

87 TWEED COAST ROAD,
HASTINGS POINT
ABORIGINAL CONSULTATION REPORT

PREPARED FOR
TRICARE (HASTINGS) LIMITED

June 2025

**Heritage Management &
Planning Pty Ltd**
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ABBREVIATIONS

ACHCRP	Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
EP&A	Environmental Planning and Assessment Act (1979)
LEP	Local Environmental Plan
Proposed Works	The proposed Seniors Housing project at 87-89 Tweed Coast Road, Hastings Point
RAPs	Registered Aboriginal Parties
SSDA	State Significant Development Application
Study Area	Part of Lot 1 DP786570/ 87-89 Tweed Coast Road Hastings Point NSW



1 Introduction

1.1 Background

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report (ACHAR) to support the proposed Seniors Housing Project at 87-89 Tweed Coast Road Hastings Point NSW, (the Subject Site) (**Figure 1**).

TriCare is one of the leading seniors living providers in Australia. Proudly family-owned and operated, TriCare has been providing residential aged care, supported living and independent living options for older Australians for over 50 years. TriCare currently operates 24 aged care residences and retirement communities across Queensland, New South Wales and Victoria. TriCare's purpose is to empower and support seniors by providing vibrant retirement communities and residential aged care solutions to enable them to live their best lives. This is extended through offering services to promote health, wellbeing and connection, in welcoming settings.

The Seniors Housing Project will be assessed as a State Significant Development Application (SSDA)- the environmental assessment requirements relating to Aboriginal cultural heritage are provided below:

19. Aboriginal Cultural Heritage

Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

The ACHAR has been commissioned to consider the potential impacts of the proposed Seniors Housing Project on Aboriginal objects and cultural values, including potential impacts to the cultural landscape. This consultation report is issued to support the ACHAR

1.2 Background to the Proposal

A Senior Housing development was approved on the subject land in May 2007 by Tweed Shire Council. Stage 1 of the development was developed in 2009 by another provider. Stage 1 incorporates the 91 independent living units across three buildings with basement car parks.

TriCare subsequently purchased the site in 2011 and currently operate the existing development.

The remaining stages, which comprised 94 supported living units and 67 residential aged care beds across 4 buildings, has never been built. Nevertheless, the consent remains valid.

TriCare has reviewed the balance of the approved development and concluded that the design no longer responds to the contemporary vision of senior living needs and requirements - including the quality of accommodation, allowance for lifestyle amenity, provision of greater passive and active communal spaces and the support and encouragement of age in place principles.



Accordingly, TriCare has elected to review the balance of the master plan and embark on a new delivery outcome for the balance stages of the seniors housing community.

1.3 Description of the Subject Site

The TriCare Hastings Point development site is located at 87-89 Tweed Coast Road, Hastings Point (Lot 1 DP 786570).

The 37, 390m² site is located at the southern end of the Hastings Point. Hastings Point is predominantly a low-scale coastal settlement providing a range of recreational, holiday and residential opportunities.

The site is surrounded by public open space and environmental land including Cudgera Creek to the west, Cudgera Beach and dunal foreshore to the east, and the Pottsville Environmental Park to the north and south. An existing Service Station adjoins the site's south-east.

1.4 Description of the Proposal

The TriCare Hastings Point development proposes a 47-bed residential aged care facility, that will be supported by a range of other services, that will form an extension of the existing Senior Housing community operated by Tricare at the site. Specifically, the proposal includes:

- A 47 place RAC (Building D) comprising:
 - i. individual private rooms with ensuite facilities;
 - ii. shared dining, lounge and sitting rooms;
 - iii. café;
 - iv. kitchen;
 - v. serveries;
 - vi. nurses stations;
 - vii. offices;
 - viii. staff room and facilities;
 - ix. waste room; and
 - x. loading bay.
- 51 ILUs split across 3 buildings, including:
 - i. 24 ILUs in Building E
 - ii. 18 ILUs in Building F
 - iii. 9 ILUs in Building G.

Complimenting the ILUs and RAC, the development offers a range of communal facilities for entertainment, health, active and passive recreation. These facilities include:

- Bowling Green and pavilion with bowls store, amenities, kitchen and covered seating area;



- Indoor swimming pool and spa, with amenities and viewing area;
- Perimeter walking trail; and
- Landscaped gardens.

1.5 Authorship

The Consultation report has been written by Tim Hill (BA Hons. (1998) Archaeology and Palaeoanthropology, University of New England).

1.6 Report Authorship

The study was undertaken by Tim Hill (BA. Hons. Archaeology and Palaeoanthropology, University of New England (1998)).

1.7 National Parks and Wildlife Regulation (2019) Section 60 compliance

Table 1: Compliance Table (Section 60, National Parks and Wildlife Regulation 2019)

Section 60 requirement	Report Section	Comment
(1) General obligation to consult Before making an application for the issue of an Aboriginal heritage impact permit, the proposed applicant must carry out an Aboriginal community consultation process in accordance with this clause.	All	This report summarises and documents consultation with the Aboriginal community to inform the ACHAR
(2) Notification of Aboriginal persons—where no relevant determination of native title The proposed applicant must (except in circumstances referred to in subclause (3))—		
(a) ascertain from the following bodies or persons the names of any Aboriginal persons who may hold knowledge relevant to any relevant Aboriginal objects or Aboriginal places— (i) the Department of Planning, Industry and Environment, (ii) the relevant Local Aboriginal Land Council, (iii) the Registrar appointed under the Aboriginal Land Rights Act 1983, (iv) the relevant local council, (v) the National Native Title Tribunal, (vi) NTSCORP Limited (ACN 098 971 209), (vii) Local Land Services, and	2	Letters to Govt stakeholders issued on 7 August 2023. List of Aboriginal stakeholders received from: Heritage NSW (23 August 2023). Tweed Byron ALLC registered as a RAP (15 August 2023)
(b) give the Aboriginal persons whose names were ascertained under paragraph (a) notice of the proposed activity that may be the subject of the application, and	3	Letters and emails issued to Aboriginal stakeholders 31 August 2023
(c) cause notice of the proposed activity to be published in a local newspaper circulating generally in the area of the land on or in which the proposed activity is to be carried out.	4	Public gazette listed in the Tweed Valley Weekly 30 August 2023
(3) Notification of Aboriginal persons—where relevant native title determined to exist If an approved determination of native title that native title exists in relation to the land on or in which the proposed activity that may be the subject of such an application is to be carried out, the proposed applicant must give notice of that proposed activity to— (a) the registered native title body corporate for that land, or (b) if no such body corporate exists, the native title holders of that land.	N/A	The Study Area is within the Tweed River Bundjalung People Native Title Claim areas- NTSCorp did not respond to the email.
(4) Contents of notice A notice referred to in subclause (2)(b) and (c) and (3) must contain the following— (a) the name and contact details of the proposed applicant,	Paragraph 1	
(b) a brief overview of the proposed activity that may be the subject of an application for an Aboriginal heritage impact permit, including the location of the proposed activity,	Paragraph 2, 3	
(c) an invitation to Aboriginal people who hold knowledge relevant to determining the cultural heritage significance of Aboriginal objects and Aboriginal places in the area in which the proposed activity is to	Paragraph 4	

