

12-16 Florence St, Tweed Heads

Construction Environmental Management Plan

Client	: Dream Build
Prepared by	: Australian Wetlands Consulting Pty Ltd
Project #	: 242060_1
Date	: February 2026

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AWC

Project control

Project name: **12-16 Florence St, Tweed Heads**
Construction Environmental Management Plan

Job number: 242060_1
Client: Dream Build
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1 Introduction and Background

1.1 Purpose and Scope

This Construction Environmental Management Plan (CEMP) has been prepared by Australian Wetlands Consulting Pty Ltd (AWC) on behalf of Dream Build for the state significant development (SSD) of a medium density residential property at 12-16 Florence St, Tweed Heads, in response to the request made by the Department of Planning, Housing and Infrastructure to:

- prepare a draft construction management plan that includes species-specific measures to prevent impacts to the Bush Stone Curlew in line with Council comments (Appendix D)

This CEMP has been prepared specifically to address management of construction to protect the endangered Bush Stone Curlew (*Burhinus grallarius*). The plan details the strategies, procedures, responsibilities, to minimise and manage impacts to the Bush Stone Curlew. It is expected that this CEMP will be:

- adaptive and revised in response to approvals and new information
- incorporated into a comprehensive CEMP for all aspects of environmental management during construction.

The objective of this CEMP is to provide clear guidance for Dream Build, and any contractors, of actions and measures to be taken to ensure protection of Bush stone Curlews during construction. The CEMP has been prepared with reference to available information on Bush Stone-curlew including the Tweed Shire Council factsheet (TSC 2026) and the Recovery Plan for the Bush Stone-curlew (OEH 2026).

1.2 Subject Site

The subject site is 12-16 Florence St, Tweed Heads (hereafter referred to as the 'site'). The site currently has three residential buildings, with associated out-buildings, hardstand, gardens and landscaping. Vegetation on the site includes 32 trees and is typical of urban garden landscaping and does not conform to any Plant Community Type (PCT). The site is presented in terms of its general area in Figure 1.1. Planning details for the site as determined by NSW Planning Portal Spatial Viewer (DCS 2020) are detailed in Table 1.1.

Table 1.1 NSW Planning Portal details

Site Detail	NSW Planning Portal Detail
Address (Lot and DP)	12 Florence Street, Tweed Heads (Lot 1 DP 781624) 14 Florence Street, Tweed Heads (Lot 1 DP419177) 16 Florence Street, Tweed Heads (Lot 2 DP300515)
Property size (m ²)	1582(combined)
Land Zoning	R3: Medium Density Residential
Local Government Area (LGA)	Tweed Shire Council
Bushfire Vegetation Category	N/A
Acid Sulfate Soils	Class 2



Legend
 Subject Site  Lot

Figure:
 1.1 Subject Site

Scale:
 1:400 @ A4
 GDA2020 MGA56

0 5 10 m



Project:
 12-14 Florence St,
 Tweed Heads

Data sources
 Spatial data: © NSW Govt 2026
 Imagery: © NearMaps 2026

Drawn: JM Date: 18/02/2026
 Checked: GD Job ref: 242060

1.3 Proposed Development

The proposed development (also referred to as ‘the proposal’) consists of the following works:

- Demolition of existing buildings and structures and removal of approximately 500 m² of urban garden comprising planted native and exotic vegetation, including the removal of 32 trees.
- Construction of a medium-density residential building and associated landscaping

The proposed development design plans are provided in Appendix A.

1.4 Bush Stone-Curlew



Figure 1.2 Bush Stone-curlew (*Burhinus grallarius*), Photographed by aaronw444 and MrsKirk72

The Bush Stone-curlew (*Burhinus grallarius*) is a ground-dwelling bird standing roughly 55 cm tall, with a hunched posture and long, slender legs. Its upper body is grey to light brown, patterned with dark blotches, while the rump is streaked (Figure 1.2). The underparts are pale, with buff and white tones crossed by dark streaks. A distinctive black stripe runs from the area near the eye down along the side of the neck (DCCEEW 2026). Some of its most recognisable features are:

- large, bright yellow eyes
- very long legs, which they bend forward while sitting
- its haunting, wailing “wee-loo” call, which is typically heard at night

