

**DEVELOPMENT SUMMARY**

422 Rouse St, Tenterfield NSW 2372

Site Address  
422 Rouse St,  
Tenterfield, NSW 2372

Site Address



ABN 69 1637 4719 228  
PO Box 1173, Elmore QLD 4221  
Telephone (07) 5520 1134

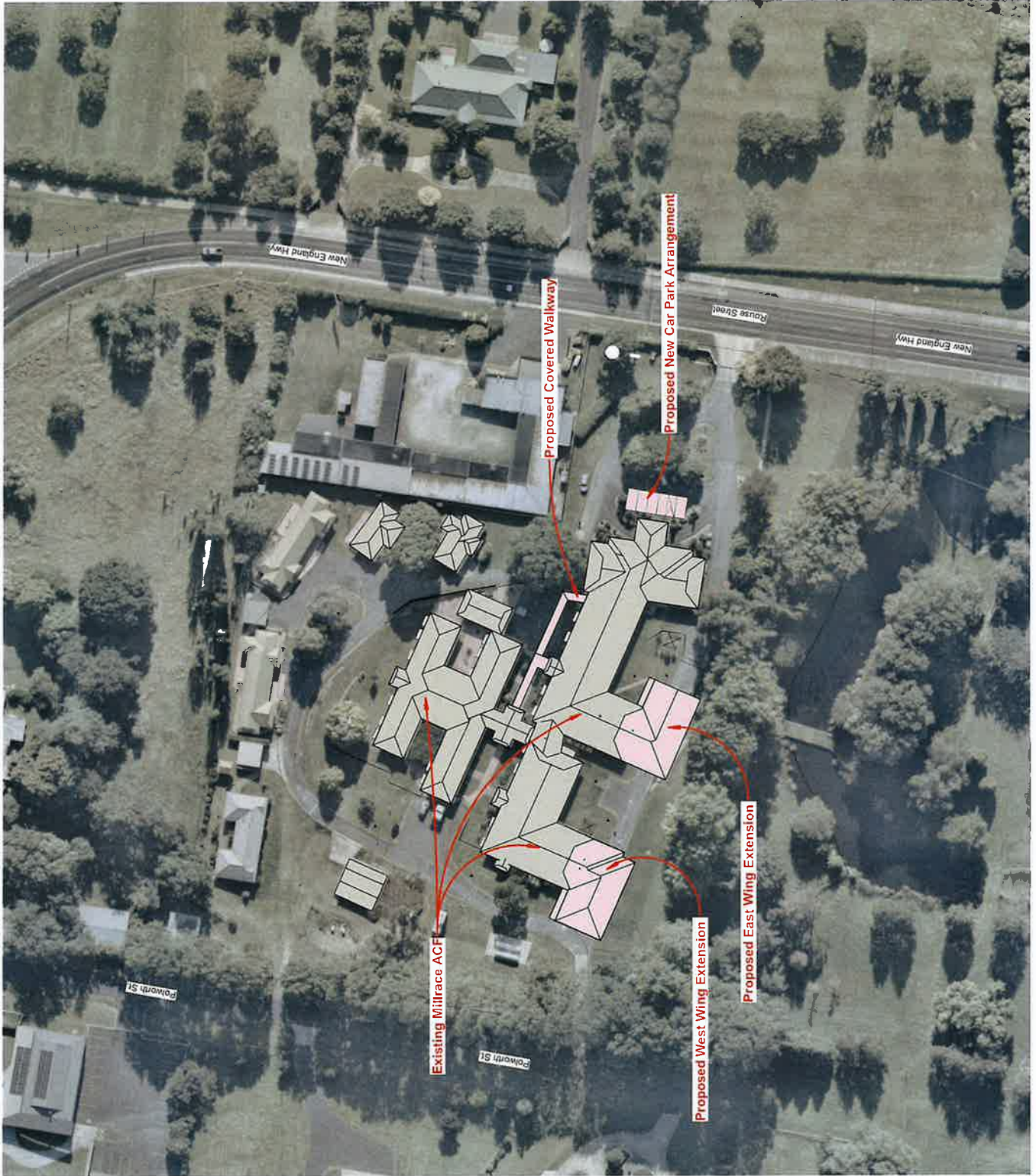
Project  
Millrace - CG Resident Rm's  
Extension Proposal

Client  
Apollo Care

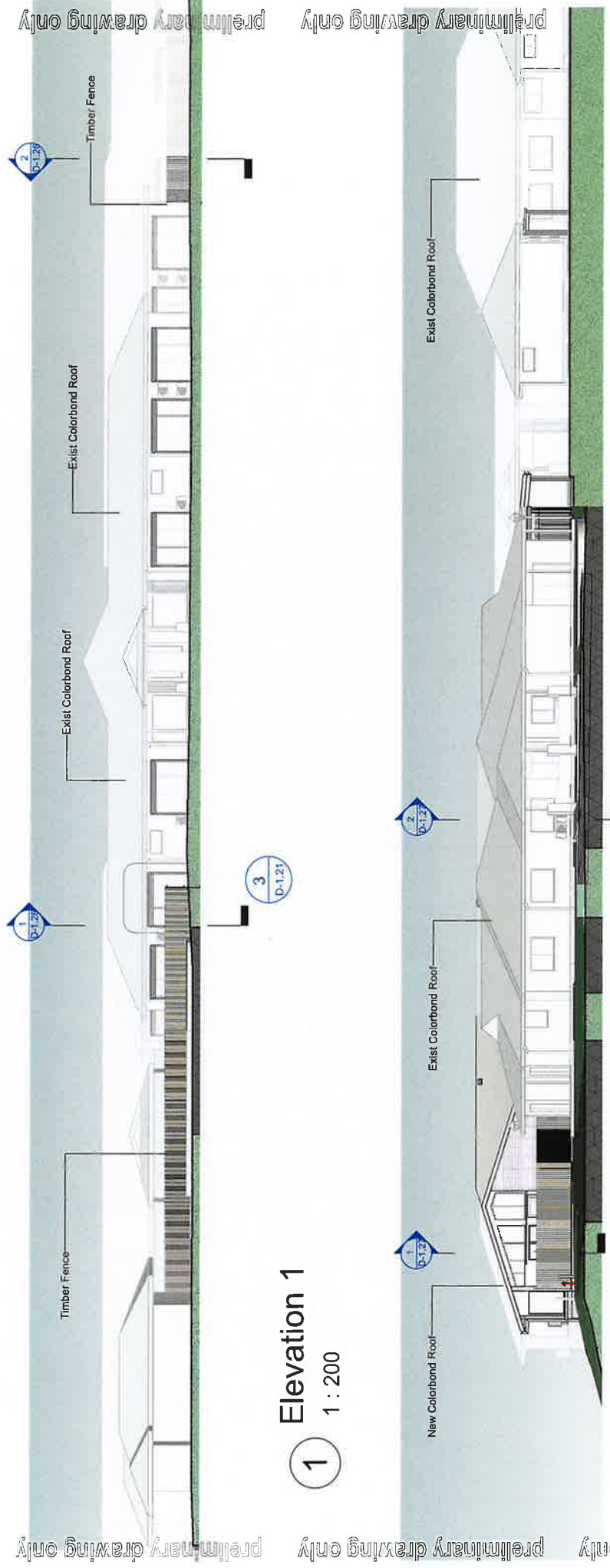
5	03.03.2026	DA Issue 2
4	23.02.2026	DA Issue
3	06.02.2026	Prelim for DA 4
2	02.02.2026	Prelim for DA 3
1	19.12.2025	Prelim for DA
Revision Title		Approval

PROJECT NO		Drawing Number
Locality Plan & Development		2524-D-1.01
Summary		
Scale 1:1000 @ A3 sized		

The design and drawings are the property of GJG Architects  
By: LU ARCH 03/18/2026



preliminary drawing only



**1**  
Elevation 1  
1 : 200

**2**  
Elevation 2  
1 : 200

preliminary drawing only

preliminary drawing only

preliminary drawing only

preliminary drawing only

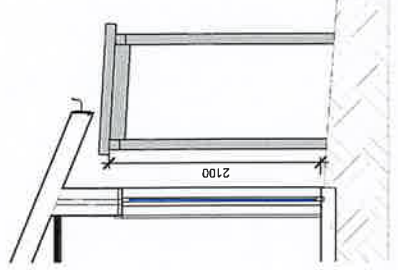
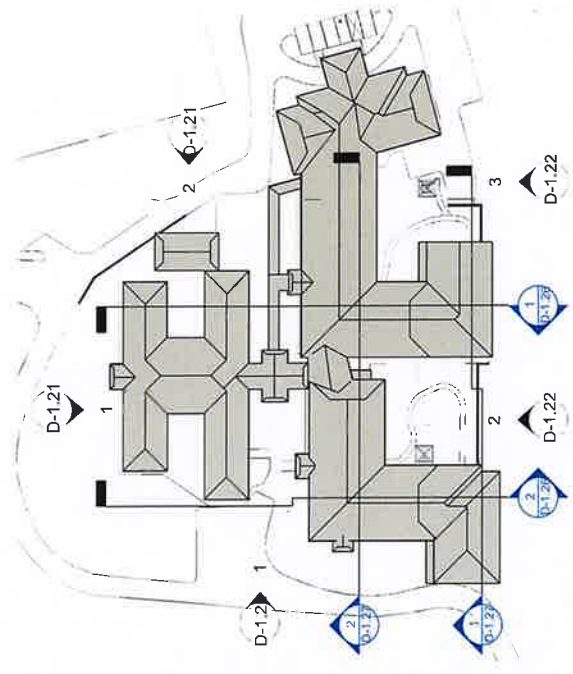
**GJG Architects**  
 ARB No 537 976 206  
 PO Box 1173, Elwood, VIC 3207  
 Telephone (07) 5520 1134

Project: Millrace - CG Resident Rm's Extension Proposal  
 Client: Apollo Care

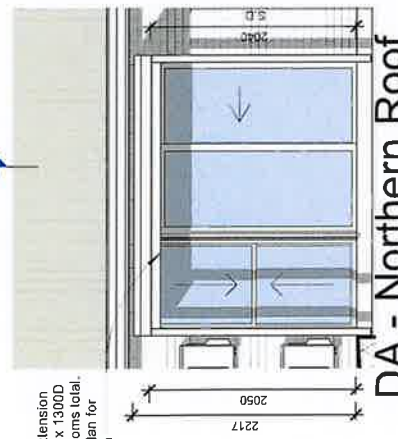
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4	23.02.2025	DA Issue
3	06.02.2025	Prelim for DA 4
2	02.02.2025	Prelim for DA 3
1	19.12.2025	Prelim for DA

Drawing Title: Overall Elevation Pg 1  
 Scale: As indicated @ A3 original  
 Drawing Number: 2524-D-1.21

The Designer shall indemnify the Client for any and all claims, damages, costs and expenses, including reasonable legal fees, incurred by the Client in connection with the design and construction of the project.



