

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Proposed Amendments " Rezoning of the Land

\* I support wholeheartedly the rezoning of part of 771 Cudgen Road, Cudgen from RU1 Primary Production and R1 General Residential to SP2 (Health Services Facility).

Proposed Amendments " Height of Buildings

\* I support wholeheartedly the removal of the Height of Building Controls limiting the maximum height of buildings for that part of 771 Cudgen Road, Cudgen, proposed to be developed as health service facilities.

Proposed Amendments " Minimum Lot Size

\* I support wholeheartedly the removal of minimum lot size controls for that part of 771 Cudgen Road, Cudgen proposed to be developed as health service facilities.

Proposed Amendments " Floor Space Ratio

\* I support wholeheartedly the removal of the Floor Space ratio Controls for that part of 771 Cudgen road, Cudgen proposed to be developed as a health services facility.

I support the proposed amendments to height of buildings, minimum lot size and floor space ration with the full understanding that these proposed amendments relate only to the site at 771 Cudgen Road, Cudgen for the purpose of a Health Services Facility (Tweed Valley Hospital) and that the final height building controls, minimum lot size controls and floor space ration will be determined on merit during the assessment of any development applications for the site. I support this rezoning with the understanding this is relevant only to the site acquired for the purpose of building the new Tweed Valley Hospital.

My concerns relate to management of wetland at the bottom of the site.

Increased access via public transport

Maintenance of roads

Traffic management

I support this site because it is the only site submitted that is flood free. Kingscliff TAFE (opposite) was a major evacuation centre during the March 2017 floods, proving accessibility during flooding.

The site only minimally impacts on the Cudgen farming plateau

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

<https://secure-web.cisco.com/1qCmmvqDWJRNi6v31gVW8gZr-L9EPvRpYEfsUAGYqjYW9a91kbJGgc8yWFkmEbuuTHNiPUXYZcX5w3ScLflFsJxtYyD6hpbznS0pW>

[Qjn248IV6c1uMEMVnIHxhMrzbYU1GHAu88C3v-HQg0ewP-8bTuFJ30D5-QDyROsM17JDkfSwAR\\_LsFD6z3zorOsEJTkUbg83hCHcS8nW1-ZbPK6g0ADMDt2zYEnkjCvozTWt4-xrmVDuRqMJYpRloxoniNekHEMYpno-9D85uGv8jSp18ba-3F118ZfAFzZ7WR11UoHGYNqWr8z\\_5bToUi6I74NQgkmwngGNBWW9bqacMrHyD5NPR8GgO\\_18Ws96OI0ogpjUY5cemA\\_tzEfzF-ZGH-5h333HTE-iyovOm6FEdFjYDg/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview\\_activity%26id%3D295751](https://secure-web.cisco.com/17wouSdfNil_xPFHOeBpDSNumugVjlqVjQsp83j0r2uoVy_hfzZbWpIAIz6Cqwo4aROmU8f5y7M_KUk63iTLkuBI1qJxR6DFAluv1nTL7MmScVag1zPYSkLwVkrMmo95M6p2pUIfw4BnM05C-YH336Ok-OKeOzQ4VaSARZmnJiVqXvoVCjPdIvcqMdPqipcFro-qFJ7ikex1OR7ZxnF9ulRbCHnhys7Or0ME8oU8yyzdAHML5vB_xDnC2q1v6cWjAbI3iJyoY8OBdlx40ix5eAWKH7NDOzW4ylKlaCz6HaWLV7sdQDsJ-pW16Z4fvT-9wt8ol25VdQzzogBvyjRVNphwQYaXzvwpW6AUC-5GuS_gQY04hFmwCn99r6N1oYVJ2YBxr3WBEtlMz2mEKrT2Xwg/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview_activity%26id%3D295751)

Submission for Job: #9659

[https://secure-web.cisco.com/17wouSdfNil\\_xPFHOeBpDSNumugVjlqVjQsp83j0r2uoVy\\_hfzZbWpIAIz6Cqwo4aROmU8f5y7M\\_KUk63iTLkuBI1qJxR6DFAluv1nTL7MmScVag1zPYSkLwVkrMmo95M6p2pUIfw4BnM05C-YH336Ok-OKeOzQ4VaSARZmnJiVqXvoVCjPdIvcqMdPqipcFro-qFJ7ikex1OR7ZxnF9ulRbCHnhys7Or0ME8oU8yyzdAHML5vB\\_xDnC2q1v6cWjAbI3iJyoY8OBdlx40ix5eAWKH7NDOzW4ylKlaCz6HaWLV7sdQDsJ-pW16Z4fvT-9wt8ol25VdQzzogBvyjRVNphwQYaXzvwpW6AUC-5GuS\\_gQY04hFmwCn99r6N1oYVJ2YBxr3WBEtlMz2mEKrT2Xwg/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview\\_job%26id%3D9659](https://secure-web.cisco.com/17wouSdfNil_xPFHOeBpDSNumugVjlqVjQsp83j0r2uoVy_hfzZbWpIAIz6Cqwo4aROmU8f5y7M_KUk63iTLkuBI1qJxR6DFAluv1nTL7MmScVag1zPYSkLwVkrMmo95M6p2pUIfw4BnM05C-YH336Ok-OKeOzQ4VaSARZmnJiVqXvoVCjPdIvcqMdPqipcFro-qFJ7ikex1OR7ZxnF9ulRbCHnhys7Or0ME8oU8yyzdAHML5vB_xDnC2q1v6cWjAbI3iJyoY8OBdlx40ix5eAWKH7NDOzW4ylKlaCz6HaWLV7sdQDsJ-pW16Z4fvT-9wt8ol25VdQzzogBvyjRVNphwQYaXzvwpW6AUC-5GuS_gQY04hFmwCn99r6N1oYVJ2YBxr3WBEtlMz2mEKrT2Xwg/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview_job%26id%3D9659)

Site: #0

[https://secure-web.cisco.com/1qVDj1dUlu9ZBLEaxrqRs2cRJaw5vMhDR4Sr7cB2TCXZd9s1KH8FkhRrpBKvBCLEXFYmw5EbfNDNZIoOUcfaxlsjUzFq1oGHqTGfVDFTzokBiYdmoJptEIVZsKBcV9cCNucfq3paMAQ9q8oW7IUZT7pkVox1wek9vcbfk7gvuNYRFe8o1JExfUq0Vb1mVxT1fzL-ZMF6GcBDVTsTBIQ2-77alnXXy308wCDhemgZUnqtqp465v\\_1X49NdlfMutlrZyViZGo8dxCi3IWNHLhg4aLQmqDtG\\_0yUSe27LaCx\\_qk8Vwk\\_MGAN\\_9FZkZCtUewL0FEtXltscdfJQcRLcZG-i8rNKdnc3J\\_ZFxyHO9mRBolIX5nneDobNZwVPp9kcZzPygSxm6r9xF6xkmuLcONWA/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview\\_site%26id%3D0](https://secure-web.cisco.com/1qVDj1dUlu9ZBLEaxrqRs2cRJaw5vMhDR4Sr7cB2TCXZd9s1KH8FkhRrpBKvBCLEXFYmw5EbfNDNZIoOUcfaxlsjUzFq1oGHqTGfVDFTzokBiYdmoJptEIVZsKBcV9cCNucfq3paMAQ9q8oW7IUZT7pkVox1wek9vcbfk7gvuNYRFe8o1JExfUq0Vb1mVxT1fzL-ZMF6GcBDVTsTBIQ2-77alnXXy308wCDhemgZUnqtqp465v_1X49NdlfMutlrZyViZGo8dxCi3IWNHLhg4aLQmqDtG_0yUSe27LaCx_qk8Vwk_MGAN_9FZkZCtUewL0FEtXltscdfJQcRLcZG-i8rNKdnc3J_ZFxyHO9mRBolIX5nneDobNZwVPp9kcZzPygSxm6r9xF6xkmuLcONWA/https%3A%2F%2Fmajorprojects.accelo.com%2F%3Faction%3Dview_site%26id%3D0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I wish to make it clear that I totally object to the new hospital at Kingscliff on farmland when there is a perfectly new development going ahead that would be a much more suitable place. Kings Forest. Both environmentally, and acceptability. The area that has been chosen is not suitable for such an enormous structure or the additional buildings, car parks, traffic, people, noise and structures associated with a hospital of this size. We live in Kingscliff for the peaceful area with the council having gone through all the forward planning to make sure that we DO NOT have buildings and structure over certain heights. So why would we want a hospital that will go against everything the people and the council just planned for the future? I am not against a hospital, but not in this area. Also, the people, doctors and specialist who have moved into the current hospital area will now have to relocate to be near a hospital with the closure of the current hospital, not good at all. If you lived here you would realize this is NOT the right place for a major development of this size and that you would be wrecking a beautiful peaceful area with something that will need more room than this area can handle. Having lived most of my life in the Tweed Heads area, the last thing we need is to put too much development on farmland as this is a wonderful growing area. We can't eat developed sites! Yes we need a new hospital but not on farmland and on a site where it can expand in the future as the population grows. How many times have hospitals had to develop over their car parks to expand and then it makes it even harder for people to attend the hospital for lack of parking. Yes a new hospital but not on farmland!

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295780](https://majorprojects.accelo.com/?action=view_activity&id=295780)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Yes a new hospital but not on farmland! I wish to make it clear that I totally object to the new hospital at Kingscliff on farmland when there is a perfectly new development going ahead that would be a much more suitable place. Kings Forest. Both environmentally, and acceptability. The area that has been chosen is not suitable for such an enormous structure or the additional buildings, car parks, traffic, people, noise and structures associated with a hospital of this size. We live in Kingscliff for the peaceful area with the council having gone through all the forward planning to make sure that we DO NOT have buildings and structure over certain heights. So why would we want a hospital that will go against everything the people and the council just planned for the future? I am not against a hospital, but not in this area. Also, the people, doctors and specialist who have moved into the current hospital area will now have to relocate to be near a hospital with the closure of the current hospital, not good at all. If you lived here you would realize this is NOT the right place for a major development of this size and that you would be wrecking a beautiful peaceful area with something that will need more room than this area can handle. Having lived most of my life in the Tweed Heads area, the last thing we need is to put too much development on farmland as this is a wonderful growing area. We can't eat developed sites! Yes we need a new hospital but not on farmland and on a site where it can expand in the future as the population grows. How many times have hospitals had to develop over their car parks to expand and then it makes it even harder for people to attend the hospital for lack of parking. We live here for the open area, farmland, peaceful surrounds, ocean and wild life, not for crowded roads, noise pollution, extra car pollution and loss of our lifestyle. The airplanes are enough. Yes a new hospital but not on farmland and so close to a lovely coastal village!

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295782](https://majorprojects.accelo.com/?action=view_activity&id=295782)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

The site chosen at Kingscliff is wrong for so many reasons, but the main one I can see is that all traffic to the hospital will come from Cudgen Road. Even if this is made 4 lanes, this road will Never cope with the volume of traffic using it.

The land chosen is state significant farmland which should never have been considered in the first place. This farmland needs to be protected as a national asset, for food security for future generations.

If shortsighted politicians want to impose imported fruit and vegetables on all Australians, this stupid decision will be the start of that process. Prime farmland should never be concreted over!

