



beam

State Significant Development Application Environmental Impact Statement

25-27 Boyd Street, Tweed Heads


Prepared for Homes NSW



08.01.25
24119

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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Appendices

Title	Prepared by
SEARS Compliance Summary	<i>Beam Planning</i>
DCP Assessment	<i>Beam Planning</i>
Architectural Drawings and Report	<i>CKDS</i>
Landscape and Public Domain Plans	<i>Xeriscapes</i>
Design Verification Statement	<i>CKDS</i>
Assessment Against the Apartment Design Guide	<i>CKDS</i>
Estimate Delivery Cost Report	<i>RPS</i>
Survey Plan	<i>RPS</i>
Building Code of Australia Compliance Report	<i>MBC</i>
Accessibility Report	<i>Purple Apple Access</i>
Arborist Report	<i>Abacus Tree Services</i>
Biodiversity Development Assessment Report	<i>AMBS Ecology and Heritage</i>
BASIX Report	<i>Chapman Environmental Services</i>
Transport and Accessibility Impact Statement, Green Travel Plan and Construction Traffic Management Plan	<i>SECA Solutions</i>
Noise and Vibration Assessment	<i>Spectrum</i>
Geotechnical Assessment	<i>Barnson</i>
Flood Risk Assessment	<i>Northrup Engineers</i>
Contamination Report	<i>EnviroScience Solutions</i>
Waste Management Plan	<i>CKDS</i>
Aboriginal Cultural Heritage Assessment Report	<i>AMBS Ecology and Heritage</i>
Infrastructure Delivery Management Plan	<i>CKDS</i>
Engagement Report	<i>Homes NSW</i>
Social Impact Assessment	<i>ARUP</i>
Crime Prevention Through Environmental Design Report	<i>Beam Planning</i>
Visual Impact Assessment	<i>Beam Planning</i>
Heritage Impact Statement	<i>AMBS</i>
Civil Drawings	<i>Northrop</i>
Concept Stormwater Management Report	<i>Northrop</i>

EIS Declaration

Project Details	
Project name	Affordable Housing Development at 25-27 Boyd Street, Tweed heads
Application number	SSD-72700708
Address of the land in respect of which the development application is made	25-27 Boyd Street, Tweed Heads NSW
Applicant Details	
Applicant name	Homes NSW
Applicant address	Level G, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
ABN	24 960 729 253
Details of person by whom this EIS was prepared	
Name	Michael Rowe
Organisation	Beam Planning Pty Ltd
Address	Level 8, 68 Pitt Street, Sydney
Professional qualifications	BPlan (Hons 1), UNSW
Declaration by Registered Environmental Assessment Practitioner	
Name	Michael Rowe
Registration number	10257
Organisation registered with	Planning Institute of Australia
Declaration	<p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none"> • Has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021; • Contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates; • Does not contain information that is false or misleading; • Addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project; • Identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments; • Has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement; • Contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development; • Contains a consolidated description of the project in a single chapter of the EIS; • Contains an accurate summary of the findings of any community engagement; and • Contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.
Signature	
Date	16/12/2024

Summary

Where is the Site?	25 – 27 Boyd Street, Tweed Heads
Who is the Applicant?	Homes NSW
What is this SDDA for?	 <p data-bbox="485 875 1281 902">An 80-unit residential flat building (RFB) for the purposes of affordable housing.</p>
Why is it being lodged?	<p data-bbox="485 916 1465 1059">The SDDA is being lodged as part of the NSW Government's response to the housing crisis and will directly address the current strain on the social housing waitlist, which as of July 2024 was recorded to have 57,701 households in NSW, of which 1,151 households are in Tweed Heads. The Tweed Heads statistics also show a far above-average need for priority placements, with 29.98% of households on the register being identified as requiring priority placement.</p>
What is the development's strategic context?	<p data-bbox="485 1072 1426 1182">The NSW Housing Strategy outlines four interrelated pillars: supply, diversity, affordability and resilience. The development of affordable housing aligns with each pillar. The proposal is also consistent with Council's strategic vision for the Boat Harbour Precinct within the Tweed City Centre.</p>
Does it comply with the relevant planning controls?	<p data-bbox="485 1196 1404 1256">Yes, the proposal complies with all the applicable State Environmental Planning Policies and Tweed City Local Environmental Plan.</p>
What are the key findings of the preliminary stakeholder engagement?	<p data-bbox="485 1274 1455 1357">Preliminary stakeholder engagement outlined concerns, primarily regarding overshadowing, car parking and the use of the development as affordable housing, all of which have been addressed throughout this EIS and the supporting technical assessments.</p>
What are the key impacts?	<p data-bbox="485 1368 1466 1485">The key impacts of the proposal are visual impact, overshadowing, social impact and traffic and parking. The technical assessments that support this EIS have assessed these specific impacts and concluded that they are appropriate and were necessary recommended mitigation measures which have been adopted in this EIS.</p>
Who is responsible for approving it?	<p data-bbox="485 1498 1460 1608">The Minister for Planning and Public Spaces is the consent authority, however the NSW Department of Planning, Housing and Industry has been delegated authority for SSD applications where Council does not object and/or where the application receives less than 50 individual public submissions.</p>
Why should it be approved?	<p data-bbox="485 1621 1230 1650">The proposed development should be approved for the following reasons:</p> <ul data-bbox="485 1657 1455 1998" style="list-style-type: none"> <li data-bbox="485 1657 1426 1718">• The proposed development is permissible with consent and meets the applicable statutory requirements of the relevant environmental planning instruments. <li data-bbox="485 1724 1455 1807">• The proposed development aligns with the strategic direction for housing provision as outlined in the NSW Strategic Housing Plan, the North Coast District Strategic Plan, the Tweed Local Strategic Planning Strategy, and the Draft Tweed Affordable Housing Strategy. <li data-bbox="485 1814 1426 1874">• The proposed development will not result in unreasonable adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact. <li data-bbox="485 1881 1386 1942">• The Site is suitable for the development and the proposed development is in the public interest. <li data-bbox="485 1948 1455 1998">• The proposed development will have a positive social impact as it will contribute 80 affordable housing units to an area struggling with a higher-than-average demand.

1.0 Introduction

This Environmental Impact Statement (EIS) has been prepared on behalf of Homes NSW to assess the economic, environmental and social impacts of the State Significant Development Application (SSDA) for a residential flat building (RFB) for the purpose of affordable housing (the proposed development) at 25-27 Boyd Street, Tweed Heads (the Site) (refer **Figure 1**).



Figure 1 Site Location Plan

The development is SSD pursuant to Clause 26, Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* as it is development carried out by the Land and Housing Corporation (Homes NSW) that:

- has an estimated development cost of more than \$30 million; and
- will result in more than 75 dwellings.

This EIS has been prepared in accordance with the requirements under Division 5 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Regs) and having regard to the SSD Guidelines and project SEARs. It is submitted to the NSW Department of Planning, Housing and Infrastructure (the DPHI) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This EIS is based on the Architectural Plans prepared by CKDS and other technical studies appended to this report (see Appendices List).

1.1 Applicant Details

Homes NSW is the NSW Government organisation tasked with turbocharging the construction, maintenance and repair of social and affordable homes across our state. On February 1 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.

Table 1 Applicant Details

Applicant Details	
Applicant name	Homes NSW
Applicant address	Level G, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
ABN	24 960 729 253

1.2 Project Context

The NSW Government announced in their *Building Homes for NSW 2024-25 Budget*, a total \$6.6 billion investment that includes but is not limited to the building of 8,400 new affordable homes. The Building Homes for NSW program will also deliver up to 21,000 new affordable and market homes. These programs serves NSW residents in need of affordable housing, including Aboriginal people, residents recovering from natural disasters, domestic abuse survivors, essential workers and more.

This investment is the largest ever in NSW history, which tracks in comparison to the growing scale of the Australian housing crisis and the relative number of households requiring affordable housing. In 2021, Tweed Shire experienced a critical shortfall of 2,665 affordable housing dwellings, with projections indicating the need for 4,885 additional affordable units by 2041 (*Tweed Affordable Housing Strategy, 2024*). Approximately 47% of household in Tweed are under rental stress, compared to the NSW average of 35.5%. The median rent for a two-bedroom unit in the area is \$550 per week, a cost that 84.6% of the community cannot afford based on income distribution. Affordable housing is crucial for providing homes to very low-moderate-income households who are unable to meet market rental costs without significant rental stress.

The urban centre of Tweed Heads had 63,721 people, and Tweed Shire (the wider surrounds) is already home to almost 100,000 people. Tweed's population is expected to grow to about 120,000 people by 2031, and therefore it is critical that the community infrastructure that supports that population continues to grow with them. **Figure 2** from Council's Affordable Housing Strategy highlights the desperate need for affordable housing in the Tweed.

In addition to the established need for affordable housing in the Tweed, in response to the flooding event in the Northern Rivers region in NSW in February and March 2022, the NSW Government is investing \$150 million to support rebuilding and recovery efforts and deliver effective housing solutions to the communities affected by the floods. Homes NSW has received stimulus funding to deliver approximately 240 new and replacement affordable housing dwellings in flood affected locations in Northern NSW.

Fourteen sites have been identified for redevelopment to deliver the affordable housing dwellings as part of this program. These sites include the Local Government Areas of Ballina, Lismore, Richmond Valley and Tweed with further investigation of potential sites currently taking place. The proposed development is one of the major projects identified to deliver affordable housing as part of the program.



Figure 2 Housing Snapshot

Source: Tweed Affordable Housing Strategy 2024

1.3 Project Objectives

The primary objective of the proposed development is to deliver affordable housing. Supporting this main objective are several sub-objectives, which include the following:

- **Increase Affordable Housing Supply:** Provide a significant number of affordable housing units to meet the needs of low- to moderate-income families in the Tweed area where a large portion of households are experiencing rental stress.
- **Promote Community Integration:** Design the development to foster a sense of community and social cohesion among residents as well as the wider community, encouraging inclusivity and diversity.
- **Foster Safety and Security:** Design the development to enhance safety and security for residents, incorporating features that respond to the existing conditions as well as the intended use of the Site.
- **Enhance Accessibility:** Create housing that is accessible to individuals with disabilities and accommodates diverse lifestyle needs, ensuring a provision of apartments surpassing the required compliance with relevant accessibility standards.
- **Support Economic Development:** Contribute to local economic growth by providing jobs during construction and ongoing employment opportunities in the area through the provision of housing in a well located area.

2.0 Site Analysis

This chapter of the EIS identifies the key features of the Site and its surrounds that are pertinent to the development, specifically those that the proposed development has been designed to respond to.

Site Overview


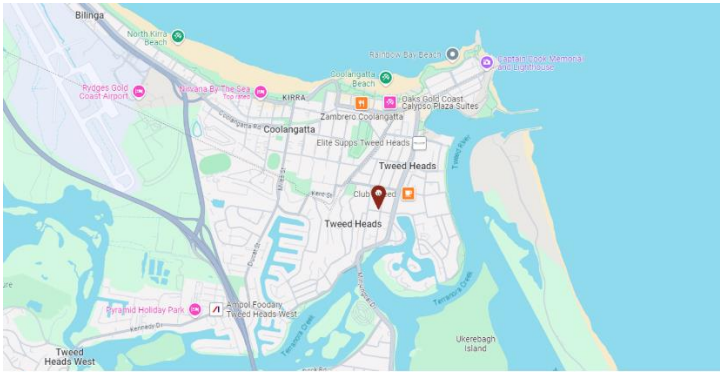




 Address	25-27 Boyd Street, Tweed Heads	<p>The Site is in the northern-most LGA in NSW, approximately 350m from the border of Queensland. Coolangatta is the “Twin Town” of Tweed Heads, and they form one settlement over the Queensland border.</p>  <p style="text-align: right;">NOT TO SCALE </p>
 Legal Description	Lot 1 DP843470	
 Site Area	2,024m ²	
 Owner	NSW Land and Housing Corporation	

Figure 3 Locational Context



Figure 4 Aerial photo of the Site (outlined in Red)



Figure 5 View of the Site looking north-east



Figure 6 View of the northern side boundary of the Site









Figure 7 View of the Site looking west



Figure 8 The Site with respect to existing affordable housing

Key Information about the Site

 <p>Existing Development</p>	<p>The Site was previously occupied by an eight-unit townhouse development which was demolished and removed under CDC23/0082. The Site is currently vacant of any structures as shown in Figures 5 to 8.</p>
 <p>Restrictions / Covenants</p>	<p>No restrictions or covenants exist on the Site.</p>
 <p>Geotechnical Conditions</p>	<p>The Geotechnical Assessment prepared by Barnson outlines the existing soil conditions. Aeolian soils were encountered with moist to wet sands and clays to 25.0m. No rock was encountered during the borehole testing.</p>
 <p>Contamination</p>	<p>EnviroScience undertook asbestos clearance and soil testing which concluded that no contamination in the form of asbestos or other heavy metals are present on the Site.</p>
 <p>Vegetation</p>	<p>The Site is predominantly grass with 6 trees located at the north-eastern, southeastern, and Brett Street frontages.</p>
 <p>Site Access</p>	<p>Vehicular access to the Site is possible via the existing crossover on Boyd Street, however no formal driveway exists. Buses are accessible in Tweed Heads, especially in the vicinity of the Site. Both located on Wharf Street, Bus Stop 248522 is approximately 250m walk from the Site and bus stop 248584 is approximately 280m walk from</p>

the Site. Buses operate at a frequency of one at 6am, one every 30 minutes from 7am until 8pm, and one every hour between the hours of 8pm and 11pm.

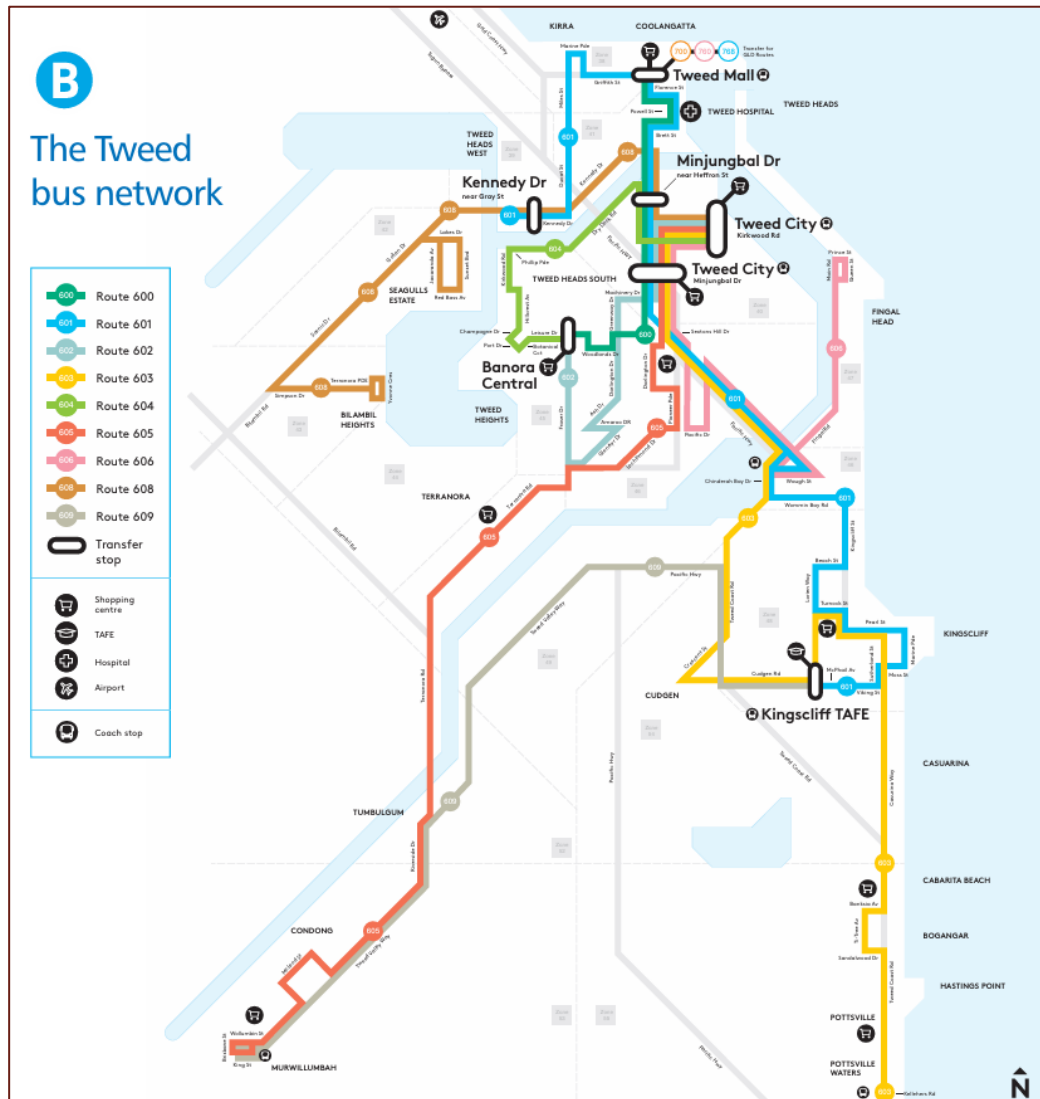





Figure 9 Bus stops in the vicinity of the Site (identified in pink)
Source: SECA Solution (2024)

Cycle lanes are present on Wharf Street, and the road is shown to be bike-friendly where the cycle lane is broken.

 Heritage	<p>The Site does not contain, or directly adjoin, any heritage items or conservation areas.</p> <p>An Aboriginal Cultural Heritage Assessment (ACHA) and Statement of Heritage Impact (SOHI) have been prepared for the Site in relation to the proposed development. The ACHA concluded that there were no recorded sites of significance within the boundaries of the Site, however given the soil profile and nature of surrounding Aboriginal Cultural Heritage sites, there is potential for subsurface artefacts to be present.</p>
 Topography	<p>The Site has a total area of 2,024m². It is relatively flat with a fall of 0.5m across the Site, with a slope from the north west corner to the south east corner.</p>
 Hazards	<p>The Site is mapped as Flood prone land.</p> <p>The Site is not mapped as bushfire prone.</p>

2.1 Site Surrounds

North

To the north of the Site is 23 Boyd Street (see **Figure 10**), containing a building with an attached garage and detached development to the rear. Beyond this property are residential developments, including a detached dual occupancy at 21 Boyd Street (see **Figure 11**) and then a series of town house developments.