occur to register an interest in a process of community consultation with the proposed applicant regarding the proposed activity,		
(d) a statement that the purpose of community consultation with Aboriginal people is to assist the proposed applicant in the preparation of an application for an Aboriginal heritage impact permit and to assist the DPC Secretary in the DPC Secretary’s consideration and determination of the application,	Paragraph 3	
(e) a closing date for the registration of such interests (being a date that is at least 14 days after the date the notice was given or published).	Paragraph 4	
(5) Registering interested Aboriginal parties and providing them with information The proposed applicant must, within 28 days after the closing date for the registration of interests—		
(a) make a record of the names of each Aboriginal person who registered such an interest (registered Aboriginal party), and		
(b) forward a copy of that record to the Department of Planning, Industry and Environment and the relevant Local Aboriginal Land Council, and	6	3 November 2023 – the email was delayed as the project was put on hold to address bushfire planning matters.
(c) provide each registered Aboriginal party with detailed information regarding the activity that may be the subject of the proposed application.	6	10 November 2023- emailed assessment methodology and provided an outline of the assessment process.
(6) Consultation on proposed methodology of cultural heritage assessment report. The proposed applicant must—		
(a) provide the registered Aboriginal parties with a proposed methodology to be used in the preparation of the cultural heritage assessment report to be submitted with the application (as referred to in clause 61), and	6	
(b) give those parties a reasonable opportunity (being at least 28 days after the date of providing the proposed methodology) to make submissions (whether written or oral) on the proposed methodology.	6	
(7) Proposed applicant to seek certain information The proposed applicant must, during the consultation on the proposed methodology of the cultural heritage assessment report referred to in subclause (6), seek the following information from the registered Aboriginal parties in relation to the area of land to which the proposed application relates—		
(a) whether there are any Aboriginal objects of cultural value to Aboriginal people in the area,	6	
(b) whether there are any places of cultural value to Aboriginal people in the area (whether they are Aboriginal places declared under section 84 of the Act or not).	6	
(8) Consultation on draft cultural heritage assessment report After giving each registered Aboriginal party the opportunity to make submissions on the proposed methodology to be used in the preparation of the cultural heritage assessment report (as referred to in subclause (6)(b)), the proposed applicant must—		
(a) provide a copy of the draft cultural heritage assessment report to the registered Aboriginal parties, and	6	The Draft ACHAR was issued on 21 December 2023.

<p>(b) give those parties a reasonable opportunity (being at least 28 days after the date of providing the draft report) to make submissions (whether written or oral) on the draft report.</p>	<p>6</p>	<p>Comments were requested by COB 25 January 2024.- No comments were received</p>
		<p>Following a minor change in the scope of the project (number of units) an updated ACHAR was issued to RAPS on 9 June 2024. This update coincided with the commencement of the Connection with Country Design Framework process.</p>

2 LETTERS TO GOVERNMENT STAKEHOLDERS (7 AUGUST 2023)



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

Heritage NSW

Level 6
10 Valentine Avenue
PARRAMATTA NSW 2150
heritagemailbox@environment.nsw.gov.au

Attention: Barry Gunther

Dear Barry

Aboriginal Cultural Heritage Assessment Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report (ACHAR) to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW, (the Study Area). The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

19. Aboriginal Cultural Heritage

Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

The ACHAR has been commissioned to consider the potential impacts of the proposed Seniors Housing Project on Aboriginal objects and cultural values, including potential impacts to the cultural landscape.

As part of the assessment process, Aboriginal consultation will be undertaken in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) to assist with the determination of any future AHIP applications. This report summarised consultation documents and provides a record of the consultation process. As per Section 4.1.2 of the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010), we would appreciate if you would provide us with a contact list of Aboriginal people who may hold cultural knowledge relevant to the project area identified above. The project area falls within the Tweed Byron Local Aboriginal Land Council (LALC) area and is within Tweed Shire Council. Heritage Management & Planning will be contacting Tweed Byron LALC directly as part of this consultation.

If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning Pty Ltd



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

Tweed Shire Council

10-14 Tumbulgum Road
Murwillumbah NSW 2484
council@tweed.nsw.gov.au

Attention: The General Manager

Dear Sir/ Madam

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report (ACHAR) to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW, (the Study Area). The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

North Coast Local Lands Services

1243 Bruxner Highway
WOLLONGBAR NSW 2477
admin.northcoast@lls.nsw.gov.au

Dear Sir/ Madam

Aboriginal Cultural Heritage Assessment Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report (ACHAR) to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW, (the Study Area). The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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Regards,

Tim Hill
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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

NSW Aboriginal Land Council

PO Box 1125
PARRAMATTA NSW 2124
NorthernZone@alc.org.au

Attn: The General Manager

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

Tweed Byron Local Aboriginal Land Council

Unit 21/25 Ourimbah Road.
South Tweed Heads NSW 2485.
sites@tblalc.com.au

Attention: Maurice Gannon

Dear Maurice

Aboriginal Cultural Heritage Assessment Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Regards,

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Heritage Management & Planning Pty Ltd



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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