If the land is rezoned, a domino effect will follow, with surrounding farms being rezoned for allied health buildings and private hospitals. A change of rezoning for the hospital will be the death knell for all the farmland on the eastern side of the Tweed Coast Road. The hospital will set a precedent for future rezoning!

Years of community consultation has seen Kingscliff and the other coastal villages restricted to a 3 storey height limit. If a nine storey building is allowed here, More precedents will be set and high rise and high density buildings will follow as surely as day follows night.

The thriving tourism industry will be decimated by this mega development set in entirely the wrong place. The coastal village of Kingscliff will become totally congested with traffic and will be gridlocked by cars parked around a radius of one kilometre from the hospital. That means car parking down to the oceanfront, as well as at Cudgen. It will be catastrophic for these villages.

If the current hospital cannot be expanded, build it at Kings Forest where there is ample land for all buildings needed for a health precinct. The land here is not prime farming land, so everyone can be satisfied that there can be a state of the art new hospital as well as prime farmland protected forever.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295786](https://majorprojects.accelo.com/?action=view_activity&id=295786)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

771 Cudgen Road, Kingscliff is entirely the wrong site for a major regional hospital to be eventually 900 beds.

The land is State Significant Farmland, and has been designated as such for the very good reason that it is fertile, virtually drought free and close to all domestic market transport.

It needs to be preserved for our future generations, as you can't eat concrete!

Some people in favour of this site (politicians) say that it is only such a small amount of land that it shouldn't count, and it won't fragment the farming plateau as it is right next to Kingscliff. What about fragmenting the amenity of life of thousands of local residents? This has never been considered by any of the "experts" who chose the site.

These "experts" have no idea of traffic management. A primary school student could see that having Cudgen Road as the only access road is a recipe for disaster. All traffic coming into Kingscliff can come via four roads, but they all converge onto Cudgen Road!!! Traffic will be gridlocked between necessary new sets of lights, there is no way that the traffic will ebb and flow in opposite directions as stated on the website. This is a ridiculous statement, considering that there will be in excess of 3000 vehicles using this road daily, nor counting ambulances, delivery trucks etc, etc. The whole issue of congestion should stop this proposal in its tracks. It is of MAJOR CONCERN for the local residents of Kingscliff and Cudgen.

I will address the other issues of height limits in my objection to the EIS.

[REDACTED]

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295790](https://majorprojects.accelo.com/?action=view_activity&id=295790)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

please see submission in attachment "SEPP Submission pdf.pdf"

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295820](https://majorprojects.accelo.com/?action=view_activity&id=295820)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Attachment:

Attention:

Deputy Secretary – Planning Services  
Department of Planning & Environment  
GPO Box 39, SYDNEY NSW 2001

20th November 2018

Dear Deputy Secretary – Planning Services

**Re: Proposed amendments to Tweed LEP to facilitate the development of the new Tweed Valley Hospital (SSD 18\_9575)**

I would like to register my strong support for the proposed amendments under the State Environmental Policy - Tweed Valley Hospital SSD18\_9575.

I have not made any political donations, reportable or otherwise, in the last two years. I do not wish for my details to be identified following close of the public exhibition period.

## Reasons for support

I live in the Tweed Shire and currently operate a small commercial farming operation in a region near Kingscliff/Cudgen (Duranbah). I am a professional agricultural scientist with 40 years experience of agricultural productivity and sustainability matters in Australia and abroad. My reasons for supporting the proposed amendments are outlined below and have been informed by both this local experience and extensive professional background.

### Proposed Amendments – Rezoning of the Land

- **I support this rezoning.** While I am also a strong supporter of the protection afforded to “State Significant” agricultural land, I consider the need for a quality hospital cited above the maximum probable flood level to be a far higher priority.
- I recognise that suitable sites that meet all the necessary criteria are very limited and from my perspective there has been a very comprehensive and technically sound process undertaken that has led to the identification of the preferred site at Kingscliff/Cudgen.
- I understand the areas of quality agricultural land to be impacted are minimal (minimum of four and maximum of eleven ha depending on quality measures) and I do not consider there to be any significant negative impacts on other farming operations in the Cudgen region.
- In fact, if local farming operations were to embrace the opportunities afforded by the hospital development the net impacts could be very positive for the region. These opportunities include new higher value local marketing opportunities and regional branding that links land, food and health benefits.
- There are also significant opportunities to develop knowledge and research-based partnerships on land – food and health synergies involving the TAFE, Universities and other research agencies, the new Hospital and allied health developments and the local farming community.

### Proposed Amendments – Height of Buildings

- **I support this proposed amendment to the building height code.** While I profess no expertise in design of hospitals I can understand that operational efficiency and health outcomes require a certain proximity amongst services and facilities. I think good architectural design and landscaping can ensure a building of 6 to 9 stories can still fit well into this landscape. In fact, this scale of building is still lower than the nearby iconic Norfolk Pines of the Cudgen village.

### Proposed Amendments – Minimum Lot Size

- **I support the removal of minimum lot size controls** to facilitate the development of the proposed health service facilities.

### Proposed Amendments – Floor Space Ratio

- Clearly the Floor Space ratio Controls for that part of 771 Cudgen road, Cudgen are not appropriate for the proposed hospital. Hence **I support the proposed amendment to remove these controls.**

It is important to note that my support for the proposed amendments to land zoning, height of buildings, minimum lot size and floor space ratio relates ONLY to the development of the Tweed Valley Hospital at the proposed site of 771 Cudgen Road, Cudgen. I consider the opportunity to have a new hospital developed for this region to be so significant with such a broad range of community benefits that it warrants these amendments in this specific case.



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Peter McLaughlin

Email: [petenlou5@gmail.com](mailto:petenlou5@gmail.com)

Address:

30, Crescent St

Cudgen, NSW

2487

Content:

I strongly oppose this submission to build the hospital on State significant farm land. The public consultation process has been virtually non-existent. There are other options available that fulfil all criteria without the impact on farmland or the nature of the Kingscliff township.

IP Address: - 27.111.71.115

Submission: Online Submission from Peter McLaughlin (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295822](https://majorprojects.accelo.com/?action=view_activity&id=295822)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: ROSEMARY PRIVETT

Email: [herebe@sydney.net](mailto:herebe@sydney.net)

Address:

12 POSSUMWOOD CLOSE

Tyalgum, NSW

2484

Content:

I STRONGLY OBJECT TO LAND USED FOR OUR FOOD BOWL BEING USED NOW BEING PROPOSED FOR A HOSPITAL SITE. I KNOW WE NEED A NEW HOSPITAL BUT NOT ON FARM LAND.

PLEASE CONSIDER OTHER SITES IN OUR GREAT SHIRE EG EXPAND AND BUILD ON THE CURRENT SITE

IP Address: - 203.32.47.221

Submission: Online Submission from ROSEMARY PRIVETT (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295876](https://majorprojects.accelo.com/?action=view_activity&id=295876)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Organisation: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I specifically purchased my property at Tweed Heads so as to have quick and close access to the public hospital only to find that now it is moving and we will have to travel to Kingscliff for medical services. The current hospital should remain in place regardless of any future hospital construction and at least at a minimum provide an emergency department, X-ray, pathology, fracture clinic, breast screen, rehabilitation and emergency operating facilities.

Elective surgery should be done elsewhere but an emergency department is essential to service the aging population in the tweed heads area.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295884](https://majorprojects.accelo.com/?action=view_activity&id=295884)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I specifically purchased my property at Tweed Heads so as to have quick and close access to the public hospital only to find that now it is moving and we will have to travel to Kingscliff for medical services. The current hospital should remain in place regardless of any future hospital construction and at least at a minimum provide an emergency department, X-ray, pathology, fracture clinic, breast screen, rehabilitation and emergency operating facilities.

Elective surgery should be done elsewhere but an emergency department is essential to service the aging population in the tweed heads area.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295886](https://majorprojects.accelo.com/?action=view_activity&id=295886)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Objection to New Tweed Valley Hospital

[REDACTED]. The lower building height levels, the ocean and the amazing Murwillumbah/Byron hinterland. Our Indigenous Australians recognised the beauty and tranquility of this area long ago and it is very, very special.

I find the concept of a Government making decisions about this area, which they clearly know nothing about, both offensive and outrageous, and cannot believe that anyone thinks building a nine story hospital so close to a beautiful, coastal village in this prime, spectacular area is a good idea.

The practical reasons are listed below, but the damage you will be doing to this area is irreversible. I do not understand why you would not build a hospital near the new service stations or off the motorway. It would make far more sense having access to the hospital from the motorway. In addition the building height restrictions are just being completely ignored, something locals have fought to uphold for many years.

I strongly and completely object to the SEPP and the EIS for the reasons above and the vital reasons below.

**SEPP**

1. Land is currently zoned RU1 and is State Significant Farmland It needs to be protected as a national asset, a valuable industry for the Tweed Shire and as food security for future generations.

2. The potential for further rezoning and additional expansion of a "Regional Health Services Precinct" already flagged and the loss of more agricultural land.

3. Contradicting current height limit restrictions in the Tweed LEP which were established through extensive community consultation "this is documented on many occasions and needs to be respected.

4. The Tweed and Kingscliff are seriously National Treasures. Many of you need to spend more time here to realise that years of community consultation and planning (around Kingscliff as a tourist destination) have made to ensure this place stays this way. Putting an enormous hospital on this site is ludicrous.

5. The Hospital along with the additional associated services will leave a massive footprint and ruin not only the Cudgen plateau agricultural sector, but the beautiful village feel of Kingscliff.

**EIS**

1. These lands were designated to be protected, not destroyed by the Government. There are other site options further from the coastal area that could be used.

2. The Revising of the 2017 North Coast Regional Plan by Ministerial decree to shift the Tweed Hospital away from the City of Tweed Heads to the Town of Kingscliff with no prior community consultation is unacceptable.

ï,§ This area lives and breaths because of the ocean, food, mountains and much more. Changing the face of the life and business in Kingscliff without community discussion and support is outrageous.

ï,§ The community fought very hard for 3 story limits in Kingscliff (and the coastal villages), the hospital build goes against everything the community have fought for and it will destroy the area by over-whelming and dominating the skyline

ï,§ People bought in Tweed to be near a hospital, the people of Kingscliff and coastal areas bought to be near the ocean and to live in coastal environments and building the hospital at Kingscliff completely opposes both community and economic drivers.

ï,§

The following information, I have read and heard from others working hard to stop this outrageous decision and I support the comments below having signed the petition and followed them on the relocate Facebook page.

ï,§ Failing to consult with the community prior to the site choice decision, contrary to claims made in the EIS.

ï,§ Ignoring any mention in the Community Consultation appendices of the two petitions with well over 8000 signatures that went to the Upper & Lower Houses of NSW Parliament, nor of the 4600 followers of of the "Relocate" FaceBook page. These were the strongest communitiy responses recorded in ANY forum.

ï,§ Ignoring any mention of the resolution by Tweed Shire Council to oppose siting of the Tweed Hospital on prime agricultural land when considering social impacts and community responses.

ï,§ Falsely asserting that the chosen site was the "best" and "chosen by experts" when in fact it was a commercial decision from the limited land for sale at one particular point in time in 2017. The "experts" never considered any land that was not for sale. Using the same compulsory acquisition powers curenly being exercised over the reluctant owner of the Cudgen site, they could have selected ANY site in the Tweed Valley.