Figure 10 Building at 23 Boyd Street



Figure 11 Dual occupancy at 21 Boyd Street

South

On the other side of Brett Street, to the south of the Site at 6 Brett Street is a single storey dwelling house (see **Figure 12**), and at 29 Boyd Street a commercial building comprising a health facility, osteopathy specialist centre and denture studio (see **Figure 13**). Beyond these properties is a skip bin business and another seven-storey RFB (33-35 Boyd Street).



Figure 12 6 Brett Street



Figure 13 29 Boyd Street

East

On the other side of Boyd Street, to the east of the Site are residential properties. 24 and 26 Boyd Street are both single-storey detached houses and 28 Boyd Street is a 3-storey RFB. Beyond these properties is Tweed Harbour Motor Inn, a dive shop, the Tweed Heads Library and Tweed Shire Council Offices.

West

Immediately to the west of the Site is 1 Brett Street / 26 Recreation Street, which is currently under construction for the development of a 7-storey RFB as described under **Section 2.2** (see **Figure 14**), and at 26 Recreation Street exists a multi-dwelling housing development (see **Figure 15**). Beyond these properties are a series of outdoor recreation areas and community facilities including but not limited to Cooloon Children's Centre, Tweed Bridge Club, and Tweed Heads Community Men's Shed.



Figure 14 1 Brett Street / 26 Recreation Street



Figure 15 Open space in the Site's vicinity

2.2 Recent Approvals

The suburb of Tweed Heads is rapidly changing consistent with the desired future character established under the planning controls. In recent years a number of approvals have been granted for major development projects.

33-35 Boyd Street

A 40-unit affordable housing RFB (see **Figure 16**) was recently completed by Homes NSW at nearby 33-35 Boyd Street.



Figure 16 Affordable housing recently constructed at 33-35 Boyd Street, Tweed Heads

Source: NSW Government LAHC (2024)

1 Brett Street / 26 Recreation Street

The property immediately neighbouring the Site is currently under construction for a seven-storey RFB (DA21/0021) (see **Figure 17 and 18**). The RFB will have a maximum height of 22.7m and comprises 22 units, carparking facilities for 26 vehicles and 47 bicycles, landscaping works and a communal outdoor BBQ and swimming pool area.



Figure 17 Approved development at 1 Brett Street / 26 Recreation Street

Source: Raunik Design Group (2023)

41 and 43 Boyd Street

The Land and Environment Court (LEC) granted consent DA22/0795 for the construction of a 31.4m tall RFB comprising 53 units (see **Figure 18**). The approved development presents a 3.4m (12.14%) variation to the LEP height limit in that location.



Figure 18 Approved development at 41-43 Boyd Street
Source: Tony Owen Partners (2022)

3.0 Strategic Planning Context

This chapter identifies the key strategic issues that are relevant to the assessment of the project, including its consistency with applicable Government policies, the strategic planning framework, relationship with other surrounding development and any planning agreements. The chapter also analyses the alternative development options explored and justifies the current proposal in context of the strategic planning framework.

3.1 Strategic Planning Framework

Table 2 sets out the relevant strategic planning context of the proposed development, including an overview of the key Government policies, strategies and guidelines.

Table 2 Summary of Strategic Context

Strategic Action / Objective	Strategic Alignment
NSW Housing Strategy: Housing 2041	
To deliver housing supply in the right locations at the right time.	The Site has been selected due to its proximity to employment opportunities as well as its interconnectedness with the existing public transport, cycleway and street network. Not only does this promote a more sustainable approach to affordable housing in that residents may opt for ecologically sustainable means of transportation, but it is also economically sustainable in that it provides residents with the opportunity to access cheaper forms of transit.
To provide housing that is affordable and secure.	This application will provide housing for low and very low-income households.
To provide housing that is diverse and meets varied and changing needs.	The need for affordable housing is increasing. The Tweed shows a higher-than-average rate of households under rental stress. Additionally, the development of an RFB diversifies housing typologies within the Tweed Heads area.
To deliver enduring and resilient housing.	Ecologically sustainable design principles have been integrated into the proposed development to ensure that consideration has been given to environmental impacts. Doing so has created a design that results in a greater conservation of energy and resources throughout its lifetime.
North Coast Regional Plan 2041	
Provide well located homes to meet demand.	Affordable housing demand is particularly high in the Tweed. The Site has been chosen in this area of the North Coast District due to its emerging density and proximity to employment opportunities and services.
Provide for more affordable and low-cost housing.	This application is made for affordable housing which is aimed at serving very low to moderate-income households.
Tweed Shire Council Local Strategic Planning Statement 2020	
Deliver housing supply and associated infrastructure to meet the needs of a growing population whilst sensitive environmental and agricultural hinterlands are protected.	The proposed development will have no adverse impacts upon sensitive environmental land and agricultural hinterlands.
Promote housing that is affordable, diverse, adaptive and well located to meet the needs of our changing population and lifestyle.	The proposed development will provide affordable housing to meet the needs of the population.
Deliver well-planned residential and rural residential housing.	Given compliance with the relevant instruments and strategic alignment with housing plans across NSW, this development is considered well-planned.
Promote innovation and best practices for climate responsive and ecologically sustainable building design and construction.	Ecologically sustainable design has been incorporated into the proposed development through achieving high levels of cross ventilation and solar access to the apartments. Architectural devices have been incorporated into the elevations to manage heat loads on the façade and minimise the need for air-conditioning. Deep soil and extensive landscaping are proposed at ground level.

Strategic Action / Objective	Strategic Alignment
Draft Tweed Affordable Housing Strategy 2024	
Mandated 10% target for social and affordable housing that ensures there is housing supply for current and future generations, in perpetuity.	This development is to be utilised for 100% affordable housing purposes and will contribute to the Strategy's target of 10% affordable housing.
Partnering and collaborating with other stakeholders to actively demonstrate and implement initiatives for the delivery of social and affordable housing.	The proposal will be developed by Homes NSW: a key stakeholder in the provision and management of affordable housing across the State.
Enhancing internal and external resources, building relationships, skills, and overall capacity to drive effective social and affordable housing outcomes.	Homes NSW will be investing State resources in the project order to deliver affordable housing.
Engage with Government and the community in outreach, education, and communication efforts to advocate for social and affordable housing.	This development is being conducted by Homes NSW in accordance with the relevant engagement guidelines, which has maximised the education and advocacy around the subject of injecting higher rates of affordable housing into communities.

3.2 Project and Planning Agreements

There is no voluntary planning agreement or other forms of agreement required for this project.

3.3 Analysis of Alternatives

The project team has explored several alternative development options to achieve the project objectives. An analysis of the key options considered is provided below.

3.3.1 'Do nothing'

The do nothing approach will not achieve the project objectives which are strongly in the State interest. Specifically it will prevent the delivery of affordable housing during a housing crisis in a location where there is significant demonstrated demand. Vacant sites in existing urban areas can also foster anti-social activities and would be an under utilisation of land zoned for significant housing in an area with high levels of access to employment and infrastructure.

3.3.2 Development of the Site for a different purpose

If the site was developed for an alternative purpose, consistent with the 'Do nothing' approach the project objectives would not be achieved, specifically it will prevent the delivery of affordable housing during a housing crisis in a location where there is significant demonstrated demand.

3.3.3 Development of a different site

The Site has been chosen as it is suitable for residential dwellings (see **Section 8.4**), development of a different site would significantly impact the timeline to delivery and feasibility of the overall project, as Homes NSW have already invested in site preparation works.

3.3.4 Adoption of an alternate design

Alternate designs were explored throughout the design phase of the development (see Design Report), including consideration of not taking advantage of the affordable housing bonus height resulting in a lower yield scheme, as well as utilising the 30% FSR bonus. The lower yield scheme produced less affordable housing and could not economically justify a basement car park, which resulted in the car parking being located at ground level with reduced landscaping and street activation which was not considered a desirable outcome. A scheme that utilised the full 30% FSR bonus resulted in an unacceptable floorplate and form which had numerous Apartment Design Guide and DCP non-compliances that was also not considered a desirable outcome.

3.4 Project Justification

In consideration of the Site's strategic context and the analysis of alternative options available, the current proposal is deemed to be the most appropriate to achieve the objectives of the project. The proposed development is:

- strategically aligned with the regional housing needs and policy objectives;
- proposed as a higher-density development to better alleviate the current strain on NSW's affordable housing supply;
- beneficial to the surrounding area in that it enhances the street's existing public domain interface; and
- compatible with the emerging urban design character of the Tweed Heads area.

4.0 Project Description

This chapter sets out the intended uses proposed for the Site and the associated works that consent is being sought for under this SSDA.

4.1 Project Summary

This project seeks development consent for construction and use of a 13-storey residential flat building to be used for and affordable housing comprising:

- 80 apartments;
- a ground level community room and bicycle storage area;
- landscaping; and
- two basement carparking levels for 66 vehicles.

As outlined in **Section 2**, the site has been cleared in preparation for the development, however, 4 trees on the site are proposed to be removed and 2 on the south-east corner of the allotment is proposed to be retained.

Figure 19 depicts an artistic impression of the proposal. Architectural Drawings and a Design Statement has been prepared by CKDS. A summary of the key development metrics proposed is provided at **Table 3** and a detailed description of the proposal is provided in the following sections of this report.



Figure 19 Artistic impression of the proposed development
Source: CKDS (2024)

Table 3 Summary of key development metrics

Metric	Proposal
Site Area	2,024m ²
Proposed use	Residential flat building
Affordable housing	100%
GFA	6,478.29m ²
Number of residential units	80 apartments - 41 x 1-bedroom units; - 39 x 2-bedroom units;
Maximum height	43.65m
Setbacks	Front street setback of 4m < 20m and 8m < 34m
	Secondary street setback of 4m < 20m and 8m < 34m
	Side setback of 9m < 25m and 12m < 44.2m
	Not applicable to rear setbacks
Landscaping	657.58m ²
Total parking spaces	66 spaces
Bicycle parking	28 bikes plus 8 visitor bike storage
Construction hours	Monday to Saturday: 7am to 6pm. No work is to be done on Sundays or Public Holidays.
Jobs	A maximum of 20 jobs are expected at the excavation phase of construction and approximately 100 construction jobs are expected at the project's peak.
Estimated cost of development (EDC)	>\$30m

4.2 Design Principles

CKDS developed three design principles; 'Response to Site', 'Movement and Safety', and 'Residential Amenity' as shown in **Figure 20**.

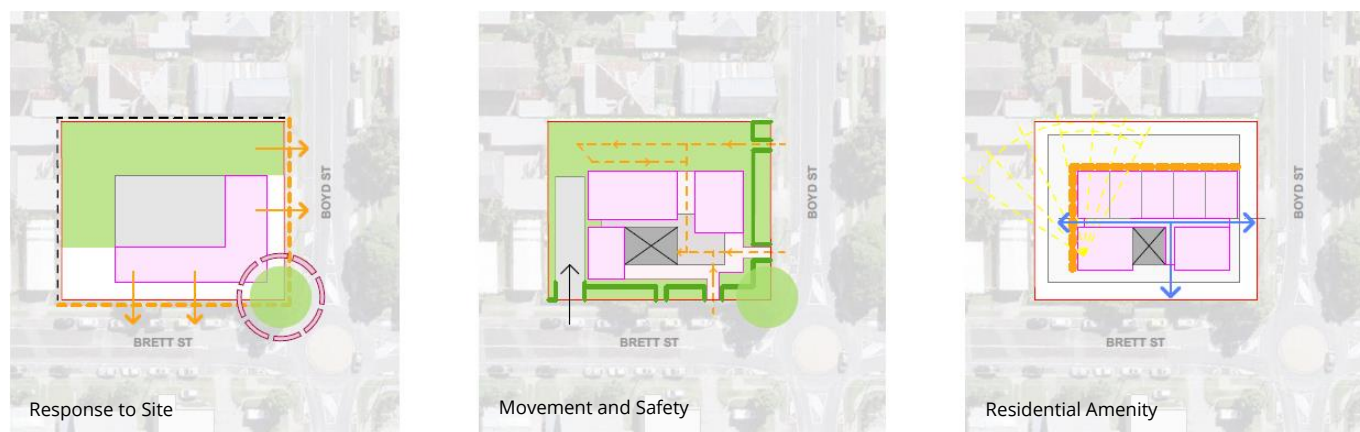


Figure 20 Design Principles

Source: CKDS

CKDS developed an urban form response in the form of five urban form responses as shown in **Figure 21** as developed throughout the design exploration process. These responses were with GANSW to develop the architectural response to the site and brief.

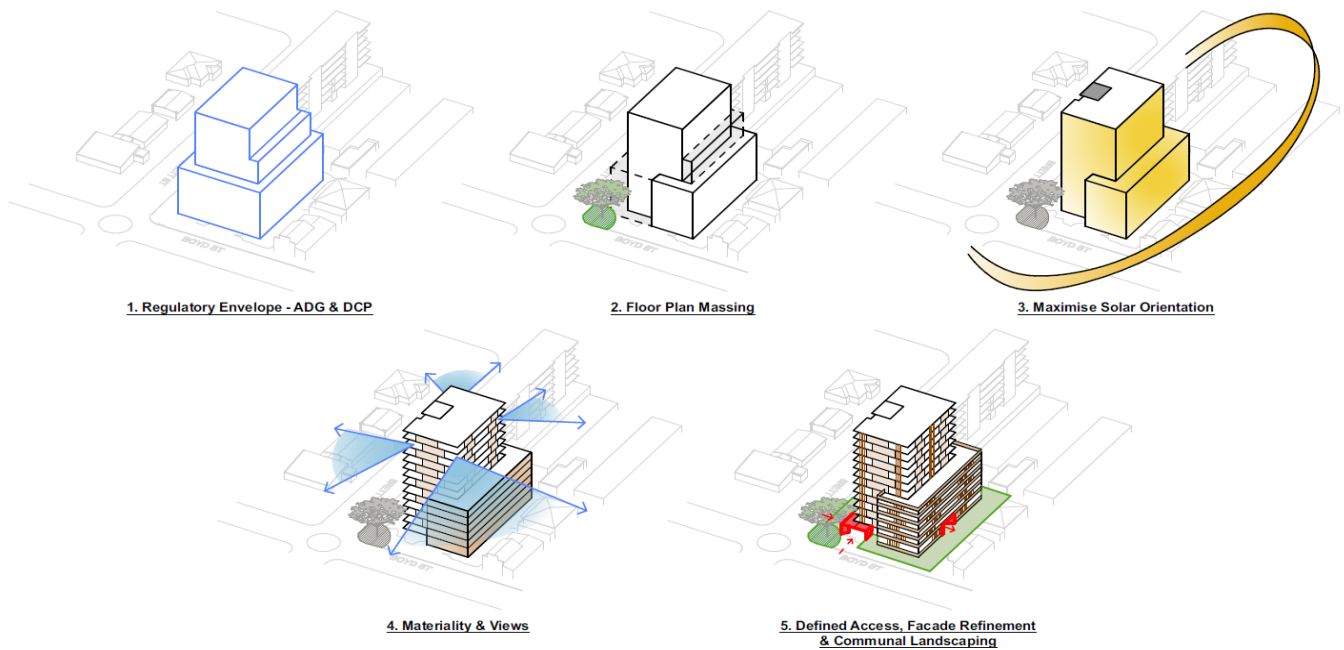


Figure 21 Design Principles of the Proposed Development

Source: CKDS (2024)

Regulatory Envelope: The building envelope was derived from the Tweed DCP to the street frontages which responds to the street wall height and the building separation requirements in the Apartment Design Guide. This regulatory envelope allows for greater guidance in the articulation of a base, middle and top of the proposed development.

Floor plan massing: To simplify the building massing there are two typical floor plans; levels one to five and six to twelve. This has been done to avoid structural transfers and the overall tiering of the building which would result in an undesirable wedding cake effect.

Maximise solar orientation: Most units are orientated to the north to maximise solar penetration. The orientation of the apartments on the southern side of the building have been designed with dual orientation so that no apartment receives no solar access.

Materiality and Views: The articulation of the building form is informed by the condition and context each section, being the street frontage, street wall mass and tower mass, is responding to. In designing the street frontage, it was integral that the entryway be designed to reflect local topography and landscaping. The street wall mass was envisioned to respond to proximity to the street and subsequent amenity impacts, and the tower mass was designed to maximise significant views to the coast.

Defined Access, Façade Refinement and Communal Landscaping: To provide a human scale to the development the street frontage and entry areas to the design are further articulated to create gestures to direct and inform users of the development.

4.3 Public Domain Interface

As shown in **Figure 22** and **Figure 23**, multiple elements of the ground floor contribute to the interface between private areas and the public domain. The entrance is located at the corner and marked through the utilisation of glass, allowing people to see into and out of the lobby. Ground floor apartments are located on both street frontages to provide passive surveillance to the street. The ground floor setback provides for generous landscaping, including the retention of the key existing tree and new planted trees along both street frontages.



Figure 22 Brett Street public domain interface

Source: CKDS (2024)



Figure 23 Brett Street public domain interface

Source: CKDS

4.4 Landscaping

The proposed Landscape Plan (see **Figure 24**) prepared by Xeriscapes seeks to provide:

- generous landscape setbacks to the street frontages and adjacent properties, including a deep soil zone on Boyd Street to support trees; and
- a north facing communal private open space with scattered seating for the residents.

The species selection comprises shade amenity trees, small feature trees, screening and small shrubs, groundcovers, border plants, cascading plants and climbers. This mix of species was chosen for the following purposes:

- To acoustically and visually screen the Site from neighbouring properties in an effort to maintain visual and acoustic privacy.
- To increase the quality of landscaping on the Site and subsequently increase connectivity between habitats on surrounding lots.
- To encourage use of the communal open space.
- To provide tree canopy in areas such as the public domain so that the use of the pedestrian network is more attractive for residents and other users of the pedestrian network.
- To provide natural shading in summer months for ground floor apartments.
- To maintain sightlines throughout communal spaces.
- To delineate public and private areas.



Figure 24 Proposed landscape plan

Source: Xeriscapes

4.5 Access and Parking

4.5.1 Vehicular Access and Parking

A driveway crossover is proposed at the western end of the Brett Street frontage to the two-storey basement car park containing 66 parking spaces, 8 of which will be accessible spaces. The use of the secondary frontage as a primary vehicular access point has been done so to increase safety and amenity for residents, drivers and pedestrians.

The vehicular access point leads to the basement, where residents can use the lifts that lead to the lobby area as well as levels 1-12.

The existing crossover on Boyd Street will be removed.

4.5.2 Bicycle Access and Parking

A bicycle storage area with parking for 28 bicycles is proposed at ground level. The ground floor has been designed so that the bike storage is easily accessible from both external entrances. Additionally, a visitor bicycle storage area for 8 bikes has been provided accessible from the communal open space.