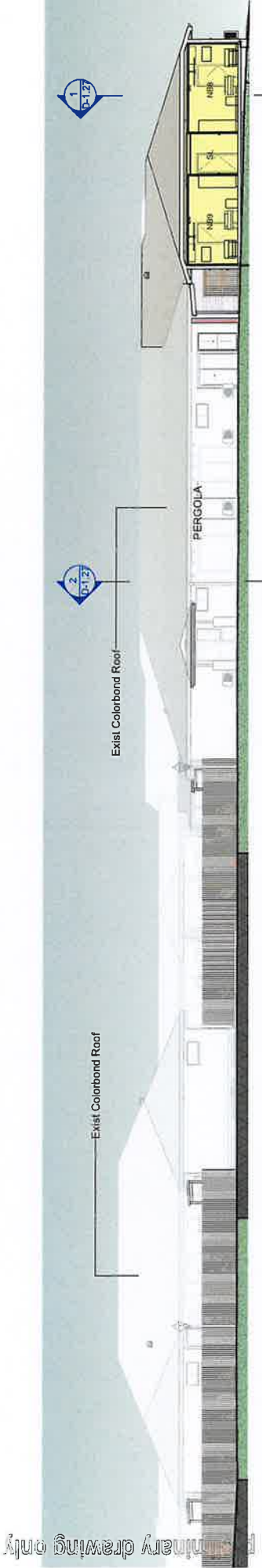
**4**  
DA-Roof Section  
1 : 50



**3**  
DA - Northern Roof Extension  
1 : 50

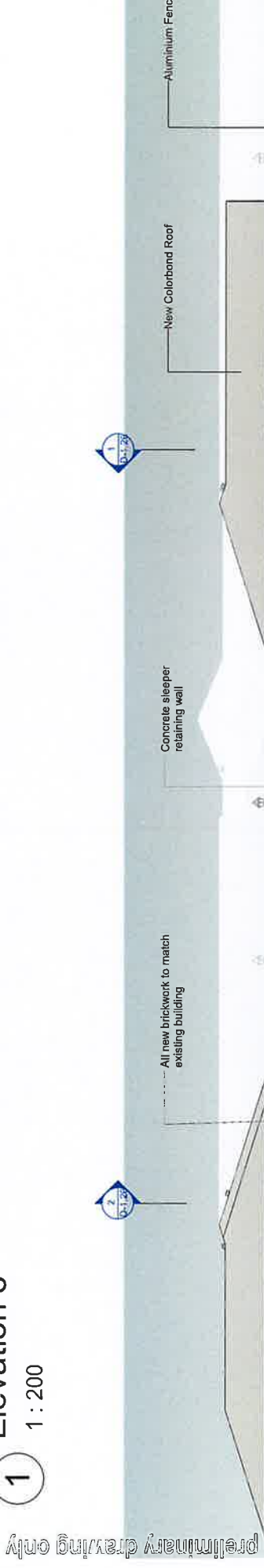
Roof extension  
 2800W x 1300D  
 to 19 rooms total.  
 Refer plan for  
 position

preliminary drawing only



1 Elevation 3  
1 : 200

preliminary drawing only



2 Elevation 4-1  
1 : 200

preliminary drawing only

preliminary drawing only

preliminary drawing only

preliminary drawing only

**GJG Architects**  
 ABN 59 637 879 228  
 PO Box 1173, Elands QLD 4221  
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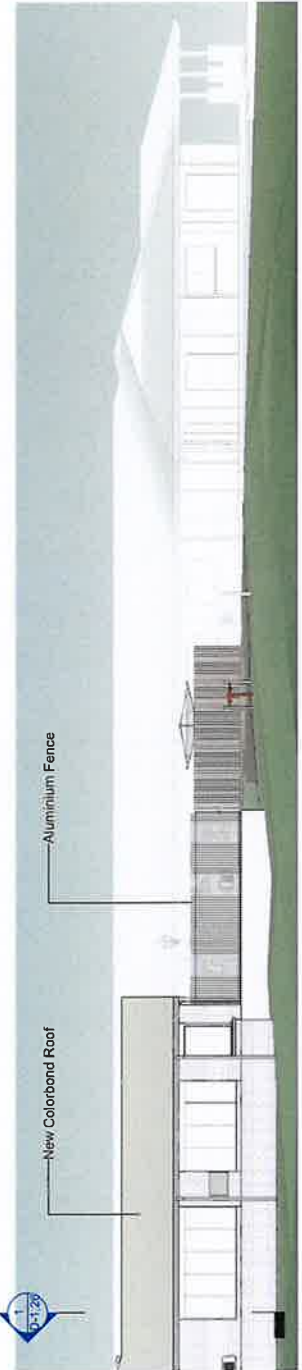
Project: Millrace - CG Resident Rm's Extension Proposal  
 Client: Apollo Care

Issue	Date	Description
5	03.03.2026	DA Issue 2
4	23.02.2026	DA Issue
3	06.02.2026	Pratin for DA 4
2	02.02.2026	Pratin for DA 3
1	19.12.2025	Pratin for DA

Drawing Title: Overall Elevation Pg.2	
Scale: 1 : 200 @ A3 original	Drawing Number: 2524-D-1.22

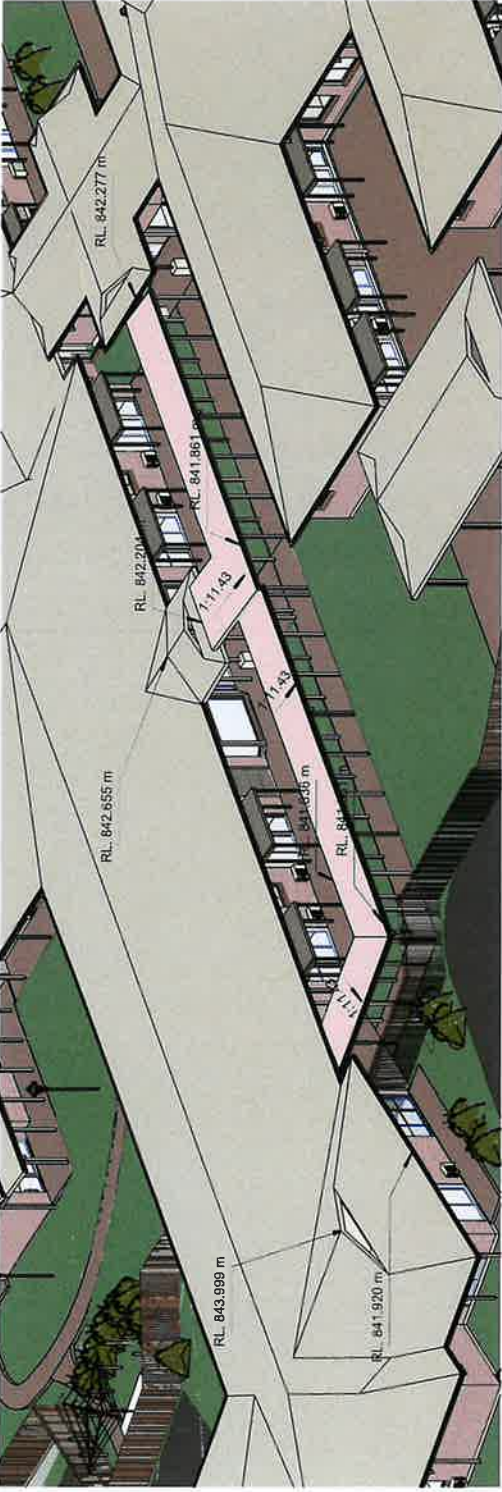
NSW Registered Architect - P1869, Todd NSW ARB 12255

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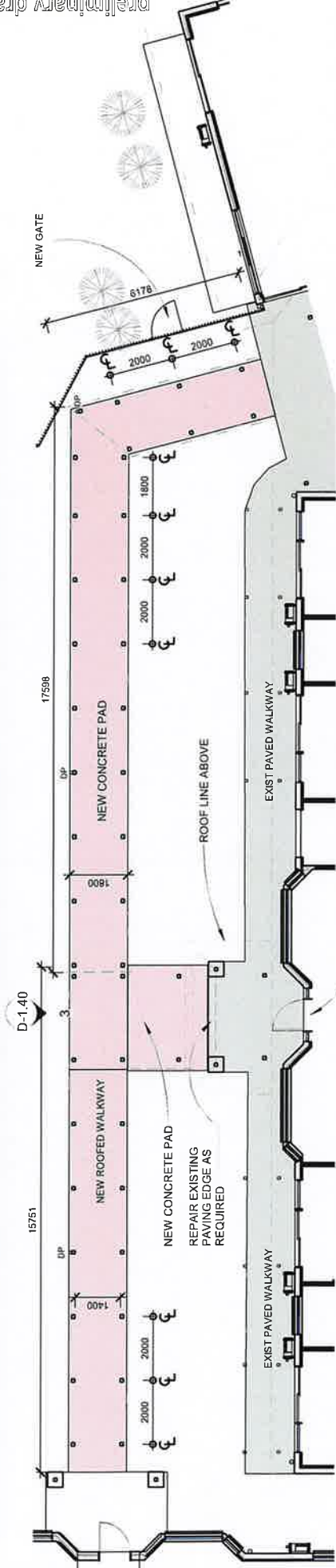


3 Elevation 4-2  
1 : 200

preliminary drawing only



preliminary drawing only



preliminary drawing only

### Roofed walkway plan

1 : 125



ARN 89 537 5759 226  
 PO Box 1173, Ennis QLD 4223  
 Telephone (07) 5520 1134

Project: Millrace - CG Resident Rm's Extension Proposal  
 Client: Apollo Care

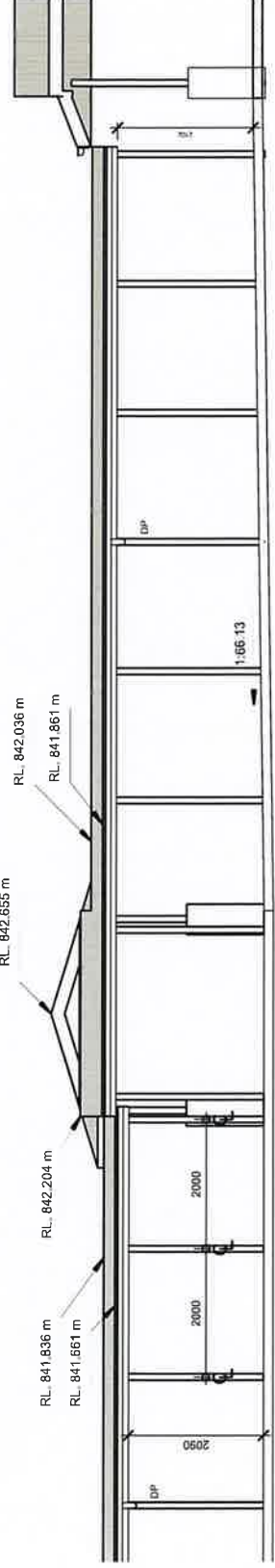
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3	06.02.2025	Prelim for DA. 4
2	02.02.2025	Prelim for DA. 3
1	18.12.2025	Prelim for DA