ï,§ Isolating the majority of Tweed's residents (Tweed Heads & Banora) from access to the Tweed Regional Hospital during major flood events

ï,§ Diminishing Kingscliff residents' quality of life with intense urbanization, increased traffic congestion and parking demand, 24hr ambulance emergency sirens, 24hr helipad emergency aircraft arrivals, all-night floodlighting of entire site, loss of amenity, loss of rural ambience, lifestyle, etc

ï,§ Disguising the full costs of relocating the Hospital development by assigning the future costs of extending transport and utility infrastructure to other public Authorities. E.g. light rail proposed from Gold Coast airport to Tweed Heads.

ï,§ Business & residential migration to the hospital precinct will increase property demand and therefore real estate prices in Kingscliff, rendering it unafforable for family offspring to live there in the future

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295894](https://majorprojects.accelo.com/?action=view_activity&id=295894)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Attachment:

### Objection to New Tweed Valley Hospital

I have lived in WA, QLD and now the beautiful Tweed, Kingscliff, Casuarina area for the past 17 years. We moved here because the area is just stunning. The lower building height levels, the ocean and the amazing Murwillumbah/Byron hinterland. Our Indigenous Australians recognised the beauty and tranquility of this area long ago and it is very, very special.

I find the concept of a Government making decisions about this area, which they clearly know nothing about, both offensive and outrageous, and cannot believe that anyone thinks building a nine story hospital so close to a beautiful, coastal village in this prime, spectacular area is a good idea. The practical reasons are listed below, but the damage you will be doing to this area is irreversible. I do not understand why you would not build a hospital near the new service stations or off the motorway. It would make far more sense having access to the hospital from the motorway. In addition the building height restrictions are just being completely ignored, something locals have fought to uphold for many years.

I strongly and completely object to the SEPP and the EIS for the reasons above and the vital reasons below.

#### **SEPP**

- Land is currently zoned RU1 and is State Significant Farmland It needs to be protected as a national asset, a valuable industry for the Tweed Shire and as food security for future generations.
- The potential for further rezoning and additional expansion of a "Regional Health Services Precinct" already flagged and the loss of more agricultural land.
- Contradicting current height limit restrictions in the Tweed LEP which were established through extensive community consultation – this is documented on many occasions and needs to be respected.
- The Tweed and Kingscliff are seriously National Treasures. Many of you need to spend more time here to realise that years of community consultation and planning (around Kingscliff as a tourist destination) have made to ensure this place stays this way. Putting an enormous hospital on this site is ludicrous.
- The Hospital along with the additional associated services will leave a massive footprint and ruin not only the Cudgen plateau agricultural sector, but the beautiful village feel of Kingscliff.

#### **EIS**

- These lands were designated to be protected, not destroyed by the Government. There are other site options further from the coastal area that could be used.
- The Revising of the 2017 North Coast Regional Plan by Ministerial decree to shift the Tweed Hospital away from the City of Tweed Heads to the Town of Kingscliff with no prior community consultation is unacceptable.
- This area lives and breaths because of the ocean, food, mountains and much more. Changing the face of the life and business in Kingscliff without community discussion and support is outrageous.
- The community fought very hard for 3 story limits in Kingscliff (and the coastal villages), the hospital build goes against everything the community have fought for and it will destroy the area by overwhelming and dominating the skyline
- People bought in Tweed to be near a hospital, the people of Kingscliff and coastal areas bought to be near the ocean and to live in coastal environments and building the hospital at Kingscliff completely opposes both community and economic drivers.

The following information, I have read and heard from others working hard to stop this outrageous decision and I support the comments below having signed the petition and followed them on the relocate Facebook page.

- Failing to consult with the community prior to the site choice decision, contrary to claims made in the EIS.
- Ignoring any mention in the Community Consultation appendices of the two petitions with well over 8000 signatures that went to the Upper & Lower Houses of NSW Parliament, nor of the 4600 followers of of the "Relocate" FaceBook page. These were the strongest community responses recorded in ANY forum.
- Ignoring any mention of the resolution by Tweed Shire Council to oppose siting of the Tweed Hospital on prime agricultural land when considering social impacts and community responses.
- Falsely asserting that the chosen site was the "best" and "chosen by experts" when in fact it was a commercial decision from the limited land for sale at one particular point in time in 2017. The "experts" never considered any land that was not for sale. Using the same compulsory acquisition powers currently being exercised over the reluctant owner of the Cudgen site, they could have selected ANY site in the Tweed Valley.
- Isolating the majority of Tweed's residents (Tweed Heads & Banora) from access to the Tweed Regional Hospital during major flood events

- Diminishing Kingscliff residents' quality of life with intense urbanization, increased traffic congestion and parking demand, 24hr ambulance emergency sirens, 24hr helipad emergency aircraft arrivals, all-night floodlighting of entire site, loss of amenity, loss of rural ambience, lifestyle, etc
- Disguising the full costs of relocating the Hospital development by assigning the future costs of extending transport and utility infrastructure to other public Authorities. E.g. light rail proposed from Gold Coast airport to Tweed Heads.
- Business & residential migration to the hospital precinct will increase property demand and therefore real estate prices in Kingscliff, rendering it unaffordable for family offspring to live there in the future



Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

New Tweed Valley Hospital - OBJECTION

I am a local business owner who has lived in the region for some 17 years and strongly object to the hospital being built in Kingscliff and changing the face of the area forever. The Kingscliff area is not the place to build a nine story hospital, when the community has fought for years to maintain lower building heights to ensure the area stays a beautiful coastal village. It is an important area for Indigenous Australians who recognise the value and importance of the land in this area.

The Government is wrong to make decisions about this area for the people who live here . A nine story hospital building, plus surrounding health services will enormously increase the traffic noise and bring a range of people with health challenges to the area, putting children and families at greater risk. It will impact enormously on the surrounding agricultural land and surrounding areas and challenge tourism as a vital economic driver in the coastal town of Kingscliff.

The following reasons have been identified as part of many discussions with the community who know and understand the importance of the region. I add these as important arguments and strongly and completely object to the SEPP and the EIS for the New Tweed Hospital.

SEPP

ï,§ Land is currently zoned RU1 and is State Significant Farmland It needs to be protected as a national asset, a valuable industry for the Tweed Shire and as food security for future generations.

ï,§ The potential for further rezoning and additional expansion of a "Regional Health Services Precinct" already flagged and the loss of more agricultural land.

ï,§ Contradicting current height limit restrictions in the Tweed LEP which were established through extensive community consultation " this is documented on many occasions and needs to be respected.

ï,§ The Tweed and Kingscliff are seriously National Treasures. Many of you need to spend more time here to realise that years of community consultation and planning (around Kingscliff as a tourist destination) have made to ensure this place stays this way. Putting an enormous hospital on this site is ludicrous.

ï,§ The Hospital along with the additional associated services will leave a massive footprint and ruin not only the Cudgen plateau agricultural sector, but the beautiful village feel of Kingscliff.

EIS

ï,§ These lands were designated to be protected, not destroyed by the Government. There are other site options further from the coastal area that could be used.

ï,§ The Revising of the 2017 North Coast Regional Plan by Ministerial decree to shift the Tweed Hospital away from the City of Tweed Heads to the Town of Kingscliff with no prior community consultation is unacceptable.

ï,§ This area lives and breaths because of the ocean, food, mountains and much more. Changing the

face of the life and business in Kingscliff without community discussion and support is outrageous.

ï,§ The community fought very hard for 3 story limits in Kingscliff (and the coastal villages), the hospital build goes against everything the community have fought for and it will destroy the area by over-whelming and dominating the skyline

ï,§ People bought in Tweed to be near a hospital, the people of Kingscliff and coastal areas bought to be near the ocean and to live in coastal environments and building the hospital at Kingscliff completely opposes both community and economic drivers.

ï,§

The following information, I have read and heard from others working hard to stop this outrageous decision and I support the comments below having signed the petition and followed them on the relocate Facebook page.

ï,§ Failing to consult with the community prior to the site choice decision, contrary to claims made in the EIS.

ï,§ Ignoring any mention in the Community Consultation appendices of the two petitions with well over 8000 signatures that went to the Upper & Lower Houses of NSW Parliament, nor of the 4600 followers of of the "Relocate" FaceBook page. These were the strongest communitiy responses recorded in ANY forum.

ï,§ Ignoring any mention of the resolution by Tweed Shire Council to oppose siting of the Tweed Hospital on prime agricultural land when considering social impacts and community responses.

ï,§ Falsely asserting that the chosen site was the "best" and "chosen by experts" when in fact it was a commercial decision from the limited land for sale at one particular point in time in 2017. The "experts" never considered any land that was not for sale. Using the same compulsory acquisition powers curenly being exercised over the reluctant owner of the Cudgen site, they could have selected ANY site in the Tweed Valley.

ï,§ Isolating the majority of Tweed's residents (Tweed Heads & Banora) from access to the Tweed Regional Hospital during major flood events

ï,§ Diminishing Kingscliff residents' quality of life with intense urbanization, increased traffic congestion and parking demand, 24hr ambulance emergency sirens, 24hr helipad emergency aircraft arrivals, all-night floodlighting of entire site, loss of amenity, loss of rural ambience, lifestyle, etc

ï,§ Disguising the full costs of relocating the Hospital development by assigning the future costs of extending transport and utility infrastructure to other public Authorities. E.g. light rail proposed from Gold Coast airport to Tweed Heads.

ï,§ Business & residential migration to the hospital precinct will increase property demand and therefore real estate prices in Kingscliff, rendering it unaffordable for family offspring to live there in the future

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295976](https://majorprojects.accelo.com/?action=view_activity&id=295976)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the hospital being built in Cudgen on agriculturally significant farmland. I do not object to a new hospital just not on this site. The farmland and the country area surrounding Kingscliff is environmentally significant and idyllic - the proposed b hospital would damage the ecosystem and tourism.

We have fought for Kingscliff to remain a village and objected to the removal of high restrictions the past. If this hospital is built at Cudgen there's a danger that the now beautiful coastline will be damaged by buildings over 3 storeys high. It will lose its village appeal and tourism will suffer. Kingscliff is not a city it is a village it cannot sustain a major hospital. It doesn't have the infrastructure and road system it does not have the bus service. There is no provision for redevelopment of roads and increased bus service. I live on Wommin Bay Road and it is already congested at peak times due to traffic from Salt Casuarina etc this will increase unquestionably if there is a new hospital at Cudgen. Parking is already a problem in Kingscliff this will likely get worse. And a multi-storey car park in Kingscliff country side would again lose all appeal and negatively impact on the beauty of Kingscliff. Tweed hospital is currently in the most appropriate position.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295986](https://majorprojects.accelo.com/?action=view_activity&id=295986)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Anthony O'Toole

Email: [tony.otoole@optusnet.com.au](mailto:tony.otoole@optusnet.com.au)

Address:

52 Kimberley Circuit

Banora Point, NSW  
2486

Content:

I fully support the proposed State Environmental Policy - Tweed Valley Hospital SSD18\_9575. I do not make any political donations reportable or otherwise and do not belong to any political party.

Rezoning of the Land Amendments

I support the rezoning of part of 771 Cudgen Rd Cudgen from RU1 Primary Production and R1 General Residential to SP2 Health Services Facility.