4.5.3 Pedestrian Access

The lobby is utilised as the central circulation area and is accessible from three points: two main doors to the lobby area which address Boyd Street and Brett Street, and the accessway through the communal open space via Boyd Street. This accessway is located in the vicinity of eight visitor bike storage spaces. The lobby entrances are accessible via a stairs and ramps, and the accessway to the communal open space is accessible via a ramp only.

4.6 Community Room

A community room is proposed at ground level. The room contains a bathroom and flexible meeting space that can be accessed via the lobby or the communal open space. The community room will be managed and used by Homes NSW for various resident and Homes NSW purposes.

4.7 Infrastructure and Services

The Site is serviced with the relevant infrastructure for the proposed development, including water, electricity, telecommunications and sewer. An Infrastructure Analysis has been compiled by CKDS which confirms no augmentation of infrastructure is required.

A stormwater system has been designed by Northrop in accordance with Council's requirements which includes an on-site detention tank within the basement which will drain to Council's existing drainage system.

4.8 Waste Management

The Waste Management Plan (WMP) has calculated that weekly generation will be 7,180L of general waste, 7,180L of recycling, and 2,000L of green waste. The proposed development has a weekly capacity 8,800L for general waste, 8,800 for recycling and 2,400L for green waste.

Access to the waste room is consistent with the standards for the provision of accessways for a person with a disability. Kerbside collection is proposed and an accessway is provided for the bins to be taken from the waste room to Brett Street where collection via Council services can occur.

4.9 Materials and Finishes

Materials and finishes, as shown in **Figure 25**, have been derived from the biophysical environment in the surrounding Tweed LGA, including Little Duranbah Beach, Snapper Rocks, Dreamtime Beach, Jack Evans Boat Harbour and Minjungbal Aboriginal Cultural Centre. The proposed development not only responds to the existing colours and textures throughout the LGA, but also represents a connection with the environment.



Figure 25 Indicative colour and material palette

Source: CKDS 2024

5.0 Statutory Context

5.1 Statutory Framework

5.1.1 Power to Grant Approval

Table 4 identifies the legal pathway under which consent for the project is sought, its permissibility and any other approvals that are required to carry out the project.

Table 4 Power to grant approval

Consideration	Assessment														
Power to Grant Approval															
Declaration of SSD	The development is SSD pursuant to Clause 26, Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 as it is development carried out by the Land and Housing Corporation (Homes NSW) that: <ul style="list-style-type: none"> • has an estimated development cost of more than \$30 million; and • will result in more than 75 dwellings. 														
Consent authority	Pursuant to Section 4.5 of the EP&A Act, the Minister for Planning and Public Spaces or their delegate will be the consent authority for the application.														
Permissibility															
Permissibility	Residential flat buildings are permissible within the R3 zone of the Site under the Tweed City Centre Local Environmental Plan 2012 (TCCLEP 2012).														
Other Approvals															
Section 4.41 of the Act stipulates certain authorisation that do <u>not</u> apply to SSD	<table border="1"> <thead> <tr> <th>Act</th> <th>Authorisation Otherwise Required?</th> </tr> </thead> <tbody> <tr> <td>Fisheries Management Act 1994 - Section 201, 205 or 219</td> <td>No</td> </tr> <tr> <td>Heritage Act 1977 – Section 139</td> <td>No</td> </tr> <tr> <td>National Parks and Wildlife Act 1974 – Section 90</td> <td>No</td> </tr> <tr> <td>Rural Fires Act 1997 – Section 100B</td> <td>No</td> </tr> <tr> <td>Water Management Act 2000 - Section 89, 90 or 91</td> <td>Yes – groundwater is present, and a two-storey basement is proposed (see Section 7.13).</td> </tr> </tbody> </table>	Act	Authorisation Otherwise Required?	Fisheries Management Act 1994 - Section 201, 205 or 219	No	Heritage Act 1977 – Section 139	No	National Parks and Wildlife Act 1974 – Section 90	No	Rural Fires Act 1997 – Section 100B	No	Water Management Act 2000 - Section 89, 90 or 91	Yes – groundwater is present, and a two-storey basement is proposed (see Section 7.13).		
	Act	Authorisation Otherwise Required?													
	Fisheries Management Act 1994 - Section 201, 205 or 219	No													
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	National Parks and Wildlife Act 1974 – Section 90	No													
Rural Fires Act 1997 – Section 100B	No														
Water Management Act 2000 - Section 89, 90 or 91	Yes – groundwater is present, and a two-storey basement is proposed (see Section 7.13).														
Section 4.42 of the EP&A Act stipulates certain authorisations that must be applied consistently but cannot be refused if they are necessary for carrying out an approved SSD	<table border="1"> <thead> <tr> <th>Act</th> <th>Authorisation Required?</th> </tr> </thead> <tbody> <tr> <td>Fisheries Management Act 1994 – Section 144</td> <td>No</td> </tr> <tr> <td>Coal Mine Subsidence Compensation Act 2017 – Section 22</td> <td>No</td> </tr> <tr> <td>Mining Act 1992 – Mining lease</td> <td>No</td> </tr> <tr> <td>Petroleum (Onshore) Act 1991 – Production lease</td> <td>No</td> </tr> <tr> <td>Protection of the Environment Operations Act 1997 – An environment protection licence under Chapter 3</td> <td>No</td> </tr> <tr> <td>Roads Act 1993 – Section 138</td> <td>Yes – a new crossover is proposed.</td> </tr> </tbody> </table>	Act	Authorisation Required?	Fisheries Management Act 1994 – Section 144	No	Coal Mine Subsidence Compensation Act 2017 – Section 22	No	Mining Act 1992 – Mining lease	No	Petroleum (Onshore) Act 1991 – Production lease	No	Protection of the Environment Operations Act 1997 – An environment protection licence under Chapter 3	No	Roads Act 1993 – Section 138	Yes – a new crossover is proposed.
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Roads Act 1993 – Section 138	Yes – a new crossover is proposed.														

Consideration	Assessment	
	Pipelines Act 1967 – a licence	No
EPBC Act Approval		
Environmental Protection and Biodiversity Conservation Act 1999	A Biodiversity Development Assessment Report confirm there proposal will not have an impact on any Matters of National Environmental Significance (MNES) and therefore referral to the Commonwealth Department of Climate Change, Energy, the Environment and Water is not required.	

5.1.2 Pre-Conditions to Exercising the Power to Grant Consent

Table 5 identifies any pre-conditions for the consent authority in exercising their power to grant approval for the project.

Table 5 Pre-conditions to granting consent

Statutory Reference	Assessment
Biodiversity Conservation Act 2016	Section 7.9 (2) of the Biodiversity Conservation Act 2016 requires that an SSD application be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. Whilst the proposal will not have any impact, a BDAR has been submitted with this EIS.
State Environmental Planning Policy (Resilience and Hazards)	Section 4.6(1)(b) requires a consent authority to be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out. Asbestos clearance and soil testing has been conducted on the Site and concludes that no asbestos or heavy metal contamination has been detected as being present on the Site and no further investigations are required.

5.1.3 Mandatory Matters for Consideration

Table 6 provides an assessment of the mandatory matters the consent authority is required to consider in deciding whether to grant approval for the project.

Table 6 Summary of mandatory matters for consideration

Plan	Comments
Environmental Planning & Assessment Act 1979	<p>The development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> • it facilitates the orderly economic development of the land for housing and other uses; • it promotes employment opportunities throughout the construction and operation phases; • it delivers affordable housing; • it will not impact any threatened and other species of native animals and plants, ecological communities and their habitats; • it incorporates measures to protect any Aboriginal cultural heritage at the Site; • it will facilitate high quality design outcomes featuring a combination of architectural styles that will benefit future residents and users; and • it has involved engagement with the community in accordance with the requirements of the Act. <p>The proposed development is consistent with Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> • the development has been declared to be State Significant Development (SSD); • it is not prohibited by an environmental planning instrument; and • it has been evaluated and assessed against the relevant headings of consideration under section 4.15(1), as outlined in this EIS.
State Environmental Planning Policy (Planning Systems) 2021	As outlined in Table 5 , the development is SSD pursuant to Clause 26, Schedule 1 of the Planning Systems SEPP.

Plan	Comments																
State Environmental Planning Policy (Housing) 2021	<p>Part 2 Division 1 allows for an additional 30% floor space and height above the maximum permissible floor space and height where the development provides >15% affordable housing. The maximum height of building and FSR standards subject to the additional bonus under the Housing SEPP are therefore 44.2m and an FSR of 4.225:1. The proposed development has a maximum height of 43.65m and an FSR of 3.2:1. An assessment against the relevant sections of the Housing SEPP has been conducted in Table 8.</p> <p>Chapter 4 of the Housing SEPP sets out requirements for residential apartment development. As required by Section 147 a Design Verification Statement prepared by CKDS that addresses the Design Principles and provides an assessment of the proposal against the ADG. The proposal's consistency with the ADG is discussed further in Section 7.3.2.</p>																
State Environmental Planning Policy (Resilience and Hazards) 2021	The Site is located within the coastal use area map and coastal environment area map, and therefore section 2.10 and section 2.11 are applicable. An assessment has been conducted in Table 8 .																
State Environmental Planning Policy (Sustainable Buildings) 2022	A BASIX Certificate has been prepared by Chapman Environmental Services.																
Tweed City Centre LEP 2012	<table border="1"> <thead> <tr> <th>Clause</th> <th>Assessment</th> </tr> </thead> <tbody> <tr> <td>2.1 Land use zones</td> <td>The Site is zoned R3 Medium Density Residential under the TCCLEP. Residential flat buildings are permissible with consent. The proposal is also consistent with the zone objectives as it provides for the housing needs of the community and contributes to a variety of housing types within the medium density residential environment.</td> </tr> <tr> <td>4.3 Height of buildings</td> <td>The maximum mapped building height for the Site is 34m in accordance with Clause 2. Pursuant to Section 18 of the Housing SEPP, as the proposal comprises more than 15% affordable housing it is eligible for an additional 30% height uplift (44.2m). The proposal has a maximum height of 43.65m and therefore complies with the maximum permitted height.</td> </tr> <tr> <td>4.4 Floor Space Ratio</td> <td>The Site has a maximum mapped floor space ratio (FSR) of 3.25:1. The proposed FSR is 3.2:1 and therefore complies with the LEP maximum. It is noted that the proposal is eligible for an additional 30% FSR (4.225:1) pursuant to Section 16 of the Housing SEPP.</td> </tr> <tr> <td>5.10 Heritage</td> <td>The site is not a locally listed heritage item, or in the proximity of any local items or heritage conservation areas. As part of the EIS the proposal's impact on aboriginal and European heritage has been considered (see Section 7.7).</td> </tr> <tr> <td>5.21 Flood Planning</td> <td>The Site is classed as flood prone. A Flood Risk Assessment (FRA) has been prepared by Northrup Engineers for the Site informing the design. The FRA concludes that the proposed development will not create any significant adverse impacts to flood behaviour on the subject site and on the properties surrounding the subject site. Furthermore, flood risk in the developed case has been adequately managed through the selection of flood levels, implementation of flood protection measures and provision of offsite evacuation opportunities.</td> </tr> <tr> <td>6.1 Acid sulfate soils</td> <td>The Site is mapped containing Class 2 Acid Sulfate Soils (ASS). The presence of ASS is discussed in the Geotechnical Report prepared by Barnson. It concluded that the acid sulphate screening and chromium suite testing indicate the samples taken are not considered acid sulphate soil.</td> </tr> <tr> <td>6.6 Minimum building street frontage</td> <td>Development consent must not be granted to the erection of a building on land in Zone R3 Medium Density Residential if the Site does not have at least one street frontage of 20m or more. 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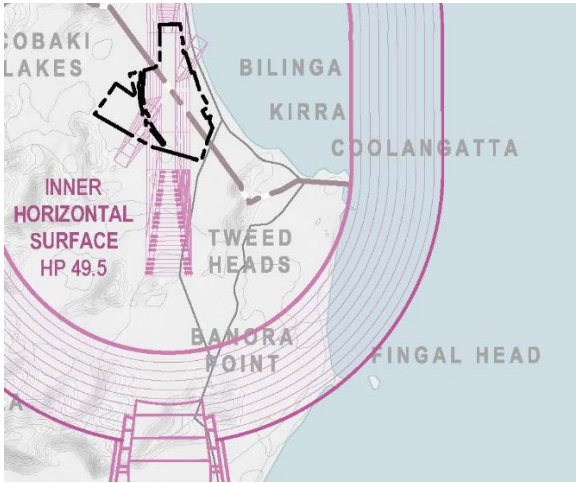
Plan	Comments
	<p>frontage to Boyd Street is 40.23m and the frontage to Brett Street is 50.29m.</p>
	<p>6.9 Airspace operations</p> <p>The Site is mapped within the Gold Coast Airport Obstacle Limitation Surface (OLS) as shown in Figure 26.</p>  <p>Figure 26 OLS of Gold Coast Airport Source: Gold Coast Airport (2023)</p> <p>The proposed development must therefore not have a height that protrudes above 49.5m AHD. The proposed development has a maximum height of 43.65m (45.75m AHD) making it compliant.</p>
	<p>6.10 Design Excellence</p> <p>The TCCLEP states that the development triggers a requirement of compliance with clause 6.10:</p> <p><i>(4) Development consent must not be granted to the following development on land to which this Plan applies unless a competitive design process has been held in relation to the proposed development—</i></p> <p><i>(b) development in respect of a building that is, or will be, higher than 35 metres,</i></p> <p>A waiver has been sought from the NSW Government Architect for the requirement of a competitive design process section 6.10(5). An assessment against the design excellence requirements in clause 6.10 has been conducted in Section 7.1.</p>
<p>Tweed City Centre DCP 2008</p>	<p>While DCP's do not apply to SSD, as per Section 2.10(1)(a) of the Planning Systems SEPP, an assessment against the relevant provisions of the DCP has been conducted as an Appendix to this EIS and concludes that the proposed development is predominantly consistent with the relevant controls.</p>
<p>Tweed s7.11 Contributions Plan</p>	<p>There is no specific s7.11 exemption for affordable housing under the Plan. An exemption for s7.11 contributions is requested under s7.13 of the EP&A Act. The exemption is requested on the basis that the project is being undertaken by Homes NSW to deliver 100% affordable housing which is a form of social infrastructure and the imposition of an additional levy reduces the capacity to deliver further affordable housing and is not in the public interest.</p>

Table 7 Assessment Against the Relevant Sections of the Housing SEPP

Clause	Assessment
Part 2, Division 1 – In-fill Affordable Housing	
15C Development to which Division applies	
<p>1) This division applies to development that includes residential development if—</p> <p>a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and</p> <p>b) the affordable housing component is at least 10%, and</p> <p>c) all or part of the development is carried out—</p> <p>i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area—in an accessible area, or</p> <p>ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p> <p>2) Affordable housing provided as part of development because of a requirement under another environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1 is not counted towards the affordable housing component under this division.</p>	<p>The development of an RFB is permitted with consent under the TCCLEP. The development is entirely for the purpose of affordable housing and thus the division applies.</p>
16 Affordable housing requirements for additional floor space ratio	
<p>1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p> <p>2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \text{additional floor space ratio (as a percentage)} / 2$</p> <p>3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p> <p>4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</p>	<p>The FSR development standard sets a maximum mapped FSR of 3.25:1. Section 16 of the Housing SEPP therefore allows for a maximum FSR of 4.225:1. The proposal only seeks an FSR of 3.2:1 and therefore does not utilise Section 16.</p>
18 Affordable housing requirements for additional building height	
<p>1) This section applies to development that includes residential development to which this division applies if the development—</p> <p>a) includes residential flat buildings or shop top housing, and</p> <p>b) does not use the additional floor space ratio permitted under section 16</p> <p>2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p> <p>3) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \text{additional building height (as a percentage)} / 2$</p>	<p>As the development does not use the additional FSR available under Section 16, Section 18 provides for an additional 30% of building height which results in a total maximum height of 44.2m. The proposal, which contains 100% affordable housing, has a maximum height of 43.65m and therefore complies with the maximum permitted height under the Housing SEPP.</p>

Clause	Assessment
<p>19 Non-discretionary development standards—the Act, s 4.15</p> <p>The object of this section is to identify development standards for particular matters relating to development for the purposes of in-fill affordable housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p>	
(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—	
a) a minimum site area of 450m ² ,	The Site has an approximate area of 2,024m ² .
b) a minimum landscaped area that is the lesser of— (i) 35m ² per dwelling, or (ii) 30% of the site area,	Landscaped area makes up 666.47m ² (32.9%) of the Site.
c) a deep soil zone on at least 15% of the site area, where— i. each deep soil zone has minimum dimensions of 3m, and ii. if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Deep soil zone makes up 151.88m ² (7.5%) of the Site, making it compliant with the requirements of 7% under the ADG.
d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	85% of proposed dwellings receive at least 3 hours of direct solar access between 9am and 3pm mid-winter.
e) the following number of parking spaces for dwellings used for affordable housing i. for each dwelling containing 1 bedroom—at least 0.4 parking spaces, or ii. for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, or iii. for each dwelling containing at least 3 bedrooms— at least 1 parking space,	<p>The proposed development comprises 39 x 1-bedroom units and 41 x 2-bedroom units.</p> <p>$(0.4 \times 41) + (0.5 \times 39) = 35.9$ spaces</p> <p>66 parking spaces are provided complying with the minimum requirement.</p>
f) the following number of parking spaces for dwellings not used for affordable housing— i. for each dwelling containing 1 bedroom—at least 0.5 parking spaces, ii. for each dwelling containing 2 bedrooms—at least 1 parking space, iii. for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,	No dwelling is to be used for any other purpose other than affordable housing.
g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	The minimum internal areas are compliant with the ADG.
h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,	Not applicable.
i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— (i) for each dwelling containing 1 bedroom—65m ² , (ii) for each dwelling containing 2 bedrooms—90m ² , (iii) for each dwelling containing at least 3 bedrooms—115m ² plus 12m ² for each bedroom in addition to 3 bedrooms.	Not applicable.
<p>21 Must be used for affordable housing for at least 15 years</p>	
(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—	Not applicable.