NSW Registered Architect - Philip Todd NSW ARB 12255

Drawing Title	Proposed Walkway	Drawing Number	2524-D-1.40
Scale	As indicated @ A3 or equal		

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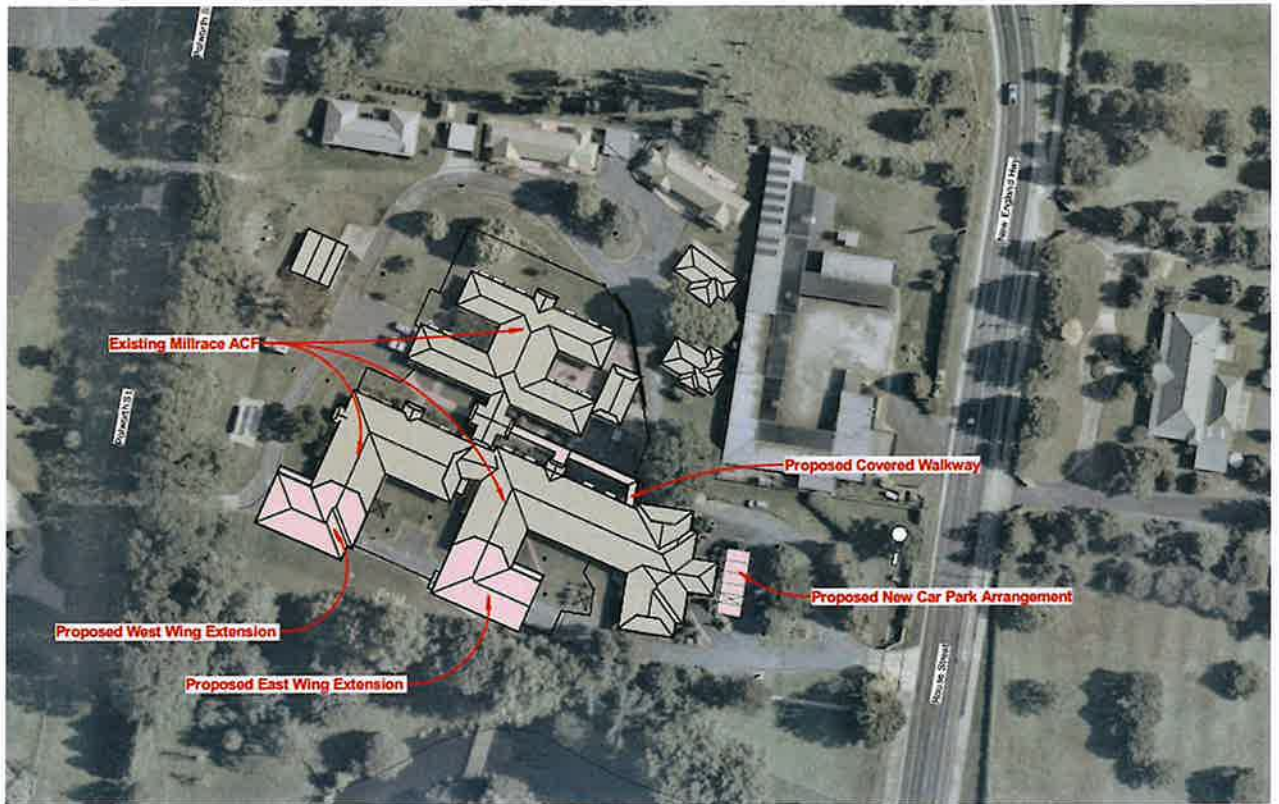
preliminary drawing only



### Roofed walkway

1 : 75





## DEVELOPMENT APPLICATION

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### Alterations and Additions to Existing Aged Care Facility

### Statement of Environmental Effects

**SITE** Lot 10 DP 865242, 422 Rouse Street, Tenterfield, NSW, 2372

**BY** Apollo Care Operations Pty Ltd ATF Tenterfield Care Centre Trust

**DATE** March 2026

**PREPARED BY**

King & Campbell Pty Ltd  
25-27 Hay Street  
Port Macquarie 2444

**CONTACT**

Terrance Stafford  
Tel. (02) 6586 2555  
E. [info@kingcampbell.com.au](mailto:info@kingcampbell.com.au)

**Job No.** 7450

## Revision Schedule

Revision Number	Date	Description	Staff
A	2/3/2026	Final, issue to Portal	RS/DM/TS

### Disclaimer

This report was prepared in accordance with the scope of works set out in the contract between King & Campbell Pty Ltd and the Client. To the best of King & Campbell Pty Ltd's knowledge, the proposal presented herein accurately reflects the Client's intentions when the report was printed. However, it is recognised that conditions of approval at time of consent, post development application modification of the proposals design, and the influence of unanticipated future events may modify the outcomes described in this report.

King & Campbell Pty Ltd used information and documentation provided by external persons, companies and authorities. Whilst checks were completed by King & Campbell Pty Ltd to ensure that this information and/or documentation was accurate, it has been taken on good faith and has not been independently verified. It is therefore advised that all information and conclusions presented in this report apply to the subject land at the time of assessment, and the subject proposal only.

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**Appendix B** – Detail and Level Survey (CMS Surveyors Pty Ltd)

**Appendix C** – Architectural Plans (GJG Architects)

**Appendix D** – Tenterfield Development Control Plan 2014 Assessment Table

**Appendix E** – Accessibility Report (ABE Consulting)

**Appendix F** – Civil Engineering Plans (ROC Engineering Design)

**Appendix G** – Geotechnical Assessment (Alliance Geotechnical & Environmental Solutions)

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Schedule 8 Design Principles Compliance Table

**Appendix I** – BCA Assessment Report (Formiga1)

**Appendix J** – EDC Report (Newton Fisher Group)

# Section 1

## Purpose of Proposed Development & Site Description

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### 1.1 Purpose of Proposed Development

This Statement of Environmental Effects (**SoEE**) has been prepared on behalf of Apollo Care Operations Pty Ltd ATF Tenterfield Care Centre Trust for the purpose of seeking development consent for Alterations and Additions to the Existing Aged Care Facility (**Development**) upon Lot 10 DP 865242, 422 Rouse Street, Tenterfield, NSW, 2372 (**Site**).

The Development intends to:

- Conduct selective refurbishments of the existing Residential Aged Care Facility (**RACF**) main building, including:

#### External

- Install multiple new roof extensions to the northern façade of the main building,
- Demolishing the central car park located to the east of the northern portion of the RACF and replacement with new covered footpath and secure landscaped area,
- Installation of internal fencing (timber and aluminium) around the RACF to provide secure sensory gardens,
- Reconfiguring the existing entry car park to ensure accessibility compliance to the RACF and repair of existing garden as required,
- Realignment of the western entry driveway to provide separation to the proposed west wing described below,
- Removal of the existing footpath connecting to the landscaped southern area to make way for the proposed east wing described below,
- Remove the internal driveway south of the RACF between the loading area and western gate to make way for the proposed wing extensions and associated external landscaped areas,
- Augmentation and extension of existing infrastructure to service the proposed wings including the decommissioning of an existing stormwater line to the west of the RACF and diversion around the proposed western wing, and
- Augmentation of existing stormwater outlets to include rip rap scour protection.

#### Internal

- North Wing: convert the existing kitchenette to a laundry and install a treatment room, nurses office, equipment store and pantry into the western portion of the existing activities room,
- South Wing:
  - o Relocate external windows and doors to external wall for Room B18,
  - o Upgrade the East/West distribution board and cupboard door to be smoke sealed,
  - o Main switchboard room to be fire rated,
  - o Convert the existing servery to a sitting room,
  - o Convert the existing salon to a storeroom,
  - o Convert the existing storeroom into a laundry room,
  - o Construct a new salon adjacent room B12, and
  - o Convert the existing servery into a nurse's office and treatment room.

- Construct two (2) new 5-bed residential extensions off the southern end of the RACF consisting of the following broad features:
  - Communal facilities for residents use including laundry, sitting areas, dining, pantry, servery; and
  - New communal, secure open spaces directly accessible off the proposed wings including landscaping treatments and external security fencing.

With the exception to managed lawn and planted gardens, no native vegetation is sought to be removed as part of this application.

No changes to the existing Independent Living Units (ILUs) within the north and north-east of the site are proposed as a part of this application.

The RACF is currently classified as a Class 3 Hostel. No changes to this building classification are sought for the existing building. However, it is noted that the proposed wing extensions are sought to be constructed as Class 9c Residential Care Facilities and appropriate fire compartmentalisation in accordance with the relevant provisions of the National Construction Code (NCC) is sought to be installed to enable this to occur.

A detailed description of the Development, including staff, accessibility, landscaping, vehicular access and parking, and waste management is provided in **Section 2**. Detailed Architectural Plans including demolition details are provided in **Appendix C**.

## 1.2 The Site Description

The Site has an area of 2.512ha, is irregular in shape and is primarily accessed off Rouse Street (New England Highway) to the east and is a State Classified Road (refer **Figure 1** overpage) and Polworth Street to the west. Adjoining the Site to the north is a single storey brick motel (Tally Ho Motor Inn). Further north exist a range of detached residential dwellings, as well as Melling Mechanical and Norco Agrisolutions. To the immediate west of the Site is Polworth Street containing large lot residential and a funeral business. Anabranck Creek (Willow Bend) separates a small southern section of the Site from the main northern section as shown in **Figure 2**. It is to be noted that Anabranck Creek is not part of the Site but is a natural watercourse that connects to Tenterfield Creek.

The Site contains a number of structures including the single storey RACF main building with a total building footprint of 2,233m<sup>2</sup>, five (5) single storey brick buildings (ILUs), and a single storey metal building.

A copy of the Deposited Plan 865242 is included in **Appendix A**. A detailed survey is attached at **Appendix B**. The survey confirms that the Site falls from the north-west boundary, grading from approx. RL 844.3m AHD down to approx. RL 836m AHD, providing a fall of approximately 0.983% (0.56°) with a south-easterly aspect.