7 August 2023

NTS Corp
PO Box 2105,
STRAWBERRY HILLS NSW 2012
notifications@ntscorp.com.au

Attention: The General Manager

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd

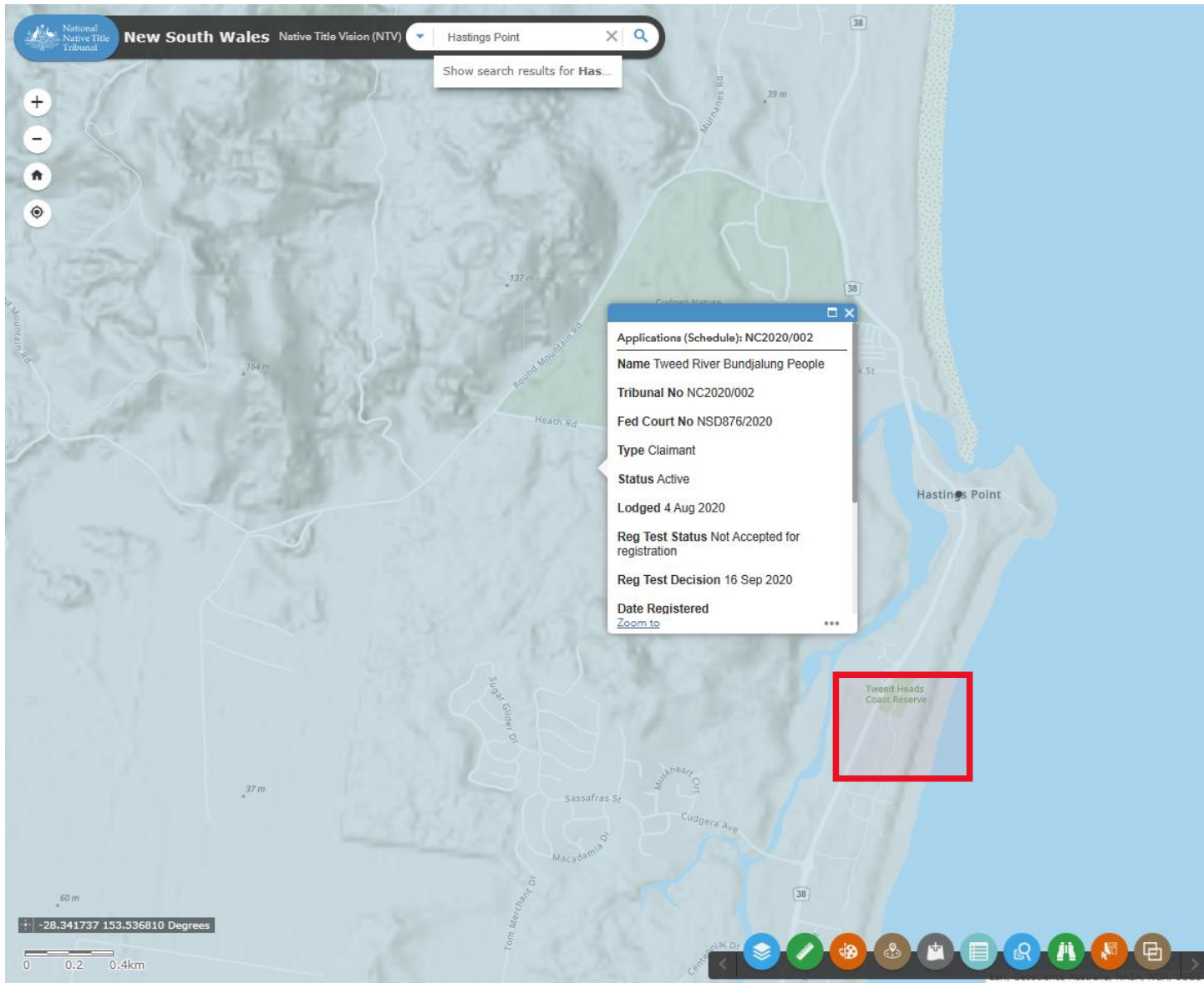


Figure 2: Search results Native Title Vision web mapping 7 August 2023 < <https://nntt.maps.arcgis.com/apps/webappviewer/index.html?id=b221c006ae5d4cabaa1e18099bc11bb9>>



15 August 2023- Tweed Byron LALC

From: Sites <sites@tblalc.com>

Sent: Tuesday, August 15, 2023 10:54 AM

To: timhill.heritage@gmail.com

Subject: Fw: ACHA - Seniors Housing Project at 87-89 Tweed Coast Road, Hastings Point NSW - 8 August 2023

Hi Tim,

Please register TBLALC as a RAP for this ACHA.

Kind regards

Maurice Gannon

Conservation Planning Officer

Cultural Heritage Unit

Tweed Byron Local Aboriginal Land Council

m: 0407 643 349

23 August 2023- Heritage NSW -Tweed Shire Council List

From: Barry Gunther <Barry.Gunther@environment.nsw.gov.au>

Sent: Wednesday, August 23, 2023 9:41 AM

To: timhill.heritage@gmail.com

Subject: RE: Aboriginal Cultural Heritage Assessment -Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

Hi Tim,

Please find attached the DPE Aboriginal stakeholder list for Seniors Housing Project 87 Tweed Coast Road Hastings Point.

regards

Barry Gunther, Aboriginal Senior Assessment Officer

Environment and Heritage – Heritage NSW

Department of Planning and Environment

T: 02 9995 6830 | barry.gunther@environment.nsw.gov.au

Heritage.nsw.gov.au and dpie.nsw.gov.au

Locked Bag 5020

Parramatta NSW 2124



AT Gomilaroi Cultural Consultancy	Aaron Talbott Natalene Mercy	ngurrugu74@outlook.com	0457 165 736	13 Hunter Street, Gunnedah NSW 2380
Banjalang Aboriginal Corporation	Simone Barker		(02) 6683 2041-	31 Belmore Street CORAKI NSW 2471
Baryulgil Square Co-operative Society Ltd	Scott Monaghan		(02) 66472207-	The Square BARYULGIL NSW 2460
Bundjalung Elders Council Aboriginal Corporation	Bertha Kapeen		(02) 6686 8241 -	PO Box 1015 LISMORE NSW 2480
Burabi Aboriginal Corporation	Lewis and Lois Cook		0405 654 280/(02) 6683 4806	PO Box 128 WARDELL NSW 2477
Burra:Waj:Ad	Dave Walker		-	48 Spring Street GRAFTON NSW 2460
Canowindra Tweed Byron Aged and Disabled Aboriginal Corporation	Veronese Burgess	ccdic@optusnet.com	(07) 5536 2105	PO Box 6425 TWEED HEADS SOUTH NSW 2486
Durahrwa Training and Development Aboriginal Corporation	Andrew Hegedus	Andrew.hegedus@durahrwa.com.au	(02) 6643 4866 -	PO Box 1075 GRAFTON NSW 2460
Jackie McDonald	Jackie McDonald	mctogo2@gmail.com	0408 369 629	63 Tringa St West Tweed Heads NSW 2485
Jason McDonald	Jason McDonald	hesion@live.com.au	0484 286 604	C/- 63 Tringa St West Tweed Heads NSW 2485
Minjungbal Cultural Museum	-		-(07) 5524 2109	PO Box 6231 TWEED HEADS SOUTH NSW 2486
Rachael Cavanagh	Rachael Cavanagh	Balunbudjabin@gmail.com curriefoundation8@gmail.com	0408 731 087	-