Clause	Assessment
<p>a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</p> <p>b) the affordable housing component will be managed by a registered community housing provider.</p> <p>(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</p>	
Chapter 4 - Design of residential apartment development	
144 Application of chapter	
<p>(2) This chapter applies to the following—</p> <p>(a) development for the purposes of residential flat buildings,</p> <p>(b) development for the purposes of shop top housing,</p> <p>(c) mixed use development with a residential accommodation component that does not include boarding houses or co-living housing, unless a local environmental plan provides that mixed use development including boarding houses or co-living housing is residential apartment development for this chapter.</p> <p>(3) This chapter applies to development only if—</p> <p>(a) the development consists of—</p> <p>(i) the erection of a new building, or</p> <p>(ii) the substantial redevelopment or substantial refurbishment of an existing building, or</p> <p>(iii) the conversion of an existing building, and</p> <p>(b) the building is at least 3 storeys, not including underground car parking storeys, and</p> <p>(c) the building contains at least 4 dwellings.</p>	<p>Consent is sought for the development of a new 13-storey RFB comprising 80 units.</p>
145 Referral to design review panel for development applications	
<p>(1) This section applies to a development application for residential apartment development, other than State significant development.</p> <p>(2) ...</p>	<p>Not applicable.</p>
146 Referral to design review panel for modification applications	
<p>(1) This section applies to a modification application for residential apartment development, other than State significant development.</p> <p>(2) ...</p>	<p>Not applicable.</p>
147 Determination of development applications and modification applications for residential apartment development	
<p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p>	<p>Design quality is discussed under Section 7.1, and an assessment against the ADG has been conducted by CKDS as part of the Design Verification Statement and discussed further in Section 7.3.2.</p>
<p>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.</p>	<p>Subsection 1(c) does not apply to the proposed development as it is classified as SSD.</p>

Clause	Assessment
(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.	Noted.
148 Non-discretionary development standards for residential apartment development – the Act, s 4.15	
(2) The following are non-discretionary development standards— (a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,	The minimum number of parking spaces has been determined as per the rates set out in section 19 of the Housing SEPP.
(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,	Internal areas provided are compliant with the requirements of the ADG.
(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.	Ceiling heights measure at 2.7m
149 Apartment Design Guide prevails over development control plans	
(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter— (a) visual privacy, (b) solar and daylight access, (c) common circulation and spaces, (d) apartment size and layout, (e) ceiling heights, (f) private open space and balconies, (g) natural ventilation, (h) storage.	An assessment against these requirements of the ADG has been conducted and concludes that the proposed development is compliant.

Table 8 Assessment Against the Relevant Provisions of the Resilience and Hazards SEPP

Clause	Assessment
Chapter 2 Coastal Management	
2.10 Development on land within the coastal environment area	
(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following— (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	No adverse impacts will arise as a result of the proposed development subject to the application of the recommendations made in the Geotechnical Report and BDAR accompanying this application.
(b) coastal environmental values and natural coastal processes,	No removal of marine / wetland vegetation or littoral forests is proposed. Additionally, no significant vegetation is proposed to be removed. Excavation will be done in accordance with the recommendations of relevant technical reports to minimise any potential impacts.
(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	The development is not proposed in the vicinity of any sensitive coastal lakes listed in Schedule 1.

Clause	Assessment
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	No marine vegetation, undeveloped headlands or rock platforms are not proposed to be removed under this development application.
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The Site will not impact any public space or access along the foreshore, beach, headland or rock platform due to its proximity to the coast.
(f) Aboriginal cultural heritage, practices and places,	An ACHA has been prepared by AMBS Ecology and Heritage and notes the potential for the presence of archaeological material on the Site. Recommendations have thus been made in the ACHA to ensure that whilst no Aboriginal Cultural Heritage item has been identified as existing on the Site, mitigation of potential impacts will still occur if any significant heritage material is identified throughout the construction phase.
(g) the use of the surf zone.	The proposed development does not occur in or in the vicinity of the surf zone.
(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or	See above assessment against subsection (1). No apparent adverse impacts are anticipated, and thus the mitigation measures specified in technical reports as well as those determined to be appropriate by the consent authority can be applied.
(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	Not applicable.
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	Not applicable.
2.11 Development on land within the coastal use area	
(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority— (a) has considered whether the proposed development is likely to cause an adverse impact on the following— (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The proposed development has no adverse impact upon access to and along the foreshore as the Site is not located in the immediate vicinity of the foreshore.
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,	The proposal will not have any adverse overshadowing, wind or loss of views from public places to foreshores (see Section 7).
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	A VIA has been conducted and concludes that no adverse impacts are expected on the amenity or scenic qualities of the coast.
(iv) Aboriginal cultural heritage, practices and places,	As noted above, the ACHA identified that Aboriginal cultural heritage items have been identified as existing in the vicinity of the Site, which has led to the conclusion that there is potential that subsurface archaeological items could exist within the Site. Recommendations have been made to mitigate impacts if such items are discovered.
(v) cultural and built environment heritage, and	As concluded in the SOHI, no built environment heritage exists in the vicinity of the Site. To mitigate any potential impacts, the SOHI recommends the application of an unexpected finds protocol to be adopted throughout the life of the project.
(b) is satisfied that— (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or	Paragraph (a) has been addressed.

Clause	Assessment
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	No adverse impacts are apparent through an assessment of part (a).
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and	No adverse impacts are apparent through an assessment of part (a).
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	No adverse impacts to the surrounding coastal and built environment is anticipated.

6.0 Stakeholder Engagement

Preliminary stakeholder engagement has been undertaken for the project in accordance with the project SEARs and the principles of the *Department's Undertaking Engagement Guidelines for State Significant Development*, including being proportionate to its scale and likely level of community interest. An Engagement Report has been prepared by Homes NSW. This Chapter provides a summary of the engagement undertaken, initial feedback received and how the proposed development responds to this. Ongoing engagement with the community and other stakeholders will also be carried out through the assessment of this SSDA as per a conditioned Construction Environmental Management Plan (CEMP).

6.1 Overview of Pre-Lodgement Engagement Undertaken

6.1.1 Stakeholders

The following key stakeholder groups were identified as potentially having an interest in the proposal:

- Surrounding residents of Tweed Shire Council.
- The Tweed Shire Council.
- Surrounding councils including Byron Council and Lismore Council.
- The Aboriginal groups (clans) of the LGA being the Goodjinburra people from the Tweed Coastal area, the Tul-gi-gin people for the North Arm, and the Moorang-Moobar people from the Southern and Central Arms around Wollumbin (Mt Warning).
- Local members.
- Various community groups.

6.1.2 Methodology

Table 9 Methods Utilised in the Preliminary Stakeholder Engagement

Tool / Technique	Description
Letterbox drop to neighbouring properties	A letter including key information, images of the design and an invitation to the drop-in community sessions were mailed to 157 homes. The letter included contact details of where to seek further information.
Door knock to surrounding residents	A door knock took place to 30 of the surrounding neighbours, providing a feedback form and information regarding frequently asked questions.
Emails to community groups and government bodies	Emails were sent to stakeholder groups to provide information and invite them to the community drop-in sessions.
Community drop-in sessions	Four community drop-in sessions were held. One event was held in evening to capture the working community, and a separate session was held specifically for the engagement of the Aboriginal community of Tweed.
Website and social media	A website displaying information about the Site went live and social media was utilised to advertise the community drop-in sessions.

6.1.3 Preliminary Feedback and Responses

The feedback received at the pre-lodgement stage included both positive and negative responses. Positive responses were comprised of comments acknowledging that affordable housing is a necessity in the Tweed Heads suburb especially for vulnerable populations. **Table 10** provides a summary of the key issues raised in negative responses throughout the engagement process and how this has been responded to within the proposal.

Feedback from Council

Council have been formally consulted with on two separate occasions; at a Pre-DA Meeting held on 19 July 2023 and a Council briefing was conducted on 11 September 2024. Their initial concerns were predominantly regarding car parking provision, building separation, solar access, waste management and the relationship between the proposed development and the surrounding area.

The original design provided at-grade car parking with no basement. Council expressed a preference for basement car parking to allow for adequate provision of communal open space. This request has since been adopted in the proposed development. Council was supportive of the proposed access to the Site and noted that they would not be supportive should the supply of parking fall below that required under the Housing SEPP. The design has integrated a compliant number of spaces.

At the time of the pre-DA meeting, the then non-compliant building separation was not supported by Council who stated that a deeper rear setback was required. In adopting basement carparking, the communal open space was able to be reconfigured to allow for a compliant building separation to both the north and west boundaries.

Council was supportive of the solar shading measures implemented, including the solar blades, however noted that there is a preference for pre or unfinished materials given the climate and proximity to the ocean. This too has been taken into consideration as it is also consistent with the requirements of the CPTED Assessment Report.

Waste management has been considered significantly throughout the design phase. The proposed SSDA outlines the intentions for waste management in both the architectural drawings and the WMP as being accessible from the ground floor and capable of kerbside collection. Adequate space has been provided in the waste room and allows for a larger than required amount of waste to be stored at any one time.

Council noted that given the height of the proposed building, consideration should be given to surrounding land uses and developments. This EIS has extensively justified the height and scale of the proposed development and deems the potential impacts as being acceptable. In coming to this conclusion, an assessment of visual, overshadowing, wind and acoustic impacts have all been considered. As noted throughout this EIS and also by Council, surrounding Sites are likely to be developed to similar scales as that proposed, and therefore will likely have a negligible negative impact upon the desired future character of Tweed Heads.

Feedback from the Community

Table 10 Summary of written engagement feedback

Feedback Received	Response
Building Design and Site Suitability	
The development is too high for the area and presents an overdevelopment of the Site.	The height and FSR of the proposed development are compliant with the relevant planning controls, in particular noting the proposal does not take advantage of the 30% FSR bonus available under the Housing SEPP. This EIS supported by the technical assessments, including a VIA demonstrate how the proposed development will be in keeping with the future desired character of the area and is therefore an appropriate height and development on the site.
A smaller development should be considered.	The density proposed considers the demand for affordable housing in the Tweed area as well as the statutory requirements of the proposed use and the Site. A smaller development would not produce the same amount of affordable housing which would not be in the public interest.
The proposed development will block sun access to development on the street behind.	Shadow diagrams highlight that the neighbouring property at 1 Brett Street / 26 Recreation Street will receive a minimal impact for solar access as shadows are predominantly cast onto the other side of Brett Street and then fall to the east towards the end of the day. A full overshadowing assessment has been conducted under Section 7.3.1 .
The height poses privacy concerns to neighbouring developments.	Building separation has been considered in the design of the proposed development and is compliant with the requirements of the Apartment Design Guide (ADG) which sets the minimum building separation requirements for apartments in NSW. In addition to this measure, overlooking has been minimised through the use of screen planting and balcony orientation.
Wind tunnelling will be an issue.	Appropriate building separation, podium forms and landscaping has been proposed to combat any wind tunnelling. It is noted that the Site is not located in a built environment that would exacerbate any wind tunnelling issues.

Feedback Received	Response
The balconies of the other social housing development are too big and go unused.	The proposed development has been designed in accordance with the requirements for private open space under the ADG.
The proposed development is likely to become an eyesore in years to come.	The proposed development has been through a State Design Review Panel process led by the NSW Government Architect and is considered to demonstrate design excellence.
This development would be better served in Kingscliff.	This EIS outlines compliance with controls of the relevant statutory instruments, strategic merit in the proposed development, suitability of the Site for residential development, and an assessment of public interest. Although a development of the same nature would be suitable in Kings Cliff, the Site discussed under Section 8.4 is suitable for the proposed development.
The proposed development should occur where the population is not as dense.	The proposal is consistent with the intended density for the area, noting it does not utilise the full floor space ratio allowed under the TC LEP.
There are not enough social services in the vicinity of the Site to support the proposed development.	The location of the Site was chosen as it has adequate access to employment opportunities as well as relevant services. Social services exist in the vicinity of the proposed development such as childcare centres, medical facilities including the Tweed Hospital, and community gathering areas and groups.
The proposed development will have negative effects on neighbourhood character.	The site is located in an area with an emerging higher density character. The proposed development has been designed to integrate with the surrounding emerging character. A high level of compliance with the relevant statutory controls coupled with the achievement of design excellence highlight that the proposed development sets a precedent for good residential design in Tweed Heads, whether that be for affordable housing or privately-owned dwellings.
Costs of air conditioning should be capped for residents.	This comment is noted by Homes NSW.
Traffic and Parking Concerns	
The road is already congested.	The proposed development is located on a Site that has access to the surrounding street network but is also interconnected with cycle lanes, the pedestrian network and public transit routes. Residents are given the opportunity to utilise any of these means as a form of transport. Whilst road congestion is a key consideration, the proposed development was discussed in the TIA as incurring an acceptable impact upon the existing road network.
There is an inadequate amount of parking proposed as on-street parking is already limited.	In response to this feedback Homes NSW amended the design to significantly increase the car parking to 66 spaces, noting where the required under the Housing SEPP is only 36. In addition to this, the Site is situated in an area of high public transport and cycle lane accessibility. Bicycle storage has been provisioned in the proposed development.
Visitor parking will become too sparse if taken up by residents.	In response to this feedback Homes NSW amended the design to significantly increase the car parking to 66 spaces, noting where the required under the Housing SEPP is only 36. It is not expected that residents will have to park on the street.
Infrastructure	
There will be an additional strain on existing general infrastructure. Drainage is already bad on the street.	The proposed development has been designed in accordance with Council's requirements and includes on-site stormwater infrastructure.
Concerns of Crime and General Amenity	
The existing social housing at 33 Boyd Street has multiple issues regarding crime and noise that occur regularly at the development.	Crime prevention strategies are employed where necessary as per the recommendations of the supplied CPTED Assessment Report. It has been reported by Homes NSW that incidents involving the presence of police are oftentimes caused by the same one or very few residents. Planning provisions can assist in minimising the impacts of this issue; however, it ultimately is best managed by Homes NSW.

Feedback Received	Response
Noise pollution is expected and needs to be mitigated.	Acoustic impacts have been considered in the design phase and architectural responses such as building separations, screen planting and orientation of private open spaces has therefore been integrated into the proposed RFB. Additionally, Homes NSW will be responsible for the on-going management of the future tenants within the building.
The street is already overpopulated with social housing developments.	The development is proposed in response to the growing need for affordable housing in the Tweed area. The Site was chosen to allow residents access to employment opportunities, community facilities and public transport, just as it is accessible to all other residents of Tweed Heads.
Management of the Proposed Development	
A concierge service / property manager needs to be on site to ensure the safety of tenants at all hours.	This is not standard practice of Homes NSW. A CPTED Assessment Report has been prepared which recommends certain implementations that will increase the feeling of safety and decrease criminal activity within and in the vicinity of the Site.
Security is needed for the proposed development as there is already existing criminal activity occurring on the street.	A CPTED Assessment Report has been prepared that addresses the existing nature of crime within the area. The recommendations made in that report will mitigate many potential concerns regarding an increase in criminal activity.
Too many single people are being housed in 2-bedroom apartments which is a waste.	A mixture of 41 x 1-bedroom apartments and 39 x 2-bedroom apartments are proposed to accommodate diverse housing needs. The mix ensures housing resources can be used efficiently whilst offering flexibility for varying household sizes, including singles, couples and small families. This approach aligns with affordable housing best practice, aiming to optimise space utilisation to meet community demand effectively.
Women with children are prioritised over single males requiring social housing.	Noted, this is not a consideration as part of the planning assessment.
Short leases should apply to ensure new tenants are well-behaved.	Tenancies will be carried out in accordance with the standard approach by Homes NSW, whose policies prioritise the safety of residents and the communities in which they reside.
Long-term tenancy for Aboriginal people should be considered.	Affordable housing for Aboriginal people is a priority expressed by Homes NSW. This comment is not relevant to the planning process, however, has been noted by Homes NSW.
Homes NSW should just use the existing housing owned by the Aboriginal local housing organisation which is underutilised.	Homes NSW are responding to demand for affordable housing in the Tweed area which notes that Tweed Shire experienced a shortfall of 2,665 affordable homes in 2021, and 47% of all households in Tweed were experiencing rental stress. The utilisation of other affordable housing developments in the vicinity of the Site is unlikely to incur a very effective solution as opposed to building a complex capable of housing an additional 80 households.
Decline of Property Value	
Too much social housing in the street will cause surrounding property value to decline.	This concern is not a consideration made by the consent authority in their assessment.

6.2 Future Engagement

6.2.1 Statutory Exhibition

In accordance with Division 2, Section 9 of the EP&A Act, the application will be publicly exhibited for a minimum of 28 days following its submission to the Department. The project team will then prepare a Submissions Report which responds to any further matters raised by the community and Government agencies during this period.

6.2.2 Post-Approval

As mentioned above, it is anticipated that the conditions of approval will require a CEMP to be prepared which will include provision for ongoing community consultation throughout the construction of the project and any other post-approval stakeholder consultation strategies.

7.0 Assessment of Impacts

7.1 Design Quality

Through the selection of the design team, and a rigorous design review process this section demonstrates that the proposal will achieve a high level of design quality and meets the requirements of Clause 6.10 of the LEP.

7.1.1 Design Review

As part of the SSD process the proposal has been through the State Design Review Process (SDRP). The NSW SDRP were supportive of the proposal and, where possible, its feedback has been integrated into the proposal. As discussed in Section 5, the NSW Government Architect has confirmed a competitive design process under clause 6.10(4) of the LEP is not required for this project and that it is capable of achieving design excellence.

In addition to the SDRP process, Homes NSW has undertaken its own rigorous internal design reviews process. The design has been reviewed through weekly meetings by Homes NSW's urban design managers, senior design managers and senior planners, tailored to affordable housing and design excellence to ensure the best design outcome suitable for its tenants and project context.

7.1.2 The Design Team

Homes NSW has engaged CKDS as the architect and Xeriscapes as the landscape architect on the project. CKDS is a leading Australian architectural practice, with specific experience in delivering residential projects of this scale, including affordable housing in the Tweed area.

Most notably CKDS was the recipient of the 2024 NSW AIA Award for Residential Architecture – Multiple Housing demonstrating its proven capacity to deliver design excellence. A full list of its awards includes:

- Winner, 2024 Australian Institute of Architecture Award (NSW), Residential Architecture - Multiple Housing (Horizon Apartments)
- Finalist, 2023 UDIA NSW Awards for Excellence, Excellence in Affordable Housing (Station Street Residences, Newcastle NSW)
- Commendation, 2023 Newcastle Architecture Awards, Residential Architecture - Multiple Housing (Station Street Residences, Newcastle NSW)
- Commendation, 2021 Newcastle Architecture Awards, Residential Architecture - Multiple Housing (Alma Road Residences, Newcastle NSW)
- Winner, 2020 Australian Institute of Architecture Award (NSW), Blacket Prize (Verve Residences, Newcastle NSW)
- Winner, 2020 Australian Institute of Architecture Award (NSW), Aaron Bolot Award (Verve Residences, Newcastle NSW)
- Winner, 2020 Australian Institute of Architecture Award (ND), Newcastle Architecture Medal (Verve Residences, Newcastle NSW)
- Winner, 2020 Australian Institute of Architecture Award (ND), Sustainable Architecture, (Verve Residences, Newcastle NSW)
- Winner, 2019 Australian Institute of Architecture Award (ND), Residential Architecture - Multiple Housing (The Edge, Wickham NSW)

In conjunction with these awards, CSKD are also prequalified under the Government Architect's Strategy and Design Prequalification Scheme, which highlights their alignment of ideologies in the provision of design excellence.