The Site is zoned as RU5 Village as shown in **Figure 3** under the *Tenterfield Local Environmental Plan 2013 (TLEP)*. The Site is mapped as being within Flood Planning Risk land as shown in **Figure 4**. Existing photos of the Site are detailed in **Figures 5 to 16**.

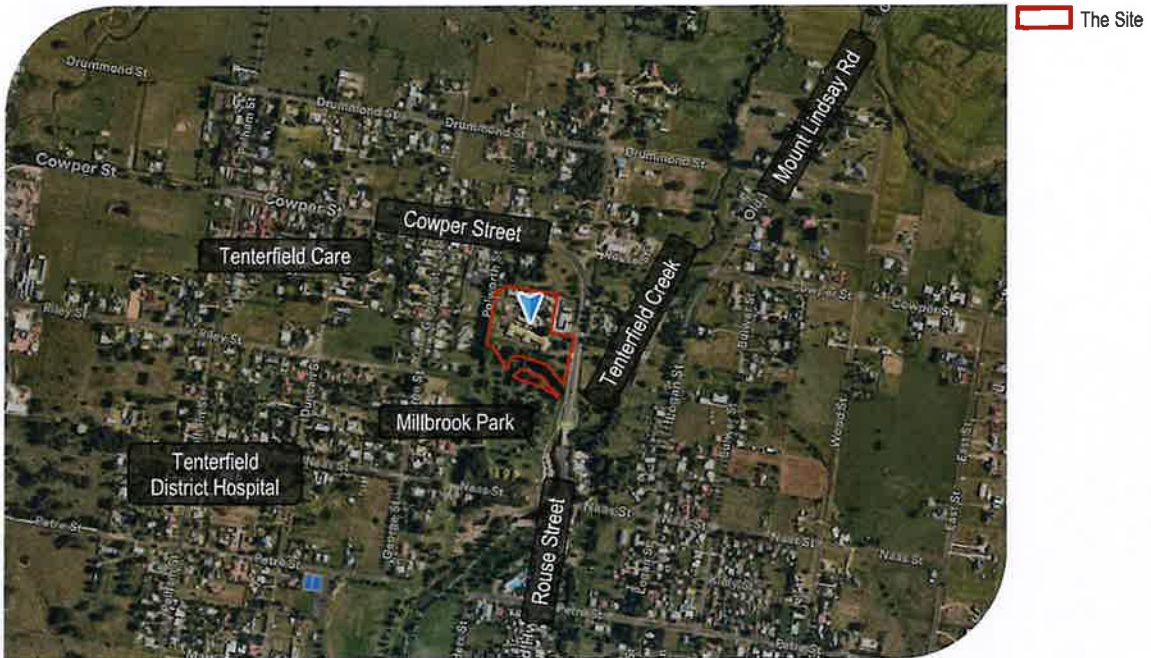


Figure 1 – Aerial image of the Site showing its wider context  
Source: Nearmap, showing 29 January 2025, edited by: King and Campbell Pty Ltd (K+C)

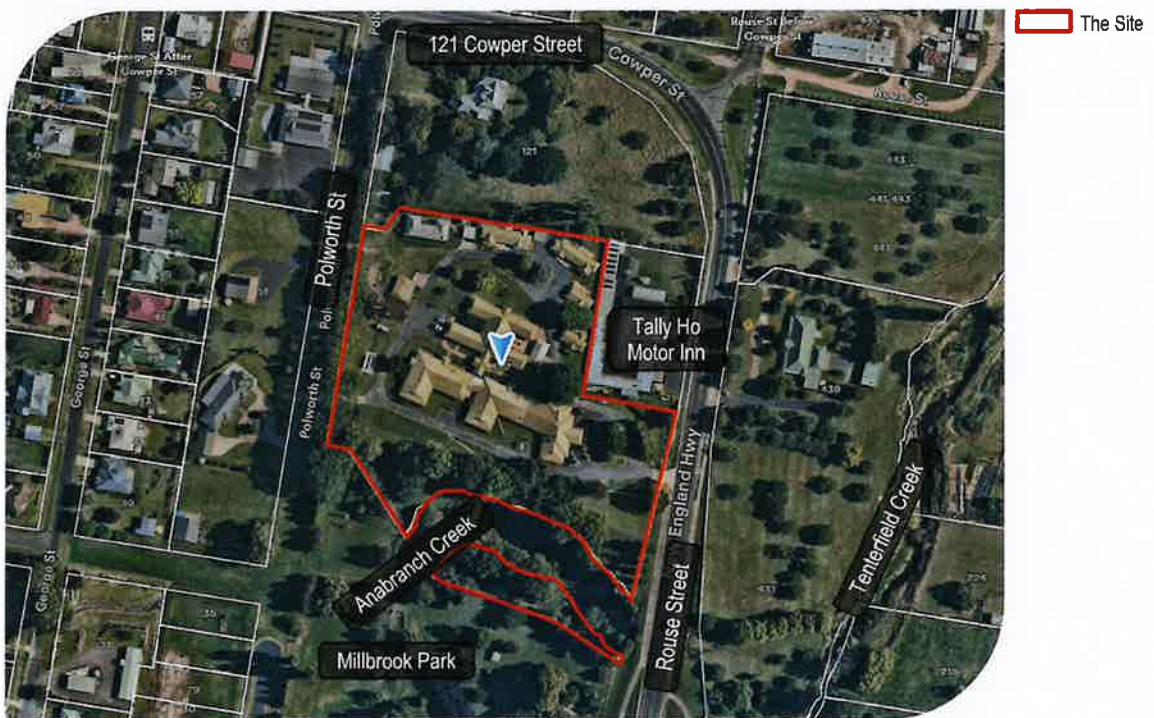


Figure 2 – Aerial image of the Site showing its local context/immediate surrounding lands  
Source: K+C, showing 29 January 2025, edited by K+C



Figure 3 – Excerpt of the Land Zoning Map  
Source: NSW Planning Portal Spatial Viewer

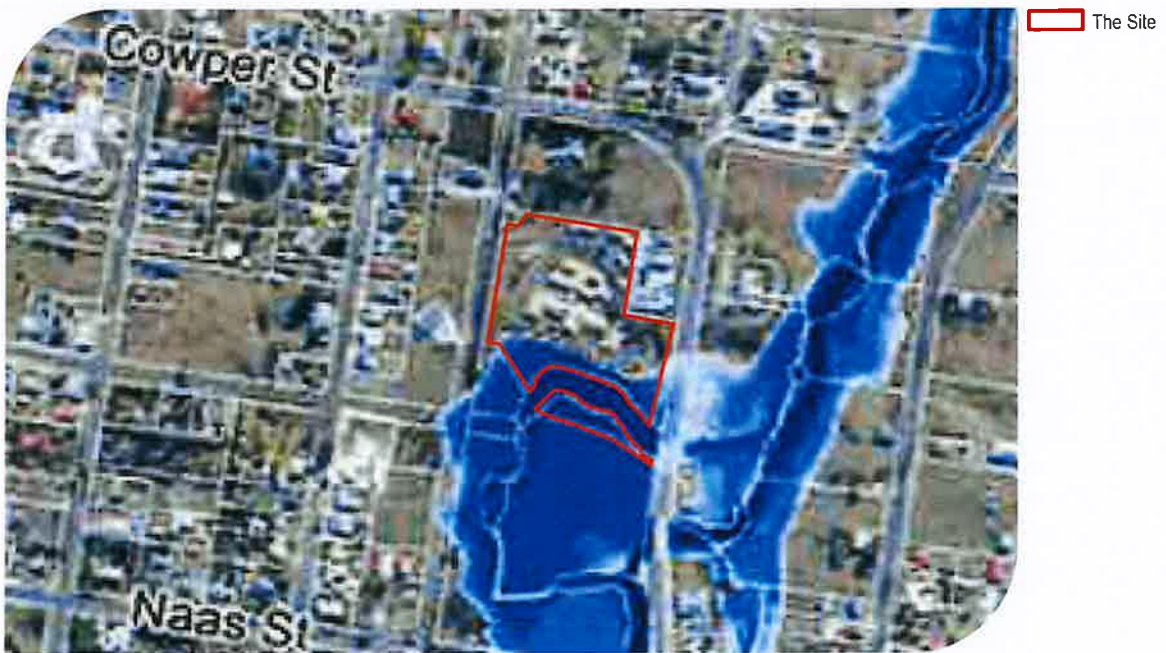


Figure 4 – Excerpt of the Water Depth Q100 Event (1% AEP Event) Map  
Source: Tenterfield Floodplain Risk Management Study and Plan Part 2, Tenterfield Shire Council, 2014



**Figure 5 – Looking west from Rouse Street towards the Site**  
Source: K+C, 3 February 2026



**Figure 6 – Looking west towards the existing Administration Wing**  
Source: K+C, 3 February 2026



**Figure 7 – Forward load waste bins located to the southern area of the Site**  
Source: K+C, 3 February 2026



**Figure 8 – Looking north-east towards the East Wing (subject building of the residential extension)**  
Source: K+C, 3 February 2026



**Figure 9 – Looking west towards the West Wing (subject building of the residential extension)**  
Source: K+C, 3 February 2026



**Figure 10 – Looking south-west towards from the Site towards Polworth Street**  
Source: K+C, 3 February 2026



**Figure 11 – Existing LPG gas tanks and single-storey metal building, looking north**  
Source: K+C, 3 February 2026



**Figure 12 – Looking south-west towards the North, East, and West Wing**  
Source: K+C, 3 February 2026



**Figure 13 – The existing Administration Wing, looking south**  
Source: K+C, 3 February 2026



**Figure 14 – Administration Wing parking, looking south-east**  
Source: K+C, 3 February 2026



**Figure 15 – Existing footpath to be demolished (left) and stormwater outlet (right) located on the southern area of the Site**  
Source: K+C, 3 February 2026



**Figure 16 – Existing generator shed located to the south of the Site**  
Source: K+C, 3 February 2026

# Section 2

## The Proposed Development

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### 2.1 The Proposed Development

This application seeks development consent, under *Part 4 of the Environmental Planning & Assessment Act 1979 (EPA Act)*, for Change of Use (Class 3 to Class 9c) and Alterations and Additions to Existing Aged Care Facility comprising the following:

- Conduct selective refurbishments of existing Residential Aged Care Facility (**RACF**) main building, including:

#### External

- Install multiple new roof extensions to the northern façade of the main building,
- Demolishing the central car park located to the east of the northern portion of the RACF and replacement with new covered footpath and secure landscaped area,
- Installation of internal fencing (timber and aluminium) around the RACF to provide secure sensory gardens,
- Reconfiguring the existing entry car park to ensure accessibility compliance to the RACF and repair of existing garden as required,
- Realignment of the western entry driveway to provide separation to the proposed west wing described below,
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- Remove the internal driveway south of the RACF between the loading area and western gate to make way for the proposed wing extensions and associated external landscaped areas,
- Augmentation and extension of existing infrastructure to service the proposed wings including the decommissioning of an existing stormwater line to the west of the RACF and diversion around the proposed western wing, and
- Augmentation of existing stormwater outlets to include rip rap scour protection.

