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SENIORS HOUSING PROJECT 87-89 TWEED COAST ROAD HASTINGS POINT NSW

CONNECTING WITH COUNTRY DESIGN REPORT

June 2025

Tricare (Hastings) Limited





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ABBREVIATIONS

ACHAR	Aboriginal Cultural Heritage Assessment Report
ACHCRP	Aboriginal cultural heritage consultation requirements for proponents in NSW
AHIMS	Aboriginal Heritage Information Management System
DECCW	Department of Environment, Climate Change and Water (now Heritage NSW)
EIS	Environmental Impact Assessment
Proposal	The proposed Seniors Housing Project at 87-89 Tweed Coast Road, Hastings Point NSW
SEARS	Secretary's Environmental Assessment Requirements
SSDA	State Significant Development Application
Study Area	Part of Lot 1 DP786570/ 87-89 Tweed Coast Road Hastings Point NSW

1 INTRODUCTION

1.1 Project Background

Heritage Management & Planning Pty Ltd has been commissioned by TriCare (Hastings) Limited to undertake a Connecting With Country Framework Design Report to support the proposed Seniors Housing Project at 87-89 Tweed Coast Road, Hastings Point NSW, (the Study Area) (**Figure 1**). The project will be assessed as a State Significant Development Application (SSDA)- the Secretary's environmental assessment requirements (SEARs) relating to the Connecting with Country Framework are provided below:

1. Engage with Traditional Custodians to inform a meaningful approach to Country
2. Consider opportunities to approach Bundjalung elder groups and the Tweed Byron Local Aboriginal Land Council (LALC). Arrange to walk on Country and seek input into the design of the development and how it relates to place.
3. Articulate, in future presentations, how engagement with Traditional Custodians is informing the design approach.
4. Consider how engagement with Traditional Custodians can be integral to the whole project to inform, for example, the practices & processes, naming, siting, massing, materiality, form, circulation and movement, landscape, and specification of plant species. In doing so, consider community, culture, land, water and sky.
5. Refer to the draft Connecting with Country Framework on the GANSW website.

The following relevant statements is provided to understand the objecting of the Connecting with Country Framework and design objectives:

“All NSW built environment projects will be developed with a Country-centered approach guided by Aboriginal people, who know that if we care for Country, Country will care for us” (<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country>).

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.

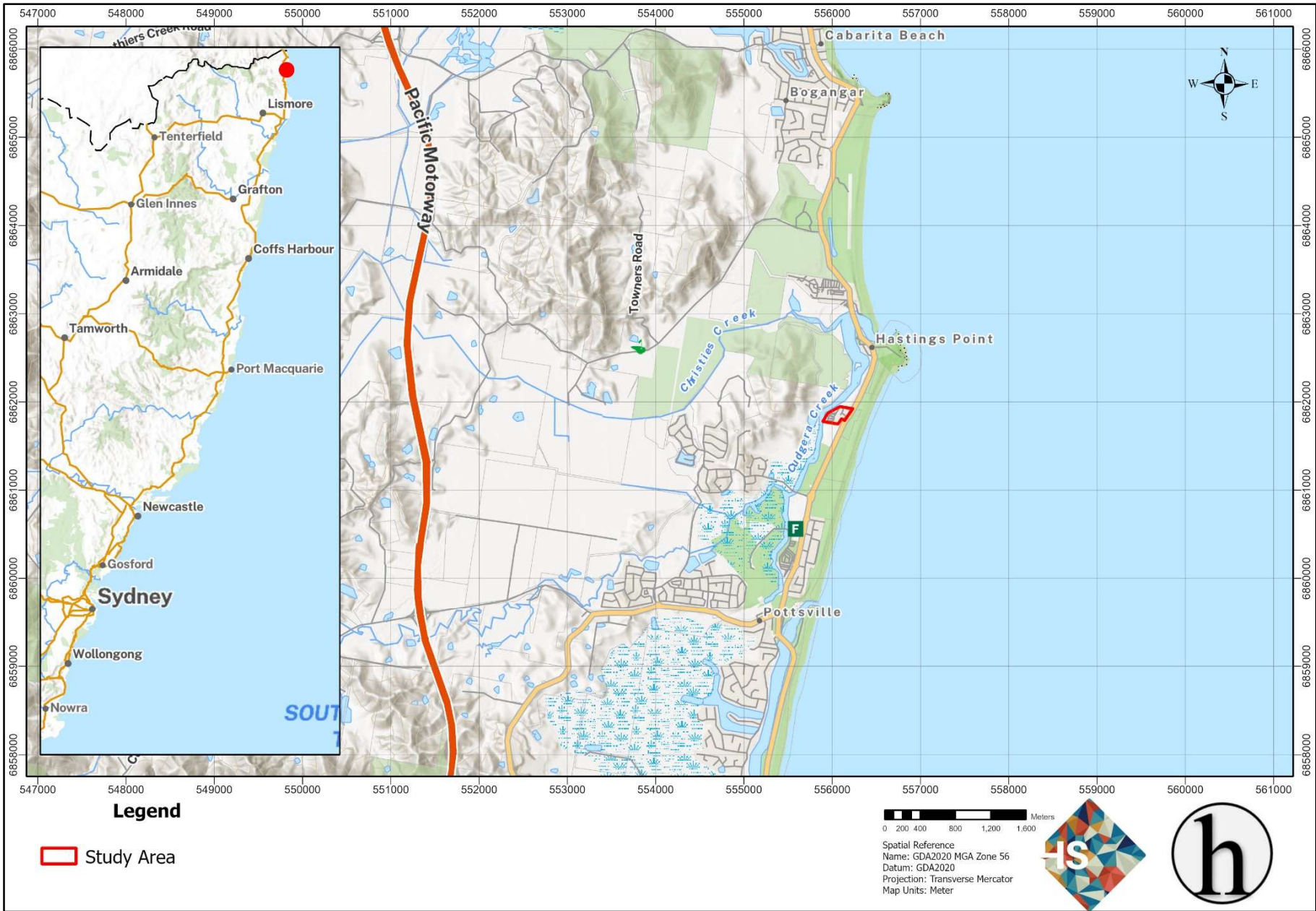


Figure 1: Tricare Hastings Point- General location

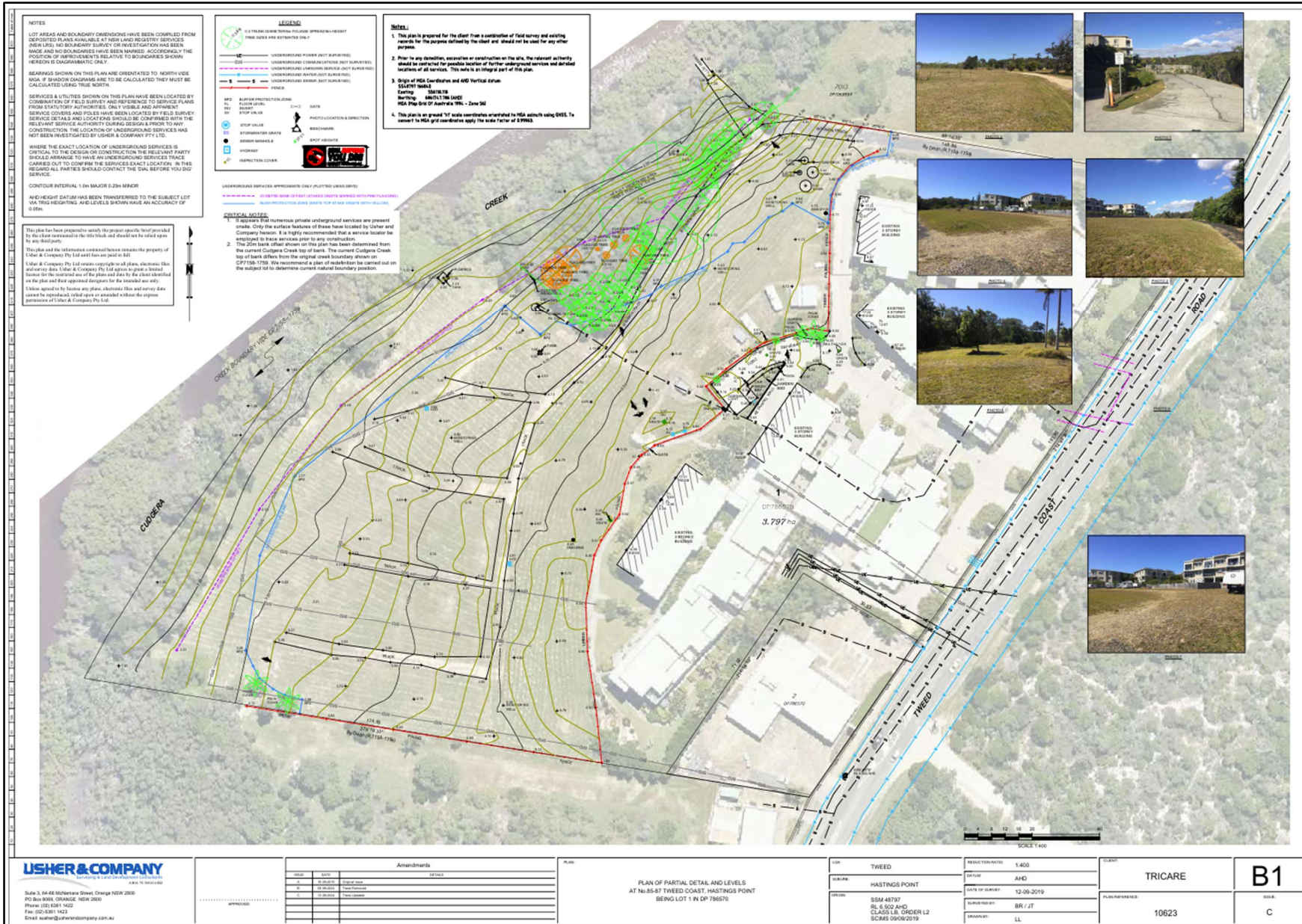


Figure 2: Tricare Hastings Point – Site plan and property details



1.4 Proposal Objectives

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 objectives of the Hastings Point Seniors Housing Project include:

- Delivering a contemporary, logical and orderly extension to the existing offering of seniors' housing and supporting services at the site
- Providing spacious and comfortably proportioned residences consistent with Tricare's high standard of living choices and reflecting modern day standards for seniors living
- Creating well-considered, inclusive, high amenity places and recreational amenities to optimise community interaction, prioritise wellbeing and promote an active lifestyle for residents
- Incorporating sustainable design interventions that promote leading design, excellence and innovation in seniors' living
- Retaining and enhancing biodiversity across the site to ensure a nature positive outcome through considered and diverse landscaping with an emphasis on indigenous species and local provenance
- Responding to the aging demographic profile of Tweed Shire, evolving industry trends, and the strategic planning theme of 'aging in place', and
- Reflecting the outcomes of work and engagement undertaken with First Nations people to achieve a design outcome that is grounded in 'Country'.

1.5 Project Brief & Methodology

In accordance with the *Connecting with Country Framework* (Government Architect of NSW 2023) (see **Figure 3**) the design report has been commissioned to:

- document the engagement with representatives of the Aboriginal community as it informs that design process (Section 2)
- identify the broader site use considerations including the setting within the cultural landscape including specific measures to mitigate impact to Cudgera Creek (section 3)
- outline the architectural response to the identified needs of the Aboriginal community with respect to culturally appropriate design (section 4), and
- provide statements to summarise the collaborative aspects of the design process for the purposes of addressing the requirements set out by the SEARs (Section 5).

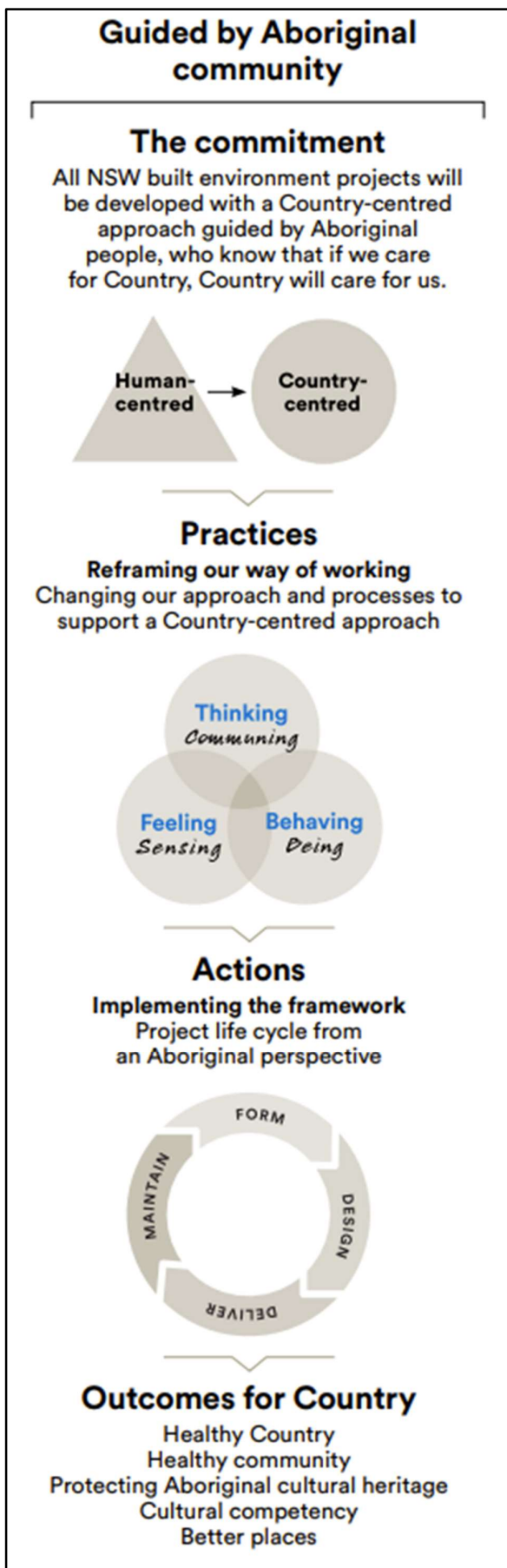


Figure 3: Connection with Country Design Framework flow chart (GANSW 2023)

1.6 Report Authorship

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

1.7 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. Specifically, the proposal includes (see **Figure 4-Figure 7**):

- 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.