Height of Buildings Amendments

I support the removal of the Height of Building Controls limiting the maximum height of buildings for that part of 771 Cudgen Rd to be developed as health service facilities.

Minimum Lot Size Amendments

I support the removal of minimum lot size controls for that part of 771 Cudgen Rd to be developed as health care facilities.

Floor Space Ratio Amendment

I support the removal of the Floor Space ratio Controls for that part of 771 Cudgen Rd to be developed as a health care facility.

I support all the proposed Amendments as above for the purpose of a new State Health Care Facility being Tweed Valley Hospital at 177 Cudgen Rd Cudgen and that the final amendments will be determined on merit during the process. I also understand this is all relevant only to the site acquired for the purpose of building the new Hospital as a State Health Facility on flood free land.

I have read the relevant documents and I understand the facility will be built on a NE sloping landscape that will blend in with the current lay of the land and not be seen as an imposing structure from Cudgen Rd. I also support this location due to its access for both public and private transport and its proximity to a future rail corridor along the M1 to Byron Bay. The selected location is also in a central location for the entire Tweed Region providing access to update modern facilities for the whole region well into the future and its proximity to the current TAFE Facility is an added bonus for education and employment in the region.

IP Address: - 203.58.155.36

Submission: Online Submission from Anthony O'Toole (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296011](https://majorprojects.accelo.com/?action=view_activity&id=296011)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jennifer Thew

Email: [thew5@bigpond.com](mailto:thew5@bigpond.com)

Address:

15 Banzai Street

Kingscliff, NSW

2487

Content:

I strenuously oppose the rezoning for the following reasons:

. the land designated for development is zoned RU1 and is State Significant Farmland. As such It must be protected as a national asset, and is a valuable industry for the Tweed Shire

. planning contravenes and is incongruous with current height limit restrictions in the Tweed LEP which was a result of thorough community consultation.

. Kingscliff is a small coastal village promoted as such with height limits and planning for appropriate development relevant to the aesthetic of the area and desires of the community

IP Address: - 120.152.5.31

Submission: Online Submission from Jennifer Thew (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296070](https://majorprojects.accelo.com/?action=view_activity&id=296070)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I wish to object to the SEPP amendment submitted for the proposed new Tweed Valley Hospital to be developed on the site at Cudgen plateau on 771 Cudgen Road.

I have lived in Kingscliff for 8 years, having regularly visited here for 25 years and worked in the local medical community periodically for 15 years. My wife has lived here for 35 years and her family are long term and respected members of this community, having taught in local schools and participated in community organisations. I currently work in the local and Gold Coast area health community as well as holding academic appointments and teaching at local universities.

There is no doubt that the Tweed area needs better health infrastructure and I am grateful for the efforts of each of the tiers of government in securing the necessary funding for this project, which frankly is long overdue. I would very much like to see a new regional hospital in this area but this end does not justify the means used to rezone State Significant Farmland (SSF) at Cudgen when there are valid alternative sites.

My objections are to the proposed site and rezoning from RU1 Primary Production to use as a hospital and contradict the Tweed LEP 2014 are as follows:

- Rezoning of State Significant Farmland (SSF) is wrong. The land on the Cudgen plateau is unique for its highly fertile red soil and close proximity to urban centres. It must be preserved. Rezoning would lead to a significant detrimental effect on the local farming community which would be catastrophic and likely terminal to its long term viability. As a young Kingscliff family we value greatly the availability of fresh, locally grown produce and purchase this weekly from local farm stores and the farmer's market. Our property on Kingscliff hill is very fortunate to have a vein of Cudgen red soil running through it. The contrast in fertility from adjacent sandy soil on other properties is stark and it is inconceivable that we could be concreting over hectares of this, thus depriving future generations of its immense benefits. This area is truly unique and it is unacceptable that rezoning could occur. There is no point having legislation for SSF if it can be immediately overturned by the whim of a political party at any time.
- Subsequent rezonings of surrounding land (some of which is conveniently owned by National Party members/donors) will see the decimation of the local farm community. I know or have spoken to local farmers and they are gravely concerned for their future. The uncertainty is creating unneeded stress/anxiety in this valued community.
- I have witnessed similar developments in my clinical roles over the years, most recently at Gold Coast University Hospital. The hospital precinct there has lead to huge changes in the Southport/Parkwood community as ancillary services and transport links are developed around a large tertiary/quaternary hospital. It is disingenuous to suggest that hospital footprint on Cudgen plateau will not extend beyond the parcel of land suggested for rezoning. In fact, in my 15 years as a

specialist doctor working throughout NSW, Queensland, Canada and the U.K., I have never seen a hospital this size exist without adjacent services requiring at least 2-3 times the footprint of the hospital clinical site. It is fanciful and misleading from Geoff Provest and Infrastructure NSW for them to suggest that adjacent farmland on the eastern side of Tweed Coast Road will not be unduly affected. To think this could happen to somewhere as beautiful as Kingscliff and Cudgen is simply unacceptable and wrong. Particularly when there is non-arable land within a few kilometres which could adequately fit the purpose of the hospital, or the existing site with infrastructure links could be redeveloped.

- A hospital on this site in Cudgen which is so closely located to the local village risks having a profound detrimental effect on the thriving and local tourism and food industry, which is just starting to flourish. We are just now seeing acclaimed chefs and restaurateurs relocating from Sydney, Melbourne and Brisbane to this region due to availability of fresh farm grown produce in an idyllic coastal setting. Why would we put a unique growing industry at risk?

- The building of a hospital of indeterminate height in the SEPP proposal (but which is likely to be 9 stories high) contradicts the Tweed LEP, local community plans and the Tweed Shire council regulations for a 3 storey height limit in Kingscliff. The removal of height restrictions could then lead to subsequent over-development of Cudgen and Kingscliff as opportunistic developers seize on this precedent. Please do not allow Gold Coast style overdevelopment to occur in northern NSW. My family chose to live in the Tweed area for the village lifestyle, which has been preserved by long standing commitments of council and successive state and federal members to protect this area. The Kingscliff local community plan reflects this as an ongoing vision of council and locals, developed after much consultation. People have moved to this community from all over Australia to raise their family in a village environment which has always been supported by local council infrastructure. So it is wrong for a different tier of government to impede on longstanding community expectations when other options are available.

- The existing roads and transport infrastructure are already inadequate to service the current population, let alone meet the demands of construction of a \$500million hospital and subsequent patient population. Cudgen Road, McPhail Ave, Pearl Street and Kingscliff Street are the main thoroughfares around the hospital site from either direction. They already have potholes and 4.5t weight limits, and at times of bad weather are already unsafe. The fairly recent addition of Salt Village/Seaside to Kingscliff did not bring the planned new Road/bridge across Cudgen creek to Tweed Coast Road which was promised. So traffic for residents on Kingscliff is already bad due to ill-conceived developments but will be much worse on poorly maintained local roads. Add to this ambulances, helicopter flight noise and the ambience of this community will be changed forever.

In summary, rezoning SSF on Cudgen plateau from RU1 to allow construction of a new hospital is wrong and would lead to irreparable damage to the town of Kingscliff, its vibrant village community and does not serve the best interests of the wider Tweed community when other alternative sites are available. The best interests of NSW are not served if the State Environment Planning Policy allows the precedent of overturning hard fought recognition of SSF for Cudgen plateau to be rezoned at the convenience of a political party.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296110](https://majorprojects.accelo.com/?action=view_activity&id=296110)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Duke Albada

Email: [duke\\_albada@yahoo.com](mailto:duke_albada@yahoo.com)

Address:

13 Grevillea Road

Bogangar, NSW

2488

Content:

I am a long time resident. I am an architect and worked in town planning. I object against this development based on the following:

- It targets State Significant Farmland when other site options exist. These lands were designated to be protected, not destroyed by the Government.
- It is a revision of the 2017 North Coast Regional Plan by Ministerial decree to shift the Tweed Hospital away from the City of Tweed Heads to the Town of Kingscliff with no prior community consultation whatsoever.
- It will be disastrous to Northern Rivers local beach and fresh food tourism industry. Changing the core business focus and culture of the nearby towns from tourism and small crop agriculture to health services without any discussion with the community.
- It goes against the 3 story limit in the nearby coastal villages.
- The proposed multi-storey building will over-whelmingly dominate the skyline
- access to the Tweed Regional Hospital will be blocked during major flood events
- Diminishing Northern coastal villages quality of life with intense urbanization, increased traffic congestion and parking demand, 24hr ambulance emergency sirens, 24hr helipad emergency aircraft arrivals, all-night floodlighting of entire site, loss of amenity, loss of rural ambience, lifestyle, etc

IP Address: - 49.197.143.199

Submission: Online Submission from Duke Albada (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296163](https://majorprojects.accelo.com/?action=view_activity&id=296163)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I disagree with the rezoning of the state significant farmland for any use other than farming. With the majority of Australia in drought and Cudgen being one of the few areas in Australia where the growing conditions have not be adversely impacted by drought and we should be protecting it, not developing it.

This land has been zoned as state significant for this very reason, it is astonishing to me that this rezoning is even being considered.

This town has a holiday village atmosphere which will be ruined by such a large development. The existing infrastructure is not equipped to handle the additional traffic and people a hospital of this size would bring.

This development will set precedence for future unwanted development both coastal high rise and further farmland rezoning.

There are plenty of alternative options for the location of this hospital that would be much less destructive to the environment, the community and the future of home grown healthy produce.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296195](https://majorprojects.accelo.com/?action=view_activity&id=296195)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: HELEN MAIR

Email: [REDACTED]

Address:

[REDACTED]

KINGSCLIFF, NSW  
2487

Content:

I have owned properties in Kingscliff for over 20 years and been a permanent resident for the past 17 years. Moving to Kingscliff from Sydney was not a lifestyle decision it was a considered life decision.

I have actively participated in the Tweed council's considered approach to community consultation and planning for development in Kingscliff. I object to the SEPP for several reasons.

It absolutely flies in the face of all that community consultation in which I've invested time & effort. As a voter and active member of my community I find the state government's position heavy handed and disrespectful. The hospital will have a massive social & economic impact on what is a tourist gem for our state with a valuable, vibrant, productive primary industry contributing to the state economy.

Look at Southport in SE Queensland. It's a nightmare. That's what Kingscliff will be like won't it NSW Government.

It is abundantly clear that the area requires a new hospital. The government's announcement is most welcome. But, what are you people thinking? Not on this land. There are plenty of other sites far more suitable than state significant farmland and an area that for years has consistently & successfully resisted height limit restrictions. Move it to Kings Forrest - a perfect location.

Is it any wonder, a fine political institution like the Liberal party is losing votes when you just don't listen to your constituents. I have 2 chances to have my say. This objection and when I turn up to vote. Listen up government. Keep the hospital but choose another site.

IP Address: - [REDACTED]

Submission: Online Submission from HELEN MAIR (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296202](https://majorprojects.accelo.com/?action=view_activity&id=296202)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Mary Rawson

Email: [maryrawson@bigpond.com](mailto:maryrawson@bigpond.com)

Address:

3/2 Barneys Point Road

Banora Point, NSW

2486

Content:

Kingscliff is a beachside village and should remain so! To change the planning policies for this idyllic spot is a retrograde step. One look at the Gold Coast should be enough to show what will become of this little part of paradise. My husband and I chose to live in close vicinity to Kingscliff after having spent the last 18 years enjoying the ambience of this delightful village and continue to enjoy the 'laid-back' life which it provides. I strongly object to the concept of turning Kingscliff into the southern extremity of the 'glitter strip'.