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  - o Convert the existing salon to a storeroom,
  - o Convert the existing storeroom into a laundry room,
  - o Construct a new salon adjacent room B12, and
  - o Convert the existing servery into a nurse's office and treatment room.
- Construct two (2) new 5-bed residential extensions off the southern end of the RACF consisting of the following broad features:

- Communal facilities for residents use including laundry, sitting areas, dining, pantry, servery; and
- New communal, secure open spaces directly accessible off the proposed wings including landscaping treatments and external security fencing.

The proposed alterations and additions are detailed within the Architectural Plans included as **Appendix C**. Extracts of the plans are provided as **Figures 17 to 21**.

With the exception to managed lawn and planted gardens, no native vegetation is sought to be removed as part of this application.

No changes to the existing ILUs within the north and north-east of the Site are proposed as a part of this application.

The RACF is currently classified as a Class 3 Hostel. No changes to this building classification are sought for the existing building. However, it is noted that the proposed wing extensions are sought to be constructed as Class 9c Residential Care Facilities and appropriate fire compartmentalisation in accordance with the relevant provisions of the National Construction Code (NCC) is sought to be installed to enable this to occur.

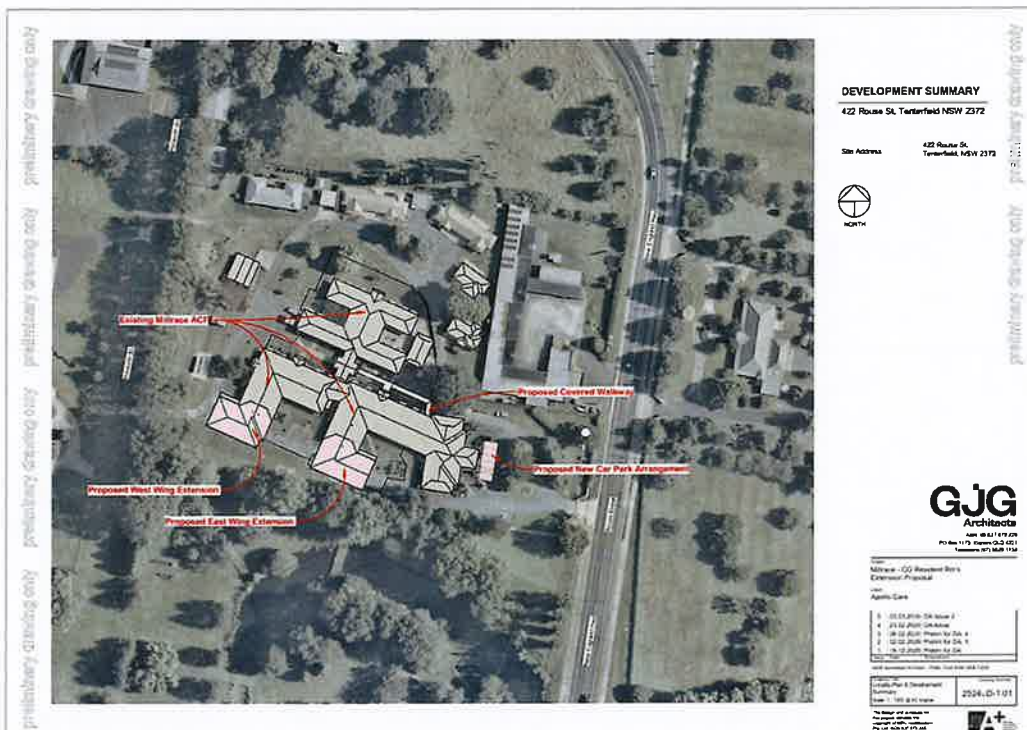


Figure 17 – Excerpt of the Locality Plan  
 Source: GJG Architects

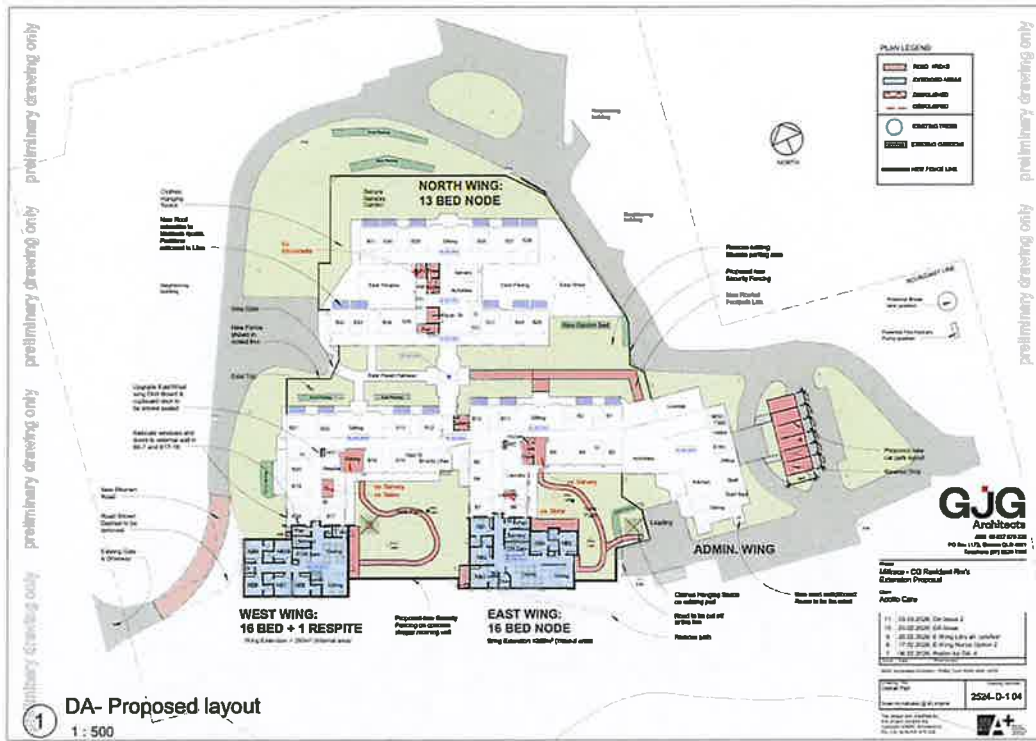


Figure 18 – Excerpt of the Overall Plan showing the areas of proposed alterations and additions  
 Source: GJG Architects