Complementing 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.

1.8 Connecting with Country Framework

The Connecting with Country Framework (DP&E 2023A:45) provides the following guidelines for the design process:

Imagining with Country involves interpreting cultural narratives and understanding of Country. It is a key component of designing with Country and includes conversations with Aboriginal community about the history, needs and purpose of a place.

The guidelines provide the following practice notes to assist with the design process:

- Start with a First Nations Map



- Use first Placenames
- Connect to broader landscape
- Promote and protect Aboriginal cultural heritage
- Acknowledge shared history

MASTERPLAN CONSIDERATIONS



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PRECINCTS



SUB-PRECINCTS



VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION

CLIENT



PROJECT

TRICARE HASTINGS POINT
87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALLING

DRAWING

MASTERPLAN DESIGN CONSIDERATIONS

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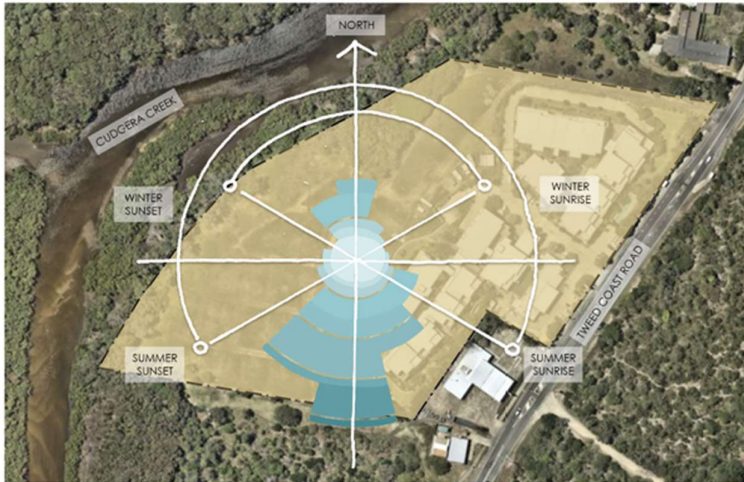
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Figure 4: Tricare Hastings Point - Masterplan design considerations

ENVIRONMENTAL CONSIDERATIONS



SUN MOVEMENT & WIND ROSE



BUILDING ORIENTATION

SOLAR CONTROL STRATEGIES

FIXED AND OPERABLE SCREENS
DEEP OVERHANGS & ROOF EAVES



SOLAR ACCESS

100% OF INDEPENDENT LIVING UNITS ACHIEVE MINIMUM 3 HOURS SUNLIGHT BETWEEN 9AM-3PM ON THE 21st JUNE. REFER SHEETS DA-1-15 & DA-1-16 FOR SUN STUDIES.



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PROJECT

TRICARE HASTINGS POINT
87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALLUNG

DRAWING

ENVIRONMENTAL CONSIDERATIONS

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Figure 5: Tricare Hastings Point - Environmental considerations

CONNECT WITH COUNTRY - WALKING TRAIL & VIEWS



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VIGNETTE 1



VIEWS



FRAMED VIEWS



VIGNETTE 2



VIGNETTE 3



CONNECTING WITH COUNTRY WALKING TRAIL

A CONNECTING WITH COUNTRY GRAVEL WALKING TRAIL, INCORPORATING THE 4M EMERGENCY ACCESS TRACK, IS PROPOSED ON THE NORTHERN PERIMETER OF THE SITE, ALONG WHICH USERS MAY CONNECT WITH THE LANDSCAPE AND ENJOY THE VIEWS OF CUDGERA CREEK AND THE SURROUNDING HILLS.

CLIENT



Retirement Living. Home Care. Aged Care.

PROJECT

TRICARE HASTINGS POINT
 87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALLING

DRYING: CONNECT WITH COUNTRY - WALKING TRAIL

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Figure 6: Tricare Hastings Point - Connect with Country/ Walking trails & views

CONNECT WITH COUNTRY - MATERIALITY & COLOURS

MATERIAL & COLOUR SELECTION

MATERIALS OF NATURAL COLOURS, TONES AND TEXTURES WERE SELECTED TO ARTICULATE A CONNECTION TO LANDSCAPE AND COUNTRY.

THE WARM TONES AND COARSE TEXTURES OF BLOCKWORK EMPHASISE A CONNECTION TO THE EARTH WHILE THE VARIED GREEN ACCENTS AND TIMBER LOOKALIKE CLADDING AND SCREENS INTERSPERSED THROUGHOUT BUILDING FACADES DRAW RELATIONS WITH THE SURROUNDING NATIVE PLANT SPECIES OF THE SITE.

INSPIRATION ON SITE

GREEN TONES DRAWN FROM NATIVE TREES



BROWN & BRONZE TONES DRAWN FROM CUDGERA CREEK AND NATIVE FLORA



BLOCK REMINISCENT OF CUDGERA BEACH SANDS



MATERIAL LEGEND

- 1 SCREENS & BALUSTRADES
- 2 BLOCKWORK 1
- 3 BLOCKWORK 2
- 4 BLOCKWORK ALTERNATIVE
- 5 EXTERNAL WALL COLOUR 1
- 6 EXTERNAL WALL COLOURS 2
- 7 ACCENT RENDER COLOUR 1
- 8 OFF FORM CONCRETE
- 9 ACCENT RENDER COLOUR 2
- 10 WINDOW & DOOR FRAMES
- 11 ACCENT RENDER COLOUR 3
- 12 SOFFIT LINING
- 13 EXTERNAL PAVING



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PROJECT

TRICARE HASTINGS POINT
87 TWEED COAST RD, HASTINGS
POINT 2489, NSW

COUNTRY: BUNDJALLING

DRAWING
CONNECT WITH COUNTRY -
COLOURS & MATERIALITY

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Figure 7: Tricare Hastings Point - Connect with Country/ Materiality & Colours

1.9 Legislative and Planning Context

1.9.1 *Environmental Planning and Assessment Act (1979)*

The Environmental Planning and Assessment Act (NSW) (1979) (EP&A Act) provides a framework to environmental assessment and approvals in NSW. The EPA Act includes three parts relevant to ACHA assessments:

Part 3- Planning instruments which include Local Environment Plans (LEPs), Development Control Plans (DCPs) and other strategic planning controls.

Part 4- Development assessment and consent controls including approvals by local Councils and Regional Planning Panels.

Part 5- Self assessment and approvals by a government agencies, or Determining Authorities, for infrastructure and environmental proposals, and for the approval of State Significant Infrastructure by the Planning Minister.

Under the EP&A Act, development consent for the proposal is being sought through the State Significant Development (SSD) pathway.

1.9.2 *Connecting with Country Framework (DP&E 2023)*

The *Connecting with Country Framework (DP&E 2023)* makes the following statement on the planning context of the guidelines (DP&E 2023:17):

The Connecting with Country Framework provides a guide for government, planners, designers and industry to address the legislative requirements of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) – specifically item 1.3 (f): ‘to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)’. This framework also aligns with item 1.3 (g): ‘to promote good design and amenity of the built environment’.

The framework also supports the broad range of policies and advice provided by GANSW including *Better Placed: An integrated design policy for the built environment of NSW*. Since the release of the draft framework, Connecting with Country now informs all GANSW guidance, including advice given by the NSW State Design Review Panel.

For the purpose of the design process and report, the *Connecting with Country Framework* provides the following description of ‘Country’:

Country relates to the nation, cultural group and region that Aboriginal people belong to, yearn for, find healing from and will return to. Country is the literal place of origin for Aboriginal peoples.

Aboriginal peoples’ deep and personal relationships with Country are expressed in multiple ways. The lore of Country is expressed through songlines, stories, art and ceremony. Language, including the names of Aboriginal groups and placenames, are another means of expressing relationships with Country.

There is no universal way of defining Country. Descriptions of Country, particularly traditional associations, will differ from individual to individual, depending on the associations passed down through the family and community (DP&E 2023:20).

Application of the Connecting with country Frameworks is a requirement outlined in the SEARs for the Proposed Seniors Housing Project.

The graphical illustration of Country includes the following (see **Figure 8**):

- Culture
- Country
- Community,
- Individual, and
- Identify.

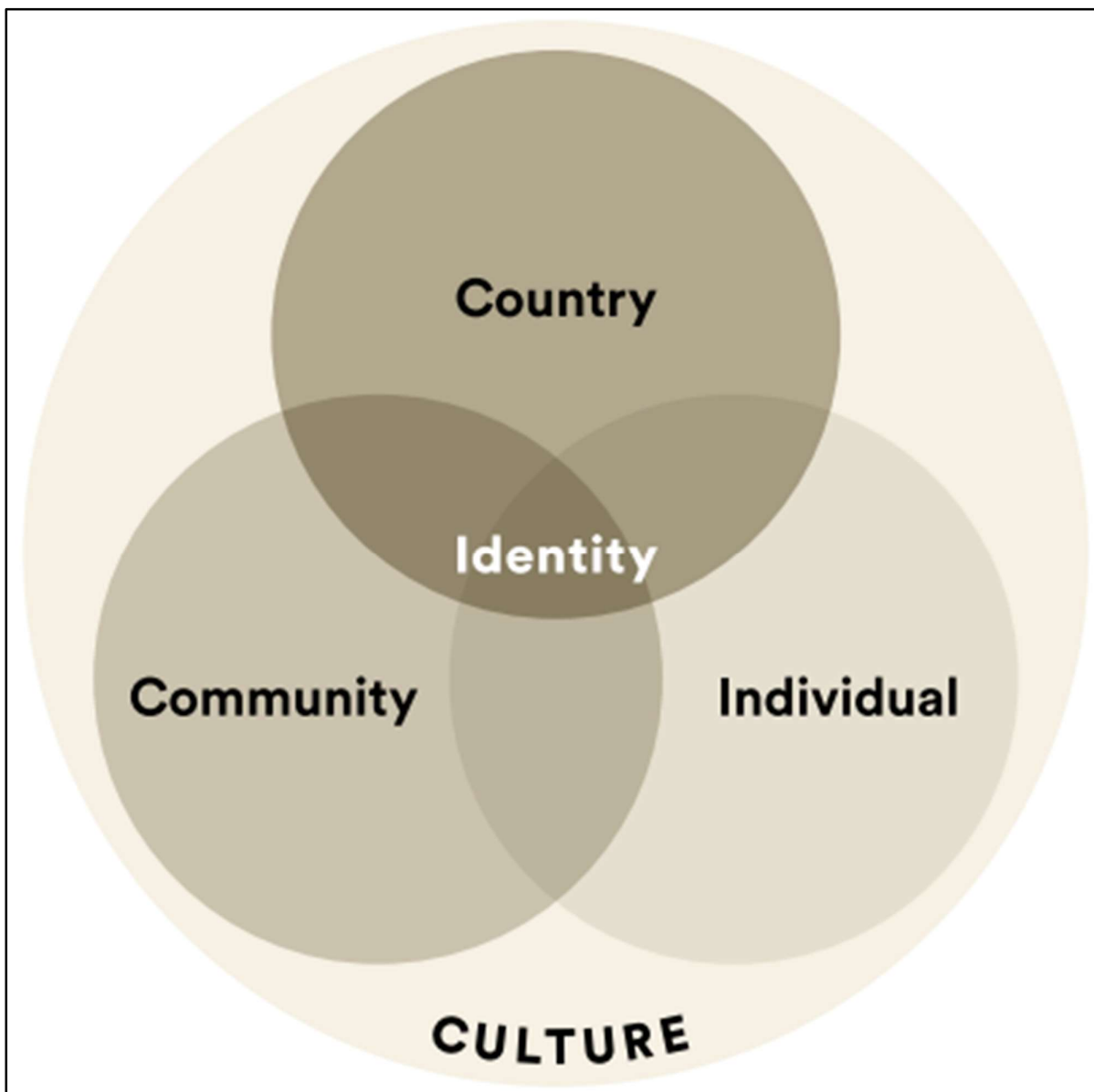


Figure 8: Graphical representation of 'Country' (DP&E 2023:22)

1.9.3 Indigenous cultural and intellectual property

The NSW *Indigenous Cultural Intellectual Property Protocol* (DP&E 203B) provides the following guidance on the scope of Indigenous Cultural and Intellectual Property in the context of the NSW planning system (DP&E 2023B:3):



- Cultural knowledge (knowledge of Country and what healthy Country looks like, ecological knowledge, management techniques, scientific, agricultural, technical knowledge, ritual knowledge),
- Traditional cultural expression (traditional land management practices, stories of Country, art, designs and symbols and literature),
- Language (including oral or written language words),
- Performances (ceremonies, dance and song),
- Cultural objects (including, but not limited to arts, crafts, ceramics, jewellery, weapons, tools, visual arts, photographs, textiles, contemporary art practices),
- Human remains,
- Places, sacred and historically significant sites and burial grounds,
- The secret and sacred material and information (including sacred/historically significant sites and burial grounds), and
- Documentation of Aboriginal and Torres Strait Islander peoples' heritage in all forms of media such as films, photographs, artistic works, books, reports, research and records taken by others, sound recordings and digital databases.

