

10 March 2025

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Major Projects  
Department of Planning and Environment

Dear Sir/Madam

**Major Projects – Affordable Housing (SSD-72700708) – Lot 1 DP 843470; 25-27 Boyd Street, TWEED HEADS (DA25/0057)**

Reference is made to the above proposal and the Department's request for Council's advice/comment on the proposed development. Council officers have undertaken a review of the proponents Environmental Impact Statement and supporting documents and provide the following comments for the Department's consideration. It is noted that Council is generally supportive of such a development and that this would provide much needed housing within the Tweed Shire.

**1. Social impact assessment**

**1.1. Diversity of dwellings and housing type**

Council makes the following recommendations:

- 1.1.1 That Homes NSW offer a mix of social, affordable and essential worker housing for this development. It is noted that there is inconsistent use of the terms 'social housing' and 'affordable housing' throughout the documents. The EIS states the development is 100% affordable housing, however the community engagement sessions and information in some of the project documentation positions the development as social housing.

As recognised in this SSDA, the Tweed Shire, is currently experiencing an unprecedented housing crisis which now places Tweed in the top three areas in NSW impacted by homelessness. 2021 ABS Data indicates that *affordable and social housing* represents only ~2.9% of total dwellings in the Tweed. For many essential workers in Tweed, housing is also becoming increasingly unaffordable.

The project documentation does not contain an analysis that was used to rely on the decision of 100% affordable. Council acknowledges that people who are eligible for social housing may be eligible for some affordable housing properties, however Council would request consideration of redefining the development from 100% affordable to a mix of dedicated social, affordable and essential worker housing delivered in perpetuity.

- 1.1.2 That Homes NSW confirm if this housing will be delivered in perpetuity.

- 1.1.3 That Homes NSW consider including a small number of 3-bedroom units to allow for family units who may have been displaced by the floods or meet other tenant criteria (e.g. essential workers).

It is noted that the Project Objectives in the EIS includes a sub-objective under 1.3 to “Increase Affordable Housing Supply: Provide a significant number of affordable housing units to meet the needs of low- to moderate-income *families* in the Tweed area where a large portion of households are experiencing rental stress”.

The development should therefore include provision to house a small number of families in three-bedroom units. This would also capture families who were displaced by the floods.

- 1.1.4 That Homes NSW confirm the number of adaptable units in the development. That Homes NSW consider the Tweed Shire population demographics for the proportion of potential tenants that may be living with a disability or ageing in place and consider adjusting the number of adaptable units available.

It is noted that there are some discrepancies between the application documents on the number of adaptable units proposed. It is also not stated how many of the adaptable units will be one- or two-bedroom units.

Council notes the Project Objectives in the EIS, section 1.3, include a sub objective “Enhance Accessibility: Create housing that is accessible to individuals with disabilities and accommodates diverse lifestyle needs, ensuring a provision of apartments *surpassing the required compliance* with relevant accessibility standards.”

Tweed Shire Council has a higher percentage of people (7.4%) than the NSW average (5.8%) who need assistance with activities in their day to day lives due to disability. 51% of people with long term health conditions are in the lowest household income profile. The Tweed also has higher rates of older people (41% aged 55 and over compared to 29.6% across NSW). New housing should be designed recognising this additional local need and catering for people with a disability and seniors proportionate to the need.

## 1.2. Social cohesion

Council makes the following recommendations:

- 1.2.1. That Homes NSW provide further information on the operation of the community room and incorporate readily accessible indoor communal space into the development.

As per the Project Objectives outlined in the EIS, this includes the following sub objective “Promote Community Integration: Design the development to foster a sense of community and social cohesion

among residents as well as the wider community, encouraging inclusivity and diversity.”

The project proposal provides an outdoor communal open space area for residents to utilise and a community meeting room with access to the communal open space. The CPTED Report (6.2, p.19) states “The proposed meeting room is to be utilised by the Department of Communities and Justice (DCJ) in organising events for the residents. This area will not be accessible to residents without the permission and presence of an employee from the DCJ.” There is no information on how other community and health services can meet with resident groups if DCJ is not available.