Thomas Dahlstrom Offers ACH value by using 3D Laser and Drone technology	Thomas Dahlstrom	gamila_roi@yahoo.com.au	0403 529 119 Offers ACH value by using 3D Laser and Drone technology	1-122 Glebe Point Road Glebe NSW 2037
Tweed Aboriginal Co-operative Society Pty Ltd	Desrae Rotunah	tweedacs@aho.tel.com.au	(07) 5524 2275 -	PO Box 6218 TWEED HEADS SOUTH NSW 2486
Tweed Byron Local Aboriginal Land Council	CEO: Leweena Williams	tblalc@better.net.au	-	PO Box 6967 Tweed Heads NSW 2485
Girragirra Murun Aboriginal Corporation	Diana Astin	girragirramurun@yahoo.com	0433837512	PO Box 148 Wellington NSW 2820 PO box 981 Ulladulla NSW 2539
Wingarra Wilay Aboriginal Corporation	Raymond Moon	wingarrawilay@yahoo.com	0450087707	PO Box Wellington NSW 2820



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

3 Public Notice (Tweed Valley Weekly 30 August 2023)

Aboriginal Cultural Heritage Assessment- 87-89 Tweed Coast Road Hastings Point

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing Development at 87-89 Tweed Coast Road Hastings Point NSW. The ACHAR has been commissioned to consider the potential impacts of the proposed Seniors Housing Development on Aboriginal objects and cultural values, including potential impacts to the cultural landscape.

As part of the assessment consultation with the Aboriginal community will be undertaken in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) to assist with the determination of any future Aboriginal Heritage Impact Permits.

This notice is an invitation for Aboriginal people who hold cultural knowledge relevant to determining the significance of Aboriginal objects and places in the area of the Seniors Housing Development to register an interest in a process of community consultation.

Interested Aboriginal organisations or people are invited to register their interest to:
Tim Hill, Heritage Management & Planning Pty Ltd, PO Box 502 Bellingen NSW 2454 by 15 September 2023.

Aboriginal people who register will have their details forwarded to Heritage NSW and Tweed Byron Local Aboriginal Land Council unless they specify that they do not want their details released.

Please note that under Heritage NSW guidelines registration for consultation does not guarantee employment.

Client contact details: TriCare (Hastings) Limited, 250 Newnham Rd, Mt Gravatt, QLD 4122



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

4 LETTERS TO POTENTIAL ABORIGINAL STAKEHOLDERS (31 AUGUST 2023)



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

AT Gomilaroi Cultural Consultancy
ngurrugu74@outlook.com

Dear Aaron

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

19. Aboriginal Cultural Heritage: Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

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Client contact details: TriCare (Hastings) Limited, 87 Tweed Coast Road Hastings Point NSW 2489

The purpose of community consultation with Aboriginal people is to assist Tricare (Hastings) Limited in the preparation of an application for an Aboriginal heritage impact permit and to assist the DPC Secretary in the DPC Secretary's consideration and determination of the application, This letter is an invitation for Aboriginal people who hold cultural knowledge relevant to determining the significance of Aboriginal objects and places in the area of the proposed Seniors Housing Project to register an interest in a process of community consultation.

Interested Aboriginal organisations or people having cultural knowledge relating to this area are invited to register their interest to be consulted in writing to: Tim Hill, Heritage Management & Planning Pty Ltd, PO Box 502 Bellingen NSW 2454 by 15 September 2023.

Your details will be forwarded to Heritage NSW and the Local Aboriginal Land Council (LALC) upon receipt of your registration of interest. If you do not wish to have your details forwarded on to these organisations, please notify Tim when registering your interest.

Please note that under Heritage NSW guidelines registration does not guarantee employment.

If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Banjalang Aboriginal Corporation
31 Belmore Street CORAKI NSW 2471

Dear Simone

Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



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Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Baryugil Square Cooperative Pty Ltd
The Square BARYULGIL NSW 2460

Dear Scott

Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Regards,

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Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Bundjalung Elders Aboriginal Corporation
PO Box 1015 LISMORE NSW 2480

Dear Bertha

Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Burabi Aboriginal Corporation
PO Box 128 WARDELL NSW 2477

Dear Lois

Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Burra:Waj:Ad
48 Spring Street GRAFTON NSW 2460

Dear Dave

Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

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Heritage Management & Planning Pty Ltd.



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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Cannowindra Tweed Byron Aged Care and Disabled Aboriginal Corporation
ccd@optusnet.com

Dear Veronese

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Andrew Hegedus

Durahrwa Training and Development Aboriginal Corporation

andrew.hegedus@durahrwa.com.au

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Tim Hill

Heritage Management & Planning Pty Ltd.



Tim Hill
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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Jackie MacDonald
<mctogo2@gmail.com>

Dear Aunty Jackie

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Heritage Management & Planning Pty Ltd.



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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Jason McDonald
<hesion@live.com.au>

Dear Jason

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Tim Hill
Heritage Management & Planning Pty Ltd.



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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Minjungbal Cultural Museum
PO Box 6231 TWEED HEADS SOUTH NSW 2486

Dear Chairperson

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Rachel Cavanagh
<Balunbudjabin@gmail.com>

Dear Rachel

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

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If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Thomas Dahlstrom
Gamila_roi@yahoo.com.au

Dear Thomas

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

19. Aboriginal Cultural Heritage: Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

The ACHAR has been commissioned to consider the potential impacts of the proposed Seniors Housing Project on Aboriginal objects and cultural values, including potential impacts to the cultural landscape. As part of the assessment process, consultation with the Aboriginal community will be undertaken in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010).

