



Our ref: DOC26/84161-3

23 February 2026

Manwella Hawell
Senior Planning Officer
Department of Planning, Housing and Infrastructure

By Major Projects Portal

**No Comment on Planning Advice Request EIS – Tricare Hastings Point Seniors Living –
SSD-41110128**

Dear Manwella

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to comment on the Environmental Impact Statement (EIS) for the proposed seniors living (SSD-41110128) at 87-89 Tweed Coast Road, Hastings Point.

The EPA understands the proposal is for the construction of a seniors housing development comprising of independent living units and residential aged care.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* and so, will not require an Environment Protection Licence under this Act.
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act 1997*.

The EPA does not require any follow-up consultation and Tweed Shire Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

If you have any questions about this request, please contact Jenny Gustafson via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jackson', written over a light blue horizontal line.

Christie Jackson
Unit Head – Environment Protection Planning
NSW Environment Protection Authority

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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