Additionally, one of the NSW LAHC and GANSW Good Design for Social Housing Guideline goals is for “Good shared and public spaces” stating “Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.” For indoor communal space, by only having a restricted common room, this may lead to further isolation if units are the only indoor space residents can shelter in place.

### 1.3. Evacuation protocols

Council makes the following recommendations:

- 1.3.1. That the evacuation protocols developed for this site include a specific section on supporting people with disability or mobility issues to safely evacuate.

Council notes that the project documentation allows for flood risk assessment and emergency response measures including a Flood Emergency Response Plan. Our experience with the 2017 and 2022 flood events showed that vulnerable populations including seniors and people living with a disability were put at higher risk where there was no clear protocol that emergency services and community volunteers could follow to safely remove them from buildings and transport them to safe ground. The research shows that people with disability are two to four time more likely to die in a disaster than the general population, experience higher risk of injury and loss of property and experience greater difficulty with evacuation and sheltering. It is essential this is addressed for this development given the flood assessment risk.

### 1.4. Community Concerns

Council makes the following recommendations:

- 1.4.1. That Homes NSW provide further operational detail on the resident Hotline.

Council is aware of community feedback on the need for an on-site concierge in social and affordable housing developments, particularly for safety and security reasons. We acknowledge previous advice from

Homes NSW that this is cost-prohibitive and that for this project a Hotline is proposed.

The EIS and SIA identifies the social impact mitigation for resident safety to “Establish a hotline to allow the community to freely express any concerns post-occupancy and conduct a targeted door knock for residents and businesses in the immediate social locality (400m) to encourage reporting of crime and safety issues to the housing provider post-occupancy.

There is no other information provided on how this Hotline will operate in practice. For example, who will be taking the calls, will it be operational 24/7, how long will the Hotline be in place for, what is the triage process for reporting of issues. These are all key in determining the appropriateness of the safety mitigation approach in comparison to an on-site concierge or other safety protocols.

## **2. Stormwater Quality**

An oil and sediment device with a minimum 0.7m<sup>3</sup> sediment sump is proposed to treat runoff from the basement car parking area (level 1). No provision has been made for stormwater quality for the level 2 basement car park.

The Stormwater Management Report is to be updated to address stormwater quality for both levels 1 & 2 of the basement car parking to comply with Council's Development Design Specification D7 – Stormwater Quality (Section D7.12.1 for pollutants generated from undercover or basement areas).

## **3. Special flood considerations**

It is noted that the three (3) Ground Floor units are accessible with a FFL of RL 3.3m AHD. This is below the mapped Probable Maximum Flood Level of RL 5.7m AHD.

Council raises concerns in respect of the ability for the residents of these three (3) units to be able to evacuate the site for flood events up to and including the Probable Maximum Flood Event. It is considered appropriate to relocate these units to higher levels.

It is also noted that the Flood Risk Assessment prepared by Northrop has not considered Clause 5.22 of the Tweed City Centre LEP 2012, especially in respect to the three (3) Ground Floor accessible units. Therefore, Council is not satisfied that the development does not affect the safe occupation and efficient evacuation of residents in flood events up to and including the probable maximum flood event, nor incorporates sufficient measures to manage the risk to life in the event of a flood.

## **4. Sewer and water infrastructure**

Further information is required to confirm how the site is to connect to Council's water and sewer infrastructure. The following information is requested:

- 4.1. Engineering plans are to be submitted showing the following:
  - 4.1.1. How the site proposes to connect to Council's sewer infrastructure (note there are 2x existing connections to the site, if using an existing connection, please nominate which one).
  - 4.1.2. How the site proposes to connect to Council's water infrastructure.