IP Address: - 202.153.215.90

Submission: Online Submission from Mary Rawson (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296212](https://majorprojects.accelo.com/?action=view_activity&id=296212)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: John Rawson

Email: [rawson.ja@bigpond.com](mailto:rawson.ja@bigpond.com)

Address:

3/2 Barneys Point Road

Banora Point, NSW

2486

Content:

Why change the existing planning policy when this hospital would be better placed at either Chinderah or King's Forest and would not have such a detrimental effect on Kingscliff/Cudgen. As it stands this is an idyllic area - why fix something when it's not broke!

It seems that this application could be a back-door method by developers (and Government) to change Kingscliff for their own personal financial gain.

IP Address: - 202.153.215.90

Submission: Online Submission from John Rawson (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296223](https://majorprojects.accelo.com/?action=view_activity&id=296223)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Melissa Darnley

Email: [REDACTED]

Address:

[REDACTED]

Burringbar, NSW  
2483

**Content:**

As a long term resident, rate payer and schoolteacher of the Tweed Shire who has a number of chronic health issues, including managing life successfully with a kidney transplant after years spent on dialysis. My husband, the donor and I have regular needs to utilise the public and Private hospitals on either side of the Qld/NSW border on many occasions and have nothing but praise for the excellent health services we have been able to access and have always been grateful for and more than happy to travel from the South of the Shire to access these in Tweed Heads or Queensland.. I would like to state that while I fully support the need to build a new hospital in the Tweed valley as a long time member of the Tweed Shire Community I wish to now voice my absolute dismay and shock about the proposed Cudgen site selected for the new Tweed Valley hospital for the following reasons.

- 1) The Community was not given adequate opportunity to study the details and criteria used and provide feedback in the selection of a possible new Tweed Valley Hospital site before the announcement was made.
- 2) I, as part of the community, feel insulted that we have not been given adequate details on why the Cudgen site has been selected. The study used is flawed in its lack of consistency and depth in detailing for example why some sites are considered to have inadequate 'urban context' eg. the Kings Forest development site where the Town Centre is only 1 km along the Coast Road (closer than Kingscliff shops from access points to the Kingscliff site) and the Salt Village is less than 8 minutes drive away from the Kings Forest turnoff. Because the details released have been so sketchy, we are all left feeling that the process was rushed and the supposed experts involved in compiling this study were less than thorough and professional in their findings.
- 3) As the Community was not consulted adequately before this decision was made and announced publicly we quite rightly feel indignant that the quick decision and announcement was likely driven by political expediency.
- 4) The Cudgen site selected is designated State Significant Farmland, the enormous value of the soil of this productive and historic piece of farmland to Tweed Valley residents cannot be underestimated. The health of those in the Tweed Valley and the current marketing to buy healthy locally grown fresh food and the related tourism boom eg. Taste of Tweed and Tweed Foodie Festival created on the Northern Rivers will be made a mockery of, if a hospital is allowed to be built on some of the very best agricultural land in the Shire, our food bowl, despite vehement opposition to the destruction of these productive farms.
- 5) The negative and unsightly visual impact of building a large multi storied hospital and associated infrastructure on such an elevated State Significant piece of farm land that will be seen from many parts of our beautiful iconic Tweed Valley will be a stark and confronting contrast, totally out of context with the surrounding rural scenes that are so highly prized by locals and visitors. As I am often required to be a patient in a hospital, while I do value a nice view, it is definitely not necessary for my recuperation and well being. A well staffed, resourced and managed hospital is what is most

important to my health and this does not need to be on top of the best agricultural land, on a hill with a fabulous view.

6) The negative impact of the turning this State Significant rural precinct and nearby coastal village into an ongoing, busy building site, subsequent hospital workplace with all the associated traffic chaos, heavy machinery, transporting building materials, roadworks, necessary infrastructure development, future

hospital equipment and staff movements has not been fully studied, discussed with community or allowed for. The existing character and social fabric of the historic, tourist community of Kingscliff and its rural surrounds has not been adequately identified, quantified and given the serious consideration it deserves.

IP Address: - [REDACTED]

Submission: Online Submission from Melissa Darnley (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296272](https://majorprojects.accelo.com/?action=view_activity&id=296272)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

please read attachment

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296290](https://majorprojects.accelo.com/?action=view_activity&id=296290)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Attachment:

I OBJECT to the State Significant Development Application for our new and much needed hospital because the site proposed is on Cudgen farmland which has State and Regional Significant Agricultural Land status. It is reasonable to believe, that status, is the Government's assurance the land will remain protected farmland.

I express my objections and concerns in point form and hope they will each be acknowledged and responded to:

1. Permanent loss of State Significant Farmland - a food bowl with soil that can grow just about anything. If this hospital is built on 16 hectares of irreplaceable, highest quality soil, it won't stop at 16 hectares because a hospital of this size will need more ancillary buildings, services, car parking, facilities etc etc. The demand for nearby land will be to the point that the farmers will be pushed off and the SSF protection will be lost. It is common knowledge that parcels of farmland near the proposed hospital site have already been acquired by individual owners who are ready and waiting for this development opportunity. 500ha is required to hold the State Significant status. It only needs further loss of approximately 30ha to lose this protection.

2. I've been told at public meetings that a hospital has a working life of approximately 60 years, after that there is ingrained contamination as well as the building being too old to continue maintaining and, is out of date. If this is the case then what would this new hospital be turned into at the end of its life, after it has claimed the farming land and turned Kingscliff into a health precinct city rather than the family holiday and tourist destination it has been planned to be? Will the State Government, in 60yrs time just brush it aside and look for another 'greenfield site'? I can only imagine what wonderful advances in medicine, technology and building design will be available by then. Why permanently

sacrifice irreplaceable, food producing land protected by State Significant zoning? We can have both if the hospital is in a more suitable location. In my opinion, Tweed Heads. If not the existing site, what about the Border Racetrack for example. There are many sites available for genuine consideration.

3. During the public meeting earlier this year at the Tweed Heads Civic Centre the Minister Mr Brad Hazzard was asked to answer why his department abandoned the redevelopment and expansion of the existing Tweed Heads Hospital? His response was with such casual abandon it left most of the audience in shock. "I changed my mind". When asked why he changed his mind he said, "because I can".

The extraordinary amount of resources, time, money and effort that goes into formulating and passing legislation is shown, by Mr Hazzard, to be useless and worthless. Surely that is not the case.

4. The matter of flight paths is reason why some sites offered were subsequently rejected. Not the Kingscliff site, although it is directly under flight paths both arriving and departing. The departures are because of operational requirements due to the ongoing, rapidly increasing number of aircraft. Can you tell me how a nine-storey building with a helipad on the rooftop directly under a flight path, is going to be workable and safe? What does CASA think of this?

5. Floods. The proposed site of the new hospital is above flood level but, certainly not the roads leading to it. For a hospital that is stated 'to service the entire Tweed region', not many people will be able to access it in flood times.

My huge concern is - if the Tweed Coast Road is built up to such an extent that it is above flood, then what will happen to Kingscliff homes? Unless you live on the hill, you'll have no chance. Caught between the built-up Tweed Coast Road, Kingscliff hill, the ocean and the Tweed River - nowhere to go. Is that just more bad luck for some?

During Cyclone Debbie in March 2017 Kingscliff, including the proposed site, was totally cut off for 3 days. The existing Tweed Hospital was not evacuated or flooded.

6. I would like to know why the existing hospital has been allowed to become so supposedly inadequate. The increase in population didn't happen overnight. Why haven't continual upgrades been occurring as required over the years? Is this our local members dropping the ball?

I see room for expansion at the existing hospital site, with the resuming of part of Powell Street, some Civic Centre, some Bowls Club and Church and the university block. The long-term Strategic Plan, up until March 2017 had the Health Precinct existing in Tweed. That Plan for expansion of the existing site is drawn up, why has it been cast aside? I was aware a new hospital, buildings, upgrades and more services were needed and being attended to but not at any point did I know Kingscliff was already the selected site. Within a week or two it seemed it went from being at Tweed Heads, our regional health and education precinct, to Kingscliff. Nobody can tell me why. The community has not been consulted anywhere near adequately. Now being told 'lives are at risk' because the hospital isn't being built quick enough. If that is truly the case, then the poor governance that is behind this, is shameful.

7. I will give you another dimension of Kingscliff and Cudgen. Many residents are family members and descendants across generations of Tweed dairy farmers and banana farmers who have owned holiday shacks/houses at Kingscliff and Cudgen for many decades and come for their holidays away from the farm. Many residents are also long-time owners of fishing holiday shacks as is my case with my father. At retirement age it is time to move into those comfortable beach holiday homes.

Of course, residential development will happen as population increases. Our local Tweed Shire Council is very transparent. Plenty of community consultation has and still is occurring regarding our Local Strategic Development Plan. Not so with this proposed hospital. It is a complete surprise and unknown. It wasn't even factored in, or discussed, for our 30yr Local Strategic Plan. Kingscliff in recent years has been heavily marketed as a family friendly holiday tourist surfing destination. That marketing is definitely working. It is getting busier and busier. The restaurants are loving it. Spending school holidays at Kingscliff is extremely popular and it's guaranteed that a lot of these holiday makers are also spending time and money at farmers markets, roadside stalls, open gate farms and more. Farmers are a huge part of our Kingscliff community and this creates a wonderful beach/farm vibrancy. Development on the proposed site will put all of the growth in our holiday sector, our largest employer, at risk.



Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the location of the new Tweed Hospital. Apart from the rezoning of State Significant Farmland, which has been done without adequate consideration of community concerns and the flow on of other rezoning to create a large hospital precinct, the oversized development has poor access from the region [via poor M1 access and feeder roads], and will completely change the nature of Kingscliff as a whole.

It will trigger supplementary rezonings adjacent to the Hospital in accordance with the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site, thus undermining the remaining prime agricultural land's already at-risk viability threshold of 500ha. It only needs loss of another 30ha to lose its special protection altogether! This shows a serious lack of balanced perspective on all community and social concerns and heritage assets.

The development ignores current height limit restrictions in the Tweed LEP which were established through extensive community consultation. This is a blatant disregard of proper process and a further corrupting of legislated democratic processes of community consultation. It renders years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital!

Furthermore, it sets a precedent for the eventual demise of the Cudgen plateau agricultural sector, with ancillary health services and associated commerce and residential needs taking up additional land in much the same way as the Hospital.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296381](https://majorprojects.accelo.com/?action=view_activity&id=296381)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I agree and support the SEPP application to rezone the stated land parcel and understand the changes that will come with amending the Tweed Local Environmental Plan 2014 fr this parcel of land.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296392](https://majorprojects.accelo.com/?action=view_activity&id=296392)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Julianne Brown

Email: [julieambrown@outlook.com](mailto:julieambrown@outlook.com)

Address:

4/47 Hastings Road

Bogangar, NSW

2488

Content:

I object to this particular site because of the loss of the significant farm land, once lost it will never be replaced, this is our food bowl other parts of the country are in flood or drought, such wonderful soil to lose. There are other areas that would be better utilised and closer to the M1 where the surrounding roads are not flood prone. Another reason that Kingscliff will lose its village and the area will become like the area around the John Flynn Hospital.

