Total required = 129 spaces A total of 132 car parking spaces, 5 of which are dedicated as disabled spaces, has been provided for the development. Therefore, the proposed development complies with the parking provisions under the DCP.
Health Consulting Rooms and Medical Centres on land zone R1 in Tamworth	Not applicable as the site is not zoned R1 General Residential.
Brothels and Restricted Premises	Not applicable.
Landscaping	A Landscaping Design has been prepared and is provided in Appendix H of this report. Landscaping throughout that shall include the following drought and frost tolerant species; blackwood, forest oak, coast banksia, Queensland bottle tree, narrow leaved bottlebrush, dianella, spotted emu bush, red ironbark, Australian willow, mat rush, Aussie flat bush rhagodia, Australian bluebell, broad-leafed grass tree, blue horizon emu bush, lilac vine and river mint. The proposed landscaping is considered to be compliant with the DCP provisions under this part.

5.7. Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.8. Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA. None of these matters relate to the subject application.

5.9. Any Likely Impacts of the Development

5.9.1. Context & Setting

The subject site is located in an established environment predominately characterised by residential activities with scattered commercial uses and parklands. The proposed development is compatible with the desired character of the locality and the design has considered the context and setting of the locality. The location of the development provides the proposed development with high exposure as well as substantial parking spaces and landscaped areas for the proposed use of the site. In this regard, it is considered that the proposed development is consistent with the existing locality. The development would therefore not impact on the context or setting in the locality.

5.9.2. Access, Transport & Traffic

Access to the site shall be gained via three separate access points for all vehicle types. The carparking and onsite maneuverability areas shall be constructed of a hardstand material with appropriate line marking and directional signage, as per Council's requirements. The number of carparking spaces and swept paths are considered suitable for the ongoing use of both tenancies.

The TIA provided the following conclusions and recommendations:

- The proposed development is estimated to generate 254 vehicles per hour, split between three driveways to Hillvue Road, Robert Street and Kathleen Street;
- Hillvue Road, Robert Street and Kathleen Street all currently operate at an acceptable mid-block level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required;
- The proposed driveway intersections to Robert Street and Kathleen Street warrant basic left / basic right turn treatments, which are satisfied by the existing road arrangement; and
- The proposed driveway to Hillvue Road warrants auxiliary left / channelised right turn treatments.

Refer to Traffic Impact Assessment in Appendix I of this report.

With the inclusion of the abovementioned recommendations, the proposed access, transport and traffic arrangements are considered suitable for the proposed development.

5.9.3. Public Domain

The proposed development will not have any adverse impact on the public domain of the area. The proposal would not create any negative impacts on the public domain as appropriate onsite landscaping shall be incorporated on the site that will soften the visual appearance of the development.

5.9.4. Utilities

The development will connect to existing reticulated water supply systems, electricity, telecommunications, sewerage, and existing stormwater systems in the locality. The proposed development is not anticipated to create any strain on existing utility infrastructure in the locality.

5.9.5. Air & Microclimate

The proposed development is considered to not have any significant adverse impacts on the local air quality and microclimate. The incidence of air pollution can be reduced by using appropriate equipment; employment of good work practice and utilising a water spray, especially in conditions where dust is likely to be a nuisance.

5.9.6. Flora & Fauna

The proposed development will require the removal of weeds, greases and some trees on the subject site. The majority of established trees on the site shall be retained. New landscaping is to be provided on the site as part of the development. The Landscape Design in Appendix H of this report shall be implemented in the construction of the development. The development is not expected to adversely impact on any flora or fauna as a result of the disturbed nature of the subject site.

5.9.7. Waste

A nominated contractor will provide weekly garbage collection and fortnightly recycling collection services. Internally, there are nominated garbage storage areas that will cater for the proposed development. It is considered that this would service the proposed development with no adverse impact on the environment likely occurring from the proposed development.

Medical waste is generated onsite due to the medical centre use. Medical waste shall be removed fortnightly via 2 Sulu bins and storage of 10 small sharps containers. The removal and disposal of medical waste shall be conducted in accordance with relevant medical standards.

The waste hierarchy of avoid, reduce, reuse and dispose shall be employed for the construction phase of the development. The design provides for an efficiency in use of materials. The use of prefabricated items will significantly reduce the quantity of waste produced on the site.

The development will require a reasonable amount of cut and fill to provide the required finished site levels. Any required fill to be sourced for the development will be from certified Virgin Excavated Natural Material (VENM).

The development would look to recycle all materials where possible, including aluminium cans, cardboard, timber and glass. Given the nature of the use, cardboard boxes and small timber pallets are the main form of waste material that require recycling. A storage area for recyclable materials has been nominated on the subject site.

5.9.8. Energy

Solar panel systems shall be utilised on the roof of the proposed structures. The systems shall be designed as part of the Construction Certificate documentation and the solar panels shall be positioned in a manner that does not create any unacceptable glare or visual impacts in the locality.

5.9.9. Noise

The noise from proposed construction works will be during normal business hours, as required by Council. The proposed noise is not expected to have a long term impact on the surrounding area and will be kept to a minimum.

Given the subject site and proximity to nearby residential receptors, noise impacts as a result of the development is likely to be triggered. Noise sources generated by the proposed development are expected to be from vehicle traffic and the proposed outdoor gathering space.

Vehicle traffic is not expected to be a nuisance as vehicles will generally traverse through the site at low speeds with minimal acceleration/noise generation. The vehicles utilising the nearby roads would generate higher noise levels than anything produced on the site.

The proposed outdoor gathering space shall generate some noise impacts in the locality, predominately to those residences immediately adjoining the site. To assist with reducing these noise impacts to those receptors, a combination of colorbond fencing and acoustic fencing has been incorporated into the design of the development. The acoustic fencing has been positioned along the outdoor gathering space area as this area is anticipated to be the biggest noise generator. The acoustic panelling consists of Corten steel sheet cladding on formwork with perforated artwork. A 'Gramm' barrier system acoustic fencing and climbing vine shall be implemented to reduce noise. The height of the proposed acoustic fence is approximately 3m and shall provide both noise controlling properties and establish a privacy screen to residential receptors. The noise control arrangements are considered suitable for the use and it is anticipated that no major noise sources shall be generated elsewhere on the subject site.

5.9.10. Safety, Security & Crime Prevention

The proposed development has been designed to ensure that essential safety, security and crime prevention measures are in place during operation. The development shall be afforded with landscaping and fencing with lockable gates to help detract any break-ins or vandalism on the site.

Access control to the premises will be undertaken via a swipe card and/or pin code arrangement or keys. CCTV and regular surveillance shall be incorporated with ongoing maintenance of the system as necessary. It is considered that the proposed development would adequately provide safety and security for ongoing operations that would be carried out on site.

5.9.11. Social Impacts in the Locality

Given the development site and its proximity to residential properties, social impacts are likely to be triggered. This section of the report addresses key social impacts, both positive and negative and aims to facilitate the best possible ongoing site management outcomes for the benefit of nearby local residents, neighbours and the wider community.

The site is surrounded by residential land uses, predominately consisting of single storey dwellings with associated outbuildings. Infill developments are starting to emerge in the locality. The proposed development does not pose any impacts to adjoining properties in terms of overshadowing or overlooking. The design of the development, its carparking areas and landscaping has been undertaken to ensure it is sympathetic to surrounding properties, the streetscape and general locality.

<u>General Concerns for the Community</u>

This section of the development identifies general concerns for the community that could arise as part of the development proposal and ongoing operation of the TAMS facility. Table 3 below

provides an outline of potential concerns and how they are managed either through DA/construction phase, ongoing management or investment by the developer.

Table 3 – General Concerns and Justification

Concern/Mitigation Strategy	DA/Construction Phase	Ongoing Management	Investment by Developer
Noise	X	X	
Dust	X		
Odour			
Antisocial Behaviour	X	X	
Visual Impact	X		
Road Traffic	X		X
Amenity	X	X	X
Social Impacts	X	X	
Social Risk	X	X	
Water Contamination	X		X
Access	X		X
Future Expansion			

The Strategies that would appropriately address the above concerns include the following:

- The imposition and adherence to construction hours as conditioned by Council and the ongoing site management/monitoring of noise, lighting, traffic etc;
- Investment by the Developer to ensure that the concerns would be minimised, particularly for road traffic, amenity, water contamination and access; and
- Implementation of recommendations discussed later in this section of the report.

The potential for clear and significant social and economic benefits of the proposed development has been identified together with some minor localised impacts on nearby residential neighbours, as well as a number of other potential negative impacts. A detailed consideration of available mitigations to reduce or avoid any negative impacts or facilitate further positive impacts has also been provided below.

Social Impact Assessment Boundaries

There are three key study areas relevant to addressing social impacts; the immediate locality (i.e. neighbours and those immediately affected by the development), residents in the City of Tamworth, and the wider Tamworth Local Government Area (LGA). The following assessment and recommendations have considered all three elements when addressing social impacts.

Social Impacts and Mitigation Strategies

A number of positive and negative impacts have been identified in Table 4 below. Overall the social benefits of the proposed development are considered to outweigh any potential negative impacts, particularly through the mitigation methods available for any negative impacts.

Table 4 – Social Impacts and Mitigation Strategies

Impact	Comment/Recommended Mitigation Strategy
Local Economy	The development shall support the local economy and create new jobs for the city and wider community.
Employment	The Developer will seek to utilise local business, suppliers, contractors and construction companies to ensure employment during the construction phase is retained in Tamworth where possible. Numerous job opportunities will be available during the operation of the proposed facility. It is anticipated that the existing TAMS operation will expand significantly from its current operation in terms of job opportunities and employment.
Crime Risk and Site Safety	It is considered that there will be minimal off-site crime risks as a result of the proposed development. Nevertheless, crime risk and site safety mitigations shall be employed on the site, which includes: • Security access mechanisms; • Quality site management systems; • Air conditioning throughout the building so that windows are not required to be left open continuously; • Security screened and lockable windows and doors as required; • Regular security guards and security monitoring systems. Security guard presence shall be dependent on the effectiveness of the various monitoring systems; and • Materials for security mechanisms throughout.
Antisocial Behaviour	The Developer and management of the facility shall ensure that antisocial behaviour that may occur on the site is monitored and mitigated. When antisocial behaviour occurs, management will ensure that the persons are provide with mediation/support as required. If the antisocial behaviour continues, management shall act. This will ensure that there is a consistent balance between the responsibilities of the operation of the site and the rights and wellbeing of neighbours and the broader community.

Health	The health of staff and customers shall be consistently monitored on the site during operation. Suitable provision of emergency first aid kits and communication with internal doctors and allied professions shall be undertaken to ensure any unforeseen circumstances are able to be actioned upon. Direct contact with other health services in the locality (i.e. Tamworth Base Hospital) is recommended. Onsite monitoring and management shall ensure that if any health issues are found on the site (i.e. contamination, leaks etc) they are fixed within a reasonable timeframe to protect the health of staff and customers and the surrounding locality.
Transport	The locality is afforded with suitable public transport options for accessibility throughout the city of Tamworth. Essential facilities are located within walking distance and there is a bus service available within close proximity to the site.
Impact on Nearby Residents (visual and acoustic)	There would be some acoustic impacts on nearby residents during the construction phase of the development, however these shall be minimised throughout construction hours as conditioned by Council. The ongoing management of the site and communication between neighbours and relevant stakeholders will reduce any potential impacts. Onsite monitoring shall be utilised to ensure that acoustic and aesthetic standards are retained on the site.
Community Engagement and Social Cohesion	Ongoing community engagement will be undertaken by the Developer and managers of the proposed facility. Any issues raised shall be reduced and/or mitigated as a result of community engagement and social cohesion.
Impact on Sporting and Community Facilities	Local sporting groups and community facility operators will benefit from the establishment of the proposed facility through increased health service facilities and employment opportunities, attracting more people to the city. The landscaping and communal facilitates in the design of the development will facilitate social interaction amongst residents which will result in both active and passive recreation on the site and throughout the city of Tamworth.
Connectivity to Public Transport	There are good opportunities for connectivity to the bus transportation system, as well as walking and cycling networks. The site is located within an existing urban area within proximity to the CBD, which improves the connectivity to facilities throughout the city of Tamworth.
Local Traffic and Parking Impacts	There are minimal traffic impacts as a result of the proposed development and recommendations have been included in the Traffic Impact Assessment to assist with local traffic and parking arrangements.
Demand for Infrastructure	It is anticipated that the construction workforce is likely to consist of local residents who are from Tamworth and surrounds. In this regard, there would

	be minimal anticipate influx for temporary accommodation during the construction phase of the proposed development.
Site Management	The subject site will be managed by senior staff and executive team members and associated administration staff.
Site Users	Users of the TAMS facility will benefit from its establishment due to its connectivity to public transport, relatively central location and close proximity to essential services and facilities.
Disabled Access	Disabled car parking and accessibility mechanisms have been provided in the design of the development. The proposal complies with relevant Australian Standards and the *Building Code of Australia*.
Streetscape, Landscaping and Aesthetics	The design of the proposed development is modern utilised high quality materials. It created visual interest for the area and shall earmark the site and locality as high visual interest for the City of Tamworth.

The community is to be kept informed of the nature of the proposal and the progress with the development of the proposal The immediate neighbouring properties and wider community shall be notified during the advertisement and notification period of the subject Development Application.

It is proposed to consult with those affected by the proposed development to keep them informed of the progress of the subject development, particularly during the construction phase. It is also considered suitable for the Developer to ensure that communications with Tamworth Regional Council and other relevant agencies remain consistent throughout the development of the site.

Conclusion

A number of mitigation strategies relevant to the subject Development Application and ongoing site management have been provided throughout this section of the report in order to address any potential negative social impacts associated with the development.

The proposed TAMS development will provide an essential service for the Tamworth community. Overall, the social and economic impacts are anticipated, and no unreasonable negative impacts are expected to occur that cannot be mitigated through site design or conditions imposed on the development consent. It is therefore considered that with the implementation of the mitigation methods contained within this section, social impacts for the development have been adequately addressed.

5.9.12. Economic Impacts in the Locality

The development will provide for employment opportunities during both construction and operation and offer a multiplier effect for related suppliers in the region and therefore is expected to provide a positive economic impact in the locality. It will provide for an increase in economic activity by means of offering further diversity and competition in the medical industry in the locality and support an essential service that has been operating within the region for an extended period of time.

The proposed development will not have any significant impacts on the way of life, community, culture, health and wellbeing or fears and aspirations of the local community and through the provision of medical services, promotes health and wellbeing for the local community.

5.9.13. Site Design & Internal Design

The proposed development has been architecturally designed with select materials to reduce the visual impact and to create a visually appealing building for the locality. Given the prominent location of the site, it is considered that the building will create a positive visual appearance for consumers entering the locality.

5.9.14. Cumulative Impacts

When considered in the context of the zoning and surrounding land uses, it is concluded that there will be limited adverse cumulative impacts resulting from the proposed development. The proposal is consistent with existing land uses in the locality and is likely to have minimal impact on surrounding developments.

5.9.15. Other

There are no other issues such as heritage, flora/fauna, bushfire or flooding that would impact upon the development or surrounds.

5.10. Suitability of the Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any zoning, planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.11. The Public Interest

The proposal is unlikely to create any negative impacts on the amenity of the area and is therefore deemed to be positive in terms of the public interest.

6. CONCLUSION

It is recommended that the proposed Tamworth Aboriginal Medical Service development on Lot 2 DP 1264030, known as Hillvue Road, South Tamworth be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Tamworth Regional Local Environmental Plan 2010*;
- The proposal complies with the relevant provisions of the *Tamworth Regional Council Development Control Plan 2010*;
- The proposal shall support the growing Tamworth economy;
- The proposal shall provide an essential service to the community;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

7. REFERENCES

Bus Lines Group. (2023). *Bus Lines Group Tamworth.*

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NSW Government Spatial Services. (2023, October 5). *Six Maps*. Retrieved from http://maps.six.nsw.gov.au/

NSW Rural Fire Service. (2019). *Planning for Bush Fire Protection: A Guide for Council's, Planners, Fire Authorities and Developers.* Sydney: NSW RFS.

barnson.

APPENDIX A

Title and Deposited Plan

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 69415	SSM 8331	+ 2.043	DIFFERENTIAL LEVELING
SSM 8331	SSM 196076	- 3.407	DIFFERENTIAL LEVELING
SSM 196076	SSM 69415	+ 1.364	DIFFERENTIAL LEVELING
HEIGHT DATUM : AHD 71			

HEIGHT SCHEDULE					
MARK	AHD VALUE	CLASS	ORDER	HEIGHT DATUM VALIDATION	STATE
SSM 69415	400.545	LC	L3	SCIMS ADOPTED	FOUND
SSM 8331	402.588	LB	L2	FROM SCIMS - DATUM VALIDATION	FOUND
SSM 196076	399.181	LD	N/A	N/A	PLACED
DATE OF SCIMS AHD VALUES: 24.1.2018 HEIGHT DATUM: AHD71					

SHORT LINE TABLE

No.	BEARING	DISTANCE	ARC	RADIUS
1	356° 46'	10.97		
2	41° 46'	12.93		
3	346° 10'	6.6		
4	355° 16'	21.25		
5	348° 12' OA	20.685 OA	20.735 OA	84.17
6	341° 09'	7.23		
7	354° 57'	12.425	12.545	26.13
8	8° 42'	5.8		
9	53° 37'	10.62		
10	143° 37'	10.59		
11	188° 42'	5.725		
12	174° 57'	24.31	24.545	51.13
13	161° 09'	7.445		
14	168° 12'	14.54	14.58	59.17
15	175° 16'	23.235		
16	166° 10'	10.58		
17	176° 48'	2.59		
18	343° 04'	5.63	5.63	84.17
19	266° 46'	15.885		

SURVEY CO-ORDINATION CONNECTIONS

FROM	TO	BEARING	DISTANCE
SSM 69415	SSM 196076	179° 00' 55"	406.274

COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES EASTING	MGA CO-ORDINATES NORTHING	CLASS	ORDER	METHOD	STATE
SSM 69415	301 198.601	6 556 751.923	C	3	FROM SCIMS	FOUND
SSM 8331	301 087.684	6 556 679.620	C	3	FROM SCIMS	FOUND
SSM 8327	301 524.873	6 556 237.127	A	1	FROM SCIMS	FOUND
SSM 196076	301 205.579	6 556 345.699	D	U	EDM TRAVERSE	PLACED
DATE OF COORDINATES: 24 JANUARY 2018 MGA ZONE: 56 MGA DATUM: GDA94						
COMBINED SCALE FACTOR: 1.000019						

SSM 69415 FD (NTS)
56° 54' 04" 132.399 MGA (GROUND)
56° 54' 03" 132.395 SURVEY
SSM 8331 FD (NTS)
163° 09' 30" 171.85
1 DP 20599 SEC G
RM CB FD 351° 00' 0.485 (DP 20599)
171° 00' 21.095
RM GIP PL 278° 189° 14' 1.845 98° 40.0
RM GIP PL 190° 10' 2.065
233.53 31' (20.115 WIDE)
41.58
31 DP 20599 SEC G
PATRICIA AVENUE (24.385 WIDE)
45° 32' 4.305
RM CB FD 278° 32' 0.455 (DP 20599)
MGA SCIMS
30"* 53.275* 6.065
RECENT STEEL GRILL FENCE
ROBERT STREET (20.115 WIDE)
30" 6.095*
OLD METAL FENCE 42.67* 31' 30"*
D P 9 10 11 2 0 5 SEC F 9 9 21 23
42.67* 31' 30"* 42.67* 31' 30"* 42.67* 31' 30"*
8° 8° 188° 135° 135°
98° 36.575*
20' 20' 31' 243.84*
30"*
KATHLEEN STREET (20.115 WIDE)
ROBERT 27' 153° 42.67* 28' 30"* 146.3* 27'
D P 1 1 3 1 7 5 5 37
243° 6.095* 153° 42.67* 28"* 48.77* 28"* 243°
DAVID STREET (VARIABLE WIDTH)
NAIL PL 27.13 161° 11' 30"
HILLVUE (25 WIDE & VARIABLE) ROAD
27.34 341° 11' 30" 342° 60.76 08'
NAIL PL 30.385 162° 30.385 08'
RM GIP PL 244° 14' 5.66
PUBLIC RESERVE
PT 1 (2.07 ha) TOTAL 2.13 ha (BY DEDN)
* DENOTES DIMENSION BY DP 20599
2 1.601 ha (BY DEDN)
* DENOTES DIMENSION BY DP 20599
FAIRLY NEW METAL FENCE
25.0 71° 09' 25.0 85° 16' (1.8) (1.5) 15.07 (1.1) 266°
OLD STEEL MESH FENCE
42.71 356° 46' 10" 42.67*
NAIL PL RM GIP PL 0° 46' 0.775
PT 1 (599.7m²) 38
86° 237.74* 45'
43.115* 18.925* 46" 356° 46"
94° 53' 30"* 2 3 DP 515992 1
26
DP 20599 SEC F
277.33 46' (20.115 WIDE) 289.52 46'
10" 10"
RM SSM 196076 PL 33° 28' 0.86
12.365
BRUCE STREET
20.115 356° 46'
RM CB FD 176° 46' 0.455 (DP 20599)
17 20599
THOMPSON CRESCENT (15.24 WIDE)
290° 167.66* 29' 30"*
A DP 36322
RM DH&W FD 215° 24' 2.515 (DP 854385) (NOW GONE) RM GIP PL 251° 51' 5.02
NEW CHAIN LINK FENCE
56.69*
86° 45' 30"* FAIRLY NEW PALING FENCE
86 DP 20599 SEC E
86° 24.385
RM GONE (DP 854385) RM NOT FD (DP 20599)
5 D P SEC E
TO SSM 196076
288° 46' 48" 337.244
622.028 MGA (GROUND) 622.031 SURVEY
HILLVUE (24.385 WIDE) ROAD 50" 46' 88.44 356°
1 DP 1061131
RM CB FD 86° 46' 0.455 (DP 20599)
PM 8327 FD (NTS)

SURVEYOR Name: ANDREW PETER SWANE Date: 08 FEBRUARY 2018 Reference: L2140	**PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599**	LGA: TAMWORTH REGIONAL Locality: SOUTH TAMWORTH Reduction Ratio 1:1250 Lengths are in metres.	Registered 7/08/2020	DP1264030

DWG. No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:1 of 4
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Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:2 of 4
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ePlan

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 7/08/2020

Title System: TORRENS

Office Use Only

DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

LGA: **TAMWORTH REGIONAL**

Locality: **SOUTH TAMWORTH**

Parish: **CALALA**

County: **PARRY**

Survey Certificate

I, ANDREW PETER SWANE

of Brown and Krippner Pty. Ltd. PO Box 260 Tamworth 2340

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on: ....., or~~

*(b) The part of the land shown in the plan (*being/~~*excluding~~**..... HILLVUE ROAD .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on: 08 FEB 2018... the part not surveyed was compiled in accordance with that Regulation, or

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.

Datum Line: SSM 8331 - PM 8327

Type: *Urban/~~*Rural~~

[redacted]

Surveyor identification No.....

Surveyor registered under the *Surveying and Spatial Information Act 2002*

* Strike out inappropriate words.

** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I.....(Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:.....

Date:.....

File Number:.....

Office:.....

Subdivision Certificate

I, Lucy WALKER

*Authorised Person/~~*General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

[redacted]

Accreditation number: .....

Consent Authority: Tamworth Regional Council

Date of Endorsment: 19/06/2018

Subdivision Certificate number: Sub2018-0040

File number: SF 8529

~~* Strike through if inapplicable.~~

Plans used in the preparation of survey/compilation

DP 20599

DP 854385

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE THE EXTENSION OF HILLVUE ROAD 25 WIDE & VARIABLE TO THE PUBLIC AS PUBLIC ROAD.

SURVEYOR'S REFERENCE: L2140

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Drawing No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:3 of 4
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PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 7/08/2020

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DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses-See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: Sub2018-0040

Date of Endorsement: 19/06/2018

Executed on behalf of TAMWORTH REGIONAL COUNCIL by its duly Authorised Delegate pursuant to s.377 Local Government Act 1993

I certify that I am an eligible witness and that the delegate signed in my presence

[redacted]

ACTING DIRECTOR PLANNING & COMPLIANCE

Authority of Delegate

430 Peel Street

Tamworth

Address of Witness

SCHEDULE OF STREET ADDRESSES

LOT	STREET NO	STREET NAME	STREET TYPE	LOCALITY
1	N/A	HILLVUE	ROAD	SOUTH TAMWORTH
2	N/A	HILLVUE	ROAD	SOUTH TAMWORTH

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: L2140

Drawing No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:4 of 4
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PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET**

Office Use Only

Registered: 7/08/2020

Office Use Only

DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

This sheet is for the provision of the following information as required:

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- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SUB 2018-0040

Date of Endorsement: 19-06-2018

Certificate of Currency

I, Andrew Peter Swane

of Brown and Krippner Pty. Ltd. PO Box 260 Tamworth 2340

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that, from the date of the completion of the survey shown on the survey certificate:

(a) there are no changes to the boundaries of the land to which the survey relates (*the subject land*), and the definition of those boundaries in the plan of survey remains consistent with surrounding plans, or if not, the plan of survey has been updated;

(b) 2 or more of the permanent survey marks used in the survey remain in place, or if not, the plan of survey has been updated;

(c) all reference marks placed in respect of the survey remain in place, or if not, the reference marks have been replaced and the plan of survey has been updated; and

(d) there has been no change to the occupations and other improvements relevant to the boundaries of the subject land since the completion of the survey, or if not, the plan of survey has been updated.

[redacted]

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: L2140

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1264030

SEARCH DATE	TIME	EDITION NO	DATE
24/1/2023	2:17 PM	1	7/8/2020

LAND

LOT 2 IN DEPOSITED PLAN 1264030
AT SOUTH TAMWORTH
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP1264030

FIRST SCHEDULE

TAMWORTH REGIONAL COUNCIL

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Barnson Pty Ltd (Mudgee) PRINTED ON 24/1/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: the information appearing under notations has not been formally recorded in the Register.

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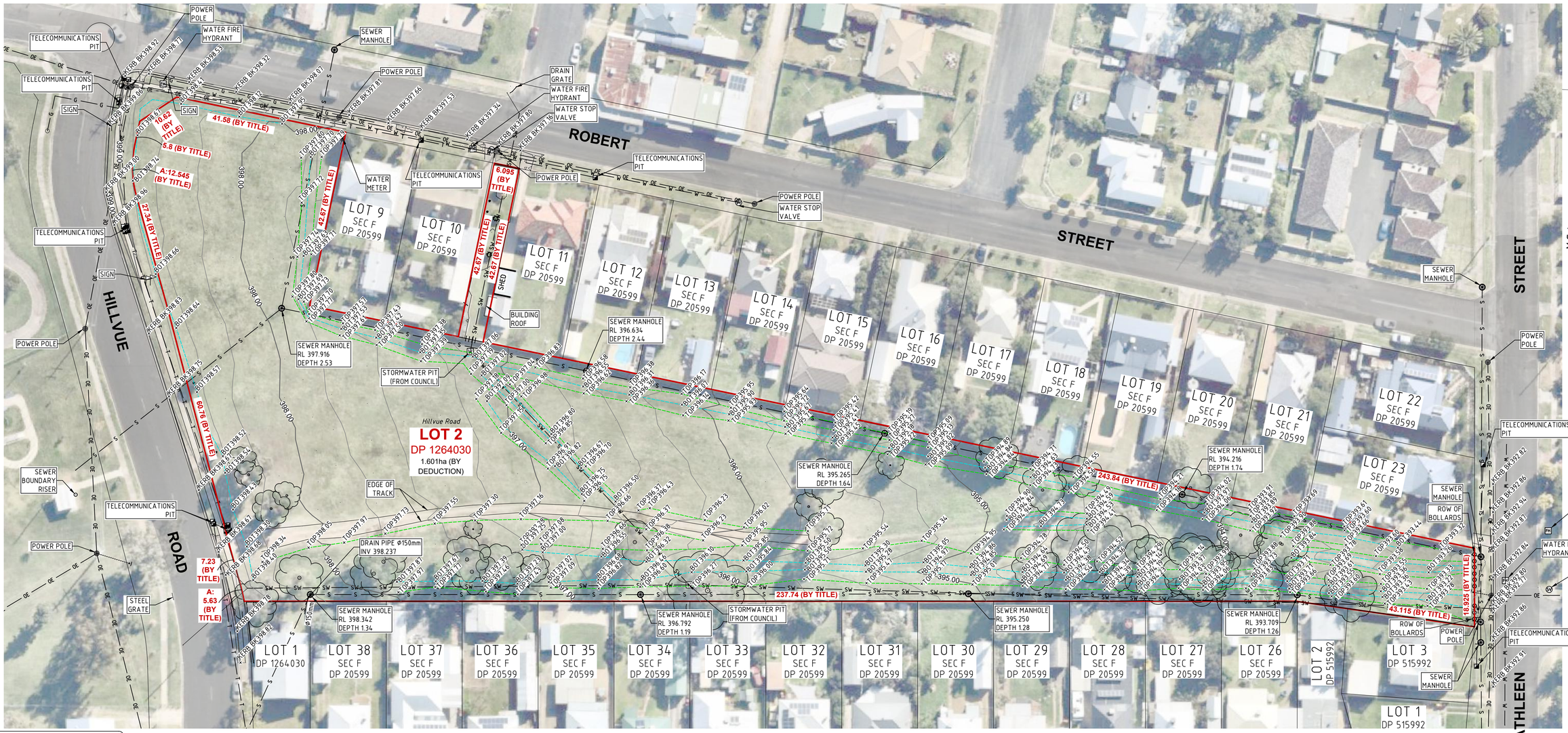
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APPENDIX B

Detail Survey

DIAL BEFORE YOU DIG
www.1100.com.au



DATE OF SURVEY : 28th MARCH 2023
SURVEY BY : R. Boylan

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : SSM 8331 RL 402.588m (S.C.I.M.S.)
MAJOR CONTOUR INTERVAL : 1 METRE
MINOR CONTOUR INTERVAL : 0.25 METRES

KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- TOP OF BANK
- BOTTOM OF BANK
- W — W — EXISTING UNDERGROUND WATER MAIN - APPROX.
- S — S — EXISTING UNDERGROUND SEWER PIPE - APPROX
- OE — OE — EXISTING OVERHEAD ELECTRICITY CABLES
- T — T — EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- SW — SW — EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- G — G — EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

LEVEL AND DETAIL SURVEY PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

SCALE 1:500(A1)
0 5 10 20 30 40 50
SCALE 1:1000(A3)
0 5 10 20 30 40 50

ISSUED TO CLIENT

barnson.
DESIGN . PLAN . MANAGE

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phone 1300 BARNSON (1300 227 676)
email generalenquiry@barnson.com.au
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Rev	Date	Description
A	05-04-2023	ISSUED TO CLIENT

Project
LEVEL AND DETAIL SURVEY OVER LOT 2 IN DP 1264030
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
LEVEL AND DETAIL SURVEY PLAN

Survey	RB	Original Sheet Size	A1
Drawn	JS		
Check	RB	Revision	A

Certification

Project No 40924
Drawing No L01

barnson.

APPENDIX C

AHMIS Search

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 40924

Client Service ID : 825878

Barnson

Date: 05 October 2023

Suite 6 11 White Street
Tamworth New South Wales 2340

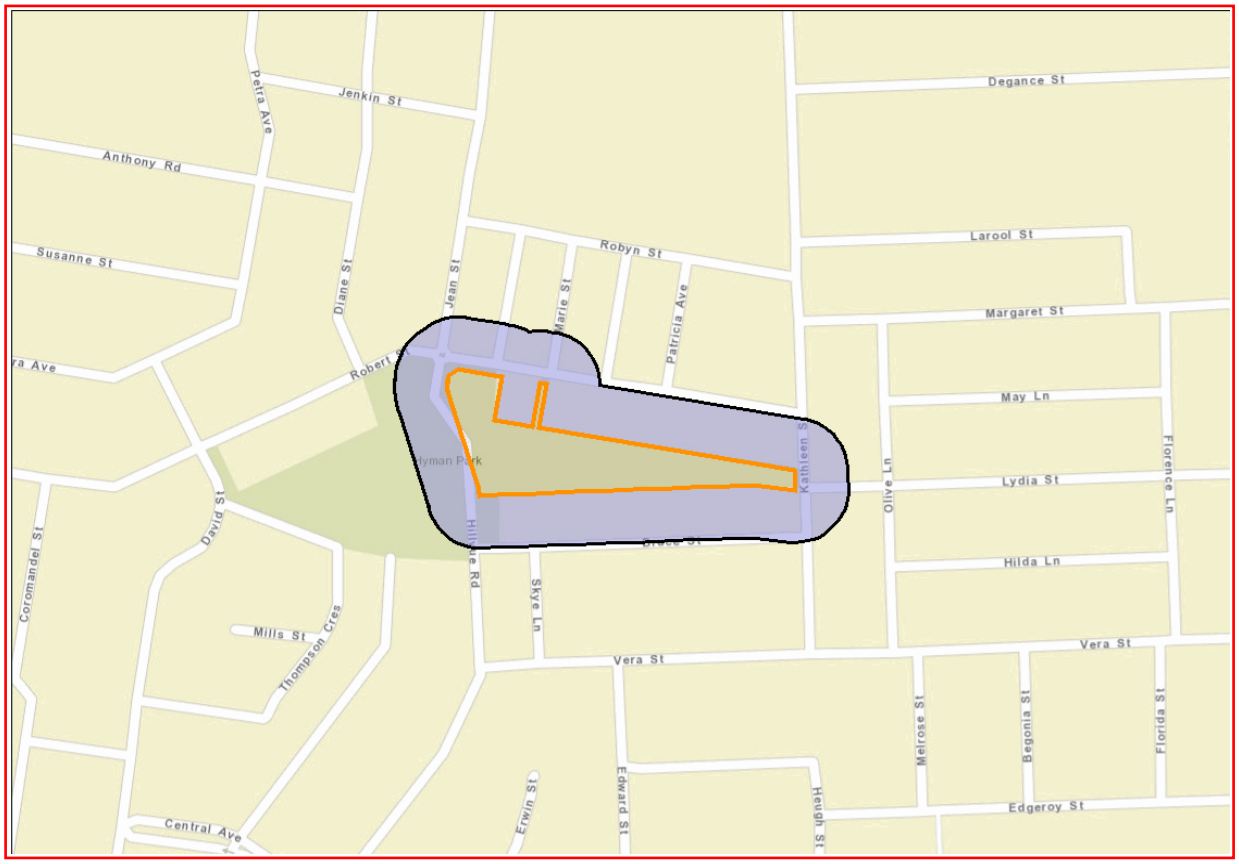
Attention: Jack Massey

Email: jmassey@barnson.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP1264030, Section : - with a Buffer of 50 meters, conducted by Jack Massey on 05 October 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

barnson.

APPENDIX D

Aboriginal Due Diligence Report



View east of the southeastern portion of the Study Area.

ABORIGINAL HERITAGE DUE DILIGENCE ASSESSMENT REPORT

TAMWORTH ABORIGINAL MEDICAL CENTRE

TAMWORTH, NSW

OCTOBER 2023

Report prepared by

OzArk Environment & Heritage

for Barnson on behalf of

Tamworth Aboriginal Medical Services

OzArk
Environment & Heritage

145 Wingewarra St
(PO Box 2069)
Dubbo NSW 2830

Phone: (02) 6882 0118
Fax: (02) 6882 0630
enquiry@ozarkehm.com.au
www.ozarkehm.com.au

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DOCUMENT CONTROLS

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Client	Barnson
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Prepared for	Prepared by
Ben Pilon Project manager/landscape designer Barnson 1/36 Darling St Dubbo NSW 2830 P: 1300 227 676 bpilon@barnson.com.au	Eleanore Martin Archaeologist OzArk Environment & Heritage 145 Wingewarra Street (PO Box 2069) Dubbo NSW 2830 P: 02 6882 0118 eleanore@ozarkehm.com.au

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Enquiries should be addressed to OzArk Environment & Heritage.

Acknowledgement

OzArk acknowledge the traditional custodians of the area on which this assessment took place and pay respect to their beliefs, cultural heritage, and continuing connection with the land. We also acknowledge and pay respect to the post-contact experiences of Aboriginal people with attachment to the area and to the Elders, past and present, as the next generation of role models and vessels for memories, traditions, culture and hopes of local Aboriginal people.

EXECUTIVE SUMMARY

OzArk Environment & Heritage (OzArk) has been engaged by Barnson (the client), on behalf of Tamworth Aboriginal Medical Services (TAMS; the proponent) to complete an Aboriginal heritage due diligence assessment for the proposed Tamworth Aboriginal Medical Centre (the proposal). The proposed works consist of the construction of medical facilities, associated road infrastructure and parking (a medical centre).

The proposed medical centre will be located at Lot 2 DP1264030 Hillvue Road, Tamworth, New South Wales (NSW). The study area is situated in the residential area of Tamworth South, approximately 2.7 kilometres (km) from the city centre.

The visual inspection of the study area was undertaken by OzArk Archaeologist Eleanore Martin on 22 September 2023. Len Waters, a Tamworth Local Aboriginal Land Council (LALC) representative, assisted with the visual inspection.

No Aboriginal sites were identified or recorded within the study area. The lack of Aboriginal objects can likely be attributed to a variety of factors, including: the small size of the study area, significant disturbance through urbanisation in areas surrounding the study area, soil loss accelerated by the near total vegetation clearance, and the current use of the land as a public recreation space.

The undertaking of the due diligence process resulted in the conclusion that the proposed works will have an impact on the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. This moves the proposal to the following outcome:

> *Aboriginal Heritage Impact Permit application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work, and notify Heritage NSW (02) 9873 8500 (heritagemailbox @environment.nsw.gov.au). If human remains are found, stop work, secure the site, and notify NSW Police and Heritage NSW.*

To ensure the greatest possible protection to the area's Aboriginal cultural heritage values, the following recommendations are made:

1) The proposed work may proceed at Lot 2 DP1264030 Hillvue Road, Tamworth, NSW without further archaeological investigation.
2) All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects that may be in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.

3) This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. If Aboriginal artefacts or skeletal material are noted during works, all work should cease and the procedures in the *Unanticipated Finds Protocol* (**Appendix 2**) enacted.

4) Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (see **Appendix 3**) and are aware of the legislative protection of Aboriginal objects under the *National Parks Wildlife Act* and the contents of the *Unanticipated Finds Protocol.*

5) The information presented here meets the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

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1 INTRODUCTION

1.1 BRIEF DESCRIPTION OF THE PROPOSAL

OzArk Environment & Heritage (OzArk) has been engaged by Barnson (the client), on behalf of Tamworth Aboriginal Medical Services (TAMS; the proponent) to complete an Aboriginal heritage due diligence assessment for the proposed Tamworth Aboriginal Medical Centre (the proposal). The proposal is in the Tamworth Local Government Area (LGA) (**Figure 1-1** and **Figure 1-2).**

Figure 1-1: Map showing the location of the proposal.

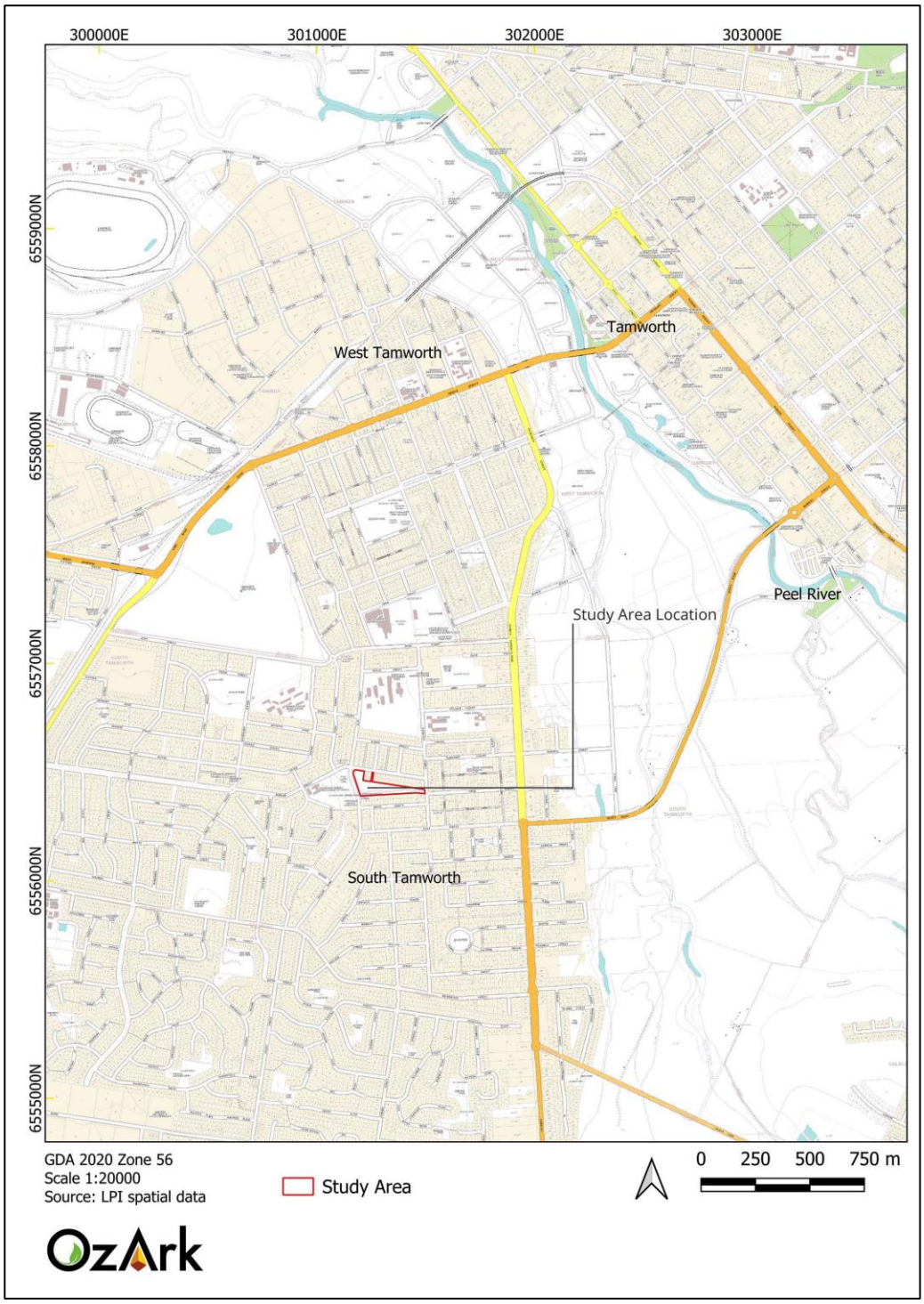
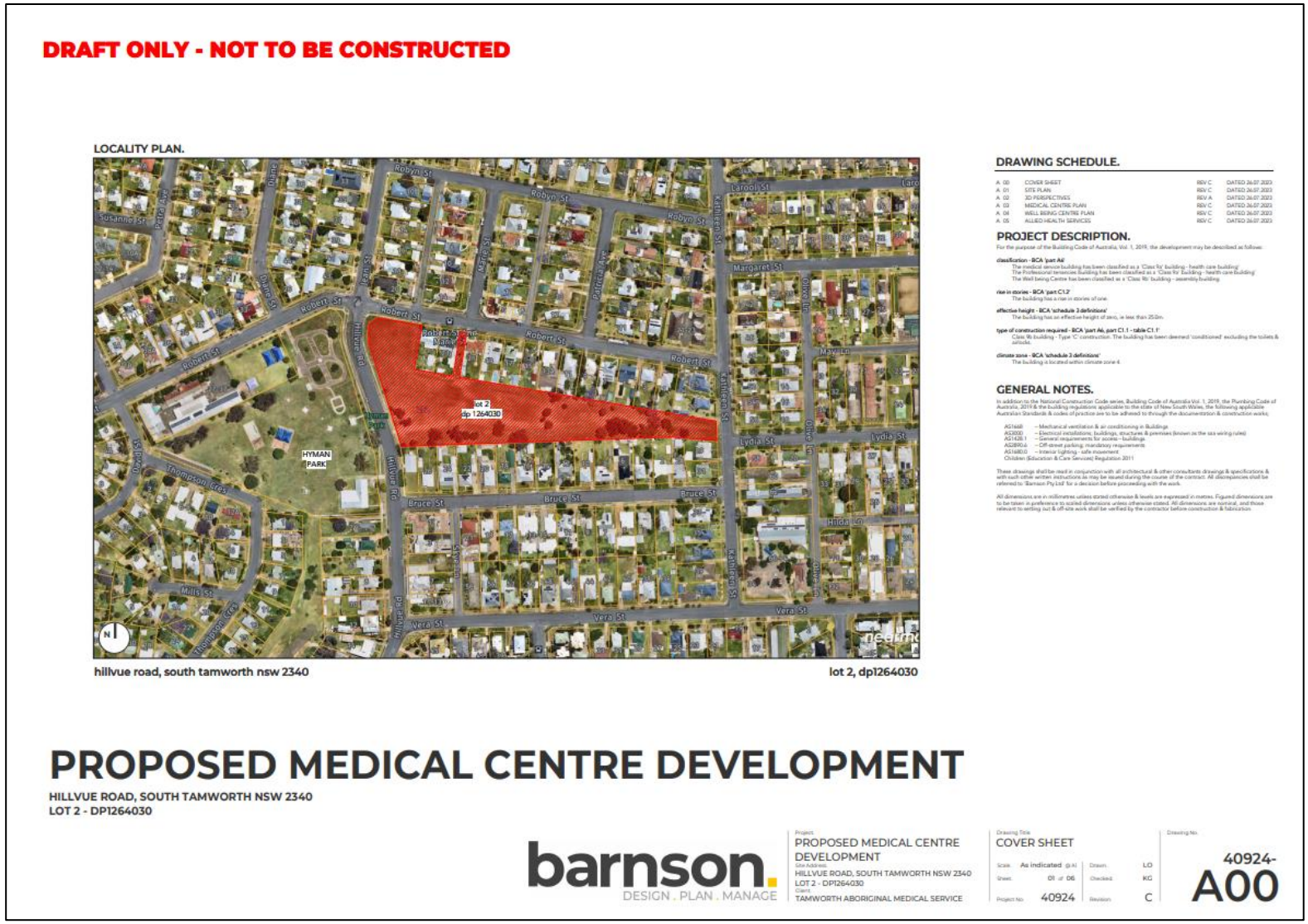


Figure 1-2: Proposed location for the Medical Centre Development (Barnson 2023).



1.2 STUDY AREA

The study area consists of approximately 0.16 hectare (ha) of cleared and gently sloping land at property Lot 2 DP1264030 Hillvue Road, Tamworth, NSW. The study area is situated in the residential area of Tamworth South, approximately 2.7 kilometres (km) from the city centre, and is shown on **Figure 1-3**.

1.3 ASSESSMENT APPROACH

Aboriginal cultural heritage

The desktop and visual inspection component for the Study Area follows the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (due diligence; DECCW 2010). The field inspection followed the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales* (OEH 2011).

Figure 1-3: Aerial showing the study area.



2 ABORIGINAL DUE DILIGENCE ASSESSMENT

2.1 INTRODUCTION

Section 57 of the National Parks and Wildlife Regulation 2019 (NPW Regulation) made under the *National Parks and Wildlife Act 1974* (NPW Act) advocates a due diligence process to determining likely impacts on Aboriginal objects. Carrying out due diligence provides a defence to the offence of harming Aboriginal objects and is an important step in satisfying Aboriginal heritage obligations in NSW.

2.2 DEFENCES UNDER THE NPW REGULATION 2019

2.2.1 Low impact activities

The first step before application of the due diligence process itself is to determine whether the proposed activity is a "low impact activity" for which there is a defence in the NPW Regulation. The exemptions are listed in Section 58 of the NPW Regulation (DECCW 2010: 6).

The activities of TAMS are not considered a 'low impact activity' as the proposed works will impact the ground surface across the study area and do not meet the requirements for exemption set out in the Due Diligence Code of Practice. As such the due diligence process must be applied.

2.2.2 Disturbed lands

Relevant to this process is the assessed levels of previous land-use disturbance.

The NPW Regulation Section 58 (DECCW 2010: 18) define disturbed land as follows:

> *Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable.*
>
> *Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure) and construction of earthworks.*

The proposal is situated on a mostly cleared landform with a west to east access track in the southern portion. Therefore, it could be considered that the proposed works are occurring in 'disturbed land'. However, portions of the land within the study area have not been modified in a clear and observable manner from desktop review and therefore the due diligence process must be applied.

In summary, it is determined that the proposal must be assessed under the Due Diligence Code of Practice. The reasoning for this determination is set out in **Table 2-1**.

Table 2-1: Determination of whether Due Diligence Code of Practice applies.

Item	Reasoning	Answer
Is the activity to be assessed under Division 4.7 (state significant development) or Division 5.2 (state significant infrastructure) of the EP&A Act?	The proposal will be assessed under Part 4 of the EP&A Act.	No
Is the activity exempt from the NPW Act or NPW Regulation?	The proposal is not exempt under this Act or Regulation.	No
Do either or both apply: Is the activity in an Aboriginal place? Have previous investigations that meet the requirements of this Code identified Aboriginal objects?	The activity will not occur in an Aboriginal place. No previous investigations have been undertaken for this proposal.	No
Is the activity a low impact one for which there is a defence in the NPW Regulation?	The proposal is not a low impact activity for which there is a defence in the NPW Regulation.	No
Is the activity occurring entirely within areas that are assessed as 'disturbed lands'?	The proposal is not entirely within areas of high modification.	No
Due Diligence Code of Practice assessment is required		

2.3 APPLICATION OF THE DUE DILIGENCE CODE OF PRACTICE TO THE PROPOSAL

To follow the generic due diligence process, a series of steps in a question/answer flowchart format (DECCW 2010: 10) are applied to the proposed impacts and the Study Area, and the responses documented.

2.3.1 Step 1

Will the activity disturb the ground surface or any culturally modified trees?

Yes, the proposal will impact the ground surface and may impact culturally modified trees.

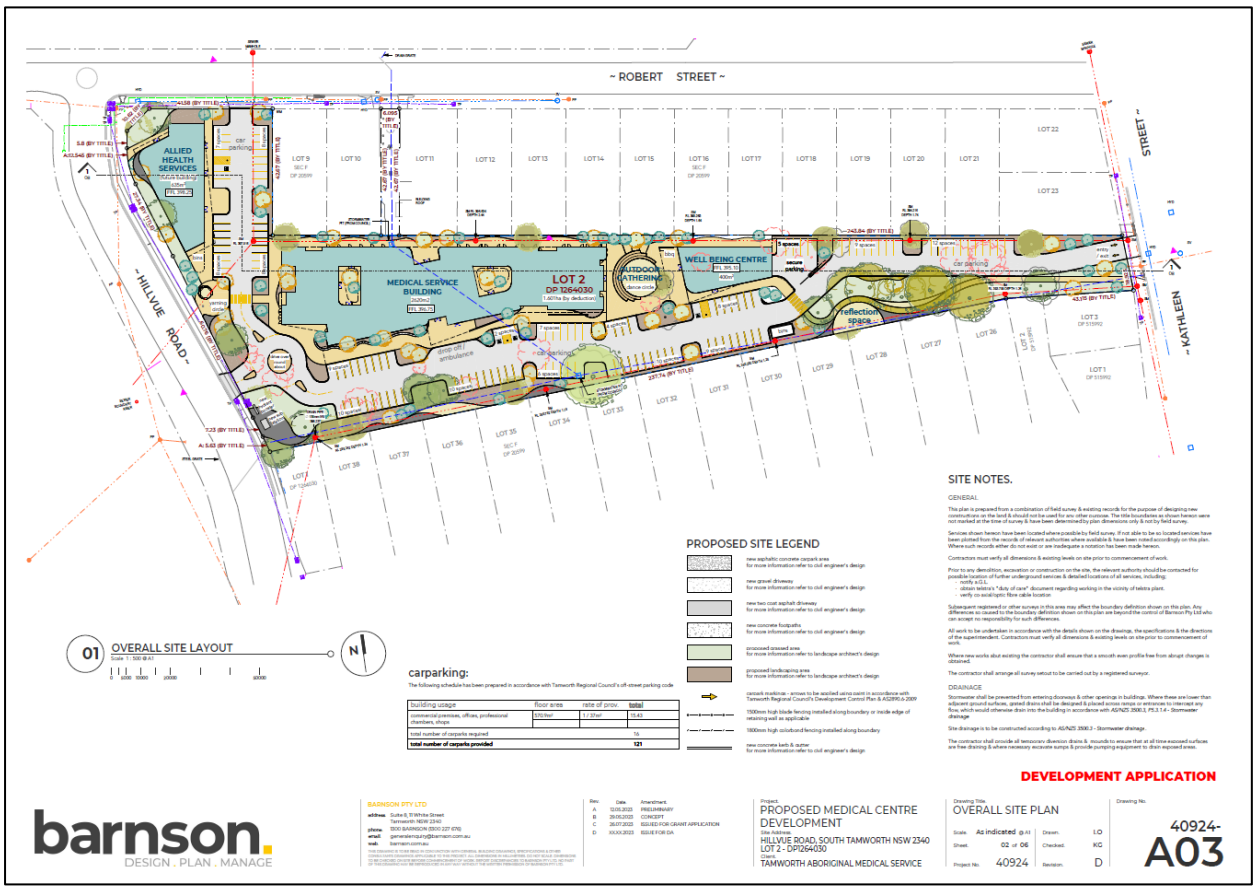
The proposed works consist of the construction of medical facilities, associated road infrastructure, and parking (a medical centre). The components of the medical centre (see **Figure 2-1**), at this stage, include:

- Three medical buildings
- An outdoor gathering area
- An outdoor 'reflection space'
- A roundabout
- Roads
- Car parking spaces

The proposed works will impact almost the entirety of the study area, leaving a few of the existing trees extant. The presence of trees within the study area indicates that there is potential for

impacting culturally modified trees, although an assessment will need to be made as to whether these trees are mature endemic species.

Figure 2-1: Stage 1 concept design for proposed works (Barnson 2023).



2.3.2 Step 2a

Are there any relevant confirmed site records or other associated landscape feature information on AHIMS?

No, there are no previously recorded sites within the study area.

A search of the Aboriginal Heritage Information Management System (AHMIS) database was completed on 21 September 2023 over a 5 km by 5 km search area centred around the study area (GDA 2020 Zone 56 Eastings: 296292 – 306292; Northings: 6551425 – 6561432 with no buffer). The search returned 110 previously recorded Aboriginal sites. None of the previously recorded sites are within or nearby the study area. Two sites have restrictions applied, although these are not located within or nearby the study area and will not be discussed further in this report.

Figure 2-2 shows all previously recorded sites in relation to the study area and **Table 2-2** shows the types of sites that are close to the study area.

Figure 2-2: Previously recorded sites in relation to the study area.

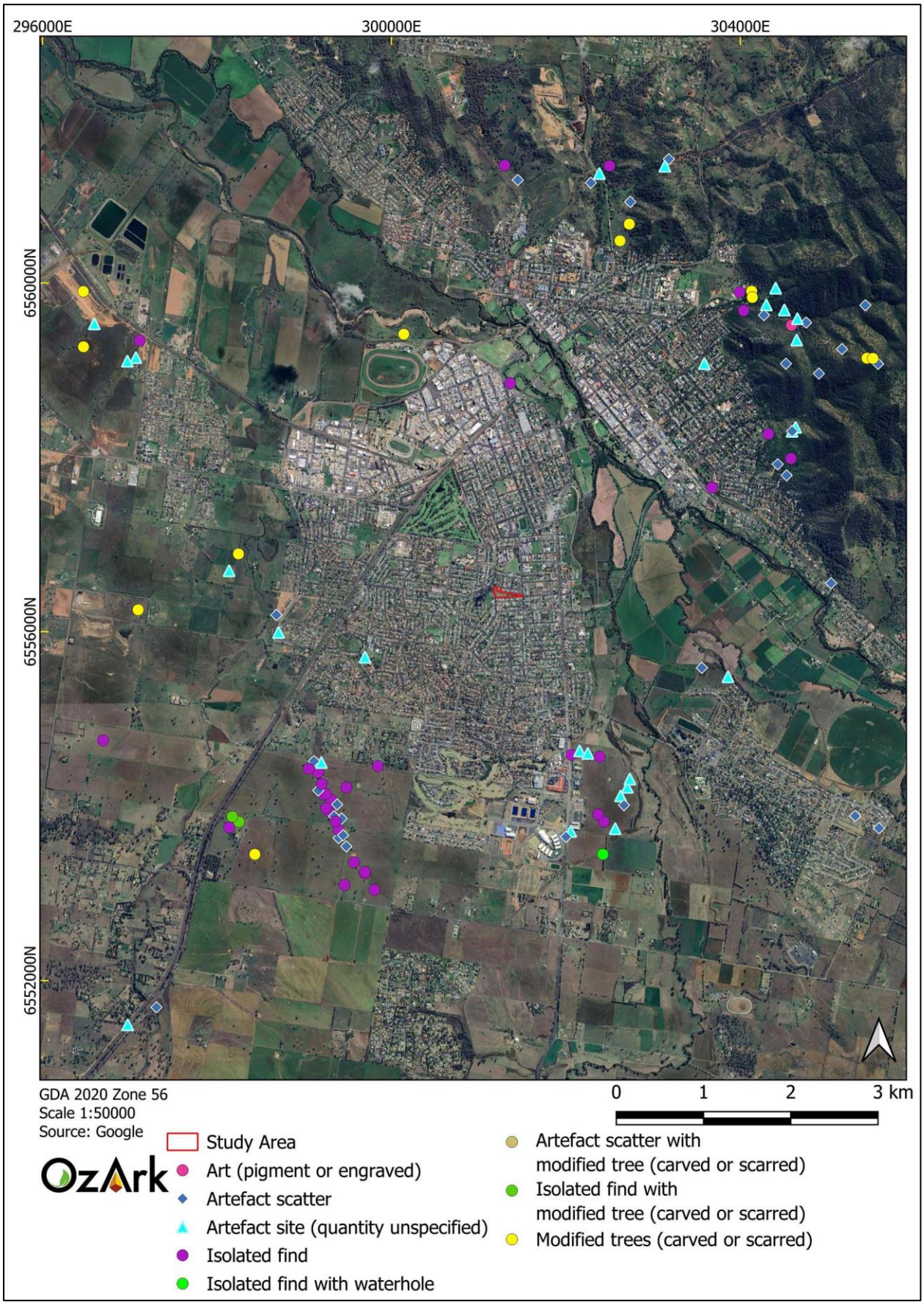


Table 2-2: Site types and frequencies of AHIMS sites near the study area.