## **5. Acid Sulfate Soils**

The subject site has been identified as Class 2 on the acid sulfate soil planning maps. The Acid Sulfate Soil investigation was unsatisfactory and has not demonstrated compliance with the requirements of the National Acid Sulfate Soils Guidance: a synthesis (June 2018) / NSW Acid Sulfate Soil Manual (NSW ASSMAC, 1998). This was identified through the following (but were not limited to);

- 5.1. Incorrect statements regarding acid sulfate soil planning maps (site is class 2 ASS)
- 5.2. Number of boreholes/sampling holes.
- 5.3. Number of samples from multiple boreholes.
- 5.4. Sample depths and proposed excavation.
- 5.5. Screen testing in accordance with Queensland Guidelines.

The report is very limited and does not provide information to adequately identify acid sulfate soils or potential management requirements. It is requested that the applicant provide an Acid Sulfate Soil Investigation and Management Plan which has been prepared by a suitably qualified environmental consultant and address:

- 5.6. National Acid Sulfate Soils Guidance: a synthesis (June 2018);
- 5.7. NSW Acid Sulfate Soil Manual (1998); and
- 5.8. Waste Classification Guidelines – Part 4: Acid Sulfate Soils (NSW EPA, 2014).

## **6. Amenity**

The waste area on ground floor appears to immediately adjoin apartment GF01. This is not consistent with the Tweed City Centre DCP Section B2 (section 6.6 d). The applicant is requested to provide information that demonstrates compliance with the objectives of the DCP.

## **7. Contaminated land**

Demolition of existing residential buildings has occurred prior to this application. It is considered that the age of the demolished buildings and their construction of slab-on-ground, raise a potential risk of historic chemical treatment using Organochlorine pesticides which were used extensively in the Tweed beneath structures such as dwellings as an effective barrier to Termites. This method was banned in June 1995.

The applicant shall address current and previous land uses in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 and NSW EPA contaminated land guidelines. All contaminated land reports submitted for Council review must be accompanied by a Contaminated Land Summary Table to ensure that key mandatory information has been incorporated (available at <https://www.tweed.nsw.gov.au/ContaminatedLand>).

## **8. Groundwater/Dewatering**

The subject site is identified as 'high' groundwater vulnerability. The provided groundwater investigation is unsatisfactory but identifies that groundwater was intercepted at 0.8-1m below ground level. The proposed includes excavation for basement car parking to a depth of approximately 6.5m below natural ground level. Groundwater will likely be intercepted. A Detailed Groundwater Investigation report and Dewatering Management Plan prepared by a suitably qualified environmental consultant shall be submitted and addressed:

- 8.1. Council's Dewatering in the Tweed Guideline; and
- 8.2. Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018)

Any proposal to dewater is to consider and address impacts on nearby sensitive ecological communities.

## **9. Noise Impact Assessment**

An acoustic assessment was submitted with the application documents by Spectrum Acoustics dated November 2024 and referenced 242409-10593-R1. The acoustic report has not followed the procedures set out in the NSW Noise Policy for Industry and is lacking in information to support the proposal, the following is noted;

- 9.1. No noise monitoring to determine existing background levels (as outlined in fact sheet A).
- 9.2. No identification of potential noise sensitive receivers and their proximity to the proposal.
- 9.3. No clear identification of potential noise sources and their predicted noise levels/impacts (cumulative) and mitigations measures during construction and use on surrounding sensitive receivers.
- 9.4. No clear identification of potential noise sources and their predicted noise levels/impacts (cumulative) on future occupants where they are located in proximity (e.g. waste storage area/basement roller doors).

It is requested that a revised Noise Impact Assessment be submitted which clearly addresses the above and provides recommended noise mitigation measures to address where noise exceeds the identified assessment criteria.

## **10. Traffic and Carparking**



Council notes that 66 carparking spaces are proposed which exceeds the required number which must be provided under SEPP (Housing) 2021. Council also notes that developments of this scale would typically require 96 parking spaces (per the Tweed DCP 2008 Section B2) or 108 parking spaces (TfNSW Guide to Traffic Generating Development).