Once common, this species has experienced a significant decline, to where they are now endangered in NSW. Tweed’s Bush Stone-curlews are the only population in NSW to record an increase in numbers since conservation efforts commenced in 2010 (TSC 2026). The Tweed Shire now supports over 40 pairs of breeding birds (TSC 2026), and there is over 800 records of Bush Stone-curlews’ in the LGA since 2010 (BioNet 2026) (Figure 1.3)

Its natural habitat includes open woodland and forest with sparse grassy understorey and scattered fallen timber. The species has shown some capacity to adapt to urbanisation. In certain regions it can now be found using urban parks, golf courses, and large gardens where suitable ground cover and shelter remain.

Primarily nocturnal, it is most active on bright, moonlit nights. The species feeds on insects and small vertebrates such as frogs, lizards, and snakes. Nesting takes place on the ground, usually in a shallow scrape or bare patch. Clutches typically consist of two eggs, laid during spring and early summer (DCCEEW 2026).

Threats identified for this species include:

- Predation by foxes and cats
- Trampling of eggs by people and mobile equipment
- Vehicle strike
- Clearance of woodland habitat for agricultural and residential development
- Modification and destruction of ground habitat through removal of leaf litter and fallen timber, introduction of exotic pasture grasses, grazing and frequent fires
- Disturbance in the vicinity of nest sites
- Negative impacts of pesticides on insects which are the main food for the curlews

2 Potential Impacts of the Proposal

Potential impacts of construction of the proposal on Bush Stone-curlew are anticipated to be:

- Vehicle strike
- Clearance of habitat for residential development
- Modification and destruction of ground habitat through removal of leaf litter and fallen timber
- Disturbance in the vicinity of nest sites
- Trampling of eggs by people and mobile equipment

Key potential impacts are discussed in further detail below.

2.1 Vehicle Strike

The site does not currently have native vegetation suitable for, or likely to support, Bush Stone-curlew. Nevertheless, Bush Stone-curlew are relatively common in Tweed Shire with over 800 records for this locality. As such, there is a risk that construction vehicles entering or existing the site could strike a Bush Stone-curlew resulting in injury or death.

2.2 Habitat loss or modification

The site does not have, and the proposal does not require the removal of, any significant native vegetation, or other vegetation or habitat that would support the Bush Stone-curlew. Distribution of Bush Stone-curlew in the locality indicates that they have been observed in locations that do not have suitable native vegetation or habitat. As such, there is a risk that Bush Stone-curlew will be present, despite the lack of native vegetation and poor-quality habitat available on the site.

2.3 Nest/egg damage

Evidence that Bush Stone-curlew were or had nested on the site was not observed during the site inspection (22/01/2025). Bush Stone-curlew are unlikely to nest on the site due to the lack of native vegetation and poor-quality habitat available and their presence is likely only to be associated with general foraging and nocturnal movement.



Legend

- Subject Site
- Bush Stone Curlew

Figure:

1.3 Bush Stone-curlew
Distribution - Tweed Shire

Project:

12-14 Florence St,
Tweed Heads

Scale:

1:7,000 @ A4
GDA2020 MGA56



0 75 150 225 m

Data sources
Spatial data: © NSW Govt 2024
Imagery: © Google 2024

Drawn: JM Date: 18/02/2026
Checked: GD Job ref: 242060

3 Mitigation of Impacts

3.1 Mitigation Measures and Responsibilities

A suite of mitigation measures are proposed to ensure the environmental impact of the proposal on Bush Stone-curlew is minimised.

The Site Supervisor will be responsible for overseeing implementation of the recommended mitigation measures, however the responsibility for protecting the Bush Stone-curlew will fall on all contractors and workers on site. The recommended mitigation measures are outlined in Table 3.1.