Site Type	Number	% Frequency
Isolated finds	32	29.6
Artefact scatters	31	28.7
Artefact site (quantity unspecified)	26	24.1
Modified trees (carved or scarred)	14	13.0
Isolated find with modified tree (carved or scarred)	2	2.0
Art (pigment or engraved)	1	0.9
Artefact scatter with modified tree (carved or scarred)	1	0.9
Isolated find with waterhole	1	0.9
Total	**108**	**100**

Results of the AHIMS search show that isolated finds are the most common site type, contributing to 29.6% of all site types, within the search area (**Table 2-2**). **Figure 2-2** shows that this site type is predominantly recorded within 200 metres (m) of a watercourse, with only two sites over 200 m from a watercourse. Furthermore, most of the sites are situated on the outskirts of Tamworth city, in agricultural areas and mountain ranges. The distribution of these sites is likely a result of development driven survey bias as the city grows outwards into the surrounding agricultural land and lower levels of disturbances, rather than this site type only occurring outside of the city boundaries.

Figure 2-2 shows that artefact scatters (28.7%), artefact sites (quantity unspecified; 24.1%), and modified trees (carved or scarred; 13.0%) have a similar distribution pattern to isolated finds. Several artefact sites (quantity unspecified) and artefact scatters are situated within the outskirts of Tamworth's residential areas. Other site types in the search area, but recorded at a much lower frequency, include isolated finds with modified trees (carved or scarred; 2.0%), art (pigment or engraving; 0.9%), artefact scatter with modified tree (carved or scarred; 0.9%), and isolated find with waterhole (0.9%).

2.3.3 Step 2b

Are there any other sources of information of which a person is already aware?

No, there are no other sources of information that would indicate the presence of Aboriginal objects in the study area.

2.3.3.1 Ethnographic context

According to Tindale's (1974) and Horton's (1994) mapping of linguistic groups, the study area falls within the southeastern boundary of Gamilaraay country. Gamilaraay country is bound by Nganyaywana country to the east. The Gamilaraay (also spelt Gomeroi, Kamilaroi) country, as defined by the limits of the Gamilaraay language groups, refers to the language or dialect spoken around the Namoi, Gwydir and Barwon Rivers in north to central NSW.

The area of the Gamilaraay was rich in both flora and fauna resources. The Gamilaraay caught fish, eels, freshwater crayfish, yabbies, tortoises, and freshwater mussels in the rivers, creeks, and wetlands in the region (O'Rourke 1997). Watercraft were manufactured from large slabs of bark cut from river red gum trees. Fish were caught using fishing lines and nets made from reed fibre. Nets were used to catch waterbirds, whose eggs were also collected. Some of the other animals that Aboriginal people of the northwest slopes hunted include kangaroos, wallabies, koalas, possums, emus, echidnas, lizards, snakes, and frogs (Fison and Howitt 1880; O'Rourke 1997). Plant foods included grass seeds, wild orange, emu apple, melons, tubers, yams, and roots (O'Rourke 1997).

The toolkit used by Gamilaraay people is likely to have included: bark containers for holding water and gathering food; throwing sticks for hunting; cloaks of kangaroo skin; wooden clubs for fighting; hafted stone axes; nets for catching fish and birds; spears and spear throwers; and fish traps constructed in major creeks and rivers (Balme 1986).

2.3.3.2 Regional archaeological context

Djekic 1984

Djekic undertook an archaeological survey of the Tamworth to Gunnedah route for the installation of transmission lines in 1984. The topography assessed during the investigation consisted of cleared flat land, significantly disturbed due to long term agricultural operations such as cropping and grazing. Djekic (1984: 6) recorded five Aboriginal sites, all culturally modified box gum (eucalyptus) trees, in poor condition. It was specified in the discussion that the five sites were adjacent to creeks and other water sources. Furthermore, the absence of other site types within the study area was attributed to poor ground surface visibility (GSV) and significant disturbance.

Resource Planning Pty Ltd (Resource Planning) 1990

In 1990, Resource Planning conducted an archaeological assessment to expand the Chaffey Dam, approximately 33 km southeast of the study area. The assessment was conducted over disturbed undulating terrain directly associated with several named watercourses and a dam. The assessment recorded four Aboriginal sites; two isolated finds (Chaffey 2 and Chaffey 3) and two low density artefact scatters (Chaffey 1 and Chaffey 4; Resource Planning 1990). Chaffey 2 is an isolated red jasper flake situated on the bank of Hydes Creek. Chaffey 3 is a large pale green/grey fine grained metamorphic material core, located on a stony alluvial creek flat adjacent to Sheep Station Creek. Chaffey 1 is a low-density artefact scatter comprised of four flakes and a core, identified on a track along a gentle alluvial slope adjacent to Canns Creek. Three of the flakes were made of cherty argillite material, the remaining flake was made from serpentine, and the core from a what was possibly black chalcedony. Lastly, Chaffey 4 is also a low-density artefact scatter comprised of two flakes situated on a low gradient bedrock spur directly associated with Hydes Creek. One flake was made from either quartz or chalcedony materials and the second

flake was made of a banded black and cream fine-grained siltstone. All four sites are in alluvial areas associated with a named watercourse and within small ground exposures.

Wilson and McAdam 2000

In 1999 Tamworth City Council funded a Heritage Assistance Program which consisted of a three-phase archaeological study of Aboriginal sites within the Tamworth LGA. Phase one consisted of developing a preliminary predictive model of Aboriginal sites throughout the Tamworth LGA based on environmental factors, oral histories, ethnography, and previous archaeological research. Phase two comprised of testing the predictive model during a 20-day archaeological survey program. As part of the survey program, Wilson and McAdam (2000) conducted several archaeological investigations between the Peel River and Wallamore Anabranch in West Tamworth, approximately 3 km northwest of the current study area. The landforms investigated in these surveys were highly disturbed, very gently undulating slopes directly associated with several permanent watercourses. One Aboriginal site, a culturally modified tree (scarred) on a River Red Gum, was recorded on the southern bank of the Wallamore Anabranch. The low quantity of sites in the area was attributed to high levels of modification including land fill dumping, construction of wetlands and erosion controls, cultivation, vegetation clearing, and gully erosion.

Werris Creek Coal (WWC) 2005

In 2005, WCC undertook a cultural heritage assessment of 679 ha of land approved for the development of an open cut mine approximately 4 km south of Werris Creek and around 41 km southwest of the study area. The archaeological survey, conducted by R.W. Corkery & Co on behalf of WCC was to inform a Cultural Heritage Plan of Management and included a cleared, moderately sloping, basin landform between two spurs. The survey targeted walking tracks, rock and soil exposures, erosion features, drainage lines, and any mature trees within the assessment area. One Aboriginal site (Narrawolga) comprising of 25 or more axe-grinding grooves, was recorded on the edge of a ridge landform. No other Aboriginal sites were recorded within the assessed area, although this was partially attributed to very low GSV due to grassy regrowth which also impeded access throughout the area.

AREA 2019

A cultural heritage assessment of approximately 200 ha of land 7 km south of Sommerton, around 30 km northwest of the study area , was conducted by AREA in 2019. The landscape within the area assessed consisted of a cleared, gentle, west–east slope within a spur landform. Twenty-two Aboriginal sites were recorded during the archaeological survey (AREA 2019: 47). These sites consist of eight open camp sites, eleven isolated finds and three culturally modified trees. The isolated finds were scattered throughout the assessed area and consisted of 10 simple flakes (i.e. not tools) and one hammer stone. Five isolated finds were recorded in the southern-most portion of the area, directly associated with a drainage feature, and all but two of the remaining

sites were clustered on a raised landform in the south-western corner of the study area. The modified trees were all recorded on white box trees and two of the three sites were recorded on raised landforms. The open sites consist of low-density, simple, stone flakes and cores. Like the isolated finds, this site type was predominantly recorded in association with a drainage feature or an elevated landform, with a couple of exceptions which were identified in transport corridors for the project. Raw materials across the assessed areas include silcrete, quartzite, hornfels, chert, fine-grained siliceous material, tuff (mudstone), and quartz, although predominantly the artefacts were manufactured from quartzite. It was determined that there was little to no potential for other site types or subsurface archaeological deposits within the assessed area as significant disturbance had allowed for the disruption and erosion of topsoils.

Kelleher Nightingale Consulting Pty Ltd (KNC) 2020

In 2020, KNC conducted an Aboriginal heritage assessment for a state significant development (SSD) windfarm located at Nundle, approximately 50 km southeast of Tamworth and around 53 km southeast of the study area. The assessment was situated across mountain ranges and valleys directly associated with watercourses. The archaeological investigation recorded seven Aboriginal sites, three artefact scatters and four isolated finds, and one potential archaeological deposit (PAD) area. The first artefact scatter, Hills of Gold AFT 1, is an open site situated on the alluvial bank of a tributary creek line which fed into Wardens Brook. The site is situated on an elevated, gently sloping to flat ridge landform which steeply dropped in the west to meet the Peel River. The second artefact scatter, Hills of Gold AFT 2, is an open site on a moderately sloping creekbank in a gully landform near an unnamed tributary creek which flows directly into the Peel River. Meanwhile, Hills of Gold AFT 4, consists of two flakes identified on the crest of a steep spur landform associated with Morgans Gully. This suggests that artefact scatter sites have been primarily recorded in gently sloping landforms, slightly elevated but directly associated with tributary creeks or drainage features.

The isolated finds identified during this investigation are primarily recorded within areas of high disturbance including road corridors and cleared areas. Furthermore, most of the isolated find sites were located in areas of exposure across a variety of elevated landforms including on a lower hillslope above a raised creek bank, a knoll crest, a low rise associated with a tributary creek, and on the ridge of a saddle landform. This suggests that site density and integrity generally decreased on elevated ridge, saddle, or spur landforms not directly associated with a tributary creek or drainage feature.

Furthermore, it is noted that there were no recordings on steeply sloping landforms, despite most site locations being near such landforms. This could be due to survey constraints, erosional processes as steep slopes are a degrading landform, or because such landforms tend to be transitory spaces rather than areas of occupation.

2.3.3.3 Local archaeological context

OzArk 2021

In 2021, OzArk completed an Aboriginal heritage due diligence assessment for a potential subdivision at 123 Browns Lane in North Tamworth, approximately 6.7 km north of the current study area. The assessment was conducted on mostly cleared south to north sloping landform. There were two previously recorded isolated artefact sites within the assessment area, both within 200 m of an unnamed, non-perennial drainage feature. These two isolated finds were unable to be located during the site survey due to thick grass cover. Additionally, it was concluded that these sites were in a secondary context, deposited within the assessment area through colluvial slope wash. No previously un-recorded sites were identified within the assessment area. The lack of Aboriginal sites identified in this assessment was attributed to poor ground surface visibility, the overall degrading nature of the landscape, and the absence of landforms ideal for long term occupation.

OzArk 2022

OzArk (2022) undertook an archaeological assessment for a proposed land rezoning project at the Stretheden Horse Stud in Tamworth, approximately 8 km northwest of the current study area. The assessment was conducted in a cleared and partially cropped, undulating slopes landform used for agricultural operations. Two previously unrecorded Aboriginal sites, a 'scarred tree' and an isolated find, were noted within the assessment area. These sites were over 200 m from a watercourse, although were still within 500 m of a watercourse, supporting the site distribution pattern identified in **Section 2.3.2**. The isolated find consisted of a chert core, displaced from its primary context through slope wash erosion. Meanwhile, the 'scarred tree' was assessed by OzArk staff as being non-cultural as it did not meet the criteria set out in the NSW Scarred Tree Manual (Long 2005). However, the site was registered on AHIMS as requested by the Local Aboriginal Land Council (LALC) and is considered a community interest tree.

Implications for this report

Findings from journals of early explorers and recent ethnographic research describe that Gamilaraay peoples relied on resources associated with watercourses (Fison and Howitt 1880; Balme 1986; O'Rourke 1997). The closest water source to the study area is a non-perennial drainage feature which flows into another non-perennial watercourse called Barnes Gully. The unreliable nature of these two watercourses suggests that they are less conducive to supporting long term occupation, particularly when there is a more reliable, perennial watercourse approximately 266 m east of Barnes Gully. Therefore, whilst it is possible for sites to be present within the study area, particularly in the eastern-most portion, the probability is reduced due to distance from a perennial and more hospitable water source. It also suggests that any sites

identified within the study area are likely to be low density and low complexity sites associated with short term occupation or transitory activities.

Recent archaeological assessments (OzArk 2021; OzArk 2022) conducted in similar sloping landforms to the study area indicate the possibility of low-density artefact sites, specifically isolated finds, being present.

The study area itself has not been previously assessed and information detailed in **Section 2.3.2** presents the only available information that specifically relates to the study area: an AHIMS search. There are no known cultural values or Aboriginal sites pertaining directly to the location of the proposed works.

2.3.4 Step 2c

Are there any landscape features that are likely to indicate presence of Aboriginal objects?

Yes, portions of the study area contain landforms with identified archaeological sensitivity.

The DECCW (2010) refers to several landscape features which have higher potential to contain Aboriginal objects. These include:

- Within 200 m of 'waters'
- Located within a sand dune system
- Located on a ridge top, ridge line or headland
- Located within 200 m below or above a cliff face
- Within 20 m of or in a cave, rockshelter, or cave mouth

The eastern-most corner of the study area is within 200 m of an unnamed non-perennial drainage feature which flows northeast into a non-perennial watercourse named Barnes Gully. This drainage feature has been disturbed through the construction of residential infrastructure such as roads and housing. The closest permanent watercourse is Goonoo Goonoo Creek located approximately 1 km east of the study area.

The study area is situated in the Nandewar bioregion, specifically the Peel subregion. The Peel subregion consists of low peaked hills, moderate slopes, and flat river valleys with alluvium (Morgan and Terrey 1992). Within this subregion, the study area is situated within the Tamworth Keepit Slopes and Plains landform as classified by Mitchell (2002). According to Mitchell (2002) the topography of the Tamworth Keepit Plains consists of rolling slopes and plains with low hills and ranges which form part of the New England Plateau. Unlike the undulating terrain of the broader region, as described by Mitchell (2002) and Morgan and Terrey (1992), the topography of the study area consists of a single gentle west to east slope. This minor divergence from the regional landscape characteristics can be attributed to the small size of the study area.

Geology of the Tamworth Keepit Slopes and Plains predominantly includes chert, tuff, sandstone, mudstone, and some limestone. The sedimentology of this landscape unit is defined by texture contrast soils that vary from red to yellow depending on elevation (red in higher elevated areas and yellow within the plains). As the study area is situated in the lower slopes closer to the plains associated with the Peel River, soils within the Study Area are more likely to be a mix of red and yellow texture contrast soils.

Aerial imagery shows that most of the study area has been cleared of vegetation, although, scattered, potentially mature trees are present throughout the southern portion. The process of vegetation clearing significantly disturbs the ground surface and often results in accelerated soil loss through natural erosive processes such as sheet erosion. The initial disturbance to the ground surface combined with the exposure to erosive processes could result in the partial or complete loss of surface and sub-surface archaeological deposits.

Overall, the study area contains a small portion of land in the east which meets the criteria set forth by the Due Diligence Code of Practice as a landform with heightened archaeological sensitivity. Hence, the due diligence process must be applied. However, it is noted that most of the study area has been subject to several disturbances, including vegetation clearance and impacts associated with the urbanisation of surrounding properties.

2.3.5 Step 3

Can harm to Aboriginal objects or disturbance of archaeologically sensitive landscape features be avoided?

No. A landscape feature with identified archaeological sensitivity will be impacted by the proposed works.

No AHIMS registered sites are present within or nearby the study area, hence, there is minimal risk of harm to previously recorded sites.

Although no previously recorded sites are present within the study area, the eastern-most portion of the study area is situated within 200 m of a water source. The archaeological sensitivity of this area, as identified in the Due Diligence Code of Practice, and in previous assessments means due diligence process must be applied and proceeds to an archaeological inspection of the study area.

2.3.6 Step 4

Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?

A desktop study identified low to moderate potential for archaeological material, however, a visual inspection identified no Aboriginal objects are present within the study area.

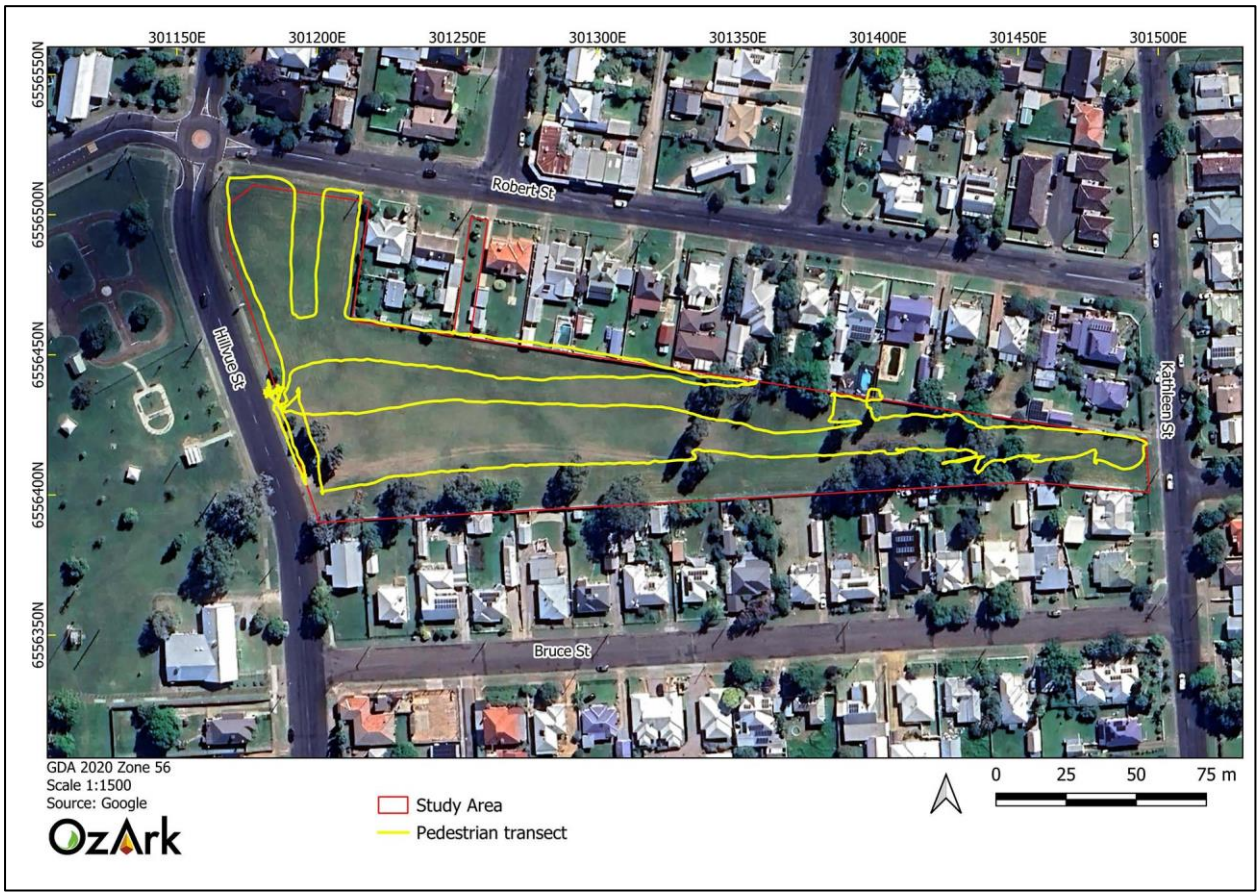
The visual inspection of the study area was undertaken by OzArk Archaeologist, Eleanore Martin on 22 September 2023. Len Waters, a Tamworth LALC representative, assisted with the visual inspection.

Standard archaeological field survey and recording methods were employed. The study area was inspected on foot to ground-truth levels of disturbance and assess the archaeological potential of landforms. All mature vegetation within the study area was inspected for cultural modification. None were identified as being culturally modified. The pedestrian tracks were captured using handheld GPS as shown in **Figure 2-3**. Note there were two surveyors but only the pedestrian tracks of one are captured here.

Ground surface visibility (GSV) across the study area was approximately 30-40% due to grass cover (**Plate 1**). Although there were several exposures around tree bases (**Plate 2**), along the access track (**Plate 3**), and in areas affected by sheet erosion (**Plate 4**). In these exposures GSV increased to approximately 70-80%. It was noted during the survey that trees in the eastern most corner of the study area tended to be younger and had introduced soils piled around the roots (**Plate 5**).

No Aboriginal sites were identified or recorded within the study area. The lack of Aboriginal objects can likely be attributed to a variety of factors, including: the small size of the study area, significant disturbance through urbanisation in areas surrounding the study area, soil loss accelerated through the near total vegetation clearance, and the areas current use as a public recreation space.

Figure 2-3: Survey coverage within the study area.



2.4 CONCLUSION

The due diligence process has resulted in the outcome that an Aboriginal Heritage Impact Permit (AHIP) is not required. The reasoning behind this determination is set out in **Table 2-3**.

Table 2-3: Due Diligence Code of Practice application.

Step	Reasoning	Answer
Step 1 Will the activity disturb the ground surface or any culturally modified trees?	The proposed works will disturb the ground surface through earthworks and use of specialised equipment associated with the construction of buildings, roads, and parking spaces. The proposed works will not harm culturally modified trees.	Yes
If the answer to Step 1 is 'yes', proceed to Step 2		
Step 2a Are there any relevant records of Aboriginal heritage on AHIMS to indicate presence of Aboriginal objects?	AHIMS indicated that there are no Aboriginal sites within or nearby the Study Area.	No
Step 2b Are there other sources of information to indicate presence of Aboriginal objects?	There are no other sources of information to indicate that Aboriginal objects are likely in the Study Area, although it is noted that there is a general likelihood for landforms in the region to contain low density artefact sites.	No
Step 2c Will the activity impact landforms with archaeological sensitivity as defined by the Due Diligence Code?	Landforms with identified archaeological sensitivity are present as portions of the proposed works are within 200 m of 'waters'.	Yes
If the answer to any stage of Step 2 is 'yes', proceed to Step 3		

Step	Reasoning	Answer
Step 3 Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	The proposal will impact landforms with archaeological sensitivity as identified in the Due Diligence Code: landforms within 200 m of 'waters'.	No
If the answer to Step 3 is 'no', a visual inspection is required. Proceed to Step 4.		
Step 4 Does the visual inspection confirm that there are Aboriginal objects or that they are likely?	The visual inspection recorded no Aboriginal objects in the Study Area. Landforms with identified archaeological sensitivity that were identified at a desk-top level were found during the inspection to have low archaeological potential.	No
Conclusion		
AHIP not necessary. Proceed with caution.		

3 MANAGEMENT RECOMMENDATIONS

The undertaking of the due diligence process resulted in the conclusion that the proposed works will have an impact on the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. This moves the proposal to the following outcome:

> *AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work, and notify Heritage NSW (02) 9873 8500 (heritagemailbox @environment.nsw.gov.au). If human remains are found, stop work, secure the site, and notify NSW Police and Heritage NSW.*

To ensure the greatest possible protection to the area's Aboriginal cultural heritage values, the following recommendations are made:

1) The proposed work may proceed at Lot 2 DP1264030 Hillvue Road, Tamworth, NSW without further archaeological investigation.
2) All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects that may be in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.
3) This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. If Aboriginal artefacts or skeletal material are noted during works all work should cease and the procedures in the *Unanticipated Finds Protocol* (**Appendix 2**) enacted.
4) Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (see **Appendix 3**) and are aware of the legislative protection of Aboriginal objects under the NPW Act and the contents of the *Unanticipated Finds Protocol.*
5) The information presented here meets the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

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PLATES



Plate 1: View southeast of the study area. Please note the ground cover which obscures direct view to ground surface.



Plate 2: View east of the study area. Note the exposure areas under the tree canopies with slight leaf litter and observe the pile of introduced soil at the base of the tree to the left.



Plate 3: View east of the access track which starts in the southwest of the study area and exits the study area in the northeastern most corner.



Plate 4: View northwest of the study area showing exposure areas associated with the access track and expanded through erosive processes.



Plate 5: View of introduced soil mou surrounding a young tree in the eastern portion of the study area.

APPENDIX 1: AHIMS SEARCH RESULTS

AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
25-2-0006	Redbank IP/1	GDA	56	305320	6553886	Open site	Valid	Artefact : 5		102239
Contact		Recorders	Archaeological Surveys & Salvage					Permits		
29-2-0144	Garawul Gurar 3	AGD	56	305329	6559553	Open site	Valid	Artefact : 17		102239
Contact		Recorders	Janice Wilson					Permits		
29-2-0308	Oxley Park Scarred Tree 2	AGD	56	305348	6558946	Open site	Valid	Modified Tree (Carved or Scarred) : 2		
Contact	Mr.Brian Allan	Recorders	Barry Cain					Permits		
29-2-0150	Garrieties Gully 3	AGD	56	304489	6558108	Open site	Valid	Artefact : -		102239
Contact		Recorders	Janice Wilson					Permits		
29-2-0158	Moore Creek Road 5	AGD	56	301343	6560990	Open site	Valid	Artefact : 2		
Contact		Recorders	Janice Wilson					Permits		
29-2-0427	GG AFT06	GDA	56	302057	6553711	Open site	Valid	Artefact : -		
Contact		Recorders	Everick Heritage Pty Ltd,Mr.Matt Finlayson					Permits		
29-2-0423	GG-AFT03	GDA	56	302706	6554216	Open site	Valid	Artefact : -		
Contact		Recorders	Everick Heritage Pty Ltd,Mr.Matt Finlayson					Permits		
29-2-0431	Arcadia IF05	GDA	56	299848	6554458	Open site	Valid	Artefact : -		
Contact		Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0360	Victoria Park 3	GDA	56	303590	6559077	Open site	Valid	Artefact : -		
Contact		Recorders	PJ Gaynor (consultant),Mr.Patrick Gaynor					Permits	4635	
29-2-0347	Victoria Park 2	GDA	56	303676	6557653	Open site	Valid	Artefact : 1		
Contact		Recorders	Tamworth LALC,Mr.Donnie (Chris) Fermor					Permits		
29-2-0312	DR03	GDA	56	299700	6553225	Open site	Valid	Artefact : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0443	Arcadia AS02	GDA	56	299396	6553633	Open site	Valid	Artefact : -		
Contact		Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0138	Spring Creek 5 (SC 5)	AGD	56	302395	6561151	Open site	Valid	Artefact : 1		
Contact		Recorders	Janice Wilson					Permits		
29-2-0315	DR06	GDA	56	299223	6554130	Open site	Valid	Artefact : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0329	GG01	GDA	56	302063	6554587	Open site	Valid	Artefact : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0328	GG03	GDA	56	302390	6554565	Open site	Valid	Artefact : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0327	GG04	GDA	56	302426	6553446	Open site	Valid	Artefact : 1, Water Hole : 1		
Contact		Recorders	Everick Heritage Pty Ltd,Mr.Tim Robins,Mr.Matt Finlayson					Permits		

Report generated by AHIMS Web Service on 21/09/2023 for Eleanore Martin for the following area at Datum :GDA, Zone : 56, Eastings : 296292.0 - 306292.0, Northings : 6551425.0 - 6561432.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 110

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
29-2-0127	Kamilaroi Walking Track 3	AGD	56	305061	6559050	Open site	Valid	Artefact : 4		102239
Contact		Recorders	Janice Wilson,Leila McAdam,Ivan Johnson					Permits		
29-2-0126	Kamilaroi Walking Track 1	AGD	56	304418	6558883	Open site	Valid	Artefact : 7		102239
Contact		Recorders	Janice Wilson,Leila McAdam,Ivan Johnson					Permits		
29-2-0094	DTG/ST1 - Timbumduri Creek	AGD	56	298140	6556700	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	
Contact		Recorders	Mr.Mark Rawson					Permits		
29-2-0445	Arcadia AS10	GDA	56	299267	6553960	Open site	Valid	Artefact : -		
Contact		Recorders	AREA Environmental & Heritage - Dubbo,Ms.Kim Newman					Permits		
29-2-0320	DR11-1	GDA	56	299312	6554072	Open site	Valid	Artefact : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0136	Spring Creek 3 (SC 3)	AGD	56	303075	6561229	Open site	Valid	Artefact : 16		
Contact		Recorders	Janice Wilson					Permits		
29-2-0285	WAB ST 1 (Wallamore Anabranch Scarred Tree 1)	GDA	56	300143	6559413	Open site	Valid	Modified Tree (Carved or Scarred) : -		
Contact		Recorders	Janice Wilson,Leila McAdam					Permits		
29-2-0243	EQUINE 1P/1	AGD	56	301896	6553455	Open site	Valid	Artefact : 3		102239
Contact	T Russell	Recorders	Archaeological Surveys & Salvage ,Tamworth LALC					Permits		
29-2-0001	Tamworth;West Tamworth;	AGD	56	298600	6555800	Open site	Not a Site	Artefact : -	Not an Aboriginal Site	1474
Contact		Recorders	Harry Creamer,Davies Heritage Consultants Pty Ltd					Permits		
29-2-0442	Arcadia AS03	GDA	56	299430	6553857	Open site	Valid	Artefact : -		
Contact		Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0322	DR13-1	GDA	56	298252	6553818	Open site	Valid	Artefact : 1, Modified Tree (Carved or Scarred) : 1		
Contact		Recorders	Mr.Tim Robins					Permits		
29-2-0422	GG-AFT02	GDA	56	302567	6553741	Open site	Valid	Artefact : -		
Contact		Recorders	Everick Heritage Pty Ltd,Mr.Matt Finlayson					Permits		
29-2-0147	Garawul Gurar 6	AGD	56	303934	6559492	Open site	Valid	Artefact : 1		102239
Contact		Recorders	Janice Wilson					Permits		
25-2-0007	Meadowbank IP/1	AGD	56	305486	6553554	Open site	Valid	Artefact : 5		102239
Contact		Recorders	Archaeological Surveys & Salvage					Permits		
29-2-0153	MacPherson Hill 3	AGD	56	304426	6557602	Open site	Valid	Artefact : 33		102239
Contact		Recorders	Janice Wilson					Permits		

Report generated by AHIMS Web Service on 21/09/2023 for Eleanore Martin for the following area at Datum :GDA, Zone : 56, Eastings : 296292.0 - 306292.0, Northings : 6551425.0 - 6561432.0 with a Buffer of 0 meters.. Number of Aboriginal sites and Aboriginal objects found is 110

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
29-2-0306	Tamworth Botanical Gardens Cultural Artefact Area & Scarred Tree Sections 1 & 2	GDA	56	304130	6559908	Open site	Valid	Artefact : 200, Modified Tree (Carved or Scarred) : 6		
	Contact: Mr.Brian Allan	Recorders: Barry Cain						Permits:		
29-2-0299	Wallamore Road ST 4	GDA	56	304140	6559839	Open site	Valid	Modified Tree (Carved or Scarred) : -		104815
	Contact:	Recorders: P.J Gaynor Consultant Archaeologist,Ivan Johnson						Permits:	3146,3152	
29-2-0151	MacPherson Hill 1	AGD	56	304324	6557729	Open site	Valid	Artefact : 8		102239
	Contact:	Recorders: Janice Wilson						Permits:		
29-2-0324	DR15-1	GDA	56	298435	6553446	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
	Contact:	Recorders: Mr.Tim Robins						Permits:		
29-2-0141	Spring Creek ST2	AGD	56	302622	6560484	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
	Contact:	Recorders: Janice Wilson						Permits:		
29-2-0440	Arcadia IF02	GDA	56	299282	6553938	Open site	Valid	Artefact : -		
	Contact:	Recorders: AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby						Permits:		
29-2-0178	Barnes Gully IP/1	AGD	56	301256	6558659	Open site	Valid	Artefact : 1		99292
	Contact: T Russell	Recorders: Archaeological Surveys & Salvage						Permits:		
29-2-0160	Timbumburi Creek Coledale	AGD	56	298575	6556000	Open site	Valid	Artefact : 34		
	Contact:	Recorders: Janice Wilson						Permits:		
29-2-0421	GG-AFT01	GDA	56	302629	6554117	Open site	Valid	Artefact : -		
	Contact:	Recorders: Everick Heritage Pty Ltd,Everick Heritage Pty Ltd,Mr.Matt Finlayson,Mr.Matt Finlay						Permits:		
29-2-0412	Barnes Gully 1	GDA	56	302158	6554634	Open site	Valid	Artefact : -		
	Contact:	Recorders: Everick Heritage Pty Ltd,Mr.Matthew Finlayson						Permits:		
29-2-0309	Restriction applied. Please contact ahims@environment.nsw.gov.au.					Open site	Valid			103085,103086
	Contact:	Recorders: Barry Cain,Mr.Russell Reid						Permits:		
29-2-0128	Kamilaroi Walking Track 4	AGD	56	305475	6558880	Open site	Valid	Artefact : 22		102239
	Contact:	Recorders: Janice Wilson,Leila McAdam,Ivan Johnson						Permits:		
29-2-0145	Garawul Gurar 4	AGD	56	304482	6559324	Open site	Valid	Art (Pigment or Engraved) : 16		102239
	Contact:	Recorders: Janice Wilson						Permits:		
29-2-0288	Garrieties Gully Historic Site	GDA	56	304637	6558345	Open site	Valid	Artefact : -		102239
	Contact:	Recorders: Janice Wilson,Leila McAdam						Permits:		

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
29-2-0323	DR14-1	GDA	56	298142	6553755	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Mr.Tim Robins						Permits:		
29-2-0103	Hills Plain 6	AGD	56	303030	6561150	Open site	Valid	Artefact : -	Open Camp Site	
	Contact:	Recorders: Janice Wilson,Leila McAdam,Ivan Johnson						Permits:	2313,2356	
29-2-0370	Tamworth Intermodal OS1	GDA	56	296594	6559533	Open site	Valid	Artefact : -		
	Contact:	Recorders: Mr.Nicholas James Harrop						Permits:	4750,5170	
29-2-0079	T-OS-1 (Timbumburi Creek)	AGD	56	296870	6551300	Open site	Valid	Artefact : -	Open Camp Site	
	Contact:	Recorders: Central West Archaeological and Heritage Services Pty Ltd						Permits:		
29-2-0310	DR01	GDA	56	299573	6553355	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Mr.Tim Robins						Permits:		
29-2-0434	Arcadia IF04	GDA	56	299464	6553094	Open site	Valid	Artefact : -		
	Contact:	Recorders: AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby						Permits:		
29-2-0317	DR08	GDA	56	299161	6554386	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Mr.Tim Robins						Permits:		
29-2-0432	Arcadia IF06	GDA	56	299198	6554500	Open site	Valid	Artefact : -		
	Contact:	Recorders: AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby						Permits:		
29-2-0319	DR10-1	GDA	56	299249	6554138	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Mr.Tim Robins						Permits:		
29-2-0152	MacPherson Hill 2	AGD	56	304476	6557795	Open site	Valid	Artefact : 1		102239
	Contact:	Recorders: Janice Wilson						Permits:		
29-2-0296	Wallamore Road ST1	GDA	56	304132	6559906	Open site	Destroyed	Modified Tree (Carved or Scarred) : -		104815
	Contact:	Recorders: Ivan Johnson,Mr.Patrick Gaynor						Permits:	3146,3152	
29-2-0300	Wallamore Road ST 5	GDA	56	304140	6559833	Open site	Destroyed	Modified Tree (Carved or Scarred) : -		104815
	Contact:	Recorders: P.J Gaynor Consultant Archaeologist						Permits:	3146,3152	
29-2-0428	GG AFT05	GDA	56	302253	6554605	Open site	Valid	Artefact : -		
	Contact:	Recorders: Everick Heritage Pty Ltd,Mr.Matt Finlayson						Permits:		
29-2-0441	Arcadia AS07	GDA	56	299113	6554515	Open site	Valid	Artefact : -		
	Contact:	Recorders: AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby						Permits:		
29-2-0411	WSF-001	GDA	56	296694	6554752	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Ms.Elaine Lin,Virtus Heritage Pty Ltd - Pottsville						Permits:	4911	
29-2-0313	DR04	GDA	56	299696	6553246	Open site	Valid	Artefact : 1		
	Contact:	Recorders: Mr.Richard Robins						Permits:		
29-2-0311	DR02	GDA	56	299807	6553038	Open site	Valid	Artefact : 1		

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Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0436	Arcadia AS05	GDA	56	299344	6553882	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0437	Arcadia AS06	GDA	56	299484	6553537	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0446	Arcadia AS09	GDA	56	299162	6554179	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Ms.Kim Newman					Permits		
29-2-0318	DR09	GDA	56	299201	6554255	Open site	Valid	Artefact : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0363	Global Gateway drainage (GGD) CMT 02	GDA	56	296470	6559268	Open site	Valid	Modified Tree (Carved or Scarred) : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
25-2-0008	Heather Brae Scarred Tree	GDA	56	296468	6559903	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
	Contact	Recorders	Ms.Suzanne Hudson					Permits		
29-2-0140	Spring Creek 7 - Tamworth	AGD	56	302181	6560958	Open site	Valid	Artefact : 7		
	Contact	Recorders	Janice Wilson					Permits		
29-2-0143	Garawul Gurar 2	AGD	56	304650	6559354	Open site	Valid	Artefact : 600		102239
	Contact	Recorders	Janice Wilson					Permits		
29-2-0125	Kamilaroi Walking Track 2	AGD	56	304797	6558769	Open site	Valid	Artefact : 4		102239
	Contact	Recorders	Janice Wilson,Leila McAdam,Ivan Johnson					Permits		
29-2-0149	Garrieties Gully 2	AGD	56	304489	6558108	Open site	Valid	Artefact : 4		102239
	Contact	Recorders	Janice Wilson					Permits		
29-2-0364	Global Gateway Drainage Isolated Find E (GGD IF E)	GDA	56	297114	6559339	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits	5170	
29-2-0297	Restriction applied. Please contact ahims@environment.nsw.gov.au.					Open site	Destroyed			104815
	Contact	Recorders	Ivan Johnson,Mr.Patrick Gaynor					Permits	3146,3152	
29-2-0148	Garrieties Gully 1	AGD	56	304217	6558077	Open site	Valid	Artefact : 1		
	Contact	Recorders	Janice Wilson					Permits		
29-2-0139	Spring Creek 6-Tamworth	AGD	56	302634	6560739	Open site	Valid	Artefact : 5		
	Contact	Recorders	Janice Wilson					Permits		
29-2-0316	DR07	GDA	56	299053	6554428	Open site	Valid	Artefact : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0304	Calala Creek IP/2	AGD	56	303454	6555394	Open site	Valid	Artefact : 2		102239
	Contact	Recorders	Mr.Patrick Gaynor					Permits	3351,3360	

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Your Ref/PO Number : Tamworth Medical Centre
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SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
29-2-0078	Marsupial Park Endevour Drive Marsupial Park	AGD	56	304550	6559400	Open site	Valid	Artefact : -	Open Camp Site	102239
	Contact	Recorders	Joanna Newby					Permits		
29-2-0277	DTG/ST 1-Timbumburi Ck	GDA	56	298140	6556700	Open site	Valid	Artefact : -		
	Contact	Recorders	Stephanie Garling					Permits		
29-2-0330	Spring Creek Bridge Site 1	AGD	56	302279	6561066	Open site	Valid	Artefact : -		
	Contact Tamworth LALC	Recorders	Mr.Patrick Gaynor					Permits		
29-2-0326	GG06	GDA	56	302437	6553821	Open site	Valid	Artefact : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0336	Heather brea 3	GDA	56	297071	6559146	Open site	Valid	Artefact : -		
	Contact	Recorders	Mr.Adrian Piper					Permits	5170	
29-2-0142	Armidale Road 1	AGD	56	304936	6556365	Open site	Valid	Artefact : 2		97360,102239
	Contact	Recorders	Janice Wilson					Permits		
29-2-0073	Garawul Gurar	AGD	56	304300	6559750	Open site	Valid	Artefact : -	Open Camp Site	3487,102239
	Contact	Recorders	Archaeological Surveys & Salvage					Permits	1129,1645	
29-2-0365	Global Gateway Drainage Isolated Find D (GGD IF D)	GDA	56	296973	6559105	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits	5170	
29-2-0052	Timbumburi Creek;	AGD	56	297200	6551500	Open site	Valid	Artefact : 10000	Open Camp Site	
	Contact	Recorders	Glen Morris,Janice Wilson,Leila McAdam					Permits		
29-2-0298	Wallamore Road ST 3	GDA	56	304140	6559835	Open site	Destroyed	Modified Tree (Carved or Scarred) : -		104815
	Contact	Recorders	Mr.Patrick Gaynor					Permits	3146,3152	
29-2-0280	Garawul Gurar 1	GDA	56	304300	6559750	Open site	Valid	Artefact : -		
	Contact	Recorders	Janice Wilson					Permits		
25-2-0009	Marsupial Park 2	GDA	56	304648	6559347	Open site	Valid	Artefact : -		
	Contact	Recorders	PJ Gaynor (consultant),Mr.Patrick Gaynor					Permits	3798	
29-2-0435	Arcadia AS04	GDA	56	299378	6554018	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0438	Arcadia IF01	GDA	56	299395	6553725	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0444	Arcadia AS01	GDA	56	299447	6553665	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0321	DR12-1	GDA	56	298176	6553878	Open site	Valid	Artefact : 1, Modified Tree (Carved or Scarred) : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0303	Calala Creek IP/1	AGD	56	303753	6555292	Open site	Valid	Artefact : -		102239

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Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
	Contact	Recorders	Ivan Johnson,Mr.Patrick Gaynor					Permits	3351,3360	
29-2-0439	Arcadia IF03	GDA	56	299253	6553976	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0282	Spring Creek ST 2	GDA	56	302622	6560484	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
	Contact	Recorders	Janice Wilson,Leila McAdam					Permits		
29-2-0346	VICTORIA PARK SITE 1	GDA	56	303994	6559895	Open site	Valid	Artefact : 1		104419,104427
	Contact	Recorders	Tamworth LALC,Mr.Donnie (Chris) Fermor					Permits	4378	
29-2-0307	Oxley Park Scarred Tree 1	AGD	56	305416	6558943	Open site	Valid	Modified Tree (Carved or Scarred) : 3		
	Contact Mr.Brian Allan	Recorders	Barry Cain					Permits		
29-2-0012	Tamworth Oxley Lookout	AGD	56	304400	6559500	Open site	Valid	Artefact : -	Open Camp Site	102239
	Contact	Recorders	Eugene Stockton					Permits		
29-2-0146	Garawul Gurar 5	AGD	56	304166	6559439	Open site	Valid	Artefact : 22		102239
	Contact	Recorders	Janice Wilson					Permits		
29-2-0429	GG AFT04	GDA	56	302735	6554311	Open site	Valid	Artefact : -		
	Contact	Recorders	Everick Heritage Pty Ltd,Mr.Matt Finlayson					Permits		
29-2-0424	Hillvue Public School	GDA	56	299699	6555709	Open site	Valid	Artefact : -		
	Contact	Recorders	AMAC Group P/L,Mr.Benjamin Streat					Permits		
29-2-0157	Moore Creek Road 4	AGD	56	301194	6561158	Open site	Valid	Artefact : 1		
	Contact	Recorders	Janice Wilson					Permits		
29-2-0314	DR05	GDA	56	299361	6553823	Open site	Valid	Artefact : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0433	Arcadia IF07	GDA	56	299485	6554213	Open site	Valid	Artefact : -		
	Contact	Recorders	AREA Environmental & Heritage - Dubbo,Mrs.Anna Darby					Permits		
29-2-0430	GG-AS01	GDA	56	302668	6554010	Open site	Valid	Artefact : -		
	Contact	Recorders	Everick Heritage Pty Ltd,Mr.Matt Finlayson					Permits		
29-2-0325	GG05	GDA	56	302372	6553905	Open site	Valid	Artefact : 1		
	Contact	Recorders	Mr.Tim Robins					Permits		
29-2-0361	Potential Scarred Tree TQS-ST1	GDA	56	297096	6556251	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
	Contact	Recorders	Miss.Rachel (Elle) (left Virtus Company) Lillis,Virtus Heritage Pty Ltd - Pottsville					Permits		

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : Tamworth Medical Centre
Client Service ID : 822246

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports

**** Site Status**

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

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APPENDIX 2: ABORIGINAL HERITAGE: UNANTICIPATED FINDS PROTOCOL

An Aboriginal artefact is anything which is the result of past Aboriginal activity. This includes stone (artefacts, rock engravings etc.), plant (culturally scarred trees) and animal (if showing signs of modification; i.e. smoothing, use). Human bone (skeletal) remains may also be uncovered while onsite.

Cultural heritage significance is assessed by the Aboriginal community and is typically based on traditional and contemporary lore, spiritual values, and oral history, and may also consider scientific and educational value.

Protocol to be followed if previously unrecorded or unanticipated Aboriginal object(s) are encountered:

1. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
    a. Not further harm the object
    b. Immediately cease all work at the particular location
    c. Secure the area to avoid further harm to the Aboriginal object
    d. Notify Heritage NSW as soon as practical on (02) 9873 8500 (heritagemailbox @environment.nsw.gov.au), providing any details of the Aboriginal object and its location; and
    e. Not recommence any work at the particular location unless authorised in writing by Heritage NSW.
2. If Aboriginal burials are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.
3. Cooperate with the appropriate authorities and relevant Aboriginal community representatives to facilitate:
    a. The recording and assessment of the find(s)
    b. The fulfilment of any legal constraints arising from the find(s), including complying with Heritage NSW directions
    c. The development and implementation of appropriate management strategies, including consultation with stakeholders and the assessment of the significance of the find(s).
4. Where the find(s) are determined to be Aboriginal object(s), recommencement of work in the area of the find(s) can only occur in accordance with any consequential legal requirements and after gaining written approval from Heritage NSW (normally an Aboriginal Heritage Impact Permit).

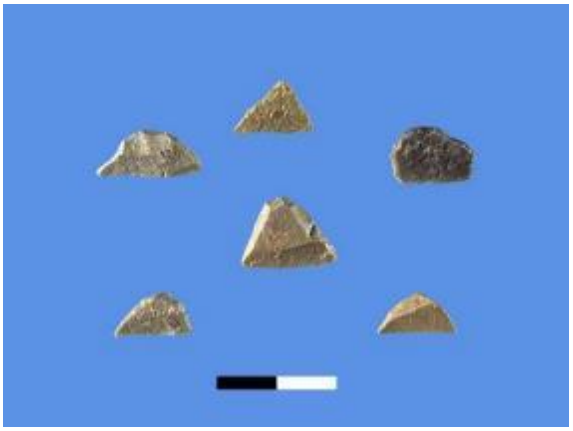
APPENDIX 3: ABORIGINAL HERITAGE: ARTEFACT IDENTIFICATION



A retouched silcrete flake



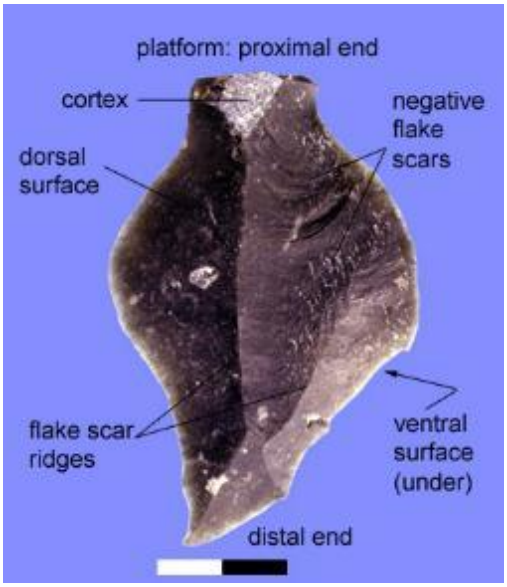
A quartz flake



Microliths (scale = 1 cm)



Volcanic flakes



Flake characteristics (scale = 1 cm)



A mudstone/tuff core from which flakes have been removed

barnson.

APPENDIX E

Preliminary Site Investigation



barnson.
DESIGN . PLAN . MANAGE

Site Contamination Investigation

Client: Tamworth Aboriginal Medical Service

Site Address: Lot 2 DP 1264030
Tamworth NSW 2340

13 October 2023

Our Reference : 40924-ER01_A

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DISCLAIMER

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Project Name:	Preliminary Site Investigation at Lot 2 DP 1264030 NSW 2340
Client:	Tamworth Aboriginal Medical Service
Project Number:	40924
Report Reference:	40924 ER01_A
Date:	5/09/2023

Prepared by:	**Reviewed by:**
[redacted]	[redacted]
Seb Minehan B. Human Geog UOW, U/G Urb. Reg. Plan U/G Town Planner	**Nardus Potgieter** MSc(Chem) BSc(Hons)(Env.Tech.) Senior Environmental Scientist

Executive Summary

Barnson Pty Ltd was engaged by Tamworth Aboriginal Medical Service (Rep. Damien Brown) to undertake a preliminary contaminated site investigation (PSI) of the property at Hillview Road, Tamworth, NSW 2340.

The investigation had as its objectives to identify contamination issues that may affect the suitability of the Subject Site for future Health Services development and assess the need for possible further investigations, remediation or management of any contamination issues identified.

The investigation was based on a desktop review of information available for the Subject Site, as well as the findings of a site inspection and confirmatory sampling and analysis of surface soils collected at the site.

A review of the available historical information, including contaminated sites databases, indicated no recorded activities with the potential to significantly contaminate the site.

Although the potential for *significant* environmental contamination to be present across the site was concluded to be low, activities associated with the current and historical use of the Subject Site were identified as having a potential to contaminate surface soil. The following potential sources and areas of contamination were identified:

- Landscaping Maintenance.
- Use of motorised vehicles and equipment.
- Building maintenance activities or uncontrolled disposal of waste

A site inspection, supplemented with confirmatory sampling and analysis, was conducted to determine the presence and significance of potential contamination associated with the identified sources. This investigation revealed that in the area of the Subject Site, no evidence of contamination was found.

Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the area identified for development within the Subject Site is suitable for the proposed health-care re-development and land use.

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1. INTRODUCTION

1.1. Background and Objectives

Barnson Pty Ltd was engaged by Tamworth Aboriginal Medical Services to undertake a preliminary contaminated site investigation (PSI) in support of a future Health Services Facility of the property located at Hillvue Road, Tamworth NSW (hereafter referred to as the Subject Site).

The client is submitting a Development Application to Tamworth Regional Council for a proposed Health Services Facility. In accordance with the State Environmental Planning Policy Resilience and Hazards (2021), a consent authority must determine if land is contaminated and, if so, whether it is suitable for the intended purpose or require remediation, before (future) development consent may be given.

This report therefore presents a general assessment of the conditions at the Subject Site in relation to general planning requirements and considers the contaminants potentially relevant to the past and current use of the property, as well as the proposed future use of the site for the provision of Health Services.

1.2. Objectives

The objectives of the Investigation are:

- Identify contamination that may affect the site's suitability for development, and
- Assess the need for possible further investigations, remediation or management of any contamination identified.

1.3. Scope of Work

To meet the stated objectives, Barnson completed the following scope of work:

- Site identification including a review of site history, site condition, surrounding environment, geology and, where information was available, hydrogeology.
- Desktop review of site history and assessment of potential sources of contamination.
- Development of a Conceptual Site Model (CSM) with information gathered from the data review and site inspection.
- Site inspection to assess site conditions.
- Collection of confirmatory soil samples and analysis to determine nature of possible contamination.
- Provide conclusions as to the suitability of the site for the intended future land use.
- Preparation of a report.

1.4. Purpose of this report

The purpose of this report is to document, with cognisance of the Guidelines for Consultants Reporting on Contaminated sites (NSW EPA, 2020), works undertaken, in accordance with the scope of works as described in Section 1.3, results of the desktop review and site inspection, and recommendations for further actions required to determine fitness of the site for the intended use.

1.5. Assumptions and Limitations

The following assumptions have been made in preparing this report:

- The future use of the site will be for Health Service purposes. This assumption forms the basis for the conceptual site model (Section 4).
- All information pertaining to the contamination status of the site has been obtained through public record searches, a preliminary site inspection and analysis of confirmatory samples collected at the site. All documents and information in relation to the site, which were obtained from public records, are accepted to be correct and has not been independently verified or checked.

It should be recognised that even the most comprehensive site assessments may fail to detect all contamination on a site. This is because contaminants may be present in areas that were not previously surveyed or sampled or may migrate to areas that showed no signs of contamination when sampled. Investigative works undertaken at the Subject Site by Barnson identified actual conditions only at those locations in which sampling and analysis were performed. Opinions regarding the conditions of the site have been expressed based on historical information and analytical data obtained and interpreted from previous assessments of the site. Barnson does not take responsibility for any consequences as a result of variations in site conditions.

2. SITE DESCRIPTION

2.1. Site Identification

Table 2.1 presents a summary of the available information pertaining to the identification of the Subject Site.

Table 2.1: Summary of Subject Site

Information	Details
Site address	Hillvue Road, South Tamworth, NSW 2340
Lot/Section and Deposited Plan	Lot 2 DP 1264030
Land Zoning	RE1 – Public Recreation
County	Parry
Parish	Calala
Local Government Area	Tamworth Regional Council

Figure 2.1 shows the Subject Site located to the south-west outskirts of Tamworth.



Figure 2.1: Location of the Subject Site.

2.2. Site Layout and Proposed Development

The Subject Site is identified as Lot 2 DP 1264030 occupying an area of approximately 1.60ha, located to the east of the Hillvue Road. The site is bounded by Robert Street, Kathleen Street, a recreational park, and residential land uses.

The Subject Site is unoccupied being predominantly grassed with evidence of a vehicle track and scattered trees with the tract to the west housing some utility poles and sewer infrastructure. The Subject Site is used mainly for recreational purposes.

Figure 2.2 presents a plan of the Subject Site that is supplemented with photographs showing the different elements of the Site (Figure 2.3 to Figure 2.5). Figure 2.2 includes markers indicating the vantage point and direction of the photographs.



Figure 2.2: Existing Subject Site layout.



Figure 2.3: Photo A – Photo of western portion of the site, looking north.



Figure 2.4: Photo B – View of car tracks crossing the site, looking west.



Figure 2.5: Photo C – View of vegetation and vehicle tracks.

2.3. Proposed Development

The proposed development is for a Medical Centre for the Tamworth Aboriginal Medical Service. It includes; a medical service building, Wellbeing Centre, Allied Health Services, 161 car spaces, yarning circle, outdoor gathering area, reflection space, and associated landscaping. Please refer to the proposed development plans attached as Appendix A.

2.4. Site History

2.4.1. General

The assessment of the historical use of the site is based on a review of the historical title and cadastral plan search, aerial photographs dating back to 1976 as well as anecdotal information from neighbouring residents.

2.4.2. Title Search

A search of historical titles and cadastral plans for DP20599 show the Subject Site was part of a larger area known as Hyman Park which, on a cadastral plan dated 1947, is indicated as a reserve for park recreation and drainage. The Subject site was later separated from the now Hyman Par by the completion of Hillvue Road. The historical cadastral plans are attached as Appendix B.

2.4.3. Historical Aerial Images

The historical aerial images reviewed is attached as Appendix B. The following is a summary of the observations made from the historical aerial images:

1976 – 1998 The Subject Site has been a recreational park since the earliest available aerial image. The site's access has come from both the east and the west. No evidence of contaminating activities from the earlier years, however, some vehicle tracts are evident from the years 1976, 1989, 1993, and 1998. Apart from some vegetation, the site has remained predominantly vacant. Surrounding land uses have not drastically changed.

1998 – 2014 In the western portion of the site, a single structure is observed, believed to be a weather station. A clear vehicle track is now evident running east to west; no other significant changes are observed.

2014 – 2016 The site remains largely the same as noted for 2014, however the weather station structure in the west has since been demolished. All other elements including neighbouring sites remain the same.

2.4.4. Anecdotal Information

A neighbouring resident Mr John Williams, living at 25 Robert Street, confirmed that the Subject Site has been unoccupied for the 40 years that he has lived in Tamworth. He noted the weather station which used to be located on the western extent of the Site and recalls that the same portion was previously used as netball courts. No evidence of concrete slabs or demarcated courts could be found. It is therefore assumed that the netball courts were line-marked on the grass with a pole and net at each end.

2.5. Record of Site Contamination

Datasets maintained by the Office of Environment and Heritage (OEH) including notices under CLM Act, POEO Environment Protection License Register, and environmental incidents were reviewed.