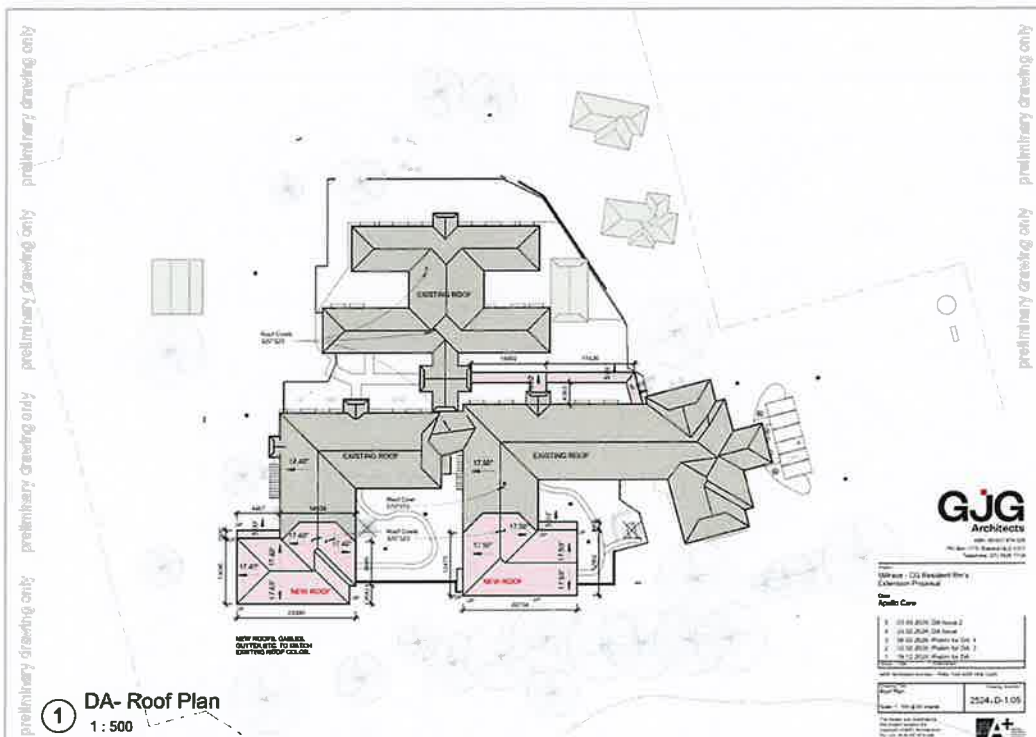


Figure 19 - Excerpt of the proposed Roof Plan  
 Source: GJG Architects

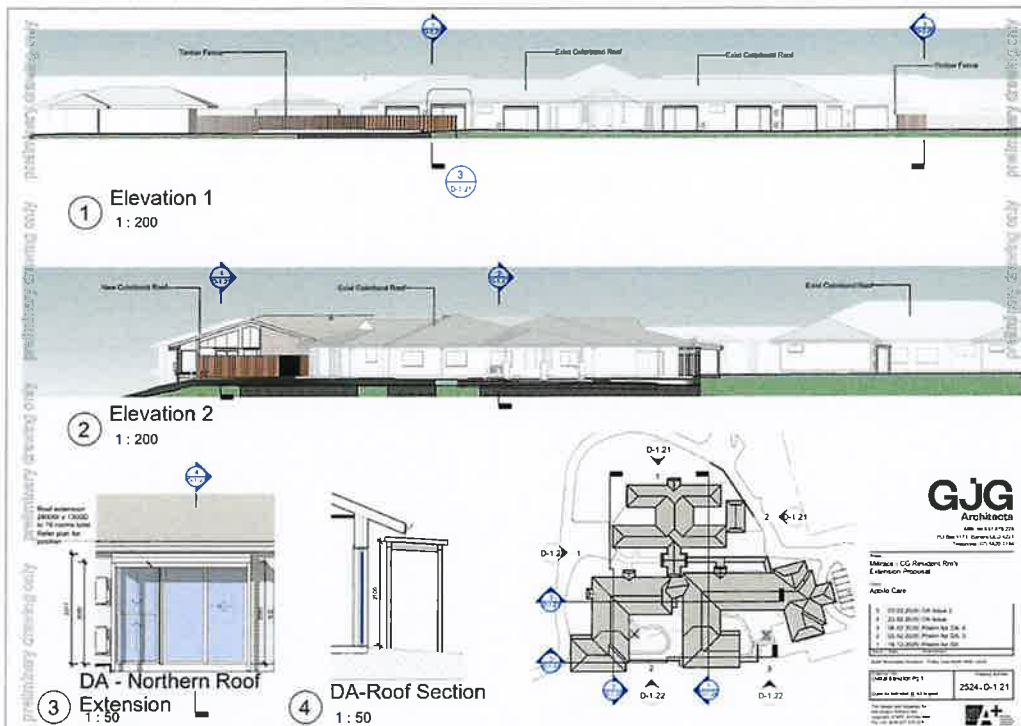


Figure 20 – Excerpt of the proposed Elevations  
 Source: GJG Architects

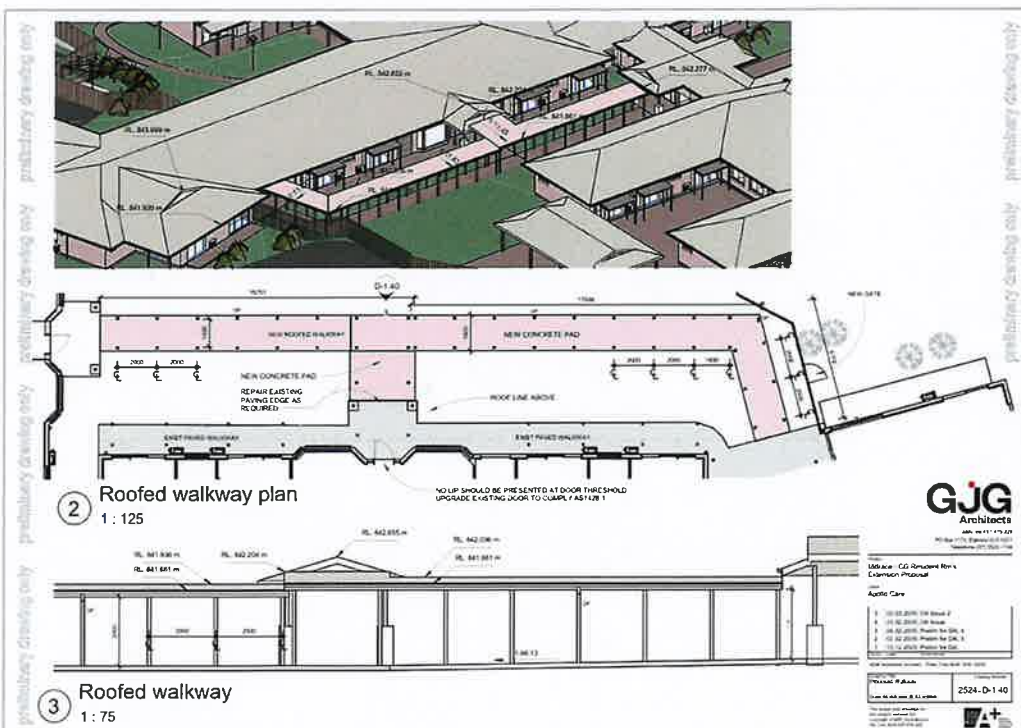


Figure 21 – Excerpt of the proposed Roofed Walkway  
 Source: GJG Architects

## 2.2 Staff

It is estimated that the proposed alterations and additions will result in a maximum of 25 equivalent full-time staff being required on-site at any one time.

## 2.3 Building Code of Australia (BCA) Schematic Design Report

A BCA Schematic Design Report has been prepared by Formiga1 and is provided at **Appendix I**. The report recommends required changes to the building to enable compliance with the BCA in respect to the proposed alterations and additions.

## 2.4 Accessibility

An Accessibility Review Report (refer **Appendix E**) prepared by ABE Consulting addresses the requirements for access by people with a disability or who are older and is reviewed for compliance with the *Disability (Access to Premises – Buildings) Standards 2010*, relevant sections of the Building Code of Australia 2022, and Australian Standards. The report concludes that provided the recommendations/Performance Solutions are demonstrated during the development approval stage of design, the proposed Development can readily achieve compliance with the accessibility requirements.

## 2.5 Landscaping

Landscaping for the Development is detailed in the Architectural Plans included within **Appendix C** with excerpts provided at **Figure 22**. The plant species identified within the plans have been chosen for their suitability for the local environment and tolerance to the existing and proposed site conditions.

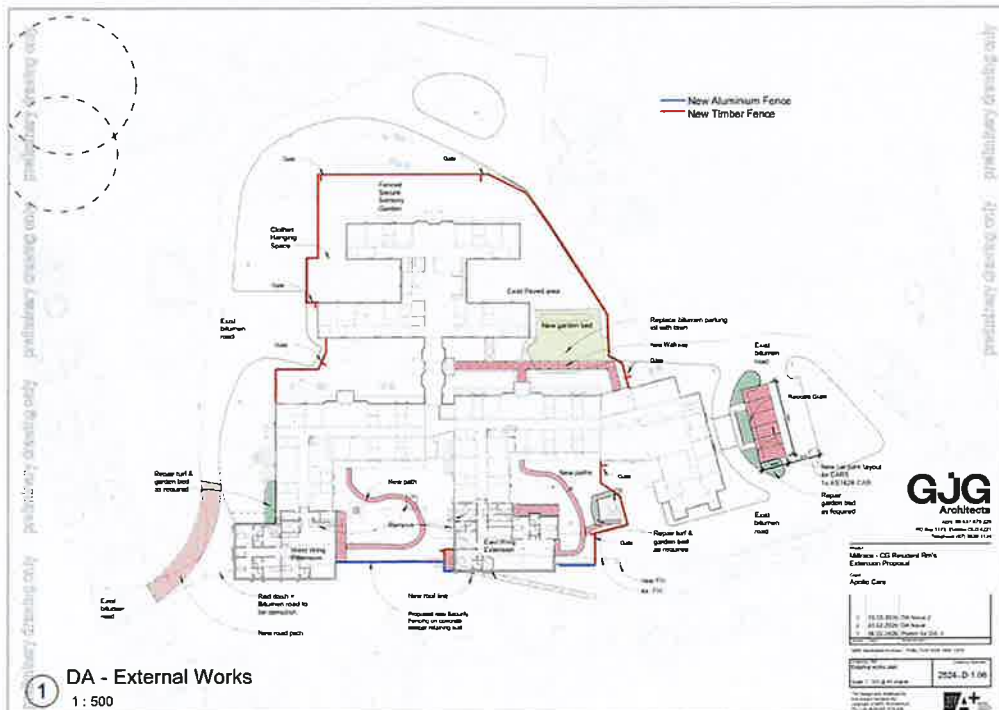


Figure 22 – Excerpt of the proposed External Works/Landscape Plans  
 Source: GJG Architects

## 2.6 Vehicular Access and Parking

The relevant car parking rates are listed under *Section 107 Non-discretionary development standards for hostels and residential care facilities—the Act, s 4.15 of the SEPP (Housing) 2021 (Housing SEPP)* and is discussed in **Section 3.4.4** and below.

In this regard, sub-clauses 107(2)(g) through (j) set out the parking requirements for the Site and these are expressed below:

Table 1 – SEPP (Housing) 2021 Parking Provisions

SEPP Provision	Existing Use	Requirement
(g) for a hostel—at least 1 parking space for every 10 beds in the hostel,	The existing hostel has a total of 35 bedrooms with no change to the total number of rooms proposed.	3.5, say 4 parking spaces required.
(h) for a residential care facility—at least 1 parking space for every 15 beds in the facility,	The proposed alterations seek consent for 10 residential care facility beds.	1 parking space required.
(i) at least 1 parking space for every 2 employees who are on duty at the same time,	Proposed RACF to have a maximum of 25 staff working in the building at any one time.	13 parking spaces required.
(j) at least 1 parking space for the purpose of ambulance parking.	Ambulance parking is provided via the covered port cochere at the RACF building's main entrance.	No changes to the existing parking is required.

The above table demonstrates that the RACF and proposed alterations and additions results in a total parking requirement of 18 spaces. A Site inspection has determined that at least 24 parking spaces exist on-site:

- 10 spaces south of the RACF,
- 5 spaces east of the RACF's main entry (including proposed changes to allow provision of compliant accessible space),
- 2 spaces within the loading area to the south of the RACF,
- 5 spaces within the bitumen area west of the RACF, and
- 2 spaces north of the maintenance shed.

The above does not include the 8 garage and car port spaces allocated to the Independent Living Units noting that no changes to the Independent Living Units is proposed.

## 2.7 Waste Management

Waste is currently collected from the Site under a private contract arrangement with the majority of the sites waste collected from the driveway to the south of the RACF's loading area by forward loading bins (refer **Figure 7**). These bins are currently collected in an easterly facing direction. However, due to the proposed internal driveway changes, these bins are intended to be collected in a westerly facing direction with waste vehicles required to utilise the loading area to ensure forward in and forward out access. This turning arrangement is detailed in the Civil Engineering Plans contained within **Appendix F**.

An additional waste collection point is available to the west of the RACF building with access for collection from this point required to occur via Polworth Street.

## 2.8 Deliveries

The RACF is currently serviced by an existing loading area in the south-eastern corner of the RACF building. No changes to this delivery location are proposed.

The Civil Engineering Plans included in **Appendix F** demonstrate that delivery vehicles of 8.8m length can enter and exit in a forward direction utilising Rouse Street/New England Highway.

# Section 3

## Key Issues and Legislation

Tenterfield Shire Council (**Council**) is the relevant consent authority for the determination of this development application (**DA**). In determining the development proposal, the consent authority must take into consideration the following statutory provisions as prescribed under *Section 4.15* of the EPA Act:

### 3.1 Environmental Planning & Assessment Act, 1979

This application is made under Part 4 of the EPA Act and is therefore, required to address those matters outlined under Section 4.15 of the EPA Act. These matters are addressed in **Table 2** below and within the body of this report.