Table 3.1 Mitigation Measures

	Mitigation Measure	Responsibility
Site Induction		
1	Site induction for all staff, contractors and sub-contractors working on the site will include information to enable workers to identify Bush Stone-curlew and measures to be implemented to minimise or avoid impacts on Bush Stone-curlew during construction.	Site Supervisor All Staff
2	Posters with photographs of, and information on, the Bush Stone-curlew to be placed at the site office and clearly visible by all staff and contractors (Appendix B).	Site Supervisor
3	All site personnel are to be made aware of the location of nesting or roosting Bush Stone-curlew (if present).	Site Supervisor
Fauna Management		
4	Prior to the commencement of works, the proposal area, and any publicly accessible lands within 100m, should be inspected by an ecologist to ensure Bush Stone-curlews are not nesting on the site or present in the general locality.	Site Supervisor / Ecologist
5	If Bush Stone-curlew nesting is observed onsite, an exclusion zone of at least 30 m (where practical) should be established using an exclusion fence until the birds move on or can be safely relocated.	Site Supervisor
6	Exclusion fencing shall consist of star pickets at 2–3 m spacing with high-visibility orange HDPE barrier mesh attached, and A3-sized signage installed on each accessible side to clearly indicate the protected area,	Site Supervisor
7	If a Bush Stone-curlew is found in the construction area, a qualified person (wildlife carer or ecologist) should be contacted to move the bird away from the construction area. Contacts for the qualified person should be established prior to construction commencing.	Site Supervisor / Ecologist
8	All works are to cease in the nesting site exclusion zone until chicks have hatched and are moved from the nest site by the adults (which occurs soon after hatching).	Site Supervisor
9	Works elsewhere on the site (outside of any required exclusion zone) are to be conducted under the recommendations of an	Site Supervisor / Ecologist

	Mitigation Measure	Responsibility
	ecologist, so the behaviour of the nesting birds can be monitored.	
10	Maintain no, or low, artificial lighting in the construction area overnight. This is to prevent the Bush Stone-curlews being attracted to the site by insects around the lights.	Site Supervisor
11	The construction site should be inspected at the start of each workday to ensure no Bush Stone-curlews have entered the site. This includes under temporary structures or in storage areas.	Site Supervisor
12	Attach shade cloth (or similar material) to construction type chain mesh perimeter fence fronting the roadsides to a height of approximately 1.2 m – to reduce broader surveillance (beyond the site) for the birds	Site Supervisor
13	If dogs are brought on-site they are to be kept on a lead at all times. Dogs are not to be allowed on site if a Bush Stone-curlew is present	Site Supervisor / All workers
14	If a Bush Stone-curlew is observed on, or near, the site it must be reported to TSC (see below)	Site supervisor / All workers
15	Regular contact with project ecologist and TSC for information on sightings of Bush Stone-curlew near the site	Site Supervisor
16	Site to be routinely monitor by project ecologist during the construction period;	Ecologist
17	Minimise mowing as low vegetation encourages nesting birds. Keep vegetative cover (grasses etc) high where possible until lower levels are necessary;	Site Supervisor
18	Once safe to do so (on advice from project ecologist) maintain regular weed control on site to prevent the construction area from becoming a reservoir for invasive weeds, which may degrade nearby open-woodland habitat and indirectly impact Bush Stone-curlews in the wider landscape.	Site Supervisor
19	Reduce the risk of weed incursion through appropriate Biosecurity practices such as “Arrive Clean, Leave Clean”.	Site Supervisor / All workers
Traffic Management		
20	All site access points are to have a weather-proof sign (at least A3 in size) with a colour image of a Bush Stone-curlew and ‘Slow Down – Look out for Wildlife’ or similar wording	Site Supervisor
21	Ensure traffic management measures in this CEMP are included in the Construction Site access works to be confirmed within a Traffic Management Plan for the proposed works.	Site Supervisor
22	Restrict vehicle speeds on site to less than 10km/h. Encourage all workers to reduce vehicle speeds, and be extra observant during dawn and dusk, as there is increased bird activity at these times, and increased chance of vehicle strike.	Site Supervisor / All workers
23	Review construction site controls such as access and vehicle speed limits if Bush Stone-curlews are identified within 100 m of the construction area.	Site Supervisor
24	Avoid stockpiling, vehicle parking, or material laydown within any parts of the site that may be suitable Bush Stone-curlew habitat — specifically open, flat ground with sparse grasses or leaf litter, minimal shrub or weed cover, and clear lines of sight that allow the	Site Supervisor / All workers