IP Address: - 45.113.246.33

Submission: Online Submission from Julianne Brown (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296412](https://majorprojects.accelo.com/?action=view_activity&id=296412)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name s [REDACTED]. I have lived in this great community for 9 years. I moved here to retire to a peaceful location near the sea and pristine farmland.

I object tis current Tweed Valley Hospital site because:

1. It is State Significant Farmland; arable, productive land with rich soil and free from drought unlike most of NSW.
2. A hospital on this site will destroy the local environment which is important to the agriculture & tourism, the economic basis of this shire.
3. This development will trigger extra rezoning such as a Regional Health Services Precinct as announced by the Minister for Planning & Environment adjoining the proposed hospital site. This will destroy even more adjacent pristine, arable & productive farmland.
4. This proposed development contradicts the Tweed LEP and the draft Kingscliff Locality Plan which, after 3 years of extensive community consultation, wants to maintain building height limits of 3 storeys. This is a direct threat to the social, visual and economic viability of Kingscliff and the adjoining Cudgen plateau farmland.
5. Once this wrongful use of State Significant Farmland is developed, it's gone for good. This will threaten food security for Australia and a hungry world.

I would strongly urge the NSW State Government to abandon this proposal to relocate the Tweed Hospital onto prime Cudgen farmland and either choose a more suitable Greenfield site or redevelop the current Tweed Hospital at its current location as proposed only last year.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296437](https://majorprojects.accelo.com/?action=view_activity&id=296437)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

The state Govt has "NOT" consulted with the community even though they say they have they have just talked down to both us locals and our council...They do not have council approval to be on the site but there they are?..The state govt have just pushed the locals aside and do what they want?..The whole process is nothing short of criminal!...The land is "STATE SIGNIFICANT FARMLAND"....so why are they trying to destroy Kingscliff ..we are a holiday destination not a Hospital precinct....If they go ahead and put it on that site they will be condemned by future generations !!...If you think that no more state significant land will be developed then you are delusional ! bit by bit the development will take more and more land and this is unsatisfactory. We have a 3 story limit in Kingscliff and putting a 9 story hospital on the site will open the floodgates to developers which will destroy our beloved town.In short put it in a better place and do the right thing by our community !

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296446](https://majorprojects.accelo.com/?action=view_activity&id=296446)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My Name is [REDACTED] and I have been a [REDACTED]. The proposed site for the new Tweed Valley Hospital is not the correct location for it and I object to the SEPP because:

1) The proposed site is State Significant Farmland (SSF) and needs to be protected as a national asset. Regulations protecting Farmland state that (SSF) cannot be developed if there are other sites available; 50 sites were considered, 3 sites shortlisted indicating there are other viable sites that should have been selected above SSF.

2) the choice of the proposed site, triggers supplementary rezoning as announced by the Minister for Planning and Environment, adjoining the hospital site further risking prime agricultural land.

3) The site location triggers an automatic rezoning of adjoining farmland to support the hospital further putting at risk prime agricultural land.

4) The choice of site also ignores years of planning and community consultation undertaken for the Tweed LEP and the Kingscliff Locality Plan where a 3 story height limit was an extremely strong theme.

5) the proposed site reduces food biosecurity and ignores future food demand by building on SSF.

6) once this land is gone, it is gone for good and fails to acknowledge the long-term need for food security.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296465](https://majorprojects.accelo.com/?action=view_activity&id=296465)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Sally Hatton

Email: [sallymh@bigpond.net.au](mailto:sallymh@bigpond.net.au)

Address:

1/6 Hungerford lane

Kingscliff, NSW

2487

Content:

The Land is prime agricultural land - it has been reviewed and researched, why would the outcomes change? The question should not be about the profitability of the land. How much land of this quality is available to agriculture in all of Australia? Not enough in my opinion. Once this land is no longer protected it will go to the highest bidder - developers whose modus operandi is to maximise dollar profit now, not for the future and community wellbeing. The Government must protect this land for future generations.

Keep agricultural land for the people's benefit. Land for development must consider the impact on the future amenity and health of the people.

Agendas change, development opportunities are larger than when the first SEPP was undertaken. Business is bigger and more powerful, politicians are easily influenced and untrustworthy, communities are disempowered. Representatives of the people must hear our voices and make choices for the health and benefit for communities today and in the future.

When did government become the representative of business and profit rather than the people??

IP Address: - 110.147.136.249

Submission: Online Submission from Sally Hatton (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296470](https://majorprojects.accelo.com/?action=view_activity&id=296470)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: William Meertens

Email: [bill.meertens@gmail.com](mailto:bill.meertens@gmail.com)

Address:

1/6 Hungerford lane

Kingscliff, NSW

2487

Content:

The Land is prime agricultural land - it has been reviewed and researched, why would the outcomes change? The question should not be about the profitability of the land. How much land of this quality is available to agriculture in all of Australia? Not enough in my opinion. Once this land is no longer protected it will go to the highest bidder - developers whose modus operandi is to maximise dollar profit now, not for the future and community wellbeing. The Government must protect this land for future generations.

Keep agricultural land for the people's benefit. Land for development must consider the impact on the future amenity and health of the people.

Agendas change, development opportunities are larger than when the first SEPP was undertaken. Business is bigger and more powerful, politicians are easily influenced and untrustworthy, communities are disempowered. Representatives of the people must hear our voices and make choices for the health and benefit for communities today and in the future.

When did government become the representative of business and profit rather than the people??

IP Address: - 110.147.136.249

Submission: Online Submission from William Meertens (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296474](https://majorprojects.accelo.com/?action=view_activity&id=296474)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Brenda Parkes

Email: [brendaparkes@bigpond.com](mailto:brendaparkes@bigpond.com)

Address:

2/1 Pacific Street

Kingscliff, NSW

2487

Content:

I have been living in Kingscliff for nearly 10 years. As a member of the Kingscliff Dune Care group, regular creek swimmer and supporter of local farmers markets I have a deep appreciation of potential environmental and economic devastation of the construction of the hospital on the proposed site.

State significant farmland should not be used if there are alternate sites. The economic flow ons claimed for the Kingscliff township are overstated and come at the cost to local environment sustainability.

I have not seen any cogent arguments as to why the current Tweed Hospital site could not be enhanced and expanded to meet the agreed medical needs of the region.

I am asking that serious consideration is given to this option. It is clear from the planning that some additional work is already planned for the current hospital while this other project goes ahead. The rationale for using a greenfield site is not sustainable given the position and utility of the current hospital site and the support of the Tweed shire to develop the current site.

IP Address: - 1.158.14.174

Submission: Online Submission from Brenda Parkes (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296496](https://majorprojects.accelo.com/?action=view_activity&id=296496)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the rezoning of site 771 Cudgen Rd, Cudgen for the following reasons

\*The land is State Significant Farmland and should not be rezoned

\*Rezoning this land for a hospital will mean opening the area for further development for other health precincts.

\*The 3 story height limit for this area will be compromised

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296524](https://majorprojects.accelo.com/?action=view_activity&id=296524)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I own [REDACTED], and have been holidaying here for the [REDACTED]. I strongly object to a major regional hospital plus associated buildings being built on State Significant Farmland at Kingscliff. There are more suitable sites available, such as building a tower block in Tweed Heads next to the current hospital, or else at Kings Forest, which is shovel ready to go. Reports in the press that Kings Forest floods are not true, the 33 hectares set aside for this mega development are above the PMF Level.

I wish to quote from Council Minutes as they so eloquently capture my feelings on this frankly disturbing decision, made with no community consultation whatsoever by so called experts who don't know the area. If the locals had been asked, they would have explained the common knowledge that Cudgen Plateau is built on a bed of basalt rock, which would require major blasting by explosives to dig down deep enough for necessary foundations. This would be a very expensive exercise and also requires a separate EIS as the blasting is within one kilometre of residential areas. Your "experts" missed vital information here.

To quote, "the fundamental project description is untrue. The stage 2 project description fails to disclose that this proposal is not merely for a new hospital, but for a relocation of an existing hospital as stated in the SEARS application. The stage 1 early and enabling works are intended to be substantial enough to commit the applicant to the removal of the current hospital from Tweed Heads to Kingscliff. Therefore any statement of environmental impact should address the social, transport and economic consequences of hospital removal from Tweed Heads in addition to its re-establishment at Kingscliff. As the application is currently posed, the significant impacts of relocation will never be publicly examined in the first or second EIS, or any other forum before the project is fully committed. The applicants must be formally required to examine the impacts of relocation. Inclusion of stage 1 activities that are not early or enabling works, such as bulk earthworks, piling and associated works, ground infrastructure, stormwater and drainage works, and retaining walls need substantial commencement. They require knowledge of the building and carpark levels and footprints, subterranean floor levels, foundation levels and storm water nutrient loads, and volumes and discharge points. This knowledge will only be available when both detailed hospital design drawings and their associated environmental impacts are provided to the DoPI. None of these is currently proposed to be included in stage 1, as required by Act Div 4.4 S4 22 (5).

The detailed hospital design must be completed and the environmental consequences fully described if included in any stage 1 SEARS.

Non disclosure of adverse effects seeks to commence and lock in a major environmental impact activity contrary to numerous environmental planning instruments without substantial prior public disclosure of the interim social, economic and environmental effects of the project which are indisputably of major consequence. In this respect it fails to satisfy the clear intent of the EP&A Act 1979, as well as the moral duty of the NSW Government to engage in a transparent and consultative process, an issue it emphasised when recasting the legislation in 2017."

There are other sites available from the 50 which were considered, which meet all the criteria. Please go back to the drawing board and start this process afresh . The \$48 million recently given to keep the current hospital fully functional should be an adequate stop gap measure.  
Alan Roughan

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=296529](https://majorprojects.accelo.com/?action=view_activity&id=296529)

Submission for Job: #9659  
[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0  
[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Peter Avery

Email: [cagebird@hotmail.com](mailto:cagebird@hotmail.com)

Address:

15 Kingfisher Circuit

Kingscliff, NSW

2487

Content:

I object to the rezoning of 771 Cudgen Rd, Cudgen for the purpose of building a hospital.

This land is zoned State Significant Farmland and is needed for future food supplies.

Land around this site would also be sought after for future Health precincts if the hospital is built here which would mean the loss of more SSF.

The 3 story height limit in this region will be compromised.

Lifestyles for existing and future residents will be impacted.

IP Address: - 203.5.105.77

Submission: Online Submission from Peter Avery (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296531](https://majorprojects.accelo.com/?action=view_activity&id=296531)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the rezoning of 771 Cudgen Rd, Cudgen as this land is State Significant Farmland which is needed for future food supply. The region isn't drought affected .

Rezoning this land will have a follow on effect for the other surrounding land as it will be needed for other health precincts.

Lifestyles in the area will be affected due to traffic, noise and overdevelopment.

Height restrictions of 3 stories in this region will be compromised.

