

Minutes of the Meeting

For Development Proposal of Aboriginal Medical Services with a Wellbeing Centre

PDA2023-0126

**Hyman Park Hillvue Road SOUTH TAMWORTH NSW 2340,
Lot 2 DP 1264030**

Present	Jack Massey	Barnson
	Kurt Gleeson	Barnson
	Ben Pillon	Barnson
	Luke O'Connor	Barnson
	Councillor Charles Lynch	TAMS
	Damion Brown	TAMS
	Genevieve Fleming	Seftons
	Sam Lobsey	TRC Development
	Andrew Spicer	TRC Integrated Planning
	Steve Brake	TRC Development
	Nicole Chegwyn	TRC Building Certification
	Cynthia Lambert	TRC Development
	Callista Shumba	TRC Development – note taker
	Pam McInnes	TRC Development – note taker

Held at: 2.00pm on Thursday, 27 June 2023

Held via: Zoom Video Conference – Meeting Room One 474 Peel Street

Disclaimer:

Please note, these minutes are preliminary only, based on the plans that were submitted for review (attached) and representative of the discussions that took place at the meeting. Council's advice has been provided based on the key issues raised, current planning legislation and development controls at the time of the meeting.

If there is any information contained within these minutes that you feel is not reflective of the discussions that took place at the meeting or have been misinterpreted, please advise Council immediately.

It is the Applicant's responsibility to ensure that the relevant matters for consideration according to NSW Planning Legislation is addressed as part of any forthcoming development application.

Overview

Tamworth Aboriginal Medical Services (TAMS) has outgrown their existing site at 1/180 Peel Street and looking at expand the establishment as they are at capacity and unable to fulfill the needs of the Bulk Billed patients, the medical facility will provide its bulk billing services to persons with Aboriginal background/heritage, and persons with difficult circumstances (financial or otherwise). Barnson and Sefton's have collaborated with TAMS to produce a concept design for an Aboriginal Medical Service Centre, a Wellbeing Centre, and an ancillary building to the north west for Allied Health Services, there will also be courtyards available for visitors of the Centre along with an outdoor gathering circle, which could be used for community events like weaving, wakes and cultural dancing groups to perform. This concept design will enable TAMS to provide a varied range of facilities for patients including; Nurses, Doctors, Dieticians; Paediatric Doctors, Optometrists, Healthcare Workers and Drug Rehabilitation facilities.

Planning

According to the Tamworth Local Environmental Plan 2010, the development proposal is located in the RE1 zone and is permissible with consent. The following items were discussed in the meeting and would need to be addressed in the application:

- Wellbeing Centre; proponent was asked to supply clarification on what the building would be used for.
- 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.
- 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.
- Café was mentioned and this is permissible with consent.
- Security Measures were 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 personnel doing patrols.
- 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.

- 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.
- 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.
- Landscaping to be addressed in the application with plans.
- Cost Summary Report to be included if the cost is over 3 million a Quantity Surveys Report will be required.
- AHIMS – Full Report will be required for the site.
- Loading Bays for Deliveries and Waste Storage areas should be identified on the site plan.
- It was suggested in the meeting to address the Bus stops within the area for people who would be using public transport.
- Discussion was held around the time of lodgement and if TRC are the land owners at time of lodgement and cost of works is under \$5 million the consent will be determined by TRC. If the works are between \$5 million and \$30 million, it will be determined by the Northern Regional Planning Panel. If TRC are no longer the owners of the land at the time of the Development Application and cost of works is less than \$30 million, the development application will not need to go to a panel for determination. The proponent noted it is the intent for TAMS to own the land, however when the DA is lodged it will still be under the ownership of TRC. Note: Owners Consent from TRC is obtainable through Council Commercial Property Officer, Nicholas Hawkins: n.hawkins@tamworth.nsw.gov.au
- A conflict-of-interest management statement will be required if the land is owned by TRC. *(NB: Please see attached form supplied for convenience).*
- Contamination Report will be required; Preliminary test pits should suffice given the History of the site as mentioned in the meeting.
- Neighbour consultation was suggested to the proponent; Early engagement of the community is beneficial to the development, addressing Noise and the use of the facility.

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.

Building Certification

- BCA Report to accompany the Development Application; the Hydraulic Design is to be incorporated in this report.
- A fire services plan should be lodged with the DA Illustrating the fire safety measures proposed to be installed within the building.
- The applicant advised that there will be no procedures carried out on site that involve general anaesthetic. All patients will be conscious during procedures.
- It was requested the proponent identify the use of Allied Health Services building.

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.
- 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.
- 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.

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.
- 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.
- A Trade waste agreement would be required; this is achieved through a separate Section 68 application done through the NSW planning portal.

Meeting Concluded 2.58pm



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



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.
Checked.
Revision.

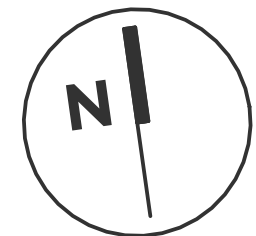
Drawing No.