*Table 2 – Matters for consideration under s4.15*

Matters for Consideration	
Section 4.15	Comments
(a)(i) Any environmental planning instrument	The environmental planning instruments applicable to the Site and proposed works are addressed within <b>Section 3.4</b> of this statement.
(a)(ii) Any proposed planning instrument that is or has been the subject of public consultation under this ACT and that has been notified to the consent authority.	There are no draft or proposed environmental planning instruments known to apply to the Site or the proposed Development at the time of writing this SoEE.
(a)(iii) Any Development Control Plan	The relevant provision of the <i>Tenterfield Development Control Plan 2014 (TDCP)</i> has been addressed within <b>Section 3.6</b> of this report.
(a)(iia) Any planning agreement or draft planning agreement under Section 7.4.	No planning agreement is recorded on the title of the land and no planning agreement is sought in relation with the development.
(a)(iv) Any matters prescribed by the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	There are no matters prescribed by the regulations relevant to the Site or the proposed development.
(a)(v) (Repealed)	N/A
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality.	<p>This report is considered to demonstrate that the proposed development is unlikely to have a detrimental impact on the natural or built environments of the locality for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal delivers additional seniors housing accommodation which contributes to housing diversity for the locality's increasing older population<sup>1</sup>;</li> <li>• The proposed alterations and additions will not result in any adverse environmental impacts as they are essentially to be constructed over an existing internal access road;</li> </ul>

<sup>1</sup> REMPLAN, 'Tenterfield', *Community Profile* (We Page, February 2026)  
<<https://app.remplan.com.au/tenterfield/community/population/age>>.

	<ul style="list-style-type: none"> <li>The proposed alterations and additions are designed generally in accordance with the Housing SEPP, TDCP, and Seniors Housing Design Guide (<b>SHDG</b>); and</li> <li>Construction of the proposal is considered to generate employment through both the construction, operation, and maintenance of the buildings.</li> </ul> <p>The proposal is therefore considered positive economically and socially.</p>
(c) <i>The suitability of the site for the development.</i>	<p>The Site is considered suitable for the proposal as the it is zoned for residential purposes and can appropriately accommodate the proposed Development while balancing environmental and design considerations. The Site has existing utility infrastructure connections which have capacity, or which can be readily augmented to provide capacity for, the servicing requirements of the proposed Development. Comprehensive technical assessments supporting this proposal confirm the Site's suitability for the proposed Development.</p> <p>Further, the Site is currently used for seniors housing and the proposed Development is considered a minor extension of that use.</p>
(d) <i>Any submissions made in accordance with this Act or the regulations.</i>	Submissions, if received, will be addressed during the assessment of the lodged application.
(e) <i>The public interest</i>	The proposed Development is important in improving the longevity of the existing aged care facility and ensures that the aged care operation can continue on site, meeting the needs of the broader community. The proposal is likely to have positive impacts both socially and economically on the local community and is therefore considered to be in the best interest of the public.

### 3.2 Environmental Planning & Assessment Regulations, 2021

The subject application is made in accordance with the provisions of Part 3, Division 1 of the Regulations and includes the documents and forms required under Section 24 Content of Development Applications.

With respect to Section 25 Information about Concurrence or Approvals, it is noted that concurrence is not required from any agencies or authorities for this application.

### 3.3 Biodiversity Conservation Act, 2016

Section 7.7 of the *Biodiversity Conservation Act 2016* provides for the following:

- (1) *This section applies to an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979, except—*
  - a. *an application for development consent for State significant development, or*
  - b. *an application for a complying development certificate.*
- (2) *If the proposed development is likely to significantly affect threatened species, the application for development consent is to be accompanied by a biodiversity development assessment report.*

No portion of the Site is mapped as having Biodiversity Values and no native vegetation is sought to be removed as a part of this application. As such, a Biodiversity Development Assessment Report (**BDAR**) is not required to accompany this development application.

### 3.4 State Environmental Planning Policies

The following SEPPs apply to the subject site and proposed development:

#### 3.4.1 SEPP (Transport and Infrastructure) 2021 (TISEPP)

##### Chapter 2 – Infrastructure

##### **Division 5 Electricity transmission or distribution networks**

Section 2.48 of this Policy requires referral to the electrical supply authority for development comprising or involving any of the following—

- (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) *development carried out—*
  - i. *Within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
  - ii. *Immediately adjacent to an electricity substation, or*
  - iii. *within 5m of an exposed overhead power line.*

The proposed works do not occur within the specified distances to overhead or underground electricity distribution networks or substations. Although the detailed survey identifies underground electricity in the area of the proposed building extensions, these are internal electrical services for the building and grounds and do not form part of the broader electricity network for Tenterfield. As such, a referral to the electricity authority for the locality is not considered necessary.

##### **Division 17 Roads and traffic**

Section 2.119 of this Policy sets out the objectives for development with frontage to a classified road with the aim of ensuring that new development does not compromise the effective and ongoing operation of the classified road. Rouse Street (New England Highway) is a Classified Road and the Site enjoys direct access as shown in **Figure 2**. In this instance, the provisions of Section 2.119 applies and is addressed in **Table 3**.

Referral to Transport for NSW (TfNSW) is required for this proposal.

*Table 3 – Assessment with Section 2.119 of SEPP (Transport and Infrastructure) 2021*

2.119 Development with a frontage to classified road	
Provision	Comment
The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—	
(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and	The main access to the Site and the existing Seniors Housing Development is from Rouse Street (New England Highway) with a secondary access from Polworth Street. No change is sought in respect to the main access as the additional rooms are for higher care seniors or persons with a disability who rely on the services of the age care facility for their day-to-day needs. As such the additional rooms will not create significant increases in traffic utilising the existing entrance off Rouse Street.

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of— (i) the design of the vehicular access to the land, or	The safety, efficiency, and on-going operation of Rouse Street will not be affected as the residence within the proposed additional rooms, as previously stated, rely on the services of the age care facility for their day-to-day needs. As such, the additional rooms will not create significant increases in traffic utilising the existing entrance off Rouse Street. Any increases in deliveries and visitors to the Site are likely to be minimal noting SEPP (Housing) 2021, Section 107 only requires 1 parking space per 10 beds for residential care facilities as a non-discretionary development standard. As such, the proposed rooms only generate the need for 1 additional car space over the additional site demand.  Further, the entrance from Rouse Street is located on a relatively flat and straight section of road with good sight lines in both travel directions. The existing speed limit adjacent the Site is 50kph, with side verge to allow for slowing of vehicles before turning into the Site.  Therefore, the nature, volume/frequency of vehicles using the classified road to gain access to the Site is to remain relatively the same as the existing situation with no change in driveway location or size proposed or considered necessary. Thus, the safety of road users remains unchanged, including any emissions of smoke or dust (if any).	
(ii) the emission of smoke or dust from the development, or		
(iii) (the nature, volume or frequency of vehicles using the classified road to gain access to the land, and		
(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.	The proposed residential extension buildings are appropriately sited in a central location within the Site. A setback of approximately 100m from Rouse Street, in addition to the screening provided by the existing trees to the east, is likely to minimise noise coming from the classified road. Further, all external walls are designed to achieve maximum noise transmission rating in accordance with the BCA (refer <b>Appendix I</b> ).	

Section 2.122 of this Policy sets out consideration for development that is considered to be Traffic Generating Development. The proposed Development does not meet the criteria under Schedule 3 of this Policy to be considered Traffic Generating Development as the existing and proposed Development does not exceed 75 or more dwellings.

### 3.4.2 SEPP (Resilience and Hazards) 2021 (R&H SEPP)

#### Chapter 4 – Remediation of Land

An inspection of the subject land did not reveal any reason to suspect the land may be contaminated, noting that it is currently used for seniors housing and the proposal seeks a minor extension of that existing use. The fact that the Site is not known, or recorded, to have been utilised for any purpose likely to be considered as potentially contaminating, suggests that the Site is suitable for the proposed purpose and does not require any remediation works.

Nevertheless, a Geotechnical Assessment by Alliance Geotechnical & Environmental Solutions (**Alliance**) is provided at **Appendix G**. The Geotechnical Assessment did not reveal any contamination.

### 3.4.3 SEPP (Sustainable Buildings) 2022

The aims of this Policy, amongst others, are to encourage the design and delivery of sustainable buildings,

ensure consistent assessment of the sustainability of buildings, reduce greenhouse gas emissions, minimise the consumption of mains-supplied potable water and to ensure good thermal performance of buildings. According to *Schedule 7 of the Environmental Planning & Assessment Regulation 2021 (EPA Regulation)*:

a **BASIX building** means a building that contains at least 1 dwelling, but does not include the following—

- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
  - (i) accommodates more than 12 residents, or
  - (ii) has a gross floor area exceeding 300 square metres.

The proposed Development is an extension of the existing RACF which accommodates a total of 35 bedrooms and has a Gross Floor Area (GFA) of 2,088m<sup>2</sup>. As such, no BASIX Assessment is required in support of the proposal. Therefore, no further assessment under this Policy is considered necessary.

### 3.4.4 SEPP (Housing) 2021 (Housing SEPP)

#### Chapter 3 – Diverse housing

Chapter 3 of this Policy applies to the proposed Development for the following reasons:

- The Site is zoned RU5 Village;
- The proposed Development is seniors housing within the meaning of the Policy;
- Seniors housing is permitted with consent on the Site; and
- Existing development on the Site is seniors housing.

Therefore, the proposed Development is to be evaluated in accordance with the design principles for seniors housing set out in *Schedule 8* of the Policy and the SHDG. This assessment is provided at **Appendix H**. A separate statutory assessment of the proposal against *Part 5* of this Policy is also provided at **Appendix H**.