Additional information is required to understand how the 66 parking spaces would be sufficient for the 80 units, and how the applicant will minimise impacts on adjacent residents and businesses and demands on Council's resources to manage street parking.

Further consideration of bicycle parking and motorcycle parking is required to meet the minimum needs of the anticipated urban development, as a minimum the TSC DCP controls should be used as a guiding policy as the Housing SEPP does not stipulate any rates. Based on the Tweed DCP Section B2 requires 160 bicycle spaces and 3 motorbike spaces. Council considers that the undersupply of motorcycle and bicycle parking spaces is not acceptable. Opportunities to increase the number of motorcycle and bicycle parking spaces provided must be investigated. Such options could include potential use of informal space in the basement near the fire stairs and alternative bike storage options which could increase the capacity of the bike storage room.

## **11. Ecological impacts**

### **11.1. Tree retention**

Council undertook a more accurate assessment of the encroachments into the TPZ for Tree 1 and it was calculated to be less than 10% of the total TPZ with only a very slight possible encroachment into the SRZ. As such it is considered that Tree 1 could be safely retained. Retention would also be more consistent with the objective of the submitted landscape plan which indicates a deep soil zone in this area whereby the retention of matures trees in deep soil zones is recommended.

As such the applicant is requested to amend the Arborist Report by Abacus Tree Services dated 13 December 2024 to show retention of Tree 1 - Riberry (*Syzygium luehmannii*) and provided recommended tree management measures to ensure the safe and long-term protection of the tree.

### **11.2. Bush-stone Curlew**

There are multiple records of the threatened species Bush Stone-curlew (*Burhinus grallarius*), listed as Endangered under the Biodiversity Conservation Act 2016 (BC Act) within the immediate locality, including a successful breeding season at the Tweed Heads Bowls Club. While no Bush Stone-curlews have been recently observed at this site, this season Bush Stone-curlews were observed moving into areas slated for development, likely due to factors such as low grass maintenance, site clearing, temporary

fencing, and the presence of additional nighttime lighting, which attracts insects and, in turn, Bush Stone-curlews.

As such the Biodiversity Development Assessment Report – Streamlined Assessment of Planted Native Vegetation by AMBS Ecology & Heritage for CKDS Architecture Pty Ltd is requested to be amended to include:

- 11.2.1. Details of suitable best practice avoidance and mitigation measures having regard for the Recovery Plan for the Bush Stone-curlew (*Burhinus grallarius*) dated February 2006 prepared by NSW DEC; and
- 11.2.2. Summarise and incorporate the results of any survey effort and management recommendations into a separate Bush Stone-curlew impact assessment and management plan

## **12. Visual Impact Assessment**

Council considers that the Visual Impact Assessment (VIA) is not sufficient. The VIA submitted with the application has not considered the Tweed Scenic Landscape Protection Policy. In addition, the VIA has not considered all of the viewsheds applicable to the subject site, including (but not limited to) Point Danger (priority 1 viewshed).

## **13. Building facade**

The proposed façade is not considered to address modulation of the fenestration and applying a mixture of lightweight materials and screening devices to reduce the overall bulk. It is considered that further articulation of the streetscape/corner facades would be beneficial, especially given the overall 13 storey height of the building, being visible from a vast surrounding area. A mix of fenestration materials and details would greatly enhance the overall height and bulk and create more interest. Given this is an exemplary urban design project for the area, for its 13 storey's. This project will set the precedence for future large scale tower projects and further articulation in this case is required.

## **14. Public space and ground floor activation**

It is not considered that entrance and ground floor is activated sufficiently to increase passive surveillance or remove bulk from ground floor where there is a blank wall addressing the street. A 1.2m high wall is proposed along the boundary facing both Boyd and Brett Streets. Council considers that the wall should be limited to 1m high which is more appropriate to enhance the opportunity for passive surveillance. The wall could also be setback behind landscaping. In addition, seating should be provided within the foyer and external areas to the development along the Boyd St and Brett St frontages which would encourage casual social interaction between residents and the community. Movement of the Substation would create a better urban design outcome for Brett Street elevation. Further material articulation of the solid wall on the ground floor on the Brett Street elevation would be considered advantageous.