- List of NSW contaminated sites notified to EPA – The sites appearing on the OEH "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review information before it can make a determination as to whether the site warrants regulation. A search of the listing returned no record for the subject site.
- Contaminated Land Record of Notices – A site will be on the Contaminated Land Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*. A search of the register in October 2023 returned no record for the subject site.

There is further no record of the Subject Site in any of the following databases:

- Former Gasworks Database
- EPA PFAS Investigation Program
- Defence PFAS Investigation & Management Program
- Air Services Australia National PFAS Management Program
- Defence 3 Year Regional Contamination Investigation Program.

2.6. Previous Site Investigations

No information relating to any previous assessment of contamination at the Subject Site were available for review.

3. SITE SETTING

3.1. Geology

A review of the 1:250000 Geology Map of Tamworth (refer to Figure 3.1) shows that geologically, the Subject Site is underlain by Baldwin Formation Argillite and Greywacke.

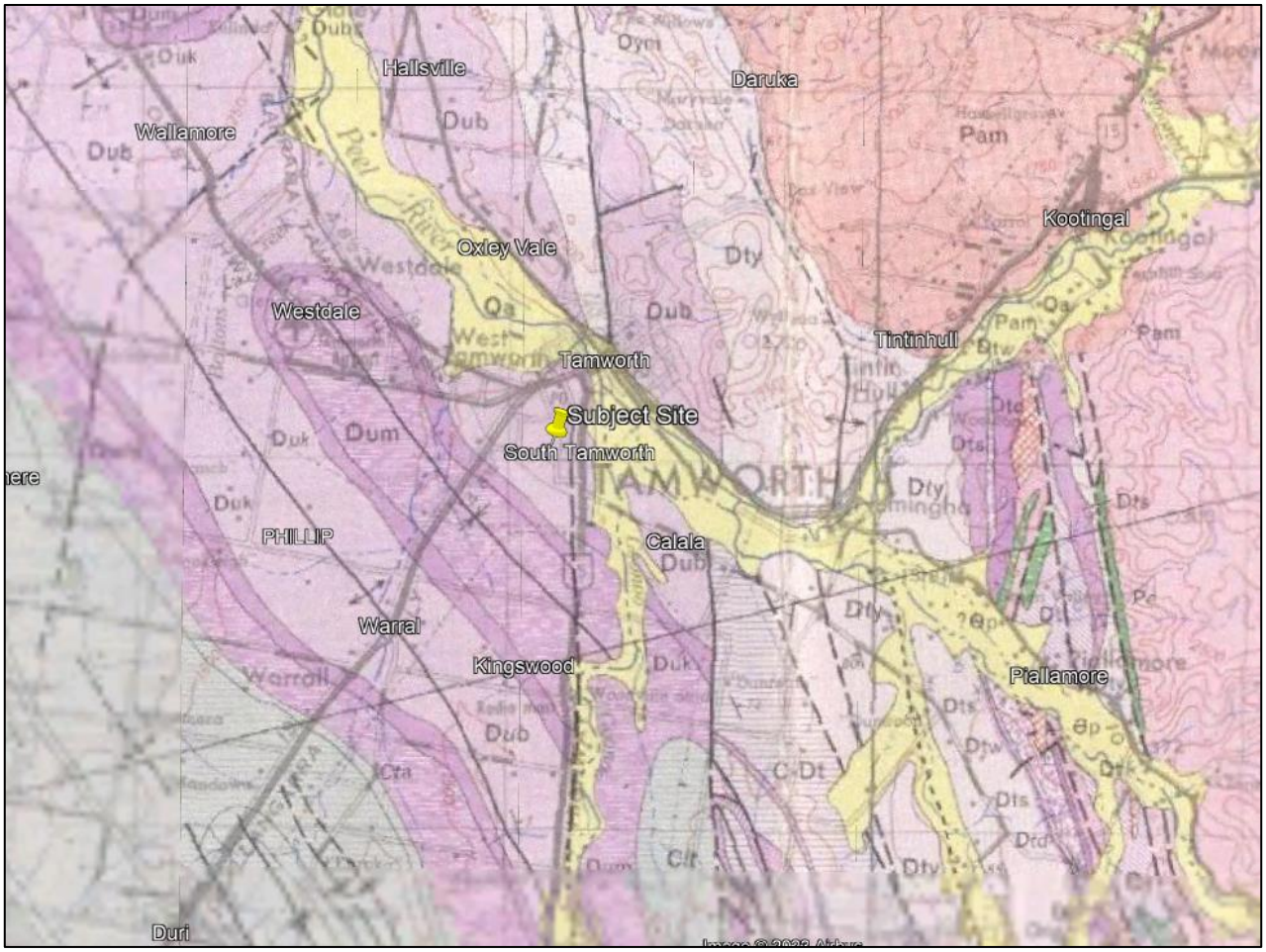


Figure 3.1: Orange 1:100,000 geology map showing the location of the Subject Site

Source: Google Earth, accessed 07/08/2023

An examination of the Geological Survey of NSW maps of Naturally Occurring Asbestos (accessed on 17 October 2023), shows that the geological units underlaying the Subject Site area has no asbestos potential. Refer to Figure 3.2.

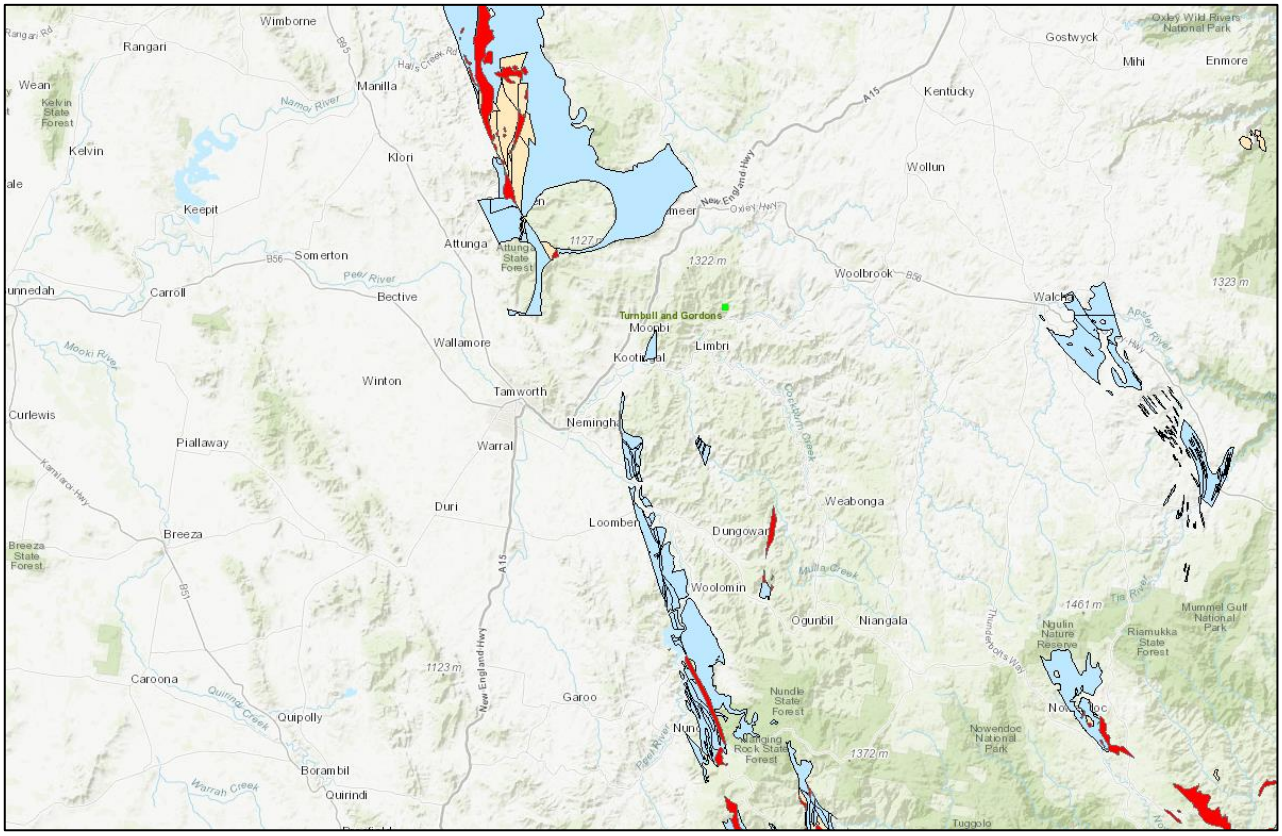


Figure 3.2: Asbestos potential of Geological Units underlaying Subject Site.

Source: NSW Department of Planning & Environment online map of Naturally Occurring Asbestos in NSW, accessed 07/08/2023

3.2. Soils

The Subject Site is mapped within the Duri Soil Landscape. Soils are extremely complex due to rapid changes in underlying lithology. Generally dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (Noncalcic Brown Soils; Red-brown Earths) with minor occurrences of shallow, very well-drained Rudosols (Lithosols) around rock outcrops. Deep, imperfectly drained Red Vertosols (Red Clays) and deep to very deep, imperfectly drained Red and Brown Chromosols (Non-calcic Brown Soils) and possibly some Sodosols (Solodic Soils) occur along drainage lines and on sodic bedrock.

The Atlas of Australian Acid Sulfate Soil has the subject site in an area of high probability/confidence unknown. Surface soils in the area are not considered saline.

3.3. Topography and Drainage

Figure 3.3 presents topographical information overlain on the map of the Subject Site. The presented data shows that the Subject Site include a slight slope to the east.

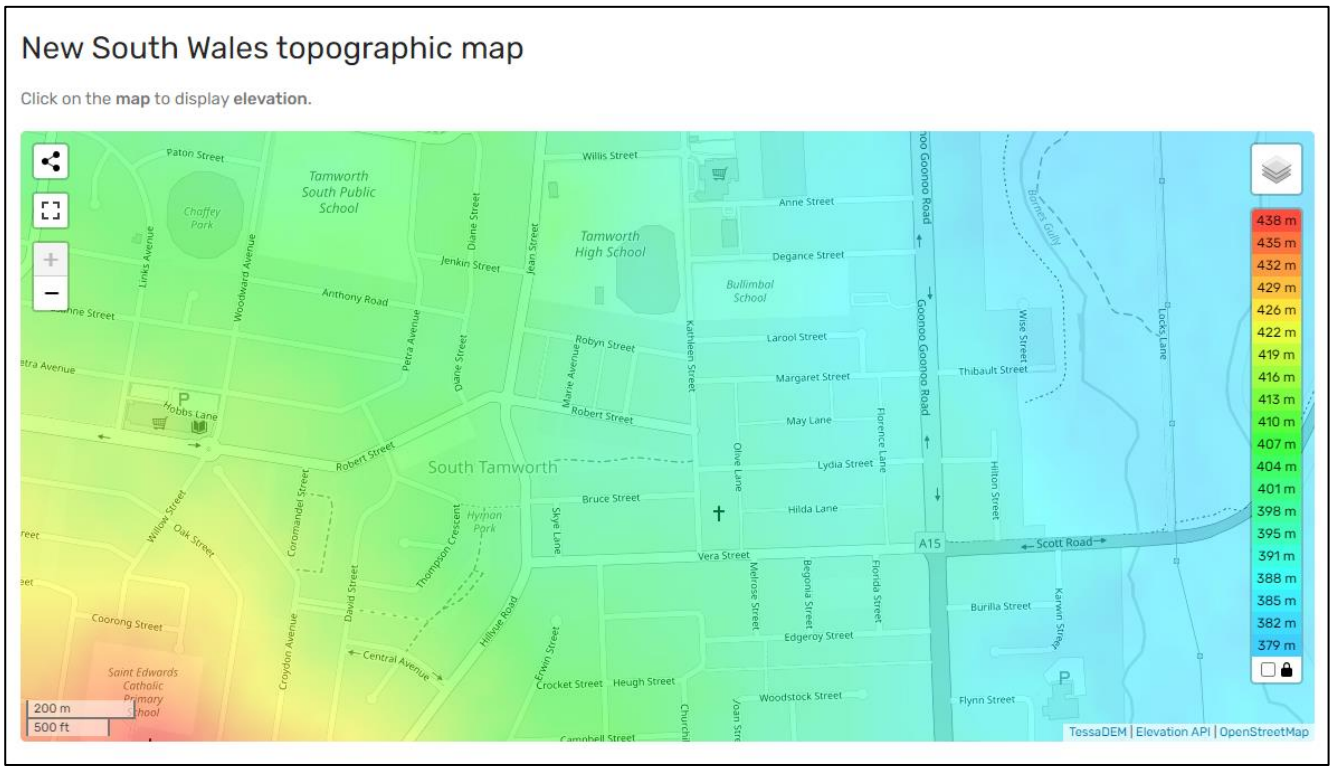


Figure 3.3: Subject Site topography.

Source: en-au.topographic-map.com, accessed 07/08/2023

The closest natural water body is the Goonoo Goonoo Creek located 1,000m to the east of the Subject Site.

3.4. Groundwater Resources

A review of existing groundwater bore records (WaterNSW, 2023) indicate that no groundwater bores are located within the boundaries of the Subject Site.

Two (2) bores are identified within 500m of the Subject Site. The location of these nearby groundwater bores is shown in Figure 3.4.

The information recorded in the database for the groundwater bores indicates the bores reach final depths ranging from 28.6m to 30.5m. Both the shallowest Standing Water Level (S.W.L) and Water Bearing Zone (W.B.Z) were recorded for the same bore (GW900877). They were recorded at 15.20m and 11.0m. According to the database, the bores are utilised for domestic purposes.

Groundwater Sensitivity mapping obtained from the ePlanning Spatial Viewer, indicate that the Subject Site is not located on environmentally sensitive land.

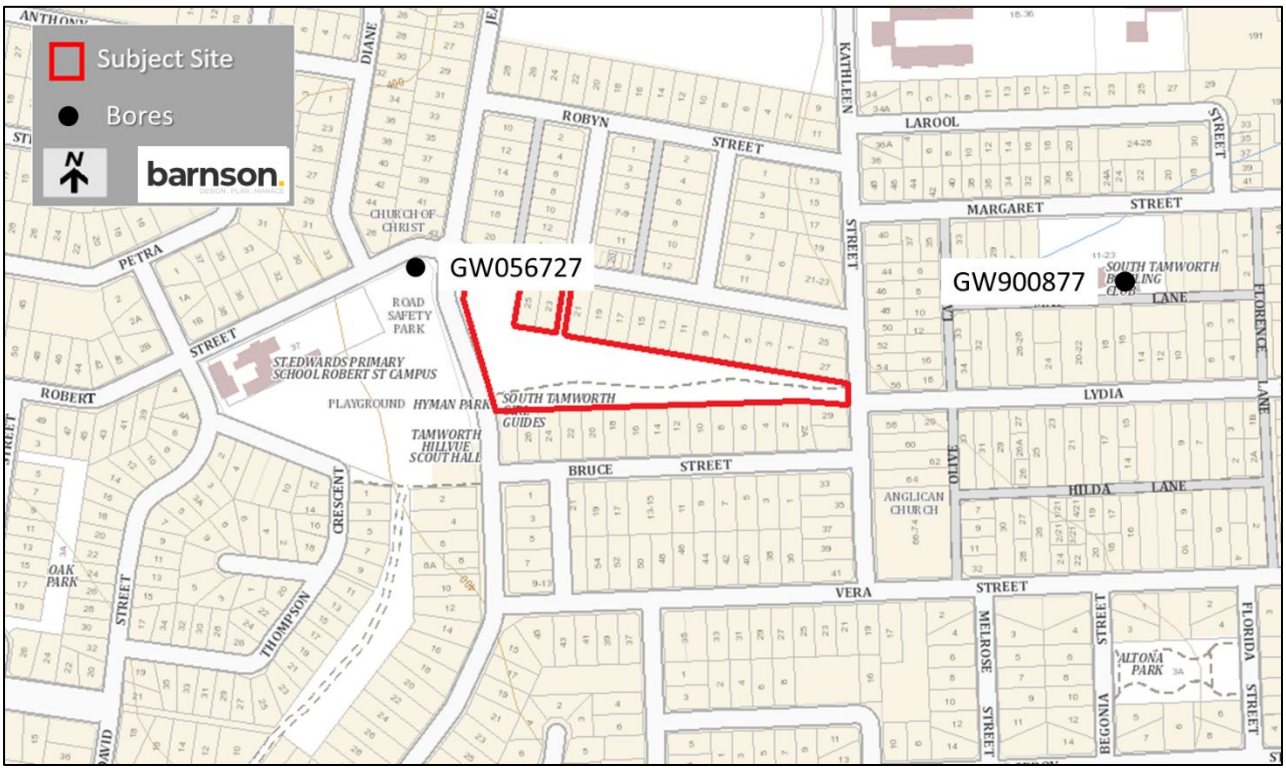


Figure 3.4: Groundwater bores near the subject site

Source: WaterNSW All Goundwater Map, accessed 07/08/2023

4. CONCEPTUAL SITE MODEL

4.1. General

The Conceptual Site Model (CSM) is intended to provide an understanding of the potential for contamination and exposure to contaminants within the investigation areas. The CSM draws together the available historical information for the site, with site specific geological, and hydrogeological information to identify potential contaminants, contamination sources, migration and exposure pathways and sensitive receptors.

4.2. Sources

The identification of sources presented here is based on the review of available historical information and photographs, as well as an understanding of current conditions at the Subject Site. The following is a summary of the potentially contaminated areas and sources of contamination identified:

- Landscaping Maintenance.

Landscaping and the grassed areas seem to be actively maintained and historically would have been maintained for use as public recreation area and possibly for use as netball court. Maintenance of lawn and plants could require the use of chemicals such as pesticides or fertilisers.

- Use, maintenance and storage of motorised vehicles and equipment.

The use of motorised gardening equipment as well as other vehicles historically driving across the site (tracks are evident) have the potential to contribute to localised contamination of surface soils through leakage and spillage of hydrocarbon fuel and lubricants during use and refuelling of the equipment.

- Demolition of Structures and Uncontrolled Waste Disposal

The subject site is not fenced and has the potential to be impacted by the uncontrolled disposal of waste. Historical photos of the site depicted a structure that has since been demolished. Materials that were used as part of the demolished structure are unknown and may have included hazardous materials such as asbestos and potentially lead based paint. Residues of these materials may be present on-site following the demolition of the structure.

4.3. Contaminants of Potential Concern

Considering the potential sources relevant to the Subject Site, a wide variety of contaminants may be present. With the historical landscape maintenance and vehicle use considered the primary potential sources of contamination. The residues of landscape chemicals such as pesticides and fertilisers, as well as hydrocarbons associated with motorised vehicles, are accepted as the most likely contaminants.

Of interest here are chlorinated organic compounds which historically have been widely used as insecticides, fungicides, herbicides and soil fumigants in landscaping and which are stable enough in the environment (persistent) to remain in soil for extended periods of time.

The presence of fuels and lubricants are further potentially relevant to the on-site storage, maintenance or movement of vehicles and equipment used in maintenance of vegetation.

Additionally, inorganic compounds that contain heavy metal including, copper, lead and zinc as well as asbestos are potential contaminants relevant ot the demolition of the structure formerly housed on the western extent of the Subject Site.

Based on this understanding of the site history and activities, the contaminants of potential concern identified for the investigation of the Subject Site include:

- heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn)
- pesticides (organochlorines, organophosphates);
- hydrocarbons (mainly fuel and lubricants); and
- asbestos

4.4. Pathways

The primary pathways by which receptors could be exposed to the contaminants outlined above include:

- Inhalation of dust or vapours.
- Dermal contact with contaminated soils.
- Incidental ingestion of contaminated soils.
- Surface runoff, sediment transport and discharge to surface waters.
- Vertical and horizontal migration of contamination through the soils into the underlying groundwater.

Of the listed potential pathways, the contamination of water resources through infiltration is considered the most unlikely. The Subject Site is not indicated as a groundwater vulnerable zone and the lack of groundwater bores and the presumed depth to groundwater at the site (>10m) would limit vertical migration of any contaminants which may be entering the surface soil from above.

4.5. Receptors

Potential receptors may include:

Human receptor populations

- Visitors to the site (e.g. members of the public making use of the facility, workers conducting maintenance, contractors,);

- Workers at the Clinic; and
- Workers involved in the construction of the Clinic facility.

Environmental Receptors

- Local drainage channels and receiving surface water bodies; and
- Groundwater resources beneath the site (negligible likelihood of contamination expected).

4.6. Potential for Contamination

The Subject Site is not listed in any of the contaminated land databases. Based on the results of the desktop assessment, the overall likelihood for *significant* chemical contamination to be present within the site is low.

Although former land use and activities at the site is reasoned to have a potential for contaminating surface soils, the type and quantity of contaminants introduced through this land use is not expected to have led to significant contamination.

5. SITE INVESTIGATION

5.1. General

The objective of the investigation is to determine whether there are any environmental risks associated with the Subject Site that could affect the proposed future development and would require further investigation or action to render the site suitable for its intended use.

The desktop evaluation of the site history and current use of the site did not identify any significant risks in this regard but did identify both historical and current land use activities that could contribute to contamination of the surface soils of the Subject Site.

Barnson conducted an inspection of the Subject Site on 27th September 2023. The purpose of the site inspection was to verify the findings of the desktop assessment, as well as to collect confirmatory samples of soil from areas of the Subject Site where development is proposed or contamination is suspected.

Based on the findings of the CSM the inspection and sampling were focussed on the surface soils (0-150mm). The site inspection included all areas of the Subject Site. During the site inspection the following observations were made:

- The Subject Site is not fenced on all sides and access to the site is not controlled. The Site is therefore susceptible to vehicles crossing over the site, as well as uncontrolled disposal of waste (Figure 5.1). However, at the time of the inspection no evidence of any disposal or waste stockpiling or burial was evident.
- At the time Barnson conducted the site inspection, grass running along a neighbouring dwelling's fence-line has an obvious discolouration which may have been caused by pesticide use (Figure 5.2).
- Maintained grasses evident all over the site (Figure 5.3).

Some gravel, indicative of materials stockpiles is evident at the base of an existing tree (



- Figure 5.4) located near Hillvue Road.
- Small trees/vegetation have been planted in the north-western portion of the site (Figure 5.5:) along the path of a underground sewer/stormwater line.



Figure 5.1: Photo from west depicting vehicle access.



Figure 5.2: Photo of discoloured grasses along dwelling fence line.



Figure 5.3: Maintained grasses in the central portion of the site.



Figure 5.4: Gravel evident at base of a tree near Hillvue Road.



Figure 5.5: Newly planted vegetation.

5.2. Confirmatory Sampling

The purpose of collecting confirmatory samples as part of the site inspection is to determine if any of the potential contaminants identified from the CSM are present. The samples are not intended for statistically valid characterisation or quantification of contamination levels.

Based on the findings of the CSM the inspection and sampling were focussed on the surface soils (0-150mm) and fragments of suspected hazardous materials. As it is accessible on site, groundwater as potential pathway is also included in the confirmatory sampling.

The site inspection included all accessible areas of the Subject Site. Samples of soil were collected in eight (8) different areas running from east to west across the site, and two (2) from the northern portion of the site. Figure 5.6 presents a map of the Subject Site with the locations of the surface soil samples indicated. Table 5.1 is a summary description of the collected samples.



Figure 5.6: Surface soil sample locations.

The pattern followed for the soil sampling can be described as Judgement Sampling, where points are selected on the basis of the information available of the historical land use and likely distribution of contaminants at a site. It is an efficient sampling method for confirmatory sampling that utilises knowledge of the site history and field observations to direct sample collection (NSW EPA, 2020).

Table 5.1: Summary of sample details.

Reference in Figure 5.6	Description
1	Surface soil (0-150mm) collected from eastern boundary.
2	Surface soil (0-150mm) collected from trees in eastern portion of the site.
3	Surface soil (0-150mm) collected from northern boundary where line of yellow grass was observed.
4	Surface soil (0-150mm) collected from southern boundary, following vehicle track.
5	Surface soil (0-150mm) collected from central portion of the site.
6	Surface soil (0-150mm) collected from bottom of small entrance from Robert Street.
7	Surface soil (0-150mm) collected in north-western portion of the site where netball courts may historically been located.

8	Surface soil (0-150mm) collected from area where gravel was observed near Hillvue Road.
9	Fill collected from location of historical location of a structure.
10	Surface soil (0-150mm) collected from the vehicle tracks.

The samples submitted for analysis were submitted to the Australian Laboratory Services (ALS) laboratory in Mudgee, for determination of the following parameters:

- metallic element (cadmium, chromium, copper, lead, nickel and zinc) concentrations, including arsenic and mercury in soil;
- extraction with organic solvent and analysis of Total Recoverable Hydrocarbons (TRH) fractions C6 to C40, benzene, toluene, ethylbenzene and total xylene (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and phenols; and
- extraction with organic solvent and analysis of Organochlorine (OCP) and Organophosphorus (OPP) pesticide compounds.
- asbestos screening.

The ALS laboratory is NATA accredited for all the analysis indicated above. Table 5.2 present a summary of the samples submitted for analysis as well as the sample numbers assigned to each analytical sample and the analysis requested for each.

Table 5.2: Summary of analysis undertaken on soil and water

Sample Number	Location Reference in Figure 5.6	Analysis
BH-01	1	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-02	2	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-03	3	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-04	4	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-05	5	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-06	6	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-07	7	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-08	8	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals

BH-10	10	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals
BH-A	8	Asbestos
BH-B	9	Asbestos

5.3. Analytical Results

The ALS report for the samples is attached as Appendix C. The laboratory report indicates that only heavy metals and trace quantities of organochlorine pesticide were detected in the soil. The concentrations of all other pesticides, petroleum hydrocarbons, polycyclic organic compounds as well as total polychlorinated biphenyls are indicated as below the limits of detection in all surface soil and sediment samples.

The metals detected include arsenic, chromium (Cr), copper (Cu), lead (Pb), nickel (Ni), and zinc (Zn). Concentrations of cadmium (Cd) and mercury (Hg) were shown to be below the limit of reporting in all samples.

Table 5.3 presents a summary of the compounds and elements detected above the limit of detection in surface soil samples.

Table 5.3: Summary of metals and hydrocarbons detected in soil samples collected from the Subject Site.

Element	BH-01	BH-02	BH-03	BH-04	BH-05	BH-06	BH-07	BH-08	BH-10
	mg.kg^{-1}								
Arsenic (As)	<5	<5	5	5	<5	<5	<5	<5	9
Cadmium (Cd)	<1	<1	<1	<1	<1	1	<1	<1	<1
Chromium (Cr)	26	22	21	33	16	26	17	18	24
Copper (Cu)	39	32	43	50	43	36	24	18	40
Lead (Pb)	46	15	17	12	15	17	18	9	14
Mercury (Hg)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel (Ni)	16	20	17	30	17	23	14	12	25
Zinc (Zn)	119	135	80	89	66	88	68	45	71
Heptachlor epoxide	0.08	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans-Chlordane	0.16	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

No asbestos fibres were detected in any of the two surface soil samples submitted for analysis.

5.4. Analytical Data Quality

Samples were collected in new, clean containers using cleaned equipment and soils were placed in glass jars provided by the laboratory that were refrigerated after filling and transported in an insulated container to the laboratory. Chain of custody was recorded for all samples. A copy of the signed sheet is attached as Appendix C.

The analyses were undertaken at a NATA accredited laboratory. The laboratory quality control procedures in the form of duplicates as well as analyte and surrogate spikes were applied to all contaminant classes analysed. The results reported for the duplicate is within the Relative Percent Difference range of the acceptance criteria for a duplicate sample. The analyte spike recoveries reported for the different sets of organic analytes are indicated as within the acceptance criteria (see Appendix C).

All media appropriate to the objectives of this investigation have been adequately analysed and no area of significant uncertainty exist. It is concluded the data is suitable for the purposes of the contaminated site investigation.

6. ASSESSMENT

6.1. Assessment Criteria – Human Health and Environmental Risk

Screening for human health and ecological risk, utilises published human health investigation levels (HILs) and ecological screening and investigation levels (ESLs & EILs) from the National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999) to identify contaminant concentrations in soil that may pose a risk to future residents, people visiting the site, or to ecological receptors.

HILs are scientifically based, generic assessment criteria designed to be used in the screening of potential risks to human health from chronic exposure to contaminants. HIL's are conservatively derived and are designed to be protective of human health under the majority of circumstances, soil types and human susceptibilities and thus represent a reasonable 'worst-case' scenario for specific land-use settings.

The HILs selected for evaluation of the Investigation Areas are those derived for a standard residential scenario (HIL-A), which assumes typical residential land use with garden/accessible soil (home grown produce <10% fruit and vegetable intake, and no poultry). The standard residential scenario is conservative to use for evaluation of a health services facility as the exposure pathways included in the residential scenario are unlikely to exist in the proposed development. However, the more conservative HILs are used to account for sensitive receptors such as children, the elderly or persons with illnesses which may be visiting the proposed facility.

Although the primary concern in most site assessments is protection of human health, the assessment should also include consideration of ecological risks and protection of groundwater resources that may result from site contamination. EILs provide screening criteria to assess the effect of contaminants on a soil ecosystem and afford species level protection for organisms that frequent or inhabit soil and protect essential soil processes.

Ecological investigation levels (EILs) have been derived for common metallic contaminants in soil. The values selected for the evaluation of the heavy metals detected in the soil samples from the Subject Site considers the physicochemical properties of soil and contaminants and the capacity of the soil to accommodate increases in contaminant levels above natural background while maintaining ecosystem protection for identified land uses. There are no ecological screening guidelines for the organochlorine pesticides detected in the samples of soil from the Subject Site.

Table 6.1 presents a summary of the health-risk based criteria and ecological investigation levels selected for assessment of the detected metal and pesticide concentrations.

It was confirmed that limits of detection reported by the laboratory are below the criteria values. All other contaminants analysed for in the soil samples that are reported below the limit of detection by the laboratory can therefore be excluded from further assessment.

Table 6.1: Human health and ecological risk screening levels.

Element	Health-based Investigation Levels HIL A Residential mg.kg^{-1}	Ecological Investigation Levels (EIL) Urban residential and public open space mg.kg^{-1}
Arsenic (As)	100	100
Cadmium (Cd)	20	NA
Chromium	NR	190
Copper (Cu)	6,000	190
Lead (Pb)	300	1,100
Mercury (Hg)	40	NA
Nickel (Ni)	400	30
Zinc (Zn)	7,400	230
Heptachlor	6	NA
Chlordane	50	NA

Note: NR=not relevant due to low human toxicity of Cr(III). NA=No applicable screening level. EILs selected are most conservative values relevant to residential land use scenario.

6.2. Findings

Direct comparison of the analytical results presented in Table 5.3 with the assessment criteria (refer Table 6.1) show that detected metal concentrations in samples collected from the Investigation Area are well below the health and ecological risk-based criteria values. The general low concentrations of heavy metals detected suggest naturally occurring element abundance and is most likely not related to the historical activities conducted at the Subject Site.

No asbestos fibres were detected in the samples of soil collected from the Subject Site. No fragments of fibre cement or any evidence of demolition waste was observed anywhere on Site. The evidence of potential material stockpiling (gravel observed under tree) was investigated with a sample of soil from the area. No contaminants were present at elevated levels and no asbestos fibres were identified.

One sample of soil collected at the down-slope end of the Subject Site contained trace quantities of chlorinated pesticides. The presence of the pesticide traces at this location most likely relate to sedimentation of silt from the surface water flowing across the site where the pesticide was applied at this 'down-stream' location where the surface water would exit the site. The concentrations detected are very low (just above the limit of detection) and since no pesticides were detected in any of the other samples, significant quantities are not expected to be present at the Subject Site.

These results verify the assertion that the activities previously undertaken at the site did not contribute significant or widespread contamination to the surface soils.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1. Conclusions

In accordance with the objectives stated in Section 1.2, and based on the information contained within this assessment, the following conclusions are presented (subject to the limitations noted in Section 1.5):

- Activities associated with the historical and current use of the Subject Site were identified as having a potential to contaminate surface soil at the site.
- The following potential sources of contamination were identified:
  - Landscaping Maintenance.
  - Use of motorised vehicles and equipment
  - Demolition activities or uncontrolled disposal of waste
- A review of the available historical information, including contaminated sites databases and aerial photographs, indicated a low potential for significant environmental contamination to be present across the Subject Site.
- The analysis of surface soil samples collected at the site confirmed that average concentrations of all contaminants investigated were below screening criteria in all samples analysed. No significant concentrations of persistent pesticides or herbicides were detected in any of the samples collected.
- The screening criteria used in the evaluation of the contaminant concentrations were appropriately conservative and suitable for assessment of the continued use of the site for health-care purposes.
- Based on the findings of the desktop review and site investigation it is concluded that the Subject Site is suitable for the proposed redevelopment. No contamination or potential sources of contamination were identified that is likely to have an impact on the proposed health-care land use.

7.2. Recommendations

- Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the Subject Site is suitable for the intended redevelopment and land use.

8. REFERENCES

Australian Standard. (2017). *Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings.* Canberra: Austraslian Government.

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APPENDIX A

Development Plans

DRAFT ONLY - NOT TO BE CONSTRUCTED

LOCALITY PLAN.



hillvue road, south tamworth nsw 2340

lot 2, dp1264030

DRAWING SCHEDULE.

A 00	COVER SHEET	REV C	DATED 26.07.2023
A 01	SITE PLAN	REV C	DATED 26.07.2023
A 02	3D PERSPECTIVES	REV A	DATED 26.07.2023
A 03	MEDICAL CENTRE PLAN	REV C	DATED 26.07.2023
A 04	WELL BEING CENTRE PLAN	REV C	DATED 26.07.2023
A 05	ALLIED HEALTH SERVICES	REV C	DATED 26.07.2023

PROJECT DESCRIPTION.

For the purpose of the Building Code of Australia, Vol. 1, 2019, 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, 2019, 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 – Mechanical ventilation & air conditioning in Buildings
AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
AS1428.1 – General requirements for access – buildings
AS2890.6 – Off-street parking; mandatory requirements
AS1680.0 – 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

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DESIGN . PLAN . MANAGE

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

Scale. As indicated @ A1
Sheet. 01 of 06
Project No. 40924
Drawn. LO
Checked. KG
Revision. C

Drawing No.
40924-A00



01 SITE LAYOUT

Scale 1 : 500 @ A1

0 5000 10000 20000 50000

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address. Suite 8, 11 White Street
Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION

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

Drawing Title.
SITE PLAN

Scale. As indicated @ A1
Sheet. 02 of 06
Project No. 40924
Drawn. LO
Checked. KG
Revision. C

Drawing No.
40924-A01









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Rev.	Date.	Amendment.
A	26.07.2023	ISSUED FOR GRANT APPLICATION

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

Drawing Title.
3D PERSPECTIVES

Scale. @ A1
Sheet. 03 of 06
Project No. 40924
Drawn. LO
Checked. KG
Revision. A

Drawing No.
40924-
A02



03 MEDICAL CENTRE FLOOR PLAN

Scale 1 : 150 @ A1

0 1500 3000 6000 15000

N

AREAS

MEDICAL CENTRE GROSS FLOOR AREA	2400m2
EXTERNAL PAVEMENT + INTERNAL COURTYARDS	1450m2

STAFF NUMBERS

CLINICAL WING 20 consult rooms, 4 Dental Rooms, 1 pathology office, 1 office	subtotal = 26 staff
ADMINISTRATION Executive offices (6), Open Office (12), Admin office (3), Reception (4)	sub total = 25 staff
COUNSELLING WING 8 Consult rooms, 1 Managers office	subtotal = 9 staff
	Total = 60 staff

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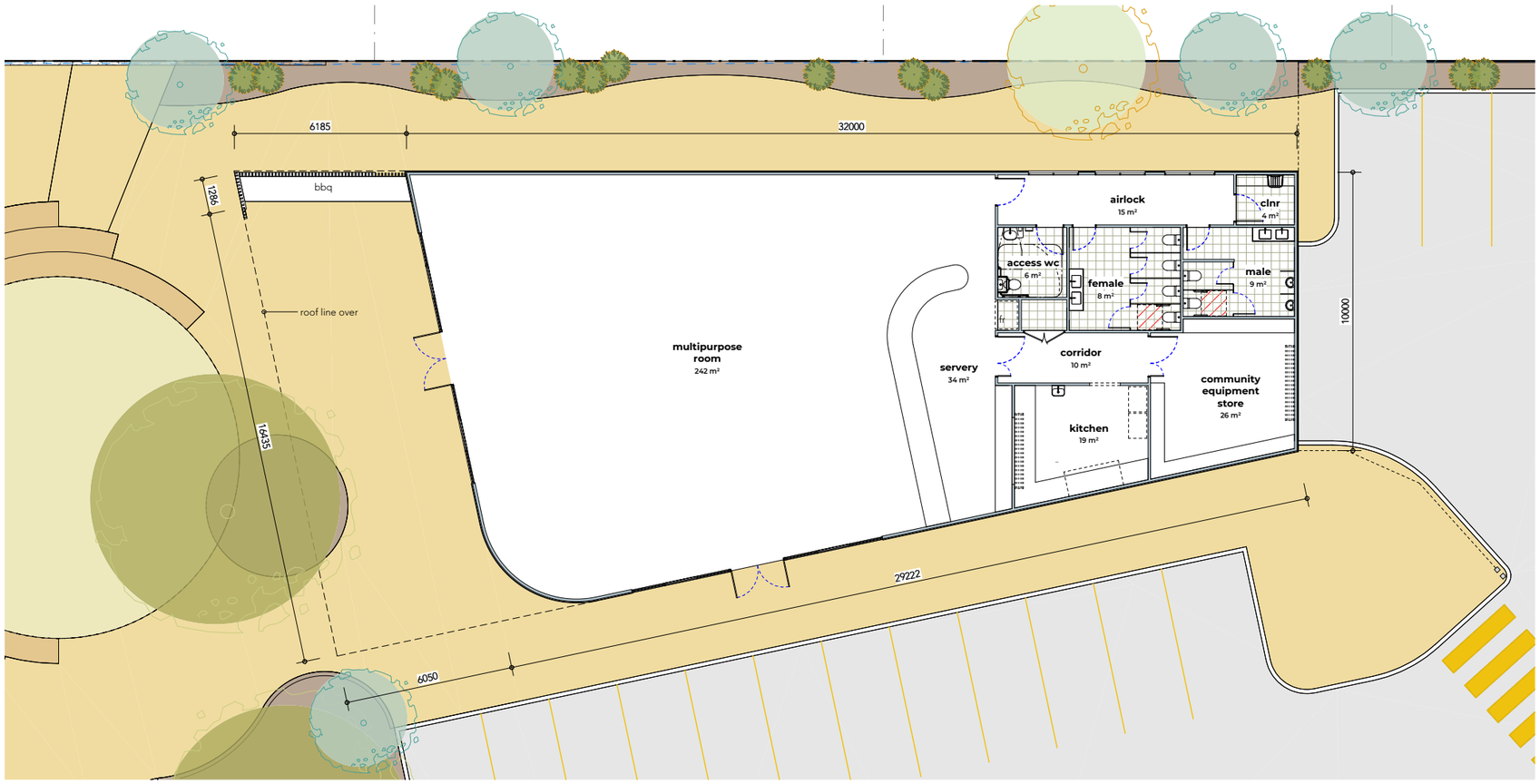
Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION

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

Drawing Title.
MEDICAL CENTRE PLAN

Scale. As indicated @ A1
Sheet. 04 of 06
Project No. 40924
Drawn. LO
Checked. KG
Revision. C

Drawing No.
40924-A03



03 WELL-BEING CENTRE FLOOR PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

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Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION

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

Drawing Title.
WELL BEING CENTRE PLAN

Scale.	1 : 100 @ A1	Drawn.	LO
Sheet.	05 of 06	Checked.	KG
Project No.	40924	Revision.	C

Drawing No.
40924-
A04



04 ALLIED HEALTH SERVICES - FLOOR PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

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Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION

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

Drawing Title.
ALLIED HEALTH SERVICES

Scale.	1 : 100 @ A1	Drawn.	LO
Sheet.	06 of 06	Checked.	KG
Project No.	40924	Revision.	C

Drawing No.
40924-A05

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APPENDIX B

Historical Information

PATON STREET
NORTHCOTT CLOSE
ANTHONY ROAD
SUSANNE ROAD
PETRA AVENUE
WOODWARD AVENUE
ANTHONY ROAD
JENKIN STREET
SOUTH TAMWORTH PRIMARY SCHOOL
PT. 1·037 ha GRANT
PT. 1·037 ha GT.
253 m² GT
PT. 1·037ha GT
WILLIS STREET
SOUTH TAMWORTH PUBLIC SCHOOL
WITHIN PROCLAIMED SURVEY AREA
GAZ. 18-10-1968 Fol 4164
KATHLEEN STREET
ANNE STREET
DEGANCE STREET
TAMWORTH HIGH SCHOOL
LAROOL STREET
MARGARET STREET
ROBYN STREET
JEAN ST
MARIE ST
PATRICIA AVE
DIANE STREET
PETRA STREET
DAVID STREET
HOBBS LANE
ROBERT STREET
PLAN DP247932 NOT ACTED ON 29/1/01
LINKS AVENUE
OAK STREET
ELM STREET
WILLOW STREET
CROYDON AVENUE
CORIMANDEL ST
BARSDEN PARK
CENTRAL AVE
COORONG STREET
WONGALA STREET
THOMSON ST
MILLS ST
CRESCENT
HILLVUE ROAD
HILLVUE
RESERVOIR ST
PAUL ST
JONTHAN ST
ERWIN ST
CAMPBELL STREET
WARREN STREET
BRUCE STREET
SKYE LANE
VERA STREET
HEUGH STREET
CROCKET ST
EDWARD ST
CHURCHILL ST
EDGEROY STREET
WOODSTOCK STREET
CAMBRIDGE STREET
COBLEY AVE
BAIRD CRES
LUMEAH ST
JOAN ST
MELROSE ST
BEGONIA ST
FLORIDA ST
CLIVE AVENUE
OLIVE AVENUE
LYDIA STREET
HILDA LANE
MAY LANE
HYMAN PARK
PUBLIC RESERVE (63²)
70401 (H)
PT. 1268 km² GRANT
ALTONA PARK

30027

TAMWORTH T9152-41

N.S.W. AUSTRALIA

1:2000 URBAN CADASTRAL SERIES

METRES 10 20 0 40 80 120 160 METRES

THIS MAP IS CONTINUOUSLY UPDATED

DATE OF UPDATING 11.10.91

KEY TO ADJOINING SHEETS

34	13	14
62	41	42
64	43	44

T8252

KEY TO LOCALITIES

TAMWORTH SOUTH

CORNER VALUES (ISG)

1557500mN

291000mE 292500mE

1556250mN

KEY TO LOCAL GOVERNMENT AREAS

CITY OF TAMWORTH

KEY TO PARISH AND COUNTY

CALALA

COUNTY OF PARRY

ACCURACY: Conforms to National Mapping Council standards.
CONTROL: State Trigonometrical Survey.
PROJECTION: Transverse Mercator in 2° zones.
GRID: Integration Survey Grid, Zone 56-1, Central Meridian 151°E.

TITLE CONVERSION ACTION NUMBER C1234
PRIMARY APPN (NO PLAN) A
IVA ACTION E
COMPILATION C
HISTORICAL H
WITHIN PROC. SURVEY AREA
GT. BDIES (NOT CURRENT PARCEL)
R.P. ACT LAND BDIES.
Parish boundary
County boundary
City, Municipal and Shire boundary
Consolidation boundary
Easement
Portion number 101
Allotment number "
Crown Section number 13
Lot number 57
Private Section number 2
Deposited and Filed Plan number 220631
Unregistered Deposited Plan number 233137
Strata Plan number SP 2694

REFERENCE TO CROWN PARCEL

POR.	VOL. FOL. / GRANTEE	PLAN
1268 km² GT.	AUSTRALIAN AGRICULTURAL COMPANY 20-11-1847.	
1·037 ha GT	10547 18	
25·3 m² GT	10425 25	
LOT 1 D.P. 247932		
LOT 1 D.P. 254176	13351 126	
LOT 1 D.P. 256613	13772 15	

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PRODUCED BY THE
CENTRAL MAPPING AUTHORITY,
DEPARTMENT OF LANDS, N.S.W.
FIRST EDITION 1973

PREPARED: 29/9/77
EXAMINED: 19.10.77

FEET CHAINS 1:2000

LINKS 1:2000 METRES

TAMWORTH 9152-41-A

NOTES

NO.	POR.	PARTICULARS
(1)	N.E.	583084 - WITHDRAWN.
(2)	N.E.	RESUMED FOR HOUSING PURPOSES. GAZ. 18-3-1977, FOL. 1047. F47290 N.P.W.
(3)	N.E.	511537 (H) 584152 (H)
(4)	S.E.	AFFECTED BY PROCLAIMATION UNDER SEC. 340C L.G.A. 1919. GAZ. 9-9-1966, FOL. 3756.
(5)	S.E.	AFFECTED BY PROCLAIMATION UNDER SEC. 340C L.G.A. 1919, GAZ. 9-6-1967, FOL. 2062.
(6)	N.E.	RESUMED FOR HIGH SCHOOL GAZ. 22-7-1960, FOL. 2256. - C42489
(7)	N.E.	525414 - WITHDRAWN, 164720 (H) - C42490
(8)	W	221539 - WITHDRAWN
(9)	S	DEDICATED AS RESERVE FOR ~~PUBLIC RECREATION~~ DRAINAGE PURPOSES GAZ. 5-5-1961, FOL. 1293.
(10)	S.W.	DEDICATED PUBLIC HIGHWAY SEC. 81 R.W. ACT 1912, GAZ. 5-7-1957, FOL. 2084.
(11)	N.E.	152226 (H)
(12)	S.W.	DEDICATED AS PUBLIC HIGHWAY, GAZ. 1-7-1960, FOL. 2071.
(13)	W	380178 - ROAD.
(14)	N	LOT 44 - 28232
(15)	N.E.	512332 (H)
(16)	S.E.	20905 (H), 501967 (H)
(17)	N.E.	588990 (H)
(18)	NE	F 26165
(19)	N.W.	CLOSED ROAD GAZ. 22-9-1978 FOL. 4088
20	NE	LOT 8 - 223116
21	NW	LOT. 65 - 238150
22	N.W	LOT. 31 - 215743
23	N E	LOT 1 - 606139
24	N.W.	LOT 63 - 238150
25	NW	LOT 66 - 238150
26	NW	LOT 71 - 238150
27	NW	LOT 55 - 238150
28	NW	LOT 67 - 238150
29	N.E.	LOT 20 IN 15714
(30)	N.E	LOT 440 - 618929
(31)	N	LOT 45 - 28232
(32)	N.E.	533017 (H)
(33)	N.W.	LOT 5 - 23706
(34)	NW	LOT 59 - 238150
(35)	NW	CROWN TITLE INFORMATION - LOT 1 D.P. 256613
(36)	N.E.	LOT 38, SEC. G IN 20599
(37)	E	LOT 391 - 622246 (C)
(38)	NW	LOT 62 - 238150
(39)	NW	LOT 57 - 238150
(40)	E	LOT 93 - 15714
(41)	W	LOT 58, 238150
42	NW	LOT 501 - 610187 (C)
43	N	533475 (K) - ACQUISITION
44	C	LOT 48 - SEC E - 20599
45	NE	LOT 151 - 602828
46	NW	LOT 48 - 238150
47	S	LOT 1 - SEC J - 30697
48	NE	607389 (H)
49	D4	EXTENSION OF CITY BOUNDARY - GAZ. 20-12-57 FOL. 4198-9
50	E3	CLOSED ROAD - GAZ. 11-6-65 FOL. 1858 R27283 1603 VOL. 10547 FOL. 18
51	E5,6 D5,6 C5,6	975065 (C) (H)
52	E3	LOTS 41, 42 & 43 - 28232
53	B4	LOT 22 - 584685
54	01	LOT 38 - 238150
55	E5	508263 (H). C22937.
(56)	D2	238150 (H)
(57)	D2	LOT 64 - 238150
58	E1	249744 (H)
59	E6	LOT 4 - 511537
60	E6	644221 (C) - EASEMENT
61	E6	LOT 1 - 511537
62	E6	LOT 21 - 584153
63	D4	PUBLIC RESERVE IN D.P. 20599 LOT 39 VESTED IN COUNCIL VIDE GAZ. 13-11-1987 FOL. 6361
64	C4	GAZ. 11-9-1987 FOL. 5299
65	E5	SP 40017 (~~UNDEDICATED~~)
66	E6	SP 40438 (~~UNDEDICATED~~)
67	E2	SP 42304
68	E2	SP 45921
69	C5	SP 46045
70	C5	DP 839007
71	D5	CG 4526.
72	C6	SP 48686 (LOTS 1-5)
73	D1	DP 845717 (LOTS 30-31)
74	B3	DP 854385 (LOTS 8-9)
75	B3	PATHWAY ~~DEDICATED~~ 3.72 WD DEDICATED BY DP 22546
76	B3,C3	SEE NOTE (9), NOW LOT A in DP 36322
77	C2	389275 (H)
78	B6	PATHWAY(S) 6.096 wide dedicated by DPs 22316 & 22743 respectively
79	E6	C59980
80	D6	DP 859685 (LOTS 111 - 112).
81	EC	SP 52902 LOTS 1-3)
82	D2	DP 133570 (K) - D.P. 133570 CANCELLED CREATED IN ERROR.
83	D6	DP 876159 (LOTS 191-192)
84	D6	SP 56864 (LOTS 1-2)
85	D5	C73499
86	D1	SP 58017 (LOTS 1-12)
87	D1	DP 881251 (LOT 1)
88	D1	DP 881526 (LOTS 10-12)
89	D1	D.P. 1009239 - LOTS 13-16.
90	C-D1	DP 1015322 - CLOSED ROAD UNDER THE ROADS ACT, 1993.
91	NE	Strata Plan 20763 is terminated. See 6732524
92	D1	LOT 1 D.P. 1015322 CLOSED ROAD SEE GAZ. 24.11.2000 FOL. 11976 (7290672)
93	E6	C85503
94	D_1-E_2	SP 68816 (LOTS 1-5)

LOT 1 D.P. 1015322 closed Road See Gaz. 24.11.2000 Fol. 11976 (7290672)

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 20599

FEET	INCHES	METRES
-	1	0.025
-	7	0.18
1	6	0.455
1	6 1/2	0.47
1	7	0.485
1	7 1/2	0.495
1	9	0.535
2	1	0.585
3	3 1/2	1.005
3	6	1.065
4	0 1/2	1.23
4	3	1.295
4	11 1/2	1.51
5	4	1.625
6	-	1.85
6	3 1/2	1.92
6	5	1.955
6	7 1/2	2.02
7	-	2.135
9	-	2.745
10	-	3.05
14	-	4.265
14	0 3/8	4.275
14	1 1/2	4.305
15	-	4.57
15	6	4.725
16	5 3/4	5.025
17	-	5.18
18	11	5.765
18	11 3/8	5.775
20	-	6.096
21	9	6.68
24	0 1/2	7.33
24	3	7.39
24	11	7.595
26	4 3/4	8.045
30	-	9.145
34	1 1/2	10.4
34	3	10.44
34	4 1/2	10.475
34	6	10.515
40	-	12.19
42	5	12.98
43	3 1/2	13.195
45	-	13.715
46	3 1/2	14.11
50	-	15.24
51	3 1/2	15.635
52	8	16.055
53	10	16.41
54	11	16.74
55	-	16.765
56	6	17.22
59	6	18.135
59	10 1/2	18.25
60	-	18.29
60	4	18.39
60	5 1/4	18.42
60	5 3/4	18.435
61	3 1/2	18.68
61	5 1/2	18.73
61	9 1/2	18.835
62	1	18.925
65	-	19.81
66	-	20.115
66	4 1/2	20.23
66	7 1/2	20.305
69	0 1/2	21.045
70	-	21.335
71	6	21.795
75	-	22.86
76	5	23.29
76	9 1/2	23.405
77	7	23.645
80	-	24.385
84	4 1/2	25.715
90	-	27.43

Req:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:1 of 6
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

D650648 11.4.47.
Shire of Peel

M.M.

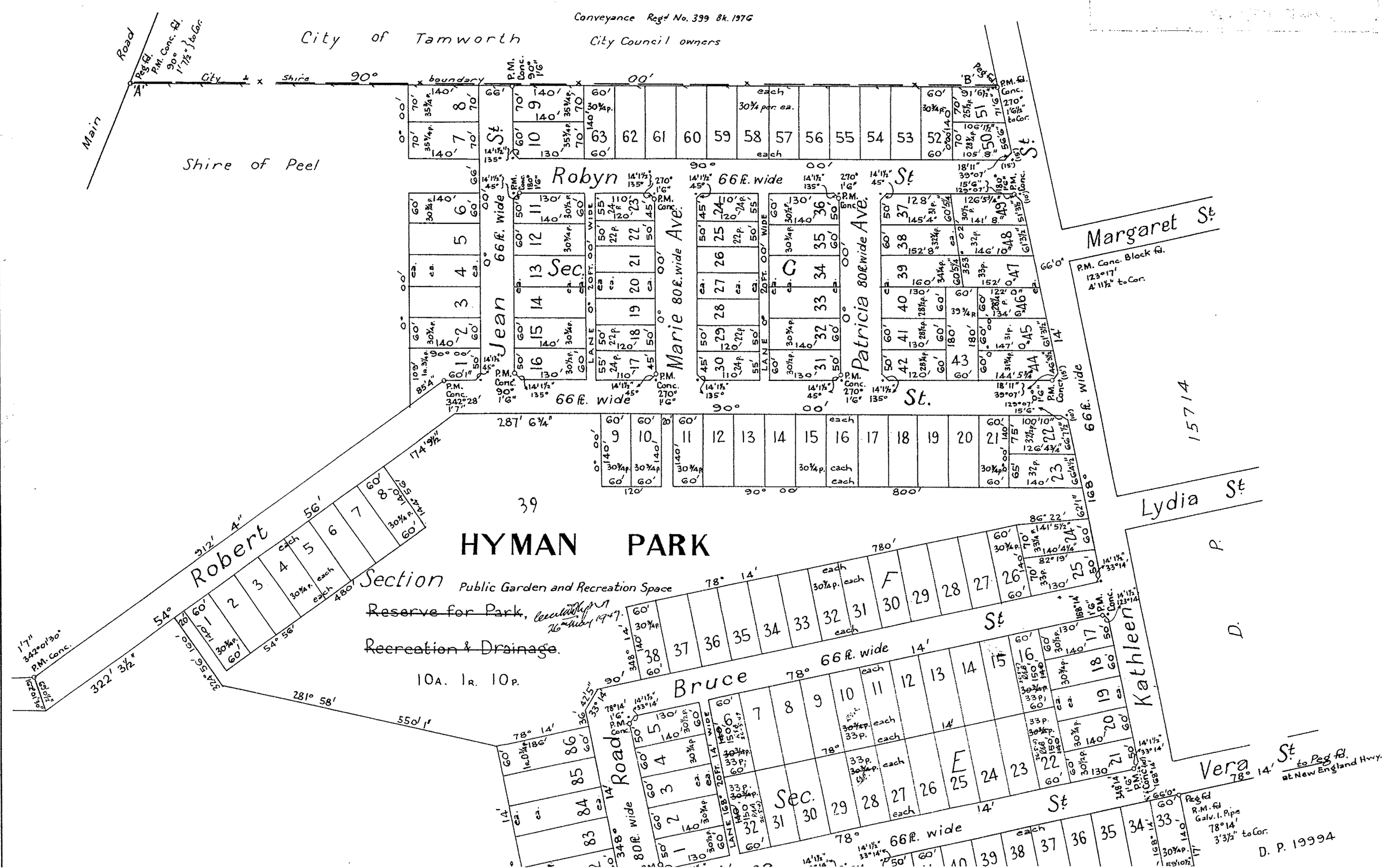
PLAN

of HILLVUE Residential Sections being part of C. of T. vol. 4185 fol. 85

Parish of Calala | *County of Parry*

Scale — 150 ft. to 1 in.