Existing farmlands around the hospital would not be able to operate effectively.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296539](https://majorprojects.accelo.com/?action=view_activity&id=296539)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jan Burns

Email: [allanandjan18@gmail.com](mailto:allanandjan18@gmail.com)

Address:

Unit 1

Kingscliff, NSW  
2487

Content:

I have retired to Kingscliff after many years of considering the type of place I wanted to retire to. I enjoy the village feel of Kingscliff and the ambience of the whole area. I object strongly to the proposed hospital being located in Kingscliff. I feel that the distroying of state significant farming land to house the hospital is a detrimental step and one that goes against all legislation. Furthermore I believe there are other sites that would be far better suited for the hospital in terms of accessibility and land space. The proposed site lacks the room and infrastructure necessary to serve such a big hospital.

Please reconsider damming the use of this rich argricultural land to put up a hospital!

IP Address: - 203.40.105.60

Submission: Online Submission from Jan Burns (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296556](https://majorprojects.accelo.com/?action=view_activity&id=296556)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

State significant farmland has undergone rigorous testing and satisfied extensive criteria to be classified. It means that it is excellent soil in a very suitable environment and produces quality food sources. You cannot simply ignore this and allow the area to become an urban jungle. It was supposed to be protected from misinformed politicians and valued as a great Australian resource for farmers.

Big hospitals require a rapidly expanded hospital precinct which needs to grow with the increase in population. Kingscliff/ Cudgen cannot accomodate this expansion without encroaching on surrounding farmland. Noting will be safe from developers and compulsory acquisition. Natural resources like goof farmland will be destroyed by the urban sprawl.

Kingscliff has been a very popular tourist destination with tourists enjoying the ambience of the beach and creek area combined with the surrounding rural area. This will be no more as traffic congestion chokes our accesses and local streets. The Main Street of Kingscliff is already very busy, a typical little coastal town about to be destroyed with helicopters, sirens, and ambulances. Tourists will stay away. This development is too close to the beach area and has no room to grow.

Kingscliff house prices are soaring and so are the rents. This disadvantages the low socio economic groups who rely heavily on the public health system. There is no cheap housing in the area. People in Tweed Heads who have chosen to live near the Tweed hospital will not be able to relocate as it is simply too expensive.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296575](https://majorprojects.accelo.com/?action=view_activity&id=296575)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Denise Graveston

Email: [denisegraveston@gmail.com](mailto:denisegraveston@gmail.com)

Address:

1/1 Pheeny Lane

Casuarina, NSW

2487

Content:

I object to the re-zoning of the land for construction of a major hospital for the following reasons:

1. The hospital be located in the middle of a small beachside community and will affect all who live there in a negative way. People live in small communities to get away from the built up environment of bigger towns. No-one would ever have thought that a major hospital development would be built in the chosen location. It is beyond logic.
2. The current Tweed hospital is 10 mins away from the proposed site and there are many opportunities to re-develop parts of the current hospital and open car parking areas. The Mater Hospital in Brisbane is located in the inner city with limited land area and has successfully managed growth over the last 100 years.
3. The proposed site is on prime farming land that is 'Protected Farm Land.' It was protected by NSW government for a reason.
4. It is surrounded by flood plains and swamps. Northern NSW gets very good rainfall and is subject to flooding. Access Roads in and out of Kingscliff flood and get cut off. They are proposing to develop a piece of land that could get cut off by periodic flooding. Sometimes the M1 highway has flooded and the Tweed Bridge has been closed.
5. Moving the hospital from Tweed will be the 'death nell' for many business in Tweed Heads. Long established businesses that support the current hospital will lose their trade. Allied health, radiology, specialist centres are all based in Tweed Heads not Kingscliff.
6. Some retirees have planned their move to the Tweed to be close to the current hospital only to find that they won't have a hospital close by.
7. New double laned access and connecting roads to the highway will need to be redeveloped to cope with the traffic in and out of the hospital. Major roadworks. Tweed Heads has suitable existing access.
8. It is not just the area around the hospital itself that will change. The whole town of Kingscliff will have to be built up significantly to cope with the influx of people and business that are needed to support a major hospital. Tweed Heads will die as a result of the existing hospital being closed and Kingscliff will cease to be the mellow seaside town that all locals and visitors love.
9. Lack of community consultation before the decision was made. We are supposed to live in a democracy.
10. Environmental impact on the surrounding farms and natural environment. The build itself will have major negative effects on the surrounding farms, creeks and wildlife. Then the ongoing development that will occur after the initial build will further incinge on the area.
11. This decision 'reeks' of collusion, bad decisions, disregard for community welfare and contempt for local residents.

IP Address: - 121.216.214.5

Submission: Online Submission from Denise Graveston (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296587](https://majorprojects.accelo.com/?action=view_activity&id=296587)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Chris Caesar

Email: [mrchriscaesar@bigpond.com](mailto:mrchriscaesar@bigpond.com)

Address:

389 Cudgen Road

Cudgen, NSW

2487

Content:

The Cudgen/Kingscliff location for a new hospital has negative environmental impacts in the following ways:

- it removes open space from a rapidly congesting seaside suburb/village.
- it threatens natural wetlands and nature reserve.
- it causes increased traffic congestion in a 'bottleneck' road accessing 3 schools, 1 TAFE, a shopping, banking and cafe precinct, a very popular beach and swimming estuary and most importantly the southern Kingscliff suburbs of Salt and North Casuarina. This will all but cut-off these facilities to the wider community during both the construction and operational phase of this large hospital.
- overflow parking will flood the surrounding streets causing further traffic and access problems to the area for present and future populations.
- It dramatically alters the existing character and landscape of this seaside village and productive farmland reducing the quality of life of all Tweed Shire residents.
- These major negative impacts are unnecessary as there already exists a hospital/medical precinct in Tweed Heads servicing conveniently the majority of the population. There is no good reason why this can't be expanded and improved.

IP Address: - 121.212.163.81

Submission: Online Submission from Chris Caesar (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296616](https://majorprojects.accelo.com/?action=view_activity&id=296616)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements:

Name: Karen Hess-Caesar

Email: [khcnutrition@bigpond.com](mailto:khcnutrition@bigpond.com)

Address:

389 Cudgen Rd, 389

Cudgen, NSW

2487

Content:

My SEPP objections include:

A nine story building plus basement contradicts current height restrictions in the Tweed LEP which were established through extensive community consultation.

The wrongful rezoning of State Significant Farmland to accommodate the new Tweed regional Hospital. The State Significant Farmland land is currently zoned RU1 and it needs to be protected as a local and national asset as it provides food security for future generations.

The triggering of eventual supplementary rezoning of land adjacent to the new Tweed Regional Hospital. The Minister for Planning & Environment has already announced plans for an extended 'Regional Health Services Precinct' to adjoin the new Tweed Regional Hospital impacting the remaining agricultural land already at risk of viability.

The acquisition of State Significant Land for a New Regional Hospital on Cudgen Rd completely disregards years of council and community consultation and planning. The installation of a New Regional Tweed Hospital in the Cudgen/Kingscliff area will have devastating impact on local businesses, the beach and farming lifestyle and serious social implications.

The building of the New Tweed Regional Hospital will enable the eventual demise of the Cudgen plateau and the agriculture sector, as ancillary health services and associated commerce and residential needs take up additional farmland in much the same way as the hospital.

IP Address: - 121.212.163.81

Submission: Online Submission from Karen Hess-Caesar (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296635](https://majorprojects.accelo.com/?action=view_activity&id=296635)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Louise McLaughlin

Email: [petenlou5@gmail.com](mailto:petenlou5@gmail.com)

Address:

30 Crescent St

Cudgen, NSW

2487

Content:

The proposed land is supposed to be State Significant Farmland...where does the line get drawn when protected land can be so easily acquired? There has been no community consultation - people choose to live in Kingcliff/Cudgen for the reason that it is quiet, peaceful and not overcrowded or overpopulated. People choose to live in Tweed for access to facilities such as the hospital. The government is supposed to support and advocate for us - not tell us what is best for us.

Kingscliff is a 'beach town' - its tourism is based on visitors enjoying the tranquility and 'boutique' nature of the surroundings, as well as the fresh produce/food and corresponding eateries that showcase this. This will be totally corrupted by the massive infrastructure and resultant pollution that such an enormous project will bring.

The 3 storey limit has been in place from the border for some time. Should this monstrous structure go ahead - where does it end? Does the Gold Coast strip stretch further and further south bringing with it pollution, crime, overpopulation, and the loss of exquisitely beautiful and productive natural environment?

Why have protests been ignored? How long has this plan been in place prior to releasing such information? Some of the recent surrounding land developments and sales suddenly happening tend to imply that this 'deal' may have been sealed some time ago... It leaves one with the notion that the processes are somewhat lacking in legitimacy.

As a Cudgen resident this will severely impact my own life. The peace that I find at my home will be destroyed by lights, traffic noise, sirens, and pollution, as well as the loss of natural beauty in the forms of both animal and plant life. The sense of safety I feel walking around and in and out of Kingscliff will be gone.

IP Address: - 27.111.71.78

Submission: Online Submission from Louise McLaughlin (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296677](https://majorprojects.accelo.com/?action=view_activity&id=296677)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Tracey Grebert

Email: [tlgrebert@gmail.com](mailto:tlgrebert@gmail.com)

Address:

2/37 Surf St

Kingscliff, NSW

2487

Content:

Hello

I would like to strongly object to proposed development to the Cudgen plateau to build the new Tweed Hospital.

I bought a property in Kingscliff 8 years ago as I was drawn to the quaint beach side village which was surrounded by the magnificent red farmland of Cudgen.

I am horrified that this development has even been considered and if it goes ahead the whole atmosphere, not to mention the environment will be destroyed.

The impact on the environment will be felt forever - farmland destroyed, native animals habitat impacted and the peaceful lifestyle which I paid excellent money for will be gone and can never be undone.

The thought of ambulances sirens blaring night & day, helicopters disturbing the peace and the crime rate soaring in our gorgeous town makes my blood boil.

Please, please don't do this.

Yours faithfully

Tracey Grebert

IP Address: - 165.125.181.20

Submission: Online Submission from Tracey Grebert (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296734](https://majorprojects.accelo.com/?action=view_activity&id=296734)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Pam Veness

Email: [simmosatuki@gmail.com](mailto:simmosatuki@gmail.com)

Address:

18 Chowan Creek Road

ROWLANDS CREEK, NSW

2484

Content:

The choice of the Cudgen plateau site on State Significant Farmland is the single most compelling reason to reject this planning proposal. Once lost, agricultural land is gone forever. High-rise buildings, with high volume pedestrian and traffic use, is incompatible with the rural character of such areas of the coastal hinterland. Short-sighted planning policies simply pave the way for further incompatible development, such as high density residential rezoning. The inevitable consequence of this rezoning is to turn a regional town such as Tweed Heads into a centre without a hospital. Government services such as Police and Court Houses, and NSW Services Centre are located in the Tweed Heads and Tweed Heads South areas. Why must public medical services be split through this rezoning, while limited Community and Allied services continue at the Tweed Heads site, which will then be located over 10 km from hospital services?

IP Address: - 122.148.176.63

Submission: Online Submission from Pam Veness (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296774](https://majorprojects.accelo.com/?action=view_activity&id=296774)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Bruce Wotherspoon

Organisation: Retired ,not a member of any political organisation. ()

Email: [wotbru@gmail.com](mailto:wotbru@gmail.com)

Address:

18 Oceanview Crescent

, NSW

2487

Content:

I have lived in Kingscliff for 4 years. I moved here attracted by the quiet rural and low-rise village atmosphere.

