



SSD Modifications

Date Submitted: 11/05/2026

Project Name: Modification 1 - Changes to various conditions
Case ID: SSD-72700708-Mod-1

Applicant Details

Project Owner Info

Title	Mrs
First Name	Vicki
Last name	Kennedy
Role/Position	Senior Development Manager
Phone	0457518231
Email	vicki.kennedy@homes.nsw.gov.au
Address	6 Parramatta Square
	Level 6
	Parramatta ,
	New South Wales,
	2150 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	New South Wales Land and Housing Corporation
ABN	24960729253

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Michael	Rowe
Phone	Email	Role/Position
0403043345	mrrowe@beamplanning.com.au	Director

Address

68
PITT STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Modification 1 - Changes to various conditions
Additional Estimated Development Cost (excl GST)	AUD46,879,060.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0
Additional In-fill Affordable Dwellings	0
Additional % of In-fill Affordable Dwellings	0

Modification Description

The proposed modification application seeks to amend Conditions B13, B22 and C22 of the SSD-72700708 consent, to facilitate the issue of the first construction certificate to enable works to commence on site.

How is the modification substantially the same as the original development?

As the proposed modification does not impact the physical works approved, or the environmental impacts of the development, the Department may be satisfied that the modified proposal represents substantially the same development for which consent was originally granted.

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Site Details

Site Information

Site Name	Boyd Street - Homes NSW
Site Address (Street number and name)	25-27 Boyd Street, Tweed Heads

Local Government Area

Local Government	District Name	Region Name	Primary Region
Tweed Shire		North Coast	☒

Landowner’s Consent

Is the applicant the sole owner of the land?
No
Was landowner’s consent required for the original development application for consent to which this modification application relates?
Yes

Attachments

File Name	Owner's Consent letter
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Does the
modification
application
relate to
land owned
by a Local
Aboriginal
Land
Council?
No

Statutory Context

Modification Type
Modification involving minimal environmental impact, where the development as originally approved remains substantially the same - Section 4.55(1A)

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes
Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?
Yes

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?
No
Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?
Yes
Is the current BASIX certificate consistent with the proposed development?
Yes
Is this modification application accompanied by the current BASIX certificate?
Yes

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}
No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}
No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?^{*}
No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?^{*}

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report and Attachments

Attachments

File Name	Appendix B - NSW EPA Consultation
File Name	Appendix A - DCCEEW Consultation
File Name	4.55(1A) Modification - 25-27 Boyd Street