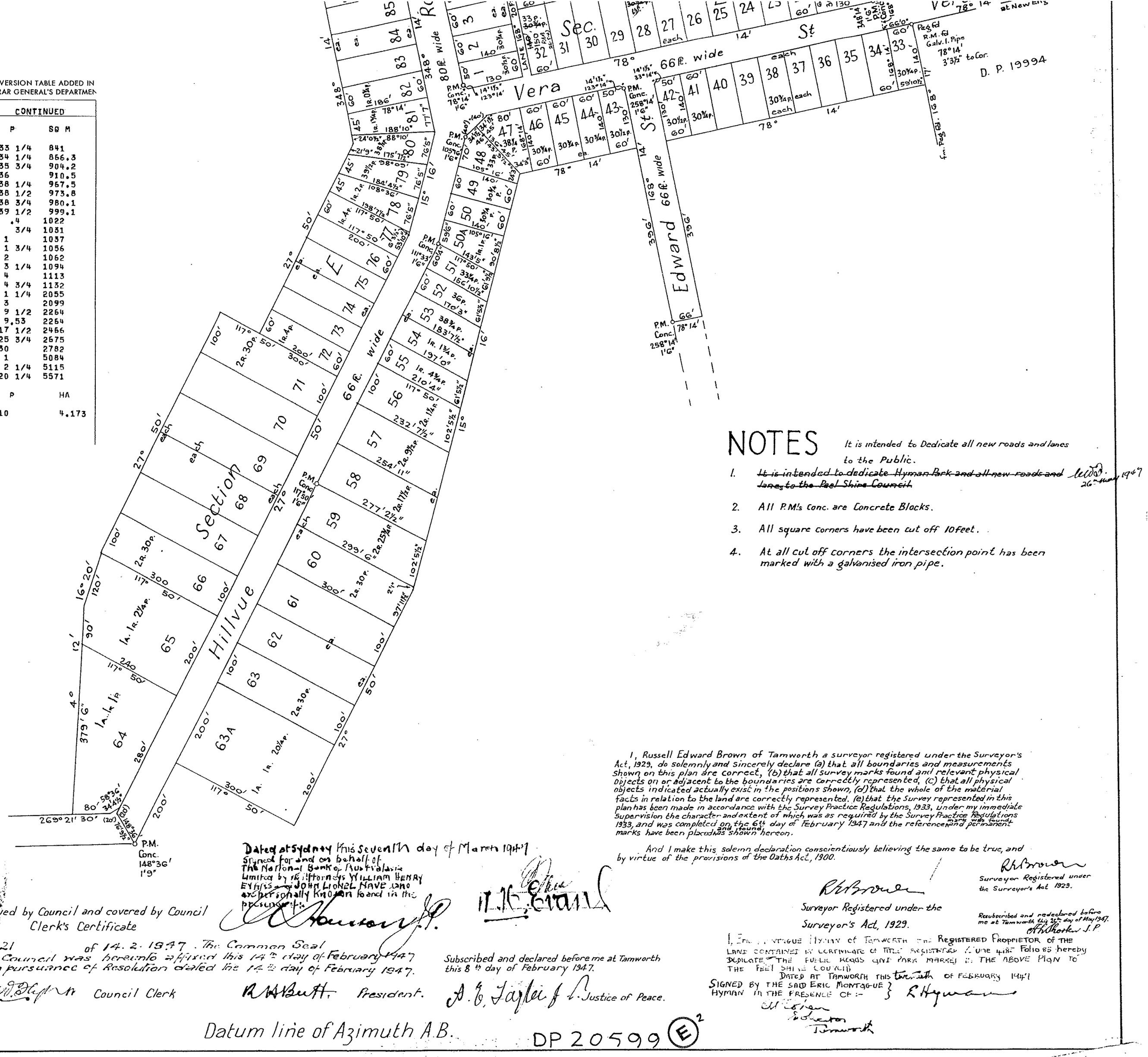
DEP 3rd — PLAN No. 20599 (E) — July 47



CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 20599 CONTINUED			
AC	RD	P	SQ M
-	-	33 1/4	841
-	-	34 1/4	866.3
-	-	35 3/4	904.2
-	-	36	910.5
-	-	38 1/4	967.5
-	-	38 1/2	973.8
-	-	38 3/4	980.1
-	-	39 1/2	999.1
-	1	.4	1022
-	1	3/4	1031
-	1	1	1037
-	1	1 3/4	1056
-	1	2	1062
-	1	3 1/4	1094
-	1	4	1113
-	1	4 3/4	1132
-	2	1 1/4	2055
-	2	3	2099
-	2	9 1/2	2264
-	2	9.53	2264
-	2	17 1/2	2466
-	2	25 3/4	2675
-	2	30	2782
1	1	1	5084
1	1	2 1/4	5115
1	1	20 1/4	5571

AC	RD	P	HA
10	1	10	4.173



NOTES

It is intended to Dedicate all new roads and lanes to the Public.

1. ~~It is intended to dedicate Hyman Park and all new roads and lanes to the Peel Shire Council.~~ Altered 20th May 1947
2. All P.M.'s Conc. are Concrete Blocks.
3. All square corners have been cut off 10feet.
4. At all cut off corners the intersection point has been marked with a galvanised iron pipe.

I, Russell Edward Brown of Tamworth a surveyor registered under the Surveyor's Act, 1929, do solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the Survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933, under my immediate supervision the character and extent of which was as required by the Survey Practice Regulations 1933, and was completed on the 6th day of February 1947 and the references and permanent marks were found / 2nd found have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

R.E.Brown
Surveyor Registered under the Surveyor's Act 1929.

Subscribed and declared before me at Tamworth this 8th day of February 1947.
A.G. Taylor J.P. Justice of Peace.

R.E.Brown
Surveyor Registered under the Surveyor's Act, 1929.

Dated at Sydney this Seventh day of March 1947
Signed for and on behalf of The National Bank of Australasia Limited by its Attorneys WILLIAM HENRY EYRIS and JOHN LIONEL NAVE JONO and personally known to and in the presence of:-
H.C. Eyris
A. Thomson J.P.

Approved by Council and covered by Council Clerk's Certificate No 121 of 14.2.1947. The Common Seal of Council was hereunto affixed this 14th day of February 1947 in pursuance of Resolution dated the 14th day of February 1947.
Council Clerk. President.

I, Eric Montague Hyman of Tamworth the Registered Proprietor of the Land contained in Certificate of Title Registered Volume 4182 Folio 85 hereby Dedicate The Public Roads and Park marked on the above Plan to the Peel Shire Council.
Dated at Tamworth this twenty-sixth of February 1947
Signed by the said Eric Montague Hyman in the presence of:- E Hyman
W. Taylor
Solicitor
Tamworth

Reabscribed and redeclared before me at Tamworth this 26th day of May 1947.
A.G. Thorley J.P.

DP 20599 (E)²

D.P.20599

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 20599 CONTINUED		
FEET	INCHES	METRES
90	8 1/2	27.65
91	6 1/2	27.9
97	11 1/2	29.86
100	-	30.48
100	10	30.735
102	5 1/2	31.23
105	8	32.205
106	1 1/2	32.345
110	-	33.53
120	-	36.575
122	-	37.185
126	4 3/4	38.525
126	5 3/4	38.55
128	-	39.015
130	-	39.625
140	-	42.67
140	4 1/4	42.78
141	5 1/2	43.115
141	8	43.18
143	3 1/2	43.675
143	5	43.715
144	5 3/4	44.035
144	9 3/8	44.13
145	4	44.3
146	10	44.755
147	-	44.805
150	-	45.72
152	-	46.33
152	8	46.535
156	10 1/2	47.815
160	-	48.77
170	3	51.89
174	9 1/2	53.28
175	7 1/2	53.53
180	-	54.86
183	7 1/2	55.97
184	4 1/2	56.2
186	-	56.69
188	10	57.56
197	-	60.05
198	7 1/2	60.54
200	-	60.96
210	4	64.11
232	7 1/2	70.9
240	-	73.15
254	11	77.7
277	2 1/2	84.49
280	-	85.34
287	6 3/4	87.65
299	6	91.29
300	-	91.44
322	3 1/2	98.23
379	6	115.67
396	-	120.7
480	-	146.3
550	1	167.67
780	-	237.74
800	-	243.84
2000	-	609.6

AC	RD	P	SQ M
-	-	3.05	77.1
-	-	22	556.4
-	-	24	607
-	-	25 1/2	645
-	-	28 1/4	714.5
-	-	28 1/2	720.8
-	-	28 3/4	727.2
-	-	30 1/2	771.4
-	-	30 3/4	777.8
-	-	31	784.1
-	-	31 3/4	803
-	-	32	809.4
-	-	32 1/2	822
-	-	32 3/4	828.3
-	-	33	834.7

Req:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:2 of 6
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

Conveyance Regd No. 399 Bk. 1976

City of Tamworth

City Council owners

DP 20599 (E)3

Shire boundary

Peel

Robyn St

Jean St

Marie Ave.

Patricia Ave.

66 ft. wide

80 ft. wide

20 ft. wide

LANE

Margaret St

P.M. Conc. Block f
123°17'
4' 11½" to Cor.

39

HYMAN PARK

Section

Public Garden and Recreation Space

~~Reserve for Park~~, ~~Recreation & Drainage~~.

Recalled by Minister 26th July 1947.

© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)
Req:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:3 of 6

DP20599 E 4

Margaret St

P.M. Conc. Block fd.
123°17'
4'11½" to Cor.

15714

Lydia St

PARK

Space

Bruce St

Sec. F E D.

Vera St

Kathleen St

Marie Ave.

Patricia Ave.

66ft. wide

80ft. wide

20 FT. WIDE LANE

14' wide

Req:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:4 of 6
© Office of the Registrar-General /Src:GLXTerrain /Ref:Barnson Pty Ltd (Mudgee)

HYMAN PARK

DP 20599 (E)

Section

Public Garden and Recreation Space

~~Reserve for Park~~, declared by Gazette 26th May 1947.

~~Recreation & Drainage~~.

10A. 1R. 10P.

39

Robyn

Jean 66ft. Wide

Sec. 13

Marie 80ft. Wide Ave.

20 FT. 00' WIDE LANE

66 ft. Wide

Sec. C

Patricia 80ft. Wide Ave.

St.

66 ft. Wide

287' 6¾"

174' 9½"

90° 00'

Sec. F

Sec. E

St.

66 ft. Wide

Bruce

Road 14' Wide

80 ft.

Sec.

Vera

66 ft. Wide

St.

66 ft. Wide

Reg:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:5 of 6
© Office of the Registrar-General /Src:GlxTerrain /Ref:Barnson Pty Ltd (Mudgee)

Req:R195719 /Doc:DP 0020599 P /Rev:19-Sep-2002 /NSW LRS /Pgs:ALL /Prt:02-Mar-2023 09:14 /Seq:6 of 6
© Office of the Registrar-General /Src:GlxTerrain /Ref:Barnson Pty Ltd (Mudgee)

Vera

Section

Hillview

66ft. Wide

DP 20599 (E)

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 69415	SSM 8331	+ 2.043	DIFFERENTIAL LEVELING
SSM 8331	SSM 196076	- 3.407	DIFFERENTIAL LEVELING
SSM 196076	SSM 69415	+ 1.364	DIFFERENTIAL LEVELING
HEIGHT DATUM : AHD 71			

HEIGHT SCHEDULE					
MARK	AHD VALUE	CLASS	ORDER	HEIGHT DATUM VALIDATION	STATE
SSM 69415	400.545	LC	L3	SCIMS ADOPTED	FOUND
SSM 8331	402.588	LB	L2	FROM SCIMS - DATUM VALIDATION	FOUND
SSM 196076	399.181	LD	N/A	N/A	PLACED
DATE OF SCIMS AHD VALUES: 24.1.2018 HEIGHT DATUM: AHD71					

SHORT LINE TABLE

No.	BEARING	DISTANCE	ARC	RADIUS
1	356° 46'	10.97		
2	41° 46'	12.93		
3	346° 10'	6.6		
4	355° 16'	21.25		
5	348° 12' OA	20.685 OA	20.735 OA	84.17
6	341° 09'	7.23		
7	354° 57'	12.425	12.545	26.13
8	8° 42'	5.8		
9	53° 37'	10.62		
10	143° 37'	10.59		
11	188° 42'	5.725		
12	174° 57'	24.31	24.545	51.13
13	161° 09'	7.445		
14	168° 12'	14.54	14.58	59.17
15	175° 16'	23.235		
16	166° 10'	10.58		
17	176° 48'	2.59		
18	343° 04'	5.63	5.63	84.17
19	266° 46'	15.885		

SURVEY CO-ORDINATION CONNECTIONS

FROM	TO	BEARING	DISTANCE
SSM 69415	SSM 196076	179° 00' 55"	406.274

COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES EASTING	MGA CO-ORDINATES NORTHING	CLASS	ORDER	METHOD	STATE
SSM 69415	301 198.601	6 556 751.923	C	3	FROM SCIMS	FOUND
SSM 8331	301 087.684	6 556 679.620	C	3	FROM SCIMS	FOUND
SSM 8327	301 524.873	6 556 237.127	A	1	FROM SCIMS	FOUND
SSM 196076	301 205.579	6 556 345.699	D	U	EDM TRAVERSE	PLACED
DATE OF COORDINATES: 24 JANUARY 2018 MGA ZONE: 56 MGA DATUM: GDA94						
COMBINED SCALE FACTOR: 1.000019						

SSM 69415 FD (NTS)
56° 54' 04" 132.399 MGA (GROUND)
56° 54' 03" 132.395 SURVEY
SSM 8331 FD (NTS)
163° 09' 30" 171.85
1 DP 20599 SEC G
RM CB FD 351° 00' 0.485 (DP 20599)
171° 00' 21.095
RM GIP PL 278° 189° 14' 1.845 98° 40.0
RM GIP PL 190° 10' 2.065
233.53 31' (20.115 WIDE)
41.58
31 DP 20599 SEC G
PATRICIA AVENUE (24.385 WIDE)
45° 32' 4.305
RM CB FD 278° 32' 0.455 (DP 20599)
MGA SCIMS
30"* 53.275* 6.065
RECENT STEEL GRILL FENCE
ROBERT STREET (20.115 WIDE)
30" 6.095*
OLD METAL FENCE 42.67* 31' 30"*
D P 9 10 11 2 0 5 SEC F 9 9 21 23
42.67* 31' 30"* 42.67* 31' 30"* 42.67* 31' 30"*
8° 8° 188° 135° 135°
98° 36.575*
20' 20' 31' 243.84*
30"*
KATHLEEN STREET (20.115 WIDE)
ROBERT 27' 153° 42.67* 28' 30"* 146.3* 27'
D P 1 1 3 1 7 5 5 37
243° 6.095* 153° 42.67* 28"* 48.77* 28"* 243°
DAVID STREET (VARIABLE WIDTH)
NAIL PL 27.13 161° 11' 30"
HILLVUE (25 WIDE & VARIABLE) ROAD
27.34 341° 11' 30" 342° 60.76 08'
NAIL PL 30.385 162° 30.385 08'
RM GIP PL 244° 14' 5.66
PUBLIC RESERVE
PT 1 (2.07 ha) TOTAL 2.13 ha (BY DEDN)
* DENOTES DIMENSION BY DP 20599
2 1.601 ha (BY DEDN)
* DENOTES DIMENSION BY DP 20599
FAIRLY NEW METAL FENCE
25.0 71° 09' 25.0 85° 16' (1.8) (1.5) 15.07 (1.1) 266°
OLD STEEL MESH FENCE
42.71 356° 46' 10" 42.67*
NAIL PL RM GIP PL 0° 46' 0.775
PT 1 (599.7m²) 38
86° 237.74* 45'
43.115* 18.925* 46" 356° 46"
94° 53' 30"* 2 3 DP 515992 1
26
DP 20599 SEC F
277.33 46' (20.115 WIDE) 289.52 46'
10" 10"
RM SSM 196076 PL 33° 28' 0.86
12.365
BRUCE STREET
20.115 356° 46'
RM CB FD 176° 46' 0.455 (DP 20599)
17 20599
THOMPSON CRESCENT (15.24 WIDE)
290° 167.66* 29' 30"*
A DP 36322
RM DH&W FD 215° 24' 2.515 (DP 854385) (NOW GONE) RM GIP PL 251° 51' 5.02
NEW CHAIN LINK FENCE
56.69*
86° 45' 30"* FAIRLY NEW PALING FENCE
86 DP 20599 SEC E
86° 24.385
RM GONE (DP 854385) RM NOT FD (DP 20599)
5 D P SEC E
TO SSM 196076
288° 46' 48" 337.244
622.028 MGA (GROUND) 622.031 SURVEY
HILLVUE (24.385 WIDE) ROAD 50" 46' 88.44 356°
1 DP 1061131
RM CB FD 86° 46' 0.455 (DP 20599)
PM 8327 FD (NTS)

SURVEYOR Name: ANDREW PETER SWANE Date: 08 FEBRUARY 2018 Reference: L2140	**PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599**	LGA: TAMWORTH REGIONAL Locality: SOUTH TAMWORTH Reduction Ratio 1:1250 Lengths are in metres.	Registered 7/08/2020	DP1264030

DWG. No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:1 of 4
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:2 of 4
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

ePlan

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 7/08/2020

Title System: TORRENS

Office Use Only

DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

LGA: **TAMWORTH REGIONAL**

Locality: **SOUTH TAMWORTH**

Parish: **CALALA**

County: **PARRY**

Survey Certificate

I, ANDREW PETER SWANE

of Brown and Krippner Pty. Ltd. PO Box 260 Tamworth 2340

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on: ....., or~~

*(b) The part of the land shown in the plan (*being/~~*excluding~~** HILLVUE ROAD) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on: 08 FEB 2018, the part not surveyed was compiled in accordance with that Regulation, or

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.

Datum Line: SSM 8331 - PM 8327

Type: *Urban/~~*Rural~~

[redacted]

Surveyor Identification No: 1387

Surveyor registered under the *Surveying and Spatial Information Act 2002*

* Strike out inappropriate words.

** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I.....(Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:.....

Date:.....

File Number:.....

Office:.....

Subdivision Certificate

I, Lucy WALKER

Authorised Person/~~General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein

[redacted]

Accreditation number: —

Consent Authority: Tamworth Regional Council

Date of Endorsment: 19/06/2018

Subdivision Certificate number: Sub2018-0040

File number: SF 8529

* Strike through if inapplicable.

Plans used in the preparation of survey/compilation

DP 20599

DP 854385

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE THE EXTENSION OF HILLVUE ROAD 25 WIDE & VARIABLE TO THE PUBLIC AS PUBLIC ROAD.

SURVEYOR'S REFERENCE: L2140

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Drawing No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:3 of 4
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 7/08/2020

Office Use Only

DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses-See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: Sub2018-0040

Date of Endorsement: 19/06/2018

Executed on behalf of TAMWORTH REGIONAL COUNCIL by its duly Authorised Delegate pursuant to s.377 Local Government Act 1993

I certify that I am an eligible witness and that the delegate signed in my presence

[redacted]

SCHEDULE OF STREET ADDRESSES

LOT	STREET NO	STREET NAME	STREET TYPE	LOCALITY
1	N/A	HILLVUE	ROAD	SOUTH TAMWORTH
2	N/A	HILLVUE	ROAD	SOUTH TAMWORTH

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: L2140

Drawing No. 2140D01

Req:R010248 /Doc:DP 1264030 P /Rev:07-Aug-2020 /NSW LRS /Pgs:ALL /Prt:24-Jan-2023 14:18 /Seq:4 of 4
© Office of the Registrar-General /Src:GlXTerrain /Ref:Barnson Pty Ltd (Mudgee)

ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET**

Office Use Only

Registered: 7/08/2020

Office Use Only

DP1264030

PLAN OF SUBDIVISION OF LOT 39 SECTION F DP 20599

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses-See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SUB 2018-0040

Date of Endorsement: 19-06-2018

Certificate of Currency

I, Andrew Peter Swane

of Brown and Krippner Pty. Ltd. PO Box 260 Tamworth 2340

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that, from the date of the completion of the survey shown on the survey certificate:

(a) there are no changes to the boundaries of the land to which the survey relates (*the subject land*), and the definition of those boundaries in the plan of survey remains consistent with surrounding plans, or if not, the plan of survey has been updated;

(b) 2 or more of the permanent survey marks used in the survey remain in place, or if not, the plan of survey has been updated;

(c) all reference marks placed in respect of the survey remain in place, or if not, the reference marks have been replaced and the plan of survey has been updated; and

(d) there has been no change to the occupations and other improvements relevant to the boundaries of the subject land since the completion of the survey, or if not, the plan of survey has been updated.

[redacted]

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: L2140

Drawing No. 2140D01

01/05/1976



13/03/1984



08/07/1989



27/11/1993



01/08/1998



04/07/2014


Robert St
Robert St
Robert St
Robert St
Robert St And Marie St
Jean St
Marie St
Patricia Ave
Margaret St
Olive Ln
May Ln
Diane St
Hillvue Rd
Hillvue Rd
Hillvue Rd
Kathleen St
Kathleen St
Olive Ln
Olive Ln
Lydia St
Bruce St
Bruce St
Bruce St
Vera St
Vera St
Skye Ln
Hyman Park
25A
21-23
66-74
11-13

29/12/2016


Robert St
Robert St
Robert St
Robert St
Robert St
Robert St And Marie St
Jean St
Marie St
Patricia Ave
Kathleen St
Margaret St
Olive Ln
May Ln
Lydia St
Hillvue Rd
Hyman Park
25A
Bruce St
Bruce St
Bruce St
Hilda Ln
Olive Ln
Vera St
Vera St
Vera St
Kathleen St
Olive Ln
Hillvue Rd

barnson.

APPENDIX C

Chain of Custody and Laboratory Report

barnson.
DESIGN | PLAN | MANAGE

Unit 4 / 108-110 Market Street
Mudgee, NSW 2850
1300 BARNSON (1300 227 676)
generalenquiry@barnson.com.au

CHAIN OF CUSTODY AND ANALYTICAL REQUEST

Job Number	40924	Date	9 October 2023
Laboratory	ALS Mudgee	Report to	Nardus Potgieter npotgieter@barnson.com.au
Sample Temperature on Receipt		Notes	
15 -18 °C	Signature:		

Sample ID	Sample Description	Sample Date	Sample type	Analysis request				
				1	2	3	4	5
BH-1	BH-1 Surface soil	08/10/2023	Soil	X				
BH-2	BH-2 Surface soil	08/10/2023	Soil	X				
BH-3	BH-3 Surface soil	08/10/2023	Soil	X				
BH-4	BH-4 Surface soil	08/10/2023	Soil	X				
BH-5	BH-5 Surface soil	08/10/2023	Soil	X				
BH-6	BH-6 Surface soil	08/10/2023	Soil	X				
BH-7	BH-7 Surface soil	08/10/2023	Soil	X				
BH-8	BH-8 Surface soil	08/10/2023	Soil	X				
BH-10	BH-10 Surface soil	08/10/2023	Soil	X				
BH-A	BH-A fill	08/10/2023	Soil		X			
BH-B	BH-B fill	08/10/2023	Soil		X			

Analysis request		Method Code
1	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals	S-8
2	Asbestos – in 50g Soil (Grab sample) includes presence/absence for free fibres	EA200G
3		
4		
5		

[redacted]

Environmental Division
Mudgee
Work Order Reference
ME2301836

Telephone : 02 6372 6735

CERTIFICATE OF ANALYSIS

Work Order	: **ME2301836**	Page	: 1 of 12
Client	: **BARNSON**	Laboratory	: Environmental Division Mudgee
Contact	: Nardus Potgieter	Contact	: Mary Monds (ALS Mudgee)
Address	: Unit 4 108-110 Market Street MUDGEE NSW 2850	Address	: 1/29 Sydney Road Mudgee NSW Australia 2850
Telephone	: 0429 464 067	Telephone	: +61 2 6372 6735
Project	: Soil	Date Samples Received	: 09-Oct-2023 13:00
Order number	: ----	Date Analysis Commenced	: 10-Oct-2023
C-O-C number	: ----	Issue Date	: 16-Oct-2023 18:27
Sampler	: Client Sampler		
Site	: ----		
Quote number	: SY/053/14		
No. of samples received	: 11		
No. of samples analysed	: 11		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Alana Smylie	Team Leader - Asbestos	Newcastle - Asbestos, Mayfield West, NSW
Ankit Joshi	Senior Chemist - Inorganics	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Trace' - Asbestos fibres ("Free Fibres") detected by trace analysis per AS4964. The result can be interpreted that the sample contains detectable 'respirable' asbestos fibres
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: For samples larger than 30g, the <2mm fraction may be sub-sampled prior to trace analysis as outlined in ISO23909:2008(E) Sect 6.3.2-2
- EA200: 'Yes' - Asbestos detected by polarised light microscopy including dispersion staining.
- EA200: 'No*' - No asbestos found, at the reporting limit of 0.1g/kg, by polarised light microscopy including dispersion staining. Asbestos material was detected and positively identified at concentrations estimated to be below 0.1g/kg.
- EA200: 'No' - No asbestos found at the reporting limit 0.1g/kg, by polarised light microscopy including dispersion staining.

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH-1 BH-1 Surface Soil	BH-2 BH-2 Surface Soil	BH-3 BH-3 Surface Soil	BH-4 BH-4 Surface Soil	BH-5 BH-5 Surface Soil
			Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit	ME2301836-001	ME2301836-002	ME2301836-003	ME2301836-004	ME2301836-005
				Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**7.5**	**9.1**	**8.5**	**10.9**	**6.5**
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	**5**	**5**	<5
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	**26**	**22**	**21**	**33**	**16**
Copper	7440-50-8	5	mg/kg	**39**	**32**	**43**	**50**	**43**
Lead	7439-92-1	5	mg/kg	**46**	**15**	**17**	**12**	**15**
Nickel	7440-02-0	2	mg/kg	**16**	**20**	**17**	**30**	**17**
Zinc	7440-66-6	5	mg/kg	**119**	**135**	**80**	**89**	**66**
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg	**0.08**	<0.05	<0.05	<0.05	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg	**0.16**	<0.05	<0.05	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg	**0.16**	<0.05	<0.05	<0.05	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-1 BH-1 Surface Soil	BH-2 BH-2 Surface Soil	BH-3 BH-3 Surface Soil	BH-4 BH-4 Surface Soil	BH-5 BH-5 Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-001	ME2301836-002	ME2301836-003	ME2301836-004	ME2301836-005
					Result	Result	Result	Result	Result
EP068A: Organochlorine Pesticides (OC) - Continued									
4.4`-DDT	50-29-3	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Endrin ketone	53494-70-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Methoxychlor	72-43-5	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ **Sum of Aldrin + Dieldrin**	309-00-2/60-57-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
^ **Sum of DDD + DDE + DDT**	72-54-8/72-55-9/50-29-3	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ **Sum of polycyclic aromatic hydrocarbons**	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ **Benzo(a)pyrene TEQ (zero)**	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ **Benzo(a)pyrene TEQ (half LOR)**	----	0.5	mg/kg		**0.6**	**0.6**	**0.6**	**0.6**	**0.6**
^ **Benzo(a)pyrene TEQ (LOR)**	----	0.5	mg/kg		**1.2**	**1.2**	**1.2**	**1.2**	**1.2**
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ **C10 - C36 Fraction (sum)**	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-1 BH-1 Surface Soil	BH-2 BH-2 Surface Soil	BH-3 BH-3 Surface Soil	BH-4 BH-4 Surface Soil	BH-5 BH-5 Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-001	ME2301836-002	ME2301836-003	ME2301836-004	ME2301836-005
					Result	Result	Result	Result	Result
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Continued									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ **C6 - C10 Fraction minus BTEX (F1)**	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ **>C10 - C40 Fraction (sum)**	----	50	mg/kg		<50	<50	<50	<50	<50
^ **>C10 - C16 Fraction minus Naphthalene (F2)**	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ **Sum of BTEX**	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ **Total Xylenes**	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		**81.7**	**99.9**	**81.7**	**76.4**	**86.0**
EP068S: Organochlorine Pesticide Surrogate									
Dibromo-DDE	21655-73-2	0.05	%		**119**	**132**	**107**	**108**	**119**
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	0.05	%		**99.9**	**120**	**92.7**	**95.0**	**127**
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		**74.9**	**74.6**	**72.8**	**74.8**	**74.8**
2-Chlorophenol-D4	93951-73-6	0.5	%		**75.9**	**76.2**	**76.1**	**78.3**	**76.4**
2.4.6-Tribromophenol	118-79-6	0.5	%		**75.0**	**70.2**	**70.3**	**71.0**	**67.6**
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		**87.9**	**86.9**	**85.6**	**89.2**	**87.3**
Anthracene-d10	1719-06-8	0.5	%		**88.5**	**88.3**	**86.0**	**90.8**	**89.9**
4-Terphenyl-d14	1718-51-0	0.5	%		**97.1**	**95.7**	**95.5**	**101**	**97.7**
EP080S: TPH(V)/BTEX Surrogates									

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-1 BH-1 Surface Soil	BH-2 BH-2 Surface Soil	BH-3 BH-3 Surface Soil	BH-4 BH-4 Surface Soil	BH-5 BH-5 Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-001	ME2301836-002	ME2301836-003	ME2301836-004	ME2301836-005
					Result	Result	Result	Result	Result
EP080S: TPH(V)/BTEX Surrogates - Continued									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		**81.7**	**78.6**	**89.9**	**81.7**	**87.3**
Toluene-D8	2037-26-5	0.2	%		**94.4**	**87.2**	**95.5**	**89.9**	**94.6**
4-Bromofluorobenzene	460-00-4	0.2	%		**109**	**104**	**97.9**	**94.3**	**96.8**

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH-6 BH-6 Surface Soil	BH-7 BH-7 Surface Soil	BH-8 BH-8 Surface Soil	BH-10 BH-10 Surface Soil	BH-A BH-A Surface Soil
			Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit	ME2301836-006	ME2301836-007	ME2301836-008	ME2301836-009	ME2301836-010
				Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**8.0**	**9.7**	**3.7**	**7.6**	**----**
EA200: AS 4964 - 2004 Identification of Asbestos in Soils								
Asbestos Detected	1332-21-4	0.1	g/kg	**----**	**----**	**----**	**----**	**No**
Asbestos (Trace)	1332-21-4	-	-	**----**	**----**	**----**	**----**	**No**
Asbestos Type	1332-21-4	-	--	**----**	**----**	**----**	**----**	**-**
Sample weight (dry)	----	0.01	g	**----**	**----**	**----**	**----**	**255**
APPROVED IDENTIFIER:	----	-	--	**----**	**----**	**----**	**----**	**J. WILLIAMS**
Synthetic Mineral Fibre	----	-	--	**----**	**----**	**----**	**----**	**No**
Organic Fibre	----	-	--	**----**	**----**	**----**	**----**	**No**
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	**9**	**----**
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	**----**
Chromium	7440-47-3	2	mg/kg	**26**	**17**	**18**	**24**	**----**
Copper	7440-50-8	5	mg/kg	**36**	**24**	**18**	**40**	**----**
Lead	7439-92-1	5	mg/kg	**17**	**18**	**9**	**14**	**----**
Nickel	7440-02-0	2	mg/kg	**23**	**14**	**12**	**25**	**----**
Zinc	7440-66-6	5	mg/kg	**88**	**68**	**45**	**71**	**----**
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	**----**
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	**----**
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	**----**

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-6 BH-6 Surface Soil	BH-7 BH-7 Surface Soil	BH-8 BH-8 Surface Soil	BH-10 BH-10 Surface Soil	BH-A BH-A Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-006	ME2301836-007	ME2301836-008	ME2301836-009	ME2301836-010
					Result	Result	Result	Result	Result
EP068A: Organochlorine Pesticides (OC) - Continued									
cis-Chlordane	5103-71-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
Dieldrin	60-57-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
4.4`-DDE	72-55-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
Endrin	72-20-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
beta-Endosulfan	33213-65-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
^ Endosulfan (sum)	115-29-7	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
4.4`-DDD	72-54-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
Endrin aldehyde	7421-93-4	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
Endosulfan sulfate	1031-07-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
4.4`-DDT	50-29-3	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	----
Endrin ketone	53494-70-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
Methoxychlor	72-43-5	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	----
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Pyrene	129-00-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-6 BH-6 Surface Soil	BH-7 BH-7 Surface Soil	BH-8 BH-8 Surface Soil	BH-10 BH-10 Surface Soil	BH-A BH-A Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-006	ME2301836-007	ME2301836-008	ME2301836-009	ME2301836-010
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		**0.6**	**0.6**	**0.6**	**0.6**	----
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		**1.2**	**1.2**	**1.2**	**1.2**	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	----
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	----
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	----
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	----
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	----
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	----
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	----
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	----
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	----
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	----
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		**86.2**	**90.8**	**95.6**	**84.5**	----
EP068S: Organochlorine Pesticide Surrogate									
Dibromo-DDE	21655-73-2	0.05	%		**104**	**114**	**121**	**108**	----
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	0.05	%		**98.2**	**78.6**	**99.4**	**88.3**	----

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH-6 BH-6 Surface Soil	BH-7 BH-7 Surface Soil	BH-8 BH-8 Surface Soil	BH-10 BH-10 Surface Soil	BH-A BH-A Surface Soil
				Sampling date / time	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00	08-Oct-2023 00:00
Compound	CAS Number	LOR	Unit		ME2301836-006	ME2301836-007	ME2301836-008	ME2301836-009	ME2301836-010
					Result	Result	Result	Result	Result
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		**73.8**	**74.8**	**72.9**	**73.0**	**----**
2-Chlorophenol-D4	93951-73-6	0.5	%		**74.5**	**75.4**	**74.7**	**74.2**	**----**
2.4.6-Tribromophenol	118-79-6	0.5	%		**68.5**	**68.8**	**67.7**	**70.0**	**----**
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		**86.8**	**87.9**	**86.9**	**85.8**	**----**
Anthracene-d10	1719-06-8	0.5	%		**87.6**	**88.8**	**88.5**	**88.5**	**----**
4-Terphenyl-d14	1718-51-0	0.5	%		**95.2**	**98.7**	**98.6**	**97.0**	**----**
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		**110**	**90.1**	**101**	**101**	**----**
Toluene-D8	2037-26-5	0.2	%		**119**	**98.7**	**109**	**105**	**----**
4-Bromofluorobenzene	460-00-4	0.2	%		**122**	**102**	**111**	**114**	**----**

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH-B BH-B Surface Soil	----	----	----	----
			Sampling date / time	08-Oct-2023 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	ME2301836-011	--------	--------	--------	--------
				Result	----	----	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in Soils								
Asbestos Detected	1332-21-4	0.1	g/kg	**No**	**----**	**----**	**----**	**----**
Asbestos (Trace)	1332-21-4	-	-	**No**	**----**	**----**	**----**	**----**
Asbestos Type	1332-21-4	-	--	**-**	**----**	**----**	**----**	**----**
Sample weight (dry)	----	0.01	g	**133**	**----**	**----**	**----**	**----**
APPROVED IDENTIFIER:	----	-	--	**J. WILLIAMS**	**----**	**----**	**----**	**----**
Synthetic Mineral Fibre	----	-	--	**No**	**----**	**----**	**----**	**----**
Organic Fibre	----	-	--	**No**	**----**	**----**	**----**	**----**

Analytical Results

Descriptive Results

Sub-Matrix: **SOIL**

Method: Compound	Sample ID - Sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in Soils		
EA200: Description	BH-ABH-A Surface Soil - 08-Oct-2023 00:00	A soil sample.
EA200: Description	BH-BBH-B Surface Soil - 08-Oct-2023 00:00	A soil sample.

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	39	149
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	49	147
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	35	143
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2.4.6-Tribromophenol	118-79-6	40	138
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	63	125
Toluene-D8	2037-26-5	67	124
4-Bromofluorobenzene	460-00-4	66	131

Inter-Laboratory Testing

Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology).

(SOIL) EA200: AS 4964 - 2004 Identification of Asbestos in Soils

Analysis conducted by ALS Sydney, NATA accreditation no. 825, site no. 10911 (Chemistry) 14913 (Biology).

(SOIL) EA055: Moisture Content (Dried @ 105-110°C)

(SOIL) EP066: Polychlorinated Biphenyls (PCB)

(SOIL) EP066S: PCB Surrogate

(SOIL) EG005(ED093)T: Total Metals by ICP-AES

(SOIL) EG035T: Total Recoverable Mercury by FIMS

(SOIL) EP080/071: Total Petroleum Hydrocarbons

(SOIL) EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions

(SOIL) EP080: BTEXN

(SOIL) EP080S: TPH(V)/BTEX Surrogates

(SOIL) EP075(SIM)B: Polynuclear Aromatic Hydrocarbons

(SOIL) EP075(SIM)S: Phenolic Compound Surrogates

(SOIL) EP075(SIM)T: PAH Surrogates

(SOIL) EP068A: Organochlorine Pesticides (OC)

(SOIL) EP068T: Organophosphorus Pesticide Surrogate

(SOIL) EP068S: Organochlorine Pesticide Surrogate

barnson.

APPENDIX F

Development Plans

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 – Mechanical ventilation & air conditioning in Buildings
AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
AS1428.1 – General requirements for access – buildings
AS2890.6 – Off-street parking; mandatory requirements
AS1680.0 – 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

TAMWORTH ABORIGINAL MEDICAL SERVICE
yaamanhaa (welcome)

barnson.
DESIGN . PLAN . MANAGE

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

Scale. As indicated @ A1
Sheet. 01 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A00









DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

BARNSON PTY LTD
address. Suite 8, 11 White Street
Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

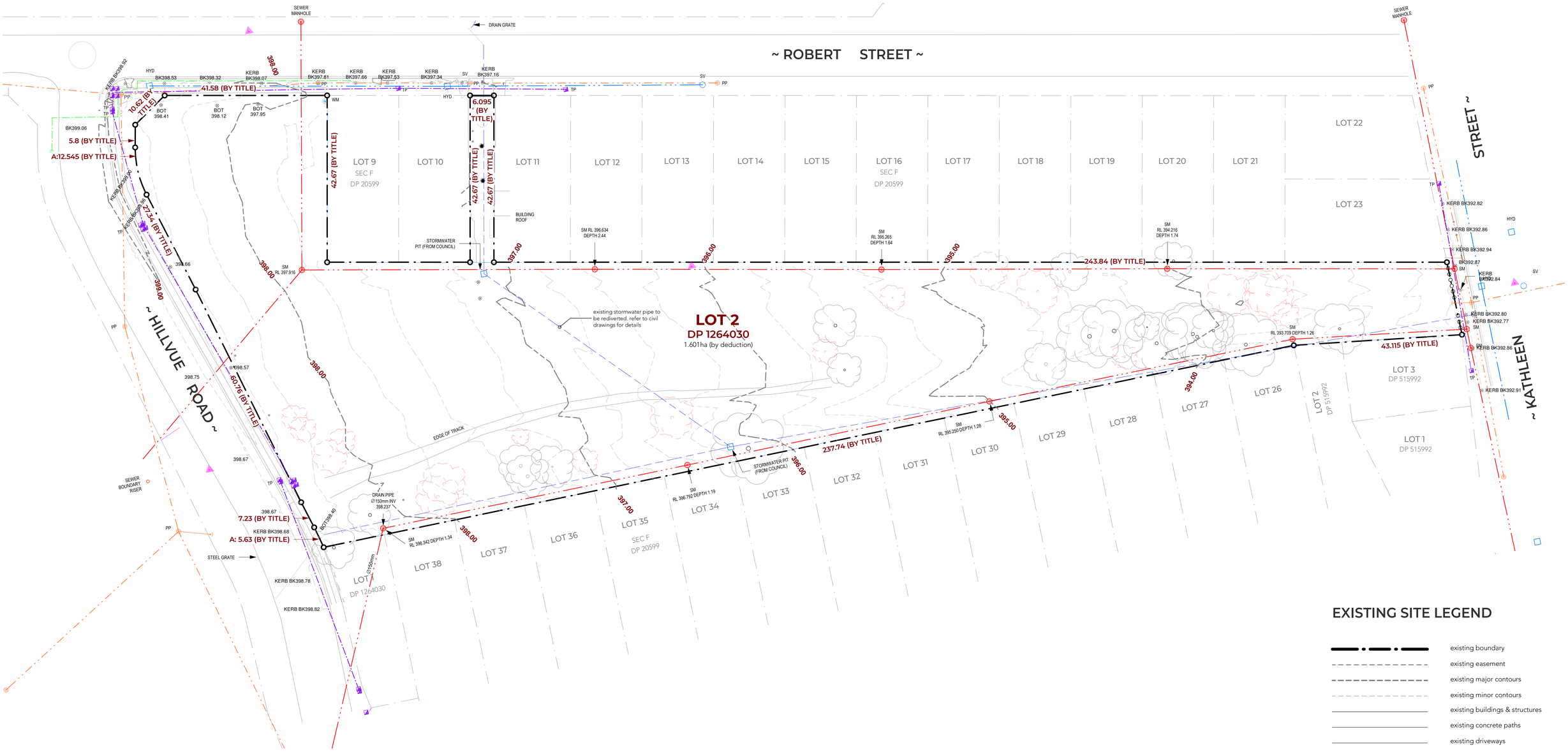
Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION
D	01.12.2023	ISSUE FOR REVIEW
E	21.12.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA

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

Drawing Title.
3D PERSPECTIVES

Scale. @ A1
Sheet. 02 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A01



01 EXISTING SITE PLAN

Scale 1 : 500 @ A1

0 5000 10000 20000 50000

N

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

DEVELOPMENT APPLICATION

barnson. DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE — yaamanhaa (welcome)

BARNSON PTY LTD
address. Suite 8, 11 White Street Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

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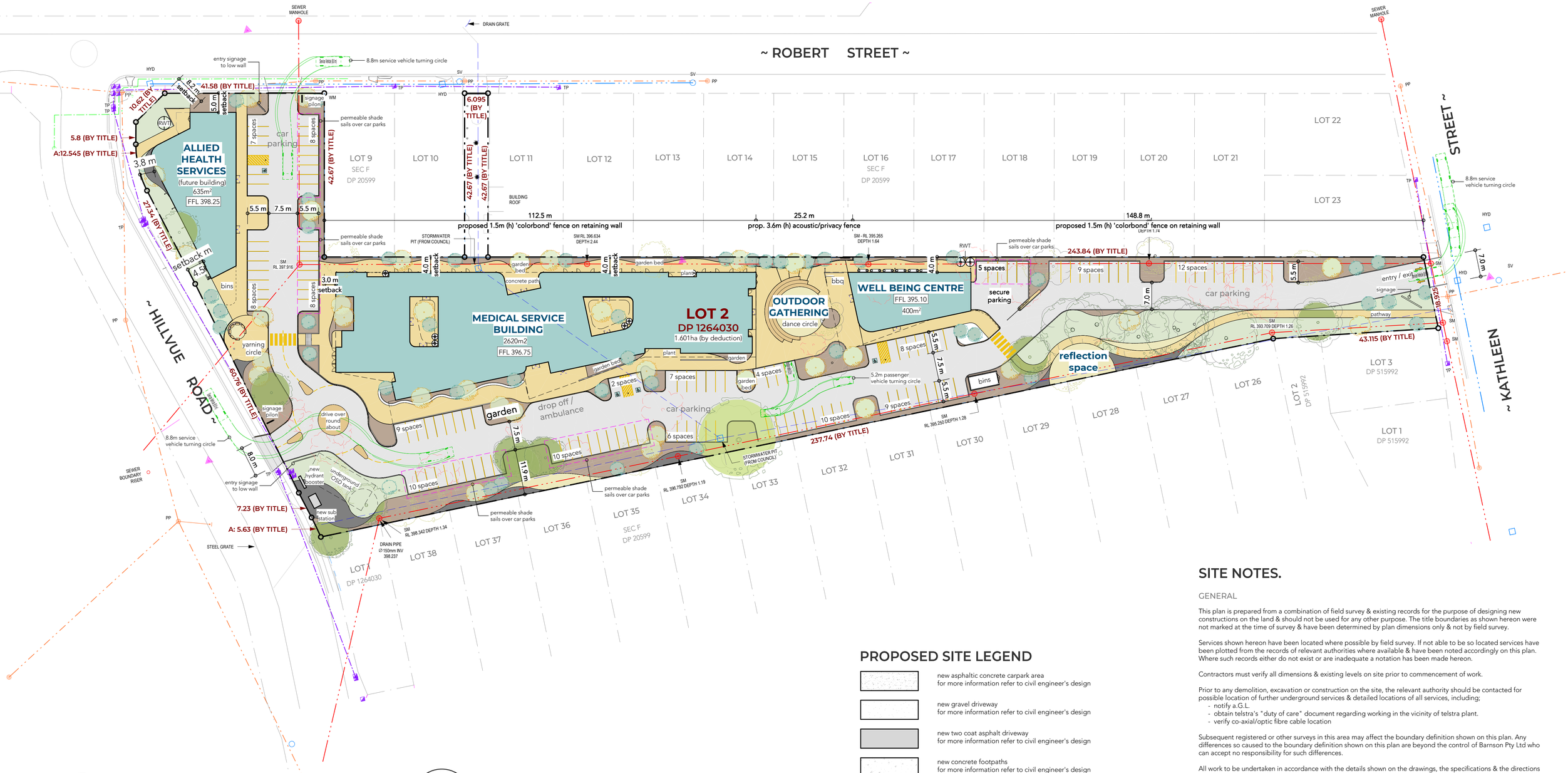
Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION
D	01.12.2023	ISSUE FOR REVIEW
E	21.12.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA

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

Drawing Title.
EXISTING SITE PLAN

Scale.	As indicated @ A1	Drawn.	LO
Sheet.	03 of 23	Checked.	KG
Project No.	40924	Revision.	G

Drawing No.
40924-A02



02 OVERALL SITE LAYOUT

Scale 1 : 500 @ A1

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	570.9m²	1 / 37m²	15.43
total number of carparks required			16
total number of carparks provided			**121**

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

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.

DEVELOPMENT APPLICATION

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address. Suite 8, 11 White Street Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

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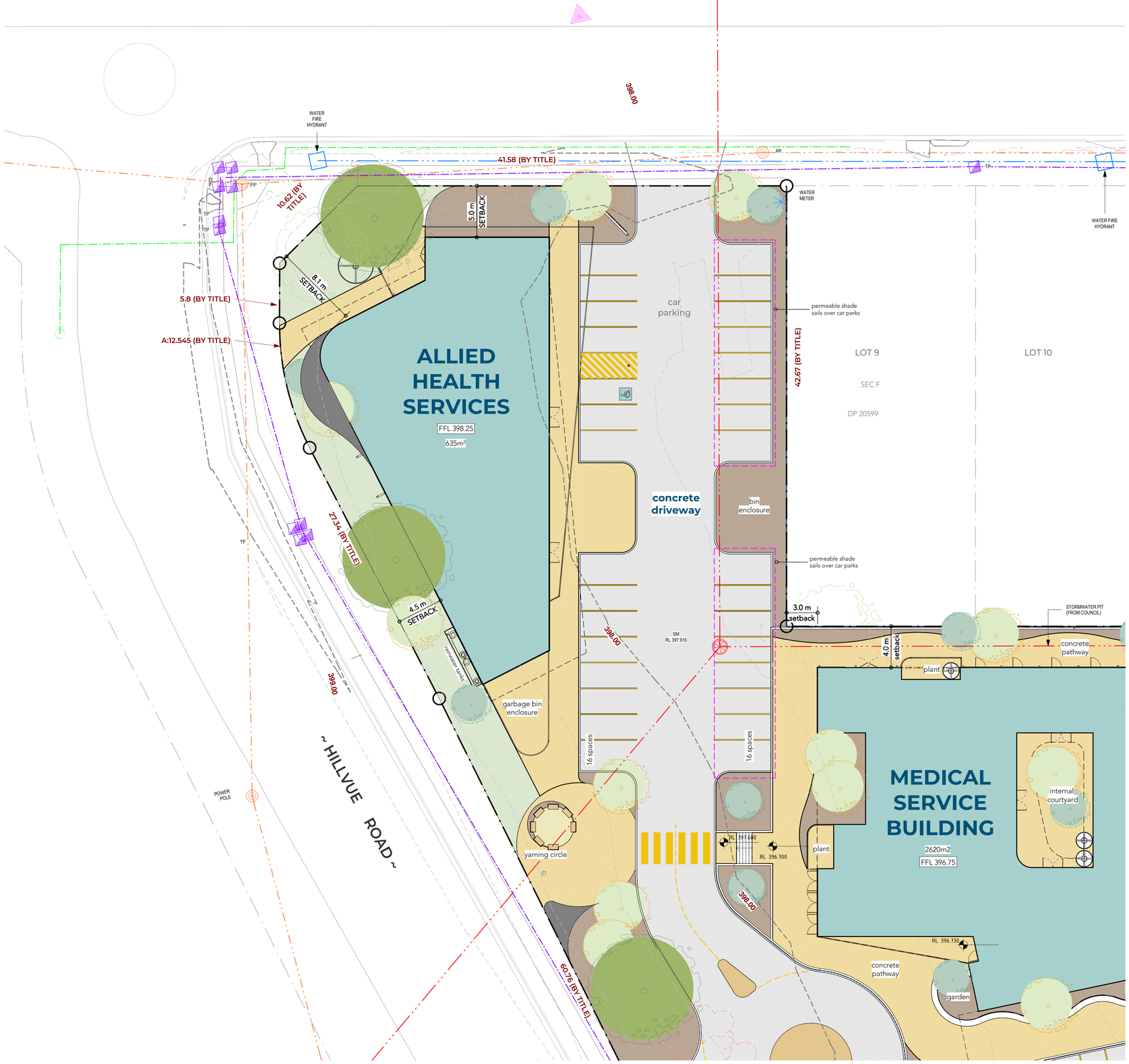
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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
OVERALL SITE PLAN

Scale. As indicated @ A1
Sheet. 04 of 23
Project No. 40924
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Checked. KG
Revision. G

Drawing No.
40924-A03



WATER STOP VALVE

03 PART SITE 1

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

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address. Suite 8, 11 White Street
Tamworth NSW 2340

phone. 1300 BARNSON (1300 227 676)

email. generalenquiry@barnson.com.au

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Drawing Title.
PART SITE PLAN 1

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Drawing No.
40924-A04



04 PART SITE 2

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

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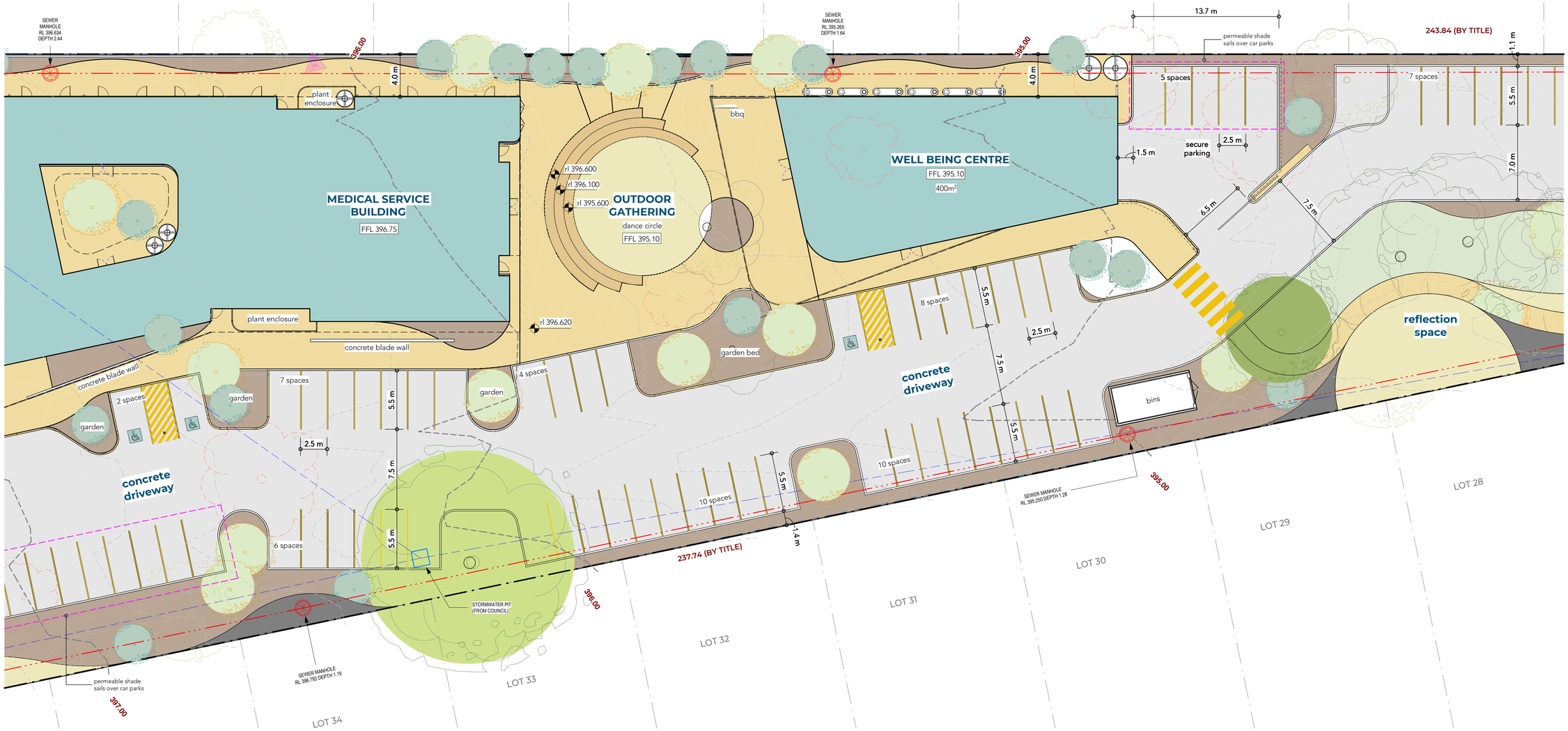
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Drawing Title.
PART SITE PLAN 2

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Drawing No.
40924-A05



05 PART SITE 3

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

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yaamanhaa (welcome)

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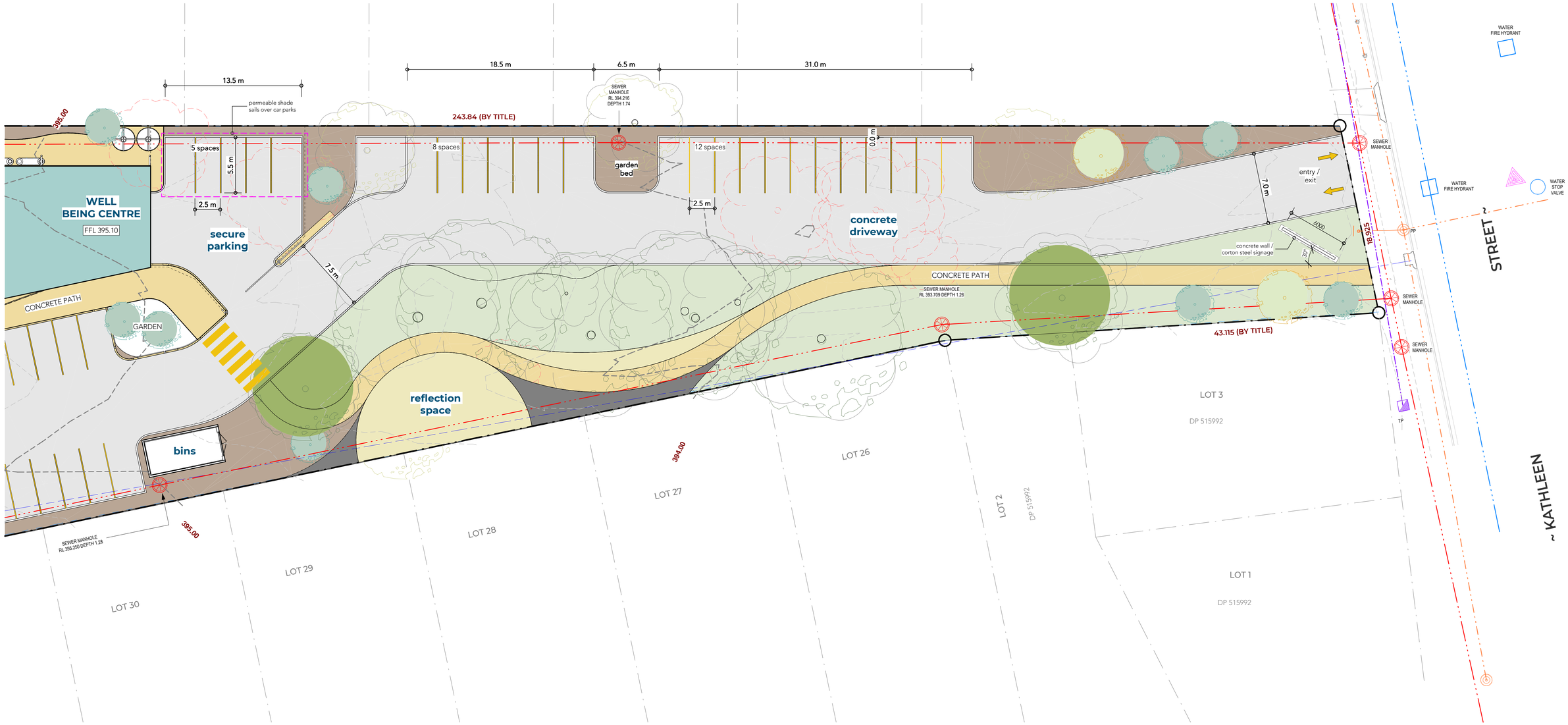
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Drawing Title.
PART SITE PLAN 3

Scale. As indicated @ A1
Sheet. 07 of 23
Project No. 40924
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Revision. G

Drawing No.
40924-A06



06 PART SITE 4

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

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address. Suite 8, 11 White Street
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Drawing Title.
PART SITE PLAN 4

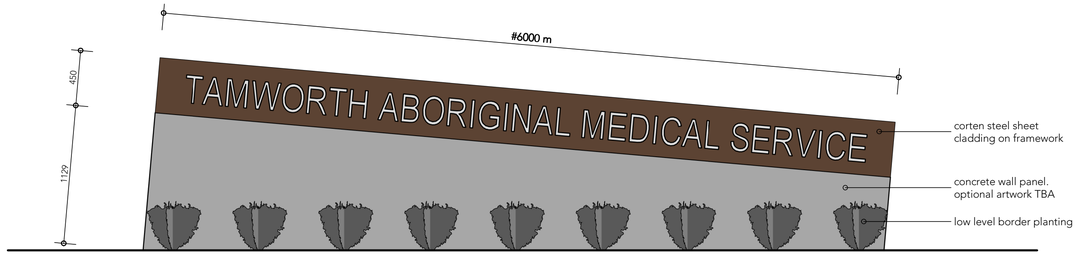
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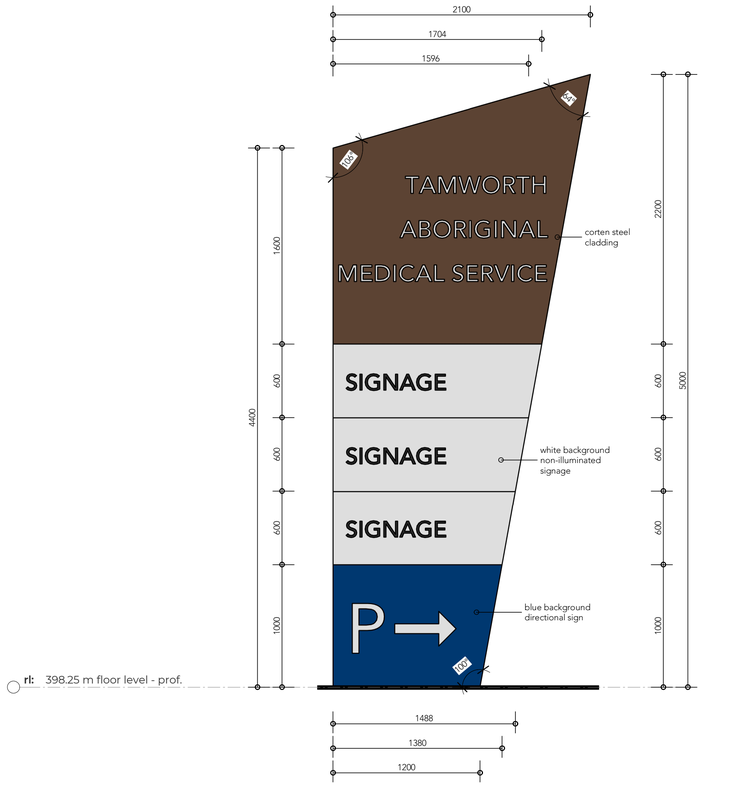
Drawing No.
40924-A07



07 **ELEVATION.** SIGNAGE - low wall OPTION 1
Scale 1 : 25 @ A1



09 **ELEVATION.** SIGNAGE - low wall OPTION 2
Scale 1 : 25 @ A1



08 **ELEVATION.** SIGNAGE - TYPICAL PYLON
Scale 1 : 25 @ A1

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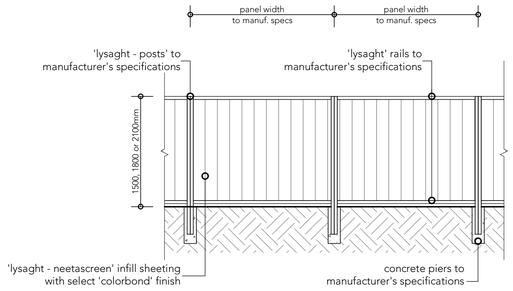
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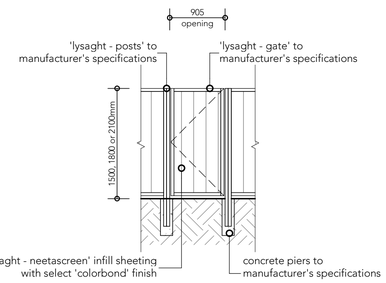
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Drawing Title.
SIGNAGE DETAILS

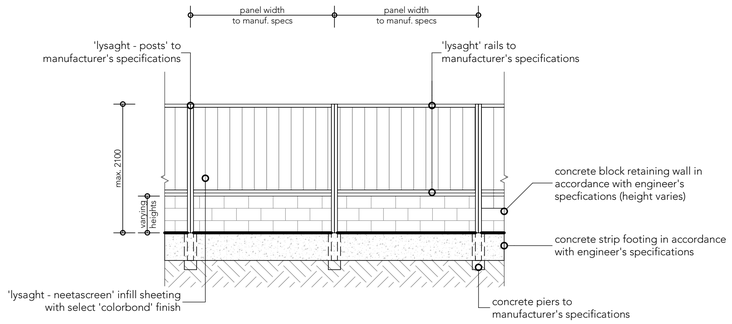
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Drawing No.
40924-
A08

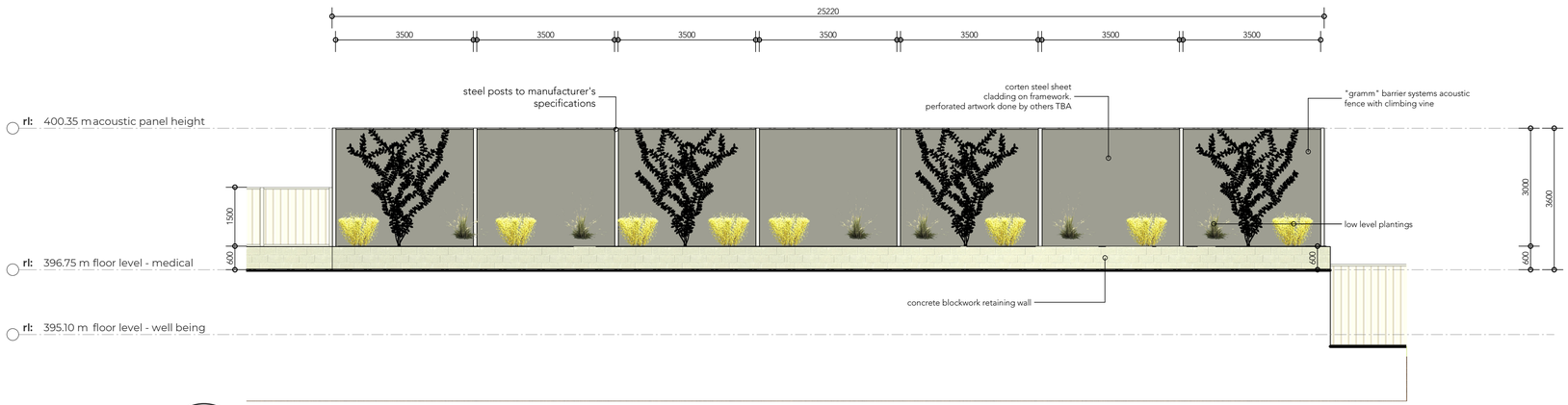




10 **DETAIL SECTION.** FENCE - COLORBOND
Scale 1 : 50 @ A1



11 **DETAIL SECTION.** FENCE - CoBOND ON RET. WALL
Scale 1 : 50 @ A1



12 **ELEVATION.** ACOUSTIC FENCE
Scale 1 : 75 @ A1

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Drawing Title.
FENCE DETAILS

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Revision. G

Drawing No.
40924-
A09

SAFE DESIGN OF STRUCTURES NOTES.