7.1.3 Matters under Clause 6.10

The proposal will achieve design excellence in accordance with the requirements of clause 6.10(3) of the TC LEP as set out below:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

Homes NSW has engaged an award-winning design team with specific experience in delivering residential projects of this scale, including affordable housing in the Tweed Heads area. The track record of the design team demonstrates their capacity to deliver a high standard of architectural design, materials and detailing appropriate to the building type and location.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

The building form and external finishes are of high quality and have been subject to a review from the State Design Review Panel (SDRP). Constructive commentary from the SDRP has been integrated into the final form of the building.

(c) whether the development detrimentally impacts on view corridors,

A VIA has been undertaken by Beam Planning and highlights that the development has no detrimental impacts upon any key views identified in any relevant plans or policies.

(d) the requirements of the Tweed City Centre DCP,

The development is generally consistent with the requirements of the TCC DCP as demonstrated in the DCP Compliance Table appended to this EIS. It noted that the Planning Systems SEPP states under Section 2.10 that DCPs do not apply to SSD.

(e) how the development addresses the following matters—

Table 11 Assessment Against TCCLEP Clause 6.10(3)(e)

TCCLEP Clause 6.10(3)(e) Requirement	Response
<i>(i) the suitability of the land for development,</i>	The land is zoned R3 Medium Density and has been historically used for residential purposes. The residential use of the Site is not hindered by contamination, topography, access, etc. The neighbouring site is under construction for the development of a 7-storey RFB, and the site at 35 Boyd Street is a 40-unit RFB owned by Homes NSW and utilised for affordable housing purposes.
<i>(ii) existing and proposed uses and use mix,</i>	The Site is currently vacant. The use of the Site as affordable housing will have a positive impact on the community compared to leaving the Site vacant. The use of the Site as an RFB is permissible and consistent with the objectives of the Site's zoning.
<i>(iii) heritage issues and streetscape constraints,</i>	As noted above, both European and Aboriginal Cultural Heritage has been considered in this proposal. An ACHA and SOHI have been prepared and provide recommendations that act as mitigation measures should any heritage items of significance be encountered throughout the life of the proposed development. The Site is a corner allotment. CKDS have worked in conjunction with Beam Planning to ensure that the design of the RFB responds appropriately to the existing streetscape of predominantly low-density dwellings and commercial neighbouring properties as well as the evolving and desired future context provided for under the planning controls.
<i>(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i>	Appropriate building separation has been proposed. The development sits within an envelope that is consistent with the requirements of the TCCDCP and is thus compatible with the surrounding existing development. The neighbouring Site has been granted development consent for the construction of a 7-storey RFB, of which has been taken into consideration in this design in the application of stepping-back the building line. The building separation and urban form will not result in decreased amenity. Where any impacts discussed under this Chapter are expected to have an impact greater than that of an acceptable nature, mitigation measures have been recommended and employed.
<i>(v) bulk, massing and modulation of buildings,</i>	The building envelope has been designed in accordance with the TCCDCP. The setbacks utilised and stepping back of the building line at the sixth storey, have created an interface with the public realm that reduces bulk and scale.
<i>(vi) street frontage heights,</i>	Street frontage heights are articulated by the integration of private open spaces into the lower portion of the facade rather than a distinctive podium setback. As adequate setbacks have been proposed, the building integrates seamlessly into the future built form of the area. This design quality has also minimised the impact of the scale of the building.
<i>(vii) solar access controls,</i>	Adequate solar access is achieved. Many of the apartments benefit from a north-facing orientation, and those that don't, have a dual-orientation that provides a longer period of solar access.

TCCLEP Clause 6.10(3)(e) Requirement	Response
	Solar access diagrams have been prepared and consider the impact for surrounding residents as being acceptable (see Section 7.3.1).
(viii) <i>environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</i>	<p>Sustainable design has been integrated into the proposed development.</p> <p>Shadow diagrams have been provided and show the impacts upon individual properties in the vicinity of the development. The impact of the permissible height under the TCCLEP is compared to the impacts of the height permissible under the Housing SEPP. Whilst impacts are present, each property (and their private open space) included in this assessment will continue to receive an adequate amount of sun access.</p> <p>Building separation distances will not increase any wind tunnelling effects.</p>
(ix) <i>the achievement of the principles of ecologically sustainable development,</i>	Ecologically sustainable design has been incorporated into the proposed development through achieving high levels of cross ventilation and solar access to the apartments. Architectural devices have been incorporated into the elevations to manage heat loads on the façade and minimise the need for air-conditioning. Deep soil and extensive landscaping are proposed at ground level. Consistency with the principles of ecologically sustainable development are further discussed in Section 8.1 .
(x) <i>pedestrian, cycle, vehicular and service access, circulation and requirements,</i>	The proposal has been designed to promote pedestrian and cycle access whilst having regard to the optimum location for vehicular access to the basement. The proposal also incorporates dedicated bicycle parking at ground level.
(xi) <i>the impact on, and any proposed improvements to, the public domain.</i>	As discussed extensively throughout this EIS, the proposed design will make a positive contribution on the public domain.

7.2 Built Form and Urban Design

7.2.1 Building Height and FSR

The LEP prescribes a maximum mapped height limit of 34m to the Site, with the capacity to achieve a 10% Design Excellence bonus resulting in a maximum height limit of 37.4m. The immediate lots surrounding the site have similar mapped maximum heights of 28-34m with the capacity to achieve a 10% bonus under the TCCLEP 2012.

This height limit reflects the Council's long term strategic plans for the Tweed to deliver well located housing in and around the Tweed City Centre close to employment opportunities, transport and social infrastructure. In the Desired Future Character Statement of the Boat Harbour Precinct in The Tweed City Centre Development Control Plan, which the site is located within, it states that:

"To make an entry statement as people enter the precinct over the Boyds Bay Bridge landmark buildings up to 13 storeys are encouraged on key sites on northern side of Terranora Terrace and on Monastery Hill ... A continuation of the mixed retail and residential development from the northern end of the City Centre along Wharf Street is promoted with buildings of eight storeys stepping down to six storeys on the eastern side of Recreation Street."

As outlined in Section 2.2, there are 3 recent developments in the immediate proximity of the site that utilise, and in one case exceed, the height limits under the LEP, consistent with the desired future character envisaged for the Boat Harbour Precinct and evidence of the emerging higher density residential character. In a similar manner the proposed building is taller than many of the existing buildings in the area, but is consistent with the Statutory controls and desired future character for the area.

In order to incentivise the delivery of affordable housing the NSW Government amended the Housing SEPP to allow for an additional 30% floor space and height above the maximum permissible LEP height where the development provides >15% affordable housing, which allows for a total maximum height of 48.62m. Therefore the proposed height is approximately 4.6m under the maximum height that could be achieved by any developer if the proposed development meets the requirements of the Housing SEPP.

The height of the building and massing was specifically considered as part of the State Design Review Panel process (see **Section 7.1**) who supported the built form proposed. This EIS and the supporting technical assessments, in particular the Visual Impact Assessment (see **Section 7.4**) and Overshadowing Assessment (see **Section 7.3.1**) demonstrate the environmental impacts of the height, including the additional height above the LEP are also acceptable. It is noted that the Department's PS 23-003 acknowledges that additional height and FSR awarded under the Housing SEPP may incur additional impacts, specifically those to do with variations of LEP and DCP provisions. The Planning Circular advises that

“flexibility should be applied in these instances in order to balance local outcomes with the delivery of more affordable housing.” As a project entirely for affordable housing, there is a very strong justification to maximise the yield on the site.

Furthermore, it is noted that the proposal is less than the LEP maximum FSR control and does not seek to take advantage of the 30% uplift that is otherwise available. This is a result of the detailed analysis of the site, which concluded that the additional FSR would result in unacceptable built form and amenity impacts.

In light of the above the proposed height and FSR are considered appropriate for the site.

7.2.2 Building Setback and Separation

As shown in **Figure 27** the proposal complies with the required setbacks in TCCDCP and the ADG with the exception of the balustrade (see red circle) on level 7 fronting Brett Street, where CKDS made the design decision to provide a consistent podium height that reinforces the street wall. This design decision was specifically considered and supported by the SDRP. The very minor DCP variation will have no adverse built form or environmental impacts and supports the achievement of design excellence on the site.

In complying with the required building separation, the proposed development will maximise acoustic privacy, and coupled with additional screening measures, also maximise visual privacy.

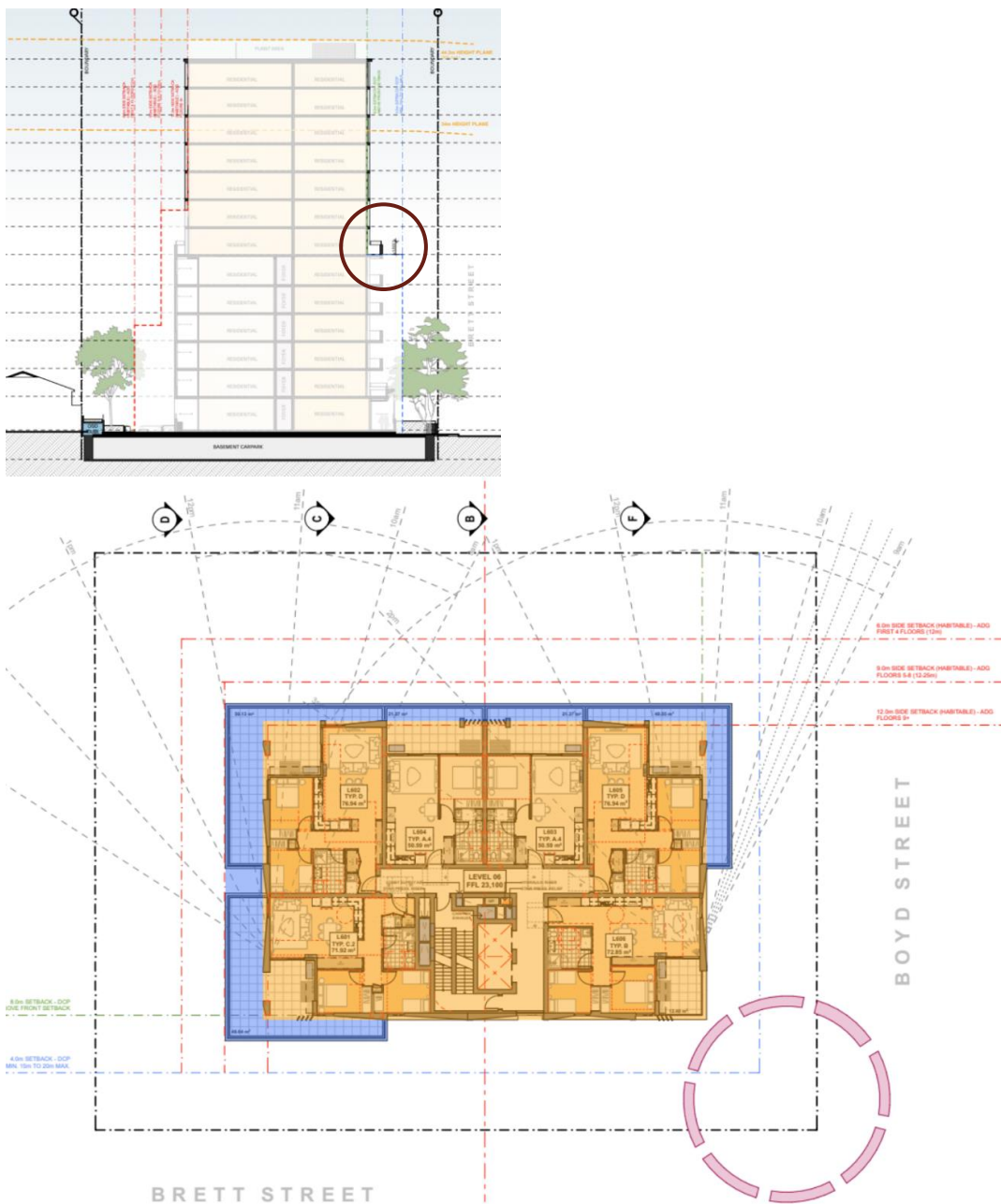


Figure 27 Compliance with building setbacks
 Source: CKDS (2024)

7.3 Environmental Amenity

7.3.1 Overshadowing

Shadow diagrams have been prepared by CKDS illustrate the proposed shadows during mid-winter. The analysis also illustrates the additional shadow created by the proposed height above the LEP height limit in accordance with the Housing SEPP.

The shadow diagrams (see **Figure 28** and **Figure 29**) demonstrate that the proposed form generates slender fast moving shadows that during the afternoon period fall primarily on commercial properties. Importantly the habitable rooms and private open spaces of the impacted properties on the southern side of Brett Street retain three or more hours of sunlight between 9am and 3pm as required by the DCP. It is also noted the proposal will not result in any overshadowing of the new apartments at 1 Brett Street between 9am – 3pm during midwinter.

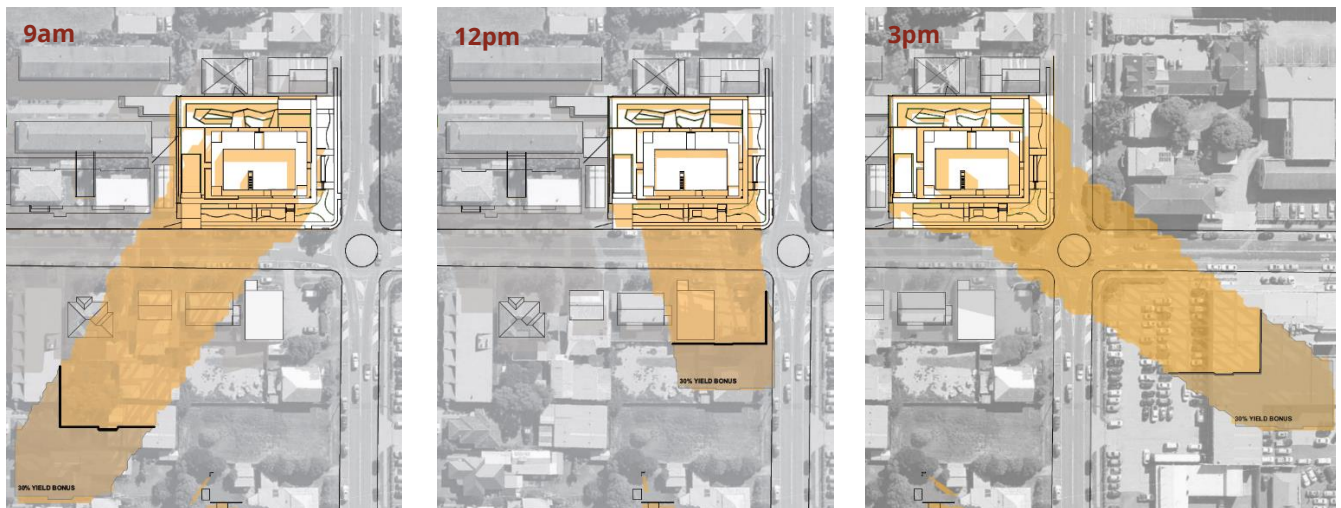


Figure 28 Shadows of the proposed development on June 21st

Source: CKDS (2024)

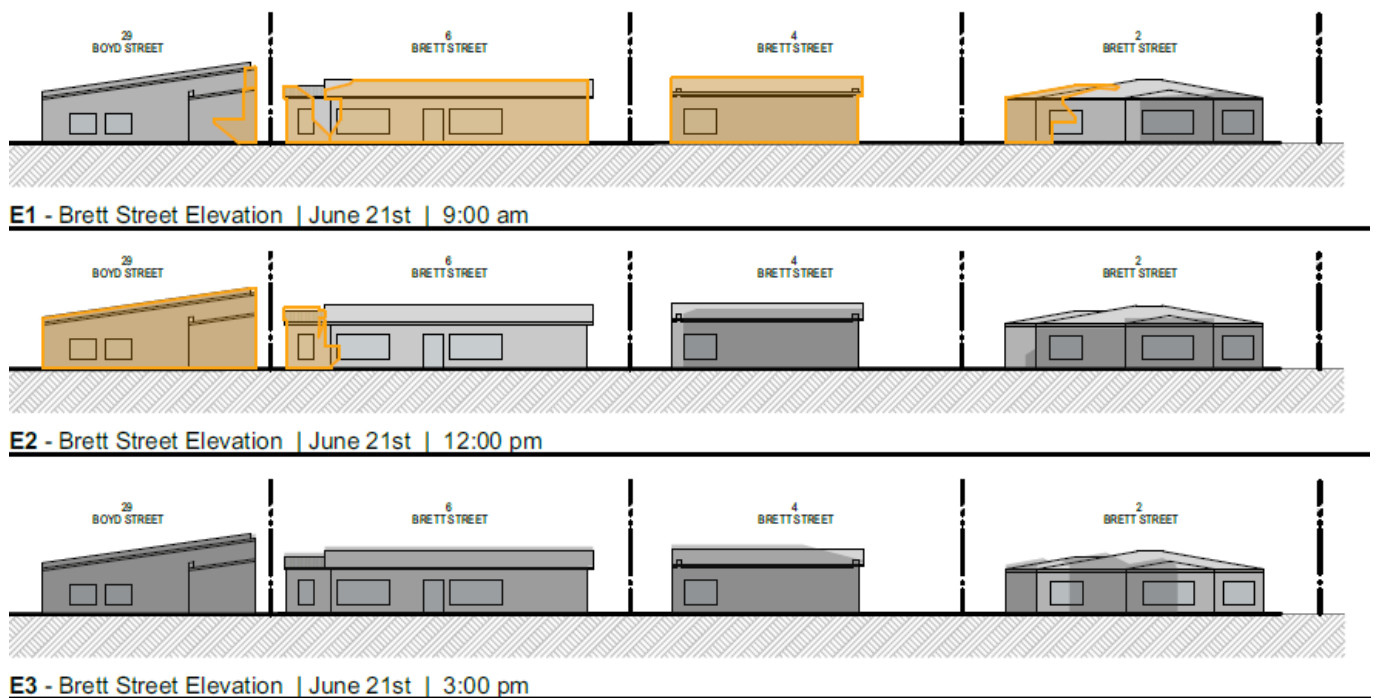


Figure 29 Shadow Analysis on Brett Street Properties

Source: CKDS (2024)

7.3.2 Residential Amenity

The Design Report prepared by CKDS demonstrates that the proposed development achieves the Objectives and Design Criteria of Part 3 and Part 4 of the NSW Apartment Design Guide (ADG), most notably providing 85% solar access for 3 hours during mid-winter and 63.7% cross ventilation. As a consequence the proposed dwellings will experience a very high level of residential amenity.