Client contact details: TriCare (Hastings) Limited, 87 Tweed Coast Road Hastings Point NSW 2489

The purpose of community consultation with Aboriginal people is to assist Tricare (Hastings) Limited in the preparation of an application for an Aboriginal heritage impact permit and to assist the DPC Secretary in the DPC Secretary's consideration and determination of the application, This letter is an invitation for Aboriginal people who hold cultural knowledge relevant to determining the significance of Aboriginal objects and places in the area of the proposed Seniors Housing Project to register an interest in a process of community consultation.

Interested Aboriginal organisations or people having cultural knowledge relating to this area are invited to register their interest to be consulted in writing to: Tim Hill, Heritage Management & Planning Pty Ltd, PO Box 502 Bellingen NSW 2454 by 15 September 2023.

Your details will be forwarded to Heritage NSW and the Local Aboriginal Land Council (LALC) upon receipt of your registration of interest. If you do not wish to have your details forwarded on to these organisations, please notify Tim when registering your interest.

Please note that under Heritage NSW guidelines registration does not guarantee employment.

If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



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PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Tweed Aboriginal Co-operative Society
tweedacs@aho.tel.com.au

Dear Deserae

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Leweena Williams

Tweed Byron Local Aboriginal Land Council
<tblalc@better.net.au>

Dear Leweena

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill, Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Diana Astin
Girragirra Murun Aboriginal Corporation
girragirramurun@yahoo.com

Dear Diana

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill, Heritage Management & Planning Pty Ltd.



Tim Hill
Heritage Management & Planning Pty Ltd
PO Box 502 BELLINGEN NSW 2454
timhill.heritage@gmail.com/ 0473 033 615
abn:27 661 743 120

31 August 2023

Wingarra Wilay Aboriginal Corporation
wingarrawilay@yahoo.com

Dear Raymond

**Aboriginal Cultural Heritage Assessment
Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW**

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Aboriginal Cultural Heritage Assessment Report to support the proposed Seniors Housing project at 87-89 Tweed Coast Road Hastings Point NSW. The proposed Seniors Housing Development will be completed over 4 stages and will include five new buildings, which comprise of approximately, 54 independent living units and 20 residential aged care beds. The project will be assessed as a State Significant Development Application (SSDA)- the SEARs of the project are provided below:

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Client contact details: TriCare (Hastings) Limited, 87 Tweed Coast Road Hastings Point NSW 2489

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Interested Aboriginal organisations or people having cultural knowledge relating to this area are invited to register their interest to be consulted in writing to: Tim Hill, Heritage Management & Planning Pty Ltd, PO Box 502 Bellingen NSW 2454 by 15 September 2023.

Your details will be forwarded to Heritage NSW and the Local Aboriginal Land Council (LALC) upon receipt of your registration of interest. If you do not wish to have your details forwarded on to these organisations, please notify Tim when registering your interest.

Please note that under Heritage NSW guidelines registration does not guarantee employment.

If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill, Heritage Management & Planning Pty Ltd.

5 RESPONSES FROM ABORIGINAL STAKEHOLDERS

14 September 2023- Aunty Jackie McDonald and Paul Buxton

From: Jackie McDonald <mctogo2@gmail.com>

Sent: Thursday, September 14, 2023 1:10 PM

To: timhill.heritage@gmail.com

Cc: 'Paul J Buxton' <paul.j.buxton@gmail.com>

Subject: RE: Aboriginal Cultural Heritage Assessment - Seniors Housing Project 87 Tweed Coast Road Hastings Point NSW

Hello Tim,

Please register my interest, and that of Paul Buxton.

Regards Jackie McDonald

5.1 Notification to Heritage NSW & Tweed Byron LALC- Registered Aboriginal Parties

3 November 2023

Heritage NSW
Level 6
10 Valentine Avenue
PARRAMATTA NSW 2150
<heritagemailbox@environment.nsw.gov.au>

Attention: Barry Gunther (<barry.gunther @environment.nsw.gov.au>)

Aboriginal Cultural Heritage Assessment, 87-89 Tweed Coast Road Hastings Point NSW

Thank you for your letter, dated 23 August 2023, providing a list of Aboriginal groups and knowledge holders within the Tweed Local Government Area. Letters to these groups/ individuals were issued on 31 August 2023 and a public notice was issued in the Tweed Valley Weekly on 30 August 2023.

In accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010), please see below the list of Registered Aboriginal Parties for the Aboriginal Cultural Heritage Assessment.

- Tweed Local Aboriginal Land Council
- Aunty Jackie McDonald, and
- Mr. Paul Buxton.

My apologies for this notification being late- however my client has had to put the project on hold pending advice on bushfire protection measures/ requirements. If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,

Tim Hill
Heritage Management & Planning

3 November 2023

Tweed Byron Local Aboriginal Land Council
<sites@tblalc.com.au>

Attention: Maurice Gannon

Aboriginal Cultural Heritage Assessment, 87-89 Tweed Coast Road Hastings Point NSW

Thank you for your email, dated 15 August 2023, registering to participate in the Aboriginal Cultural Heritage Assessment at 87-89 Tweed Coast Road, Hastings Point.

In accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010), please see below the list of Registered Aboriginal Parties for the Aboriginal Cultural Heritage Assessment.

- Tweed Local Aboriginal Land Council
- Aunty Jackie McDonald, and
- Mr. Paul Buxton.

My apologies for this notification being late- however my client has had to put the project on hold pending advice on bushfire protection measures/ requirements. If you have any further questions in relation to the upcoming Aboriginal consultation process, I can be contacted on 0473 033 615 or <timhill.heritage@gmail.com>.

Regards,



Tim Hill
Heritage Management & Planning

6 CONSULTATION LOG- ASSESSMENT METHODOLOGY & DRAFT ACHAR

10 November 2023- Email of assessment methodology to RAPS

Sent: Friday, November 10, 2023 10:16 AM

To: 'Jackie McDonald' <mctogo2@gmail.com>; 'Paul J Buxton' <paul.j.buxton@gmail.com>; 'Sites' <sites@tblalc.com>

Subject: TriCare Seniors Housing Project-87 Tweed Coast Road Hastings Point

Good morning- and apologies for the delay on this project.