## **15. Private open space**

The private open space of the balconies does not appear to show any screens/sliding or movable partitions to increase the opportunity for privacy between residential flat buildings when the adjoining northern site is redeveloped. In addition, limited all weather protection has been provided for private balconies or the roof structures of the proposed building. Shading / screens on each balcony will aid in the opportunity for reduction in solar heat load into each unit (with direct solar orientation).

There is a potential to improve the private open space (POS) provided for apartments. It is noted that the Ground Floor apartments provide the required area for POS, however do not provide the required 3m depth. The POS for apartments on Level 6 (podium level) do not achieve the required minimum area. Consideration should be given to increasing the balconies for these units to encompass the otherwise exposed podium level. This would provide increased amenity for residents and provides for the ability for low maintenance plantings along the border of the podium level.

## **16. Finished levels and dimensions**

Council makes the following recommendations:

- 16.1. Clarity is required regarding the finished levels along the western and northern boundaries: Ground Floor Plan dwg A-1103 indicates a retaining wall to RL 4.3m AHD along most of the northern boundary, but this is not consistently depicted on the various elevational or sectional drawings. It is unclear if boundary fencing be erected on top of these walls. Additional Section Plans would assist to clarify how the development interacts with the street and surrounding properties in respect of wall and fencing.
- 16.2. Provide finished levels for the lower basement level on all relevant drawings.
- 16.3. Provide fully dimensioned basement parking plans, including entry driveway width.

## **17. Waste Management**

The waste generation rates included/referred to in Section 1.7 of the Site Waste Minimisation and Management Plan do not correspond with the waste generation rates included/referred to in the EIS. As a result, Council is unable to make definitive comments regarding the adequacy or otherwise of the estimated operational waste generation or capacity. The application documents are to be updated to address the following matters:

- 17.1. Ensure estimated waste generation rates are consistent throughout the application documents (such as EIS and Site Waste Minimisation and Management Plan).
- 17.2. Council does not currently service bulk bins for comingled recyclables from multi-unit developments. Ensure all nominated bins are available under Council's kerbside collection contract, and ensure weekly

capacity, collection frequency, and storage area consumed by all the bins is accurate.

- 17.3. Update the application plans to clearly identify a Waste Room that is of sufficient size to accommodate the required number and size of bins, including sufficient space for practical movement in and around bins and practical manoeuvrability of bins.
- 17.4. Concerns are raised that when comingled recycling and Food Organics and Garden Organics (FOGO) bins are collected on the same day, there potentially could be up to 20 bins along the kerbside for collection. Clearly identify a kerbside bin collection location where all bins may be serviced without the collection truck being impeded by parked vehicles.

Council recommends that a garbage chute linked to the waste room should be provided on each level of the building to ensure that waste is easily managed and controlled on site. In addition, an internal access door to the waste room is preferable so that residents do not have to exit the building to dispose of waste. It is also noted that there is a lack of ventilation for the Waste Room, and some mechanical ventilation should be considered.

## **18. Coastal management programs**

Pursuant to Section 2.13 of the State Environmental Planning Policy (Resilience & Hazards) 2021 - Development in coastal zones generally – coastal management programs to be considered, Tweed Shire has two (2) coastal management programs which are applicable to the site which the proposed development must be assessed against:

- 18.1. Tweed Shire Coastline Management Plan 2005
- 18.2. Tweed River Estuary Coastal Management Program

## **19. Proximity to electrical infrastructure**

Pursuant to Section 2.48 of the State Environmental Planning Policy (Transport & Infrastructure) 2021 - Determination of development applications – other development, overhead powerlines are located in Boyd Street adjoining the subject site, and as works are proposed along the front boundary, the application must be referred to Essential Energy for comments.