7.4 Visual Impact

The VIA assessment conducted by Beam Planning in conjunction with CKDS identifies key views in the immediate and greater vicinity of the Site, including those that have been identified as being significant in the Tweed DCP.

Table 12 provides a summary of the significance rating of each of the views that was assessed.

Table 12 Summary of Visual Impact Ratings

No.	Viewpoint	Significance Rating
1	Park Street	Minor / Moderate
2	South Boyd Street	Minor
3	Razorback Lookout	Negligible
4	Minjungbal Drive	Minor
5	Terranora Road	Negligible

The immediate views of the Site were assessed to be of low visual significance. The initial impact of the development will from certain locations be considerable, however, as the surrounding sites continue to be redeveloped consistent with the desired future character reflected in the planning controls, and currently being taken up on the adjacent development sites, the proposal will harmonise visually with those developments and have a minor visual impact.

The proposed development will also have a negligible to minor impact on the key view locations identified in the DCP of having high value. This is due to the surrounding context, angle and distance to the Site from these key view locations. Therefore, the proposed development is assessed to have an acceptable visual impact.

7.5 Public Space

The proposed development contributes to the public domain and will assist in setting a precedent for street address and landscaping as other developments emerge within the precinct.

The ground level of the building has been designed to maximise passive surveillance and activation of both street frontages, which was a key area of feedback from the SDRP on the initial design which had a largely inactive frontage to Brett Street.

Deep soil areas are proposed along the Boyd Street frontage to enable generous landscaping to the public domain, and in particular to allow for the retention of the existing tree at the corner of Brett Street and Boyd Street.

A clearly identifiable lobby and street address for the building is achieved through the siting, use of material finishes, and landscaping.

7.6 Trees and Landscaping

As required by the TCCDCP, the landscape plan proposed is to provide shade to outdoor areas, retain existing vegetation where possible and where appropriate, and enhance the subtropical character of the Tweed area. The proposed landscape plan as shown in **Section 4.4**, comprises shade amenity trees, small feature trees, screening and small shrubs, groundcovers, border plants, cascading plants and climbers. The proposed variety of species provides a range of colour to create a distinct profile for the corner allotment. The character of plantings further enforces a connection to the surrounding biophysical environment of the Tweed.

4 trees on the Site will be removed to facilitate the development. The removal of the trees is supported by the Arborist Report. The key tree at the prominent corner of Boyd Street and Brett Street and will be retained and serve as a distinct characteristic on the Site and used to mark the new entry to the building.

The proposed landscaping will provide effective screening for both visual and acoustic privacy for neighbouring properties and also enhance the profile of the communal open space at the northern side of the Site. Additionally, plantings are strategically placed at the edges of the private open spaces at ground level, further enhancing the privacy for future residents.

The landscape plan complements the architectural design to enhance the overall experience for users of the public domain. The landscaped areas surrounding the existing footpath add visual interest to the frontages of the proposed development and contributes to a more vibrant streetscape, reflecting Tweed's strong connection to its biophysical environment. The landscaping proposed will set a high-quality precedent for plantings at the public domain interface, which is an integral aspect of this assessment as the emerging character becomes more established on Boyd Street.

7.7 Traffic, Transport and Accessibility

A Traffic Impact Assessment (TIA) has been prepared by SECA Solution.

7.7.1 Parking

The TIA states that the parking arrangement proposed is adequate in preventing excessive loss of on-street parking in the vicinity of the proposed development. As noted in the assessment against the Housing SEPP conducted in **Table 7**, the number of spaces required is 35.9 and 66 spaces have been provided, 8 of which are designed to cater for a person with a disability.

The TCCDCP requires a rate of 1 space per 1 and 2 bedroom apartments, meaning that the proposed development would therefore require a total of 80 parking spaces. The TCCDCP sets rates for residential car parking based on use and does not account for tenure. In consideration of the applicable rate, the Housing SEPP rate has been identified as the appropriate rate in consideration of the following:

- The Housing SEPP states specific controls for the exact residential tenure proposed. The DCP does not consider that the proposed development is for the purpose of affordable housing where it is less likely that residents will have access to a private vehicle.
- The Housing SEPP prevails over the DCP.
- DCPs are not applicable to SSD. Despite this, an assessment against the Tweed DCP has been conducted in this EIS to ensure that the design of the proposed development is consistent with the desired future character of Tweed Heads.

To assist with mitigating the impacts of car dependency and to encourage green travel modes, 36 bicycle storage areas have been proposed and a Green Travel Plan (GTP) has been proposed which outlines alternative transport options available to residents including use of the bus and pedestrian network.

Based on the above assessment, it is not anticipated that any on-street parking shortages will occur following the construction of the proposed development.

7.7.2 Operational Traffic Impacts

The anticipated trips to and from the proposed development is anticipated to be compatible with the existing road network. The TIA notes that no service bay is required for the proposed development as the loading and unloading of waste and other larger deliveries can occur kerbside on Brett Street.

7.7.3 Construction Traffic Impacts

The CTMP prepared by SECA Solution outlines the traffic requirements and considerations of the proposed development in its construction phase. General traffic controls have been imposed, including construction access, vehicle movement, parking, incident procedure, etc. The CTMP states that regular reviewing will occur throughout the life of the plan to ensure that it meets the relevant standards should they evolve and remains applicable to the proposed development throughout its construction phase.

7.7.4 Green Travel Plan

A GTP has been prepared by SECA Solution outlining the active and public transportation options available for residents. The GTP concludes that through the promotion of such transport options, residents can achieve a more environmentally and economically sustainable means of travel. The GTP is required to be monitored and reviewed appropriately throughout the operation life of the proposed development.

7.8 Waste Management

A Waste Management Plan (WMP) has been prepared by CKDS which details the likely waste streams to be generated during the demolition, construction and operational phases of the proposed development. The demolition phase will incur only green waste generation as no removal of buildings is required. The construction phase will also incur minimal waste generation which will be recycled or disposed of as per the WMP.

Calculation of waste generation for the operation phase of the proposed development has been made for general, recycling, green and bulky waste. The waste room proposed will hold a greater amount of waste than calculated as being required in the WMP and will be serviced as per the specifications of the TIA which indicates that kerb-side collection is appropriate.

7.9 Aboriginal Cultural Heritage

The ACHA states that there is no record of any Aboriginal artefacts present on the Site, however, based on the nature of the soil profile as well as surrounding Aboriginal sites and areas of significance, there is potential for artefacts to be present. In recognition of this, the ACHA makes two recommendations to mitigate any potential impacts which Homes NSW are anticipating can form conditions of consent for the proposed development.

7.10 Environmental Heritage

The SOHI concluded that there are no previously identified built heritage items located either within or in the local vicinity of the Site and that the archaeological assessment has identified the Site contains areas of low potential for locally significant archaeological resources. The SOHI states that no further heritage assessment is necessary given the findings of the report and the only recommendation made to impact the life of the project is the application of an unexpected finds protocol, which again is anticipated to make up a condition of consent.

7.11 Social Impact

A Social Impact Assessment (SIA) has been undertaken by Arup and has concluded that the proposal is likely to generate a highly positive social impact, particularly in the long term. Arup have considered the likelihood, magnitude and significance of each impact, which are summarised in the below **Table 13**.

Table 13 Social Impact Assessment Summary

Category	Impact	Likelihood	Magnitude	Significance	Rating
Way of life	Construction	Likely	Moderate	High	Negative
	Post-occupancy	Almost certain	Major	Very high	Positive
Community	Construction	Unlikely	Minor	Low	Neutral
	Post-occupancy	Likely	Major	High	Positive
Accessibility	Construction	Likely	Moderate	High	Negative
	Post-occupancy	Possible	Moderate	Medium	Positive
Culture	Construction	Unlikely	Moderate	Medium	Negative
Health and wellbeing	Construction	Unlikely	Moderate	Medium	Neutral
	Post-occupancy	Likely	Major	High	Positive
Surroundings	Construction	Unlikely	Minor	Low	Neutral
	Post-occupancy	Likely	Moderate	High	Negative
Livelihoods	Construction	Likely	Minor	Medium	Positive
	Post-occupancy	Possible	Minor	Medium	Positive
Decision-making systems	Construction	Likely	Minimal	Low	Neutral
	Post-occupancy	Likely	Minimal	Low	Neutral

Whilst negative issues have been identified in the social impact assessment, they are predominantly within the construction phase and are therefore not anticipated to cause long-term impacts.

The following management measures were recommended to address potential negative social impacts as well as help enhance potential positive impacts:

Construction

- Implement recommendations of the Traffic Impact Assessment (TIA) and Preliminary Construction Traffic Management Plan (PCTMP) (SECA Solution, 2024).
- Implement recommendations of the Aboriginal Cultural Heritage Assessment Report specific to Aboriginal archaeology in particular (ACHAR) (AMBS Ecology and Heritage, 2024).
- Consider installing creative hoarding to improve visual impacts of construction at the site. Implement recommendations of the Visual Impact Assessment (VIA) (Beam Planning, 2024).
- Ensure that any modifications to the design of the proposal are consistent with the key principles of Good Design for Social Housing (DPHI, 2020) and aligned with housing needs of the community, including ensuring that the proposal is accessible for people with a disability (Purple Apple Access, 2024).
- Carry out regular consultation with the proponents of other projects in the vicinity of the site (both existing and planned) to reduce any potentially significant cumulative impacts (e.g. consider the use of staging or implementing additional management plans).
- Explore opportunities to connect with local training providers and construction contractors to maximise employment and skills development for the local community, including the local Aboriginal community, during construction.
- Carry out regular consultation and engagement activities with existing residents, businesses, community facility operators and their visitors as well as the Aboriginal community to keep the community up to date on development activity, understand and manage any future social impacts should they occur. Examples of potential engagement activities include BBQs, street meetings, community events, pop-up or information sharing sessions.
- Foster community recovery and resilience by widely publicising progress against key stages of development to highlights the work of the Flood Recovery Program and the delivery of this project to support those impacted by the floods and who are currently living in temporary accommodation.

Post-construction

- The building and its tenants to be managed by an experienced social or community housing provider, including linkages for tenants to health and community-services.
- Implement recommendations of the TIA, including a Green Travel Plan for new residents (SECA Solution, 2024).
- Establish a hotline to allow the community to freely express any concerns post-occupancy and conduct a targeted door-knock for residents and businesses in the immediate social locality (400m) to encourage reporting of crime and safety issues to the housing provider post-occupancy.
- Implement recommendations of the Crime Prevention Through Environmental Design (CPTED) Report (Beam Planning, 2024).

7.12 Biodiversity

A BDAR has been prepared by AMBS Ecology and Heritage and is appended to this EIS. The BDAR concludes that the proposed works utilise a highly modified environment that offers limited value to threatened flora and fauna species. No threatened ecological communities or threatened plants were recorded in the subject land and none are considered likely to occur. The potential impacts on threatened or migratory fauna listed under the BC Act and/or EPBC Act are considered to be low. A number of threatened and migratory species were conservatively assessed using Tests of Significance under the BC Act and EPBC Act, and the outcomes concluded impacts would not be significant. The subject land does not meet the Area Thresholds for application of the Biodiversity Assessment Method under the BC Act and does not occur on land mapped on the Biodiversity Values Map. Potential impacts to native flora and fauna that occur in the site, and on potential hollow-bearing trees, can be mitigated to some extent by adhering to the recommendations to minimise soil spill and dust mitigation during construction and use 80% local native species for the replacement plantings.

As noted in the Arborist Report prepared by Abacus Tree Services, the site does not contain any significant vegetation. The retention of 1 tree on the south-east corner of the allotment is proposed as the root system will not be impacted by the proposed design. As shown in the below **Figure 30**, three tree has an extensive canopy and contributes significantly to the character of the street corner.

To ensure the retention of this tree is carried out appropriately, the Arborist Report recommends protection measures for tree 48. This has been incorporated into the ongoing mitigation measures attached to this EIS.



Figure 30 Tree 48
 Source: Abacus Tree Services (2023)

The four trees proposed for removal (Trees 1-4) are smaller and impact the design of the proposed development extensively. To ensure that the health of tree root systems of those within the future landscape design is prioritised, these trees have all been recommended for removal in the Arborists Report.

7.13 Ground and Water Conditions

A Geotechnical Assessment prepared by Barnson states that as rock was not encountered, and therefore the use of high-level footings such as pad / strip footings and raft slabs should be investigated as part of the construction stage.

As groundwater was encountered 0.8m below the natural ground surface, the basement will need to be ‘tanked’ to prevent water ingress and designed to allow for the buoyancy forces.

The investigations confirmed that the soils are not Acid Sulphate Soils.

7.14 Flood Risk

Flooding has been carefully considered as the Site is mapped as being flood prone. The findings of the FRA prepared by Northrup Engineers has influenced the design of the development and appropriate levels, and drainage solutions have been proposed. The site is subject to flood inundation in events rarer than the 1% AEP storm event, caused by regional flooding of the Tweed River. The annual exceedance probability (AEP), probable maximum flood (PMF) and flood planning level (FPL) for Site are shown in **Table 14**.

Table 14 Existing Flood Level

Design Flood Level (m AHD)	0.2% AEP Level (m AHD)	PMF Level (m AHD)	FPL (m AHD)
2.6	2.9	5.7	3.1

Flooding has influenced the design specifications of the basement as well as the ground floor. The proposed crest level of the basement is set at the Flood planning level of 3.1 AHD. As ground floor apartments are proposed, the ground floor level is at 3.3m AHD.

It was concluded that the proposed development will not create any significant adverse impacts to flood behaviour on the Site and on the properties in its vicinity. Furthermore, flood risk has been adequately managed through the selection of flood levels, implementation of flood protection measures and provision of offsite evacuation opportunities.

7.15 Crime Prevention Through Environmental Design

A CPTED Assessment Report has been prepared by Beam Planning and has concluded that in consideration of the proposed development, the crime risk rating for the Site will be 'low'. An assessment of the proposed development, more specifically the ground floor communal spaces, entrances, basement and waste room, has concluded that all matters for consideration and CPTED principles have been considered throughout the design phase.

To maintain a 'low' crime risk rating, recommendations have been made in the areas of casual surveillance, technical supervision, access control, lighting, territorial reinforcement, environmental maintenance and wayfinding, which can all be implemented into a conditioned POM.

7.16 Acoustic Impacts

The relevant Planning Documents of The Tweed Shire Council Legislation have been reviewed for any noise requirement or criteria. In consideration of the Tweed DCP and TCCLEP, no applicable standards in relation to noise have been identified. The 2023 'Noise Guideline for Local Government' (NGLG 2023) is a guideline that is aimed at councils and planners to provide guidance in the management of local noise problems.

The key potential noise impacts from the development will be during construction and from mechanical plant during operations. It is anticipated that the Department will impose standard acoustic conditions of consent in order to manage these potential impacts.

It is noted that the Geotechnical Report notes that rock was not encountered to the boreholes end points of 25m, and therefore, it is anticipated that excavation will not require breaking or removal of rock and is therefore likely to have less acoustic impacts than other comparable developments.

In consideration of the development at 1 Brett Street the following conditions as extracted below were applied to their approval DA21/0021 which we would anticipate for a development of this nature:

48. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks. LAeq, 15 min noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.*
- B. Long term period - the duration. LAeq, 15 min noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.*

49. All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded to the satisfaction of Council's General Manager or his delegate so as to prevent the emission of offensive noise as a result of their operation.

114. Prior to an Occupation Certificate being issued, a Post Construction Noise Impact Compliance Assessment report prepared by a suitably qualified acoustic consultant shall be prepared and submitted for consideration and approval by Council's General Manager or delegate.

...

The applicant shall carry out any such recommendations as provided within the Post Construction Noise Impact Compliance Assessment report to the satisfaction of the General Manager or delegate within 30 days from the date of the acoustic assessment, provided that the General Manager or delegate may extend the time period for the carrying out of any recommended acoustic treatment to a date which may be determined by the General Manager or delegate.

115. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised. Notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive or intrusive noise.

These conditions are consistent with the NGLG 2023 in that they consider audibility, duration and inherently offensive characteristics. Given the similar nature of development and geotechnical conditions present at both the Site and 1 Brett Street / 26 Recreation Street, acoustic impacts are capable of being mitigated through applied conditions of consent similar in nature to those displayed above.

7.17 Other Matters

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and are appended to this EIS as set out in **Table 15**.

Table 15 Summary of the other technical assessments

Consideration	Assessment	Consultant
Contamination	EnviroScience conducted asbestos clearance and soil testing following demolition of the existing buildings on the site which concluded that further investigation of the Site which confirmed that no asbestos or heavy metals were present on the Site and therefore no further testing is required.	EnviroScience
Access	The Access Report provides an analysis of the nature and extent that the project achieves the spatial requirements to provide access for people with disability. The report details a satisfactory configuration for all relevant aspects of the design.	Purple Apple Access
National Construction Code - Building Code of Australia	The BCA Report concludes that the proposed development is capable of compliance with the BCA.	MBC Group
Infrastructure Delivery, Management and Staging Plan	The Site has adequate access to services including electricity, sewerage and water.	CKDS
Water Management	The Concept Stormwater Management Plan proposed is considered to effectively meet the objectives of the 2008 Tweed DCP and is therefore recommended to Council for adoption. The proposal will minimise the potential impact of local and downstream flooding through the adoption of onsite detention. Further to this through the adoption of Water Sensitive Urban Design Principles the effects of urbanisation on water quality will be mitigated.	Northrup Engineers

7.18 Cumulative Impacts

At the time of writing this EIS, 1 Brett Street is being developed for the purposes of a seven-storey RFB. It is therefore unlikely that construction of both developments will overlap. Construction of 41-43 Boyd Street is yet to commence, and its timing is currently unknown. However, there may be a scenario where the projects overlap during the construction phase, which is considered in **Table 16** along with mitigation measures.

During the operational phase the proposal will deliver additional affordable housing in close proximity to the existing affordable housing at 33-35 Boyd Street, which also has potential for cumulative impacts along with the cumulative parking impacts of multiple developments in the immediate area. These impacts are also considered in **Table 16**.