My client has been trying to address some matters around set-backs to the creek/ estuary so the proposal has been on hold until that gets resolved.

Please see attached a ACHA methodology/ proposal for the study- if you wish to make a written submission please do so via email by **COB 8 December 2023**.

I will be available for a site inspection/ walk-over on **Friday 24th November- (10am – 11am)**. There is a budget for payment of 1 sites officer per group for 2 hours (includes 30 minutes travel either side of the meeting).

If you have any questions or matters around the project that need to be clarified- please call or email in the mean time.

I'm looking forward to catching up with everyone again after what seems like quite a while....

Tim Hill

Heritage Management & Planning

0473033615

10 November- Email from Aunty Jackie McDonald

From: Jackie McDonald <mctogo2@gmail.com>

Sent: Friday, November 10, 2023 6:10 PM

To: timhill.heritage@gmail.com; 'Paul J Buxton' <paul.j.buxton@gmail.com>; 'Sites' <sites@tblalc.com>

Subject: RE: TriCare Seniors Housing Project-87 Tweed Coast Road Hastings Point

Thanks Tim and noted.

Regards Jackie

8th December 2023- Request for additional information from Jackie McDonald

From: mctogo2@gmail.com <mctogo2@gmail.com>

Sent: Thursday, December 7, 2023 5:36 PM

To: timhill.heritage@gmail.com

Subject: RE: Tri Care Invoice for Kalib

Tim I have discussed the site visit with Paul and understand the site has been filled, however, I am not familiar with any constructions plans to understand the extent of the footings and their depth at this stage.

Regards Jackie

8th December 2023- Email to Jackie McDonald and Paul Buxton

From: timhill.heritage@gmail.com <timhill.heritage@gmail.com>



Sent: Friday, December 8, 2023 11:42 AM

To: mctogo2@gmail.com; 'PAUL BUXTON' <paul.j.buxton@gmail.com>

Subject: FW: [JxxxxRH] Tri Care Engineering drawings/ geotech for Jackie McDonald

Good morning Jackie and Paul

Please see attached and below from Planit Consulting.... I wouldn't be surprised if they hit the water table in 2-3 metres.

I have requested a geotechnical report to see if they have depths for the cut& fill from the old caravan park. Will pass it on if I get it.

Ta

Tim Hill

Heritage Management & Planning

0473033615

From: Rachel Heath <rachel@planitconsulting.com.au>

Sent: Friday, December 8, 2023 11:28 AM

To: timhill.heritage@gmail.com

Cc: 'Simon Dwyer' <Simon.Dwyer@tricare.com.au>

Subject: RE: [JxxxxRH] Tri Care Engineering drawings/ geotech for Jackie McDonald

Good morning Tim,

Single level basement carparking is proposed under each of the four buildings as per the attached plan, however, I do not have section plans showing the levels at this stage. Very roughly I would assume about 3-5m of excavation depending on the required finished floor levels for ground floor units (to be determined by the flood levels).

Kind regards,

Rachel

8th December 2023- Tweed Byron Local Aboriginal Land Council

From: Sites <sites@tblalc.com>

Sent: Friday, December 8, 2023 1:00 PM

To: timhill.heritage@gmail.com; 'Jackie McDonald' <mctogo2@gmail.com>; 'Paul J Buxton' <paul.j.buxton@gmail.com>; Cultural Heritage <culturalheritage@tblalc.com>

Subject: Re: TriCare Seniors Housing Project-87 Tweed Coast Road Hastings Point

Hi Tim

Comments re the Seniors Housing Project 87-89 Tweed Coast Road Hastings Point NSW Aboriginal Cultural Heritage Assessment Methodology November 2023 Tricare (Hastings) Limited:

Two minor typos:

- Page 13 - "1991... the same (not "sale") as the current ..."
- Page 32 - "... data from disturbed sites (delete the word "is") cannot ..."

I note:

1. that the Project is quite large scale - 4 stages, 5 new 3 storey buildings with underground basement parking.
2. that the relatively undisturbed areas along the banks of Cudgera Creek are proposed to be excluded from any future development footprint.
4. that the site, is not mapped for known or predictive Aboriginal cultural heritage (ACH) and has historically, serially 'highly disturbed', it is nevertheless in an ACH abundant 'neighbourhood' (see attached image). The so-called Koala Beach north 'known' polygon ("multiple artefacts and numerous suitable campsites") includes the western bank of the Cudgera Creek neighbouring the development site and the nearby Hastings Point midden, greywacke quarry site and Aboriginal child's tooth discovery and reburial on and around the Hastings Point headland, are all very well-known registered sites.
7. that limited test pit investigations are intrinsically random sampling programmes and on highly disturbed sites are also of diminished scientific value.

Therefore, a general 'proceed with caution' paradigm is the reasonable recommendation in this instance. However, it is also reasonable to make the point that this relatively low level of ACH assessment and management is applicable mainly due to the fact that the site has been repeatedly heavily impacted in the past. It is valid to infer that the site would almost certainly have been used and / or traversed by Aboriginal people both pre and post colonisation.