For the purpose of building, the following safety guidelines are set out henceforth in accordance with the work health & safety act 2011, work health & safety regulation 2011 & the safe design of structures code of practice 2012.

The guidelines contain work health & safety information & may include some of your obligations under the various legislation's that workcover nsw administers. To ensure you comply with your legal obligations you must refer to the appropriate legislation.

FALLS, SLIPS & TRIPS

working at heights

i. During construction
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible & injury is likely to result from such a fall. Temporary work platforms are to be erected & maintained by the principal contractor as required throughout construction wherever a person is required to work in a situation where falling more than two metres is a possibility. The erection of all platforms, hoardings, outriggers & scaffolding shall be constructed in accordance with the requirements of the relevant authorities & the applicable Australian standards.

ii. During operation or maintenance
Where an anchorage & fall arrest system is to be installed, the anchorage & fall arrest system & all associated harnesses & accessories must be maintained throughout the lifecycle of the building & inspected on a regular basis at least once in every 6 months.

slippery or uneven surfaces

i. Floor finishes specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors & paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

ii. Floor finishes by owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with as HB 197:1999 & AS/NZ 4586:2004.

iii. Building owners & occupiers should monitor the pedestrian access ways & in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven & present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

iv. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips & falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways & work areas.

v. Although during specification care has been taken to ensure the use of materials that are characteristically deemed as 'non-slip', the designer is unable to confirm nor certify the slip resistance of existing materials used throughout the existing building. It is recommended that slip resistance testing be undertaken on the existing materials in accordance with Australian standards to ensure compliance with Building Code of Australia.

vi. Although the roof has been designed in accordance with the Building Code of Australia & all relevant standards, the client is to be aware that the roof materials has potential fragility & slip resistance issues that may arise throughout construction & the lifecycle of the building when work is undertaken on the roof, especially during inclement weather.

FALLING OBJECTS

loose materials or small objects

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

i. Prevent or restrict access to areas below where the work is being carried out.
ii. Provide toeboards to scaffolding or work platforms.
iii. Provide protective structure below the work area.
iv. Ensure that all persons below the work area have personal protective equipment (ppe).

building components

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels & many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials & components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured & that access to areas below the load is prevented or restricted.

FIRE & EMERGENCIES

It is the responsibility of the client to ensure all personnel & visiting clientele are aware of all fire safety procedures, with emergency routes & exits displayed throughout the building & maintained throughout the lifecycle of the building. No combustible material & rubbish will be left on site as to cause a fire hazard.

TRAFFIC MANAGEMENT

for building on a major road, narrow road or steeply sloping road

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, no combustible material & rubbish will be left on site as to cause a fire hazard. Management personnel should be responsible for the supervision of these areas.

for building where on-site loading/unloading is restricted

Construction of this building will require loading & unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas & trained traffic management personnel should be used to supervise loading/unloading areas.

for all buildings

Busy construction & demolition sites present a risk of collision where deliveries & other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location & extent of services may vary from that indicated. Services should be located using an appropriate service (such as dial before you dig), appropriate excavation practice should be used &, where necessary, specialist contractors should be used.

location with underground power

Underground power lines may be located in or around this site, all underground power lines must be disconnected or carefully located & adequate warning signs used prior to any construction, maintenance or demolition commencing.

locations with overhead powerlines

Overhead powerlines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant & persons working above ground level. Where there is a danger of this occurring, powerlines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

STRUCTURAL SAFETY

All protection works to any adjoining building (as required) will be in place before demolition works.

Demolition & removal of the building shall be undertaken in a careful & proper manner & with a minimum disturbance to the adjoining buildings & to the public & the occupants.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.

No new or existing wall or other structure shall be left free standing & unattended without temporary bracing or supports in such a condition that it may collapse due to wind or vibration.

EARTHWORKS

It is the responsibility of the principal contractor to establish the location & the level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. Clearances shall be obtained from the relevant service authority.

To enable the placement of new stormwater services, trench excavations will occur on site. It is to be the responsibility of the principal contractor to ensure that all safety risks associated with trench excavation are identified, addressed & adhered to throughout construction.

MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building & maintenance components should clearly show the total mass of packages & where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance & demolition of this building will require the use of portable tools & equipment. These should be specifications & not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked & personal protective equipment should be used in accordance with manufacturer's specification.

CONFINED SPACES

excavation

Construction of this building & some maintenance on the building will require excavation & installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs & barriers to prevent accidental or unauthorised access to all excavations should be provided.

enclosed spaces

For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building may present a risk to persons entering for construction, maintenance, or any other purpose. The design documentation calls for warning signs & barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment & personal protective equipment should be provided.

small spaces

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs & barriers to unauthorised access. These should be maintained throughout the life of the building, where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting & other manual activity should be restricted in small spaces.

HAZARDOUS SUBSTANCES

Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers specifications.

asbestos

If this existing building was constructed prior to:
1990 - it therefore is likely to contain asbestos.
1986 - it therefore may contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check &, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

powdered materials

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation & wear personal protective equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

treated timber

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation & wear personal protective equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released do not burn treated timber.

volatile organic compounds

Many types of glue, solvents, spray packs, paints, varnishes & some cleaning materials & disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used & for a period after installation. Personal protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

synthetic mineral fibre

Fiberglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal protective equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

timber floors

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding & application & for a period after installation. Protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Throughout the construction period storage & use of hazardous materials for the associated build is to be the responsibility of the principal contractor. Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers specifications.

PUBLIC ACCESS

Public access to construction & demolition sites & to areas under maintenance causes risk to workers & public. Warning signs & secure barriers to unauthorised access should be provided. Where electrical installations, excavations, paint or loose materials are present they should be secured when not fully supervised.

MOVEMENT OF PEOPLE & MATERIALS

Throughout construction & the lifecycle of the building safe access & egress, including for those with a disability is to be maintained throughout the building & site. The existing front entrance to the building is deemed to be the accessible route in & out of the building, & as such should be maintained clear & free of construction materials during the construction phase.

Traffic management during the construction & lifecycle of the building is to be the responsibility of the client.

Exclusion zones are to be set in place by essential energy during construction, & as such movement within these areas are to be prohibited except by written permission of the client.

Site security during construction is to be shared by the principal contractor & client. Security fencing shall be provided around the perimeter of the construction site & any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the construction period.

OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of practice: managing electrical risks at the workplace, as/nz 3012 & all licensing requirements.

All work using plant should be carried out in accordance with code of practice: managing risks of plant at the workplace. All work should be carried out in accordance with code of practice: managing noise & preventing hearing loss at work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction & concrete placement. All the above applies.

These notes do not represent a comprehensive statement of the law as it applies to particular problems or to individuals or as a substitute for legal advice. You should seek independent legal advice if you need assistance on the application of the law to your situation.

Information on the latest laws can be checked by visiting the nsw legislation website (www.legislation.nsw.gov.au).

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE
yaamanhaa (welcome)

BARNSON PTY LTD
address. Suite 8, 11 White Street
Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

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Rev.	Date.	Amendment.
E	22.12.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA

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

Drawing Title.
SAFE DESIGN OF STRUCTURES & PART J

Scale.	1 : 1 @ A1	Drawn.	LO
Sheet.	11 of 23	Checked.	KG
Project No.	40924	Revision.	G

Drawing No.
40924-A100



01 MEDICAL CENTRE FLOOR PLAN

Scale 1 : 150 @ A1

0 1500 3000 6000 15000

N

AREAS

MEDICAL CENTRE GROSS FLOOR AREA	2420m2
EXTERNAL PAVEMENT + INTERNAL COURTYARDS	1295m2

STAFF NUMBERS

CLINICAL WING
21 consult rooms, 1 pathology office, 1 office — **subtotal = 23 staff**

ADMINISTRATION
Executive offices (6), Open Office (12), Admin office (3), Reception (4) — **sub total = 25 staff**

COUNSELLING WING
15 Consult rooms, 1 Managers office — **subtotal = 16 staff**

Total = 64 staff

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE — yaamanhaa (welcome)

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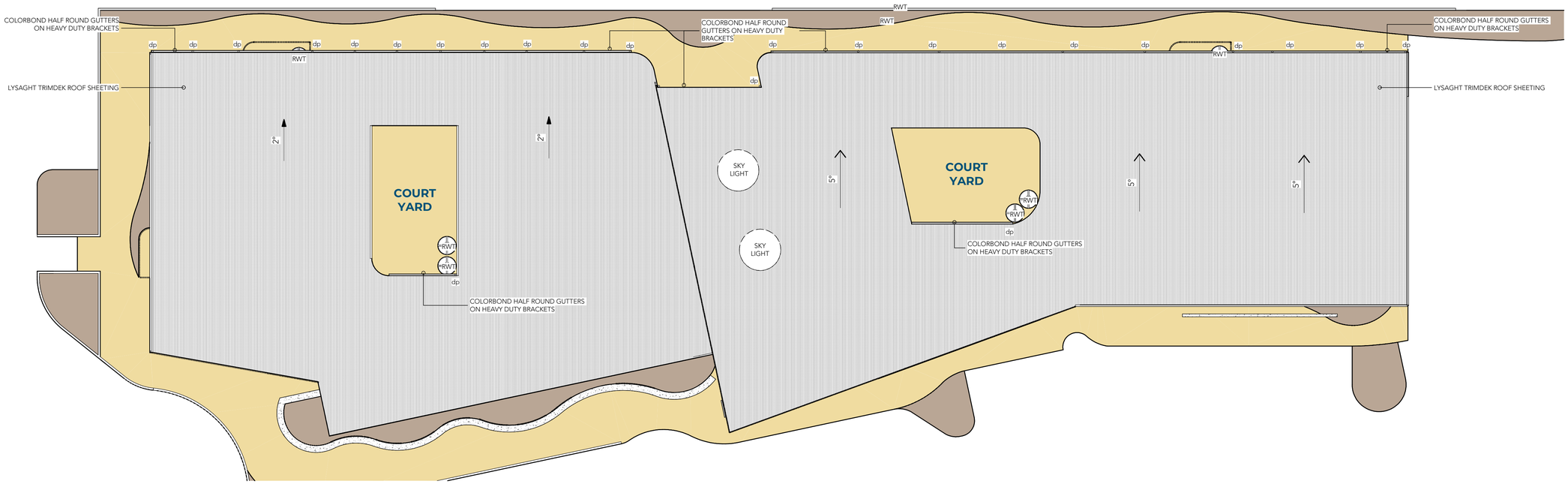
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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
MEDICAL CENTRE - FLOOR PLAN

Scale.	As indicated @ A1	Drawn.	LO
Sheet.	12 of 23	Checked.	KG
Project No.	40924	Revision.	G

Drawing No.
40924-A101



02 ROOF PLAN

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

N

LEGEND

ROOFING NOTES.

Steel roof sheeting is to be installed in accordance with manufacturer's installation instructions, *AS1562.1 Design & installation of sheet roof & wall cladding - metal* & the *BCA Vol. 1, Part F1.5.*

Roofing to be installed as per *AS/NZS3500.3.* and stormwater management plan prepared by Barnson.

Downpipes are to be located where they will not create a hazard to building users nor impede window & door openings & the like. They are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Downpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & cables & gas pipes & no less than 50mm from other services in accordance with *AS/NZS3500.3.2* & civil design prepared by Barnson.

Downpipes throughout in accordance with civil design prepared by Barnson.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the stormwater management plan prepared by Barnson.

All sarking material to be installed according to manufacturer's installation instructions, 'AS/NZS4200.1 & 2-2017 - Installation of pliable membrane & underlay' & the BCA Vol. 1, F1.6.

Corrosion protection of metal roof sheeting is required to meet with minimal coating requirements of manufacturer.

Gutters, downpipes & flashing fabricated with metal are to meet *AS/NZS2179* requirements while uPVC components are to comply with *AS1273.*

No lead roofing products are to be specified to prevent toxins from entering any potential potable rainwater catchment supplies.

Eave gutters must have a 1:500 minimal fall & designed in accordance with stormwater management plan prepared by Barnson.

Any flexible ducting that has a source from a flame hazard must meet *AS4254* hazard properties.

Provide dektite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation

A roof anchorage & safety system is to be designed, installed & certified certified in accordance with *AS1891.4 -2000.* Building owner is to ensure annual maintenance & inspection of system.

Roof sheets to be lapped away from prevailing weather ingress in accordance with *AS1562.1.*

Install sarking over battens & under roof sheeting for improved moisture drainage.

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

BARNSON PTY LTD
address. Suite 8, 11 White Street
Tamworth NSW 2340
phone. 1300 BARNSON (1300 227 676)
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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
MEDICAL CENTRE - ROOF PLAN

Scale. As indicated @ A1
Sheet. 13 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A102



03 ELEVATION. medical centre - NORTH FACADE

Scale 1 : 200 @ A1

0 2000 4000 8000 20000



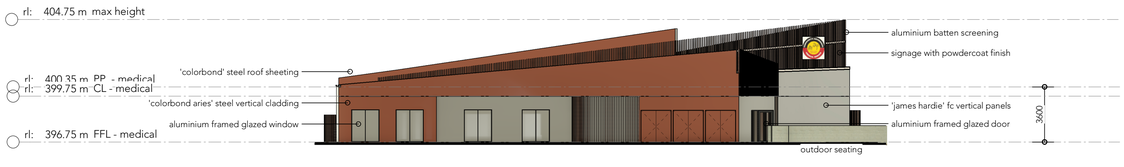
04 ELEVATION. medical centre - SOUTH FACADE

Scale 1 : 200 @ A1



05 ELEVATION. medical centre - EAST FACADE

Scale 1 : 200 @ A1



06 ELEVATION. medical centre - WEST FACADE

Scale 1 : 200 @ A1

LEGEND

DEVELOPMENT APPLICATION

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address. Suite 8, 11 White Street
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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
MEDICAL CENTRE - ELEVATIONS

Scale. 1 : 200 @ A1
Sheet. 14 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

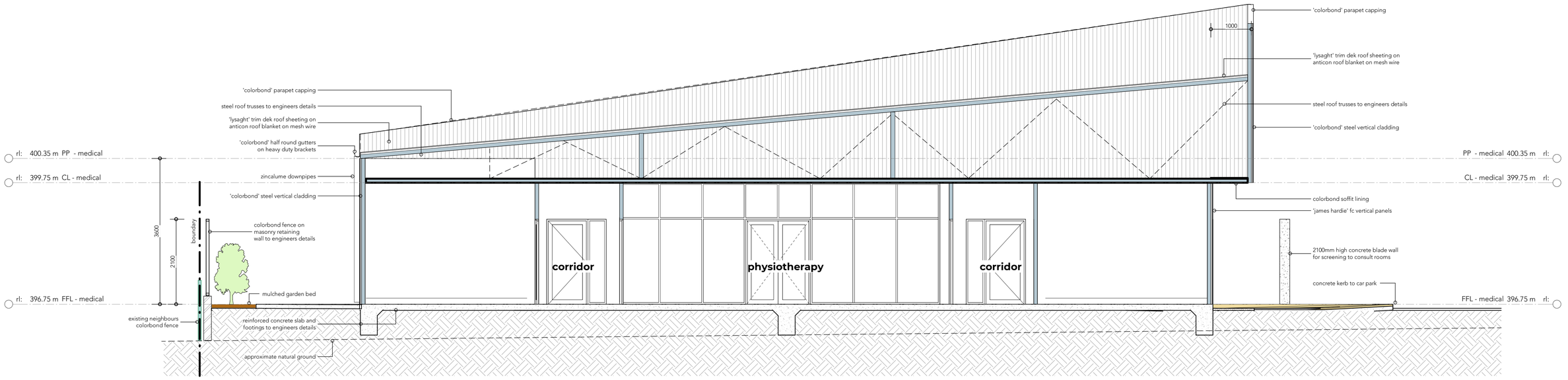
Drawing No.
40924-A110



07 **SECTION.** Section 5

Scale 1 : 200 @ A1

0 2000 4000 8000 20000



08 **SECTION.** Section 2

Scale 1 : 50 @ A1

0 500 1000 2000 5000

DEVELOPMENT APPLICATION

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address. Suite 8, 11 White Street
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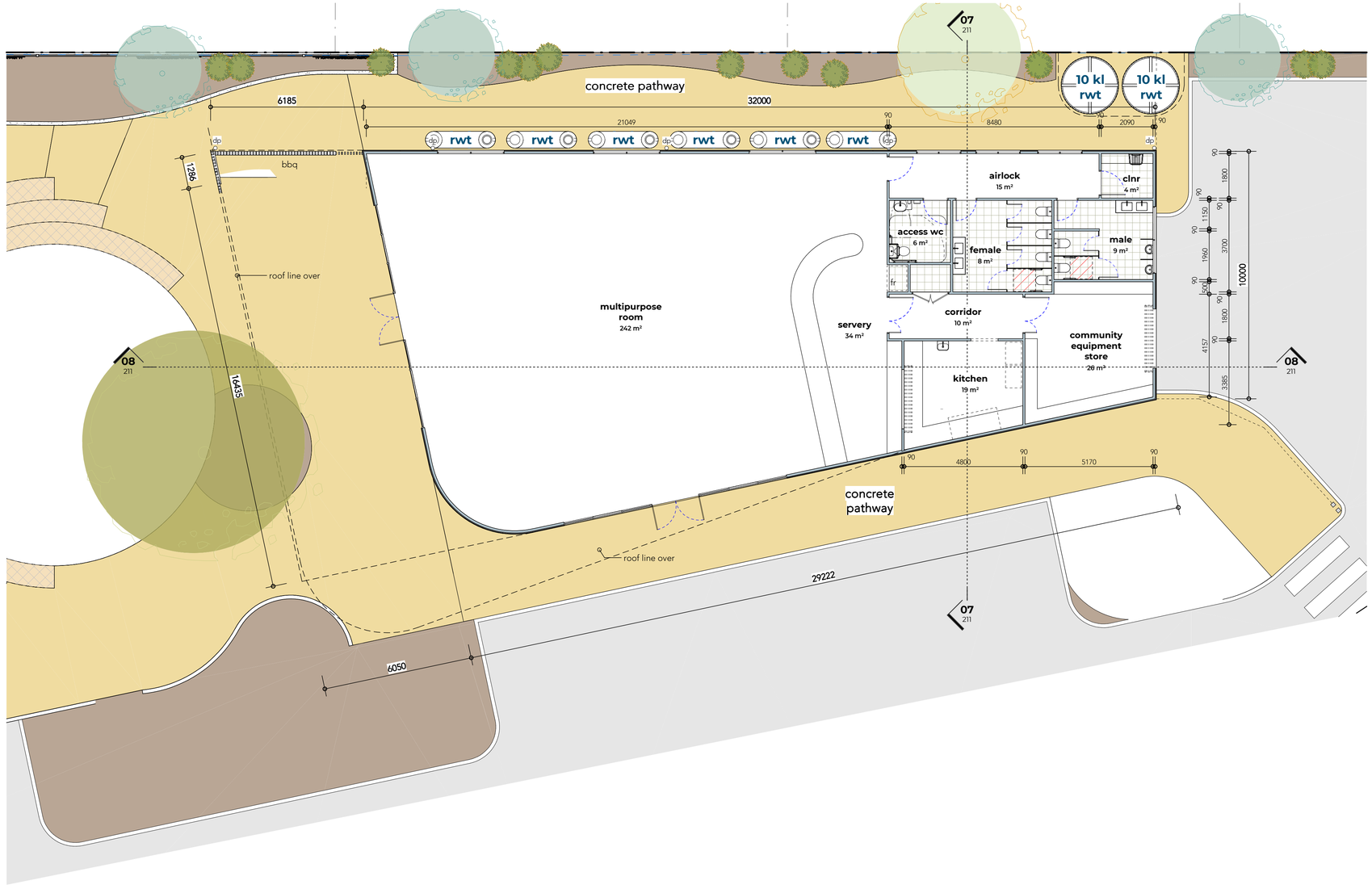
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Project.
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Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
MEDICAL CENTRE - SECTIONS

Scale. As indicated @ A1
Sheet. 15 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A111



01 WELL BEING CENTRE - FLOOR PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

N

AREAS	
WELL BEING G.F.A	397m²
EXTERNAL PAVEMENT	222m²

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE
yaamanhaa (welcome)

BARNSON PTY LTD

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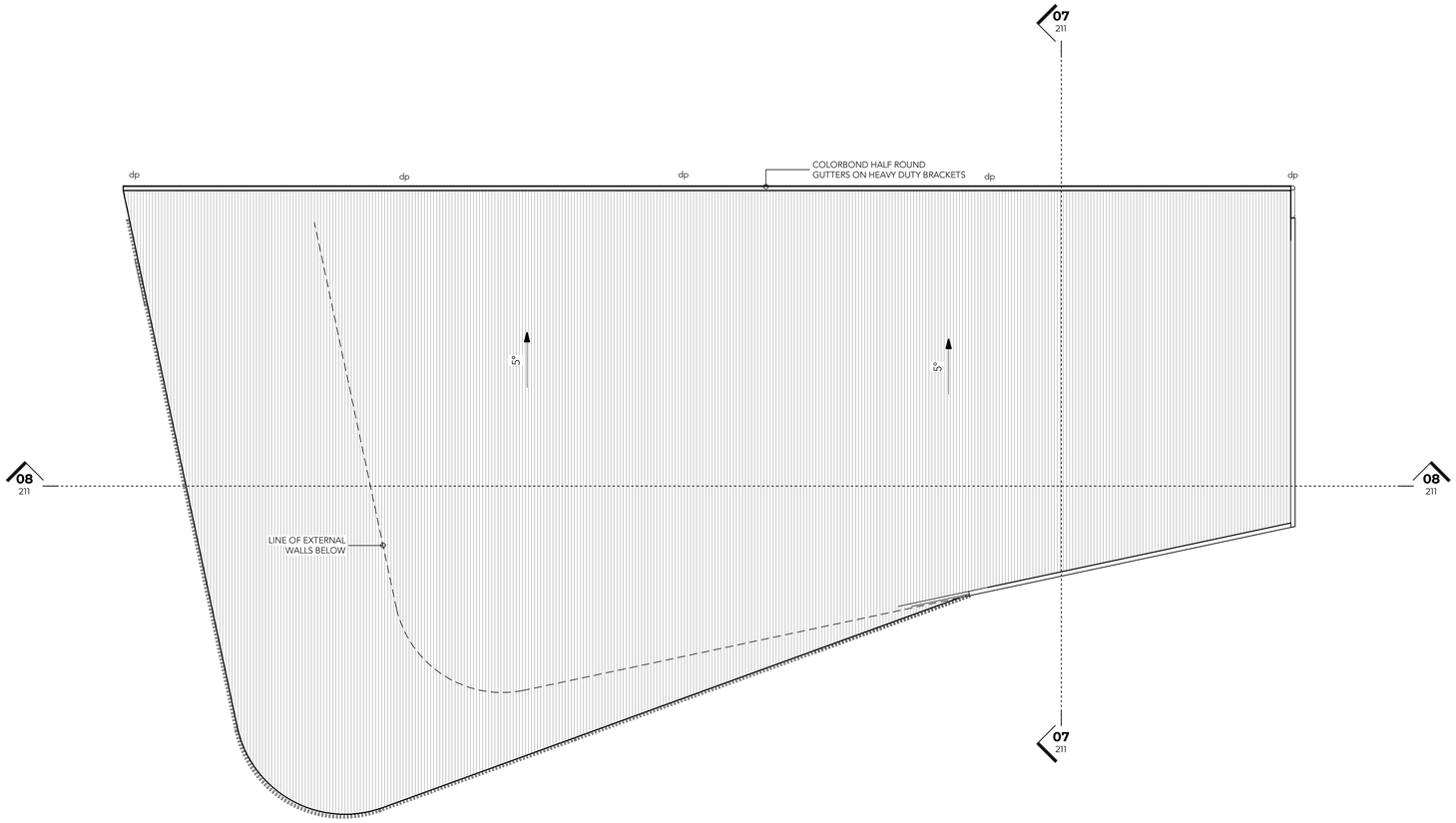
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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
WELL BEING CENTRE - FLOOR PLAN

Scale. 1 : 100 @ A1
Sheet. 16 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. F

Drawing No.
40924-A200



02 ROOF PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

N

LEGEND

ROOFING NOTES.

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Install sarking over battens & under roof sheeting for improved moisture drainage.

DEVELOPMENT APPLICATION

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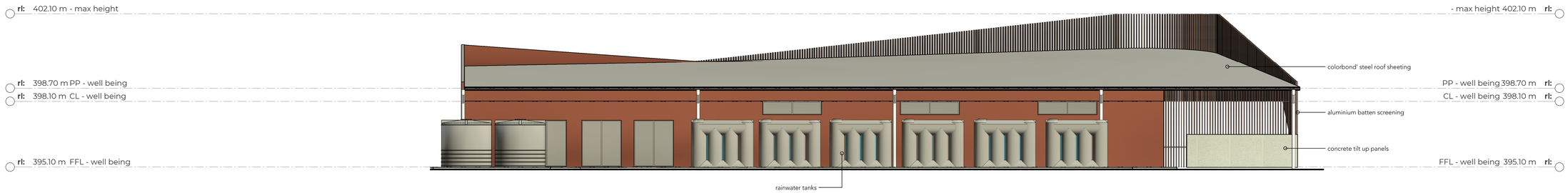
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PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
WELL BEING CENTRE - ROOF PLAN
Scale. As indicated @ A1
Sheet. 17 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. E

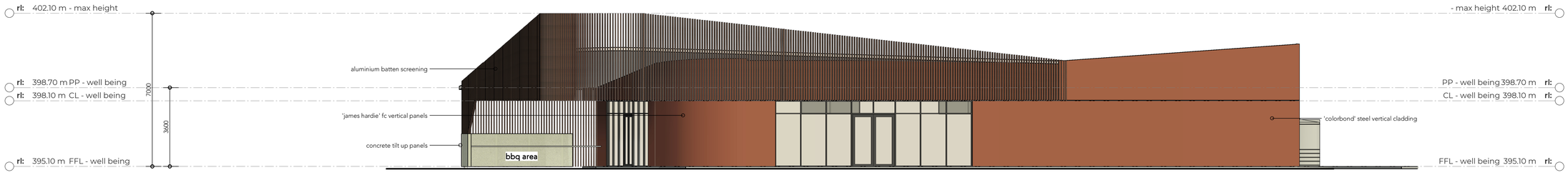
Drawing No.
40924-
A201



03 ELEVATION. well being - NORTH FACADE

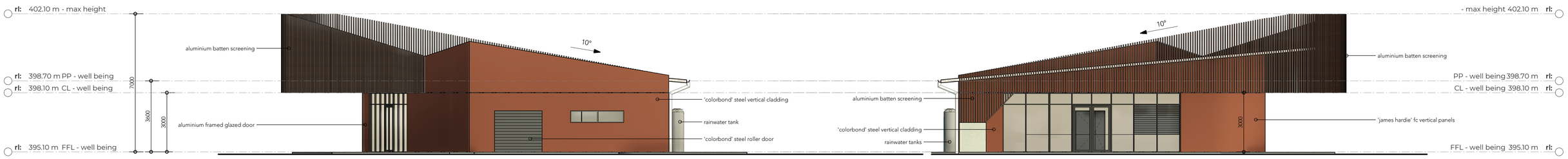
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0 1000 2000 4000 10000



04 ELEVATION. well being - SOUTH FACADE

Scale 1 : 100 @ A1



05 ELEVATION. well being - EAST FACADE

Scale 1 : 100 @ A1

06 ELEVATION. well being - WEST FACADE

Scale 1 : 100 @ A1

LEGEND

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

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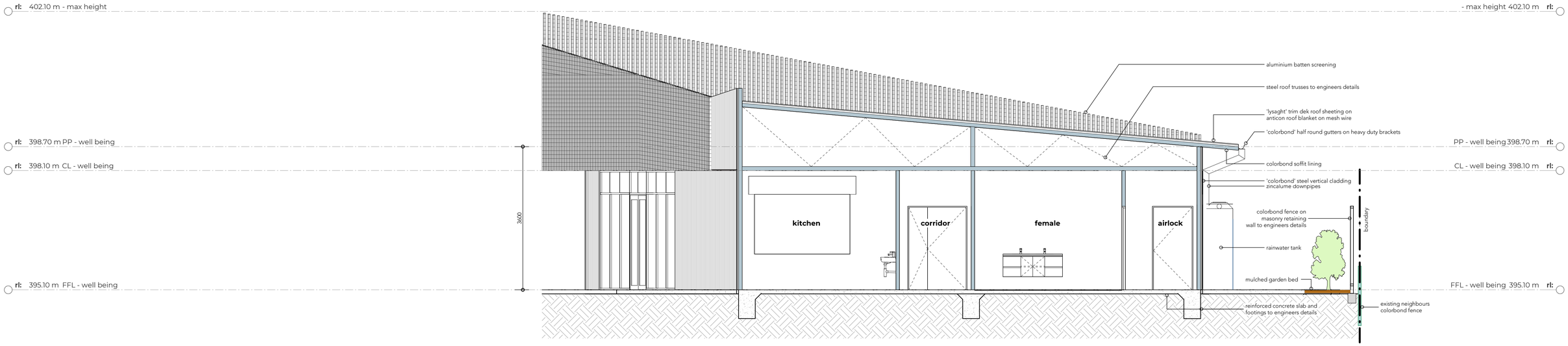
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PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
WELL BEING CENTRE - ELEVATIONS

Scale. 1 : 100 @ A1
Sheet. 18 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. E

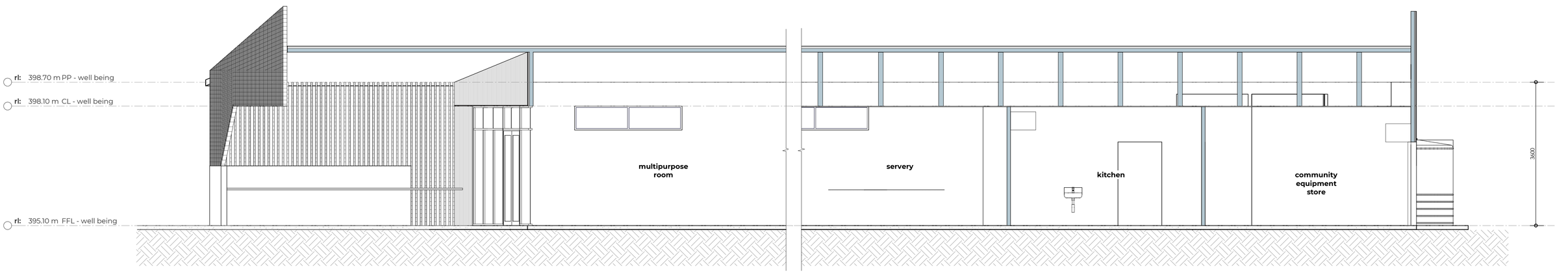
Drawing No.
40924-A210



07 **SECTION.** Section 1

Scale 1 : 50 @ A1

0 500 1000 2000 5000



08 **SECTION.** Section 2

Scale 1 : 50 @ A1

0 500 1000 2000 5000

DEVELOPMENT APPLICATION

barnson.
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address. Suite 8, 11 White Street
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PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
WELL BEING CENTRE - SECTIONS

Scale. 1 : 50 @ A1
Sheet. 19 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. E

Drawing No.
40924-A211



01 ALLIED HEALTH - FLOOR PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

N

AREAS

TENANCY 1 - DENTAL	295m²
TENANCY 2	172m²
TENANCY 3 -	167m²
EXTERNAL PAVEMENTS	331m²
TOTAL G.F.A =	634m²

LEGEND

DEVELOPMENT APPLICATION

barnson.
DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE
yaamanhaa (welcome)

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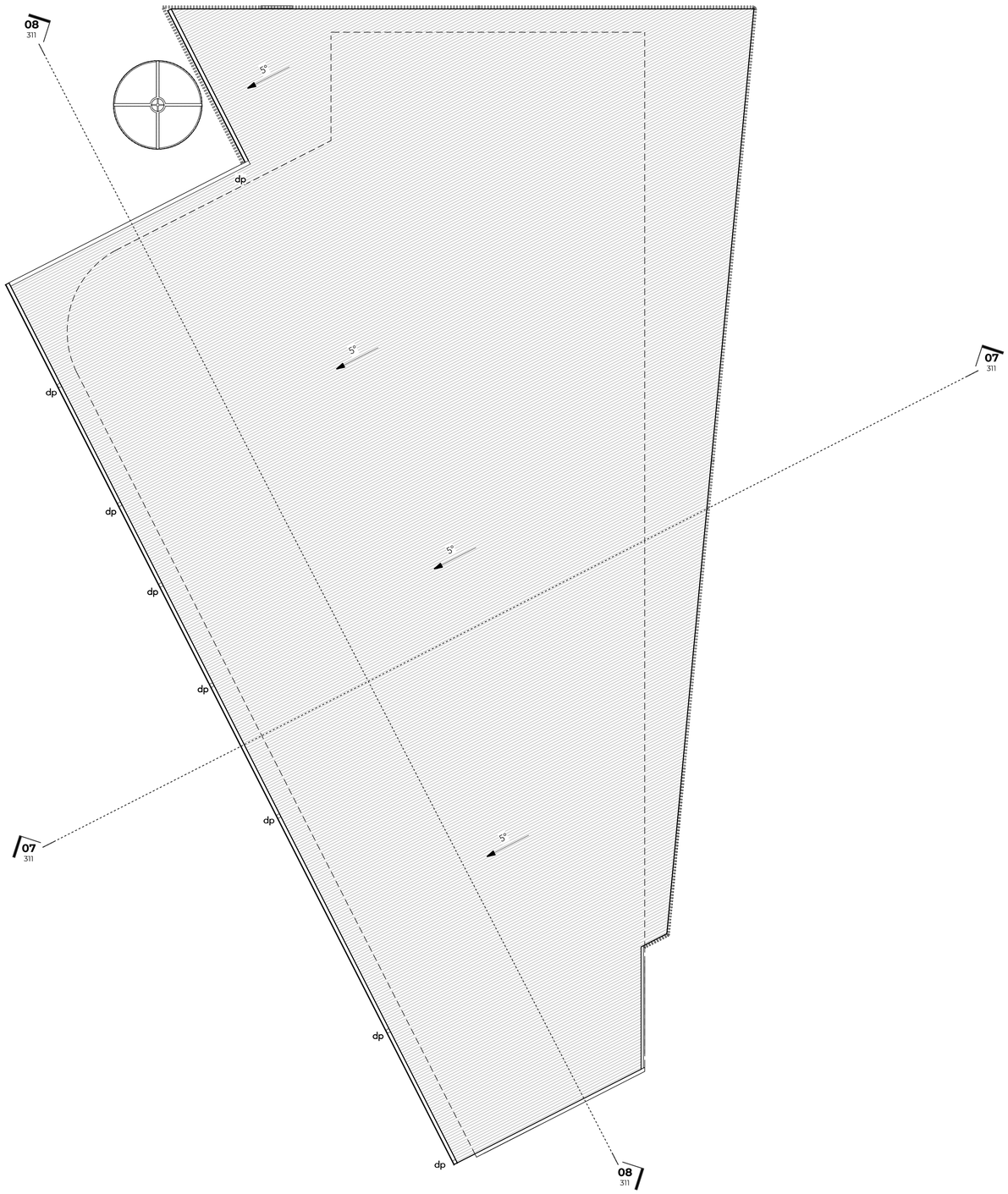
Rev.	Date.	Amendment.
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION
D	01.12.2023	ISSUE FOR REVIEW
E	22.12.2023	ISSUE FOR APPROVAL
F	19.01.2024	ADD TENANCY 3 LAYOUT
G	29.01.2024	ISSUE FOR DA

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

Drawing Title.
ALLIED HEALTH - FLOOR PLAN

Scale. 1 : 100 @ A1
Sheet. 20 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A300



LEGEND

02 ROOF PLAN

Scale 1 : 100 @ A1

0 1000 2000 4000 10000

N

ROOFING NOTES.

Steel roof sheeting is to be installed in accordance with manufacturer's installation instructions, *AS1562.1 Design & installation of sheet roof & wall cladding - metal* & the *BCA Vol. 1, Part F1.5.*

Roofing to be installed as per *AS/NZS3500.3.* and stormwater management plan prepared by Barnson.

Downpipes are to be located where they will not create a hazard to building users nor impede window & door openings & the like. They are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Downpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & cables & gas pipes & no less than 50mm from other services in accordance with *AS/NZS3500.3.2* & civil design prepared by Barnson.

Downpipes throughout in accordance with civil design prepared by Barnson.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the stormwater management plan prepared by Barnson.

All sarking material to be installed according to manufacturer's installation instructions, 'AS/NZS4200.1 & 2-2017 - Installation of pliable membrane & underlay' & the BCA Vol. 1, F1.6.

Corrosion protection of metal roof sheeting is required to meet with minimal coating requirements of manufacturer.

Gutters, downpipes & flashing fabricated with metal are to meet *AS/NZS2179* requirements while uPVC components are to comply with *AS1273.*

No lead roofing products are to be specified to prevent toxins from entering any potential potable rainwater catchment supplies.

Eave gutters must have a 1:500 minimal fall & designed in accordance with stormwater management plan prepared by Barnson.

Any flexible ducting that has a source from a flame hazard must meet *AS4254* hazard properties.

Provide dektite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation

A roof anchorage & safety system is to be designed, installed & certified certified in accordance with *AS1891.4 -2000.* Building owner is to ensure annual maintenance & inspection of system.

Roof sheets to be lapped away from prevailing weather ingress in accordance with *AS1562.1.*

Install sarking over battens & under roof sheeting for improved moisture drainage.

DEVELOPMENT APPLICATION

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DESIGN . PLAN . MANAGE

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email. generalenquiry@barnson.com.au
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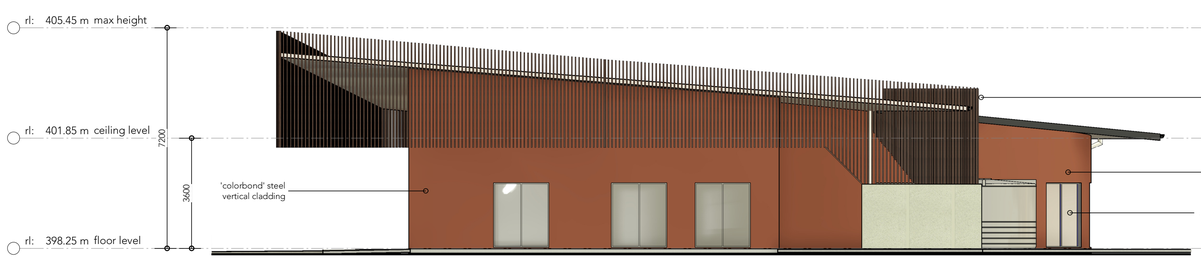
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PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
ALLIED HEALTH - ROOF PLAN

Scale. As indicated @ A1
Sheet. 21 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

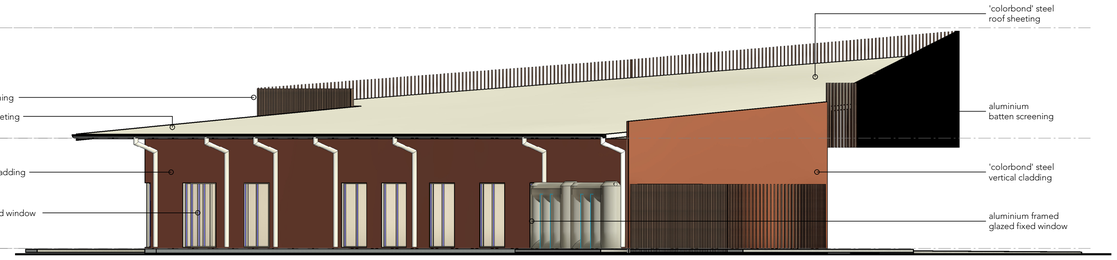
Drawing No.
40924-A301



03 ELEVATION. allied health - NORTH FACADE

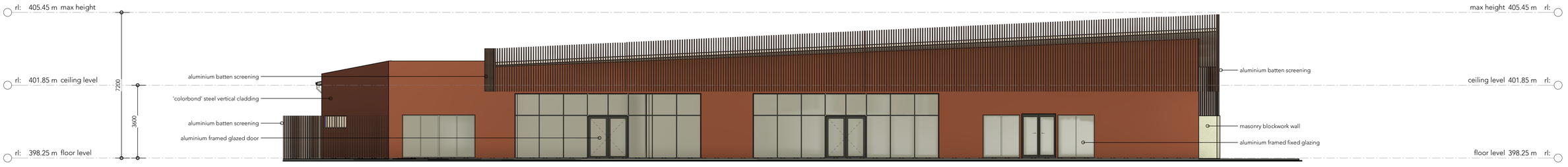
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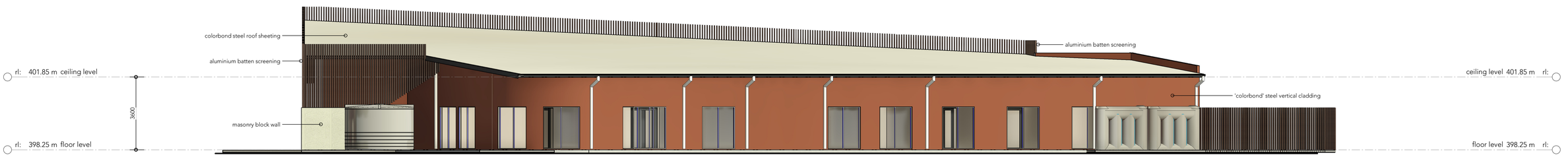
04 ELEVATION. allied health - SOUTH FACADE

Scale 1 : 100 @ A1



05 ELEVATION. allied health - EAST FACADE

Scale 1 : 100 @ A1



06 ELEVATION. allied health - WEST FACADE

Scale 1 : 100 @ A1

LEGEND

DEVELOPMENT APPLICATION

barnson. DESIGN . PLAN . MANAGE

TAMWORTH ABORIGINAL MEDICAL SERVICE — yaamanhaa (welcome)

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Tamworth NSW 2340

phone. 1300 BARNSON (1300 227 676)

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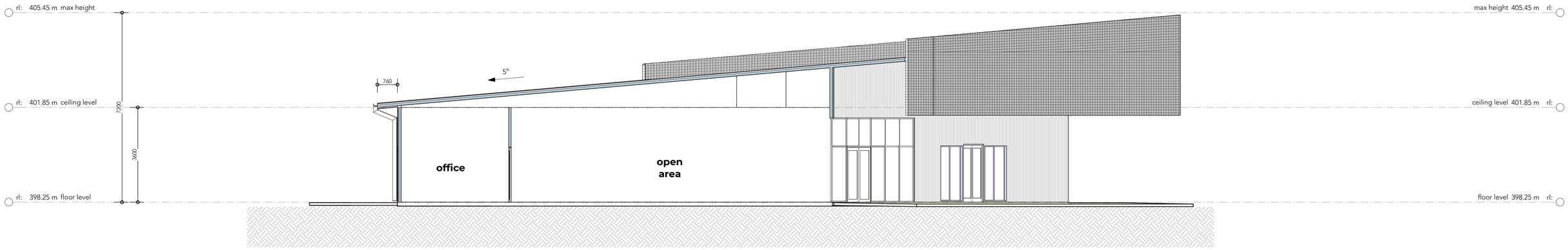
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Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
ALLIED HEALTH - ELEVATIONS

Scale. 1 : 100 @ A1
Sheet. 22 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

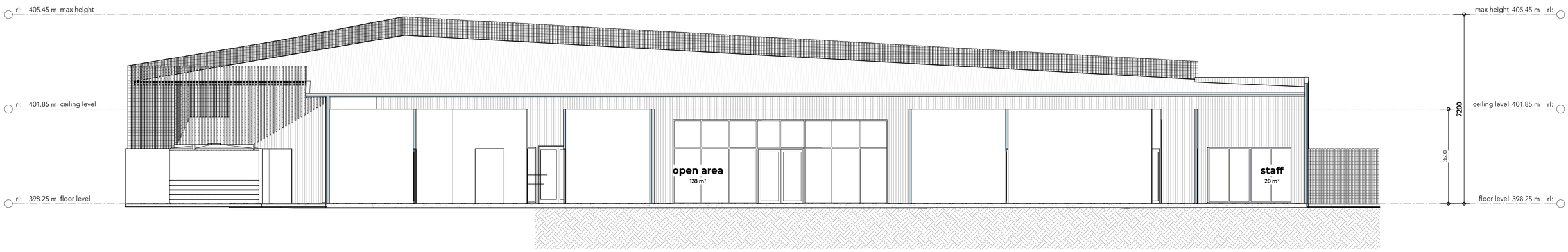
Drawing No.
40924-A310



07 **SECTION.** Section 1

Scale 1 : 75 @ A1

0 750 1500 3000 7500



08 **SECTION.** Section 2

Scale 1 : 75 @ A1

0 750 1500 3000 7500

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Project.
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client.
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Drawing Title.
ALLIED HEALTH - SECTIONS

Scale. 1 : 75 @ A1
Sheet. 23 of 23
Project No. 40924
Drawn. LO
Checked. KG
Revision. G

Drawing No.
40924-A311

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APPENDIX G

Preliminary Civil Designs

Civil Design Documentation

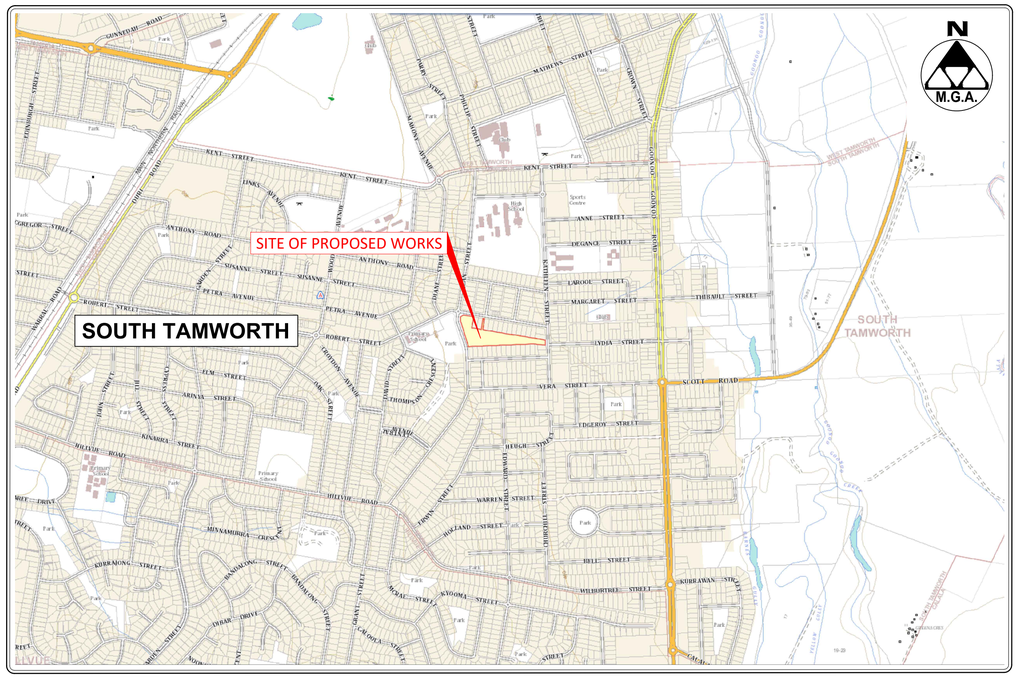
Proposed Medical Centre Development

Lot 2 in DP 1264030

Hillvue Road, South Tamworth NSW 2340

SCHEDULE OF DRAWINGS

SHEET No.	DESCRIPTION
40924-C00	COVER SHEET AND DRAWING SCHEDULE
40924-C01	EXISTING SITE PLAN
40924-C02	PROPOSED SITE PLAN
40924-C03	PROPOSED STORMWATER MANAGEMENT PLAN
40924-C04	PROPOSED ROOF DRAINAGE PLAN - ALLIED HEALTH SERVICES & WELL BEING CENTRE
40924-C05	PROPOSED ROOF DRAINAGE PLAN - MEDICAL SERVICE BUILDING
40924-C06	STORMWATER NOTES AND DETAILS
40924-C20	PROPOSED PAVEMENT PLAN
40924-C30	PROPOSED WATER AND SEWER PLAN



LOCALITY PLAN
NOT TO REDUCTION RATIO

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Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
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SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

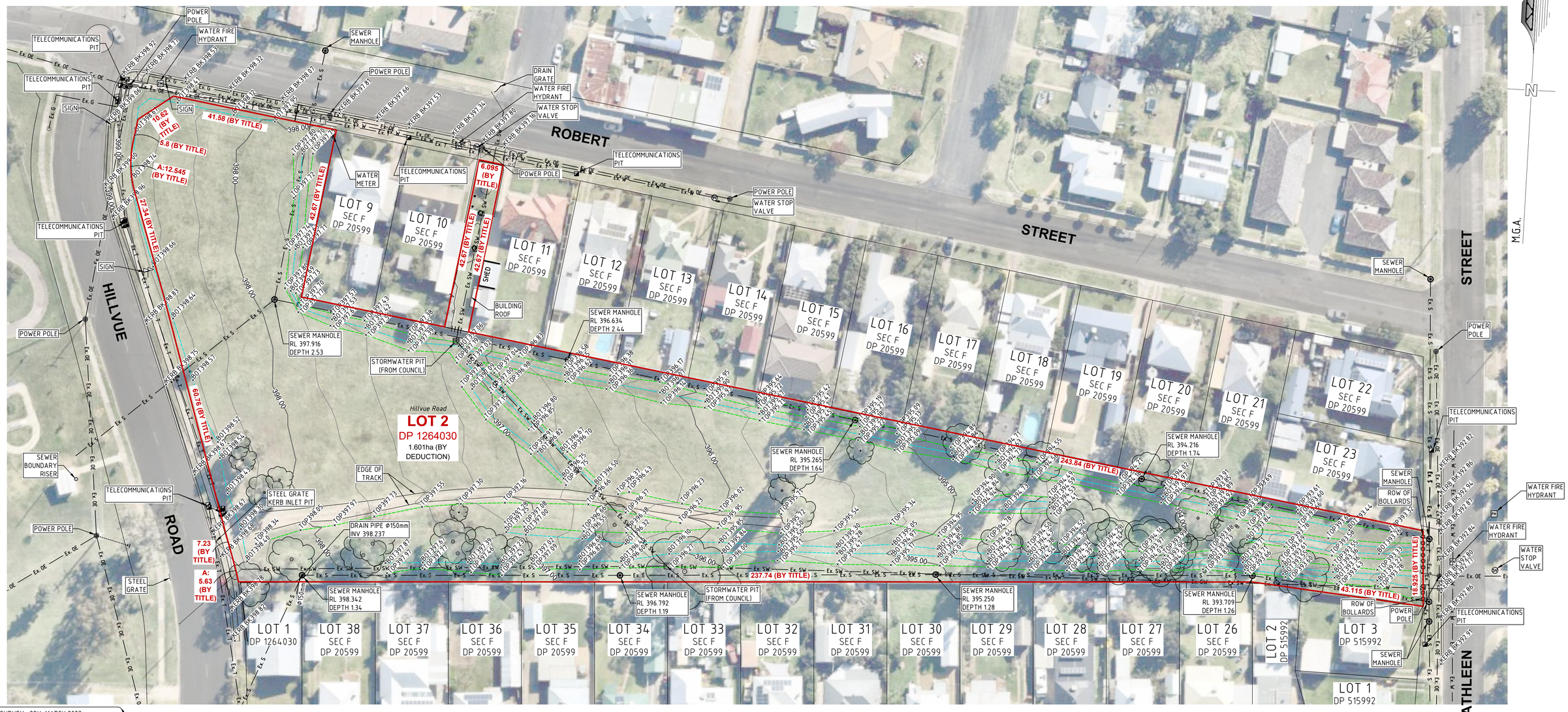
Drawing Title
COVER SHEET & DRAWING SCHEDULE

Design	EK	Original Sheet Size	A1
Drawn	JS		
Check	LM	Revision	0

Certification

Project No 40924
Drawing No C00

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DATE OF SURVEY : 28th MARCH 2023
SURVEY BY : R. Boylan

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : SSM 8331 RL 402.588m (S.C.I.M.S.)
MAJOR CONTOUR INTERVAL : 1 METRE
MINOR CONTOUR INTERVAL : 0.25 METRES

LEGEND

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- TOP OF BANK
- BOTTOM OF BANK
- Ex. W — EXISTING UNDERGROUND WATER MAIN - APPROX.
- Ex. S — EXISTING UNDERGROUND SEWER PIPE - APPROX
- Ex. OE — EXISTING OVERHEAD ELECTRICITY CABLES
- Ex. T — EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- Ex. SW — EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- Ex. G — EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

EXISTING SITE PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

SCALE 1:500(A1)
0 5 10 20 30 40 50
SCALE 1:1000(A3)
0 5 10 20 30 40 50

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Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
EXISTING SITE PLAN

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C01

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PROPOSED SITE PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

SCALE 1:500(A1)
0 5 10 20 30 40 50
SCALE 1:1000(A3)
0 5 10 20 30 40 50

LEGEND (existing)

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND SEWER PIPE - APPROX
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- PROPOSED CONCRETE
- PROPOSED BITUMEN
- PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- PROPOSED WATER MAIN
- PROPOSED WATER HYDRANT
- PROPOSED TREE / EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

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Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED SITE PLAN

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C02

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LEGEND (existing)

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND SEWER PIPE - APPROX
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- PROPOSED CONCRETE
- PROPOSED BITUMEN
- PROPOSED SURFACE STORMWATER DETENTION BASIN
- PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- PROPOSED WATER MAIN
- PROPOSED WATER HYDRANT
- PROPOSED SURFACE FALL DIRECTION
- PROPOSED MAJOR FLOW PATH, MIN 1:200
- 375 RCP, 0.33% GRADIENT, Q_{100} = 133.2 l/s — PIPE SIZE & MATERIAL, GRADIENT, 5% AEP FLOW

PROPOSED STORMWATER MANAGEMENT PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

SCALE 1:500(A1)
0 5 10 20 30 40 50
SCALE 1:1000(A3)
0 5 10 20 30 40 50

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Site Address
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SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED STORMWATER MANAGEMENT PLAN

Design	EK	Original Sheet Size	A1
Drawn	JS		
Check	LM	Revision	0

Certification

Project No 40924
Drawing No C03

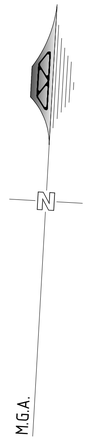
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PROPOSED ROOF DRAINAGE PLAN
ALLIED HEALTH SERVICES
REDUCTION RATIO 1:150 @ A1
1:300 @ A3

SCALE 1:150(A1)
SCALE 1:300(A3)





PROPOSED ROOF DRAINAGE PLAN
WELL BEING CENTRE
REDUCTION RATIO 1:150 @ A1
1:300 @ A3

SCALE 1:150(A1)
SCALE 1:300(A3)

EAVES GUTTER DESIGN NOTE:
AEP = 5%
DURATION = 5 MIN.
RAINFALL INTENSITY =160mm/hr

EAVES GUTTERS

GUTTER ID	MAX AREA PER DP (m^2)	FLOW (l/s)	MIN. GUTTER AREA (mm^2)	EQ. LYSAGHT HALF-ROUND GUTTER (mm)	DP DIAMETER (mm)
AH1	53	2.5	8,345	250[1]	ø150
AH2	100	4.6	14,000	250[1]	ø150
AH3	140	6.5	18,405	250	ø150
WB1	140	6.5	18,405	250	ø150

1. GUTTER HAS BEEN UPSIZED FOR VISUAL CONSISTENCY

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SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED ROOF DRAINAGE PLAN
ALLIED HEALTH SERVICES

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C04

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PROPOSED ROOF DRAINAGE PLAN
MEDICAL SERVICE BUILDING

REDUCTION RATIO 1:150 @ A1
1:300 @ A3

SCALE 1:150(A1)

0 1 2 4 6 8 10

0 1 2 4 6 8 10

SCALE 1:300(A3)

EAVES GUTTER DESIGN NOTE:
AEP = 5%
DURATION = 5 MIN.
RAINFALL INTENSITY =160mm/hr

LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- SW SW SW — PROPOSED UNDERGROUND STORMWATER PIPE
- Ø150 DP — PROPOSED DOWN PIPE DIAMETER
- P1 — PROPOSED GRATED STORMWATER PIT
- 2° — ROOF FALL DIRECTION / ROOF PITCH

EAVES GUTTERS

GUTTER ID	MAX AREA PER DP (m^2)	FLOW (l/s)	MIN. GUTTER AREA (mm^2)	EQ. LYSAGHT HALF-ROUND GUTTER (mm)	DP DIAMETER (mm)
MS1	140	6.3	18,130	250	Ø150
MS2	55	2.5	8,420	250[1]	Ø150
MS3	75	3.4	10,830	200	Ø150
MS4	95	4.3	13,150	200	Ø150

1. GUTTER HAS BEEN UPSIZED FOR VISUAL CONSISTENCY

SUBMISSION FOR DA

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Rev	Date	Description
0	19.12.2023	ISSUED FOR DA

Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED ROOF DRAINAGE PLAN
MEDICAL SERVICE BUILDING

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C05

SURVEY NOTES

1. CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE AND ARE INDICATIVE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

SITEWORKS NOTES

1. ORIGIN OF LEVELS :- AHD
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
4. EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
5. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A QUALIFIED SURVEYOR.
7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
8. ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
9. MAKE SMOOTH TRANSITION TO EXISTING AREAS.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
11. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

STORMWATER NOTES

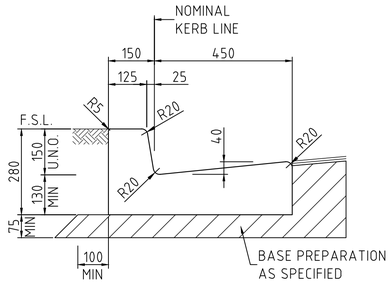
1. ALL DOWNPIPE LINES SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O)
2. EQUIVALENT STRENGTH VCP OR FCP PIPES MAY BE USED.
3. MINIMUM GRADE TO STORMWATER LINES TO BE 0.5% MINIMUM (U.N.O)
4. CONTRACTORS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
5. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
6. APPROVED PRECAST PITS MAY BE USED.
7. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH THE SAND TO 200mm ABOVE THE PIPE .WHERE THE PIPE IS UNDER PAVEMENTS, BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% MAX. DRY DENSITY.
8. WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
9. ALL PIPES IN THE ROADWAY AND FOOTPATH AREAS, WHERE THE DEPTH OF PIPE IS LESS THAN 500mm FROM THE FINISHED SURFACE LEVEL ARE TO BE CONCRETE ENCASED.