	Mitigation Measure	Responsibility
	species to detect predators	
Working hours and restrictions		
25	Night works should be avoided, as Bush Stone-curlews are predominantly nocturnal, meaning they are most active, vocal, and mobile during night-time hours, increasing their vulnerability to disturbance and accidental harm during construction.	Site Supervisor
Erosion and sediment control measures		
26	Prevent sediment export from the site, which may impact downstream or off-site Bush Stone-curlew habitat, by implementing and maintaining erosion and sediment controls in accordance with the NSW "Blue Book" and the site's Sediment Control Plan. This includes the correct installation and maintenance of silt fencing to ensure sediment does not leave the site and degrade downstream environments.	Site Supervisor
Dust, noise and vibration management		
27	Dust suppression measures—such as reducing earthworks during windy conditions, and wetting exposed surfaces—must be implemented to prevent dust from settling on nearby habitat areas. Excessive dust can alter ground-layer conditions by promoting weed establishment and reducing the sparse groundcover structure relied upon by Bush Stone-curlews.	Site Supervisor
Waste management		
28	Maintain a clean site and prevent waste build-up, as accumulated litter, rubbish or stored materials may create sheltered pockets or loosely vegetated spaces that could inadvertently attract Bush Stone-curlews for roosting or nesting	Site Supervisor / All workers

4 Inspections and Monitoring

Routine inspections are recommended to ensure that mitigation measures are being implemented and are working effectively. The following is an indicative inspection routine:

Daily

- Visual check of the site prior to the expected arrival of work vehicles that no Bush Stone-curlews (or other fauna) have entered the site overnight, including under temporary structures or in storage areas
- Complete site diary noting inspection outcomes

Weekly

- Inspections by the Site Supervisor and completion of checklist. Appendix C contains a form of the Weekly Checklist
- Visual checks that Bush stone curlew warning signs are installed and remain visible and readable

Monthly

- Inspection by project ecologist of the site, and any publicly accessible lands within 100m radius to check if Bush Stone-curlews are nesting on the site or present in the general locality

Event based

- Inspections following significant rainfall by the Site Supervisor
- Daily inspections of exclusion zone following observation of a Bush Stone-curlew on, or near, the site

Note: All daily and weekly inspections should be recorded in a site diary and retained for viewing by the Site Supervisor upon request.

4.1 Review and improvement

The outcomes of the monitoring inspections and completion of checklists will help identify problems, recurring issues or areas for improvement. Where identified, the effectiveness of this Plan will be reviewed and opportunities for improvement will be identified and discussed with site staff.

5 Incident Management

5.1 Potential Incidents

Typical emergency situations on site that may impact Bush Stone Curlew include:

- Disturbance of nesting site
- Vehicle strike
- Discovery of sick or injured wildlife onsite; including Bush Stone-curlew

5.2 Typical emergency response procedures that apply to the management of sick or injured wildlife including Bush Stone-curlew

1. Stop Work and Protect the Area

- Cease work in the immediate vicinity of the bird
- Establish a no-go buffer around the bird (minimum 5 m radius)
- Minimise noise and activity on the site

2. Do Not Touch or Handle the Bird

- Do **not** attempt to capture, move, or comfort the bird
- Prevent other workers from approaching

3. Observe From a Safe Distance

- Note visible injuries, unusual behaviour, or if the bird is unable to stand or move normally
- Record location, date and time

4. Notify the Site Supervisor Immediately

- Provide the supervisor with the:
 - Location
 - Time of sighting
 - Behaviour/injury description
 - Any hazards present

5. Site Supervisor to Contact Project Ecologist or an Approved Wildlife Rescue Service

- Site Supervisor (or delegate) must contact the project ecologist or an approved wildlife rescue service (e.g., NSW 24/7 rescue hotline: WIRES 1300 094 737)
- Ecologists must hold a valid NSW Biodiversity Conservation Scientific Licence, with Animal Ethics Committee approval obtained where activities constitute research or require handling beyond welfare-based rescues

6. Maintain a Safe Watch Until Project Ecologist or an Approved Wildlife Rescue Service Arrives

- Continue monitoring bird from a distance
- Ensure no disturbance occurs
- Provide shade, only if it can be done without approaching within 5 m (e.g., repositioning a vehicle to cast shade)