The recognition of Indigenous Cultural and Intellectual Property is provided by Article 31 of the United Nations Declaration on the Rights of Indigenous Peoples (see also **Figure 9**):

Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, cultural knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, cultural knowledge, and traditional cultural expressions.

The Connection with Country design report includes consultation with representatives of the Aboriginal community. All cultural and intellectual property has been retained in confidence. Where quotes or submissions have been provided within the report the copyright for this material is assigned to Aboriginal individuals and/or their extended families. Copies of the report will be issued as Drafts for comment to allow participants to provide an opportunity to approve or revise cultural content prior to submission of the project application.

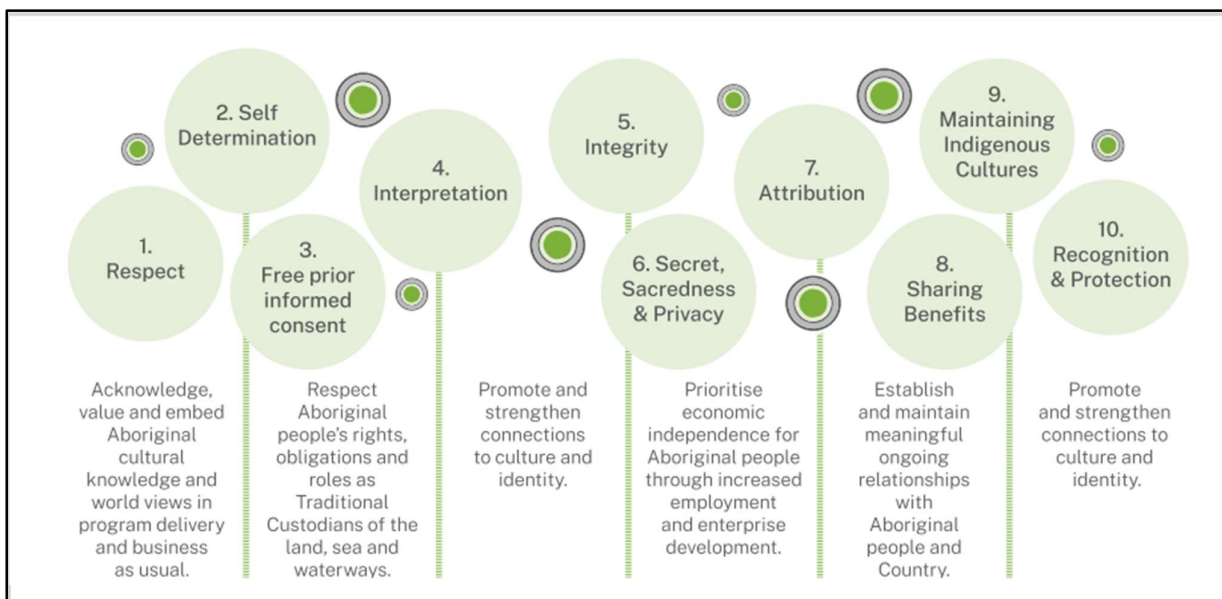


Figure 9: Principles of Article 31 of the United Nations Declaration on the Rights of Indigenous Peoples (DP&E 2023B:13)

1.10 Statements Addressing SEARS

Table 1: Statements addressing the SEARS requirements

SEARS REQUIREMENT	RESPONSE STATEMENT
Engage with Traditional Custodians to inform a meaningful approach to Country	<p>The Connection with country design report has included engagement with the Aboriginal community as an extension of the Aboriginal Cultural Heritage Assessment Report.</p> <p>The Connection with Country design process has focussed on the open landscape precinct along Cudgera Creek as this is the most obvious point of connection to Country. The core architectural requirements of the project are heavily constrained by building regulations for seniors housing and environmental/ planning considerations. As such, the investment in design of the spaces around the buildings has focussed on connection with country as a means to develop a sense of community for residents.</p>
Consider opportunities to approach Bundjalung elder groups and the Tweed Byron Local Aboriginal Land Council (LALC). Arrange to walk on Country and seek input into the design of the development and how it relates to place.	<p>The design process has included engagement with:</p> <ul style="list-style-type: none"> • Aunty Jackie Macdonald and Mr. Paul Buxton, and • Tweed Byron Local Aboriginal Land Council. <p>An opportunity to walk over country was provided as part of the ACHA (Nov 2023) and as part of the design process (August 2024). The main theme of the walk overs was to maximise the benefit of the project to restoring and managing Cudgera Creek, including activating the riparian zone and increasing the awareness of Aboriginal connection to the estuary.</p>

SEARS REQUIREMENT	RESPONSE STATEMENT
<p>Articulate, in future presentations, how engagement with Traditional Custodians is informing the design approach.</p>	<p>Statements around the design approach have been summarised within Section 2. This section is based on the design methodology proposal that was issued to the Elders/ Knowledge Holders for the site.</p>
<p>Consider how engagement with Traditional Custodians can be integral to the whole project to inform, for example, the practices & processes, naming, siting, massing, materiality, form, circulation and movement, landscape, and specification of plant species. In doing so, consider community, culture, land, water and sky.</p>	<p>Statements around the design approach have been summarised within Section 3. The design process has focussed on the open landscape precinct along Cudgera Creek and the opportunities provided by the creek to improve the well being of residents.</p>
<p>Refer to the draft Connecting with Country Framework on the GANSW website.</p>	<p>The design report (Section 2 and 3) has been informed by the Connecting with Country Framework.</p>



2 CONNECTING WITH COUNTRY DESIGN FRAMEWORK- METHODOLOGY

2.1 Background

TriCare (Hastings) Limited is developing an Environmental Impact Statement to support a proposed expansion of the existing Seniors Housing operation at 87-89 Tweed Coast Road Hastings Point. A requirement of the EIS is to undertake consultation with the Aboriginal community in accordance with the Connecting with Country Framework (DP&E 2023A). The objectives of the Caring for Country Framework includes:

“All NSW built environment projects will be developed with a Country-centered approach guided by Aboriginal people, who know that if we care for Country, Country will care for us.”

The following comments are provided to commence a process of consultation on the design and architecture of the proposal, in accordance with the Connecting with Country Framework

- The Seniors Housing Project has been subject to an extensive masterplan and site assessment process, which has substantially predated the Connecting with Country Design Framework, which has primarily considered the environmental setting and the planning constraints of the site (see **Figure 4- Figure 7** above)
- The built form of the buildings has sought to balance the regulatory and functional needs of service providers – aged care and independent living facilities have relatively high requirements for occupant and staff access and safety and the architectural response has primarily aimed to deliver modern and highly functional spaces for future residents and operators
- The outcomes of the Aboriginal cultural heritage assessment have concluded that the proposal will not likely have an impact on Aboriginal archaeological sites in the local area, and
- The communal and environmental spaces are central to the creation of a ‘community’ environment and will be the primary opportunity to achieve Connection with Country objectives.

2.2 Identifying the Aboriginal community representatives

The proposed Seniors Housing Project has been subject to a Aboriginal Cultural Heritage Assessment (ACHA) which included consultation with the Aboriginal community in accordance with the *Aboriginal cultural heritage consultation requirement for proponents* (DECCW 2010B) (ACHCRP). The overview of the ACHCRP makes the following comment on the role of consultation in the cultural heritage assessment process (DECCW 2010B:iii):

- Aboriginal people should have the right to maintain culture, language, knowledge and identity
- Aboriginal people should have the right to directly participate in matters that may affect their heritage, and
- Aboriginal people are the primary determinants of the cultural significance of their heritage.

For the purposes of the Connecting with Country Design process the Aboriginal stakeholders for the ACHA have been identified as the initial stakeholder group for the Seniors Housing Project. The Aboriginal stakeholders include:

- Aunty Jackie McDonald and Family

- Mr Paul Buxton and Family, and
- Tweed Byron Local Aboriginal Land Council

A key consideration is that any activity which has the potential to harm Aboriginal objects must include a process of consultation with the Aboriginal community to understand the values of the place and site that cannot be assessed by standard archaeological methods, including the spiritual, cultural and historic significance in the Aboriginal cultural landscape of which the site forms a part. The below summarises the consultation with the Aboriginal community representatives prior to commencement of consultation on the design:

A expression of interest/ registration process for the ACHA was undertaken in August 2023

- A methodology proposal providing background information about the Study Area and the proposed seniors Housing Project was issued in November/ December 2023
- A onsite meeting was facilitated on 24 November 2023 to walk over the Study Area and to discuss the objectives and design of the proposal with the Aboriginal stakeholders and Tri-Care, and
- A draft ACHA report was issued in late December 2023- no comments were received relating to the proposal.

Based on the previous consultation with the Aboriginal community the design process assumes that there is a reasonable awareness of the proposal, including the layout and preliminary design, and the cultural landscape. In addition to demonstrating that the proposed Seniors Housing Project has a low potential to impact on Aboriginal objects and is not likely to result in significant additional impacts to the cultural landscape this includes broad planning matters such as permissibility, continued use and general environmental planning controls.

Consultation for the Connection with Country Design Framework included the following:

- an email was issued to RAPs including the updated ACHAR (revised layouts and building numbers) and provision of a Connection with Country Design Framework Methodology/ Proposal on 9 July 2024
- Tweed Byron LALC provided an apology and written comments on the proposal via email on 29 July 2024, and
- a onsite design meeting was undertaken with Aunty Jackie McDonald and Paul Buxton on 1 August 2024

2.3 Environmental Setting

The Study Area is located on the eastern banks of Cudgera Creek, approximately 1 kilometre upstream of the Hasting Point inlet and Hastings Point Headland. The Study Area has a slight westerly aspect towards- sloping towards the creek (**Figure 10**) and is between 5 and 3 metres above sea level. The lands east of the Study Area and Tweed Coast Road comprise the hind dune of North Pottsville/Cudgera Beach. Upstream of the Study Area Cudgera Creek forms from a large swamp at Pottsville which is fed from the catchment of the Mooball / Burringbar Range to the west.

The geological model for the Study Area includes “Quaternary estuarine alluvium consisting of Holocene and Pleistocene in-fill materials—clay, silt, sand and gravel occur, but organic materials dominate the surface” (Figure 11).

The vegetation model provided for the Cobaki soil landscape is:

Extensively cleared closed-swamp complex and areas of grass, sedge and rushland. Present species include stands of broad-leaved paperbark (*Melaleuca quinquenervia*) and swamp oak (*Casuarina glauca*). Coastwattle (*Acacia longifolia* var. *sophorae*) may occur and river mangrove (*Aegiceras corniculatum*), grey mangrove (*Avicennia marina* var. *australisica*) and black mangrove (*Bruguiera gymnorhiza*) line tidal channels. Main communities within this soil landscape are closed-grassland and open-rushland. Dominant species are couch (*Cynodon dactylon*) and foxtail (*Alopecurus myosuroides*). Rushes and sedges include *Juncus* spp., soft twig-rush (*Baumea rubiginosa*), giant sedge (*Lepironia articulata*) and common rush (*Juncus usitatus*).

The 1912 Crown Plan includes annotations of ‘Tea tree Scrub’ ‘Sandy Soil’ and includes a clearing on the bank of Cudgera Creek with a ‘Hut’ (Figure 12). The 1921 Crown Plan describes the vegetation as ‘Honeysuckle and tea tree’ (Figure 13).

2.4 Disturbance History

Review of historic aerials was undertaken to understand the potential impact of historic land use on Aboriginal objects, with specific consideration of impacts to topsoils with the potential to contain Aboriginal archaeological sites.

1961- the Study Area has been subject to sand mining or significant clearing of vegetation (Figure 12)

1970- the Study Area has been subject to remediation and revegetation (Figure 15)

1978- two small structures have been constructed to the east of the Study Area (Figure 16), and

1991- The Study Area comprises a holiday park or relocatable home village- the footprint is substantially the same as the current layout (Figure 17).

Based on the review of historical aerial photos it is reasonable to proceed with the assessment on the basis that the Study Area has been subject to significant ground disturbance, being disturbance that is “clear and observable”. The nature of this ground disturbance would significantly reduce the likelihood that Aboriginal archaeological sites will be retained within the Study Area or retain spatial integrity.