I now feel betrayed that this proposed rezoning and development has been rushed through with no effective community consultation and very little time to absorb the complicated information given and to then prepare this response. More time should have been given.

I feel that this rezoning is wrong as there are other sites available which do not require the loss of State Significant Farmland, which should be retained for future food security and to maintain the current rural vibe. Another more suitable location should be chosen.

When I moved to Kingscliff I was aware and appreciated that there were building height restrictions in place, and even since moving here there has been council consultation on this issue. Again I feel betrayed that this rezoning is being pushed through disregarding community feelings, the current height limits, council objections, and years of previous consultation and planning. More time and more consultation should have been provided.

I also believe that if the new hospital is built on this site, there will be irresistible pressure for the rezoning of further State Significant Farmland to accommodate all the associated health services and support businesses that will be required. This is very likely to lead to the eventual total loss of the State Significant Farmland. To avoid this situation a more suitable location away from the State Significant Farmland should be chosen.

IP Address: - 110.141.242.222

Submission: Online Submission from Bruce Wotherspoon of Retired ,not a member of any political organisation. (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296910](https://majorprojects.accelo.com/?action=view_activity&id=296910)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED]. I have lived here for [REDACTED] here for [REDACTED]. I am an [REDACTED] who interacts with both adults and children in my work setting and see the benefits of a rural / local environment on both. I chose to move to this area because of its proximity to the rural environment, access to locally farmed foods and its quiet and managed property (3 storey buildings max compared to Gold Coast). I live for the local environment - the beautiful beaches, the quiet town etc.

I disagree with the proposed location of the hospital and as part of this objection I highlight the following:

1. You are enabling the eventual demise of the Cudgen Plateau agricultural sector. If you change the zoning of this land, for a purpose that is inappropriate, it will reduce our ability to provide food for our local community. I am someone who buys locally at our markets and road-side stalls and my food kms will rise as a result "more emissions, less local food. As a community we have spent years trying to build a healthy local food industry which you are dismantling by this action.
2. You are facilitating rezoning of nearby adjoining farmland for health associated infrastructure and also commercial infrastructure to support the hospital. This will permanently change the nature of our rural and beach oriented community. People buy in Kingscliff because of its low-rise structures and hard fought three storey limit as they know it currently cannot be a mini Gold Coast. If we wanted to be in Qld on the Gold Coast we would be! We do not want our local community ruined in this way. I am not being a NIMBY for this "we have clear areas already built and developed in Tweed Heads in which the hospital could be located. This would be in alignment with current zoning and would be in line with what the people in the Tweed want.
3. Changing our hard fought height limit which has been negotiated with locals. How can locals work for years to decide something and you, elected by us, come in and say no we don't care what you want, we know better. I beg to differ. We, as a community, will show you what we think of your actions in this regard at our next election.

I DO agree with a new hospital (if you can do a better job than that currently in the news in Sydney) BUT I do not agree with your absolute disregard for laws and people's choices.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296918](https://majorprojects.accelo.com/?action=view_activity&id=296918)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED], I have lived within the [REDACTED] [REDACTED] in Kingscliff. Yes, I have seen this area change over the years but what attracted us to the area was the beautiful rural environment. It's proximity to our hub 'Tweed Heads' and the quiet peaceful beachside community.

My concerns over the height limit, the impact on our town re: parking, the visual impact, the visitors using our streets for parking and the impact on our roads.

I object to this hospital being built on State Significant Farmland.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296921](https://majorprojects.accelo.com/?action=view_activity&id=296921)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED]. I have been living in the [REDACTED]. I am currently employed and have worked in the [REDACTED] for [REDACTED]. My travels worldwide have brought to light the negative impact of development on rural and agricultural land in the name of unnecessarily placed commercial and industrial industry. I do not object to a hospital within the local or adjacent area but I strongly oppose the current hospital site location because of the following points 1) rezoning farmland that is of national significance 2) developing prime agricultural land that worldwide is of great significance and importance 3) the shortsightedness of political and economic gain 4) triggering of eventual supplementary rezoning adjacent to and around the hospital location with further impact on the environment and farming land 5) contradicting current height limits restrictions which are strongly supported but those living in this area and imposing new height limits purely for the development of the hospital 6) imposing developmental conditions not suitable to the areas infrastructure 6) enabling the eventual demise of the Cudgen agricultural sector as well as the economic tourism that such an area bring s to the community

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296923](https://majorprojects.accelo.com/?action=view_activity&id=296923)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Cheryl Wotherspoon

Email: [chezzaw@hotmail.com](mailto:chezzaw@hotmail.com)

Address:

18 Oceanview Cres

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for only 4 and a half years, and I believe that the local farmland, the red volcanic dirt, should not be rezoned as it is State Significant Farmland. The implication of the proposed location of the hospital is that the adjoining farmland will be destroyed and developed for health services, further impacting the local agricultural environment. Additionally, I object to the proposed height of the hospital, as it contravenes the height limits established in the Tweed LEP, disregarding previous community consultative processes.

IP Address: - 110.141.242.222

Submission: Online Submission from Cheryl Wotherspoon (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296936](https://majorprojects.accelo.com/?action=view_activity&id=296936)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jadzia Wolff

Email: [jadzia@wolffsclan.com](mailto:jadzia@wolffsclan.com)

Address:

1/1 Guilfoyle Pl

Cudgen, NSW

2487

Content:

My name is Jadzia Wolff, I have lived in Cudgen for 13 years, most of my life. I am strongly opposed to the idea of the new Tweed Valley hospital on Cudgen farmland. I am only 15 years of age, and I see this entire proposed development to be corrupt and unsustainable. This farmland was zoned agriculturally significant for a very valid reason, specifically so that something like this type of development could never happen on such valuable land. We have such a rich area in terms of agriculture, it is utterly foolish to build such an enormous hospital right in the center of it. The fact that there was such a struggle to protect this land in the first place goes to show that it is extremely valuable and should not by any means be developed on. Rezoning this land so that it is not state significant is absolutely the most infuriating thing for me and many others to comprehend. What a load of rubbish. The government should be making decisions on behalf of the people, by changing a law that the people enforced in the first place and proposing a major development on this land, it is evident that the government is doing everything but that.

IP Address: - 203.214.151.70

Submission: Online Submission from Jadzia Wolff (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296950](https://majorprojects.accelo.com/?action=view_activity&id=296950)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I live in the [REDACTED] I grew up here, being [REDACTED] (and [REDACTED]) of a [REDACTED]. I returned to raise my own children in this rural setting. My great grandfather, [REDACTED] [REDACTED] which had been purchased in approximately [REDACTED]. My great [REDACTED] and clearing scrub from the virgin land and planting sugar cane. The [REDACTED]. Cudgen was the hub at this time and the busiest area on the Tweed River. His son, [REDACTED], returned from the [REDACTED] [REDACTED] and [REDACTED].

This [REDACTED] and it is a thriving business. Unlike some would have the public believe, commercially, Cudgen grows a variety of crops: avocados, passion fruit, taro, sweet corn, peas, beans and the famous sweet potatoes. The climate/soil/rainfall combination allows for a large variety of produce to be grown and sold from this wonderful Plateau.

I do support the need for a state-of-the-art Tweed Valley Hospital, however, I strongly oppose the rezoning of this State Significant farmland (RU1) on 771 Cudgen Road, Cudgen NSW 2487.

In my opinion, this land forms part of an intricate framework within the entire Cudgen Plateau and if lost to development, we will not only lose a priceless parcel of rich volcanic soil, but this will open the rest of the Plateau up to further add-on ancillary services which will be needed to support the proposed Tweed Valley Hospital. We have a multi-generational network of farming families that work together and support each other in many ways, from techniques and best practise in farming to the best crops to grow at any given time. This area has more young farmers, (fifth and sixth generation) wanting to continue in this industry and we must nurture their interest if we value the generations of knowledge and experience, they will inherit.

We need this land to remain agricultural, and that is why it has been so highly prized and zoned accordingly. This soil quality is listed as being in the top ten percent (10%) in Australia and has regular rainfall (unlike much of the state of NSW and other agricultural areas of Australia). If this Development Application (DA) is approved, we only need to lose an additional 30ha's and the State Significant zoning is lost on the entire Plateau. This opens the remaining farmlands up to further development and the end of farming after 150 years. The soil here is highly versatile and can grow a vast array of produce, generally turning over at a greater rate and higher productivity than comparable farming areas. This is a food oasis for generations to come, and with an increasing population, is more valuable as farmland than ever before. The NSW State Health Department is proposing to end one State Significant and irreplaceable zoning for another, when there is the option for both. Now we are told this is the only site that meets the criteria and I cannot accept this statement.

I would like NSW State Health Department to go back to the original options that were available to choose from, including the original Tweed Valley Hospital in Tweed Heads; which was (originally) part of the 'Tweed Heads Master Plan'. The height limit in Tweed Heads would not need to be altered to accommodate hospital extensions.

There is more land available at that site, including the current Civic Centre and carpark. Another option is Kings Forest, owned by LEDA, a development group who have stated they can commence construction immediately.

Forming part of the criteria for this development is the one in ten thousand (10,000) year flood or 'Maximum Probable Flood' (MPF).

This can be overcome on other sites by allowing car parking on floor levels beneath the hospital. I would also request that we have a more open dialogue with this community in the final choice.

As there were some 50 recognised sites, which were reduced to 3 sites, I feel there is more scope in the final choice. Pop-up consultation booths were not as the name suggests. Rather the representatives were only interested in informing their audience of the proposed development. My co-worker had to advise his 'pop-up booth consultant' of the other side to the debate, for which they were, in the main, unaware of the impact on our farming community.

There was no note-taking for those opposed to the site during the 'consultation' period, therefore, no feedback on behalf of those concerned individuals. The pop-up booths only served one side of this community conflict-ridden subject with no interest in any opposing opinions.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296952](https://majorprojects.accelo.com/?action=view_activity&id=296952)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Attachments:

1. 266952\_State Significant Farmland Zoning RU1
  - Copy of 'Northern Rivers Farmland Protection Project Final Recommendations February 2005' pages 1-42; document is publicly available online.
2. 266952\_William Warner Julius and Francis Henry Julius and families - Attachment contained information redacted for privacy purposes in accordance with confidentiality request.
3. 296952\_Original Tweed Valley Hospital Upgrade Plan - below image and text
- 4.

## Tweed Heads Masterplan

This Masterplan project offered options for increased services demand, providing for upgraded services with several new services and adjustments to the models of care in practice while maintaining or improving the functional relationships on the site.

The strategic redevelopment roadmap included an additional podium and tower building accommodation inpatient units and tenancies, a new entrance and drop off point, an expansion of Emergency department to more than double existing capacity, amalgamation of Chemotherapy and Radiotherapy into an integrated Cancer Centre, expansion of Medical Imaging, medical records, service and support areas.

A New Inpatient/ Outpatient tower will provide Cardiology, mental health Medical / Surgical inpatients Paediatrics, Special Care Nursery and Maternity. As inpatient beds are relocated into the new block, the existing critical areas of the hospital can be expanded.