7. Record the Incident

- Make a record of the incident in the site diary
- Include all observations, timing, actions taken, and the project ecologist's/wildlife rescue service's details

8. Resume Work Only After Clearance

- Work must not recommence in the no-go buffer until the project ecologist or wildlife rescue service provides approval

9. Report the sighting to Tweed Shire Council

- Report the sighting and/or injury of the Bush Stone-curlew to Tweed Shire Council:
- Report sightings online (via QR code below). If you have any difficulties using this form, you can report a sighting directly by calling Council on 02 6670 2400 or email tsc@tweed.nsw.gov.au.



6 References

NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2026), BioNet: NSW Biodiversity Data, NSW Government, viewed 17 February 2026, <https://www.bionet.nsw.gov.au>.

NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 2026, Threatened Species Profile: id 10113, NSW Government, viewed 17 February 2026, <https://threatenedspecies.bionet.nsw.gov.au/profile?id=10113>

NSW Environment and Heritage (OEH) (2026), *Bush stone-curlew*, NSW Government, viewed 18 February 2026, <https://www.environment.nsw.gov.au/topics/animals-and-plants/native-animals/native-animal-facts/woodland-birds/bush-stone-curlew>

Tweed Shire Council (TSC) (2026), *Bush Stone-curlew fact sheet*, Tweed Shire Council, viewed 18 February 2026, <https://www.tweed.nsw.gov.au/files/assets/public/v/2/documents/environment/native-plants-and-wildlife/bush-stone-curlew-fact-sheet.pdf>

Appendix A Proposal Site Layout Design

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+61 2 9818 0777
WWW.BENSONMCCORMACK.COM
ENQUIRIES@BENSONMCCORMACK.COM