PIPE TRENCH - FILL NOTES:

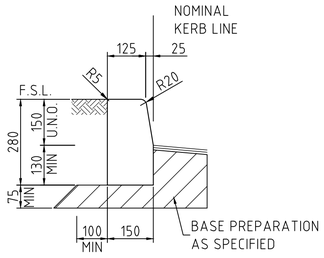
1. BEDDING SAND
   BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 95% AS DETERMINED IN ACCORDANCE WITH AS1289.

2. APPROVED IMPORTED GRANULAR FILL
   ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK TO A DRY DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.

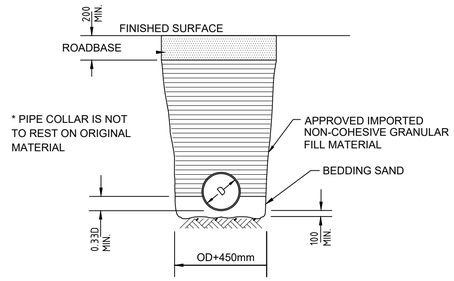
3. ORDINARY EXCAVATED FILL MATERIAL
   ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.



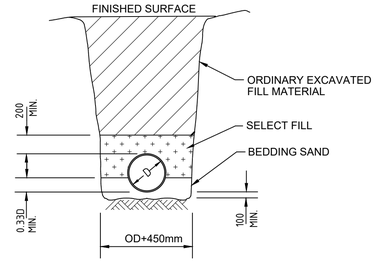
K&G - KERB & GUTTER DETAIL
SCALE = 1:10



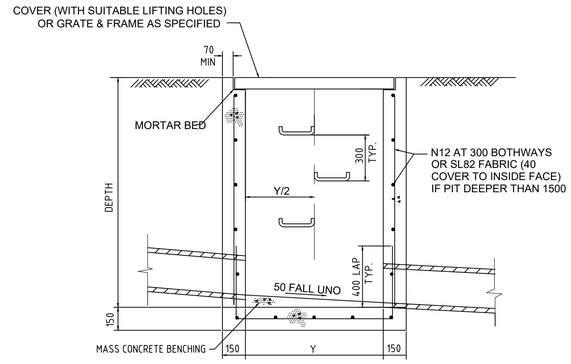
K0 - KERB ONLY DETAIL
SCALE = 1:10



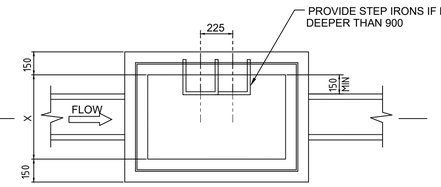
TYPICAL SECTION - TRENCH IN ROADWAY
N.T.S.



TYPICAL SECTION - EARTH FOUNDATION TRENCH
N.T.S.



SECTION 2



PLAN

GRATED INLET PIT
N.T.S.

PIT DIMENSIONS		
DEPTH	X	Y
D<600	450	450
D<1000	600	600
D<1500	600	900
1500<D<2400	900	900
D>2400	750	1200

STORM	FLOW (CU.M/S)	
	PRE-DEVELOPMENT	POST-DEVELOPMENT
20% AEP	0.092	0.086
10% AEP	0.151	0.105
5% AEP	0.206	0.136
2% AEP	0.276	0.200
1% AEP	0.340	0.255

NOTE: DRAINS MODEL IS AVAILABLE UPON REQUEST

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Site Address
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SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
STORMWATER NOTES AND DETAILS

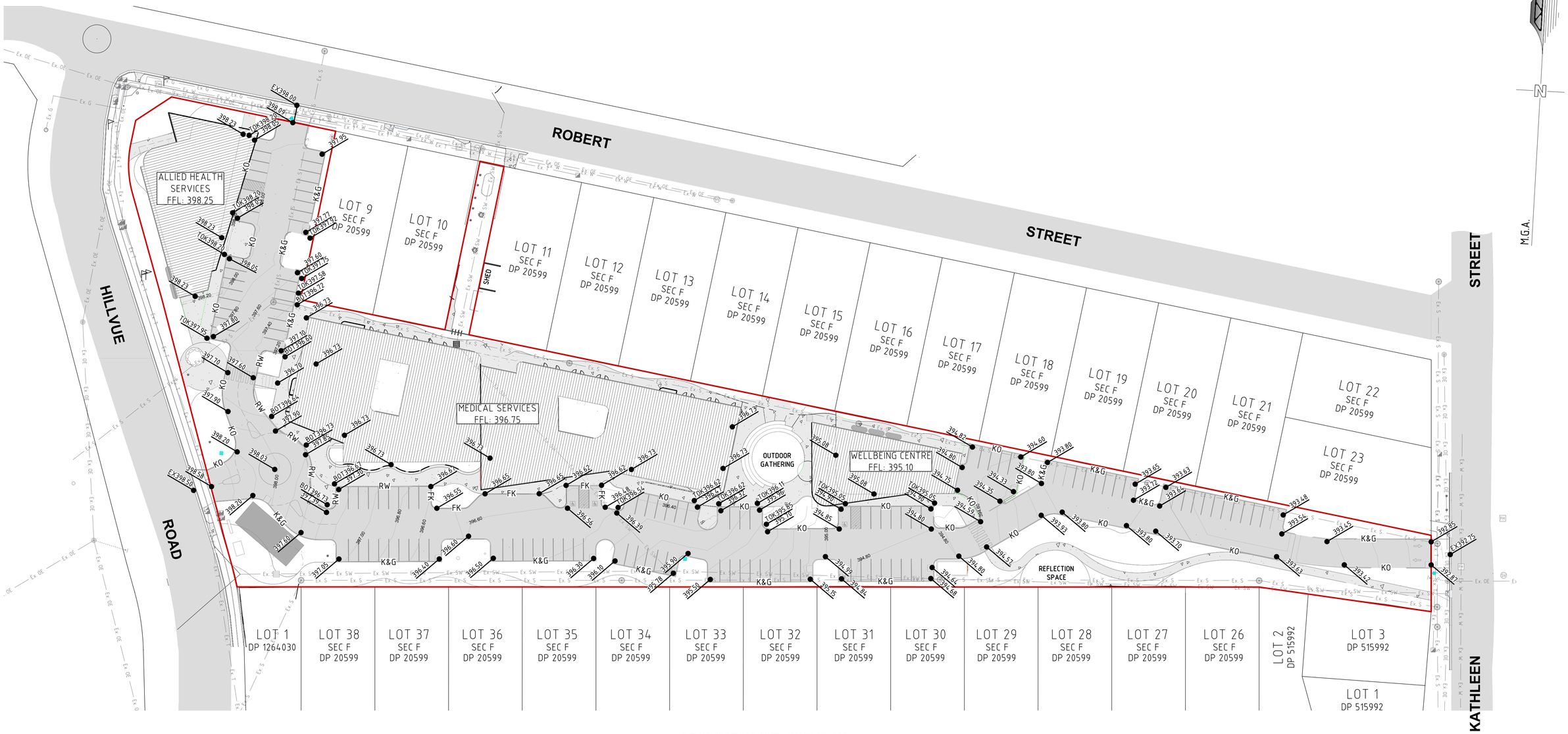
Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C06

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PROPOSED PAVEMENT PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

LEGEND (existing)

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND SEWER PIPE - APPROX
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- PROPOSED CONCRETE
- PROPOSED BITUMEN
- SW SW SW — PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- K&G — PROPOSED KERB & GUTTER
- KO — PROPOSED KERB ONLY
- FK — PROPOSED FLUSH KERB
- RW — PROPOSED RETAINING WALL
- EX 299.250 / 299.250 — PROPOSED/EXISTING GROUND LEVEL

SCALE 1:500(A1)
0 5 10 20 30 40 50
SCALE 1:1000(A3)
0 5 10 20 30 40 50

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Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED PAVEMENT PLAN

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C20

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PROPOSED WATER & SEWER PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

LEGEND (existing)

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND SEWER PIPE - APPROX
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- PROPOSED CONCRETE
- PROPOSED BITUMEN
- PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- PROPOSED UNDERGROUND WATER MAIN
- PROPOSED WATER HYDRANT
- PROPOSED STOP VALVE

SCALE 1:500(A1)
0 5 10 20 30 40 50
0 5 10 20 30 40 50
SCALE 1:1000(A3)

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CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD
SOUTH TAMWORTH NSW 2340
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
PROPOSED WATER AND SEWER PLAN

Design EK
Drawn JS
Check LM

Original Sheet Size A1
Revision 0

Certification

Project No 40924
Drawing No C30

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APPENDIX H

Landscape Design



01 PROPOSED OVERALL LANDSCAPE PLAN

Scale 1 : 600 @ A1

0 6000 12000 24000 60000

TAMS Plant Schedule					
Plant Code	Botanical Name	Common Name	Size	Container	Remarks
ACA MEL	Acacia melanoxylon	Blackwood	45 litre	Pot	H:12m W:5m
ALL TOR	Allocasuarina torulosa	Forest Oak	45 litre	Pot	H:8 W:6
BAN INT	Banksia integrifolia	Coast Banksia	45 litre	Pot	H:15m W3m
BRA RUP	Brachychiton rupestris	Queensland Bottle Tree	45 litre	Pot	H:15m W:5m
CAL LIN	Callistemon linearis `Pumila`	Narrow Leaved Bottlebrush	6 inch	Pot	H:3m W:2m
DIA DI2	Dianella longifolia	Dianella	6"	Pot	H:1.2m W:0.7m
ERE MAC	Eremophila maculata	Spotted Emu Bush	6 inch	Pot	H:1.8m W:1.8m
EUC SID	Eucalyptus sideroxylon	Red Ironbark	45Ltr	Pot	H:25m W:6m
GEI PAR	Geijera parviflora	Australian Willow	45 litre	Pot	H:8m W:8m
LOM LON	Lomandra longifolia	Mat Rush	6 inch	Pot	H:1m W:0.6m
RHA NFH	Rhagodia spinescens `SAB01`	Aussie Flat Bush™ Rhagodia	6 inch	Pot	H:0.4m W:1m
WAH S2	Wahlenbergia stricta	Australian Bluebell	tube stock	Pot	H:0.4m W:0.3m
XAN AUS	Xanthorrhoea australis	Broad-leafed Grass Tree	45 litre	Pot	H:4m W:1.8m
Ground cover shedule					
ERE BHZ	Eremophila glabra	Blue Horizon Emu Bush	6 inch	Pot	H:0.25m W:1m
HAR VIO	Hardenbergia violacea	Lilac vine	6 inch	Pot	H:2.5m W:2M
MEN AUS	Mentha australis	River mint	6 inch	Pot	H:0.7m W:1M

PROPOSED SITE LEGEND

- proposed concrete carpark area for more information refer to civil engineer's design
- proposed concrete footpaths for more information refer to civil engineer's design
- proposed irrigated grassed area
- proposed compacted crushed limestone
- proposed sandstone pavement
- proposed a grade sandstone block 0.5m, 0.5m x 2m
- proposed raised timber bench seating
- proposed galvanised steel edging 6mm x 150mm refer to manufacturers specifications for details

DRAWING SCHEDULE.

A 00	OVERALL LANDSCAPE LAYOUT PLAN	REV B	DATED 04.12.2023
A 01	ALLIED HEALTH SERVICES LAYOUT	REV B	DATED 04.12.2023
A 02	MEDICAL SERVICE BUILDING LAYOUT	REV B	DATED 04.12.2023
A 03	WELL BEING CENTRE LAYOUT	REV B	DATED 04.12.2023
A 04	REFLECTION SPACE LAYOUT	REV B	DATED 04.12.2023
A 05	PALETTES	REV B	DATED 04.12.2023

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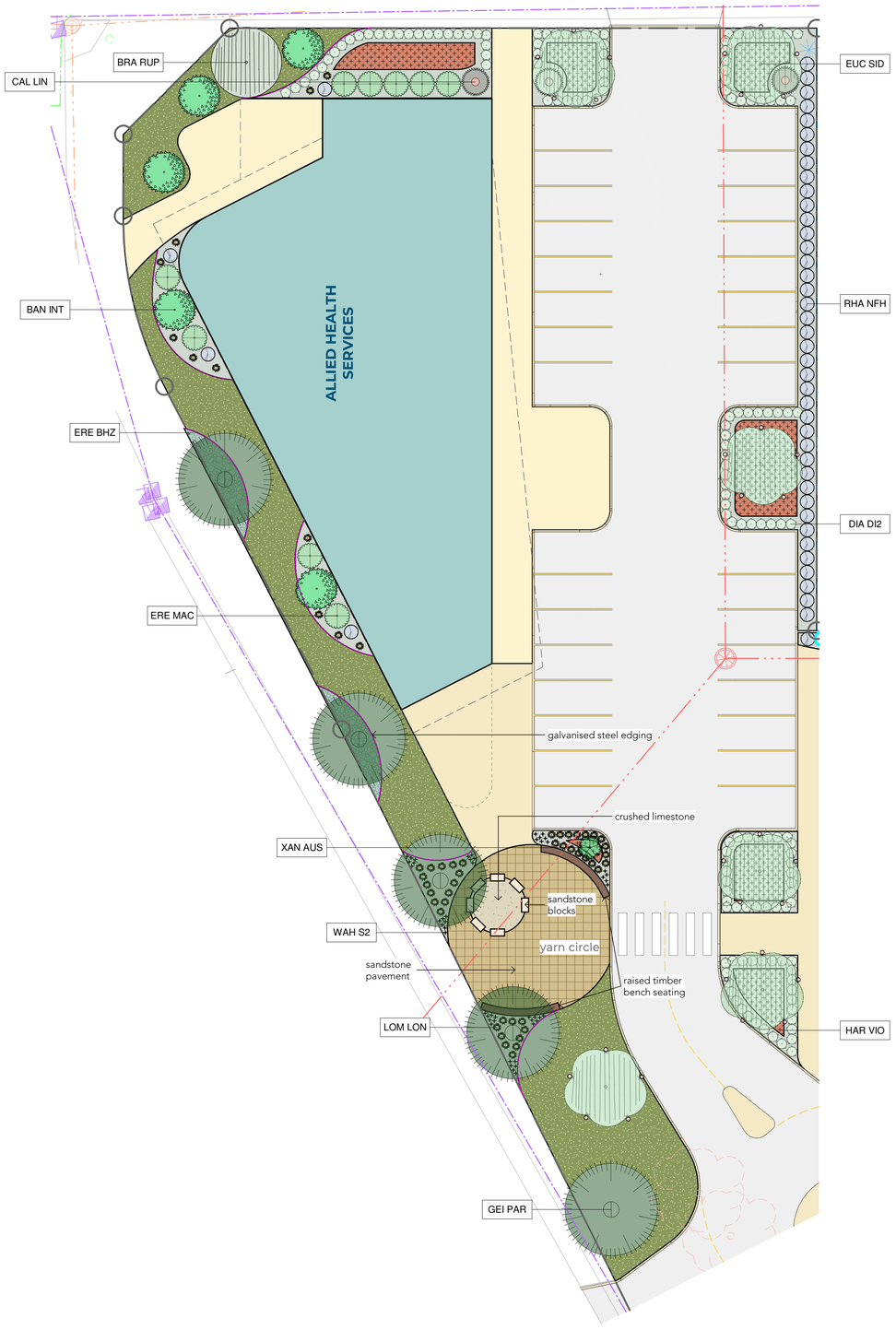
Project.
PROPOSED LANDSCAPING

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

Drawing Title.
OVERALL LANDSCAPE LAYOUT PLAN

Scale. As indicated @ A1
Sheet. 01 of 06
Project No. 40924
Drawn. BP
Checked. KG
Revision. B

Drawing No.
40924-LA00



N

02 ALLIED HEALTH SERVICES LAYOUT

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

PROPOSED SITE LEGEND

- proposed concrete carpark area for more information refer to civil engineer's design
- proposed concrete footpaths for more information refer to civil engineer's design
- proposed irrigated grassed area
- proposed compacted crushed limestone
- proposed sandstone pavement
- proposed a grade sandstone block 0.5m, 0.5m x 2m
- proposed raised timber bench seating
- proposed galvanised steel edging 6mm x 150mm refer to manufacturers specifications for details

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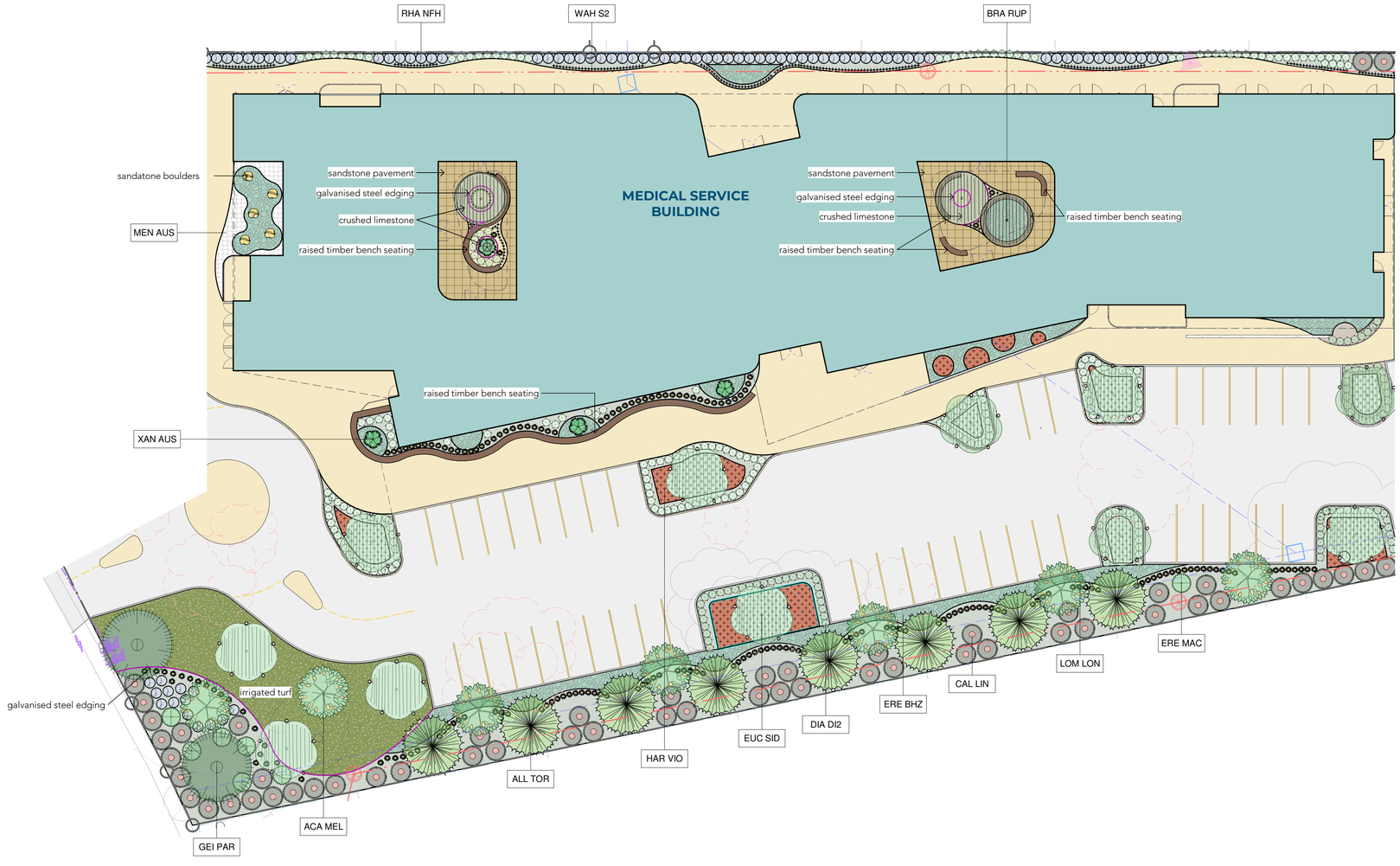
Project.
PROPOSED LANDSCAPING

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

Drawing Title.
ALLIED HEALTH SERVICES LAYOUT

Scale. 1 : 200 @ A1
Sheet. 02 of 06
Project No. 40924
Drawn. BP
Checked. KG
Revision. B

Drawing No.
40924-LA01



03 MEDICAL SERVICES BUILDING LAYOUT

Scale 1 : 250 @ A1

0 2500 5000 10000 25000

PROPOSED SITE LEGEND

- proposed concrete carpark area
  for more information refer to civil engineer's design
- proposed concrete footpaths
  for more information refer to civil engineer's design
- proposed irrigated grassed area
- proposed compacted crushed limestone
- proposed sandstone pavement
- proposed a grade sandstone block 0.5m, 0.5m x 2m
- proposed raised timber bench seating
- proposed galvanised steel edging 6mm x 150mm
  refer to manufacturers specifications for details

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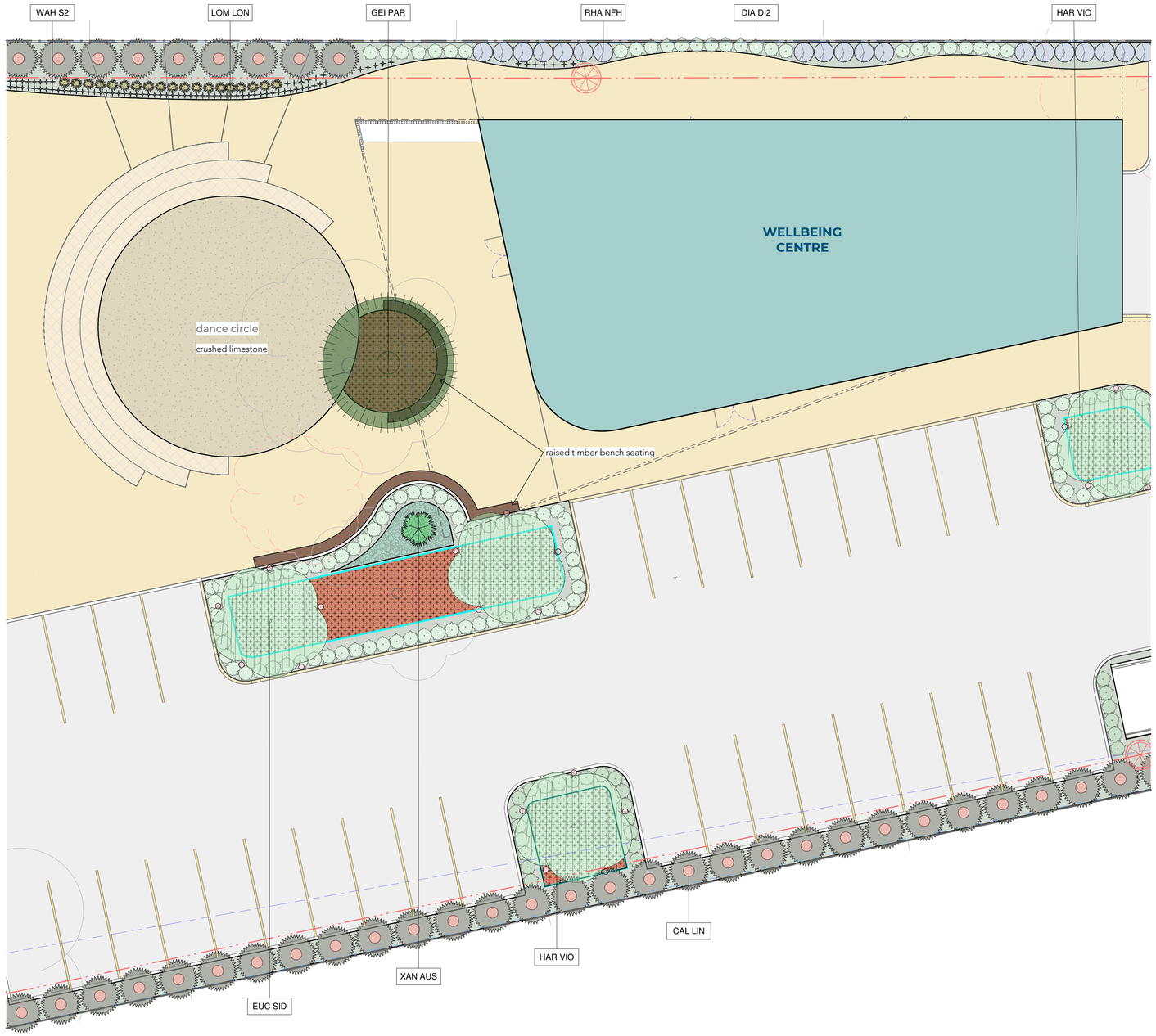
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A	30.10.2023	FOR DA SUBMISSION
B	04.12.2023	REVISION FOR DA

Project.
PROPOSED LANDSCAPING

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

Drawing Title.
MEDICAL SERVICE BUILDING LAYOUT
Scale. As indicated @ A1
Sheet. 03 of 06
Project No. 40924
Drawn. BP
Checked. KG
Revision. B

Drawing No.
40924-LA02



N

04 WELL BEING CENTRE LAYOUT

Scale 1 : 125 @ A1

0 1250 2500 5000 12500

PROPOSED SITE LEGEND

- proposed concrete carpark area
  for more information refer to civil engineer's design
- proposed concrete footpaths
  for more information refer to civil engineer's design
- proposed irrigated grassed area
- proposed compacted crushed limestone
- proposed sandstone pavement
- proposed a grade sandstone block 0.5m, 0.5m x 2m
- proposed raised timber bench seating
- proposed galvanised steel edging 6mm x 150mm
  refer to manufacturers specifications for details

FOR DA APPROVAL

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DESIGN . PLAN . MANAGE

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Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
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Project.
PROPOSED LANDSCAPING

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

Drawing Title.
WELL BEING CENTRE LAYOUT
Scale. As indicated @ A1
Sheet. 04 of 06
Project No. 40924
Drawn. BP
Checked. KG
Revision. B

Drawing No.
40924-LA03

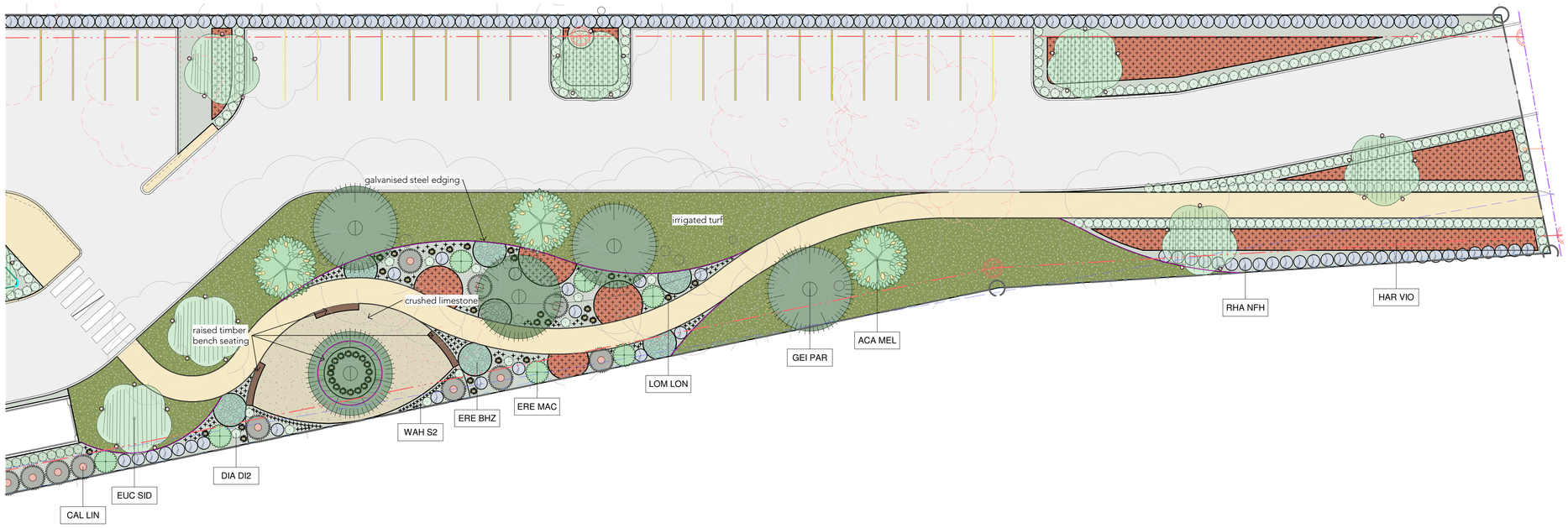
05 REFLECTION SPACE LAYOUT

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

PROPOSED SITE LEGEND

- proposed concrete carpark area
  for more information refer to civil engineer's design
- proposed concrete footpaths
  for more information refer to civil engineer's design
- proposed irrigated grassed area
- proposed compacted crushed limestone
- proposed sandstone pavement
- proposed a grade sandstone block 0.5m, 0.5m x 2m
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Project.
PROPOSED LANDSCAPING

Site Address.
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030

Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title.
REFLECTION SPACE LAYOUT

Scale.	1 : 200 @ A1	Drawn.	BP
Sheet.	05 of 06	Checked.	KG
Project No.	40924	Revision.	B

Drawing No.
40924-
LA04

PALETTES

TREES:



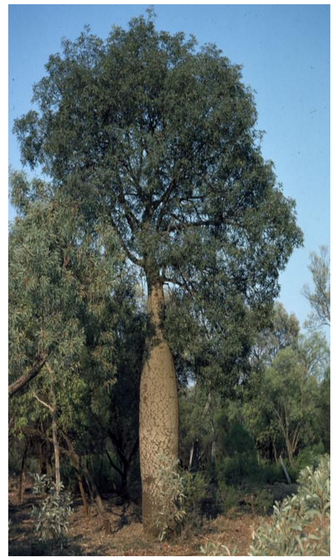
Burri
Acacia melanoxylon Blackwood
Cultural Uses:
- tools
- implements
- paint/dye
- spiritual
- ceremonial



Ngany
Allocasuarina torulosa Forest Oak
Cultural Uses:
- tools
- implements
- medicine
- food



Bulgalla
Banksia integrifolia Coast Banksia
Cultural Uses:
- tools
- implements
- medicine
- food



Bandhaany
Brachychiton rupestris Queensland Bottle Tree
Cultural Uses:
- tools
- implements
- medicine
- food
- water



Thiinyaay
Eucalyptus sideroxylon Red Ironbark
Cultural Uses:
- tools
- implements
- medicine
- food
- shelter



Wilga
Geijeri parviflora Australian Willow
Cultural Uses:
- tools
- implements
- medicine
- food
- shelter



Babang
Xanthorrhoea australis Broad-leafed grass tree
Cultural Uses:
- tools
- implements
- medicine
- food

SHRUBS/GRASSES & GROUNDCOVERS:



Noongar
Callistemon linearis Pumila
Cultural Uses:
- tools
- implements
- food



Nidbul
Dianella longifolia Dianella
Cultural Uses:
- tools
- implements



Diigawu
Eremophila maculata
Spotted Emu Bush
Cultural Uses:
- medicine



Dirramaay
Lomandra longiflolia Mat Rush
Cultural Uses:
- tools
- implements
- medicine
- food



Bulaguy
Rhagodia spinescens Aussie Flat Bush
Cultural Uses:
- medicine
- food
- fire



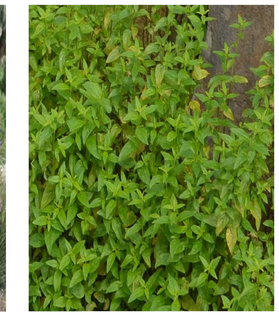
Dirramaay
Wahlenbergia stricta Aussie Bluebell
Cultural Uses:
- food



Diigawu
Eremophila glabra 'EREm1' Emu Bush
Cultural Uses:
- medicine



Ngawang
Hardenbergia violacea Lilac vine
Cultural Uses:
- tools
- implements
- food



Poang-gurk
Mentha australis River mint
Cultural Uses:
- food
- medicine

HARDSCAPE MATERIALS:



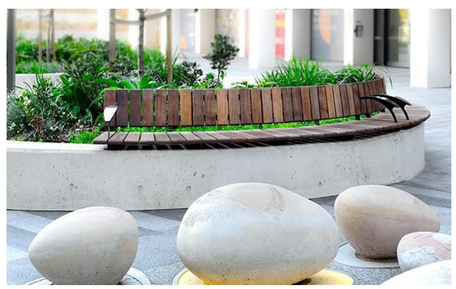
crushed limestone



sandstone pavement



sandstone blockwork



raised curved timber bench seating



steel edging

FOR DA APPROVAL

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phone. 1300 BARNSON (1300 227 676)
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Rev.	Date.	Amendment.
A	30.10.2023	FOR DA SUBMISSION
B	04.12.2023	REVISION FOR DA

Project.
PROPOSED LANDSCAPING

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

Drawing Title.
PALETTES

Scale. @ A1
Sheet. 06 of 06
Project No. 40924
Drawn. BP
Checked. KG
Revision. B

Drawing No.
40924-
LA05

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APPENDIX I

Traffic Impact Assessment



barnson.
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Traffic Impact Assessment

Client: Tamworth Aboriginal Medical Service

Site Address: Lot 2 DP1264030, Hillvue Road, South Tamworth

23 January 2024

Our Reference : 40924-TIA_1

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1300 BARNSON (1300 227 676)
generalenquiry@barnson.com.au
abn. 43 088 342 625

to.
Tamworth Aboriginal Medical Service

date.
23.01.2024

reference.
40924-TIA_1

Dear **Tamworth Aboriginal Medical Service**,

Medical Centre Lot 2 DP1264030, Hillvue Road, South Tamworth

Medical Centre

With reference to the above, please find the following Traffic Impact Assessment report regarding the proposed medical centre development.

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully
BARNSON PTY LTD



Eden Gliksman
B.Eng (Hons)
Civil Engineer

DISCLAIMER

This report has been prepared solely for **Tamworth Aboriginal Medical Service** in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report.

Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Project Name:	Medical Centre - Lot 2 DP1264030, Hillvue Road, South Tamworth
Client:	**Tamworth Aboriginal Medical Service**
Project Number:	40924
Report Reference:	40924-TIA_1
Date:	23 January 2024

Prepared by:	**Reviewed by:**
[redacted]	
Eden Gliksman B.Eng (Hons) Civil Engineer	Luke Morris B.E. MIEAust CPEng (NPER) Director

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EXECUTIVE SUMMARY

Barnson has been engaged by Tamworth Aboriginal Medical Service to prepare a Traffic Impact assessment in support of a Development Application for a medical centre development at Lot 2 DP1264030, Hillvue Road, South Tamworth.

The application seeks consent for a medical centre, allied health services building wellbeing centre as well as internal driveways, parking and associated infrastructure to provide health care for the Aboriginal and non-Aboriginal community of Tamworth.

The following conclusions have been drawn as a result of this assessment:

- The proposed development is estimated to generate 254 vehicles per hour, split between three driveways to Hillvue Road, Robert Street and Kathleen Street
- Hillvue Road, Robert Street and Kathleen Street all currently operate at an acceptable mid-block level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required
- The proposed driveway intersections to Robert Street and Kathleen Street warrant basic left / basic right turn treatments, which are satisfied by the existing road arrangements
- The proposed driveway to Hillvue Road warrants auxiliary left / channelised right turn treatments.

With the implementation of the above recommendations, the development is unlikely to have any significant impacts on the traffic operations of the existing road network.

1. INTRODUCTION

1.1. Project Outline

The project will consist of the construction of a 2,620m^2 medical service building, 400m^2 wellbeing centre, 635m^2 allied health services building, outdoor gathering area, reflection spaces and yarning circle, landscaping throughout and carparking areas. The medical service building and wellbeing centre shall be operated by Tamworth Aboriginal Medical Service, whereas the allied health services building shall be dedicated for similar uses in future.

1.2. Purpose and Scope

This Traffic Impact Assessment (TIA) has been commissioned by the applicant as part of the DA for the subject site and provides an assessment of the traffic implications of the proposed expansion on surrounding traffic, transport and local road infrastructure.

This TIA has been prepared in accordance with the relevant Australian Standards, the RTA Guide to Traffic Generating Developments (2002) and Tamworth Regional Council's policies and plans.

2. EXISTING CONDITIONS

2.1. Location and Site

The subject site of this application is Lot 2 DP 1264030, Hillvue Road, South Tamworth. The site is located on the eastern side of Hillvue Road, but also enjoys access via Robert Street and Kathleen Street. The site is located within South Tamworth, approximately 3.7km south west of the Tamworth CBD, as shown in Figure 1 below.



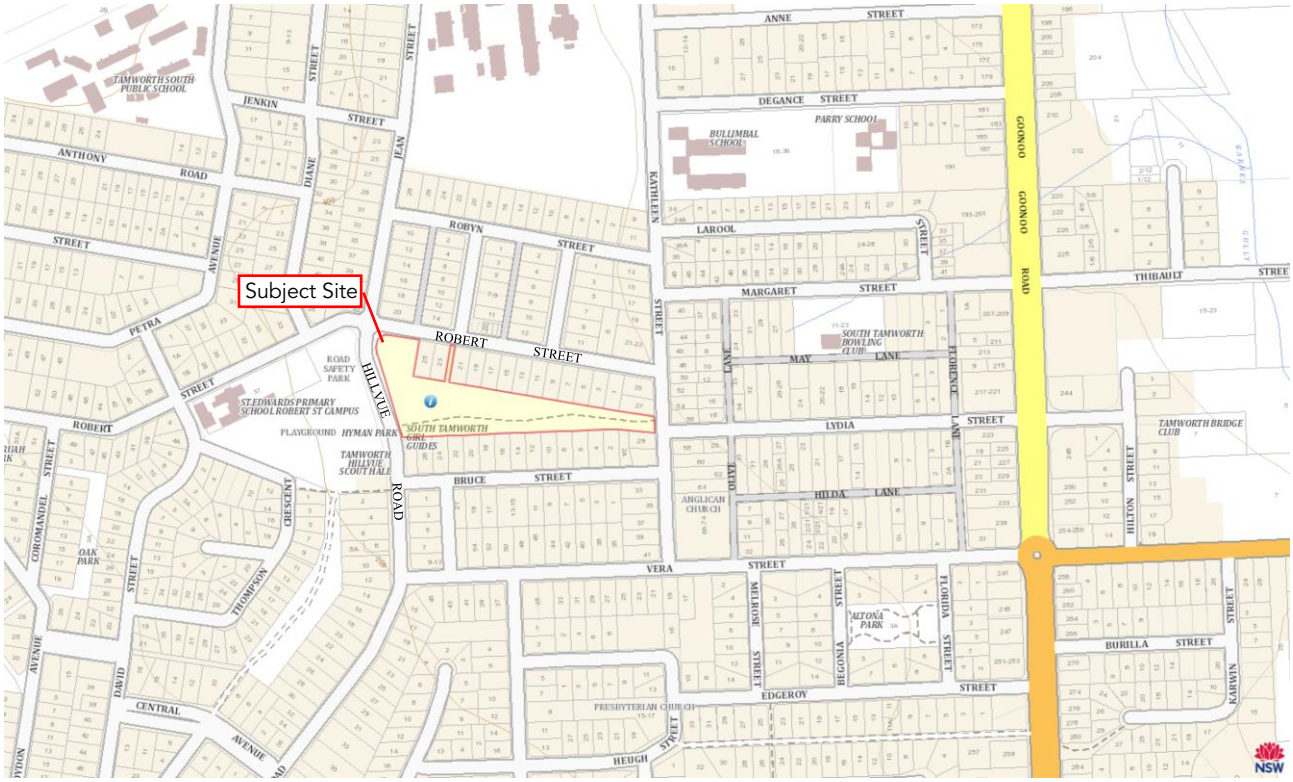
Source: (NSW Government Spatial Services, 2023)

Figure 1 – Site aerial photograph

2.2. Existing Traffic Hierarchy

The subject site has frontage to Hillvue Road, Robert Street and Kathleen Street. All three are local collector roads with Hillvue Road experiencing the highest traffic volumes.

The speed limit on Hillvue Road, Robert Street and Kathleen Street is 50km/h.



Source: SIX Maps e-Topo, NSW Spatial Information Exchange, 2021

Figure 2 – Existing road hierarchy

At the proposed site access, Hillvue is approximately 13m wide with a single lane in each direction, centre linemarking and kerb and gutter, grass verges and concrete footpaths to both sides. The road pavement is in good condition.



Figure 3 – Hillvue Road at the proposed site access

Likewise, Robert Street is approximately 11m wide with a single lane in each direction, centre linemarking and kerb and gutter, grass verges and concrete footpaths to both sides, with pavement in fair condition.



Figure 4 – Robert Street at the proposed site access

Kathleen Street is also approximately 11m wide with a single lane in each direction but without linemarking. Once again it features kerb and gutter, grass verges and concrete footpaths to both sides and pavement in good condition.



Figure 5 – Kathleen Street at the proposed site access

2.3. Traffic Volumes

Traffic counts from the surrounding road network have been obtained from Tamworth Regional Council. It is noted that the counts were conducted in late March and early April of 2020. During this time, the Australian and NSW governments were responding to the outbreak of COVID-19 and on 23 March 2020, restrictions were imposed in NSW which temporarily shut down non-essential activities and businesses. Prior to this, limitations applied to large gatherings and residents were advised to avoid non-essential travel.

To account for a skewing of traffic counts related to the social environment at the time, only weekday counts prior to 23 March have been considered, and have been increased by 20% to account for non-essential travel.

Table 1 Summary of existing traffic volumes

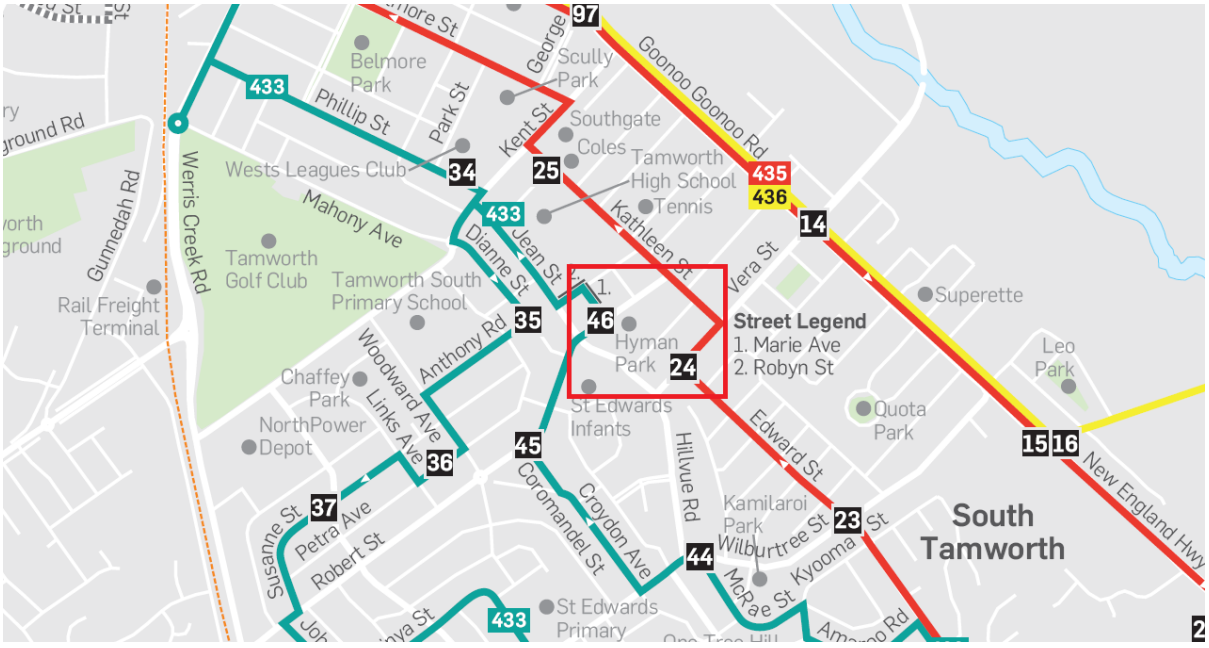
Location	Daily traffic volume (vpd)	Peak hour traffic volume (vph)
Hillvue Road - Southbound	3123	357
Hillvue Road - Northbound	2532	224
Robert Street - Westbound	1144	110
Robert Street - Eastbound	1198	117

Volumes from Tamworth Regional Council from 19-22 March 2020, increased by 20%
All vehicle rates shown are for movements in both directions.

Unfortunately, traffic counts for Kathleen Street are not available at this time. Volumes are expected to be slightly less than Robert Street, and are adopted as 1000 vpd and 100vph in each direction.

2.4. Public Transport

Tamworth Buslines operates two routes adjacent to the site, the 433 along Robert Street and the 435 along Kathleen Street. There are a number of school bus services which also pass by the site on Hillvue Road, Robert Street and Kathleen Street.



Source: Bus Route Map, Tamworth Buslines, 2020

Figure 6 – South Tamworth bus routes

2.5. Traffic Safety

Traffic accident history of the area has been obtained from the TfNSW Centre for Road Safety. In the five years between 2018 and 2022, three crashes were recorded:

- Two accidents occurred at the roundabout between Hillvue Road and Robert Street, both of which did not involve casualties
- One crash at the intersection of Robert Street and the unnamed lane between Marie Street and Patricia Avenue, which resulted in one minor injury.

These accidents are isolated in nature and do not suggest dangerous conditions or serious hazards.



Reporting year	Crash Id	Degree of crash	RUM - code	RUM - description	Type of location	Natural lighting	Longitude	Latitude	Number killed	Number injured
2019	1221474	Non-casualty (towaway)	10	Cross traffic	Roundabout	Darkness	150.915005	-31.108271		
2020	1231496	Minor/Other Injury	73	Off rd rght => obj	T-junction	Daylight	150.916641	-31.108567		1
2021	1260019	Non-casualty (towaway)	10	Cross traffic	Roundabout	Dusk	150.914926	-31.108320		

Source: Crash and Casualty Statistics, Centre for Road Safety, Transport for NSW, 2021

Figure 7 – Map of traffic accident history

3. PROPOSED DEVELOPMENT

The proposed development is a medical hub and associated infrastructure to provide health care for the Aboriginal and non-Aboriginal community of Tamworth.

The primary features of the project include the following:

- A 2,620m^2 medical service building
- A 400m^2 wellbeing centre building
- A 635m^2 allied health services building
- Internal driveways and hardstand carparking consisting of 132 car parking spaces
- Landscaping

3.1. Traffic Generation

Based on the proponent's experience at the existing TAMS facility, operational traffic generation has been estimated as:

- Deliveries: two rigid (12m long) trucks per day
- Garbage collection: once per week
- Staff: up to 50 staff members requiring parking per day
- TAMS-operated patient transportation services: one bus and eight small vehicles
- Private patient transport: 20 patients per hour.

This estimate provides a maximum possible volume of 81 vehicles per hour, which is relatively low for the development size and number of consultation rooms. For the purposes of analysis, more conservative traffic generation rates have been adopted from empirical surveys described in the Roads and Maritime Services Trip Generation Surveys Medical Centres (Traffic, Environmental & Forensic Engineers, 2015).

The report covers surveys conducted on 20 medical practices and examines the relationship between trip generation and different physical factors associated with the practice. It concludes that the number of consulting rooms is the only reliable predictor of trip generation rates, and the recommended formula has been adopted on this basis.

The split of vehicles travelling on each road in each direction has been adopted proportionally from the existing traffic counts:

- Hillvue Road – Southbound: 35%
- Hillvue Road – Northbound: 25%
- Robert Street – Westbound: 10%
- Robert Street – Eastbound: 10%
- Kathleen Street – Southbound: 10%
- Kathleen Street – Northbound: 10%

Table 2 Traffic generation from proposed development

Daily vehicle trips (vpd)	2070
Peak hour vehicle trips (in+out) (vph)	254
Hillvue Road Southbound (vph)	89
Hillvue Road Nothbound (vph)	63
Robert Street Westbound (vph)	26
Robert Street Eastbound (vph)	26
Kathleen Street Southbound (vph)	25
Kathleen Street Northbound (vph)	25

It is noted that the proximity of the development to public transport services, as described in Section 2.4, may encourage some patients to access the medical centre via bus rather than driving. It is assumed that the influence of public transport availability is already factored into the trip estimation through the empirical data sets recorded from existing sites which also have varying access to public transport.

3.2. Mid-Block Level of Service

The criteria for Levels of Service (LoS) at a mid-block road are prescribed in Table 4.4 of the RTA Guide to Traffic Generating Developments (2002). It is desirable to maintain a minimum LoS C in peak hour traffic.

Table 3 Existing and proposed mid-block levels of service

Location	Existing volume (vph)	Existing LoS	Proposed volume (vph)	Proposed LoS
Hillvue Road Southbound	357	B	446	C
Hillvue Road Northbound	224	B	287	B
Robert Street Westbound	110	A	136	A
Robert Street Eastbound	117	A	143	A
Kathleen Street Southbound	100	A	125	A
Kathleen Street Northbound	100	A	125	A

Source: Guide to Traffic Generating Developments, Roads & Traffic Authority, 2002

All subject roads currently operate at an acceptable LoS and will continue to do so once the proposed traffic generation is integrated. No upgrades are required to Hillvue Road, Robert Street or Kathleen Street.

3.3. Intersection Analysis

Turn warrants have been determined from the peak traffic flows summarised below, and in accordance with the procedure set out in Figure A 10 of the AUSTROADS Guide to Road Design Part 4 (2017).

Table 4 Proposed peak hour turning volumes

Driveway	Hillvue Road	Robert Street	Kathleen Street
Existing traffic Development side	357	110	100
Existing traffic Opposite side	224	117	100
Proposed left turning traffic (max)	89	26	25
Traffic volume parameter Q_{ML}[2]	357	110	100
Proposed right turning traffic (max)	63	26	25
Traffic volume parameter Q_{MR}[2]	670	253	225
Left turn warrant	AUL	BAL	BAL
Right turn warrant	CHR	BAR	BAR

1. **All figures given in vehicles per hour (vph)**
2. **Traffic volume parameters Q_{ML} and Q_{MR} have been calculated as prescribed by the Guide to Road Design Part 4: Intersections and Crossings, Austroads, 2017, Figure A 11**

The existing traffic arrangements on Robert Street and Kathleen Street satisfy the requirements for a BAL/BAR type driveway intersection.