## **20. Minimum ceiling height**

With respect of Section 148(2)(c) of the State Environmental Planning Policy (Housing) 2021 and the ADG, it is noted that based on Section Plans B, C and E, Level 12 does not achieve the required minimum ceiling height of 2.7m. Council considers that there is an opportunity to provide the required ceiling heights, whilst not increasing the overall height for the development.

## **21. Communal open space**

- 21.1. Council considers that the communal open space proposed is not acceptable. It is noted that areas which have been included in the

calculation of communal open space are fenced off and cannot be accessed by residents. It is questionable how useable the communal open space will be for residents given the minimal seating proposed and that it is designed as a pathway with raised gardens. The communal open space does not accommodate a range of uses or encourage a range of age groups to utilise the space. Further consideration should be given to proving accessibility to the communal open space area and to a range of common equipment, to increase social interactions within the complex.

- 21.2. Consideration should be given to incorporating podium planting on Level 6 and roof level to soften the edges of the building and comply with Tweed's Cool Towns program.

## **22. Solar access, privacy and ventilation**

- 22.1. There is an opportunity to improve the amount of sunlight available to apartments L107-507, L601-1201 and L606-1206 by providing an additional high-level window in the living room. This would significantly increase the amenity for residents of these units.
- 22.2. The design currently fails to provide the required number of apartments with cross ventilation. The plans provided including the Solar and Ventilation Plans indicate ventilation through fixed glass window panels. This could easily be rectified by including openable windows to living rooms for north-eastern apartments and western apartments. This will increase the amenity of the apartments for residents whilst also reducing the reliance on mechanical ventilation.
- 22.3. Council considers that the large, fixed glass window facing Boyd Street in apartment GF03 delivers unacceptable privacy impacts for users of the living room. This should be changed to a high-level openable window which would provide privacy and access to cross ventilation. This would facilitate cross ventilation and ensure privacy to the living space of this apartment from Boyd Street.
- 22.4. There is a potential for the environmental performance of the one-bedroom apartments on Levels 1-5 to be improved as presently they exceed the 8m depth requirement.

## **23. Apartment design**

- 23.1. Council considers that the proposed plans fail to ensure the required minimum room and robe sizes are achieved. The Master Bedrooms for apartments L604-1204 and L603-1203 have to include an entry corridor to provide the required minimum area. The Master Bedrooms in apartments L601-1201 do not achieve the required minimum area. It also noted that an undersized robe is provided to Bedroom 2 of apartment L107. There could be a potential anomaly in the plans which results in this.
- 23.2. Council considers the storage areas proposed for apartments GF01 and GF02 which currently position storage areas in conjunction with the tv and in front of windows is not acceptable. The storage areas in these

units needs to be redesigned to provide usable storage solutions/spaces.

- 23.3. Consideration should be given to flipping the floor plans of apartments L204-504 so that bedroom and bathroom spaces are co-located with the apartment to the west.

## **24. Landscaping**

- 24.1. The Landscaping Plan provided indicates that only 30% locally occurring native species are included, whereas Council requires a minimum of 80% locally occurring native species. Increasing the number of locally occurring native species will ensure that landscaping is more viable and more likely to survive. Whilst it is noted that low maintenance species are selected, it is considered that landscape maintenance will be required over the life of the development and it needs to be clearly articulated as to who will be responsible for such maintenance.
- 24.2. Any landscaping along the Boyd Street frontage should also be discussed with Essential Energy to ensure there are no conflicts with the overhead powerlines.
- 24.3. It is noted that there are trees proposed up to and over 8m in height within planters in the communal open space area. Concerns are raised with respect to the capability of such planters to accommodate such mature vegetation.
- 24.4. It is unclear if an integrated irrigation system is proposed, however such a system would be beneficial to ensure the longevity of landscaping.