NOMINATED ARCHITECTS

D. BENSON ARB NSW 7285, WAARB 3301
G. MCCORMACK ARB NSW 7536, ARBV 20415

CLIENT
DREAMBUILD
637A KING ROAD,
HORNSBY NSW 2077

LEGEND

AMENDMENTS
REV DESCRIPTION
01 SSD SCOPING SUBMISSION

DRAWN CHK DATE
3/10/2024



PROJECT NAME
2408A - 12-16F
12-16 FLORENCE STREET,
TWEED HEADS NSW 2485
BUNDJALLUNG COUNTRY

STATUS SCOPING SUBMISSION SCALE 1:125, 1:250 @ A3

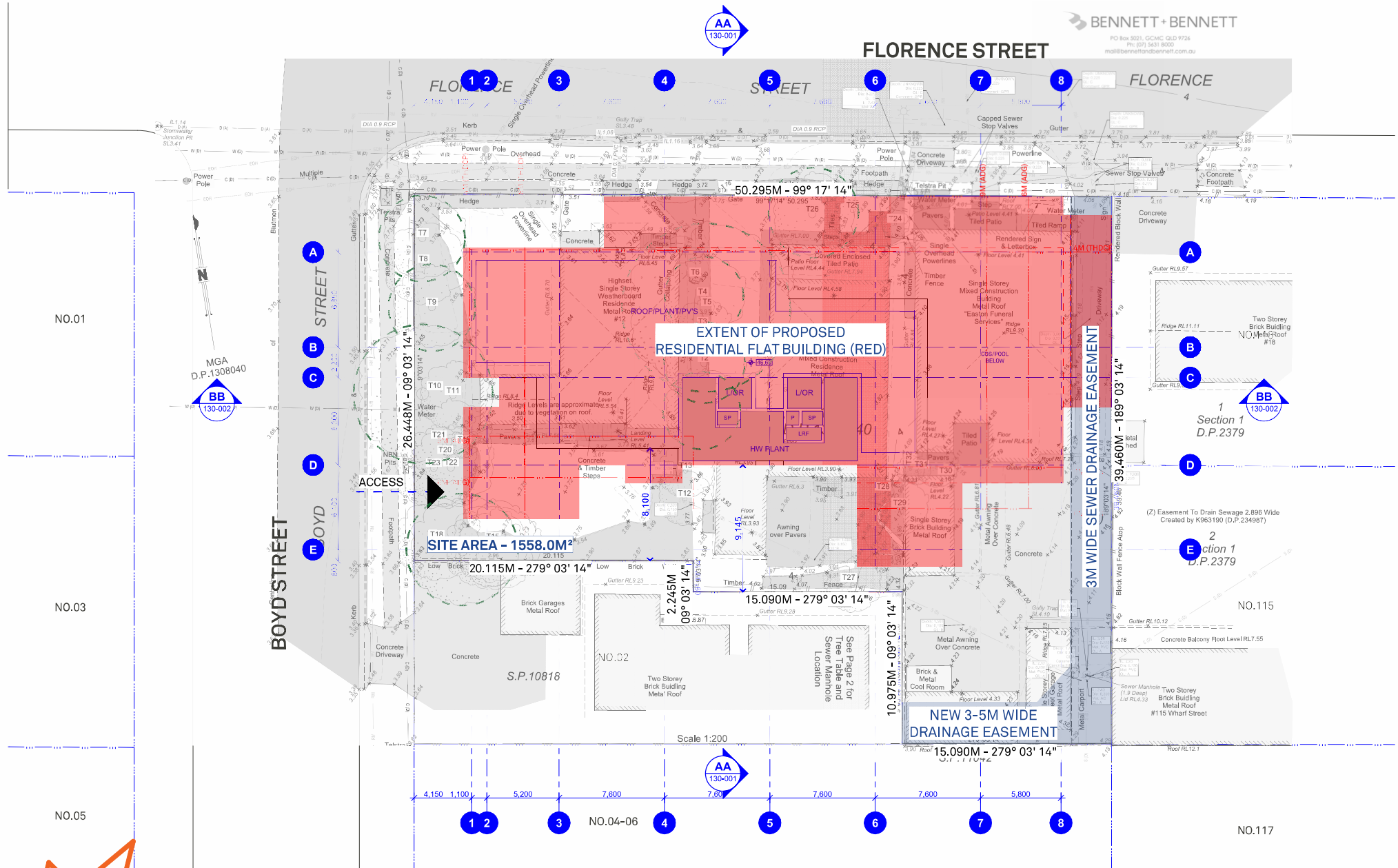
DRAWING NUMBER REVISION

DA-001-002 01

SITE INFORMATION
Site Plan

This drawing is not to be copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the written consent of Benson McCormack Architects. Drawings show design intent only. Do not scale drawings.

BENSON MCCORMACK
ARCHITECTURE



Appendix B – Bush Stone-curlew Poster

HAVE YOU SEEN A BUSH STONE-CURLEW?



- Medium-sized, long-legged ground-dwelling bird with large yellow eyes, grey-brown mottled feathers
- Often stands very still and camouflages easily
- Most active at dawn, dusk, and night

IF YOU SEE A CURLEW

- Do **NOT** approach it
- Do **NOT** attempt to move it
- Avoid loud noise nearby
- **Protect the area** — keep machinery and foot traffic away
- Do **NOT** disturb vegetation or habitat features

REPORT IMMEDIATELY

- **Notify the Site Supervisor at once**
- Provide:
 - Location
 - Time sighted
 - Behaviour observed
 - Any potential risks
- Report sighting or activities such as nesting, eggs or chicks and birds with yellow flags to Tweed Shire Council via QR Code



Slow Down – Look out for Wildlife



Appendix C – Weekly Environmental Inspection Checklist

Inspection Date:

Project Site:

Inspected Time:

Description		Comments / Corrective Action Required
1. Erosion and Sedimentation Control		
Has the Erosion and Sediment Management Checklist been completed?	Yes No N/A	
2. Air Quality / Dust		
Is visible dust generated by site works activities, stockpiles, disturbed areas or site roads?	Yes No N/A	
Are trucks carrying uncovered loose material entering or leaving the site?	Yes No N/A	
Are plant and/or equipment producing visible emissions for longer than 10 seconds at a time?	Yes No N/A	
Are any disturbed areas / stockpiles in need of stabilisation?	Yes No N/A	
3. Noise		
Are high noise generating activities being undertaken?	Yes No N/A	
Is noise likely to impact on nearby sensitive receptors?	Yes No N/A	
Is work outside approved hours being undertaken? If so, has approval been granted?	Yes No N/A	
4. Waste Management		
Is waste being deposited or stored in places other than designated areas and collection facilities?	Yes No N/A	
Has stored waste reached levels requiring disposal (e.g. oil, sewerage, materials)?	Yes No N/A	
Are only licensed contractors being used to dispose of waste?	Yes No N/A	
Are there any further improvements to do to reduce waste by avoidance, reuse or recycling?	Yes No N/A	
Do on-site storage and collection areas need repair or maintenance?	Yes No N/A	
Is the site in a generally unclean or untidy state? Is there any litter?	Yes No N/A	
5. Flora and Fauna		
Have findings or sightings of any native fauna animal species occurred?	Yes No N/A	
Have findings or sightings of Bush Stone-curlews occurred?	Yes No N/A	
Have construction activities affected any fauna species (e.g. kills, injuries, isolation of habitat, disturbance to breeding, feeding or nesting sites, etc...)?	Yes No N/A	
Have any revegetation works been carried out? Are they intact? Are they effective? Have they been disturbed by construction activities?	Yes No N/A	
Has any damage occurred to vegetation adjacent to the work areas?	Yes No N/A	
6. Weed Management		

Description		Comments / Corrective Action Required
Are there any noxious or environmental weeds on the works site which still need to be controlled?	Yes No N/A	
Have any weed control measures been undertaken (e.g. spraying, slashing, etc...)?	Yes No N/A	
Have any noxious weed species been introduced to the work site?	Yes No N/A	
Have weeds removed from the site been disposed of appropriately?	Yes No N/A	
7. Hazardous Materials and Dangerous Goods		
Has any contamination been uncovered on the site?	Yes No N/A	
Are any hazardous materials or dangerous goods incorrectly stored on site? Has any hazardous materials been leaked or spilled on site?	Yes No N/A	
Do any bunds or storage containers of hazardous materials or dangerous goods need repair or maintenance?	Yes No N/A	
Are any hazardous materials or dangerous goods not labelled or inadequately labelled?	Yes No N/A	
Is on-site servicing and fuelling of plant and equipment carried out in a controlled manner and at least 30m from any waterway?	Yes No N/A	
Are emergency spill kits available and adequately stocked?	Yes No N/A	
Completed By:	Signature:	

Appendix D – Tweed Shire Council Comments on Bush Stone-curlews

19 December 2025

Customer Service | 1300 292 872 | (02) 6670 2400

Major Projects
Department of Planning and Environment

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au



PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN 90 178 732 496

Dear Sir/Madam

Major Projects – residential development with affordable housing (SSD-80229208) at Lot 1 DP 781624; No. 12 Florence Street TWEED HEADS; Lot 1 DP 419177; No. 14 Florence Street TWEED HEADS; Lot 2 DP 300515; No. 16 Florence Street TWEED HEADS (DA25/0551)

Reference is made to the above proposal and the Department's request for Council's advice/comment on the proposed development.

The following comments are provided 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

a. Social context and data analysis

Recommendation Summary

There is no demographic or other social data referenced in the social impact assessment section of the EIS to support the proposal. Social data is needed to effectively assess social impacts.

Council requests information on the resident cohort that is proposed for the affordable housing component managed by Social Futures. Council would advocate for essential worker housing as referenced in Appendix EE of the EIS.

Discussion

As per the NSW Social Impact Assessment for SSD housing guidance:

To consider the social impacts you [the practitioner] should draw on relevant social data to identify and assess social impacts. This may include readily available census data or council Profile ID data, council social infrastructure plans, spatial and media analysis. The relevant social indicators to include will vary in response to different projects and communities.

The social locality of the development and forecast future resident demographic profile of the development have not been identified in the EIS. This data is needed to support decision making across a range of social impacts including liveable and adaptable unit need, resident social infrastructure needs and affordable housing tenancy cohort.

b. Specific Mitigation Measures for High-Risk Activities

The assessment mentions avoiding pile-driving and rock-breaking but does not confirm alternative methods or feasibility. Other reports indicate sheet piling will be required for this construction.