At the proposed Bellvue Road intersection, it is recommended that a channelised right turn lane and auxiliary left turn lane be implemented in a seagull arrangement to accommodate right turns into and out of the development. This may be achievable through linemarking alone if the existing

road width allows. A detailed intersection design is to be submitted with the Construction Certificate application for Council's review.

3.4. Cumulative Impacts

There are no known developments planned in the vicinity of the subject site that could contribute to significant cumulative impact.

4. CONCLUSION

Barnson has been engaged by Tamworth Aboriginal Medical Service to prepare a Traffic Impact assessment in support of a Development Application for a medical centre at Lot 2 DP1264030, Hillvue Road, South Tamworth.

The application seeks consent for a medical centre, allied health services building wellbeing centre as well as internal driveways, parking and associated infrastructure to provide health care for the Aboriginal and non-Aboriginal community of Tamworth.

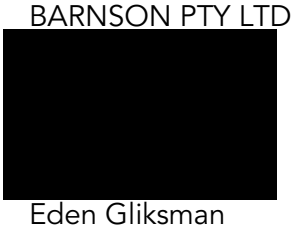
The following conclusions have been drawn as a result of this assessment:

- The proposed development is estimated to generate 254 vehicles per hour, split between three driveways to Hillvue Road, Robert Street and Kathleen Street
- Hillvue Road, Robert Street and Kathleen Street all currently operate at an acceptable mid-block level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required
- The proposed driveway intersections to Robert Street and Kathleen Street warrant basic left / basic right turn treatments, which are satisfied by the existing road arrangements
- The proposed driveway to Hillvue Road warrants auxiliary left / channelised right turn treatments.

Should you require any further information or clarification regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTD



Eden Gliksman
B.Eng (Hons)
Civil Engineer

barnson.

APPENDIX J

BCA Report

SC BUILDING SURVEYING

Sarantzouklis Consulting Pty Ltd
ABN: 43 160 314 768

NCC Report

For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre.

40924.2: Preliminary BCA Assessment Report - Rev 1.0 – For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing centre.

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SC Building Surveying
Sarantzouklis Consulting Pty Ltd
ABN: 43 160 314 769
Address: 325 Darling Street, DUBBO NSW 2830
Phone: 68 828491
Mobile: 0421 367 805 or 0413 593 078

date

05.11.2023

reference

40924.2: BCA Assessment Report - Rev 1.0 Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340

Dear Ben,

Job Details

BCA Assessment Report - For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340

The following NCC Report provides a preliminary building assessment to accompany the development application. The report is prepared for Project Manager Ben Pilon of Barnson Pty Ltd. The assessment will be in accordance with the Building Code of Australia Volume 1 – 2022 and the Disability (Access to Premises Standards) 2010 for the following buildings –

- Hyman Park, Allied Health Services Building
- Hyman Park, Aboriginal Medical Services Building
- Hyman Park, Wellbeing Centre Building

The assessment has been prepared on our interpretation of the scope and based on the referenced documentation listed in Section 13 of this report. This report aims to support the application for a Development Consent by providing detail in relation to the capability for the proposed development to receive Construction Certificate approval. It highlights items that are considered potentially non-compliant and/or issues that may require significant further details.

If you have any further enquiries regarding this matter, please contact the undersigned.

[redacted]

Yours faithfully

SC BUILDING SURVEYING

Spiro Sarantzouklis

Disclaimer

This report has been prepared for Ben Pilon | Project Manager Barnson for the Development Proposal of an Aboriginal Medical Services Building, an Allied Health Services Building and a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340.

This Report provides an assessment of the referenced documents under the Building Code of Australia Volume 1 – 2022 and the Disability (Access to Premises Standards) 2010 to support the submission of a Development Consent.

The undersigned accept no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Project Name:	Development Proposal of an Aboriginal Medical Services Building, an Allied Health Services Building and a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340
Client:	Ben Pilon Barnson Pty ltd
Project No.	40924.2
Report Reference	NCC Assessment Report - Rev 1.0 - Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340
Date:	05.10.2023
Revision:	Final A

Prepared by:

[redacted]

Spiro Sarantzouklis

Spiro Sarantzouklis - Contract Building Surveyor

BAppSc (EnvHlth), GradDip (BldSurv)

Registration Number: BDC2184 – Building Surveyor Unrestricted | NSW Government Fair Trading

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EXECUTIVE SUMMARY

An assessment of the proposed new Wellbeing Centre building located at Lot 2 DP1264030 Hillvue Road, South Tamworth NSW 2340 has been undertaken on the listed design documentation against the relevant Deemed-to-Satisfy provisions of Volume One of the National Construction Code of Australia 2022 (BCA 2022) and the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard) as outlined in the report.

The purpose of this report is to assess compliance of the design documentation against the Performance Requirements of the BCA 2022 and the Premises Standards by determining the extent of compliance with the deemed-to-satisfy provisions. This report will provide support of the Development Application and a future Construction Certificate application.

The subject building proposes a multipurpose room with a floor area of approximately 242m^2, sanitary facility and cleaning room amenities, a kitchen with servery, an outdoor barbeque area with roof over and a community equipment storeroom. The total floor area of the building is noted as 509.5m^2 inclusive of the barbeque area which is included as it the space will contribute to the fire load within the building and/or will have an impact on the safety, health, or amenity of the occupants in relation to the provisions of the BCA. The assumed ceiling height is 2.7m.

The Wellbeing Centre building is assumed to have a skillion type metal sheet roof. The construction material of the walls is assumed to be a combination of metal sheeting, weatherboard, and masonry.

The Wellbeing Centre is assessed as predominately a Class 9b building on the back of guidance from the Australian Government, with smaller parts of the building aligned with a Class 6 and Class 7b uses.

The structure of the building and associated design actions is to be assessed by a suitably qualified engineer. Design plans and design compliance certificates shall be provided with the application for Construction Certificate. Loads and actions to be considered shall be in accordance with Section B of BCA 2022 and all applicable Australian Standards, including but not limited to the AS/NZS 1170 Series, masonry codes, concrete codes, steel and timber construction, glazed assemblies, termite management and surface water management. Consideration of land-subsidence issues with zone of influence limitations and surrounding excavations should all be considered during the structural design phase.

The Wellbeing Centre building has a rise in storeys of (1), a total floor area of 509.5m^2 inclusive of the barbeque area. Based on this the building is required to be designed as Type C Construction. The proximity of the building to adjoining fire-source features appears to exceed 3m and therefore the external walls and openings within them are not required to be fire-rated. As there are no fire walls required there would appear to be no building elements that would require a fire resistance level otherwise outlined in Table S5C24a-e.

The fire hazard properties of floor linings and floor coverings, wall and ceiling linings, air-handling ductwork, sarking, and other materials within the proposed building, including insulation must comply with Specification 7 of the BCA. Class 9b fire hazard ratings are noted as being slightly more stringent in NSW.

Provision for escape from the building is capable of complying with the BCA. In accordance with Table D2D18 of the BCA 2022 the number of persons accommodated within the building would be 242. The Wellbeing Centre was defined similar to a small-live music or arts venue on the basis of unknown cultural activities more than likely to take place within the building. Based on this number the unobstructed width of the required exits would need to be not less than 2.5m. The plans show 2 double-swing required exits doors which would be capable of being constructed to comply. An additional required exit doorway may be required in the Community Equipment Store on the basis that the roller door may not be used as a compliance exit.

The Premises Standard prescribes national requirements for new buildings in order to comply with the Disability Discrimination Act 1992 (DDA).

Section 23 of the DDA covers access to premises and makes it unlawful to discriminate against a person with disability in relation to access to, or use of, a premises.

Disability standards, and in this case the Premises Standards, effectively codify the general non-discrimination requirements of the relevant parts of the DDA.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the DDA in relation to the matters covered by the Premises Standards.

Compliance with the BCA assessment table, and the requirements of AS 1428.1 – 2009 (as adopted by BCA 2022), will therefore satisfy the requirements of the Premises Standard. In this regard, refer to the BCA assessment tables for preliminary compliance details.

Notwithstanding the above, it is an assumption of this report that a larger percentage of persons who utilise this facility will have temporary or permanent disabilities and careful consideration should be given to access provisions for people with a disability and whether a level of access exceeding the minimum prescribed by the BCA and Premises Standards alone should be provided. An access consultant is recommended to provide such advice.

The number of sanitary facilities proposed in the Wellbeing Centre supports the predominant building classification of 9b and the number of persons occupied within calculated under Table D2D18.

As the storey / fire compartment size is greater than 500m^2, the fire services and equipment required to protect the building include a fire hydrant system and fire hose reels. Automatic shutdown of any air-conditioning system is required within the NSW class 9b building and this fire safety measure should be considered as emergency equipment, for the purposes of complying with the BCA. A suitable type and number of portable fire extinguishers is also required. It is an assumption of this report that explosive materials, flammable material, or level of combustible material above that of a classification 9b building, will not be stored within the Wellbeing Centre building.

Emergency lighting and emergency exit signs will be required within all rooms of the Wellbeing Centre building.

Stormwater work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia and Tamworth City Council requirements. The preliminary stormwater management plan drawing number 40924-C03 prepared by Barnson Pty Ltd shows existing design and initial pit installations.

The design, design calculations, and design certification shall be completed by a suitably qualified engineer. Health and amenity, wet areas and overflow protection is capable of complying with the BCA. The building is required to be weatherproof and therefore roof and wall cladding is to comply with the requirements of the BCA. Wall cladding other than masonry, autoclaved aerated concrete and metal sheets may require a performance solution to demonstrate compliance with performance requirement F3P1.

Lighting and ventilation are capable of complying via artificial lighting and mechanical ventilation. Artificial lighting and mechanical ventilation are to be designed by suitably qualified engineers.

The energy efficiency of the building should be explored further to determine whether a performance solution will be required to meet the performance requirements of J1P1. The extent of building fabric and openings is not yet known and therefore compliance with the deemed to satisfy provisions is not clear. The use of JV3 to meet performance requirement J1P1 is recommended. This Verification Method compares the greenhouse gas emissions of a proposed building to that of a reference building which is based on the deemed to satisfy provisions. If the greenhouse gas emissions of the proposed building do not exceed that of the reference building, compliance with J1P1 is achieved. Through this modelling process, it must be demonstrated that the Performance Solution is equivalent to, or better than, the deemed to satisfy provisions. This equivalency is also one of the assessment methods recognised in the NCC.

Solar photovoltaic systems and facilities for electric vehicle charging installed independently or as part of a performance solution should be identified early on and documented in the plans to be submitted with the development application and to be further considered in the preparation of the plans for the construction certificate.

The preliminary Statutory Fire Safety Measures listed in Section 14 of this report are subject to change. The fire safety measures listed in the fire safety schedule approved with the Construction Certificate are required to be certified upon completion of their installation. Fire safety measures must be installed by competent fire safety practitioners who are responsible for their installation.

1.0 INTRODUCTION

This report details the results of an assessment undertaken against the relevant Deemed-to-Satisfy (DtS) provisions of Volume One of the National Construction Code – Building Code of Australia 2022 (BCA 2022) and the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) for the proposed Wellbeing Centre building located at Hillvue Road, South Tamworth NSW 2340.

The report has been prepared by SC Building Surveying for Ben Pilon of Barnson Pty Ltd.

2.0 PURPOSE

The purpose of this report is to assess compliance of the design documentation against the Performance Requirements of the BCA 2022 and the Premises Standards by determining the extent of compliance with the deemed-to-satisfy provision. This report will provide support of the Development Application and a future Construction Certificate application.

3.0 EXTENT

3.1 Scope

The scope of this assessment is limited to the design documentation referenced in Section 13 of this report.

3.2 Limitations

The following limitations apply to the assessment:

- The Wellbeing Centre is assessed as predominately a Class 9b building, with smaller parts of the building aligned with a Class 6 and Class 7b uses.
- The plans are assessed to the extent necessary to determine if the building is capable of complying with the performance provisions of the BCA, specifically the Deemed-to-Satisfy provisions and to ascertain what, if any, issues may exist with the initial design in support of the Development Consent and Construction Certificate applications.
- This assessment is limited to the Wellbeing Centre building.
- The following Sections / Parts of the BCA 2022 have not been listed in the assessment tables of this report on the basis that the objective of that Section / Part is not directly applicable and/or can be assumed to have no relationship to the subject building –
    - Part E3 – Lift Installations
    - Part F7 – Sound Transmission and Insulation
    - Part F8 – Condensation Management
    - Section G – Ancillary Provisions
    - Part I2 – Public Transport Buildings
    - Part I3 – farm buildings and Farm Sheds
- The assessment does not consider the requirements for people with disabilities under the provision of the Disabilities Discrimination Act 1992. Details regarding access for people with disabilities have been assessed to the extent of the deemed-to-satisfy provisions of the BCA 2022 and the Premises Standards.
- The assessment does not cover the requirements of legislation other than the nominated sections of the Environmental Planning & Assessment Act 1979, and which might address building works such as Occupational Health & Safety, Construction Safety, or the like.

- The assessment does not cover the requirements of the Food Standards Code under the Food Act 2003 and AS 4674 – 2004 – Design, Construction and Fitout of Food Premises.
- Generally, the assessment does not incorporate the detailed requirements of Australian Standards unless specifically noted.
- This report has been prepared based upon limitations, assumptions and information validated by others. SC Building Surveyors is not able to verify the accuracy and completeness of the design outside of the agreed scope and shall therefore not be responsible for any errors or omissions which may be incorporated during the construction phase as a result.

3.3 Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- Environmental Planning and Assessment Act 1979 (EP&AA)
- Environmental Planning and Assessment Regulation 2021 (EP&AR)
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 EP&A(DC&FS) R 2021
- National Construction Code – Volume 1 Building Code of Australia 2022 (BCA).
- Disability (Access to Premises – Buildings) Standard 2010 (Premises Standard).
- Plans & Specifications listed in Section 13 of this report; and

4.0 LEGISLATION

The following summarises the key statutory issues relating to the BCA 2022 and the Premises Standard in relation to the certification of the subject building.

Issue	Legislation	Comment
Fire protection and structural capacity	S14 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work under a development consent that authorises a change of building use unless— (a) the fire protection and structural capacity of the building will be appropriate to its new use, and (b) the building will comply with the Category 1 fire safety provisions that apply to the new use.
Compliance with development consent and Building Code of Australia	S19 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work unless— (a) the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any, and (b) the design and construction of the building, as described in the relevant building work plans and specifications and in other information given to the certifier under section 12, is consistent with the development consent, and (c) the building will comply with the relevant requirements of the Building Code of Australia as in force on the relevant date.
Compliance with conditions of development consent	S20 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work under a development consent unless the following have been complied with— (a) a condition of the development consent or an agreement referred to in the Act, section 4.17(6) requiring the provision of security before building work is carried out, (b) a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before building work is carried out, (c) a condition of the development consent that must be complied with before a construction certificate may be issued.
Fire safety systems in class 2-9 buildings	S22 EP&A(DC&FS) R 2021	(1) It is a condition of a construction certificate for building work involving the installation, extension, or modification of a relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building that the building work must not commence unless— (a) plans have been submitted to the principal certifier that show— (i) for building work involving the installation of the relevant fire safety system—the layout, extent, and location of key components of the relevant fire safety system, or (ii) for building work involving the extension or modification of the relevant fire safety system—the layout, extent, and location of the new or modified components of the relevant fire safety system, and (b) specifications have been submitted to the principal certifier that— (i) describe the basis for the design, installation, and construction of the relevant fire safety system, and

		(ii) identify the provisions of the Building Code of Australia on which the design of the system is based, and (c) the plans and specifications— (i) are certified by a compliance certificate as complying with the relevant provisions of the Building Code of Australia, or (ii) are endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, and (d) if the plans and specifications were submitted before the construction certificate was issued—they are endorsed by a certifier with a statement that the certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions, and (e) if the plans and specifications were not submitted before the construction certificate was issued—they are endorsed by the principal certifier with a statement that the principal certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions.
Disabled Access	Disability (Access to Premises – Buildings) Standard 2010	New building work is required to comply with the requirements of the NCC and Premises Standards.

Table 1 – Summary of Applicable Legislation

5.0 METHODOLOGY

The following method of assessment has been used in the preparation of this report:

1. Determine the basic assessment data for the building.
2. Assess the design of the building against each current Deemed-to-Satisfy requirements of the NCC. Establish the status of each clause into the following categories:
    a. The proposed work complies with the requirements of the clause – Complies.
    b. Proposed work is not detailed or not specified but is considered capable of meeting the deemed to satisfy requirements of the BCA – Capable of compliance.
    c. Proposed detail does not comply with the requirements of the clause – Does not comply.
3. Nominate the status of the design against each NCC requirement.
4. Provide comments against each NCC requirement as appropriate in support of the Development Application and a future Construction Certificate application.
5. Where a BCA and/or Premises Standard Section, Part, or Clause is not relevant to the proposed building work, that Section, Part, or Clause may be excluded from the assessment report.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The Wellbeing Centre building is to be located at Lot 2 DP1264030 Hillvue Road, South Tamworth NSW 2340. It will form part of a complex of buildings associated with the Tamworth Aboriginal Medical Centre.

The subject building proposes a multipurpose room with a floor area of approximately 242m^2, sanitary facility and cleaning room amenities, a kitchen with servery, an outdoor barbeque area with roof over and a community equipment storeroom. The total floor area of the building is noted as 400m^2 however this does not include the floor area of the barbeque area which we interpret should be included. The assumed ceiling height of each tenancy is 2.7m.

The subject building is assumed to have a skillion type metal sheet roof. The construction material of the walls is assumed to be a combination of metal sheeting, weatherboard, and masonry.

The Australian Institute of Health and Welfare an Australian Government organisation provides information on social and emotional wellbeing requirements for Indigenous Australians. Social and emotional wellbeing is the foundation of physical and mental health for Indigenous Australians. It is a holistic concept that encompasses the importance of connection to land, culture, spirituality, and ancestry, and how these affect the wellbeing of the individual and the community (Gee et al. 2014). Social and emotional wellbeing is not the same as mental health and mental illness, but they can interact and influence each other (PM&C 2017). With this in mind and considering the proposed layout of the building it is our professional opinion that the use of the building cannot be pigeonholed into just professional use and should be therefore assessed as predominately a Class 9b building 'place of public assembly', with smaller parts of the building aligned with Class 6 and Class 7b uses.

The Wellbeing Centre building is required to be protected with preliminary fire safety measures in accordance with Clause 79 of the EP&A(DC&FS) R 2021 as listed in Section 14 of this report. Additional fire safety measures not required by the BCA however that may be proposed are required to be listed within fire safety schedule.

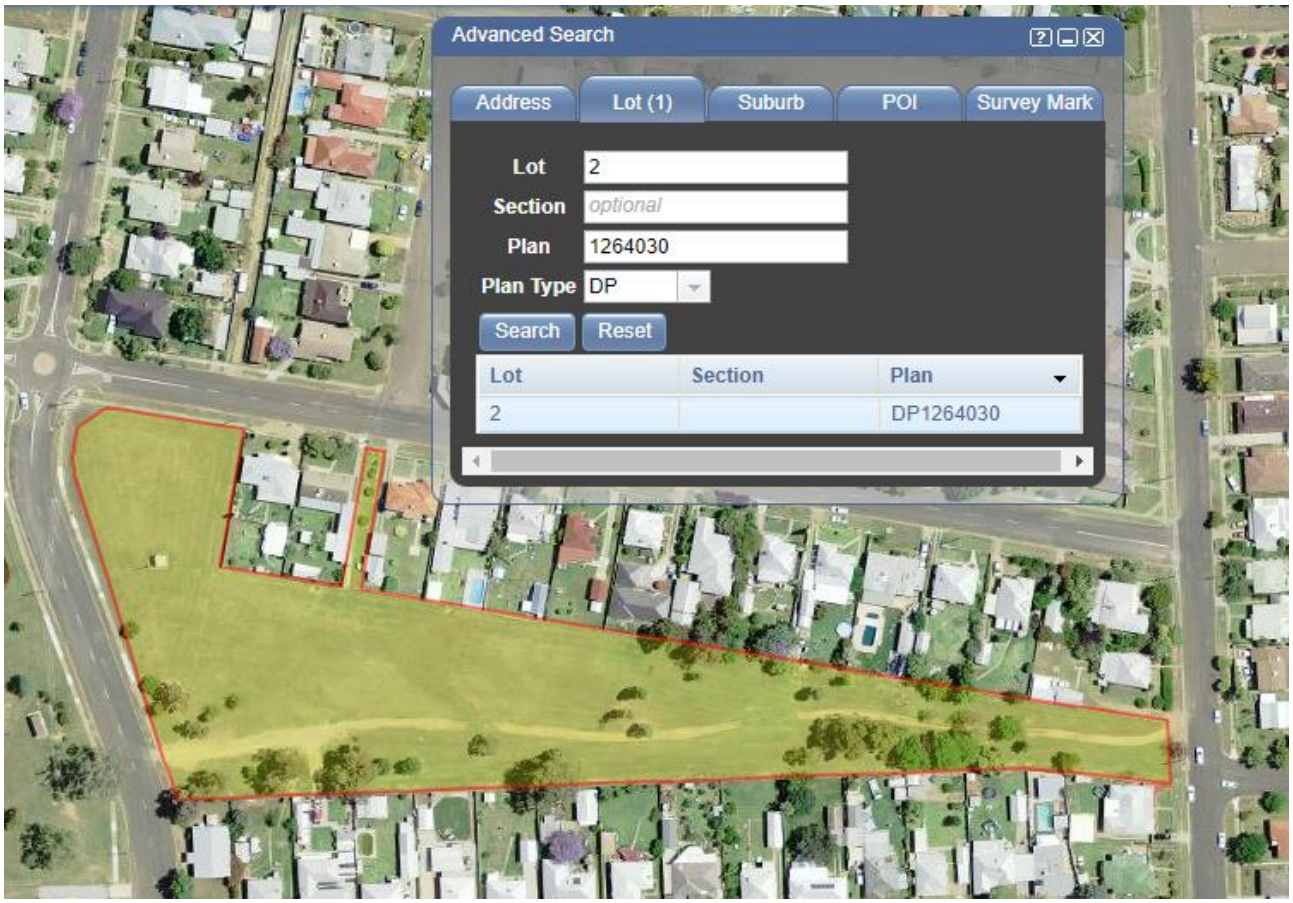


Image 1 – Aerial View of Site (Six Maps)

7.0 ASSESSMENT DATA SUMMARY

7.1 Assumptions & Interpretations

It should be noted that a number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered interpretations are made that are considered to be within standard industry practice and / or SC Building Surveying policy formulated in regard of each issue. The following interpretations and assumptions have been made in the preparation of this report:

1. For the purposes of this assessment the Wellbeing Centre building has been assessed on the basis of having a Class 6, 7b and 9b classification. Its use is that of a food premises, storage, and place of public assembly building.
2. The subject building was not considered to be a Class 2, 3, 4, 5, 7, 8 or 9 building on the basis that the design plans are not residential accommodation, a class 5 building would limit the gathering of large numbers of people for social and other wellbeing events, and no general anaesthetic will be given within the building.
3. The floor area of the Wellbeing Centre building has been based on numbers provided on the relevant drawings. All other measurements have either been extrapolated or assumed.
4. It is an interpretation of this report that the floor area of the barbeque area shall be included in the total floor area of the building in relation to the storey and fire compartment, as the floor area of the barbeque area is an area that will likely contribute to or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA.
5. On the basis that the barbeque area is assessed to contribute to the fire load, the double doors opening into the barbeque area are considered doors in a path of travel to a required exit. The required exit is noted as being a suitable and compliant egress point at the construction edge of the roofline over the barbeque area.
6. NSW Table D2D18 has been used to determine the number of people occupied within the subject building. The total number of persons occupying the building has been determined as 249. This correlates with the number of sanitary facilities proposed in the wellbeing centre, and the dimension widths of the required exits.
7. It is an assumption of this report that no additional occupancy numbers are attributed to the building by the barbeque area. Notwithstanding the above the design team and building owners should consider if the occupant numbers within the multipurpose room is satisfactory or whether it is likely to exceed 242.
8. It is an assumption of this report that the subject building will be a conditioned space.
9. It is an assumption of this report that explosive materials, flammable material, or level of combustible material above a typical Class 9b use, will not be stored within the Wellbeing Centre building.
10. It is assumed that trade waste provisions will apply to the building.
11. It is assumed that the Wellbeing Centre Kitchen and Servery will need to comply with the Food Standards Code under the Food Act 2003 and AS 4674 – 2004 – Design, Construction and Fitout of Food Premises.
12. It is an assumption of this report that a larger percentage of persons who utilise this facility will have temporary or permanent disabilities and careful consideration should be given to access provisions for people with a disability. The building owners should explore their obligations under the Disability Discrimination Act as to whether compliance above that prescribed by the BCA 2022 and Premises Standards is appropriate.

It is the responsibility of client to consider all of the above assumptions and interpretations and seek clarification and/or provide correction where applicable.

7.2 Building Characteristics

The following assessment data has been drawn from the provisions of BCA 2022 and from an assessment of the plans submitted by the client.

7.2.1 Summary of Construction Determination

The type of construction required for the proposed building works is summarised as follows:

Wellbeing Centre Building	
Classification	6, 7b and 9b[1]
Number of Storeys Contained	1
Rise in storeys	1
Preliminary Type of Construction	C
Concessions	N/A
Floor Area (m^2). Approx.	400m^2
Floor Area (m^2). Approx. In relation to the total storey and fire compartment (inclusive of undercover barbeque area)[2]	509.5m^2
Volume Total (m^3). Approx. Assumed underside of roof height average of 4m^3	2,038m^3
Final Type of Construction	Type C
Effective Height	<25m
Climate Zone	4

Table 2 – Summary of Construction Determination

[1] Whether a provision applies or not depends on the circumstances of the case and the circumstances in which the reference is made. For example, where a building has a single classification, a reference to a building in the NCC 2022 and this report is understandably a reference to a whole of the building.

[2] **Definitions:**
Floor area in relation to a storey – in relation to a storey — the area of all floors of that storey measured over the enclosing walls, and includes if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA.

Floor area in relation to a fire compartment — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load.

[3]
Volume in relation to a building — the volume of the total space of the building measured above the lowest floor (including, for a suspended floor, any subfloor space), over the enclosing walls, and to the underside of the roof covering.

7.2.2 Summary of Floor areas and Relevant Populations

The floor areas and relevant populations for the subject building is summarised as follows:

Part of Project	BCA Classification	Approx. Floor Area (m^2)	Assumed Population
Kitchen and servery	6	$53m^2$	6
Equipment Storeroom	7b	$26m^2$	1
Multipurpose room	9b	$242m^2$	242
Barbeque area	9b	$109m^2$	N/A

Table 3– Summary of Floor Area and Relevant Populations

8.0 ADDITIONAL REQUIREMENTS

8.1 Comments

The matters noted in the comments section of the assessment tables provides supporting material for the building owners, project managers, design team and planning officials in submission / assessment of the Development Application and for the future preparation of the Construction Certificate application.

8.2 Performance Requirements

Performance Requirements are satisfied by one of the following,

(a) Performance Solution; or
(b) Deemed-to-Satisfy Solution; or
(c) A combination of (a) and (b).

A number of the Performance Requirements of the NCC use the expression “to the degree necessary” or “appropriate to”. These expressions provide flexibility by allowing appropriate authorities to determine the degree of compliance necessary in a particular case. Therefore, any part of the NCC that uses these expressions should be referenced against the requirements of the appropriate authority. For example, an appropriate authority might judge that an item need not be installed, or a particular level of performance be achieved.

The building has been assessed as being able comply with the Deemed-to-Satisfy provisions of Volume 1 of the BCA 2022.

8.3 Other Legislative Requirements

1. The building owners should consider their obligations in relation to any Long Service Levy applicable to the proposed development to be paid to the Long Service Levy Payments Corporation prior to the issue of a Construction Certificate.

9.0 FIRE SAFETY MEASURES

9.1 Fire Safety Measures

The preliminary Statutory Fire Safety Measures listed in Section 14 of this report are subject to change. The fire safety measures listed in the fire safety schedule approved with the Construction Certificate are required to be certified upon completion of their installation. Fire safety measures must be installed by suitably qualified persons and accredited fire safety practitioners where applicable.

After their installation the fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied, noting that all firefighting equipment should be tagged when tested and where required inspection and logbooks are kept up to date.

An annual fire safety certificate must be submitted to Tamworth Regional Council and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the Wellbeing Centre building (i.e., near the servery area).

The correct operation and maintenance of the fire safety measures is critical in affording an adequate level of fire safety for occupants of the building.

9.2 Maintenance

The ongoing management of the building should ensure good housekeeping procedure. The following matters should be considered by building management:

- Ensure exits and paths of travel to exits remain unobstructed for width of one meter (1.0m),
- Avoid storage of materials in unoccupied areas,
- Limit storage of additional flammable / combustible materials to that designated and referred to in this approval, and
- Prevent storage of materials that could hinder access to firefighting equipment, (i.e., storage in front of fire extinguishers, equipment that could hinder access to the required exit door).

10.0 CONCLUSION

Having assessed the subject design plans, I am satisfied that the Wellbeing Centre building is capable of complying with the BCA 2022 and the Premises Standard with no major issues identified.

The client is required to consider the listed limitations, assumptions and interpretations within this preliminary report and make the necessary clarifications and/or comments where appropriate, in support of the Development Application and in the preparation of future design plans for the Construction Certificate application.

11.0 BUILDING CODE OF AUSTRALIA ASSESSMENT

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Building Code of Australia 2022						
Wellbeing Centre Building						
Section A – General Provisions						
A6G1	Determining a Building Classification	(1) The classification of a building or part of a building is determined by the purpose for which it is designed, constructed, or adapted to be used. (2) Each part of a building must be classified according to its purpose and comply with all the appropriate requirements for its classification. (3) A room that contains a mechanical, thermal, or electrical facility or the like that serves the building must have the same classification as the major part or principal use of the building or fire compartment in which it is situated. (4) Unless another classification is more suitable, an occupiable outdoor area must have the same classification as the part of the building to which it is associated. **Exemptions:** For A6G1(1) where a part of a building has been designed, constructed, or adapted for a different purpose and is less than 10% of the floor area of the storey it is situated on, the classification of the other part of the storey may apply to the whole storey. This exemption				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		does not apply where the minor use of a building is a laboratory, a Class 9b early childhood centre, or a Class 2, 3 or 4 part of a building.				
A6G7 A6G8 A6G10	Building Classification	The assumed building classification is Class 6 and Class 9b. Class 6 – Kitchen and servery (similar to that of a café). Class 7b – Storage room. Class 9b – Assembly building. NOTE: The Australian Institute of Health and Welfare an Australian Government organisation provides information on social and emotional wellbeing requirements for Indigenous Australians. Social and emotional wellbeing is the foundation of physical and mental health for Indigenous Australians. It is a holistic concept that encompasses the importance of connection to land, culture, spirituality, and ancestry, and how these affect the wellbeing of the individual and the community (Gee et al. 2014). Social and emotional wellbeing is not the same as mental health and mental illness, but they can interact and influence each other (PM&C 2017). With this in mind and considering the proposed layout of the building it is our professional opinion that the use of the building cannot be pigeonholed into wellbeing associated with professional use and should be therefore assessed as a Class 9b place of public assembly, where a mix of professional use wellbeing and social wellbeing activities are united. **Definitions:** **Health-care building:** A building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes— (a) a public or private hospital; or				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) a nursing home or similar facility for sick or disabled persons needing full-time care; or (c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment.				
Section B – Structure						
Part B1						
B1D2	Resistance to actions	Buildings are subject to certain actions i.e., wind, ground movement, earthquake, live and dead loads, subsidence and more. A building must be designed to resist such actions. A suitably qualified engineer is required to – (a) determine the most critical action effect on a building or structure in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0; and (b) determine the resistance of a building or structure in accordance with B1D4. Wind region is noted as Region A, non-cyclonic.		X		
B1D3	Determination of individual actions	Assessment required by suitably qualified engineer.		X		
B1D4	Determination of structural resistance of materials and forms of construction	Assessment required by suitably qualified engineer.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
B1D5	Structural software	Assessment required by suitably qualified engineer.		X		
B1D6	Construction of buildings in flood hazard areas	The assumed building classification is Class 6, 7b and 9b.				X
Section C – Fire Resistance						
Part C2 – Fire Resistance and Stability						
C2D2	Type of construction required	Refer to Table 2 in Section 7.2.1 of this report. The type of construction for a single storey Class 9b building is Type C. Refer to item S5C24 in this report for details that relate to FRLs of various building elements.		X		
C2D3	Calculation of rise in storeys	The proposed building has a rise in storeys of (1).				X
C2D4	Buildings of multiple classification	In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2. For the purposes of this Clause a Class 9 building is the most fire resisting type. The type of construction for the subject building remains Type C.				X
C2D5	Mixed types of construction	The type of construction for the Wellbeing Centre is Type C.				X
C2D6	Two storey Class 2, 3 or 9c buildings	The subject building is not a two storey Class 2, 3 or 9c building.				X

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td>C2D7</td><td>Class 4 parts of buildings</td><td>The subject building does not contain a Class 4 part.</td><td></td><td></td><td></td><td>X</td></tr>
<tr><td>C2D8</td><td>Open spectator stands and indoor sports stadiums</td><td>The subject building is not an open spectator stand or indoor sports stadium.</td><td></td><td></td><td></td><td>X</td></tr>
<tr><td>C2D9</td><td>Lightweight construction</td><td>Lightweight construction is defined as ‘Construction which incorporates or comprises—

(a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure, or abrasion; or

(b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure, or abrasion; or

(c) masonry having a width of less than 70 mm’.

The subject building appears to be situated 3m or more from any adjoining fire source feature and is not likely to incorporate any fire walls. As such, lightweight construction, is not envisaged.</td><td></td><td></td><td></td><td>X</td></tr>
<tr><td>C2D10</td><td>Non-combustible building elements</td><td>Non-combustible building elements relate to Type A and B construction. The type of construction for the Wellbeing Centre building is Type C.</td><td></td><td></td><td></td><td>X</td></tr>
<tr><td>C2D11

NSW C2D11</td><td>Fire hazard properties</td><td>The fire hazard properties for floor linings and floor coverings, wall and ceiling linings, air-handling ductwork, sarking, and other materials within the proposed building, including insulation must comply with Specification 7 of the BCA 2022. The following tables provide a summary of the requirements-

Floor linings and floor coverings - Critical radiant flux (CHF in kW/m2)
<table><tr><th>Class of Building</th><th>Building not fitted with a sprinkler system</th></tr></table></td><td></td><td>X</td><td></td><td></td></tr>
</table>

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable

Class 6, 7b	2.2kW/m^2
	a maximum smoke development rate of 750 percent-minutes
	a group number 1 or 2, for any portion of the floor covering that is continued more than 150 mm up a wall.
Class 9b Multi-purpose function	2.2kW/m^2
	a maximum smoke development rate of 750 percent-minutes
	a group number 1 or 2, for any portion of the floor covering that is continued more than 150 mm up a wall.

Table S7C3– Floor linings and floor coverings

Wall and ceiling linings -

Class of Building		Required Fire Hazard property			
		Fire Isolated Exit	Public Corridors	Specific Areas	Other Areas
Class 6, 7b	Walls	1	1,2	1,2,3	1,2,3
	Ceilings	1	1,2	1,2	1,2,3

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable

Class 9b	Walls	1	1	1,2	1,2,3
	Ceilings	1	1	1,2	1,2,3
a smoke growth rate index not more than 100; or						
an average specific extinction area less than 250m^2/kg.						
A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1 – 2015.						

Table S7C4– Wall and Ceiling requirements

Air-handling ductwork

Rigid and flexible ductwork in a Class 6, 7b and 9b building must comply with the fire hazard properties set out in AS 4254.1 – 2021 and AS 4254.2 – 2012

Materials and assemblies in a Class 2 to 9 building

Material or assembly location	Required Fire Hazard property
Class 6, 7b	Flammability Index 5 for sarking materials

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		<table><tr><td></td><td>Other materials or locations and insulation materials other than sarking-type materials. Spread-of-Flame Index 9. Smoke-Developed-Index 8, if the Spread-of-Flame Index is more than 5.</td></tr><tr><td>Class 9b Public hall or the like (multipurpose hall)</td><td>Spread-of-Flame Index 0.</td></tr><tr><td></td><td>Smoke-Developed-Index 3.</td></tr></table> Table S7C7– Other material and assembly requirements A suitable test report must be provided for each lining, material, and assembly to be used in the building (that is not exempt under C2D11(3)) which demonstrates compliance with Specification 3 of the BCA 2022. Definitions: **Specific areas:** means within— (i) for Class 6 buildings, shops, or other building with a minimum floor dimension/floor to ceiling height ratio > 5; and (ii) for Class 9b theatres and halls, etc, an auditorium (taken to include multipurpose use).				
C2D12	Performance of external walls in fire	Concrete external walls that could collapse as complete panels (e.g., tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8. Specification 8 contains measures to minimise, in the event of fire, the		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		likelihood of certain external walls collapsing outwards as complete panels and the likelihood of panels separating from supporting members.				
C2D13	Fire-protected timber: Concession	Fire-protected timber may be used wherever an element is required to be non-combustible.				X
C2D14	Ancillary elements	Ancillary building elements relates to external walls required to be constructed with non-combustible construction. The subject building has been determined to be Type C construction and therefore the external walls are not required to be constructed with non-combustible construction.				X
C2D15	Fixing of bonded laminated cladding panels	Fixing of bonded laminated cladding panels relate to Type A and B construction. The subject building has been determined to be Type C construction.				X
Part C3 – Compartmentation and Separation						
C3D3	General floor area and volume limitations	The maximum floor area for a Class 6,7b building of Type C Construction is 2,000m^2. The maximum volume for a Class 6,7b building of Type C Construction is 12,000m^3. The maximum floor area for a Class 9b building of Type C Construction is 3,000m^2. The maximum volume for a Class 9b building of Type C Construction is 18,000m^3. The subject building will comply with the percentage combination of all building classification parts. **Definitions:**	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Floor area: For the purposes of Volume One — (a) **in relation to a building** — the total area of all storeys; and (b) **in relation to a storey** — the area of all floors of that storey measured over the enclosing walls, and includes— (i) the area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and (ii) the area occupied by any internal wall or partitions, any cupboard, or other built-in furniture, fixture, or fitting; and (iii) if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA; and (c) **in relation to a room** — the area of the room measured within the internal finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture, or fitting; and (d) **in relation to a fire compartment** — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load. **Volume:** In relation to— (a) **a building** — the volume of the total space of the building measured above the lowest floor (including, for a suspended floor, any subfloor space), over the enclosing walls, and to the underside of the roof covering; or				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) **a fire compartment** — the volume of the total space of the fire compartment measured within the inner finished surfaces of the enclosing fire-resisting walls and/or floors, and— (i) if there is no fire-resisting floor at the base of the fire compartment, measured above the finished surface of the lowest floor in the fire compartment; and (ii) if there is no fire-resisting floor at the top of the fire compartment, measured to the underside of the roof covering of the fire compartment; and (iii) if there is no fire-resisting wall, measured over the enclosing wall and if there is no enclosing wall, includes any space within the fire compartment that has a use which contributes to the fire load.				
C3D4	Large-isolated buildings	The size of the subject building does not exceed the maximum permissible size of a building required to be Type C construction. The subject building is not a large-isolated building.				X
C3D5	Requirements for open spaces and vehicular access	Requirements for open spaces and vehicular access relate to large-isolated buildings. The subject building is not a large-isolated building.				X
C3D6	Class 9 buildings	The classification of the subject building is determined as Class 6, 7b and 9b.				X
C3D7	Vertical separation of openings in external walls	Vertical separation of openings in external walls relate to Type A construction. The subject building has been determined to be Type C construction.				X
C3D8	Separation by fire walls	Fire walls are neither required nor are they likely to be installed within the subject building.				X
C3D9	Separation of classifications in the same storey	(1) If a building has parts of different classifications located alongside one another in the same storey— (a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) the parts must be separated in that storey by a fire wall. Building elements that require an FRL are not envisaged within the subject building.				
C3D10	Separation of classifications in different storeys	Refer to Table 2 in Section 7.2.1 and item number C2D3 of this report. The subject building has a rise in storeys of (1).				X
C3D11	Separation of lift shafts	The subject building has a rise in storeys of (1) and therefore a lift shaft and/or any form of lift is not required within the building.				X
C3D12	Stairways and lifts in one shaft	The subject building has a rise in storeys of (1). Fire-resisting stair and/or lift shafts are therefore not required.				X
C3D13	Separation of equipment	There are no lift motors, lift control panels, emergency generators used to sustain emergency equipment operating in the emergency mode, central smoke control plant, boiler or battery system containing a total voltage of 12 volts or more and a storage capacity of 200kWh or more to be installed within the building. There are no on-site fire pumps to be installed in or around the subject building.				X
C3D14	Electricity supply system	There is no electricity sub-station to be located within the subject building. Consideration should be given to whether the main switchboard located within the subject building that will be required to sustain emergency equipment (automatic shut-down of air-conditioning system) operating in the emergency mode. There are no electrical conductors to be located within the subject building associated with the main switchboard or electrical substation.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Consideration should be given to whether emergency equipment (automatic shut-down of air-conditioning system) within the subject building will be reliant on the electricity supply, whereby isolation of emergency equipment switchgear is therefore required. Emergency equipment includes but is not limited to the following: (a) Fire hydrant booster pumps. (b) Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. (c) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (d) Air handling systems designed to exhaust and control the spread of fire and smoke. (e) Emergency lifts. (f) Control and indicating equipment; or (g) Emergency warning and intercom systems.				
C3D15	Public corridors in Class 2 and 3 buildings	The classification of the subject building is determined as Class 6, 7b and 9b.				X
Part C4 – Protection of Openings						
C4D3	Protection of openings in external walls	Refer to item S5C24 in this report. As the external walls appear to be located 3m or more from an adjoining fire-source feature, there is no requirement for the protection of openings.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C4D4	Separation of external walls and associated openings in different fire compartments	The subject building contains a single fire compartment.				X
C4D5	Acceptable methods of protection	(1) Where protection is required, doorways, windows and other openings must be protected as follows: (a) Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. (b) Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters. (c) Other openings— (i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. (2) Fire doors, fire windows and fire shutters must comply with Specification 12.				X
C4D6	Doorways in fire walls	There are no doorways in fire walls proposed or likely to be required in the subject building.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C4D7	Sliding fire doors	The nature of the subject building and/or any future fire compartment is unlikely to require the construction of a sliding fire door.				X
C4D8	Protection of doorways in horizontal exits	A horizontal exit is defined as *'a required doorway between 2 parts of a building separated from each other by a fire wall'.* Horizontal exits are not proposed or likely to be required within the subject building.				X
C4D9	Openings in fire-isolated exits	There will be no fire-isolated exits within the subject building.				X
C4D10	Service penetrations in fire-isolated exits	There will be no fire-isolated exits within the subject building.				X
C4D11	Openings in fire-isolated lift shafts	There will be no fire-isolated lift shafts within the subject building.				X
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The classification of the subject building is determined as Class 6, 7b and 9b.				X
C4D13	Openings in floors and ceilings for services	The floor is not required to have an FRL in relation to integrity and insulation. The ceiling is not required to have a resistance to the incipient spread of fire. As such there is no requirement for the protection of services through floors and/or the ceiling within the subject building.				X
C4D14	Openings in shafts	Openings in shafts relate to a building of Type A construction. This subject building has been determined to be Type C construction.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C4D15	Openings for service installations	Openings for service installations apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire. Any service penetration through a building element required to have an FRL must comply with Specification 13 of the BCA or be identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 – 2005 and AS 1530.4 – 2014 and has achieved the required FRL. The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2 of the BCA. Note: Refer to item S5C24 in this report for details on the FRLs that may be required for certain building elements. Notwithstanding the above at this preliminary stage there are no building elements with FRLs proposed or likely to be required within the subject building.				X
C4D16	Construction joints	Construction joints, spaces, and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner— (a) identical with a prototype tested in accordance with AS 4072.1 – 2005 and AS 1530.4 -2014 to achieve the required FRL; or (b) that differs from a prototype in accordance with Section 4 of AS 4072.1 – 2005 and achieves the required FRL. It is unlikely that internal fire walls will be constructed of construction materials that require construction joints.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		As the external walls appear to be located 3m or more from an adjoining fire-source feature, there will be no requirement for external walls to have an FRL.				
C4D17	Columns protected with lightweight construction to achieve an FRL	There are no columns that maybe protected by lightweight construction that will be required to pass through a building element that is required to have an FRL or a resistance to the incipient spread of fire.				X
Specification 5 **Type C Fire-Resisting Construction**						
S5C24	Type C fire-resisting construction – fire resistance of building elements	In a building required to be of Type C construction a building element listed in Tables S5C24a, S5C24b, S5C24c, S5C24d and S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the Class of building concerned.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Table S5C24a: Type C construction: FRL of parts of external walls Distance from a *fire-source feature* | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Less than 1.5 m | 90/90/90 | 90/90/90 | 90/90/90 | 90/90/90 1.5 to less than 3 m | –/–/– | 60/60/60 | 60/60/60 | 60/60/60 3 m or more | –/–/– | –/–/– | –/–/– | –/–/– **Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall** Distance from a *fire-source feature* | FRL (in minutes): *structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Less than 1.5 m | 90/–/– | 90/–/– | 90/–/– | 90/–/– 1.5 to less than 3 m | –/–/– | 60/–/– | 60/–/– | 60/–/– 3 m or more | –/–/– | –/–/– | –/–/– | –/–/–				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Table S5C24c: Type C construction: FRL of common walls and fire walls Wall type | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 *Loadbearing* or non-*loadbearing* | 90/90/90 | 90/90/90 | 90/90/90 | 90/90/90 **Table S5C24d: Type C construction: FRL of internal walls** Location | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Bounding *public corridors*, public lobbies and the like | 60/60/60 | –/–/– | –/–/– | –/–/– Between or bounding *sole-occupancy units* | 60/60/60 | –/–/– | –/–/– | –/–/– Bounding a stair if *required* to be rated | 60/60/60 | 60/60/60 | 60/60/60 | 60/60/60 **Table S5C24e: Type C construction: FRL of roof** Location | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Roofs | –/–/– | –/–/– | –/–/– | –/–/–				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Section D – Access and Egress						
Part D2 – Provision for Escape						
D2D3 *NSW D2D3*	Number of exits required	The subject building having a classification of 9b is required to have not less than 2 exits on the basis that the storey will accommodate more than 50 persons. In addition to the above, Clause D2D5 will not be satisfied by the provision of a single exit.		X		
D2D4	When fire-isolated stairways and ramps are required	The subject building is not required to contain a fire-isolated stairway or fire-isolated ramp.				X
D2D5	Exit travel distances	In a Class 5, 6, 7, 8 or 9 building no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m. An additional required exit may be required within the community equipment storeroom on the basis that – • It may be more than 20m to a point of choice from which travel in different directions to 2 exits is available, and • For security reasons the building owners do not wish to keep the roller door in the storage room in the open position whilst ever it is lawfully occupied.		X		
D2D6	Distance between alternative exits	Exits that are required as alternative means of egress must be— (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) not less than 9 m apart; and (c) not more than— (i) in a Class 2 or 3 building — 45 m apart; or (ii) in a Class 9a health-care building, if such required exit serves a patient care area — 45 m apart: or (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart. The design team should consider moving the required exit on the southern façade to the east to more enable a more uniform distribution of exits. As stated in Table D2D5 above an additional required exit may be required within the community equipment storeroom.				
D2D7	Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.		X		
D2D8 *NSW D2D8*	Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit must be not less than 1m. If the storey, mezzanine, or open spectator stand accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of required exits or paths of travel to an exit, except for doorways, must be not less than 1m plus 250mm for each 25 persons (or part) in excess of 100.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		If the storey, mezzanine, or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of required exits or paths of travel to an exit, except for doorways, must be not less than in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200.				
D2D9 *NSW D2D9*	Width of doorways in exits or paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm. Note: In any other case except where it opens to a sanitary compartment or bathroom — not less than 750 mm wide.		X		
D2D10	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space.		X		
D2D11	Determination and measurement of exits and paths of travel to exits	The determination and measurement of exits and paths of travel to exits relate to stairways and ramps in a required exit or path of travel to a required exit. There are no stairways or ramps proposed within the subject building.				X
D2D12	Travel via fire-isolated exits	The subject building is not required to have, and does not propose, a fire-isolated exit.				X
D2D13	External stairways or ramps in lieu of fire-isolated exits	The subject building has a rise in storeys of one and is not required to have, and does not propose, a fire-isolated exit or an external stairway in lieu of a fire-isolated exit.				X
D2D14	Travel by non-fire-isolated stairways or ramps	The subject building has a rise in storeys of one and is not required to have, and does not propose, a stairway or ramp.				X
D2D15 NSW D2D15	Discharge from exits	An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		If a required exit leads to an open space, the path of travel to Kathleen Street and/or Hillvue Road must have an unobstructed width throughout of not less than— (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater.				
D2D16	Horizontal exits	Refer to Item C4D8 for the definition of a horizontal exit. It is not likely that a horizontal exit will be required within the subject building.				X
D2D17	Non-required stairways, ramps, or escalators	The subject building does not require an escalator, moving walkway or non-required non-fire-isolated stairway or pedestrian ramp.				X
D2D18 NSW Table D2D18	Number of persons accommodated	For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by— (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for— (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies, and the like; and (ii) service ducts and the like, sanitary compartments, or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c) any other suitable means of assessing its capacity. In accordance with Table D2D18 the number of people likely to occupy the subject building is –				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable

Building Part	Class 6	Class 7b	Class 9b
Kitchen and servery	6		
Community equipment store		1	
Multipurpose room			242

Class 6 kitchen and servery based on 10m^2 per person or part thereof.

Class 7b storage room based on 30m^2 per person or part thereof.

Class 9b multipurpose room based on 1m2 per person or part thereof being a small live music or arts venue.

Note: No additional occupancy numbers have been attributed to within the building by the barbeque floor area.

Definitions:

Small live music or arts venue: The whole or part of a building—

(a) in which cultural activities including live music, visual arts' displays, dancing, poetry and spoken word performances are provided to the public; and

(b) that has a floor area of not more than 300 square metres; and

(c) that has a rise in storeys of not more than 2; and

(d) that occupies not more than 2 storeys including the ground floor storey; and

(e) where pyrotechnics or theatrical smoke (smoke machines, hazers, or the like) are not used

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D19	Measurement of distances	The nearest part of a required exit for a doorway opening to a road or open space, is generally determined as being the nearest part of the doorway. The required exit in relation to the western side of the building is taken to be the construction edge of the building being the roofline over the barbeque area as this area is likely to contribute to the fire load within the building. As such travel distance through this part will impact on the safety of its occupants and this should be included as a part of the safe travel distance requirements to open space. **Definitions:** **Floor area in relation to a storey** – in relation to a storey — the area of all floors of that storey measured over the enclosing walls, and includes if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA. **Floor area in relation to a fire compartment** — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load.				X
D2D20	Method of measurement	Measurements are generally taken in a straight line.				X
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	The subject building does not show a plant room, a lift machine room, or an electricity network substation.				X
D2D22	Access to lift pits	The subject building does not require a lift pit.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D23	Egress from primary schools	The classification of the subject building is determined as Class 6, 7b and 9b.				X
Part D3 – Construction of Exits						
D3D3	Fire-isolated stairways and ramps	The subject building is not required to contain a fire-isolated stairway or fire-isolated ramp.				X
D3D4	Non-fire-isolated stairways and ramps	The subject building has a rise in storeys of one and is not required to contain a stairway or ramp.				X
D3D5	Separation of rising and descending stair flights	The subject building has a rise in storeys of one. Fire-resisting stair shafts are therefore not required.				X
D3D6	Open access ramps and balconies	There are no smoke hazard management requirements applicable to the subject building that would require an open access ramp and balconies.				X
D3D7	Smoke lobbies	The subject building will not contain a fire-isolated exit and therefore a smoke lobby will not be required.				X
D3D8	Installations in exits and paths of travel	The subject building is not required to contain a fire-isolated exit. The plan of the subject building does not show any ductwork or chute for the disposal of hot products. Gas or other fuel services must not be installed in a required exit or in this case near the required exit doorways. The building owners and project managers should consider an electric barbeque as gas cylinders may represent a significant hazard to the occupants.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Services or equipment such as the electricity meters, distribution boards or ducts, central telecommunications distribution boards or equipment, electrical motors or other motors serving equipment in the building should not be located along the path of travel leading to the required exit unless these services and equipment are protected with an enclosure of non-combustible construction or a fire protective covering with all joints or openings suitably sealed to prevent smoke from spreading outwards of the enclosure.				
D3D9	Enclosure of space under stairs	The subject building has a rise in storeys of one and will not contain a stairway.				X
D3D10	Width of required stairways and ramps	The subject building has a rise in storeys of one and will not contain a stairway or ramp.				X
D3D11	Pedestrian ramps	The subject building has a rise in storeys of one and will not contain a fire-isolated ramp or a ramp serving as a required exit				X
D3D12	Fire-isolated passageways	The subject building has a rise in storeys of one and a floor area of approximately 509.5m^2. A fire-isolated passageway to enable compliance with D2D5 will not be required.				X
D3D13	Roof as open space	The required exits discharge onto open space at ground level and in no part will discharge onto a part of the roof be possible.				X
D3D14	Goings and risers	The subject building has a rise in storeys of one and will not contain a stairway noting that for the purposes of this item a stairway is defined as having not more than 18 and not less than 2 risers in a flight.				X
D3D15	Landings	Landings are associated with stairways. The subject building has a rise in storeys of one and will not contain a stairway that requires a landing.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D16 NSW D3D16	Thresholds	The threshold at a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door.		X		
D3D17	Barriers to prevent falls	The subject building does not show a public accessible roof, stairway or ramp, mezzanine or any other floor or any delineated path of access to the building that has a trafficable surface 1 metre or more above a surface beneath in which someone can fall. As such there is no requirement for a continuous barrier to prevent a fall.				X
D3D18	Height of barriers	Refer to item D3D17 in this report.				X
D3D19	Openings in barriers	Refer to item D3D17 in this report.				X
D3D20	Barrier climbability	Refer to item D3D17 in this report.				X
D3D21	Wire barriers	Refer to item D3D17 in this report.				X
D3D22	Handrails	The subject building has a rise in storeys of one and will not contain a stairway or ramp. A stairway with 2 or more risers that is associated with the building entrance will require a handrail. The classification of the subject building is determined as Class 6, 7b and 9b, and will not require a handrail along passageways or corridors. Handrails required to assist people with a disability must be provided in accordance with D4D4.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D23	Fixed platforms, walkways, stairways, and ladders	The subject building does not show any fixed platforms, walkways, stairways, or ladders in accordance with AS 1657 in lieu of D3D14, D3D15, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22.				X
D3D24 NSW D3D24 (2)	Doorways and doors	The design plans propose double swing doors. Swing type doors are permitted for a Class 6, 7b and 9b building. The roller shutter may serve as a required exit in the community equipment storeroom if – (i) building or part with a floor area not more than 200m^2; and (ii) the doorway is the only required exit from the building or part; and (iii) it is held in the open position while the building or part is lawfully occupied. If the swinging doors are power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building, must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.		X		
D3D25	Swinging doors	The swinging doors are shown to swing outwards in the direction of egress and are positioned such that they will not encroach or impede on a required path of travel.	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D26 NSW D3D26	Operation of latch	A door serving in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D2D18, in which case it must be readily openable — (a) without a key from the side that faces a person seeking egress; and (b) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and (c) where a two-leaf door is fitted, the provisions of (a) and (b) need only apply to one door leaf if the appropriate requirements of D2D9 are satisfied by the opening of that one leaf; and (d) where the door is a door in a path of travel providing re-entry to the building from a balcony, terrace, or the like, it may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public, so the door can yield to pressure		X		
D3D27	Re-entry from fire-isolated exits	The subject building has a rise in storeys of one and will not contain a fire-isolated exit.				X
D3D28	Signs on doors	Signs on doors are not required on the required exit doors serving as a required exit from the building.				X
D3D29	Protection of openable windows	There is no window proposed in the subject building with an internal lower sill height of less than 1.7m from the floor where a person can fall 2m or more to the external ground surface.				X
D3D30	Timber stairways: Concession	The subject building has a rise in storeys of one and will not contain a stairway. As such this concession is not applicable.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part D4 – Access for People with a Disability						
D4D1	Deemed-to-Satisfy provisions	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with Clause D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X
D4D2	General building access requirements	For Class 6, 7b and 9b buildings, access must be provided to and within all areas normally used by the occupants.		X		
D4D3	Access to buildings	An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary. If a pedestrian entry is provided at both Kathleen Street and Hillvue Road, both shall be via compliant accessways; and (b) from another accessible building connected by a pedestrian link. The wellbeing centre building, the allied health services building and the medical services building, shall all be connected via a compliant accessible pedestrian link; and (c) from any required accessible carparking space on the allotment. An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1. Definitions: **Accessway (BCA)**: A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building. **Continuous accessible path of travel (AS1428.1)**: An uninterrupted path of travel to, into or within a building providing access to all accessible facilities. **Clause 6 of AS 1428.1**: **6.1 General** A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator. Moving walk or other, impediment. **6.2 Heights of a continuous accessible path of travel** The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at a doorway. **6.3 Width of a continuous accessible path of travel** Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel: (a) fixtures and fittings such as lights, awnings, windows that when open, intrude into the circulation space, telephones, skirtings, and similar objects.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards. (c) Door handles less than 900mm above the finished floor level.				
D4D4	Parts of buildings to be accessible	In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with, for a ramp, clause 10 of AS 1428.1 - 2009; and for a stairway, clause 11 of AS 1428.1. Accessways (including the external pedestrian link) must be assessed to have- (a) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (b) turning spaces complying with AS 1428.1— (i) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (ii) at maximum 20 m intervals along the accessway. Notes: (a) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (b) a passing space may serve as a turning space. Clause 6 of AS 1428.1: 6.4 Passing space for wheelchairs Passing space for 2 persons using wheelchairs shall be a minimum width of 1800mm for a minimum length of 2000mm.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		6.5 Circulation space for wheelchair turn **6.5.1 -** *60° to 90° turn:* The space required for a wheelchair to make a 60° to 90° turn shall have a gradient no steeper than 1 in 40 and shall be not less than 1500mm wide and 1500mm long in the direction of travel. The space may be splayed across the internal corner. **6.5.2** *– 30° to 60° turn:* Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200mm, a splay of at least 500mm x 500mm shall be made on the internal corner. **6.5.3** *– $>90^O$ to 180° turn:* The space required for a wheelchair to make a *$>90^O$ to 180° turn* shall be not less than 2070mm in the direction of travel and not less than 1540mm wide.				
D4D5	Exemptions	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b). Any exemption on an area to be accessible shall be in the form of a written report, outlining the area of the allotment and/or building to which an exemption is sought, the reason why the exemption is sought and justification as to why the exemption should be granted.				X
D4D6	Accessible carparking	Accessible carparking spaces must be provided –		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		In a Class 9b assembly building at the ratio of 1 accessible space for every 50 carparking spaces or part thereof. Accessible carparking spaces must comply with AS/NZS 2890.6. As the carparking area has more than 5 carparking spaces available, appropriate signage shall be provided so as to restrict the use of the carparking space only for people with a disability. If the wellbeing centre has more than 50 but less than 100 allocated carparking spaces, then not less than 2 accessible carparking spaces will be required.				
D4D7	Signage	In the Wellbeing Centre building – (a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two. (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.				
D4D8	Hearing augmentation	A hearing augmentation system must be provided to the Class 9b Wellbeing Centre, where an inbuilt amplification system, the exception being an inbuilt amplification system used only for emergency warning. Hearing augmentation must be provided by either a compliant induction loop or a receiver system.		X		
D4D9	Tactile Indicators	For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, a ramp other than a step ramp, kerb ramp and in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1.				
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	This requirement only applies to Class 9b assembly buildings where fixed seating is provided. The subject building will not contain fixed seating.				X
D4D11	Swimming pools	There is no swimming pool proposed as part of the subject development.				X
D4D12	Ramps	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.		X		
D4D13	Glazing on an accessway	On an accessway, where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.		X		

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td colspan="7">Section E – Services and Equipment</td></tr>
<tr><td colspan="7">Part E1 – Fire Fighting Equipment</td></tr>
<tr><td>E1D2</td><td>Fire hydrants</td><td>A fire hydrant system must be provided to serve a building having a total floor area greater than 500m^2 and where a fire brigade station is no more than 50km from the building as measured along roads.