Table 16 Assessment of cumulative impacts

Impact	Nature of Impact	Mitigation Measure
Construction Phase		
Acoustic	Construction noise will be amplified if both developments are being built at the same time.	The proposed development will be under construction between the hours enforced by conditions of consent applied and will be carried out as per any future acoustic conditions. Due to the use of noise levels within standard conditions of consent no adverse cumulative impacts regarding noise are anticipated.
Air quality	As developments may overlap, the air quality may be cumulatively impacted.	The proposed development will follow the standard air quality mitigation measures enforced by the conditions of consent. Given the nature of the development, no cumulative air quality impacts are anticipated.
Traffic	Earthworks are anticipated to take 3-4 months to complete and in this time excavation machinery will remain on the Site. Less than 20 workers will be on site during this stage of the development. The Traffic Impact Assessment (TIA) states that Brett Street has a capacity of 200 vehicles per hour.	It is expected that the overlap of construction will have a minimal impact as a maximum of only 20 workers will be on site at this time and thus vehicles per hour on Brett Street are expected to remain below 200. Additionally, as noted in the CTMP, construction staff will be encouraged to carpool to reduce traffic and parking implications. The CTMP details that ongoing consultation will occur with local residents which will help prevent any long-term adverse impacts from occurring.
Parking	It is likely that construction workers will need to utilise on-street parking at the same time as those working on 1 Brett Street / 26 recreation Street.	The existing traffic conditions analysed in the CTMP state that ample parking is available in the vicinity of the Site. As noted in the CTMP, workers will be advised of the parking constraints with public on-street parking available in the area. The CTMP details that ongoing consultation will occur with local residents and the results of such consultation can be utilised to inform workers of any less-disruptive means of parking.
Biodiversity	Construction may result in soil spill or dust affecting surrounding biodiversity.	The CMP should ensure soil spill is minimised and dust mitigations measures are implemented during construction.
Operational Phase		
Social	Meeting the urgent need for affordable housing in the tweed Crime and safety of residents in the immediate impact	The Social Impact Assessment considers the cumulative impacts of the provision of additional affordable housing in the immediate vicinity of the existing affordable housing at Boyd Street and determines it will be an overall positive outcome (see Section 7.11). The crime safety risk has been considered as part of the CPTED analysis and will be mitigated through the recommendations in that Report (see Section 7.15).
Parking	On-street parking may be impacted by the proposed development in conjunction with the other developments in the precinct.	Parking provisions have been calculated in accordance with the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) and are compliant. Additionally, facilities to store bicycles have been provided and the Site is significantly integrated with the pedestrian and public transport networks, meaning that future residents will not have to solely rely on private vehicle usage. It is understood that compliant parking has been provided in the 1 Brett Street and 41 Boyd Street projects, which has the same access to public and active transport options as the proposed development does. No adverse impacts upon the availability of on-street parking are expected.

8.0 Project Justification

8.1 Ecologically Sustainable Development

The proposed development is consistent with the principles of ecologically sustainable development as discussed in **Table 17**.

Table 17 Assessment against ESD principles

Principle of ESD	Assessment
The Precautionary Principle	<p>The principle of ecologically sustainable development places a strong emphasis on the precautionary principle, which advocates for proactive action in the face of any environmental uncertainties or potential risks. This project exemplifies the application of this principle through its thorough assessment of environmental impacts and the implementation of robust mitigation measures.</p> <p>By adopting these measures, the development demonstrates a clear commitment to minimizing its environmental footprint while fostering a living environment that is both sustainable and efficient. The proactive approach to identifying and mitigating potential risks before they occur ensures that the project aligns with the precautionary principle, thereby safeguarding the well-being of current and future residents while preserving ecological integrity.</p>
Inter-Generational Equity	<p>The project prioritises intergenerational equity by delivering a development that minimises impacts and enhances resilience to environmental changes, while also promoting housing diversity and affordability. Through the provision of affordable housing in amongst a variety of other housing typologies, the proposed development offers a greater diversity of housing available for future generations of a more economically diverse nature.</p> <p>Additionally, the implementation of ecological sustainable development initiatives, such as energy-efficient systems and adequate landscaped areas will ensure that the living environment remains viable and enjoyable for generations to come.</p>
Conservation of Biological Diversity and Ecological Integrity	<p>The proposed landscape plan significantly increases the number of shrubs and trees present on the Site, which in turn increases the connection between existing ecosystems. One tree is proposed to be retained and will be complimented by endemic species which will significantly increase the tree canopy coverage. Tree canopy is proposed along both frontages and will set a desirable precedent for street tree planting in areas of high usage of the pedestrian network, which is a key component encouraging high usage.</p>
Improved Valuation, Pricing and Incentive Mechanisms	<p>The project recognises the economic and social value of natural resources by integrating sustainable practices into its design and operation. This commitment is reflected in the careful selection of materials and equipment, aimed at ensuring the most efficient operational and maintenance outcomes and procedures. For example, the use of materials that are easily cleaned or maintained allows for lesser waste of building materials. Additionally, by designing the RFB in a manner that allows for cross ventilation of apartments, tenants will be less reliant on artificial air-conditioning.</p>

8.2 Strategic Justification

In consideration of the Site's strategic context set out in **Section 3**, the proposal is justified from a strategic perspective for the following reasons:

- **Housing supply:** The proposed development achieves the objectives of multiple Federal, State and Local strategies concerned with the provision of housing. With its complete dedication to affordable housing, the proposed development significantly advances the strategic goals regarding the provision of additional affordable options for both current and future residents of the Tweed.
- **Housing diversity:** The proposed development increases the diversity of tenure throughout the Tweed, and in turn creates a reliable framework of housing availability for residents. The provision of a housing profile characterised by a wide range of typologies and tenure allows for a more diverse population to reside within one community.
- **Desired character:** The density proposed is compatible with the desired character of the Tweed City Centre and is compatible with the controls of surrounding properties. When developed, and if developed in accordance with the applicable controls, future properties in the vicinity of the Site will be of a similar scale.
- **Ecologically sustainable development:** As discussed throughout this EIS, the principles of ecologically sustainable development has been extensively considered throughout the design phase.

- **Intergenerational equity:** The provision of high-quality affordable housing will allow for future generations to have more adequate access to a more diverse housing profile in Tweed. Geographically speaking, through the provision of affordable housing in communities, low and very low-income households are able to have equal access to goods and services as the rest of the population is.

The delivery of affordable housing brings a range of positive impacts to the Tweed Heads community:

- **Stability and security:** Having a secure and affordable home reduces stress and provides a foundation for people to build better lives. This stability fosters improved mental and physical health for residents.
- **Empowerment and opportunity:** Less financial strain from housing costs frees up resources for residents to obtain an education, complete job training, and invest in other aspects of their futures, which can lead to higher incomes and greater social mobility over time.
- **Community cohesion:** Affordable housing allows people from diverse backgrounds to live near each other, fostering a more inclusive and vibrant community. This can reduce social isolation and create a stronger sense of belonging in Tweed Heads.
- **Reduced strain on services:** Stable housing reduces homelessness and lowers the demand on emergency shelters and public services, which will allow Homes NSW and other state departments to redirect resources towards other areas of social need.
- **Stronger economy:** When employees have access to affordable housing near their jobs, it improves productivity and reduces absenteeism. This benefits both businesses and the overall economy.

8.3 Consideration of Impacts

8.3.1 Environmental Impacts

The environmental impacts of the proposed development have been discussed throughout this EIS and other various technical reports. These impacts include:

- biodiversity;
- overshadowing;
- Aboriginal Cultural Heritage and general heritage;
- visual Impacts;
- crime prevention through environmental design;
- noise and vibration;
- water management;
- flooding;
- geotechnical conditions;
- ecologically sustainable design;
- public domain interface;
- traffic, transport and access;
- BCA and accessibility;
- residential amenity;
- urban design; and
- waste management.

None of the assessed environmental impacts presented unacceptable risks, and any identified issues have been effectively addressed with suitable mitigation measures. As a result, the proposed development is expected to have no adverse environmental impacts.

8.3.2 Social Impacts

As discussed throughout this EIS and the supporting Social Impact Assessment, the proposed development will provide significant social benefits that positively impact Tweed residents as well as the wider community. It offers affordable housing options for low-income families and individuals, reducing financial strain and preventing homelessness. This stability will foster community cohesion in Tweed Heads, as residents are more likely to remain long-term, building relationships and contributing to a supportive community environment. Access to secure housing will also improve residents' quality of life, leading to better mental and physical health outcomes, as they can focus on education,

employment, and community engagement without the stress of housing insecurity. Furthermore, the affordable housing development proposed will encourage diversity and inclusion by bringing together people from various backgrounds and places across the LGA and beyond.

8.3.3 Economic Impacts

Economically, the proposed development will generate approximately 100 jobs at its peak of construction, contributing to local economic growth. Further to this, residents of the proposal will stimulate local economies by supporting nearby businesses, increasing overall economic activity, and by providing stable housing, affordable housing can reduce reliance on emergency services and welfare programs, ultimately saving public resources. Most importantly, by offering a stable living environment, affordable housing facilitates opportunities for education and employment, promoting upward economic mobility for residents.

8.4 Suitability of the Site

The Site is suitable for the development of a 13-storey affordable housing building as it:

- is zoned for residential uses, including the proposed use as a residential flat building;
- meets the relevant locational criteria in the Housing SEPP for where the 30% infill affordable housing bonus applies;
- is in a location with significant demand for affordable housing that also has good access to public transport and employment opportunities;
- is relatively flat and generally clear of vegetation, with limited trees on site;
- has been confirmed that the site is free from asbestos, heavy metal contamination, and Acid Sulfate Soils (ASS) and does not pose any environmental health risks.
- The site benefits from a robust pedestrian network and is well-integrated with public transport and road infrastructure. This connectivity makes it an ideal location for residential development, particularly affordable housing. Future residents will have convenient access to various commercial premises, public transportation options, and community infrastructure, such as the Tweed Library and open spaces. This proximity to amenities will enhance the quality of life for residents and support their daily living needs.

8.5 Public Interest

The proposed affordable housing will serve the public interest for several important reasons. It addresses critical affordable housing shortages currently being experienced in Tweed by providing affordable options for low-income families and individuals, including those of a vulnerable state such as domestic violence victims, victims of natural disaster, seniors experiencing financial hardship, etc. The proposed development will help to ensure that a greater portion of NSW residents have access to safe and stable housing. Additionally, affordable housing promotes community stability and social cohesion. When people have secure housing, they are more likely to engage positively with their communities, participate in local activities, and contribute to a sense of belonging.

The proposed development will also reduce the strain on public resources. By providing stable housing, affordable housing can decrease reliance on emergency services and social welfare programs, ultimately saving taxpayers money. Affordable housing mitigates issues like homelessness, which can lead to increased costs for healthcare, law enforcement, and social services. By saving taxpayer money in these areas, capital can be invested in more affordable housing in areas like Tweed, where a higher percentage of households awaiting affordable housing placement are considered priority and a high proportion of the population are under rental stress.

The proposed development will attract residents who can contribute to local businesses and create jobs during the construction and maintenance of housing projects. This economic activity benefits the broader community. It should also be noted that throughout the operational life of the development, residents of the proposed affordable housing complex are able to benefit from the proximity to commercial lands and can contribute to a lower employment rate for the Tweed area. The Site exists in proximity to several commercial premises, but also public transportation. A resident of the proposed development has the flexibility of walking or catching public transport to a variety of employment opportunities.

Finally, the proposed development will promote equity and social inclusion by providing opportunities for people from diverse backgrounds to live together. Not only will future residents of the affordable housing complex benefit from a multitude of community infrastructure in its vicinity, such as the Tweed Library, various open spaces and support groups, but the wider Tweed community will benefit from social diversity, in that it fosters understanding among different groups.

In summary, the proposed affordable housing is in the public's interest as it not only meets immediate housing needs of Tweed Heads but also strengthens communities, supports local economies, and promotes social equity.

9.0 Conclusion

This EIS has been prepared in accordance with Part 5 of the EP&A Act to consider the environmental, social and economic impacts of the proposed affordable housing development and has addressed the relevant concepts and issues outlined in the SEARs.

Having regard to the above-mentioned considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The proposed development is permissible with consent and meets the applicable statutory requirements of the relevant environmental planning instruments.
- The proposed development aligns with the strategic direction for housing provision as outlined in the NSW Strategic Housing Plan, the North Coast District Strategic Plan, the Tweed Local Strategic Planning Strategy, and the Draft Tweed Affordable Housing Strategy.
- The proposed development will not result in unreasonable adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The Site is suitable for the development and the proposed development is in the public interest.
- The proposed development will have a positive social impact as it will contribute 80 affordable housing units to an area struggling with a higher-than-average requirement for affordable housing.

For the above-mentioned reasons it is requested that this SSDA be approved.

SEARs Compliance Summary

Key Issues and Documentation	Location in EIS	
Issues and Assessment Requirements	EIS Chapter	Technical Study
<p>1. Statutory Context</p> <ul style="list-style-type: none"> Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	Section 5	N/A
<p>2. Estimated Development Cost and Employment</p> <ul style="list-style-type: none"> Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	N/A	<ul style="list-style-type: none"> Estimate Development Cost Report prepared by MBM
<p>3. Design Quality</p> <ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions. good design in accordance with the seven objectives for good design in Better Placed. Demonstrate that the development: <ul style="list-style-type: none"> where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. 	Section 5 Section 7	<ul style="list-style-type: none"> SEPP 65 Compliance Table prepared by CKDS Design Report prepared by CKDS and Xeriscapes
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. Assess how the development complies with the relevant accessibility requirements. 	Section 2 Section 7	<ul style="list-style-type: none"> Architectural Drawings prepared by CKDS SEPP 65 Compliance Table prepared by CKDS Design Report prepared by CKDS and Xeriscapes Survey Plan prepared by RPS Australia East BCA Design Compliance Report prepared by MBC Group Access Report prepared by Purple Apple Access
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. 	Section 7	<ul style="list-style-type: none"> Architectural Drawings prepared by CKDS SEPP 65 Compliance Table prepared by CKDS SEPP 65 Verification Statement prepared by CKDS

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). For applicable developments, provide an assessment of the development against SEPP 65 and the Apartment Design Guideline. 		<ul style="list-style-type: none"> Visual Impact Assessment prepared by Beam Planning
<p>6. Visual Impact</p> <ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	Section 7	<ul style="list-style-type: none"> Visual Impact Assessment prepared by Beam Planning
<p>7. Public Space</p> <ul style="list-style-type: none"> Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. Demonstrate how the development: <ul style="list-style-type: none"> ensures that public space is welcoming, attractive and accessible for all. maximises permeability and connectivity. maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. maximises street activation. minimises potential vehicle, bicycle and pedestrian conflicts. Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. 	Section 7	<ul style="list-style-type: none"> Design Report prepared by CKDS and Xeriscapes Crime Prevention Through Environmental Design Assessment Report prepared by Beam Planning
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. demonstrates how the proposed development would: <ul style="list-style-type: none"> contribute to long term landscape setting in respect of the site and streetscape. mitigate the urban heat island effect and ensure appropriate comfort levels on-site. contribute to the objective of increased urban tree canopy cover. maximise opportunities for green infrastructure, consistent with <i>Greener Places</i> and having regard to any bush fire risk. 	Section 4 Section 7	<ul style="list-style-type: none"> Arborists Report prepared by Abacus Tree Services Landscape Plane prepared by Xeriscapes
<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). 	Section 8	N/A

<ul style="list-style-type: none"> - provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development (as defined in section 35B of the EP&A Regulation). - in addition, if the development is State significant development specified in SEPP (Planning Systems) 2021, Schedule 1, sections 13-15 and built within an identified site or precinct, provide a Net Zero Statement (as defined in section 35C of the EP&A Regulation) that includes: <ul style="list-style-type: none"> • evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035. • details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. • estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available). - in addition, if the development includes large commercial development types (offices with a net lettable area of at least 1000m², hotel or motel with at least 100 rooms, or serviced apartments of at least 100 apartments) provide: <ul style="list-style-type: none"> • a Net Zero Statement (as defined in section 35C of the EP&A Regulation and outlined above). • a NABERS Agreement to Rate that demonstrates the large commercial areas of the development are capable of achieving the standards for water use specified in Schedule 3 of SEPP (Sustainable Buildings) 2022. A separate agreement is required for each large commercial use. • a NABERS Agreement to Rate or Commitment Agreement that demonstrates the large commercial areas of the development are capable of achieving the standards for energy use specified in Schedule 3 of SEPP (Sustainable Buildings) 2022. A separate agreement is required for each large commercial use. 		
<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> • Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. - analysis of the impacts of the proposed development during construction and operation (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. - proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. • Provide a Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	Section 7	<ul style="list-style-type: none"> • Traffic Impact Assessment including the Green Travel Plan prepared by SECA Solution • Preliminary Construction Project Management Plan prepared by SECA Solution

Key Issues and Documentation	Location in EIS	
<p>11. Biodiversity</p> <ul style="list-style-type: none"> Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	N/A	<ul style="list-style-type: none"> BDAR prepared by AMBS
<p>12. Noise and Vibration</p> <ul style="list-style-type: none"> Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	Section 7	N/A
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. groundwater resources in accordance with the relevant Groundwater Guidelines. 	N/A	<ul style="list-style-type: none"> Geotechnical Assessment prepared by Barnson
<p>14. Water Management</p> <ul style="list-style-type: none"> Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> is prepared in consultation with the local council and any other relevant drainage or water authority. outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures and nominated discharge points. demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. 	N/A	<ul style="list-style-type: none"> Stormwater Management Plan prepared by Northrop
<p>15. Flood Risk</p> <ul style="list-style-type: none"> Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Flood Risk Management Manual</i>. Where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. Detail design solutions and operational procedures to mitigate flood risk where required. 	N/A	<ul style="list-style-type: none"> Flood Impact Risk Assessment
<p>16. Hazards and Risks</p> <ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. 	N/A	<ul style="list-style-type: none"> Phase 3 Asbestos Clearance and Soil Testing prepared by EnviroScience

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i>. If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 		
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	N/A	<ul style="list-style-type: none"> Phase 3 Asbestos Clearance and Soil Testing prepared by EnviroScience
<p>18. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site. If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	Section 7	<ul style="list-style-type: none"> Site Waste Minimisation and Management Plan prepared by CKDS Phase 3 Asbestos Clearance and Soil Testing prepared by EnviroScience
<p>19. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site. 	Section 7	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment prepared by AMBS Ecology and Heritage
<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	Section 7	<ul style="list-style-type: none"> Statement of Heritage Impact prepared by AMBS Ecology and Heritage
<p>21. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. 	Section 7	<ul style="list-style-type: none"> Social Impact Assessment prepared by Arup
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	N/A	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan prepared by CKDS
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> If the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	Section 2	N/A
<p>24. Aviation</p> <ul style="list-style-type: none"> If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. If the site contains or is adjacent to an HLS, assess the impacts of the development on that HLS. 	N/A	N/A
<p>25. Construction, Operation and Staging</p>	N/A	N/A