2.5 Known Aboriginal Heritage Sites

The Aboriginal Heritage Information Management System (AHIMS) provides a list of previously recorded Aboriginal sites in NSW. A search of the AHIMS database is a condition of compliance with the Due Diligence Code of Practice and provides information on the types of sites which are, or may be, located within and around the Study Area.

A search (AHIMS #811387) was undertaken on 20 August 2023 for the area “Lat, Long From: 28.404, 153.4757 - Lat, Long To : -28.3285, 153.5993” (Figure 18). No Sites are located in the vicinity of the Study Area- the main



site complex is on elevated ground at Hastings Point and Cudgera Creek inlet and the large hill/ ridge to the west of Cudgera Creek.

The Study Area is not identified as a place of known or predictive Aboriginal cultural heritage in the Tweed Shire Council Aboriginal Cultural Heritage Management Plan (2018) (**Figure 19**).

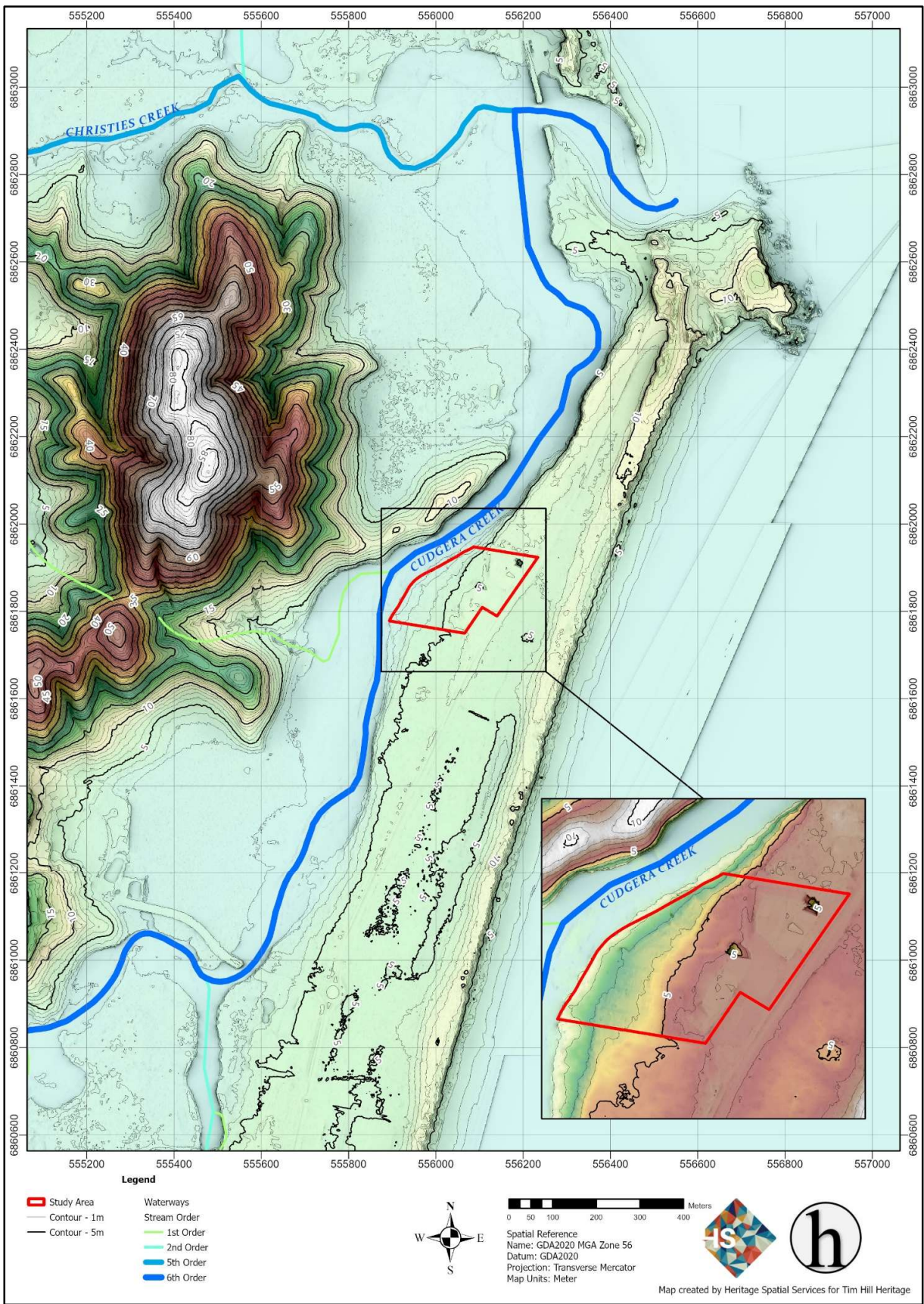


Figure 10: Tricare Hastings Point Seniors Housing Project- Topography and hydrology

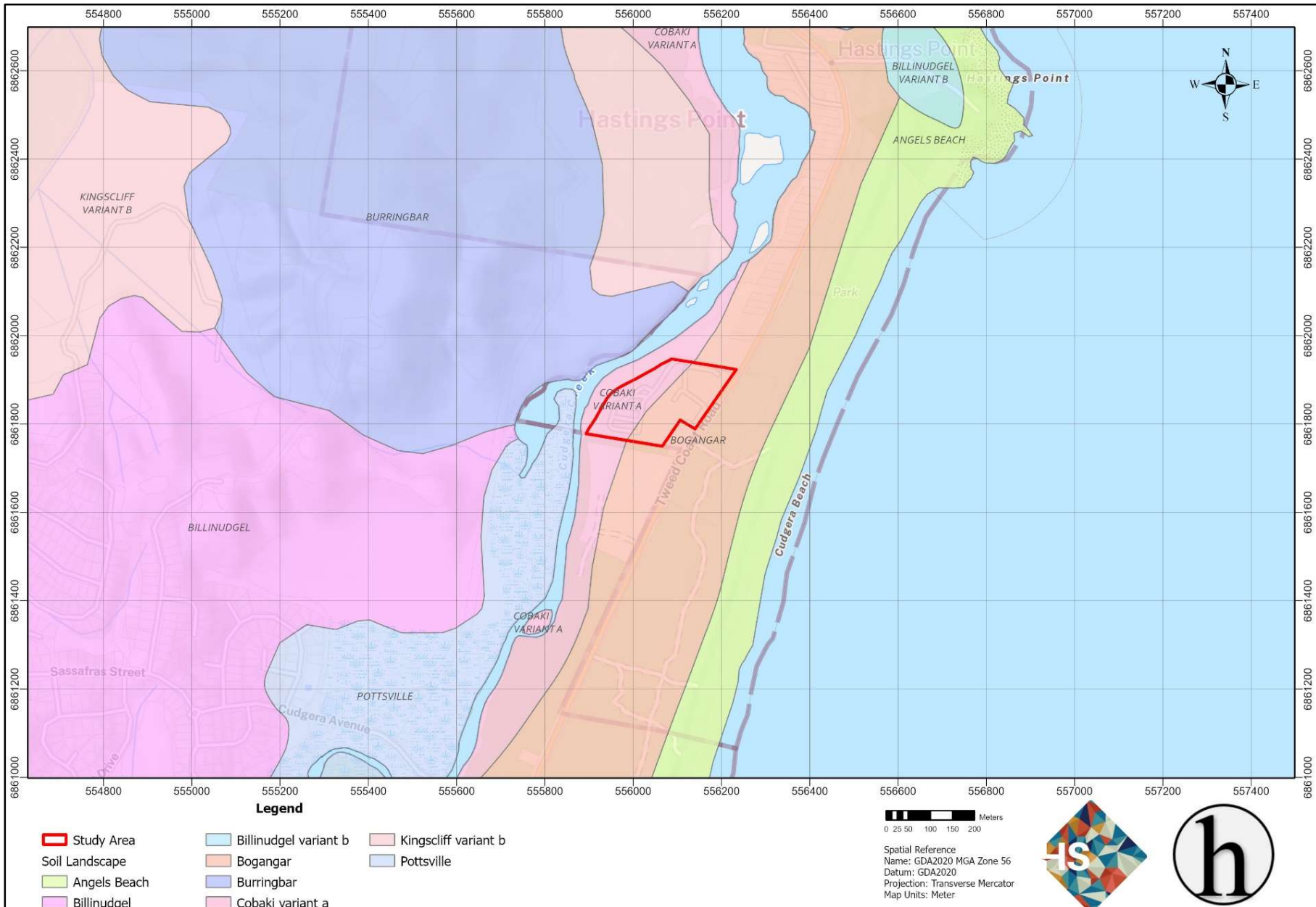


Figure 11: Tricare Hastings Point Seniors Housing Project- Soil landscapes (espade.environment.nsw.gov.au)