The fire hydrant system must be installed in accordance with AS 2419.1 – 2021.

The total floor area of the Wellbeing Centre building is 509.5m^2 and therefore the building is required to be protected with a fire hydrant system.

The number of fire hydrant outlets required to flow simultaneously is however subject to fire compartment size.
<table>
<tr><th>NCC building classification</th><th>Fire compartment floor area m^2</th><th>Number of fire hydrant outlets</th></tr>
<tr><td>Class 9</td><td>≤ 1000</td><td>1</td></tr>
</table>
The pressure and flow requirements for a fire hydrant system designed to protect the Wellbeing Centre building include-
<table>
<tr><th rowspan="2">Fire hydrant type</th><th>Minimum required flow rate</th><th>Minimum required residual pressure, kPa</th></tr>
<tr><th>L/s</th><th>NSW</th></tr>
</table></td><td></td><td>X</td><td></td><td></td></tr>
</table>

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		<table><tr><td>External feed or attack/feed fire hydrant located not more than 20m from a hardstand.</td><td>10</td><td>150</td></tr><tr><td>External or internal attack fire hydrant</td><td>10</td><td>250</td></tr></table> Further testing is required to determine whether the system will need to be boosted, be provided with a pump and/or tanks. A coverage diagram will be required to determine the location of external hydrants to ensure compliant coverage is provided.				
E1D3	Fire hose reels	A fire hose reel system must be provided to serve any fire compartment in a Class 6, 7b and 9b building with a floor area greater than 500m^2. The total floor area of the Wellbeing Centre fire compartment is 509.5m^2 and therefore the fire compartment is required to be protected with a fire hose reel system. Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441 – 2005.		X		
E1D4	Sprinklers	A sprinkler system must— (a) be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable.				X
E1D5	Where sprinklers are required: all classifications	Sprinklers are required throughout the whole building if any part of the building has an effective height of more than 25m.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		The subject building has an effective height of less than 25m and is therefore not required to be provided with a sprinkler system.				
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The classification of the subject building is determined as Class 6, 7b and 9b.				X
E1D7	Where sprinklers are required: Class 3 building used as a residential care building	The classification of the subject building is determined as Class 6, 7b and 9b.				X
E1D8	Where sprinklers are required: Class 6 building	In a Class 6 building, sprinklers are required in fire compartments where either of the following apply: (a) A floor area of more than 3500 m^2. (b) A volume of more than 21000 m^3.				X
E1D9	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The classification of the subject building is determined as Class 6, 7b and 9b.				X
E1D10	Where sprinklers are required: Class 9a health-care building used as a residential care building and Class 9c buildings	The classification of the subject building is determined as Class 6, 7b and 9b.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E1D11	Where sprinklers are required: Class 9b buildings	The provisions do not apply to the subject building as this classification 9b building does not propose a stage or backstage area.				X
E1D12	Where sprinklers are required: additional requirements	This relates to atriums and large isolated buildings.				X
E1D13	Where sprinklers are required: occupancies of excessive hazard	The floor area of the building is less than 2000m^2 and volume less than 12000m^3. By its limited size and/or volume the subject building is not considered to be a fire compartment capable of containing an occupancy of excessive hazard. Refer to assumptions made in Section 7.1 of this report regarding no storage of explosives and/or flammable materials or excessive carbonaceous materials within the proposed building.				X
E1D14	Portable fire extinguishers	Portable fire extinguishers must be provided as follows – (a) To cover Class AE or E fire risks associated with emergency services switchboards. (b) To cover Class F fire risks involving cooking oils and fats in kitchens. (c) To cover Class B fire risks in locations where flammable liquids more than 50 litres are stored or used (not including that held in fuel tanks of vehicles). (d) To cover Class A fire risks in normally occupied fire compartments less than 500m^2 not provided with fire hose reels (excluding open-deck carparks). (e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building. Where internal fire hydrants are not installed, to serve any fire compartment in a Class 5 building, with a floor area greater than 500m^2. Portable fire extinguishers must be selected, located, and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444 – 2001. Note: (a) Fire risks are defined in accordance with AS 2444. (b) An emergency services switchboard is one which sustains emergency equipment operating in the emergency mode. (c) Additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17.				
E1D15	Fire control centres	A fire control centre is not required in the subject building on the basis that it has an effective height less than 25m and a floor area less than 18,000m^2.				X
E1D16	Fire precautions during construction	In a building under construction not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be always provided adjacent to each required exit or temporary exit. Portable fire extinguishers must comply with AS 2444-2001.		X		
E1D17	Provision for special hazards	Special hazards may include energised equipment associated with AE or E fire risks. In this case addition E type portable fire extinguishers may be required.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Refer to assumptions made in Section 7.1 of this report regarding no storage of explosives and/or flammable materials or excessive carbonaceous materials within the proposed building.				
Part E2 – Smoke Hazard Management						
E2D3	General requirements	An air-handling system which does not form part of a smoke hazard management system and recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1 - 2015; or (b) such that it— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1 - 2018. Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 – 2015 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard. The subject building does not propose multiple fire compartments.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E2D4	Fire-isolated exits	The subject building will not contain a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp.				X
E2D5	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The subject building has an effective height of less than 25m. The classification of the building is determined a Class 6, 7b and 9b.				X
E2D6	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The subject building has an effective height of less than 25m.				X
E2D7	Buildings more than 25 m in effective height: Class 9a buildings	The subject building has an effective height of less than 25m. The classification of the building is determined a Class 6, 7b and 9b.				X
E2D8	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The classification of the building is determined a Class 6, 7b and 9b.				X
E2D9	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	A smoke hazard management system must be provided in a Class 6, 7b and 9b building or part of a building if it has a rise in storeys of more than two (2). The subject building has a rise in storeys of one (1).				X
E2D10	Buildings not more than 25 m in effective height: large-	The subject building does not exceed the maximum permissible size of a building required to be Type C construction and is therefore not a large-isolated building.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
	isolated buildings subject to C3D4					
E2D11	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	The classification of the building is determined a Class 6, 7b and 9b.				X
E2D12	Class 7a buildings	The classification of the building is determined a Class 6, 7b and 9b.				X
E2D13	Basements (other than Class 7a buildings)	The subject building is not a basement level building.				X
E2D14	Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The floor area of the proposed Class 6 building does not exceed 2000m^2.				X
E2D15	Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (containing an enclosed common walkway or mall serving more than one	The floor area of the proposed Class 6 building does not exceed 2000m^2.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
	Class 6 sole-occupancy unit)					
E2D16 NSW E2D16	Class 9b – assembly buildings: all	The following provisions apply to all Class 9b assembly buildings: (a) A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with S20C6; and (ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. Note: The subject building is not a basement level building and will not contain a stage or backstage area.		X		
E2D17 NSW E2D17	Class 9b – assembly buildings: nightclub, discotheque, and the like	The subject building is not a nightclub, discotheque, and the like.				X
E2D18 NSW E2D18	Class 9b – assembly buildings: exhibition halls, museums, and art galleries	The subject building has been noted in D2D18 as having a use likened to a small live music or arts venue due to cultural significant events likely to take place to facilitate wellbeing practises this requirement only relates to buildings with floor areas exceeding 2000m^2.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E2D19 NSW E2D19	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)	This requirement only relates to buildings with floor areas exceeding 2000m^2.				X
E2D20 NSW E2D20	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	E2D20 does not apply in NSW. This clause is deleted from the BCA in NSW, as requirements for Class 9b – Assembly buildings in NSW are covered under NSW E2D16 to NSW E2D19.				X
E2D21	Provision for special hazards	There are no additional special fire-fighting equipment provisions deemed necessary at this preliminary stage based on the size, nature, and fire load of the subject building.				X
Specification 20 Smoke Detection and Alarm Systems						
S20C6	Smoke detection for smoke control systems	Smoke detectors required to activate an automatic shutdown of air-handling systems in accordance with E2D16 must comply with the following. Smoke detectors must — (a) be spaced— (i) not more than 20 m apart and not more than 10 m from any wall, bulkhead, or smoke curtain; and (ii) in enclosed malls and walkways in a Class 6 building not more than 15 m apart and not more than 7.5m from any wall, bulkhead, or curtain; and (b) have a sensitivity—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(i) in accordance with AS 1670.1 in areas other than a multi-storey walkway and mall in a Class 6 building; and (ii) not exceeding 0.5% smoke obscuration per metre with compensation for external airborne contamination as necessary, in a multi-storey walkway and mall in a Class 6 building.				
Part E4 – Visibility in an Emergency, Exit Signs and Warning Systems						
E4D2	Emergency lighting requirements	An emergency lighting system must be installed – (a) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has an area more than 300 m2— (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and in any room having a floor area more than 100m^2. (ii) that does not open to a corridor or space that has emergency lighting or to a road or open space; and in any room having a floor area more than 300m^2. (iii) in any room having a floor area more than 300m^2. (b) in a sole-occupancy unit in a Class 5, 6 or 9 building if— (i) the floor area of the unit is more than 300m^2; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony, or ramp, leading directly to a road or open space; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) In every room or space to which there is public access in every storey in a Class 6 or 9b building if— (i) the floor area in that storey is more than 300 m2; or (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road, or open space: or (iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light: or (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting. (d) in every room or space to which there is public access in every storey in a Class 6 or 9b building if the floor area in that storey is more than 300m^2 or any point on the floor of that storey is more than 20m from the nearest doorway leading directly to a road or open space. Note: As the definition of floor area in relation to a storey includes an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants then the floor area of the Class 9b part is taken to include the barbeque area this making a total classification 9b floor area of approximately 351.5m^2. **Definitions:** **Floor area in relation to a storey – in relation to a storey** — the area of all floors of that storey measured over the enclosing walls, and includes if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA. **Floor area in relation to a fire compartment** — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction,				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		and if there is no bounding construction, includes an area which has a use which contributes to the fire load.				
E4D3	Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves, or a combination of both.				X
E4D4	Design and operation of emergency lighting	Every required emergency lighting system must comply with AS/NZS 2293.1 – 2018.		X		
E4D5	Exit signs	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.		X		
E4D6	Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.		X		
E4D7	Class 2 and 3 buildings and Class 4 parts: exemptions	The classification of the building is determined a Class 6, 7b and 9b.				X
E4D8	Design and operation of exit signs	Every required exit sign must— (a) comply with— (i) AS/NZS 2293.1 - 2018; or (ii) for a photoluminescent exit sign, Specification 25; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E4D9	Emergency warning and intercom systems	An emergency warning and intercom system is not required to be installed within the proposed subject building on the basis that the subject building has a floor area that does not exceed 1000m^2 or a rise in storeys of more than 2.				X
Section F – Health and Amenity						
Part F1 – Surface water management, rising damp and external waterproofing						
F1D3	Stormwater drainage	Stormwater drainage must comply with AS/NZS 3500.3 – 2021. Stormwater work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia and Tamworth City Council requirements. The preliminary stormwater management plan drawing number 40924-C03 prepared by Barnson Pty Ltd shows existing design and initial pit installations. The design, design calculations, and design certification shall be completed by a suitably qualified engineer.		X		
F1D4	Exposed joints	There are no exposed joints proposed in the roof or any other horizontal projection associated with the subject building.				X
F1D5	External waterproofing membranes	There is no roof, balcony, or similar horizontal surface part of the subject building that is required to be provided with a waterproof membrane.				X
F1D6	Damp-proofing	Moisture from the ground must be prevented from reaching the walls above the damp-proof course. A damp-proof course must consist of— (a) a material that complies with AS/NZS 2904 - 1995; or		X		

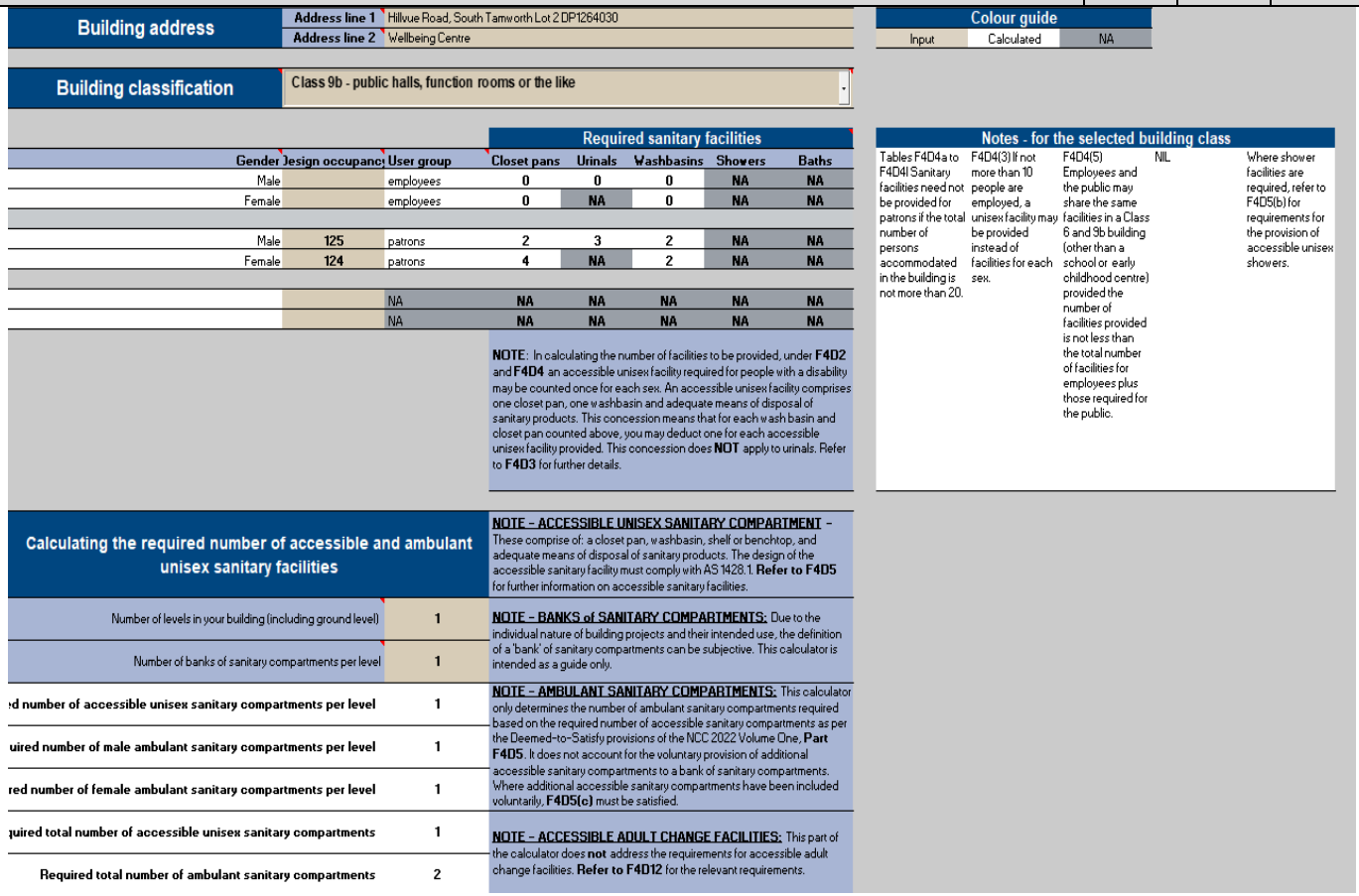
Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) impervious sheet material in accordance with AS 3660.1 – 2014.				
F1D7	Damp-proofing of floors on the ground	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier such as 0.2 polythene fortecon waterproof membrane in accordance with AS 2870 – 2011.		X		
F1D8	Subfloor ventilation	The subject building will be on ground and therefore subfloor ventilation will not be required.				X
Part F2 – Wet areas and Overflow Protection						
F2D2	Wet area construction	In a classification 9b building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740 – 2021.		X		
F2D3	Rooms containing urinals	(1) If a slab or stall type urinal is then installed— (a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must— (A) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed— (A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious. (2) Where a wall hung urinal is installed— (a) the wall must be surfaced with impervious material extending from the floor to not less than 50 mm above the top of the urinal and not less than 225 mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and be graded to a floor waste. (3) In a room with timber or steel-framed walls and containing a urinal— (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious				
F2D4	Floor wastes	Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part F3 – Roof and Wall Cladding						
F3D2	Roof coverings	A roof must be covered with— (a) roof tiles complying with AS 2049 - 2002, fixed in accordance with AS 2050 - 2018; or (b) metal sheet roofing complying with AS 1562.1 - 2018; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3 - 2006; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597 - 1999, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5. It appears that the roof will be sheeted with metal roofing. Roof drainage shall be designed by a suitably qualified engineer.		X		
F3D3	Sarking	Sarking-type used for weatherproofing of roofs and walls must comply with AS/NZS 4200.1 – 2017 and AS 4200.2 – 2017.		X		
F3D4	Glazed assemblies	The following glazed assemblies in an external wall, must comply with AS 2047 – 2014 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		The following glazed assemblies need not comply with the above: (a) All glazed assemblies not in an external wall. (b) Revolving doors. (c) Fixed louvres. (d) Skylights, roof lights and windows in other than the vertical plane. (e) Sliding and swinging glazed doors without a frame. (f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047 - 2014. (g) Second-hand windows, re-used windows, and recycled windows. (h) Heritage windows.				
F3D5	Wall cladding	External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700 - 2018. (b) Autoclaved aerated concrete: AS 5146.3 - 2018. (c) Metal wall cladding: AS 1562.1 - 2018. Metal roof/wall cladding shall be provided in a non-reflective and non-glary colour scheme such as Colourbond steel sheeting subject to Tamworth Regional Council approval.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part F4 – Sanitary and Other Facilities						
F4D2	Facilities in residential buildings	The subject building is not a residential building.				X
F4D3	Calculation of number of occupants and facilities	(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. (2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (3) In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex. (4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.				X
F4D4	Facilities in Class 3 to 9 buildings	Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20. The sanitary facilities as shown on Drawing Number 40924-A05 will satisfy the number of persons to be accommodated within the building as determined under Table D2D18. Refer to the calculation methodology in the image below, noting the application of Clause F4D3(3).	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
						

Building address		
	Address line 1	Hillvue Road, South Tamworth Lot 2 DP1264030
	Address line 2	Wellbeing Centre
Building classification		Class 9b - public halls, function rooms or the like

Colour guide		
Input	Calculated	NA

			Required sanitary facilities				
Gender	Design occupancy	User group	Closet pans	Urinals	Washbasins	Showers	Baths
Male		employees	0	0	0	NA	NA
Female		employees	0	NA	0	NA	NA
Male	125	patrons	2	3	2	NA	NA
Female	124	patrons	4	NA	2	NA	NA
		NA	NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA	NA

NOTE: In calculating the number of facilities to be provided, under **F4D2** and **F4D4** an accessible unisex facility required for people with a disability may be counted once for each sex. An accessible unisex facility comprises one closet pan, one washbasin and adequate means of disposal of sanitary products. This concession means that for each wash basin and closet pan counted above, you may deduct one for each accessible unisex facility provided. This concession does **NOT** apply to urinals. Refer to **F4D3** for further details.

Notes - for the selected building class				
Tables F4D4a to F4D4l Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20.	F4D4(3) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex.	F4D4(5) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities for employees plus those required for the public.	NIL	Where shower facilities are required, refer to F4D5(b) for requirements for the provision of accessible unisex showers.

Calculating the required number of accessible and ambulant unisex sanitary facilities	
Number of levels in your building (including ground level)	1
Number of banks of sanitary compartments per level	1
ed number of accessible unisex sanitary compartments per level	1
uired number of male ambulant sanitary compartments per level	1
red number of female ambulant sanitary compartments per level	1
quired total number of accessible unisex sanitary compartments	1
Required total number of ambulant sanitary compartments	2

NOTE – ACCESSIBLE UNISEX SANITARY COMPARTMENT – These comprise of: a closet pan, washbasin, shelf or benchtop, and adequate means of disposal of sanitary products. The design of the accessible sanitary facility must comply with AS 1428.1. **Refer to F4D5** for further information on accessible sanitary facilities.

NOTE – BANKS of SANITARY COMPARTMENTS: Due to the individual nature of building projects and their intended use, the definition of a 'bank' of sanitary compartments can be subjective. This calculator is intended as a guide only.

NOTE – AMBULANT SANITARY COMPARTMENTS: This calculator only determines the number of ambulant sanitary compartments required based on the required number of accessible sanitary compartments as per the Deemed-to-Satisfy provisions of the NCC 2022 Volume One, **Part F4D5**. It does not account for the voluntary provision of additional accessible sanitary compartments to a bank of sanitary compartments. Where additional accessible sanitary compartments have been included voluntarily, **F4D5(c)** must be satisfied.

NOTE – ACCESSIBLE ADULT CHANGE FACILITIES: This part of the calculator does **not** address the requirements for accessible adult change facilities. **Refer to F4D12** for the relevant requirements.

Image 2 – Wellbeing Centre – Class 9b Public halls, function rooms or the like – Number of Occupants under Clause D2D18 is 149

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F4D5	Accessible sanitary facilities	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1 - 2009, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1 - 2009; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and		X		
F4D6	Accessible unisex sanitary compartments	Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for a building, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.				
F4D7	Accessible unisex showers	Accessible unisex showers are not required within the subject building.				X
F4D8	Construction of sanitary compartments	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users: or (c) 1.8 m above the floor in all other cases. (2) Unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway, the door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment.		X		
F4D9	Interpretation: urinals and washbasins	(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be—				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.				
F4D10 NSW F4D10	Microbial (legionella) control	F4D10 does not apply in NSW as the installation of hot water, warm water, and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010.				X
F4D11	Waste management	The subject building is not required to contain a slop hopper or other similar device.				X
F4D12	Accessible adult change facilities	The subject building is not required to contain accessible adult change facilities.				X
Part F5 – Room Heights						
F5D2	Heights of rooms and other spaces	The height of rooms and other spaces in a classification 9b building must be not less than for a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and for a corridor that serves an assembly building or part that accommodates more than 100 persons — 2.7 m. The height of rooms and other spaces in any building must not be less than— (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, storeroom, garage, car parking area, or the like — 2.1m; and (b) for a commercial kitchen — 2.4 m.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part F6 – Light and Ventilation						
F6D2	Provision of natural light	Natural light is not required to be provided in the subject building.				X
F6D3	Methods and extent of natural light	Refer to item F6D2 above.				X
F6D4	Natural light borrowed from adjoining room	Refer to item F6D2 above.				X
F6D5	Artificial lighting	Artificial lighting must be provided — to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. The artificial lighting system must comply with AS/NZS 1680.0 – 2009. Note: The reference to the complete artificial lighting standard should be made on Drawing Number 409024-A00, including reference to BCA 2022.		X		
F6D6 NSW F6D6	Ventilation of rooms	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 - 2012.				X
F6D7	Natural ventilation	Natural ventilation provided in accordance with F6D6 must consist of openings, windows, doors, or other devices which can be opened with a ventilating area not less than 5% of the floor area of the room required to be ventilated, and open to a space open to the sky.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Natural ventilation minimum ventilating area Multipurpose room and servery – 13.8m^2 Kitchen – 0.95m^2 Community equipment store – 1.3m^2 Note: The sanitary facilities do not show provisions for natural ventilation.				
F6D8	Ventilation borrowed from adjoining room	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room in the same SOU provided – (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms;		X		
F6D9	Restriction on location of sanitary compartments	A sanitary compartment must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school, or open spectator stand); or (e) a workplace normally occupied by more than one person.	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F6D10	Airlocks	The proposed sanitary compartments for each tenancy are shown to open into a compliant airlock. If additional sanitary facilities are required, the sanitary compartments must – (i) access must be by an airlock, hallway, or other room with a floor area of not less than 1.1m^2 and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	X			
F6D11	Carparks	The subject building or part of that building, is not a carpark.				X
F6D12	Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 - 2015 and AS 1668.2 – 2012 where— (a) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/hour; or (b) the total maximum power input to more than one apparatus exceeds, per m^2 of floor area of the room or enclosure— (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Section I – Special Use Buildings						
Part I1 – Class 9b buildings						
I1D1 NSW I1D1	Application of part	(1) For a Class 9b building or part of a building that is not an entertainment venue— (a) the Deemed-to-Satisfy Provisions of Part I1 apply to every enclosed Class 9b building or part of a building which— (i) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300m^2; or (ii) otherwise, has a stage and any backstage area with a total floor area of more than 200m^2; or (iii) has a stage with an associated rigging loft; and (b) notwithstanding (1)(a)— (i) I1D4 applies to every open or enclosed Class 9b building; and (ii) I1D7 applies to every enclosed Class 9b building. (2) For a Class 9b building that is an entertainment venue, NSW Part I4 applies in replacement of Part I1. As the subject building does not propose a stage or backstage area the requirements of I1D1 (1)(b) are applicable.				X
I1D4	Seating area	The provisions of this clause do not apply as the subject building does not contain fixed seating.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
I1D7	Aisle lights	The provisions of this clause do not apply as the subject building does not contain a stepped or inclined floor.				X
Section J – Energy Efficiency						
Part J2 – Energy Efficiency						
J2D2 NSW J2D2	Application of Section J	(1) For a Class 3 and 5 to 9 building, Performance Requirement NSW J1P1 is satisfied by complying with— (a) Part J4, for the building fabric; and (b) Part J5, for building sealing; and (c) Part J6, for air-conditioning and ventilation; and (d) Part J7, for artificial lighting and power; and (e) Part J8, for heated water supply and swimming pool and spa pool plant; and (f) J9D3, for facilities for energy monitoring. (2) For a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P5 is satisfied by complying with— (a) J3D5 and J3D6, for thermal breaks; and (b) J4D3, for general thermal construction; and (c) J3D10(3), J3D10(5) and J3D10(6), for floor edge insulation. (3) For a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P6 is satisfied by complying with Part J5 for building sealing. (4) For a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P7 is satisfied by complying with—				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) Part J6, for air-conditioning and ventilation; and (b) J8D2, for heated water supply; and (c) J9D3, for facilities for energy monitoring. (5) For a Class 2 to 9 building, Performance Requirement NSW J1P4 is satisfied by complying with J9D4 and J9D5.				
Part J4 – Building Fabric						
J4D1 NSW J4D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P7 are satisfied by complying with— (a) NSW J2D2; and (a) NSW J3D2 to J3D10; and (b) NSW J4D2 to J4D7; and (c) NSW J5D2 to J5D8; and (d) NSW J6D2 to J6D13; and (e) NSW J7D2 to J7D9; and (f) J8D2 to NSW J8D4; and (g) J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J4D2	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 2 to 9 building other than J4D3(5), J4D4, J4D5, J4D6 and J4D7 which do not apply to a Class 2 sole-occupancy unit or a Class 4 part of a building.				X
J4D3 NSW J4D3	Thermal construction — general	(1) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it— (a) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and (b) forms a continuous barrier with ceilings, walls, bulkheads, floors, or the like that inherently contribute to the thermal barrier; and (c) does not affect the safe or effective operation of a service or fitting. (2) Where required, reflective insulation must be installed with— (a) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and (b) the reflective insulation closely fitted against any penetration, door or window opening; and (c) the reflective insulation adequately supported by framing members; and (d) each adjoining sheet of roll membrane being— (i) overlapped not less than 50 mm; or (ii) taped together. (3) Where required, bulk insulation must be installed so that—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like; and (b) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm. (4) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36. (5) The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be— (a) calculated in accordance with AS/NZS 4859.2 for a roof or floor; or (b) determined in accordance with Specification 37 for wall-glazing construction; or (c) determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.				
J4D4	Roof and ceiling construction	Tamworth in NSW is in Climate Zone 4. A roof or ceiling in climate zone 4 must achieve a Total R-Value greater than or equal to R3.7 for a downward direction of heat flow. The solar absorptance of the upper surface of a roof in climate zone 4 must be not more than 0.45. BASIX reports that a solar absorptance of < 0.475 has a light typical colour.		X		
J4D5	Roof lights	Roof lights must have a total area of not more than 5% of the floor area of the room or space served. Transparent and translucent elements, including any imperforate ceiling diffuser must have a – **Total system SHGC**, in accordance with Table J4D5, and a **Total system U-value** of not more than U3.9.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J4D6 NSW J4D6	Walls and glazing	**Total system U-Value** The Total System U-Value of wall-glazing construction, including wall-glazing construction which wholly or partly forms the envelope internally, must not be greater than U2.0, and Display glazing must not be greater than U5.8, and The Total System U-Value of wall-glazing construction must be calculated in accordance with Specification 37. **Total R-Value** Wall components of a wall-glazing construction must achieve a minimum Total R-Value of— (a) where the wall is less than 80% of the area of the wall-glazing construction, R1.0; or (b) where the wall is 80% or more of the area of the wall-glazing construction, the value specified in Table J4D6a. **Solar Admittance** The solar admittance of externally facing wall-glazing construction, excluding wall-glazing construction, which is wholly internal, must not be greater than 0.13. The solar admittance of a wall-glazing construction must be calculated in accordance with Specification 37. **Total System SHGC** The Total system SHGC of display glazing must not be greater than 0.81 divided by the applicable shading factor specified in Specification 37 Clause 7. **Definitions –**		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Wall-glazing construction: For the purposes of Section J in Volume One, the combination of wall and glazing components comprising the envelope of a building, excluding— (a) display glazing; and (b) opaque non-glazed openings such as doors, vents, penetrations, and shutters **Display glazing:** Glazing used to display retail goods in a shop or showroom directly adjacent to a walkway or footpath, but not including that used in a café or restaurant. **Solar admittance:** The fraction of incident irradiance on a wall-glazing construction that adds heat to a building's space				
J4D7	Floors	A slab on ground floor must achieve a – Total R-Value of 2.0 where it does not have an in-slab heating or cooling system, or Total R-Value of 3.25 where it does contain an in-slab heating or cooling system. A floor must be insulated around the vertical edge of its perimeter with insulation having an R-Value greater than or equal to 1.0 when the floor has an in-slab or in-screed heating or cooling system. Insulation required by (3) for a concrete slab-on-ground must— (a) be water resistant; and (b) be continuous from the adjacent finished ground level— (i) to a depth not less than 300 mm; or (ii) for the full depth of the vertical edge of the concrete slab-on-ground.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part J5 – Building Sealing						
J5D1 NSW J5D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements J1P1 to J1P4 are satisfied by complying with— (a) J2D2; and (b) J3D2 to J3D15; and (c) J4D2 to J4D7; and (d) J5D2 to J5D8; and (e) J6D2 to J6D13; and (f) J7D2 to J7D9; and (g) J8D2 to J8D4; and (h) J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D2 NSW J5D2	Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than— (a) a building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or (b) a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or (c) a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration.				X
J5D3	Chimneys and flues	The chimney or flue of an open solid fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.		X		
J5D4	Roof lights	A roof light must be sealed, or capable of being sealed, when serving a conditioned space. Roof lights capable of being sealed, must be constructed with – (a) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or (b) a weatherproof seal; or (c) a shutter system readily operated either manually, mechanically, or electronically by the occupant. **Definition –** **Conditioned space:** A space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air conditioning.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D5 NSW J5D5	Windows and doors	A door, openable window or the like must be sealed when forming part of the envelope or in climate zone 4., with the exception of a window complying with complying with AS 2047 – 2014. A seal to restrict air infiltration— (a) for the bottom edge of a door, must be a draft protection device; and (b) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal, or the like. The entrance to each tenancy, as it leads to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door, or the like. **Definitions –** **Envelope:** The parts of a building's fabric that separate a conditioned space or habitable room from— (i) the exterior of the building; or (ii) a non-conditioned space including— (A) the floor of a rooftop plant room, lift-machine room, or the like; and (B) the floor above a carpark or warehouse; and (C) the common wall with a carpark, warehouse, or the like		X		
J5D6	Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D7	Construction of ceilings, walls, and floors	Ceilings, walls, floors, and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage when forming part of the envelope; or in climate zone 4. Construction must be— (a) enclosed by internal lining systems that are close fitting at ceiling, wall, and floor junctions; or (b) sealed at junctions and penetrations with— (i) close fitting architrave, skirting or cornice; or (ii) expanding foam, rubber compressible strip, caulking or the like.		X		
J5D8	Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space; or in climate zones 4.		X		
Part J6 – Air-Conditioning and Ventilation						
J6D1 NSW J6D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P4 are satisfied by complying with— (a) NSW J2D2; and (b) NSW J3D2 to J3D15; and (c) NSW J4D2 to J4D7; and (d) NSW J5D2 to J5D8; and (e) NSW J6D2 to J6D13; and				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(f) NSW J7D2 to J7D9; and (g) NSW J8D2 to J8D4; and (h) NSW J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				
J6D2 NSW J6D2(2)	Application of part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation. J6D10 does not apply to a Class 2 building or a Class 4 part of a building.				X
J6D3	Air-conditioning system control	(1) An air-conditioning system— (a) must be capable of being deactivated when the building or part of a building served by that system is not occupied; and (b) when serving more than one air-conditioning zone or area with different heating or cooling needs, must— (i) thermostatically control the temperature of each zone or area; and (ii) not control the temperature by mixing actively heated air and actively cooled air; and (iii) limit reheating to not more than— (A) for a fixed supply air rate, a 7.5 K rise in temperature; and (B) for a variable supply air rate, a 7.5 K rise in temperature at the nominal supply air rate but increased or decreased at the same rate that the supply air rate is respectively decreased or increased; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) which provides the required mechanical ventilation, other than in climate zone 1 or where dehumidification control is needed, must have an outdoor air economy cycle if the total air flow rate of any airside component of an air-conditioning system is greater than or equal to the flow rates in Table J6D3 of BCA 2022; and (d) which contains more than one water heater, chiller, or coil, must be capable of stopping the flow of water to those not operating; and (e) with an airflow of more than 1000 L/s, must have a variable speed fan when its supply air quantity is capable of being varied; and (f) when serving a sole-occupancy unit in a Class 3 building, must not operate when any external door of the sole-occupancy unit that opens to a balcony or the like, is open for more than one minute; and (g) must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions in the building to regulate the operation of central plant; and (h) must have a control dead band of not less than 2°C, except where a smaller range is required for specialised applications; and (i) must be provided with balancing dampers and balancing valves, as required to meet the needs of the system at its maximum operating condition, that ensure the maximum design air or fluid flow is achieved but not exceeded by more than 15% above design at each— (i) component; or (ii) group of components operating under a common control in a system containing multiple components; and				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(j) must ensure that each independently operating space of more than 1000m^2 and every separate floor of the building has provision to terminate airflow independently of the remainder of the system sufficient to allow for different operating times; and (k) must have automatic variable temperature operation of heated water and chilled water circuits; and (l) when deactivated, must close any motorised outdoor air, or return air damper that is not otherwise being actively controlled. (2) When two or more air-conditioning systems serve the same space, they must use control sequences that prevent the systems from operating in opposing heating and cooling modes. (3) Time switches — the following applies: (a) A time switch must be provided to control— (i) an air-conditioning system of more than 2kWr; and (ii) a heater of more than 1 kW $_{heating}$ used for air-conditioning. (b) The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days. (c) The requirements of (a) and (b) do not apply to— (i) an air-conditioning system that serves— (A) only one sole-occupancy unit in a Class 2, 3 or 9c building; or (B) a Class 4 part of a building; or (ii) a conditioned space where air-conditioning is needed for 24-hour continuous use. **Definitions –**				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Air-conditioning: For the purposes of Section J of Volume One, a service that actively cools or heats the air within a space, but does not include a service that directly— (a) cools or heats cold or hot rooms; or (b) maintains specialised conditions for equipment or processes, where this is the main purpose of the service. **Outdoor air economy cycle:** A mode of operation of an air-conditioning system that, when the outdoor air thermodynamic properties are favourable, increases the quantity of outdoor air used to condition the space.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D4	Mechanical ventilation system control	(1) General — A mechanical ventilation system, including one that is part of an air-conditioning system, except where the mechanical system serves only one sole-occupancy unit in a Class 2 building or serves only a Class 4 part of a building, must— (a) be capable of being deactivated when the building or part of the building served by that system is not occupied; and (b) when serving a conditioned space, except in periods when evaporative cooling is being used— (i) where specified in Table J6D4, have— (A) an energy reclaiming system that preconditions outdoor air at a minimum sensible heat transfer effectiveness of 60%; or (B) demand control ventilation in accordance with AS 1668.2 – 2012 if appropriate to the application; and (ii) not exceed the minimum outdoor air quantity required by Part F6 of BCA 2022 by more than 20%, except where— (A) additional unconditioned outdoor air is supplied for free cooling; or (B) additional mechanical ventilation is needed to balance the required exhaust or process exhaust; or (C) an energy reclaiming system preconditions all the outdoor air; and (c) for an airflow of more than 1000 L/s, have a variable speed fan unless the downstream airflow is required by Part F6 to be constant.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(2) Exhaust systems — An exhaust system with an air flow rate of more than 1000 L/s must be capable of stopping the motor when the system is not needed, except for an exhaust system in a sole-occupancy unit in a Class 2, 3 or 9c building. (4) Time switches — The following applies: (a) A time switch must be provided to a mechanical ventilation system with an air flow rate of more than 1000 L/s. (b) The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days. (c) The requirements of (a) and (b) do not apply to— (i) a mechanical ventilation system that serves— (A) only one sole-occupancy unit in a Class 2, 3 or 9c building; or (B) a Class 4 part of a building; or (ii) a building where mechanical ventilation is needed for 24-hour occupancy.				
J6D5	Fans and duct systems	Fans, ductwork, and duct components that form part of an air-conditioning system or mechanical ventilation system must— (a) separately comply with (2), (3), (4) and (5) of Clause J6D5; or (b) achieve a fan motor input power per unit of flowrate lower than the fan motor input power per unit of flowrate achieved when applying (2), (3), (4) and (5) of Clause J6D5 together.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D6	Ductwork insulation	(1) Ductwork and fittings in an air-conditioning system must be provided with insulation— (a) complying with AS/NZS 4859.1 - 2018; and (b) having an insulation R-Value greater than or equal to— (i) for flexible ductwork, 1.0; or (ii) for cushion boxes, that of the connecting ductwork; or (iii) that specified in Table J6D6 of BCA 2022. (2) Insulation must— (a) be protected against the effects of weather and sunlight; and (b) be installed so that it— (i) abuts adjoining insulation to form a continuous barrier; and (ii) maintains its position and thickness, other than at flanges and supports; and (c) when conveying cooled air— (i) be protected by a vapour barrier on the outside of the insulation; and (ii) where the vapour barrier is a membrane, be installed so that adjoining sheets of the membrane— (A) overlap by at least 50 mm; and (B) are bonded or taped together. (3) The requirements of (1) do not apply to— (a) ductwork and fittings located within the only or last room served by the system; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) fittings that form part of the interface with the conditioned space; or (c) return air ductwork in, or passing through, a conditioned space; or (d) ductwork for outdoor air and exhaust air associated with an air-conditioning system; or (e) the floor of an in-situ air-handling unit; or (f) packaged air conditioners, split systems, and variable refrigerant flow air-conditioning equipment complying with MEPS; or (g) flexible fan connections. Definitions – **Minimum Energy Performance Standards (MEPS):** The Minimum Energy Performance Standards for equipment and appliances established through the Greenhouse and Energy Minimum Standards Act 2012. **Outdoor air:** Air outside the building.				
J6D7	Ductwork sealing	Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 – 2021 and AS 4254.2 – 2012 for the static pressure in the system.		X		
J6D8	Pump systems	Pumps and pipework that form part of an air-conditioning system must either— (a) separately comply with (2), (3) and (4) of Clause J6D8; or (b) achieve a pump motor power per unit of flowrate lower than the pump motor power per unit of flowrate achieved when applying (2), (3) and (4) of Clause J6D8 together.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D9	Pipework insulation	(1) Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation— (a) complying with AS/NZS 4859.1; and (b) for piping of heating and cooling fluids, having an insulation R-Value in accordance with Table J6D9a of BCA 2022; and (c) for vessels, heat exchangers or tanks, having an insulation R-Value in accordance with Table J6D9b of BCA 2022; and (d) for refill or pressure relief piping, having an insulation R-Value equal to the required insulation R-Value of the connected pipe, vessel, or tank within 500mm of the connection. (2) Insulation must— (a) be protected against the effects of weather and sunlight; and (b) be able to withstand the temperatures within the piping, vessel, heat exchanger or tank. (3) Insulation provided to piping, vessels, heat exchangers or tanks containing cooling fluid must be protected by a vapour barrier on the outside of the insulation. (4) The requirements of (1) and (2) do not apply to piping, vessels, or heat exchangers— (a) located within the only or last room served by the system and downstream of the control device for the regulation of heating or cooling service to that room; or (b) encased within a concrete slab or panel which is part of a heating or cooling system; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) supplied as an integral part of a chiller, boiler or unitary air-conditioner complying with the requirements of J6D10, J6D11 and J6D12; or (d) inside an air-handling unit, fan-coil unit, or the like. (5) For the purposes of (1), (2), (3) and (4)— (a) heating fluids include refrigerant, heated water, steam, and condensate; and (b) cooling fluids include refrigerant, chilled water, brines, and glycol mixtures, but do not include condenser cooling water.				
J6D10 NSW J6D10 (2)	Space heating	(1) A heater used for air-conditioning or as part of an air-conditioning system must be— (a) a solar heater; or (b) a gas heater; or (c) a heat pump heater; or (d) a heater using reclaimed heat from another process such as reject heat from a refrigeration plant; or (e) an electric heater if— (i) the heating capacity is not more than— (A) 10 W/m^2 of the floor area of the conditioned space in climate zone 1; or (B) 40 W/m^2 of the floor area of the conditioned space in climate zone 2; or (C) the value specified in Table J6D10 where reticulated gas is not available at the allotment boundary; or				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) the annual energy consumption for heating is not more than 15 kWh/m^2 of the floor area of the conditioned space in climate zones 1, 2, 3, 4 and 5; or (iii) the in-duct heater complies with J6D3(1)(b)(iii); or (f) any combination of (a) to (e). (2) An electric heater may be used for heating a bathroom in a Class 3, 9a or 9c building if the heating capacity is not more than 1.2 kW and the heater has a timer. (3) A fixed heating or cooling appliance that moderates the temperature of an outdoor space must be configured to automatically shut down when— (a) there are no occupants in the space served; or (b) a period of one hour has elapsed since the last activation of the heater; or (c) the space served has reached the design temperature. (4) A gas water heater, that is used as part of an air-conditioning system, must— (a) if rated to consume 500MJ/hour of gas or less, achieve a minimum gross thermal efficiency of 86%; or (b) if rated to consume more than 500MJ/hour of gas, achieve a minimum gross thermal efficiency of 90%.				
J6D11	Refrigerant chillers	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J6D11a or Table J6D11b of BCA 2022when determined in accordance with AHRI 551/591.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D12	Unitary air-conditioning equipment	Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65kWr— (a) where water cooled, have a minimum energy efficiency ratio of 4.0Wr/W $_{\text{input power}}$ for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power; or (b) where air cooled, have a minimum energy efficiency ratio of 2.9Wr/W $_{\text{input power}}$ for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power.		X		
J6D13	Heat rejection equipment	(1) The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J6D13 of BCA 2022. (2) The fan in an air-cooled condenser must have a motor rated power of not more than 42W for each kW of heat rejected from the refrigerant, when determined in accordance with AHRI 460 except for— (a) a refrigerant chiller in an air-conditioning system that complies with the energy efficiency ratios in Clause J6D11; or (b) packaged air-conditioners, split systems, and variable refrigerant flow air-conditioning equipment that complies with the energy efficiency ratios in Clause J6D12.		X		
Part J7 – Artificial lighting and power						
J7D1	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P7 are satisfied by complying with—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
NSW J7D1		(a) NSW J2D2; and (a) NSW J3D2 to J3D10; and (b) NSW J4D2 to J4D7; and (c) NSW J5D2 to J5D8; and (d) NSW J6D2 to J6D13; and (e) NSW J7D2 to J7D9; and (f) J8D2 to NSW J8D4; and (g) J9D2 to J9D5. (h) J9D2 to J9D5 (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				
J7D2 NSW J7D2	Application of part	(1) The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 2 building or a Class 4 part of a building. (2) J7D3, J7D4 and J7D6(1)(b) do not apply to a Class 8 electricity network substation.				X
J7D3 NSW J7D3(1) and J7D3(2)	Artificial lighting	In a Class 5 to 9 building— (a) for artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density in Table J7D3a; and (b) the aggregate design illumination power load in (a) is the sum of the design illumination power loads in each of the spaces served; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) where there are multiple lighting systems serving the same space, the design illumination power load for (b) is— (i) the total illumination power load of all systems; or (ii) where a control system permits only one system to operate at a time based on the highest illumination power load; or determined by the formula— [H x T/2 + P x (100 – T/2] / 100 (d) In the formula at (c)(ii)— (i) = the highest illumination power load; and (ii) = the time for which the maximum illumination power load will occur, expressed as a percentage; and (iii) P = the predominant illumination power load.				

Space	Maximum Illumination Power Density	Estimated system illumination power load allowance[1]
Multipurpose room and servery	8 W	3755W
Kitchen	4 W	109 W

1. Based on Class 6 and 9b building use with assumed perimeter space, ceiling height, design power load, and using motion detectors.

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J7D4	Interior artificial lighting and power control	(1) All artificial lighting of a room or space must be individually operated by– (a) a switch; or (b) other control device; or (c) a combination of (a) and (b) (2) An occupant activated device, such as a room security device, a motion detector in accordance with Specification 40, or the like, must be provided in the sole-occupancy unit of a Class 3 building, other than where providing accommodation for people with a disability or the aged, to cut power to the artificial lighting, air-conditioner, local exhaust fans and bathroom heater when the sole-occupancy unit is unoccupied. (3) An artificial lighting switch or other control device in (1) must— (a) if an artificial lighting switch, be located in a visible and easily accessed position— (i) in the room or space being switched; or (ii) in an adjacent room or space from where 90% of the lighting being switched is visible; and (b) for other than a single functional space such as an auditorium, theatre, swimming pool, sporting stadium or warehouse— (i) if in a Class 5 building or a Class 8 laboratory, not operate lighting for an area of more than 250 m^2; or (ii) if in a Class 3, 6, 7, 8 (other than a laboratory) or 9 building, not operate lighting for an area of more than— (A) 250 m2 for a space of not more than 2000m^2; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(B) 1000 m2 for a space of more than 2000m^2. (4) 95% of the light fittings in a building or storey of a building, other than a Class 3 building of more than 250 m2 must be controlled by— (a) a time switch in accordance with Specification 40; or (b) an occupant sensing device such as— (i) a security key card reader that registers a person entering and leaving the building; or (ii) a motion detector in accordance with Specification 40. (5) In a Class 5, 6 or 8 building of more than 250m^2, artificial lighting in a natural lighting zone adjacent to windows must be separately controlled from artificial lighting not in a natural lighting zone in the same storey except where— (a) the room containing the natural lighting zone is less than 20m^2; or (b) the room's natural lighting zone contains less than 4 luminaires, or (c) 70% or more of the luminaires in the room are in the natural lighting zone. (6) Artificial lighting in a foyer, corridor, and other circulation spaces— (a) of more than 250W within a single zone; and (b) adjacent to windows, must be controlled by a daylight sensor and dynamic lighting control device in accordance with Specification 40.				
J7D5	Interior decorative and display lighting	(1) Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) separately from other artificial lighting; and (b) by a manual switch for each area other than when the operating times of the displays are the same in a number of areas such as in a museum, art gallery or the like, in which case they may be combined; and (c) by a time, switch in accordance with Specification 40 where the display lighting exceeds 1 kW. (2) Window display lighting must be controlled separately from other display lighting.				
J7D6	Exterior artificial lighting	(1) Exterior artificial lighting attached to or directed at the facade of a building, must— (a) be controlled by— (i) a daylight sensor; or (ii) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and (b) when the total lighting load exceeds 100 W— (i) use LED luminaires for 90% of the total lighting load; or (ii) be controlled by a motion detector in accordance with Specification 40; or (iii) when used for decorative purposes, such as façade lighting or signage lighting, have a separate time switch in accordance with Specification 40. (2) The requirements of (1)(b) do not apply to the following: (a) Emergency lighting in accordance with Part E4. (b) Lighting around a detention centre.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J7D7	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification 40.		X		
J7D8	Lifts	The subject building has a rise in storeys of one (1) and therefore will not contain a lift.				X
J7D9	Escalators and moving walkways	The subject building has a rise in storeys of one (1) and therefore will not contain an escalator. The building will not contain moving walkways.				X
Part J8 - Heated water supply and swimming pool and spa pool plant						
J8D2	Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.		X		
J8D3	Swimming pool heating and pumping	The subject building does not incorporate a swimming pool.				X
J8D4	Spa pool heating and pumping	The subject building does not incorporate a spa pool.				X
Part J9 – Energy monitoring and on-site distributed energy resources						
J9D3	Facilities for energy monitoring	A building or sole-occupancy unit with a floor area of more than 500m^2 must have energy meters configured to record the time-of-use consumption of gas and electricity		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J9D4	Facilities for electric vehicle charging equipment	The subject building does not propose facilities for electric vehicle charging equipment.				X
J9D5	Facilities for solar photovoltaic and battery systems	(1) The main electrical switchboard of a building must— (a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— (i) a solar photovoltaic system; and (ii) a battery system; and (b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. (2) At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings— (a) with installed solar photovoltaic panels on— (i) at least 20% of the roof area; or (ii) an equivalent generation capacity elsewhere on-site; or (b) where 100% of the roof area is shaded for more than 70% of daylight hours; or (c) with a roof area of not more than $55m^2$ (d) where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like.		X		

12.0 PREMISES STANDARDS ASSESSMENT

The Premises Standard prescribes national requirements for new buildings and where new building work is being undertaken in an existing building in order to comply with the DDA in the areas and for the buildings covered by these Standards.

Section 23 of the DDA covers access to premises and makes it unlawful to discriminate against a person with disability in relation to access to, or use of, a premises.

Disability standards, and in this case the Premises Standards, effectively codify the general non-discrimination requirements of the relevant parts of the DDA.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the DDA in relation to the matters covered by the Premises Standards.

Compliance with the BCA assessment table, and the requirements of AS 1428.1 – 2009 (as adopted by BCA 2022), will therefore satisfy the requirements of the Premises Standard. In this regard, refer to the BCA assessment tables for preliminary compliance details.

Note: In accordance with Clause D3.4 Exemptions

The following areas are not required to be accessible-

(1) An area where access would be inappropriate because of the particular purpose for which the area is used.
(2) An area that would pose a health or safety risk for people with a disability.
(3) Any path of travel providing access only to an area exempted by (a) or (b).

13.0 DESIGN DOCUMENTATION RELIED UPON

The referenced documentation in the Table below has been used in the preparation of this report. Plans and revisions not identified below are outside the scope of this assessment.

Plan Title	Drawing No.	Revision	Date
Architectural Design Drawings prepared by Barnson Pty Ltd – Project Number 40924			
Cover sheet	A00	C	26.07.2023
Site plan	A01	C	26.07.2023
3D perspectives	A02	A	26.07.2023
Medical centre plan	A03	C	26.07.2023
Wellbeing centre plan	A04	C	26.07.2023
Allied health services plan	A05	C	26.07.2023
Civil Design Drawings prepared by Barnson Pty Ltd – Project Number 40924			
Cover sheet and drawing schedule	C00	A	Date
Existing site plan	C01	A	Date
Proposed site plan	C02	A	Date
Proposed stormwater management plan	C03	A	Date
Proposed sewer plan	C04	A	Date
Proposed water plan	C05	A	Date
Other Documents Relied Upon			
Tamworth Regional Council minutes of the meeting for the development proposal of Aboriginal Medical Services with a Wellbeing Centre at Hyman Park, Hillvue Road South Tamworth NSW 2340, Lot 2 DP 1264030.	PDA2023-0126	-	27.06.2023

14.0 STATUTORY FIRE SAFETY MEASURES

CLAUSE 79, ENVIRONMENTAL PLANNING & ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021

Pursuant to the provisi*ons of the* Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 the following listed statutory fire safety measures shall:

- In respect to those fire safety measures currently implemented in the building premises, be maintained to achieve the minimum standard of performance required at the time of its installation, as specified hereunder; and
- In respect to those fire safety measures proposed or required to be implemented in the building premises, be designed, and installed to achieve the minimum standard of performance specified hereunder-

Building Description:	Wellbeing Centre Building
Building location:	Lot 2 – DP1264030 Hillvue Road, South Tamworth, TAMWORTH, NSW 2340
Schedule and Certificate display Location:	Near servery

Wellbeing Centre Building – Lot 2 DP1264030 Hillvue Road, South Tamworth, TAMWORTH, NSW 2340					
No.	**Fire Safety Measures proposed / Required to be Installed in the Building**	**Minimum Standard of Performance**	**Required**	**Proposed**	**Location**
1.	Automatic Shutdown of any Air-Handling System	BCA 2022 NSW Clause E2D16 and AS 1668.1 - 2015	✓		Relates to air-conditioning throughout the building.
2.	Emergency Exit Signs	BCA 2022 Clause E4D5, E4D6 and E4D8; AS/NZS 2293.1-2018	✓		Required Exits and directional exit signs as required.
3.	Emergency Lighting	BCA 2022 Clause E4D2 and E4D4; AS/NZS 2293.1-2018	✓		To illuminate the whole of the building including the barbeque area.
4.	Fire Blankets	AS 2444 – 2001	✓		Kitchen area
5.	Fire Hose Reel System	BCA 2022 Clause E1D3; AS 2441-2005.	✓		To protect the whole floor area of the fire compartment including the barbeque area.
6.	Fire Hydrant System	BCA 2022 Clause E1D2; AS 2419.1-2021.	✓		Hydrant to protect the Wellbeing Centre including barbeque area.
7.	Path of travel to a required exit	BCA 2022 Clause D2D8; and Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.	✓		Required paths of travel will apply to the fitout.

8.	Portable fire extinguishers	BCA 2022 Clause E1D14; AS 2444 – 2001	✓		To be distributed around Class 5 and 6 buildings in accordance with the required tables in AS-2444.
9.	Required exit doorways	BCA 2022 Clauses NSW D3D24, NSW D3D25(5), D3D26; and Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.	✓		Applies to doors, swinging doors and latch sets at required exits.
10.	Smoke Detection and Alarm Systems for the Automatic Shutdown of any Air-Handling System	BCA 2022 Specification S20C6 and AS 1670.1 – 2018.	✓		As required under Specification S20C6 and AS 1670.1 – 2018.

Note: The above fire safety schedule is preliminary in design and is based on conservative assumptions. The actual fire safety schedule may vary from the above subject to finalised construction drawings.