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 		
<p>26. Contributions to Public Benefit</p> <ul style="list-style-type: none"> Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	Section 7 Section 8	N/A
<p>27. Engagement</p> <ul style="list-style-type: none"> Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> the relevant Department assessment team. any relevant local councils. any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). the community. if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Section 6	<ul style="list-style-type: none"> Community Engagement Outcomes Report prepped by Homes NSW

Statutory Compliance Table

Statutory Requirement	Report/EIS	Technical Study
Commonwealth Acts of Parliament		
Environmental Protection and Biodiversity Conservation Act		
Section 136 General Considerations		
1) In deciding whether or not to approve the taking of an action, and what conditions to attach to an approval, the Minister must consider the following, so far as they are not inconsistent with any other requirement of this Subdivision: (a.) matters relevant to any matter protected by a provision of Part 3 that the Minister has decided is a controlling provision for the action (b.) economic and social matters.	Section 5	N/A
2) In considering those matters, the Minister must take into account: (a.) the principles of ecologically sustainable development; and (b.) the assessment report (if any) relating to the action	Section 8 N/A	N/A N/A
Section 139 Requirements for decisions about threatened species and endangered communities		
1) In deciding whether or not to approve for the purposes of a subsection of section 18 or section 18A the taking of an action, and what conditions to attach to such an approval, the Minister must not act inconsistently with: (a.) Australia's obligations under: (i.) the Biodiversity Convention; or (ii.) the Apia Convention; or (iii.) CITES; or (b.) a recovery plan or threat abatement plan.	N/A	<ul style="list-style-type: none"> Biodiversity assessment Report prepared by AMBS Ecology and Heritage
2) If: (a.) the Minister is considering whether to approve, for the purposes of a subsection of section 18 or section 18A, the taking of an action; and (b.) the action has or will have, or is likely to have, a significant impact on a particular listed threatened species or a particular listed threatened ecological community; the Minister must, in deciding whether to so approve the taking of the action, have regard to any approved conservation advice for the species or community	N/A	<ul style="list-style-type: none"> Biodiversity assessment Report prepared by AMBS Ecology and Heritage
NSW Acts of Parliament		
Environmental Planning and Assessment Act 1979		
Section 1.3 Objectives of the Act		
(a.) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, (b.) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, (c.) to promote the orderly and economic use and development of land, (d.) to promote the delivery and maintenance of affordable housing, (e.) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, (f.) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), (g.) to promote good design and amenity of the built environment, (h.) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, (i.) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, (j.) to provide increased opportunity for community participation in environmental planning and assessment.	Section 7 Section 8	N/A
Section 4.15 Evaluation		
1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—	Section 5	N/A

(a.) the provisions of—		
(i.) any environmental planning instrument, and		
(ii.) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Section 5	N/A
(iii.) any development control plan, and	N/A	<ul style="list-style-type: none"> Assessment Against the Tweed Development Control Plan
(iii.a.) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	Section 3	N/A
(iv.) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,	Section 5	N/A
(b.) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Section 8	N/A
(c.) the suitability of the site for the development,	Section 8	N/A
(d.) any submissions made in accordance with this Act or the regulations	Public consultation is expected to be carried out by DPE on the submitted development application. Any submissions received as a result are for DPE's consideration in its assessment of the application against applicable plans and policies.	
(e.) the public interest	Section 8	N/A
Biodiversity Conservation Act		
2) The Minister for Planning, when determining in accordance with the <i>Environmental Planning and Assessment Act 1979</i> any such application, is to take into consideration under that Act the likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The Minister for Planning may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values	Section 5	N/A
3) If the Minister for Planning is of the opinion that proposed State significant development or State significant infrastructure that is the subject of an application to which this Division applies is likely to have serious and irreversible impacts on biodiversity values, the Minister—	Section 5	<ul style="list-style-type: none"> Biodiversity assessment Report prepared by AMBS Ecology and Heritage
(a.) is required to take those impacts into consideration, and (b.) is required to determine whether there are any additional and appropriate measures that will minimise those impacts if consent or approval is to be granted		
NSW EPIs		
State Environmental Planning Policy (Housing) 2021		
Chapter 2 – Affordable housing	Section 5	N/A
Chapter 3 – Diverse housing	Section 5	N/A
Chapter 4 – Design of residential apartment development	Section 5	<ul style="list-style-type: none"> SEPP 65 Compliance Table prepared by CKDS SEPP 65 Design Verification Statement prepared by CKDS Design Report prepared by CKDS and Xeriscapes
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 13 – Strategic conservation planning	Section 5	N/A
State Environment Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Section 5	N/A

State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2 – State and regional development	Section 5	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 4 – Remediation of Land	Section 5	<ul style="list-style-type: none"> Phase 3 Asbestos Clearance and Soil Testing prepared by EnviroScience
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 2 – Standards for residential development - BASIX	N/A	<ul style="list-style-type: none"> BASIX Report prepared by Chapman Environmental Services
Tweed City Centre Local Environmental Plan		
2.3 Land use zones (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	Section 5	N/A
4.3 Height of buildings (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	Section 5	N/A
4.4 Floor space ratio (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	Section 5	N/A
5.10 Heritage conservation (2) Requirement for consent Development consent is required for any of the following— (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	Section 5	<ul style="list-style-type: none"> Statement of Heritage Impact prepared by AMBS Ecology and Heritage Aboriginal Cultural Heritage Assessment prepared by AMBS Ecology and Heritage
5.21 Flood planning (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	Section 5	<ul style="list-style-type: none"> Flood Impact Risk Assessment prepared by Northrup
6.1 Acid Sulfate Soils (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.	Section 5	N/A
6.6 Minimum building street frontage	Section 5 Section 7	N/A

(2) Development consent must not be granted to the erection of a building on land in Zone R3 Medium Density Residential, Zone E1 Local Centre, Zone E2 Commercial Centre or Zone MU1 Mixed Use that does not have at least one street frontage of 20 metres or more.		
6.9 Airspace operations (2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.	Section 5	N/A
6.10 Design excellence (4) Development consent must not be granted to the following development on land to which this Plan applies unless a competitive design process has been held in relation to the proposed development— (a) development having an estimated development cost of more than \$2,000,000 on land identified as “Key Sites” on the Key Sites Map, (b) development in respect of a building that is, or will be, higher than 35 metres, (c) development for which the applicant has chosen to have such a competition.	Section 5	N/A

Ongoing Mitigation Measures

Ref No	Mitigation Measure
Design and Operation	
Heritage	
D/O – H1	A staged archaeological methodology should be undertaken to identify if natural soils are present and allow for an appropriate level of archaeological investigation and possible salvage of Aboriginal cultural materials. This should consist staged archaeological test and salvage excavations where Aboriginal artefacts or features are identified. Excavations should be undertaken by a suitably qualified archaeologist and representatives of the project's Registered Aboriginal Parties.
D/O – H2	Prior to the commencement of the works a CHMP should be written outlining the project's management requirements and mitigation measures for Aboriginal cultural heritage for the site. This should detail the staged archaeological methodology, highlighting specific management recommendations, including an unexpected heritage finds and human skeletal remains procedure.
D/O – H3	An unexpected finds protocol should be prepared by a suitably qualified archaeologist and adopted during the life of the project, whereby in the event of any potential historical material is uncovered all works in that area would cease and the discovery should be assessed by a suitably qualified archaeologist and specific management recommendations provided.
Geotechnical Conditions	
D/O – G1	If the sub-surface conditions of the Site are found to differ from those described in this report, the Geotechnical Consultant should be informed immediately to evaluate whether recommendations made in their report should be reviewed and amended if necessary.
Social Impact	
D/O – SIA1	Consistent with the objectives of the Flood Recovery Program, the affordable housing provider to consider prioritising housing allocation for local Tweed Heads and Northern Rivers community members who are living in temporary accommodation or identify as homeless. The building and its tenants to be managed by an experienced community housing provider.
D/O – SIA2	Ensure that any modifications to the design of the proposal are consistent with the key principles of Good Design for Social Housing (DPHI, 2020) and aligned with housing needs of the community, including ensuring that the proposal is accessible for people with a disability (Purple Apple Access, 2024).
D/O – SIA3	Carry out regular consultation and engagement activities with existing residents, businesses, community facility operators and their visitors near the site to keep the community up to date during approvals and construction. Examples of potential engagement activities could include street meetings, community events, pop-up or information sharing sessions.
D/O – SIA4	Foster community recovery and resilience by widely publicising progress against key stages of development to highlights the work of the Flood Recovery Program and the delivery of this project to support those impacted by the floods and who are currently living in temporary accommodation.
D/O – SIA6	The building and its tenants to be managed by an experienced social or community housing provider, including linkages for tenants to health and community-services. Establish a hotline to allow the community to freely express any concerns post-occupancy and conduct a targeted door-knock for residents and businesses in the immediate social locality (400m) to encourage reporting of crime and safety issues to the housing provider post-occupancy.
D/O – SIA1	Explore opportunities to connect with local training providers and construction contractors to maximise employment and skills development for the local community, including the local Aboriginal community during construction.
Traffic and Access	
D/O – TIA1	Prepare a travel services guide.
D/O – TIA2	Implement the Green Travel Plan is required. Actions implemented should be monitored to ensure they are having a positive impact in achieving the goals of reducing the degree of private car usage. Such a review should be initially undertaken with the end user once residents have moved in with a further review during the first year of

Ref No	Mitigation Measure
	implementation to adjust and modify as necessary. Once the plan has been fully implemented an annual review is appropriate. This should include a survey of all residents of the building to quantify car ownership and travel patterns. This will inform necessary mitigation measures, support or changes to the Green Travel Plan to support the use of alternate travel options.
D/O – TIA3	Servicing for the site will primarily be associated with waste collection and shall be on street, as will occasional deliveries or the need for deliveries by larger vehicles.
D/O – TIA4	Vehicle access to the site is required to meet the sight lines requirements of AS2890.
Crime Prevention Through Environmental Design	
D/O – CPTED1	<p>Casual Surveillance</p> <ul style="list-style-type: none"> • Maintain landscaping to ensure that vegetation including trees and other plantings reduce the chance of obstruction of views or the creation of hiding places. Low, well-maintained plantings are preferable to high shrubs or dense vegetation that can block sightlines. • Design building layouts with clear and direct access routes that are visible to for the way finder and to others. Avoid creating isolated or hidden areas where individuals can easily commit crimes without being seen. • Ensure that communal spaces are accessible to all residents, including those with disabilities. Inclusive design promotes the use of these spaces and ensures that all community members can participate in and contribute to natural surveillance.
D/O – CPTED2	<p>Technical Supervision</p> <ul style="list-style-type: none"> • Install CCTV at all entry and exit points, including doors, gates, and driveways. This ensures that all areas where people can enter or exit the property are monitored. Additionally, CCTV should be implemented in areas where residents share a common space. It should be noted that such cameras should maximise the privacy of residents in non-communal spaces. • Position CCTV to cover the perimeter of the property, including fences, walls, and any vulnerable areas. This helps in monitoring any attempts to breach the boundary. • Focus on high-traffic areas such as parking lots, pathways, and communal spaces where people are likely to congregate. Increased visibility in these areas can deter potential criminals. • Ensure that camera fields of view overlap to minimise blind spots and ensure continuous coverage. • Utilise high-resolution cameras to ensure clear and detailed footage. Higher resolution helps in identifying individuals and reading details, such as license plates. Additionally, the applicant should select cameras with good low-light performance or infrared capabilities to ensure effective monitoring in low-light conditions or at night. • If possible, implement CCTV with connections to the building's alarm systems. This creates a comprehensive security response. • Conduct regular maintenance checks to ensure cameras are functioning correctly, lenses are clean, and recordings are being properly stored. • Implement a reliable data storage solution for recording footage, ensuring that it is backed up and securely stored. Homes NSW is required to determine how long footage needs to be retained based on legal and operational requirements. • Implement signs indicating that CCTV surveillance is in operation. This can act as a deterrent to potential criminals who are aware that they are being monitored. Homes NSW are to ensure that residents and visitors are aware of the CCTV system and its purpose. This can enhance the perceived security of the area and encourage vigilance.
D/O – CPTED3	<p>Access Control</p> <ul style="list-style-type: none"> • Install fences and gates that are sturdy around the perimeter of the property. Ensure gates are well-maintained, have secure locks, and are not easily climbable or cut. • Use high-quality, tamper-resistant locks on all doors and windows, especially those at ground floor entrances. Consider locks with keypads, card readers, or biometric systems for added security. • Manage key distribution carefully. Use key control systems to track who has access and replace locks if keys are lost or stolen. • Implement systems for managing visitors, such as intercoms and call boxes. Ensure visitors are logged and monitored while on the property. • Install alarm systems that trigger when unauthorised access is detected. Ensure alarms are connected to a monitoring service that can alert emergency responders if needed. • Perform regular maintenance and checks on all access control systems, barriers, and locks to ensure they are functioning properly and have not been compromised. • Stay updated with advancements in security technology and consider upgrading systems as needed to address emerging threats or vulnerabilities.

Ref No	Mitigation Measure
D/O – CPTED4	<p>Lighting</p> <ul style="list-style-type: none"> • Install bright, consistent lighting around the perimeter of the building, including entrances, driveways, and parking areas. Ensure that these areas are well-lit to enhance visibility and deter potential intruders. Ensure that lighting is consistent across the entire property. Avoid creating pockets of darkness where criminal activity could occur. • Use pathway lights to illuminate walkways leading to the building's entrances. This not only improves safety for residents but also reduces areas where someone could hide. • Identify and light up any potential blind spots around the building, such as corners, alcoves, and areas behind vegetation or fences. Ensuring these areas are visible reduces opportunities for concealment. • Perform regular maintenance on all lighting fixtures, including cleaning bulbs and replacing broken lights. Malfunctioning or missing lights can create dark spots that attract criminal behaviour. • Use timers to ensure that exterior lights are on during times of lower visibility, such as late at night. Timers can be programmed to turn lights on and off at specific times or based on daylight hours.
D/O – CPTED5	<p>Territorial Reinforcement</p> <ul style="list-style-type: none"> • If applicable, display CCTV security notice signs to convey that the development is under constant surveillance. • Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify private spaces when viewed from publicly accessible areas. High fencing is generally discouraged. • Provide Homes NSW identification signage where appropriate.
D/O – CPTED6	<p>Environmental Maintenance</p> <ul style="list-style-type: none"> • Regularly clean communal spaces and public-facing elements of the development. Remove litter, graffiti, and other signs of disrepair. A clean environment signals that the area is cared for and monitored, which can deter criminal activity. • Ensure that facilities such as lighting, and security cameras are well-maintained. Repair broken or malfunctioning equipment promptly to prevent it from becoming a target for vandalism or misuse. • Keep vegetation well-trimmed to maintain clear sightlines and reduce concealment spots for potential criminals. Regular pruning helps ensure that plants do not obstruct visibility around entry points, pathways, or surveillance cameras. • Regularly inspect and repair building exteriors, including walls, fences, and windows. Repaint surfaces as needed to maintain a fresh and appealing appearance. Well-maintained buildings are less likely to attract vandalism or neglect. • Promptly address any damage to property, such as broken windows, graffiti, or damaged fences. The longer damage remains, the more likely it is to attract further vandalism or criminal activity. • Clean light fixtures periodically to ensure they are not obstructed by dirt or debris, which can reduce their effectiveness. • Remove graffiti and vandalism quickly. Removing graffiti and repairing damage as soon as it occurs prevents it from encouraging more vandalism or signalling a lack of oversight. Use protective coatings on surfaces that are prone to graffiti to make it easier to clean and to deter vandals. • If applicable, ensure that there are sufficient waste disposal facilities, such as trash cans and recycling bins, throughout communal spaces. Proper waste management helps prevent littering and the accumulation of waste, which can attract criminal activity. • Ensure regular and adequate waste collection schedules to prevent overflow and maintain cleanliness in public areas. • Address any hazardous conditions such as uneven surfaces, or poor drainage that could pose risks to residents or visitors. Ensuring safety in communal spaces promotes proper use and enjoyment. • Maintain accessible design features for all users, including ramps, handrails, and clear pathways. Inclusive environments encourage use and contribute to overall safety. • Invest in maintaining and improving the aesthetic appeal of properties including publicly visible spaces. Attractive environments are more likely to be used and cared for by the community, and they discourage criminal behaviour by enhancing the overall perception of safety and order.
D/O – CPTED7	<p>Wayfinding</p> <ul style="list-style-type: none"> • Ensure that all signs are clear, legible, and easily understandable. Use large, readable fonts and symbols that can be easily recognised from a distance. This helps people navigate spaces confidently and minimises confusion that might lead to vulnerability. • Use consistent design elements and colour schemes for signage throughout an area to create a cohesive navigational system. • Include information on how to access emergency services or contact security personnel on wayfinding signs. This ensures that individuals can quickly find help if needed.

Ref No	Mitigation Measure
	<ul style="list-style-type: none"> Regularly inspect and maintain wayfinding elements to ensure they are in good condition, visible, and functioning properly. Replace damaged or outdated signs promptly. Keep signage and wayfinding elements clean and free from obstructions. Ensure that graffiti, dirt, or other elements do not obscure important information.
Construction Management	
Traffic and Access	
CM – TIA1	Finalisation of the Draft Construction Traffic Management Plan is required.
Social Impact	
CM – SIA1	<p>Implement recommendations of the TIA and PCTMP (SECA Solution, 2024).</p> <p>During construction, carry out regular consultation with the proponents of other projects in the vicinity of the site (both existing and planned) to reduce any potentially significant cumulative impacts (e.g. consider the use of staging or implementing additional management plans).</p>
Biodiversity	
CM – B1	Protection measures are to be put in place to aid in the preservation of Tree 48. This tree will require fencing a minimum of 1.5 metres from the trunk. It is recommended that 1.8 metre interlocking chain wire fencing be installed before commencement of building works. Protection fencing is to be installed to the edge of the proposed hardstand areas or to the edge of the TPZ. Protection fencing is to be installed before commencement of all civil & building works and remain in place until the release of the occupation certificate.
CM2 – B2	It is recommended that all civil contractors that enter the site are made aware of the importance of preserving Tree 48 and understand the tree protection measures that are put in place to preserve Tree 48.
CM2 – B3	All stockpile sites and storage of materials are to be maintained a minimum 5 metres away from the trunk of Tree 48 and all other trees that are being retained.
CM2 – B4	It is recommended that all parking of vehicles and use of machinery be kept outside of the protection fencing zones during construction works. No placement or use of machinery is allowed within the designated TPZ fenced areas.