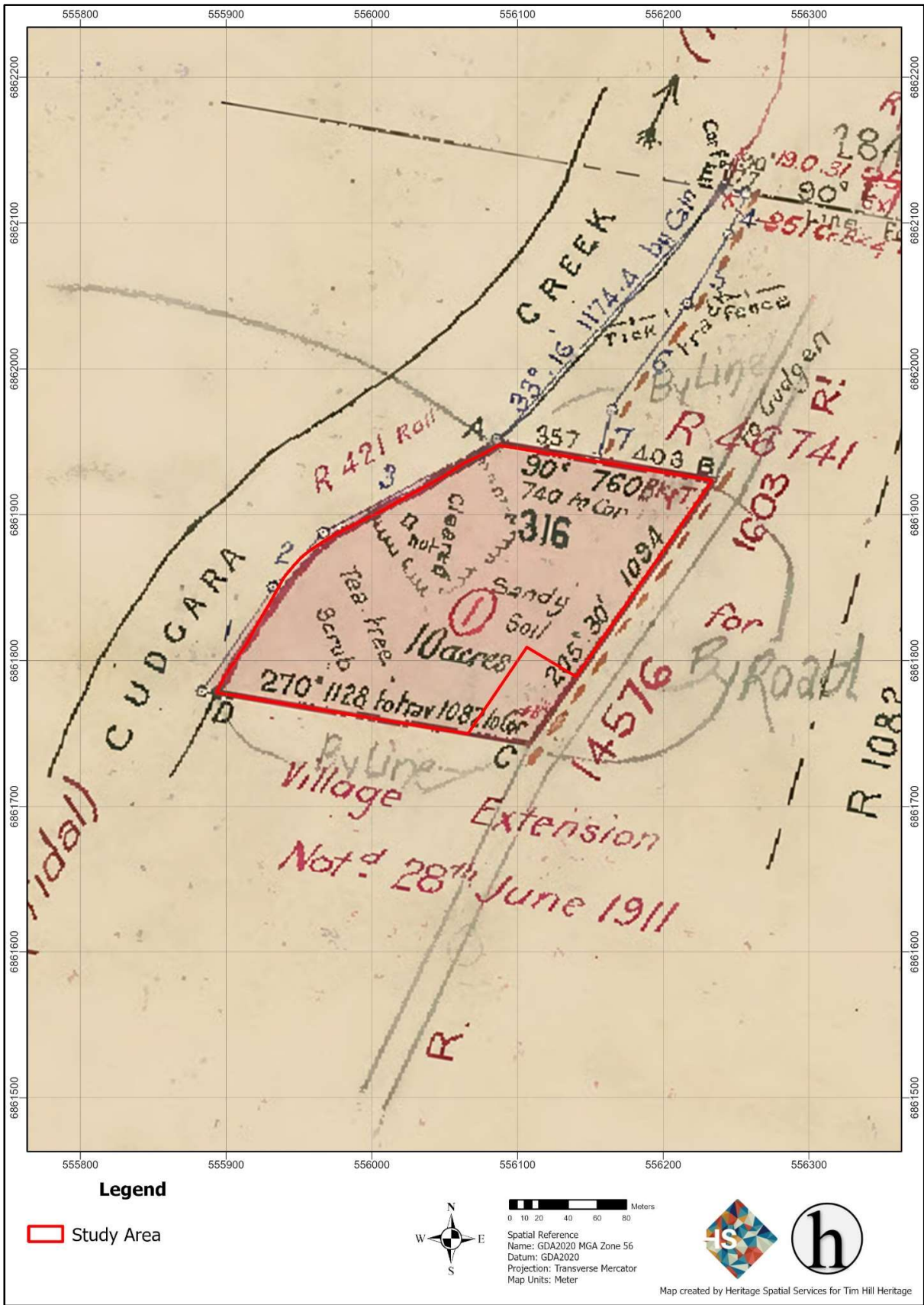


Figure 12: Tricare Hastings Point Seniors Housing Project- 1912 Crown Plan

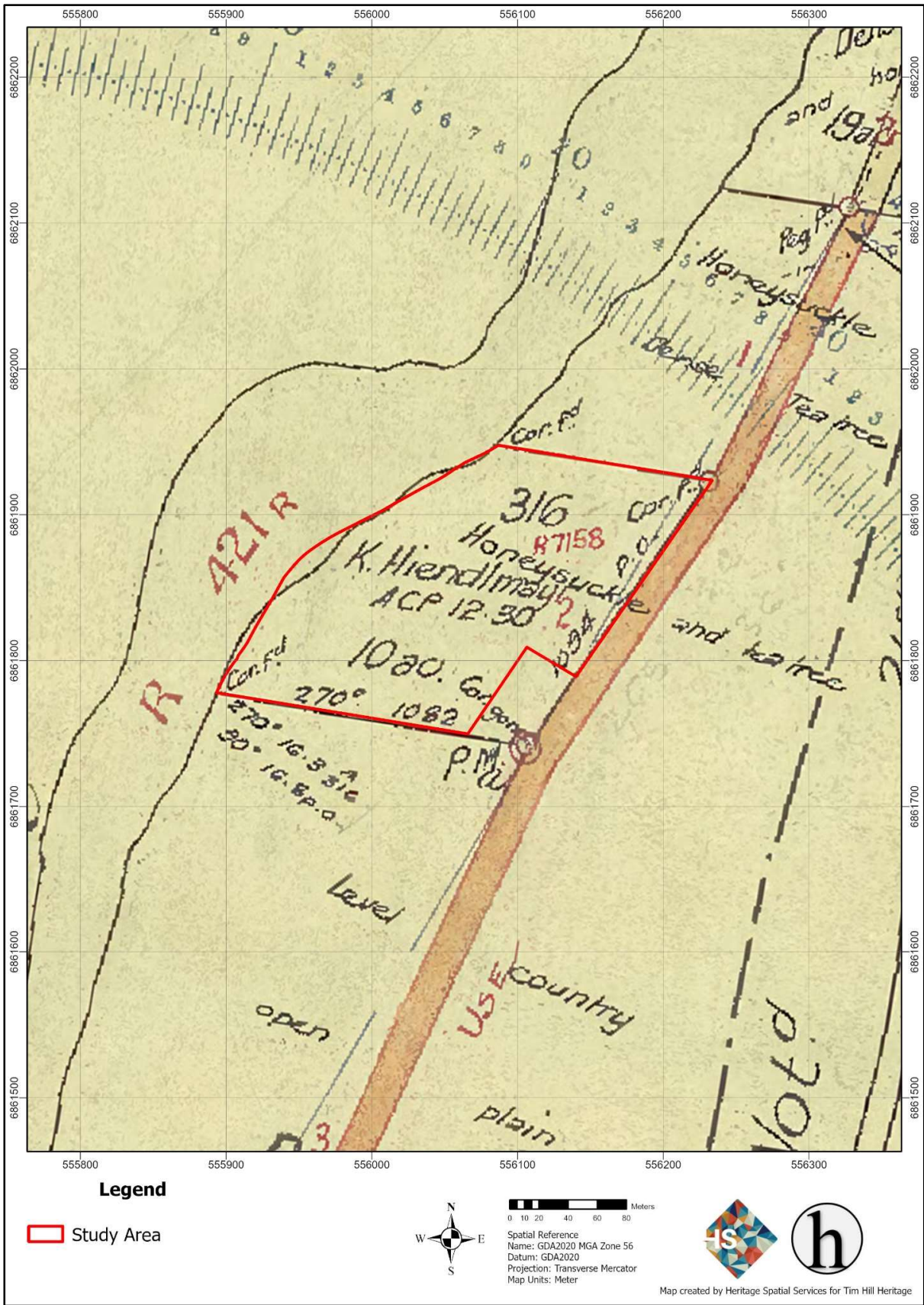


Figure 13: Tricare Hastings Point Seniors Housing Project- 1921 Crown Plan



Figure 14: 1961 aerial photo (NSW Spatial collaboration portal)

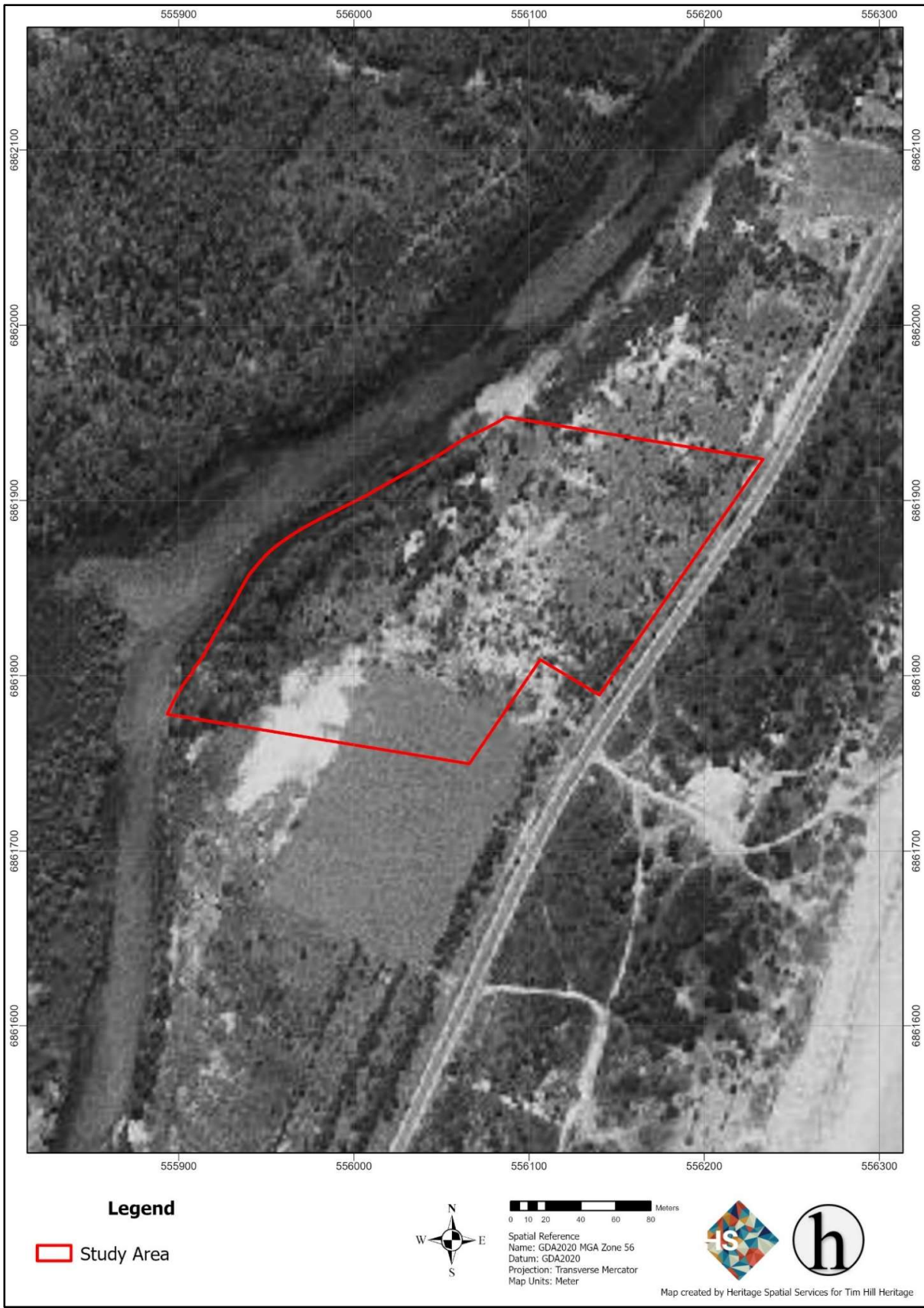


Figure 15: 1970 aerial photo (NSW Spatial collaboration portal)



Figure 16: 1978 aerial photo (NSW Spatial collaboration portal)



Figure 17: 1990 aerial photo (NSW Spatial collaboration portal)

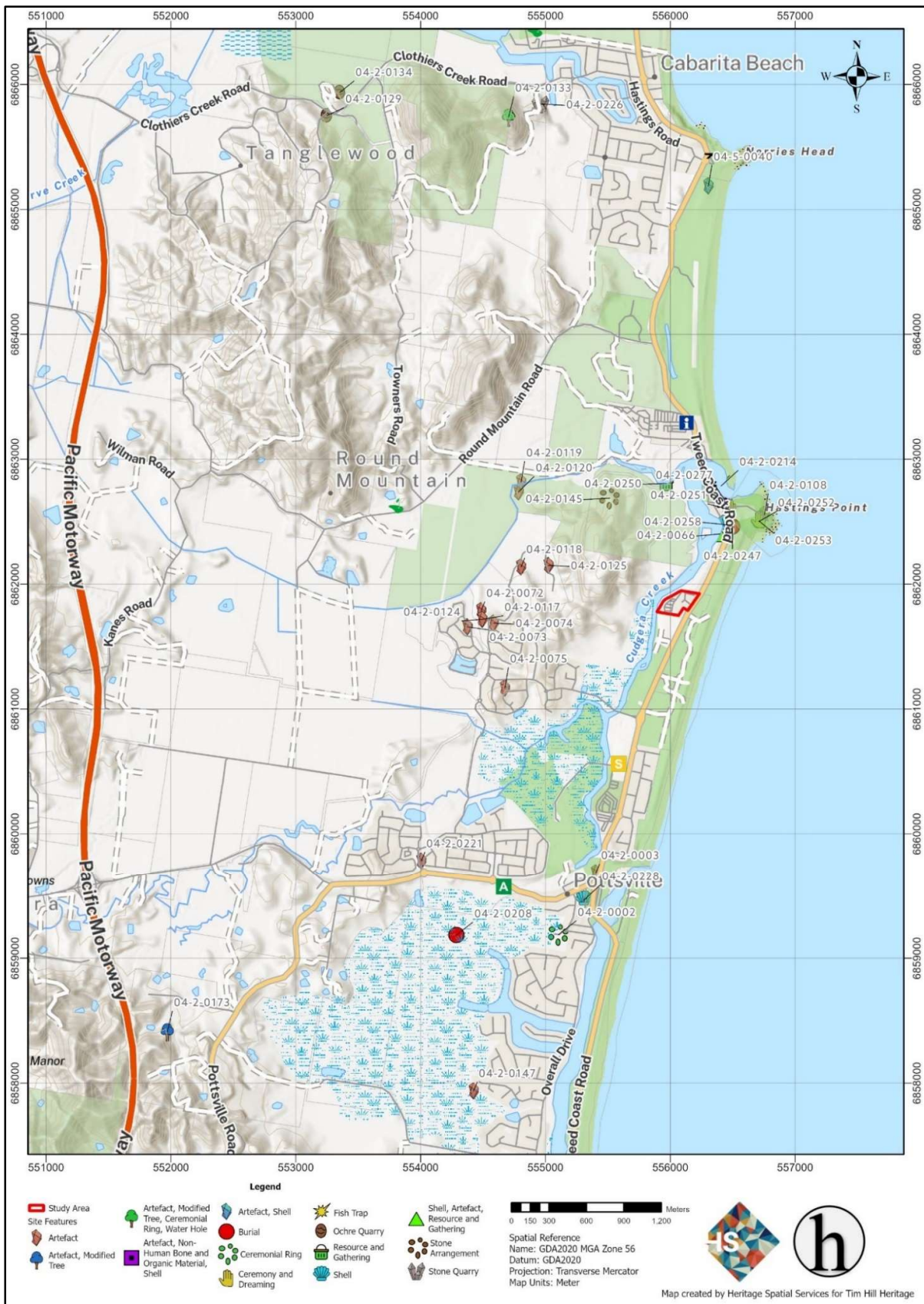


Figure 18: Tricare Hastings Point Seniors Housing Project- AHIM search results (#811387).