## **25. Gold Coast Airport Airspace Operations**

The site is mapped as having an Obstacle Limitation Surface (OLS) of RL 49.5m AHD. Whilst it is noted that the building does not exceed this height, the use of cranes etc. during construction may breach the OLS limit. It is recommended that the Department contact the Gold Coast Airport for comment. They can be contacted via Gold Coast Airport Airspace Protection – [mbender@gcal.com.au](mailto:mbender@gcal.com.au), [spitt@gcal.com.au](mailto:spitt@gcal.com.au) or 07 5589 1264.

## **26. Kiosk**

It is noted a Kiosk is nominated on the Ground Floor Plan however there is no additional information in relation to this element to discern exactly what this is.

## **27. Basement carparking**

Basement carpark is located a minimum of 0.3m from the site boundaries which is less than the required setback for cut and for basement parking under the Tweed DCP Section A1 Part C. The basement also extends beyond the outer limits of the building.

## **28. View sharing**

The Department will need to assess the proposal against the view sharing principles as required by the Tweed DCP Section A1 Part C.

Other related matters raised are:

## **29. Social impact assessment**

### **29.1. Tenant eligibility and housing management**

Council makes the following recommendations:

- 29.1.1. That Homes NSW make available to Council the tenant selection process and eligibility criteria for consultation and ensure an appropriate community composition.

Council has received strong feedback in the past in regard to concerns with the criteria, prioritisation and selection process for tenancy in social and affordable housing developments. This has included the prioritisation of housing people from outside of the Tweed Shire / off Country, ahead of local community who are eligible.

The EIS and SIA identifies a recommendation "the affordable housing provider to consider prioritising housing allocation for local Tweed Heads and Northern Rivers community members who are living in temporary accommodation or identify as homeless." The EIS also states "It addresses critical affordable housing shortages currently being experienced in Tweed by providing affordable options for *low-income families and individuals, including those of a vulnerable state such as domestic violence victims, victims of natural disaster, seniors experiencing financial hardship, etc.*"

There is no other information provided to allow us to appropriately assess if the eligibility and prioritisation aligns with local need. We note that specific criteria may vary between community housing providers, and it is important that Homes NSW manage this to ensure the right needs are met for the Tweed community.

- 29.1.2. That the housing provider selection process by Homes NSW ensures regular monitoring of rental rate setting, and appointment of a local housing provider, who is embedded in the community with a strong understanding of the local context.

Council understands the issue of rental amounts was raised in the Aboriginal engagement session for this development. With feedback advising private housing providers appointed to social and affordable housing developments having significantly different approaches to setting rent amounts, which in some instances has resulted in rents matching current market rates in the Tweed. It has not been stated if

there will be agreements in place with the appointed housing provider for standardised rents and what protections will be in place for long standing residents.

We support the proposal that "The building and its tenants to be managed by an experienced social or community housing provider, including linkages for tenants to health and community-services" (EIS, p.69. D/O – SIA6). Council requests that the provider is experienced in the Tweed locality and the rental rates are set through agreement with Homes NSW and regularly monitored.

## 29.2. Aboriginal Housing

Council makes the following recommendations:

- 29.2.1. That Homes NSW confirm tenancy opportunities for Aboriginal people and undertake additional consultation on the appropriateness of the units and connected amenity, and the tenant selection process.

It is unclear if the Aboriginal community will be specifically included in the tenant application process. From the project documentation there has only been one community consultation session and if they are to be included, given there is a strong need in the Tweed, there needs to be further consultation with the community. This includes ensuring the spaces are culturally appropriate to meet their needs. For example, the development offering of one- and two-bedroom units only is not conducive to multi-generational living, which is culturally appropriate for many Aboriginal communities. In the absence of this model, design of communal spaces will be a key consideration.

The NSW Government should also pursue to accommodate multi-generational family living, which is culturally appropriate for the Aboriginal and Torres Strait Islander community.

Please find attached a list of recommended conditions.

If you have any queries in respect to this matter please contact Mrs Hayley Nilon on (02) 6670 2628.

Yours faithfully

**Judith Evans**  
Team Leader  
Development Assessment and Compliance