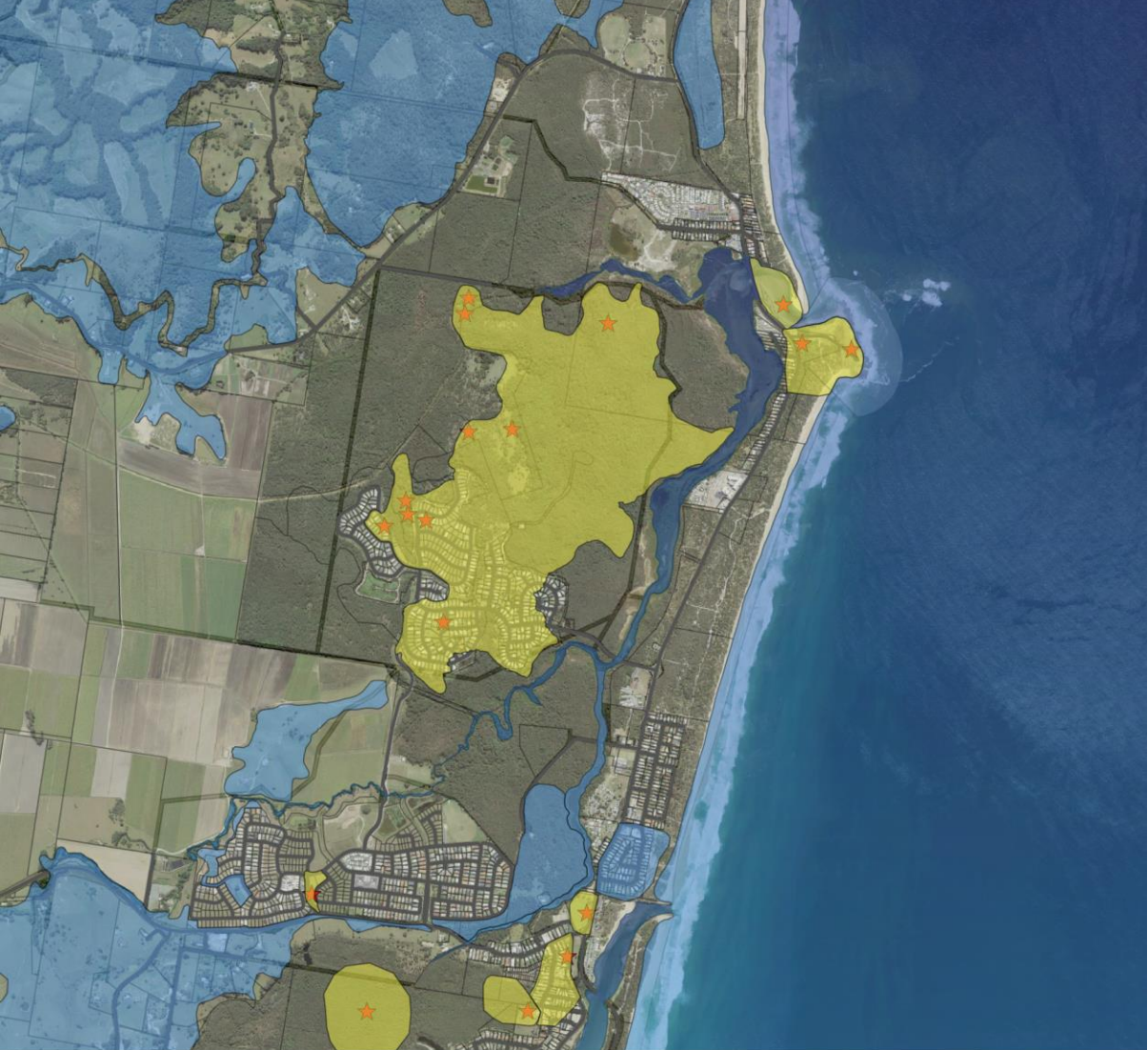
Whilst accepting that a 'proceed with caution' requirement is appropriate in this instance (which is really only the minimum standard required by law of any diligent person or entity), I think it is also valid to request that RAPs should be actively kept informed of the development plans as they are being finalised with due consideration being given to RAPs nominating any need for on-site monitoring of any stages that involve ground disturbance. This should also be considered as a pragmatic and valuable component of the risk management matrix of Tricare (Hastings) Limited.

Kind regards

Maurice Gannon
Conservation Planning Officer
Cultural Heritage Unit
Tweed Byron Local Aboriginal Land Council
m: 0407 643 349



Coordinate: 556312,5,6861872.2 Scale: 1:2500 Magnifier: 100% Kotaton: U.U. Render



Coordinate: 557541,6861347 Scale: 1:25000



21 December 2023- Email Draft ACHAR

From: timhill.heritage@gmail.com <timhill.heritage@gmail.com>

Sent: Thursday, 21 December 2023 3:20 PM

To: mctogo2@gmail.com; 'PAUL BUXTON' <paul.j.buxton@gmail.com>; 'Sites' <sites@tblalc.com>

Cc: 'Simon Dwyer' <Simon.Dwyer@tricare.com.au>; 'Rachel Heath' <rachel@planitconsulting.com.au>

Subject: FW: Hastings Point Seniors Housing Project ACHAR

Good afternoon Aunty Jackie, Paul and Maurice

Thankyou for your comments on the ACHA methodology for the TriCare Seniors Housing Project at 87 Tweed Coast Road. Please see attached the Draft ACHAR for your comment/ information. If you wish to make comment on the project please do so in writing by COB 25 January 2024. Please note that any submissions will be provided to Heritage NSW in a separate and confidential report.

Thank you, and Merry Christmas.

Tim Hill

Heritage Management & Planning

0473033615

22 December 2023- Aunty Jackie McDonald: confirmation of receipt of Draft ACHAR

From: mctogo2@gmail.com <mctogo2@gmail.com>

Sent: Friday, December 22, 2023 8:19 AM

To: timhill.heritage@gmail.com; 'PAUL BUXTON' <paul.j.buxton@gmail.com>; 'Sites' <sites@tblalc.com>

Cc: 'Simon Dwyer' <Simon.Dwyer@tricare.com.au>; 'Rachel Heath' <rachel@planitconsulting.com.au>

Subject: RE: Hastings Point Seniors Housing Project ACHAR

Thanks Tim and Merry Christmas and have a safe festive break to you all as well.

Regards Jackie

7 CONSULTATION LOG- UPDATE ACHAR AND CONNECTION WITH COUNTRY DESIGN

9 July 2024- Email ACHAR and Connection to Country Design methodology

From: Tim Hill <timhill.heritage@gmail.com>

Sent: Tuesday, 9 July 2024 11:39 AM

To: mctogo2@gmail.com <mctogo2@gmail.com>; paul.j.buxton@gmail.com <paul.j.buxton@gmail.com>; sites@tblalc.com <sites@tblalc.com>

Subject: 87-89 Tweed Coast Road, Hastings Point

Good morning all

Apologies that there has been a gap in communication relating to the Seniors Housing Project at 87-89 Tweed Coast Road Hastings Point (TriCare)- the planning and architectural team have been working through some issues around proximity to Cudgera Creek. The footprint of ground disturbing works will not substantially change from the previous walk-over.