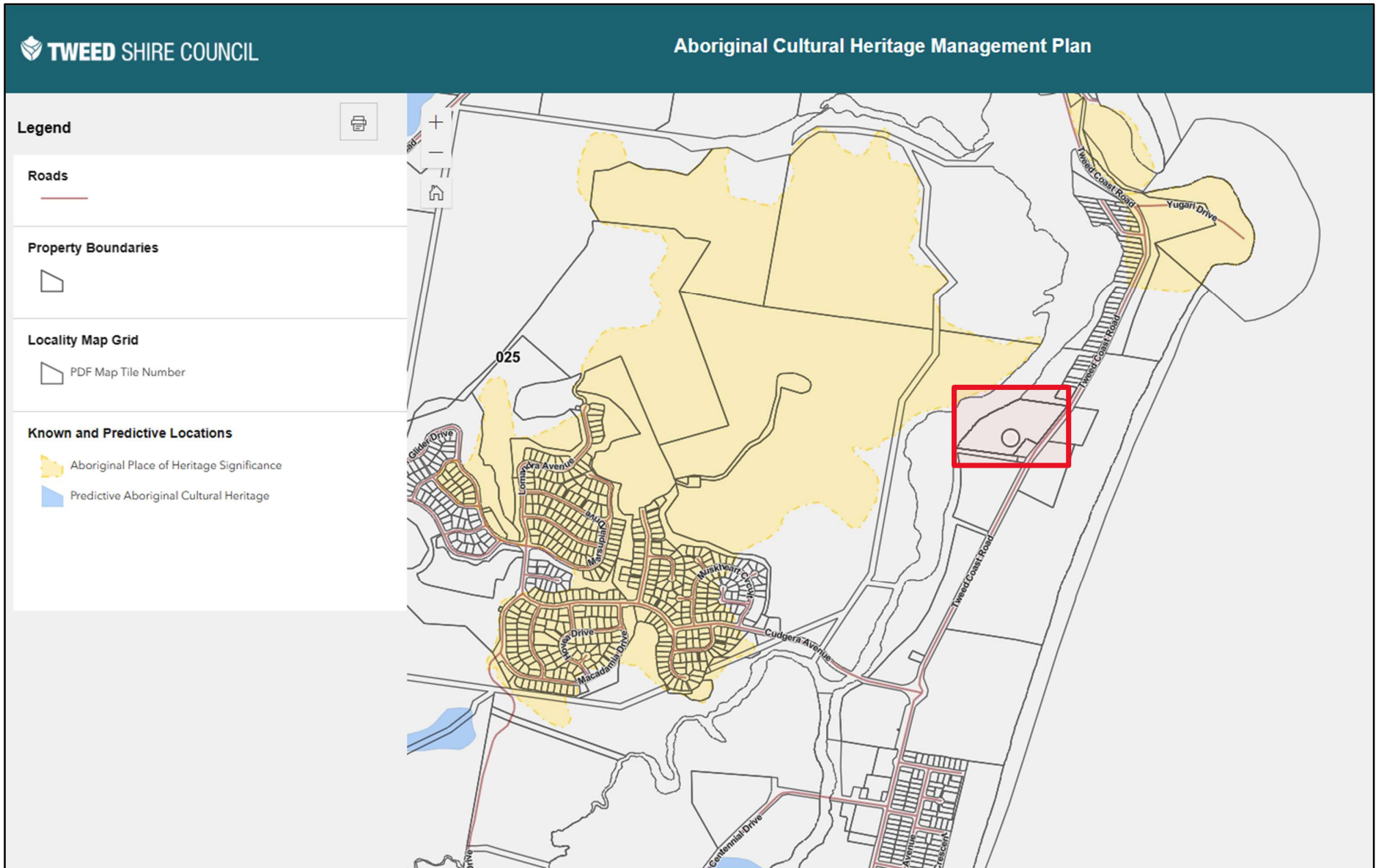


Figure 19: Tweed Shire Council Aboriginal Cultural Heritage Management Plan mapping

2.6 Connecting with Country Consultation Scope

TriCare is seeking to commence a design process with Aboriginal stakeholders to seek guidance and input into the design of communal and environmental spaces to contribute the quality of communal and environmental spaces through improved connection to Country. The design process will focus on the shared and lived history of representatives of the First Nations of the Tweed Valley to inform the layout and architecture of the community areas, including;

- The walkway along Cudgera Creek and mechanisms to protect the creek while optimising visitor access to it
- Active recreational areas including the lawn bowls pavillion and swimming pool
- Courtyards, garden spaces and internal sitting/ meeting areas, and
- Community facilities such as games rooms, entertainment areas and retail spaces including food and dinging venues.

Given the complexity of the planning and building regulations that condition the project there will be opportunities to provide advice and comment on materials and design of the built form of the project, the architects for the project will be available to talk through these matters as part of the consultation process.

2.7 Consultation proposal

The following comments are provided to assist with the Connection with Country design:

- Is the existing group of RAPs from the ACHA phase of the project suitable to make decisions and provide advice on the Connection with Country elements of the project- is it considered that additional stakeholders with specific or relevant skill and experience should be included in the consultation process?
- The design methodology provides summary information to assist with the project and to allow an informed contribution to the design process- any additional information requirements should be identified as part of the consultation phase to allow all parties to make informed contributions
- The copyright of any cultural information will be retained by Knowledge Holders- confidential information must be identified as confidential and will be restricted from the EIS
- It is proposed that a design meeting is undertaken at Tricare Hastings Point to allow the design team to walk through the existing operations, the objectives of the expanded buildings, outline the design/ architectural challenges of the site and discuss how the current design has responded to the environmental and regulatory environment, and
- Written submissions will be accepted - the primary method of consultation will be via the onsite design meeting of approximately 2.5 hours – a budget of \$700.00 + GST has been allocated for each participant group.

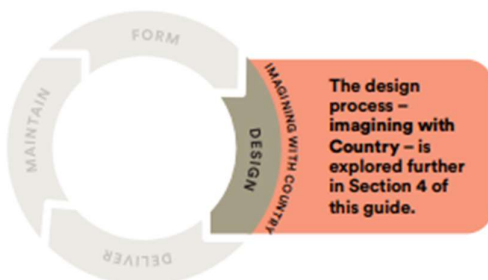


2.8 Imagining with Country- Next Steps

The following next steps will guide the Connecting with Country project for the (Figure 20):

- Aboriginal stakeholders to review the design methodology
- Targetted one on one conversations to increase awareness and understanding amongst the planning/ design team
- Written support/ comment provided clearly outlining any copyright/ Intellectual Property issues and any key information requirements amongst the planning/ design team
- A design meeting/ workshop will be held on-site to work through the proposal, with a primary focus on the Connection to Country Framework methodology (below)
- A draft Connection to Country design report will be issued for comment summarising the design process and documenting the outcomes of the consultation process, and
- Revised drawings/ plans and renders will be issued by the project architects for consideration and further comment by the planning/ design team.

Imagining with Country Design



Imagining with Country involves interpreting cultural narratives and understanding of Country. It is a key component of designing with Country and includes conversations with Aboriginal community about the history, needs and purpose of a place.

Activity	Action	Why it is important
Design basics	Start with the First Nations map ¹⁵	To understand how relationships between neighbouring nations will influence collaboration and design outcomes.
	Use first placenames	To better understand what they reveal about Country, and guide design responses.
	Connect to broader landscape settings	To understand the site within its context, including how it relates to the broader cultural landscape and wider ecosystem.
	Protect Aboriginal cultural heritage	To protect important connections between items and places, and to landscape settings, and maintain their relationship with the overarching cultural narrative.
	Acknowledge shared history	To find common ground, and support reflection and healing based on a deeper understanding of how Aboriginal and colonial history have influenced each other.
Design opportunities	Learning from traditional Aboriginal architecture	To learn from the ingenuity, creativity and connection with Country embodied in the design of traditional structures.
	Supporting living systems: Earth, Water and Sky	To acknowledge the role of culture in caring for Country, improve the environmental sustainability of built environments, and protect and restore natural systems.
	Reawakening memory	To incorporate storytelling and knowledge of the past so it can enrich the design of places.
	Explore in-between spaces	To respect and draw inspiration from different cultural perceptions of relationships between spaces.
	Indirect connections	To understand how connection can be established through subtle features such as sightlines or elements prompting reflection and memory.
Design considerations	Consider designing with Country at multiple scales.	To connect to the broader cultural landscape through a Country-centred approach.

Figure 20: Connecting with Country design framework flow-chart (GANSW)

3 CONNECTING WITH COUNTRY DESIGN FRAMEWORK- REPORT

3.1 Photos from site visits



Figure 21: Discussion of the masterplan considerations



Figure 22: Walking through to Cudgera Creek



Figure 23: Inspecting the northern boundary – the former caravan park entrance



Figure 24: Inspection of the former Caravan park site (indicative Building F)

3.2 Design Basics

3.2.1 First Nations Mapping

The following comments are provided to inform the cultural connection and identify of the Aboriginal community of the Tweed River:

- Hastings Point is within the 'Bundjalung' Nation- the Nation extends south to Yamba and north to Tallebudgera Creek where it meets the Yugumbah Nation (**Figure 25**).
- People from this area within the Bundjalung Nation would identify as 'Minjenbal' through the use of the Minjenbal language- the mapping from Norman Tindale is generally for the lower / coastal Tweed (**Figure 26**), and
- People along the coast between the Tweed River and Pottsville also identified as the Goodjingburra Clan- Goodjingburra identified as people associated with the red soils of the Cudgen Plateau and Condong range (**Figure 27**).

During the design meeting Aunty Jackie MacDonald made a specific point that the language mapping consistently left out the Nyangbal People of the upper Tweed, being the area around Murwillumbah and Uki. It was noted that while people from the coast identified primarily as being Minjenball speakers, Aboriginal people from the coast would have had ancestors from the upper valley and most coastal people also identify as having a ancestral connection to the hinterland/ ranges.

