

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Erin Murphy
Team Leader
Regional Assessments

Sydney

10 June 2026

SCHEDULE 1

Development consent: **SDD-72700708** granted by the Minister for Planning and Public Spaces on 6 November 2025

For the following: Construction of 13 storey residential flat building for social housing, comprising:

- 80 social housing units
- Tree removal and bulk earthworks
- Basement parking
- Communal open space
- Landscaping and infrastructure services

Applicant: Homes NSW

Consent Authority: Minister for Planning and Public Spaces

The Land: 25 – 27 Boyd Street, Tweed Heads

Modification: Changes to conditions B13, B22 and C22

SCHEDULE 2

The consent **SSD-72700708** is modified as follows:

- (a) Schedule 2 Part B – Prior to commencement of work/Prior to issue of a Crown building certificate, Condition B13 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

DEWATERING AND GROUNDWATER

B13. Prior to the commencement of excavation works, the Applicant must submit evidence to the Certifier that demonstrates:

- (a) A revised Aquifer Interference Impact Assessment, prepared in accordance with the NSW Aquifer Interference Policy and Framework (2012), has been submitted to and endorsed by the NSW Department of Climate Change, Energy, the Environment and Water – Water Group, **and**
- (b) A revised Dewatering Management Plan (DMP), has been submitted to and endorsed by the NSW Department of Climate Change, Energy, the Environment and Water – Water Group, ~~and~~
- (c) ~~A Water Access Licence has been obtained prior to any water take occurring, unless an exemption under Clause 7 of Schedule 4 of the Water Management Regulation 2018 applies.~~

- (b) Schedule 2 Part B – Prior to commencement of work/Prior to issue of a Crown building certificate, Condition B22 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

PLUMBING PERMIT

B22. Prior to the commencement of ~~any works~~ **water supply, stormwater or sewerage infrastructure works** approval pursuant to section 68 of the Local Government Act, 1993 (NSW) ~~to carry out water supply, stormwater and sewerage works~~ must be obtained from Tweed Shire Council.

All of the following must be clearly illustrated on the site plan accompanying the application for section 68 approval:

- Position and depth of the sewer (including junction);
- Stormwater drainage termination point;
- Easements;
- Water main; and
- Proposed water meter location.

- (c) Schedule 2 Part C – During construction, Condition C22 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

DISPOSAL OF SEEPAGE AND STORMWATER

C22. Any seepage or rainwater collected on the site during construction or groundwater must not be ~~pumped~~ **discharged** to the street stormwater system unless ~~separate~~,

~~prior approval, in writing is given by the EPA~~ **managed in accordance with the Dewatering Management Plan, Construction Soil and Water Management Plan, and any relevant approvals issued by Council and/or the NSW Department of Climate Change, Energy, the Environment and Water, as applicable. All discharges must be undertaken** in accordance with the *Protection of the Environment Operations Act 1997* (NSW).

**End of modification
(SSD-72700708 - MOD 1)**