Please see attached an updated ACHAR for your records- specific changes include the mix of services, being:

The TriCare Hastings Point development comprises 69 independent living units (ILUs) across 4 buildings, that will be supported by a range of other services. Specifically, the proposal includes:

- 18 ILUs in Building D
- 24 ILUs in Building E
- 18 ILUs in Building F
- 9 ILUs in Building G.

Complimenting the ILUs, the development offers a range of communal facilities for entertainment, health, active and passive recreation. These facilities include:

- Bowling Green and pavilion with bowls store, amenities, kitchen and covered seating area;
- Indoor swimming pool and spa, with amenities and viewing area;
- Perimeter walking trail; and
- Landscaped gardens.

NOTE: I have also been engaged by TriCare to support the 'Connection to Country/ Designing for Country' requirements of the Proposal/ EIS. As such, there will be a follow-up proposal that will hopefully get issued on Friday providing opportunities for comment on the design/ architecture and use of space. This process will include an additional site meeting- we can pick up any issues around the ACHAR at that time.

As always, if you have any questions, please call...

Tim Hill

Heritage Management & Planning

0473 033 615



29 July 2024- Comment on Caring for Country Desing Methodology Tweed Byron LALC

From: Sites <sites@tblalc.com>

Sent: Monday, 29 July 2024 4:06 PM

To: Tim Hill <timhill.heritage@gmail.com>; mctogo2@gmail.com <mctogo2@gmail.com>; Paul Buxton <paul.j.buxton@gmail.com>; Rachel Heath <rachel@planitconsulting.com.au>; Cesar Giraldo <cesar@planitconsulting.com.au>; simon.dwyer@tricare.com.au <simon.dwyer@tricare.com.au>; Scott Peabody <Scott.Peabody@arqusdesign.com.au>; Cultural Heritage <culturalheritage@tblalc.com>

Subject: Re: Connecting with Country Design Workshop Notes

Hi Tim

I actually now have three projects that all overlap on 1 August so there is a likelihood that I wont be able to make it to the meeting.

Working in reference to the document you have provided I will provide the following comments:

- My personal opinion is that the input of Indigenous aesthetics in the built form is one of the most practical and effective ways of acknowledging and respecting Aboriginal culture. I think the 'core' of Aboriginal culture is that everything 'belongs' to its place. Buildings that are well designed with a well considered 'sense of place' can achieve this. The building 'fits' the place and vice-a-versa. How? By genuinely considering 'community, culture, land, water and sky' - AND connection to the surrounding landscape. So, the last line of point 4 on Page 3 is a reasonable framework for the discussion.
- Page 6: 'Connect to broader landscape settings': should (must) consider Hastings Point, not only Cudgera Creek. Hastings is culturally 'rich', as is the whole coast. The headland and the coastline connection to Pottsville is very 'strong'.
- Page 10: Environmental Considerations: use natural materials as much as possible. Re Solar Strategies - don't disregard skylights - view to the sky, including the night sky is significant.
- Page 11: the walking trail provides a special opportunity to 'Connect with Country' - in a genuine way - plant native vegetation - provide information 'stations' (just some brief, genuinely informed signage about the Aboriginal context of the location. Add gardens - these could be the break-out yarning circles.
- Page 12: 'Other controls' - don't exclude Hastings - it cant be all about Cudgera Creek.
- Page 16:
 - visual connections to external places - don't forget the sky!
 - Community spaces and building entry - I suggest the latter should be the main 'welcome' and yarning circle with the outdoor spaces being the break-out yarning circles.

Kind regards

Maurice Gannon

Conservation Planning Officer

Cultural Heritage Unit

Tweed Byron Local Aboriginal Land Council

m: 0407 643 349

16 December 2024- ACHCRP update

ACHCRP Update- 87 Tweed Coast Road



Tim Hill

To: Heritagemailbox

Cc: Cesar Giraldo

Bcc: sites@tblalc.com; mctogo2@gmail.com; Paul Buxton

   | ...
Mon 2024-12-16 12:46 PM

Good afternoon all

Just a quick update that the ACHAR for the senior housing project is still in the application phase. In accordance with the requirements of the ACHCRP with respect to continued consultation- please find this email a FYI, no response is required.

I hope everyone has a fantastic summer break and I look forward to progressing this in 2025.

Tim Hill
Heritage Management & Planning
0473 033 615



11 February 2025- Issue of updated Draft ACHAR & Connection with Country Design Report

87-89 Tweed Coast Road Residential Aged Care Project ^



TH004 87 ...V1B.pdf

TH004 87 ...V1E.pdf



Tim Hill

To: mctogo2@gmail.com; Paul Buxton; sites@tblalc.com



Tue 2025-02-11 10:11 AM



TH004 87 Tweed Coast Road Hasti...
8 MB



TH004 87 Tweed Coast Road Hasti...
8 MB



2 attachments (16 MB) Save All Attachments

Good morning Aunty Jacqui, Paul & Maurice/ Warren.

Just a update on the residential aged car project at 87-89 Tweed Coast Road, Hastings Point. The development application has been issued to Tweed Shire Council- I will keep you up to date when we receive comments or questions from council.

For the Residential Aged Care portion of the project, a seperate proposal will be issued to Dept Planning as a State Significant Development. This includes the ACHAR and Connection with Country Report. There have been some minor amendments to the architectural drawings, so I have updated both the reports for your information. As always, if you have comments or questions please reach out, but otherwise these are FYI and for your records.

Tim Hill
Heritage Management & Planning
0473 033 615

10 May 2025- Issue of updated Draft ACHAR & Connection with Country Design Report

Tricare Senior Housing Project- Hastings Point

TH004 87 ...V1D.pdf TH004 87 ...V1G.pdf

TH Tim Hill
To: Jackie McDonald; 'Paul Buxton'; Sites
Sat 2025-05-10 11:58 AM

TH004 87 Tweed Coast Road Hasti... 10 MB
TH004 87 Tweed Coast Road Hasti... 11 MB

2 attachments (21 MB) Save All Attachments

Good morning

Just a quick update that the proposal for the Seniors Housing Project at 87-89 Tweed Coast Road is getting closer to being lodged as a EIS. There has been a planning review of the ACH/ Connecting with Country reports which identified the need to a clear description of the property and an update/ demonstration of continuous consultation.

Please see attached the latest versions of the reports four your records. As always please call if you have any questions.

Tim Hill
Heritage Management & Planning
0473 033 615

Reply Reply all Forward