



Ms Renah Givney
Senior Planning Officer Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

By email: renah.givney@dpie.nsw.gov.au

Dear Ms Givney

RE: Affordable Housing, 25-27 Boyd Street Tweed Heads (SSD-72700708)

Thank you for your email dated 11 February 2025 seeking advice from the Conservation Programs, Heritage and Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on the Environmental Impact Statement (EIS) for the Affordable Housing project at 25-27 Boyd Street Tweed Heads. We appreciate the opportunity for ongoing input.

Following the submission of our response to EIS exhibition dated 7 March 2025 (our ref: DOC25/109012-10) additional input was sought from the CPHR's Water Floodplains and Coast (WFC) team in relation to the Flood Risk Assessment for the proposed development. The following issues have been identified:

Reliance on outdated reference material

The Flood Risk Assessment and the EIS reference two foundation documents:

- Tweed Valley Flood Study Update 2009 and Tweed Byron Coastal Creeks Flood Study 2010 (BMT WBM)
- NSW Floodplain Development Manual (NSW Government 2005)

Both documents have been superseded by updated information.

CPHR recommendation:

1. The documentation supporting the Flood Risk Assessment for the development be revised to ensure technical alignment with the following:
 - Flood Risk Management Manual dated 30 June 2023
 - Tweed Valley Flood Study Update and Expansion dated August 2024.

Input to be sought from NSW State Emergency Service (SES)

Despite the access and egress roads to the proposed development site being flood prone, it appears the NSW SES has not been consulted to seek guidance on the combination of evacuation and shelter in place arrangements for the proposed development and its inhabitants.

CPHR recommendation:

2. The proposal be referred to the NSW SES seeking their input to emergency management arrangements for the proposed development.

If you have any further questions about this issue, please contact Mr Bill Larkin, A/Senior Team Leader North East, CPHR, on 6659 8216 or at bill.larkin@environment.nsw.gov.au.

Yours sincerely



GABRIELLE PIETRINI
Director North East
Conservation Programs, Heritage and Regulation

4 April 2025