Further, Section 107 of the Policy provides the following non-discretionary development standards and is addressed in **Table 4** below:

Table 4 – s107 standards

(2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities—		
Provisions	Response	Compliance
(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	The maximum building height proposed is approximately 5m.	✓
(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—		
(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m,		

(c) <i>the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,</i>	The GFA of the existing facility is approximately 2,088m <sup>2</sup> . The proposal intends to increase the GFA by approximately 522m <sup>2</sup> . The proposed residential extension and the existing building will have a total GFA of 2,610m <sup>2</sup> and a total Floor Space Ratio ( <b>FSR</b> ) of 0.1039:1. The total FSR is well below the maximum FSR standard of the TDCP.	✓
(d) <i>internal and external communal open spaces with a total area of at least—</i> (i) <i>for a hostel—8m<sup>2</sup> for every bed, or</i> (ii) <i>for a residential care facility—10m<sup>2</sup> for every bed,</i>	The proposed 10 beds, require 100m <sup>2</sup> of communal open space ( <b>COS</b> ). Combined with the 35 existing beds on-site results in the requirement of 450m <sup>2</sup> of COS. The proposal provides approximately 1,117m <sup>2</sup> of COS, and 700m <sup>2</sup> from the existing landscaped areas, a combined total of 50m <sup>2</sup> per bed. Further, a proposed secure sensory garden is to be located to the north of the north Wing of the existing RACF building.  Therefore, the Development will exceed the minimum COS requirements.	✓
(e) <i>at least 15m<sup>2</sup> of landscaped area for every bed,</i>	The proposal provides 1,817m <sup>2</sup> of landscaped area, exceeding the required 675m <sup>2</sup> .	✓
(f) <i>a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</i>	The Site has significant landscaped and managed garden areas, which exceed the impervious areas of the Site.	✓
(g) <i>for a hostel—at least 1 parking space for every 10 beds in the hostel,</i>	The existing hostel has a total of 35 bedrooms with no change to the total number of rooms proposed. A total of 3.5, say 4 spaces are therefore required with the site having more parking than required as demonstrated in <b>Table 1</b> .	✓
(h) <i>for a residential care facility—at least 1 parking space for every 15 beds in the facility,</i>	A minimum of 1 car parking space is required for 10 residential care facility beds. The existing development provides approximately 20 unmarked (no line marking) car parking spaces within the Site for visitors and staff use as outlined in <b>Section 2.6</b> . These are existing spaces and no changes are proposed. Notwithstanding, there are other unmarked spaces around the perimeter of the building and informal areas for parking adjacent the internal road.  Therefore, the existing Site has sufficient car parking to cater for the existing and proposed demand of the Development.	✓
(i) <i>at least 1 parking space for every 2 employees who are on duty at the same time,</i>	As outlined in <b>Section 2.2</b> , staffing levels for the proposed and existing facility determine that a maximum of 25 staff will be working in the building at any one time, requiring a total of 12.5 or 13 staff parking spaces. The proposed Development incorporates sufficient car parking spaces throughout the Site as detailed in (h) above. Thus, car parking is compliant with the requirements of the Policy.	✓

(j) at least 1 parking space for the purpose of ambulance parking.	Ambulance parking is provided at the entrance to the Administration Wing within the existing port cochere (undercover drive-through arrangement).	✓
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The Housing SEPP standards for seniors housing, Schedule 8 Design principles for seniors housing and the SHDG Compliance Table in **Appendix H**, concludes that the proposed Development is compliant with the requirements of Schedule 8 and is therefore considered compliant with this chapter of the Policy.

### 3.5 Tenterfield Local Environmental Plan 2013 (TLEP)

The Site is zoned RU5 Village under the TLEP. *Seniors Housing* is permitted with consent within the RU5 Village zone of the TLEP.

Under the TLEP, *Seniors Housing* is defined as follows:

*seniors housing means a building or place that is—*

- (a) a residential care facility, or
- (b) a hostel within the meaning of State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5, or
- (c) a group of independent living units, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.

**Note.**

*Seniors housing is a type of residential accommodation—see the definition of that term in this Dictionary.*

The Development, as previously described in the body of this report seeks an extension to the existing age care facility, creating 2 new wings with a total of 10 new rooms, and associated dining and sitting areas.

The following objectives apply to the RU5 Zone:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To enable development of a scale that is compatible with the general residential character of village areas and that will not prejudice the viability of established shopping and commercial centres.

The Development is considered consistent with the RU5 zone objectives as:

- It will cater for the ageing population and provide an increased supply of aged care housing that meets the needs of the community,
- The Development delivers a high-quality building extension which will provide a safe, secure, and active aged living environment noting it has been designed in accordance with relevant statutory guidelines/standards, and
- The Development includes increased provision of outdoor space in the form of secure sensory garden and communal open spaces to allow residents, staff, visitors, and the community to congregate and increase activation and amenity within the facility.

Further to the zone objectives and permissibility of uses, the following clauses within the TLEP are applicable to the Site and the proposed Development:

Table 5 – TLEP 2013 Assessment Table

Tenterfield Local Environmental Plan 2013	
TLEP Section	Comment
2.1 Land Use Zones	The Site is zoned RU5 Village. Seniors housing is permitted with consent in the RU5 zone.
2.7 Demolition	The Development seeks partial demolition of the southern part of the West and East Wing buildings to allow extension of those wings. This clause permits demolition to be carried out with development consent. A demolition plan is provided in the Architectural Plans within <b>Appendix C</b> .
4.3 Height of Buildings	The Site is not mapped as having a height of buildings limit. The maximum building height proposed is approximately 5m. The proposal has been designed to match the roof level of the existing RACF main building as shown in the Architectural Plans provided at <b>Appendix C</b> .
4.4 Floor Space Ratio	The Site is not mapped as having an FSR. Nevertheless, the GFA of the existing facility is approximately 2,088m <sup>2</sup> . The proposal intends to increase the GFA by approximately 522m <sup>2</sup> . The proposed residential extension and the existing building will have a total GFA of 2,610m <sup>2</sup> and a total FSR of 0.1039:1.  The total FSR is well below the maximum FSR standard of the TDCP.
4.6 Exceptions to development standards	No exception to any development standards is sought.
5.4 Controls relating to miscellaneous permissible uses	The existing and proposed land use are not of a type listed within this clause.
5.10 Heritage conservation	The Site is not mapped as being within a heritage conservation area.
5.21 Flood Planning	The Site is mapped as being within flood prone land within Council's Floodplain Risk Management Study and Plan. The proposed Development matches the floor level of the existing RACF building (RL 839.36m AHD), which is above the identified flood level identified by Council, being RL 838m AHD. Nevertheless, the provisions of <i>Clause 5.21</i> are discussed in <b>Subsection 3.5.1</b> of this report.
6.1 Earthworks	Minor earthworks are required to accommodate the construction of the proposed residential extension.
6.4 Essential services	The essential services such as reticulated water, sewer, electricity and telecommunications are available to the Site. Services are discussed under <b>Section 3.8.1</b> of this SoEE.
6.6 Development within a designated buffer area	The Site is not mapped as being within the buffer to the Tenterfield Saleyards.

### 3.5.1 Flooding

The Site is noted as being affected by flooding in Councils' mapping (**Figure 4**). Therefore, the provisions of Clause 5.21 of the TLEP are to be addressed in respect of the Development. In respect to flooding Council must be satisfied that 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.*

The required matters above are addressed in the following paragraphs:

### **Flood Planning Levels and Flood Impacts**

According to Council's Floodplain Risk Management Study and Plan 2014, the 1% AEP flood event plus 0.5m freeboard (RL 838m AHD) is typically adopted for defining Flood Planning Levels (FPL) and is currently the basis of the FPL in Tenterfield<sup>2</sup>. In this regard, the proposed Development has been designed to have a Finished Floor Level (FFL) of RL 839.36m AHD and is therefore compliant with the 1% AEP FPL requirement. The proposal will not create any unreasonable impacts to flood behaviour as the proposed alterations and additions occur on land above the FPL and are also outside of the mapped flood planning area. As such, the Development will not create any obstructions within the identified flood flow or flood storage areas.

### **Site Access and Evacuation**

An evacuation route to Cowper Street (New England Highway) via an existing flood free entry and exit driveway off Polworth Street (west of the Site) is readily available if floodwaters reach peak levels and evacuation is no longer possible via the existing Rouse Street main entrance. Polworth Street including the adjacent large lot residential area to the west remain flood free during a 1% AEP flood event and is upwardly grading to lands above the Probable Maximum Flood (PMF) level. It is worth noting that flooding in Tenterfield does not prevent residents from exiting the town, even in very large events, and there are a number of roads that residents can take to travel from flood to dry areas<sup>3</sup>. Further, the distance to dry ground is less than 200m for all residences flooded in a PMF event<sup>4</sup>.

Therefore, the 1% AEP event does not present any risk to life, property, access and evacuation having regard to the proposed Development as it is located outside of flood affected land, achieves the minimum FPLs, and has access to a safe reliable evacuation route.

## **3.6 Tenterfield Development Control Plan 2014 (TDCP)**

The relevant parts of the TDCP applicable to the proposed Development have been addressed in **Appendix D**.

## **3.7 Draft Environmental Planning Instruments**

There are no draft environmental planning instruments relevant to the subject site or development proposal.

<sup>2</sup> Tenterfield Shire Council, *Tenterfield Floodplain Risk Management Study and Plan Part 1* (Report, October 2014) 26.

<sup>3</sup> Ibid, 27

<sup>4</sup> Ibid.

### 3.8 Other relevant matters

The following additional matters apply to the proposal:

#### 3.8.1 Essential Services

The necessary essential services for the proposed Development are available to the Site, with Stormwater Management detailed in the Civil Engineering Plans provided at **Appendix F**. The following comments are made with respect to essential services:

**Water:** The Site is currently connected to an underground water supply.

**Sewer:** The Site is currently connected to the reticulated sewer. An existing manhole with an invert level of 1.82m is located in the middle of the access road towards to eastern portion of the Site. It is noted that the footings of the proposed east wing extension fall within the zone of influence of the sewer pipe. The structural footings will be appropriately designed with adequate piers. Details will be provided at the Construction Certificate Stage.

**Fire Infrastructure:** An existing external dual fire hydrant is located opposite the loading dock to the south. Underground fire service pipes are also present within the Site.

**Gas:** The existing gas supply connection point will be retained subject to confirmation.

**Stormwater:** The Site currently discharges all stormwater via existing stormwater pits into the southern area of the Site towards Anabranck Creek. No stormwater detention is present on Site. All stormwater is proposed to be drained to the existing outlets within the site.

**Electricity and Telecommunications:** The existing facility on Site is currently connected to the electrical and telecommunication networks which include overhead and underground power lines and fibre optic/NBN on the northern and southern area of the Site.

These services are proposed to be augmented to service the proposed Development. This augmentation will occur in accordance with the relevant service authorities' requirements.

## Section 4

### Concluding Comments

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This statement demonstrates that the proposed Alterations to Existing Aged Care Facility for Apollo Care Operations Pty Ltd at Lot 10 DP 865242, 422 Rouse Street, Tenterfield, NSW, 2372 has satisfactorily addressed the required Matters of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

In this regard, the Development is considered to be consistent with the relevant provisions of the applicable environmental planning instruments including:

- *SEPP (Resilience and Hazards) 2021;*
- *SEPP (Transport and Infrastructure) 2021;*
- *SEPP (Housing) 2021;*
- *SEPP (Sustainable Buildings) 2022;*
- *Tenterfield Local Environmental Plan 2013; and*
- *Tenterfield Development Control Plan 2014.*

The Architectural Plans provided at **Appendix C** and the compliance tables within **Appendix H** also demonstrate that the proposed Development is compliant with the Seniors Housing Design Guidelines.

The proposal delivers additional seniors housing accommodation which contributes to housing diversity for the locality's increasing older population.

The proposed Development is important in improving the longevity of the existing aged care facility and ensures that aged care operation can continue on-site, meeting the needs of the broader community.

The Site is also serviced by the infrastructure necessary to accommodate a development of this nature.

In considering the above, this report demonstrates that the subject Site is suitable for the proposed Development, and it is therefore commended to Council for a favourable determination.