No detailed plan for temporary noise barriers or acoustic sheds for high-noise equipment has been provided.

c. Community Engagement Plan

The plan advises letterbox drops and provision of contact details but lacks:

- a complaint handling procedure; and
- real-time communication strategies for unexpected noisy events.

d. Operational Noise During Occupation

The assessment reviews mechanical plant, but does not provide for contingency measures if air-conditioning units exceed predicted levels.

e. Compliance Monitoring

The assessment does not address:

- noise monitoring during construction; or
- post-construction verification of operational noise compliance.

5. Threatened Fauna Species – Bush Stone-curlew

Recorded observations of the threatened bird species - Bush Stone-curlew (*Burhinus grallarius*) (listed as Endangered under the Biodiversity Conservation Act 2016) have been made within 200 metres of the subject site being:

- Four (4) Atlas of Living Australia database records (between 2021 to 2023); and
- Four (4) Tweed Shire Council – Bush Stone-curlew Project records (between 2021 to 2017).

The closest nesting bird record (TSC – Bush Stone-curlew Project) is approximately 400 metres east of the subject site.

Whilst it is considered that the Bush Stone-curlew currently has a low likelihood of occurrence on the subject site due to sub-optimal site conditions, birds have been observed within the Tweed Heads local area to move onto development sites for roosting and breeding immediately post demolition, clearing of sites and installation of construction fencing.

This movement behaviour is likely due to factors such as low grass maintenance and site clearing improving surveillance, whilst the installation of temporary

fencing and addition of site security lighting may offer protection from predators and attract preferred food sources such as insects attracted to the lighting.

To avoid potential adverse impact upon Bush Stone-curlew during the demolition and construction phase, it is recommended that a species-specific construction management plan is prepared and actions implemented.

Accordingly, the applicant is requested to prepare a Bush Stone-curlew Management Plan detailing suitable best practice construction phase avoidance and mitigation measures having regard for the Recovery Plan for the Bush Stone-curlew (*Burhinus grallarius*) dated February 2006 prepared by NSW DEC.

The plan is to include (but may not be limited to):

- pre-construction works survey undertaken by a suitably qualified ecologist;
- site personnel awareness induction;
- fencing and signage details;
- site monitoring by a suitably qualified ecologist during the construction period;
- active risk avoidance measures such as:
 - attachment of shade cloth or similar to construction type chain mesh fence fronting the roadsides to a height of approximately 1.2 m – to reduce broader surveillance (beyond the site) for the birds;
 - minimise night lighting which encourages Bush Stone-curlew food resources;
 - minimise mowing as low vegetation encourages nesting birds. Keep vegetative cover (grasses etc) high where possible until lower levels are necessary;
- protocol that specifies where roosting or nesting of Bush Stone-curlew is observed onsite immediately prior to or during construction, a construction exclusion zone of at least 30 metres radius is to be established around the nest or roost site. In the case of nesting birds all works are to cease in the exclusion area until chicks have fledged. In the case of roosting bird/s, all works must cease in the exclusion area until the roosting bird/s move offsite at their own volition; and
- other contingency protocols (unintentional harm), contacts and details of any necessary animal ethics and/or handling licences or permits that may be required/obtained in the event of unintentional Bush Stone-curlew harm/injury or intervention actions.

6. Urban Design

Council's urban design review draws on the State Design Review Panel (SDRP) 02 session (6 August 2025) to assess the SSD proposal for 12–16 Florence Street, Tweed Heads. While the revised scheme addresses several earlier concerns, a number of critical urban design issues remain unresolved and require amendment or conditions of consent to ensure compliance with best practice and statutory requirements.

Summary

As noted above, there are outstanding matters that are considered to require further information / assessment prior to the determination of the proposed SSD for the residential development with affordable housing.

If the Department forwards the abovementioned outstanding issues to the proponent for a further response, Council will be happy to review such response and is happy to meet with the Department / proponent to further discuss any outstanding matters.

Please note that should the Department consider that the proponent has satisfactorily addressed the above outstanding matters and that the proposed development should ultimately be recommended for approval, Council requests an opportunity to provide a list of recommended conditions of consent which would include the imposition of Section 7.11 developer contributions for the Department's consideration.

For further information regarding this matter please contact Paul Weaver on (02) 6670 2758.

Yours faithfully



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