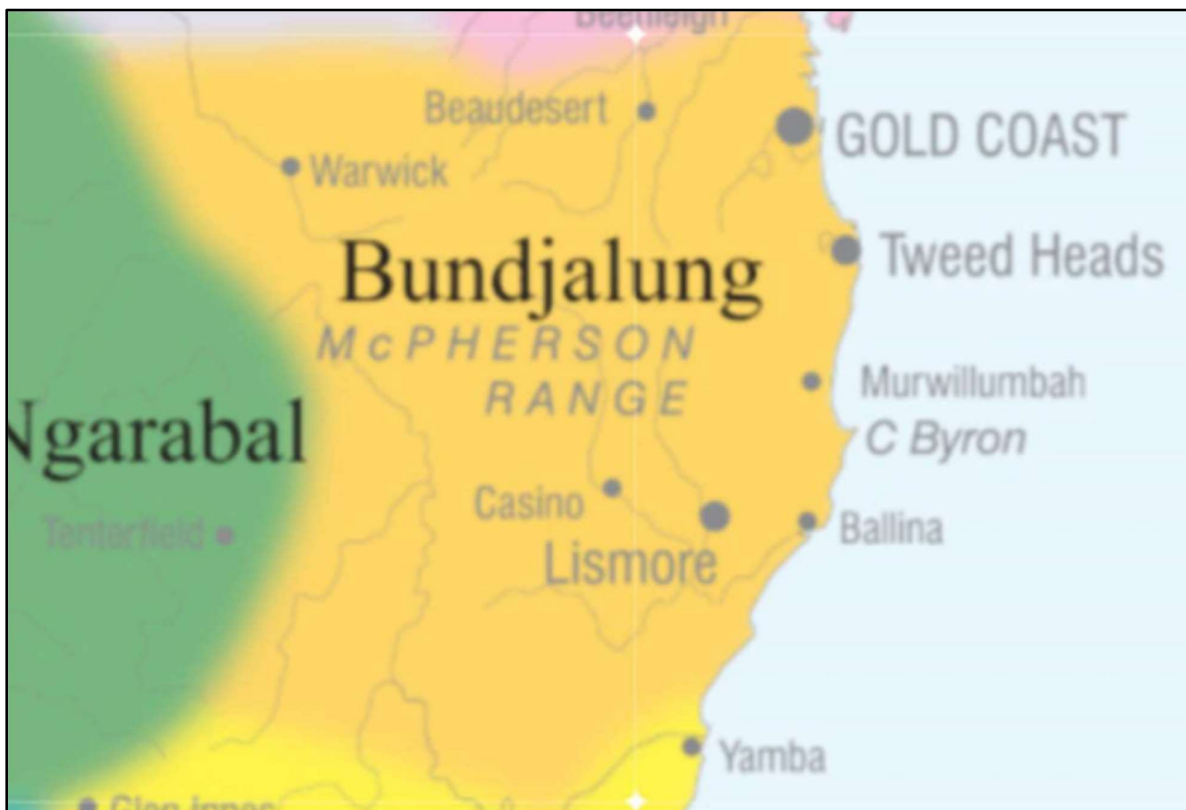


Figure 25: The AIATSIS language map showing the Bundjalung nation

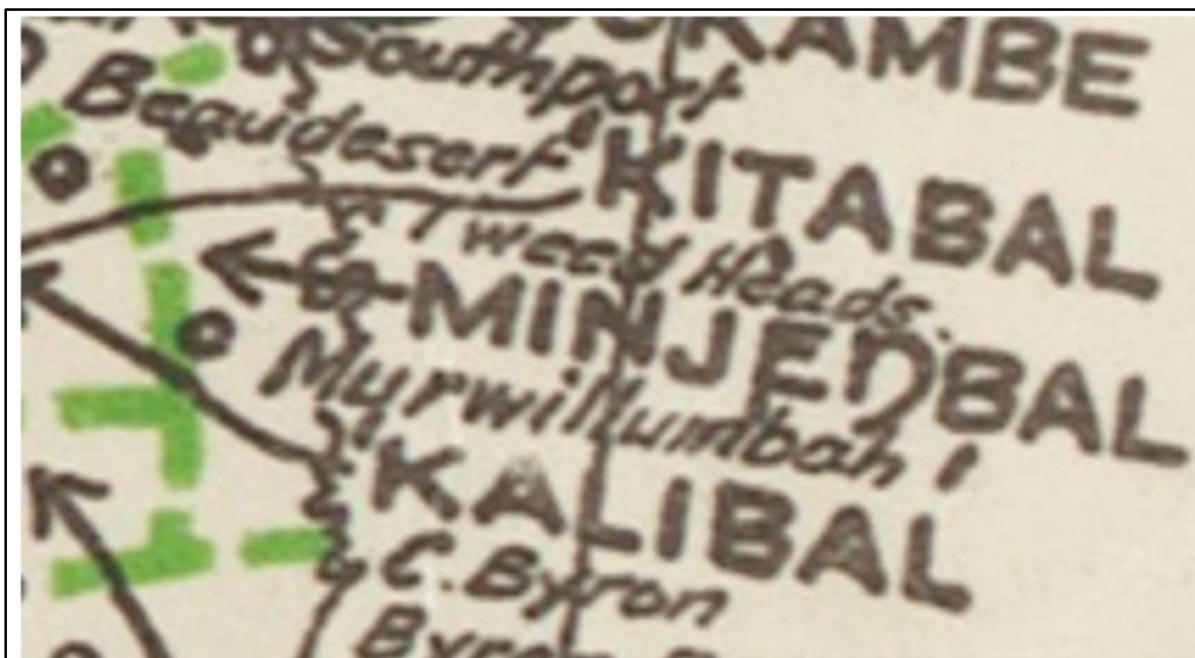


Figure 26: Tindales language map showing the 'Minjenbal' dialect

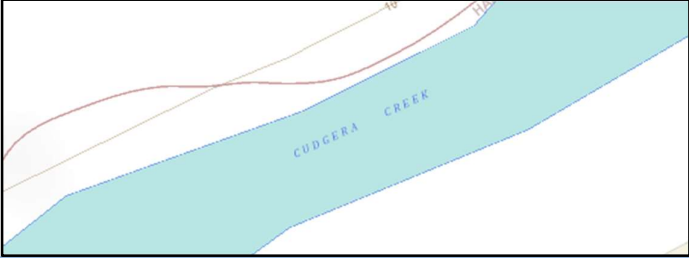
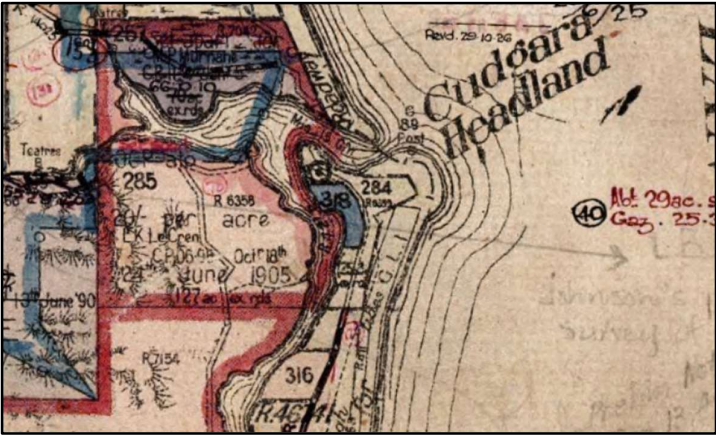


Figure 27: Tweed Clan areas (Ian Fox/ Tweed Shire Aboriginal Heritage Management Plan)

3.2.2 Place Names

The use of Aboriginal place names is a recognition of the shared history of a place- specifically the preservation of place names indicates that the first non-Aboriginal settlers acknowledged the presence of Aboriginal people in the landscape. The retention of traditional place names within a landscape it is common where Aboriginal groups were active participants in the ‘Colonisation’ of landscape- this recognises an aspect of our shared history whereby the ‘success’ of first settlers was enabled by First People. The primary place name for the Study Area is ‘Cudgera’ – being the red soils of the hinterland (**Table 2**).

Table 2: Summary of Minjenbal Place Names relevant to the design framework

NAME	SOURCE	COMMENT
Cudgara	Crown Plan	The current name of Cudgera Creek has changed over the years- Cudgera and Cudgara are both derived from the word Cudgen/ Goodjing. The story of an ancestral ‘wounded Kangaroo’ leaving blood across the landscape creating the red soils of the hinterland was shared at the design meeting
Cudgera	SIX Maps	Cudgera is derived from ‘Cudgara’- the original 1800’s spelling. 
Cudgen	Geographical Names Board	Meaning- From the Bundjalung-Yugambah dialect chain word 'kudhin' meaning red clay. M Sharpe. Dictionary p117 1998 & J Bray. Place Names List c1900.
Goodjing	Tweed Museum	Cudgen, or Goodjing, is a Bundjalung word meaning red. People of this country are Goodjingburra and the area is a source of red ochre used for adornment. A Bundjalung story of this area is of the wounded kangaroo whose blood turns into red clay (Tweed Museum).
Hastings Point Village/ ‘Cudgera’	Geographical Names Board	History- Was known as Cudgera until about 1947 when Post Office changed name to Hastings Point. (Rich.Twd.Reg.Lib.,1984)
Cudgara Headland	Cudgen parish Map (1920)	Hastings Point was formerly known as Cudgara Headland. 

3.2.3 Connecting with the Broader Landscape

The opportunities to connect with the broader landscape include (Table 3 and Figure 4- Figure 5):

- Cudgera Creek
- Cudgera Beach
- Cudgen Nature Reserve, and
- Cudgera Headland/ Hastings Point.

Table 3: Opportunities for connection to the broader landscape

LANDSCAPE ELEMENT	CONNECTION OPPORTUNITY	DESIGN RESPONSE
Cudgera Creek	Passive recreation	The riparian zone along Cudgera Creek is identified for passive recreation- this will be supported by a accessible gravel pathway. The existing boardwalk onto Cudgera Creek will be retained to provide access to the waterline. The riparian zone additionally provides a asset protection zone for fire and will provide access for emergency response if required.
Cudgen Nature Reserve	Bushland views/ setting	The Nature Reserve forms over a small hill- the forest is elevated above the creek and provides a nature backdrop to Cudgera Creek. The Nature Reserve will ensure that this western aspect will not be subject to residential or industrial development- the built form maximises access to the creek and foothills as a borrowed element of the overall design. As the nature reserve and riparian zone are environmental zones the connection between the residential zone and the natural environment has a sense of permanence- the long term conservation of the natural environment is important to develop the sense of place and connection for residents.
Cudgera Beach	Active recreation	Cudgera Beach is accessed from Tweed Head Coast Reserve immediately opposite Tweed Coast Road. The beach access includes vehicle parking and is a popular beach for fishing and walking- providing beach access to Hastings Point (c. 800m) or Pottsville (c 2km). The beach is not patrolled and has a sense of remoteness/ wildness as buildings are restricted to the lands behind the hind-dune.
Hastings Point Headland/ Tweed Coast Road	Active recreation	Cudgera Headland is a prominent coastal lookout and estuary which is managed as a public recreation area. There is a pedestrian path along Tweed Coast Road which provides for longer walks to the creek and headland.

3.2.4 Protect Cultural Heritage

The following statements summarise the cultural values of the Study Area:

- the Study Area (creek flats) forms part of the Cudgera Creek catchment which is a culturally significant waterway- the lower banks of Cudgera Creek contain Aboriginal shell middens, ceremonial sites, burials and campsites
- isolated stone artefacts/ low density artefacts scatters are known to occur on the coastal dunes and are expected to occur on the elevated ridges and crests – while these landforms are not expected to be large campsites it is likely that the hind dune was used as hunting area between the coast and sub-coastal forests, and
- the rural villages of the Tweed Valley were utilised in the historic period by Aboriginal groups travelling down the coast from Fingal for forestry, fishing and agricultural work.

This Aboriginal cultural heritage assessment at 87-89 Tweed Coast Road has concluded that the Study Area is not a ‘significant’ part of the Aboriginal cultural heritage landscape of the lower Tweed Valley. The following comments are provided to inform this statement:

- Aboriginal shell midden is not visible on the banks of Cudgera Creek- shell midden is known to occur closer to the Headland and the lower estuary
- the Study Area has been subject to a relatively high degree of ground disturbance from sand mining and use as a caravan park, and
- there are no known ceremonial, spiritual or historic sites identified by RAPs during the assessment.

As such, it is reasonable to proceed with the assessment on the basis that it is not likely that the proposed Seniors Housing Project will have a significant impact on the Aboriginal archaeological or cultural landscape.

A summary of the cultural heritage recommendations from the Aboriginal Cultural heritage Assessment Report are provided below (**Table 4**).

Table 4: Summary of cultural heritage management measures

AVOIDANCE & DISCUSSION MANAGEMENT STRATEGIES	
Site avoidance	The primary site avoidance strategy is provided by the environmental and fire protections zones along Cudgera Creek- it is expected that this zone will include shell midden if it occurs along the bank.
Site relocation/ storage	The environment/ fire protection zones provide sufficient open space to relocate and permanently store an unexpected finds ‘on-country’. There are precedents for the relocation and permanent storage of archaeological sites in this manner for other coastal developments.
Archaeological investigation	Based on previous studies it is not considered that there is a high likelihood the Study Area will contain Aboriginal stone artefact scatters or shell middens- an extensive archaeological investigation program would not inform out understanding of the nature, extent and significance of archaeological sites within the Study Area as the land has been subject to significant historical land disturbance.

AVOIDANCE & DISCUSSION MANAGEMENT STRATEGIES	
Other controls	The primary additional controls for Aboriginal cultural heritage include an induction for contractors and statements for future residents on appropriate responsibilities for Cudgera Creek- including any Aboriginal archaeological sites and cultural landscape values of Cudgera Creek- including public interpretation of landscaping projects including Aboriginal knowledge holders.
Cultural induction	A cultural induction is required for all contractors involved in early works- including all works which require the removal of topsoils- and for contractors who are responsible for the management of the environmental and fire protection zones.
Open space collaborative design	The design of the open spaces, including lands zoned for public recreation and environmental management/conservation lands, should be undertaken in collaboration with representatives of the Aboriginal community to ensure that the residential development has a positive impact on the cultural and ecological values of Cudgera Creek. This should include messages to ensure that future residents do not have a cumulative impact on Cudgera Creek.
Unexpected Finds Procedure	<p>If it is suspected that Aboriginal stone artefacts have been uncovered as a result of ground disturbance within the Study Area:</p> <ol style="list-style-type: none"> a) work in the surrounding area is to stop immediately and records are made of the finds via project reporting procedures b) a temporary fence is to be erected around the site and appropriate controls put in place to ensure that no additional ground disturbance happens in the vicinity of the find c) an appropriately qualified archaeological consultant and RAPs are to be engaged to identify the material and provide an initial assessment of the significance of the site and the likely nature and extent of any associated archaeological sites d) the stone artefact sites must be reported on the AHIMS database e) in the event that the stone artefact site is considered to have been damaged or disturbed, the incident must be reported via a AHIMS Site Impact Recording form, and f) works may only recommence after there is agreement from the consultant archaeologist and RAPS on: <ol style="list-style-type: none"> i. the development of engineering or construction measures to avoid impacts to the Aboriginal heritage values of the (i.e. site avoidance), or ii. agreement from RAPs to provide for the relocation of the stone artefacts and shell material. iii. alternative management and mitigation options for shell midden included the offsite storage/ display and scientific investigation including radio carbon dating or destructive analysis of organic material.

3.2.5 Acknowledge shared history

The Study Area has a complex land-use history which provides opportunities for connection with Country- specifically through a process of restoration and healing which is common for people transitioning through the phases of aging. The opportunities for connection through acknowledge of the history of the Study Area are provided below (Table 5).

Table 5: Summary of the history of the Site and opportunities for reconnection

TIME/ SPACE	HISTORY	OPPORTUNITY FOR RE-CONNECTION
<p>Cudgera Creek- (Connection to pre-settlement times)</p>	<p>Cudgera Creek is a tidal creek which has slow moving water and supports a mangrove forest in the vicinity of the Study Area. The creek would have provided primarily aquatic resources including fish, shellfish and mudcrabs.</p>	<p>Use of the creek for fishing and crabbing was noted during the design meeting. It is possible that residents will use Cudgera Creek for fishing- however as permanent residents are elderly it is not expected that the proposal will have a significant impact on fish stocks. The creek bank is an opportunity for interpretation of the Bundjalung seasonal calendar- Aunty Jackie explained, as an example, that the paperbark flowers indicate the commencement of mud crab season and wattle flowers indicate the end of the mud crab season. There is an opportunity for canoeing on the creek as a primary form of travel up to Pottsville or down to Hastings Point. Canoeing was a primary mode of transport for Goodjingburra people and this can be a connection to the past while providing a safe recreational outlet for residents.</p>
<p>Early settlement (pre 1920's)</p>	<p>The Crown Plan indicates that a 'clearing and hut' was located on the banks of Cudgera Creek in the late 1800's. The selection of the creek, and not the beach, by the early settlers is a key design decision as the creekfront offers many advantages- particularly protection from coastal winds.</p>	<p>The focus of the design on Cudgera Creek is consistent with the prioritisation of the safer creekfront over the beach by the first settlers. The hind dune and coastal reserve offers a degree of protection from the strong coastal breezes- the proposed buildings will further protect the creekbank from coastal breezes. The creek is a much more calm and accessible natural space than Cudgera Beach- this is a key consideration for elderly residents who might otherwise find the open beach challenging.</p>
<p>Sand mining (mid 1900's)</p>	<p>The sand mining of the mid-late 1900s has had a significant impact on the physical landscape.</p>	<p>The impact of sand mining extended outside the Study Area- this land has been remediated now- however the bushland has been permanently modified. Sand mining has had a significant impact to the natural landscape along the Tweed Coast and is a permanent reminder of industrialisation of the coastline- there are no 'natural' dunes along Cudgera Beach.</p>
<p>Caravan Park/ Holiday Park (late 1900s)</p>	<p>The former long-term caravan park was known to Aunty Jackie and Paul who both had visited/ used the site. The caravan park was contemporaneous with the current senior living operations.</p>	<p>The caravan park demonstrates the continued use of the creek for relatively high density living. There are numerous precedents of small permanent caravan parks along the north coast which have historically provided low-cost housing around small coastal villages. This type of living has been utilised by the Aboriginal community who were able to rent cheap accommodation while undertaking seasonal work or who moved around undertaking different types of employment. Small caravan parks typically provided access to creeks and beaches for fishing to supplement grocery shopping for families on low incomes.</p>


3.3 Design Opportunities

3.3.1 Learning from Traditional Aboriginal Architecture (‘O’Rourke 2013)

A comprehensive review of traditional Aboriginal architecture has been undertaken for South-East Queensland which extends south to the Tweed River (O’Rourke 2013), examples are provided below (Table 6).