40924-
A00



01 SITE LAYOUT
Scale 1 : 500 @ A1

0 5000 10000 20000 50000



ISSUED FOR GRANT APPLICATION



ISSUED FOR GRANT APPLICATION

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

Drawing No.

**40924-
A02**



03

MEDICAL CENTRE FLOOR PLAN

Scale 1 : 150 @ A1

0

1500

3000

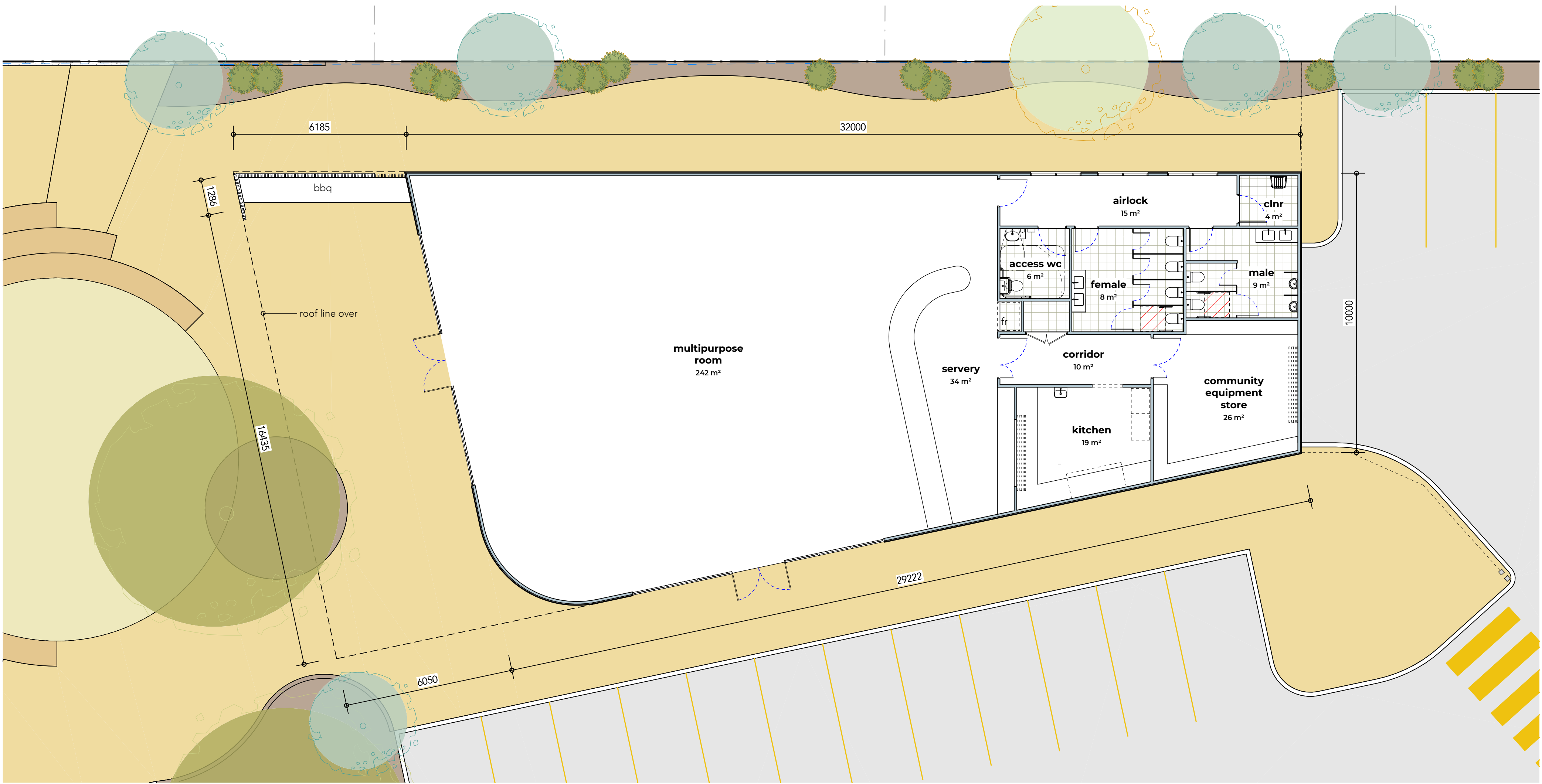
6000

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

ISSUED FOR GRANT APPLICATION



03 WELL-BEING CENTRE FLOOR PLAN

Scale 1:100 @ A1

0 1000 2000 4000 10000



ISSUED FOR GRANT APPLICATION

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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

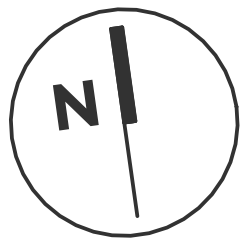
0

1000

2000

4000

10000



ISSUED FOR GRANT APPLICATION

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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

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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