The obvious similarity between traditional architecture and the proposed Seniors Housing Project which can be considered as a architectural response to Country is to create a ‘Village’ as a village is the best descriptor of Aboriginal campsites along the coastline. Inclusive of the existing buildings within the Tricare Hastings Point operations, the design response to place several discrete buildings in close proximity is consistent with First Nations communities along the coastline of SE Queensland and northern NSW. The contrast to this pattern of development includes the residential dwellings along Tweed Coast Road/ Cudgera Creek and the rural/ agricultural communities of the Tweed Hinterland. The built form of the Seniors Housing Project necessarily creates a strong sense of community which will be enhanced by the direct connection to Cudgera Creek, and to a lesser extend Cudgera Beach.

Table 6: Examples of traditional Aboriginal architecture from SE Queensland (O'Rourke 2013)

LOCATION	PHOTO/ ILLUSTRATION
Stradbroke Island	
Bribie Island	<p>Five or six huts, from twelve to fifteen feet in length [3.6 m to 4.7 m], were seen standing near each other. They resembled a covered arch-way, rounded at the far end. The roofs, roofs and the manner of securing them, were nearly the same as those which we had seen in Shoal Bay [mouth of the Clarence River] ...</p>
Stradbroke Island	<p>In 1843, Backhouse described a camp at Amity: we walked to a native village, on the coast. It consisted of a number of huts, formed of arched sticks, and covered with tea-tree bark, so as to form weather-tight shelters, just high enough to allow the inmates to sit upright in them, and equal in comfort to the tilts, inhabited by the Gipsies, in England</p>

LOCATION	PHOTO/ ILLUSTRATION
<p>Amity Point</p>	
<p>Moreton Bay</p>	<p>Huts of very neat Construction & ample internal Capability were standing, which gave proof of their superior manner of building retreats from the weather over their Countrymen in the Mother Colony. Upon a curved framework of sapling wands, cross'd and secur'd at the several points of intersection by strips of Plageliana [Flagellaria indica], sheets of paper like bark of some Melaleuca were carefully laid in ample thickness to fully exclude the heaviest rains from the interior. These thatched roofs being externally secured by the stems of the Plageliana, whose suppleness is admirably adapted to all purposes where abrupt bends are required.⁴</p>
<p>Bribie Island</p>	<p>Huts were never made very high; a man could not stand upright in them. However the second kind were much wider, and held about ten people. This time the foundation was formed of four long saplings bent over (not cracked) in the shape of hoops—with both ends stuck firmly in the ground. These hoops were crossed one over the other at equal distances; and so the openings in between were all alike, and were filled with sticks stuck in the ground at one end and tied to the hoops at the top, with the exception of one which was left for the doorway, and left only a tiny opening One mostly saw them on the coastline, the inland tribes always used the others.</p>

3.3.2 Support Living Systems: Earth, Water, Sky

The primary mechanism to support Country will be the activation of the riparian zone along Cudgera Creek. The revegetation of this space and activation through the pedestrian access will result in improved awareness of the creek and estuarine mangrove forests- currently residents do not have direct access to Cudgera Creek



and it is not a focus of community making activities. The activation of this space for passive recreation will necessarily improve the quality of residents lives by providing opportunities to connect with Country, including the creek and the unbroken horizon above Cudgen Nature Reserve. The open landscape along Cudgera Creek will additionally create opportunities for environmental stewardship, citizen science type research and exploration of recreational activities that are not possible if access to the creek is restricted. The alternative to opening up this space would be the creation of a 'no-mans-land' which would result in the progressive accumulation of weeds, rubbish and erosion.

3.3.3 Reawakening Memory

The consultation meetings provided an opportunity for the Elders/ Knowledge Holders to reconnect with a part of Hastings Point and Cudgera Creek that had previously not been activated for many years, this included:

- Paul Buxton had a memory of visiting the holiday camp in high school and can remember the camp quarters (visible in the 1990 aerial photo)- the camp include recreation on Cudgera Creek and Cudgera Beach.
- Aunty Jackie purchased one of the buildings from the camp when it closed- this building is still on the family block at Chinderah.
- Aunty Jackie retold a story of travelling along Tweed Coast Road to school as a young girl- she can remember it being a very narrow and bumpy sand track, and
- The walk along Cudgera Creek brought back memories of mud crabbing and specifically knowledge of the relationship between flowering plants and mud crab seasons.

3.3.4 In between spaces

The open landscape along Cudgera Creek is the primary 'in between space' as it connects the built form of the independent living units with the natural form of the creek bank. The most direct point of connection from the main entrance at Tweed Coast Road and Cudgera Creek will be between buildings D and E – this space has been identified for the pool pavilion and uses water as the element connecting the built and natural landscapes. The pool pavilion will include landscaping which will provide an additional visual connection to Cudgera Creek. The third 'in between' space is the bowling green precinct- this is the 'least natural' recreational space and has been placed within the space between Buildings F and G and will not be visible from Cudgera Creek or the open landscape.

3.3.5 Indirect connections

The open space along Cudgera Creek is the primary opportunity for indirect connections to Country. This space is curved, with the widest portion to the south, providing opportunities for viewing the hillside and horizon of Cudgen Nature Reserve. The narrowing of the open landscape towards the north will allow for appreciation of riparian habitat, the mangrove forest and the rhythm of tides through Cudgera Creek. An outcomes of the consultation with Elders/ Knowledge Holders is the opportunity provided by the creek and hills to inform a 'seasonal calendar' as a culturally appropriate interpretation features. The use of the

biological indicators to identify changes of seasons and relationships between elements of the natural landscape will add value to the open landscape.

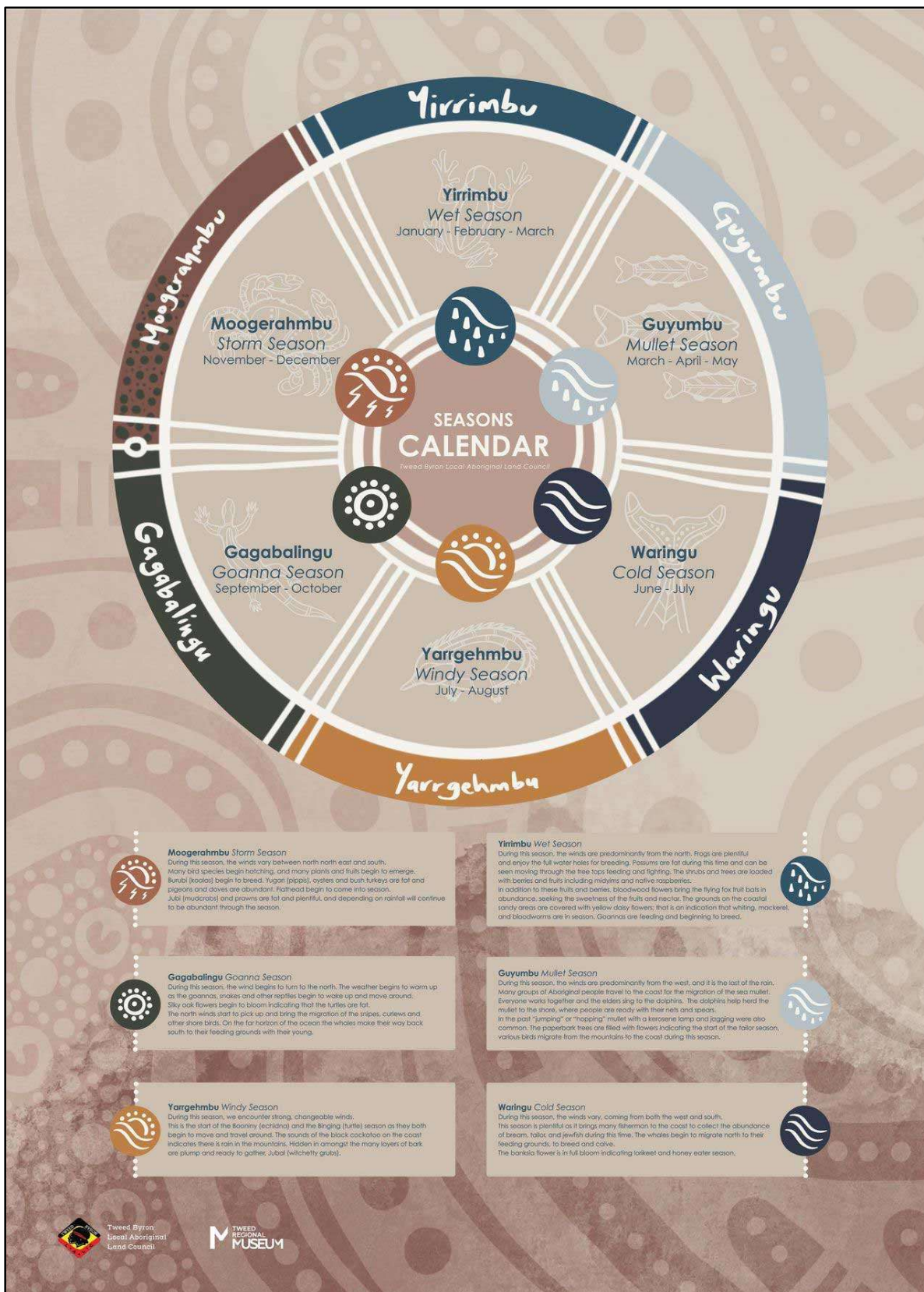


Figure 28: Bundjalung seasonal calendar (Tweed Museum)

3.4 Design Considerations (Building Scale)

Table 7: Summary of Design Considerations (Building Scale)

BUILDING-SCALE CONSIDERATIONS	COMMENTS
<p>Orientate buildings and spaces between them to preserve views and sightlines to important cultural features within the landscape such as hilltops, landforms and waterways.</p>	<p>Buildings D-F are oriented towards Cudgera Creek/ Cudgen Nature Reserve (northwest) to maximise the connection through to the natural landscape. Building G is orientated north- but will provide a degree of connection to the valley south (towards Pottsville) of the Study Area.</p>
<p>Provide physical and visual connections to external spaces that respond to cultural landscapes and understanding of Country.</p>	<p>The connection to the natural landscape will be provided by the pedestrian precinct along Cudgera Creek. The provision of a gravel pathway between the buildings and the creek will allow residents and visitors to engage with the built form of the buildings and the coastal/ riparian landscape. The height of the main buildings is equivalent to the mature riparian forest- as the riparian zone is relatively thin it is possible to see through the canopy to the creek, hill and horizon.</p>
<p>Follow ground contours to minimise excavation and alteration of existing topography</p>	<p>The Study Area is largely flat with only a slight slope west to Cudgera Creek- the proposal includes excavation for basement carparking so as to maximise the above ground space for residents.</p>
<p>Create a range of spaces so community as a whole can discuss shared business while focus groups can break away to have targeted conversations.</p>	<p>The proposal includes three public open spaces:</p> <ul style="list-style-type: none"> • the pedestrian walk along Cudgera Creek • a swimming pool zone, and • a bowling green. <p>The placement of the pool between the open space of the creekland and the bowling green- which is enclosed by the buildings- provides a transitional connection between the built form of the residential units and the natural form of Cudgera Creek. Specifically- the placement of the pool maximises summer sunshine into this space and provides a visual connection from the main entrance through to Cudgera Creek.</p>
<p>Ensure the public entry into a building is relaxed and low key – and feels welcoming. Allow for social gathering and easy movement and connection to external spaces.</p>	<p>The primary entrances to the buildings will be from the ‘Community Precinct’ which includes the main recreational opportunities provided by the pool and bowling green. These spaces will be landscaped and will necessarily break up straight lines that would otherwise form if the entrance space was open or the buildings were closer.</p>
<p>Where possible, provide multiple ways to approach a building so individuals or groups have options for how they would prefer to enter the site.</p>	<p>The pedestrian access includes movement around and between the four buildings and around the perimeter provided by the open landscape precinct.</p>
<p>Provide space or accommodation on site for Aboriginal community to reconnect and care for Country</p>	<p>The Independent Living Units are considered affordable housing options and will be available for lease by residents of the Aboriginal community.</p>
<p>Select materials for projects that have a low impact on Country, are renewable, and where possible, locally sourced. Materials, textures and colours can also be inspired by the Country where projects are located.</p>	<p>The materials have been selected to provide a connection between Cudgera Creek and Cudgera Beach. This includes natural tones and surfaces with a distinctly ‘coastal’ aesthetic. Modern and ‘statement’ type colours and highly manufactured polished surfaces have been avoided.</p>

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