

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 was born and raised in Kingscliff and this Cudgen Plateau has always been a part of my life.  
To see this destroyed by a proposed 9 story hospital is absolutely devastating to me and my family.

I am objecting to the SEPP for the following reasons.

The community have after many years of consultation and planning fought to keep the Tweed LEP to a height limit of 3 stories so as not to become another high rise, over crowded, concrete jungle like Surfers Paradise.

This 9 story hospital if allowed to go ahead will not only destroy the State Significant Farmland at 771 Cudgen Road Cudgen but it will be the demise of the whole of the Cudgen Plateau agricultural sector.

Rezoning of this State Significant Farmland from RU1 to SP2 would be a massive mistake by the government as this State Significant Farmland should be protected as it is a valuable industry for the Tweed Shire and is a national asset.

It begs the question WHY did they choose this valuable farmland site when they had so many other sites to choose from and I believe at least 2 or 3 other sites met the criteria.  
If the other sites met the criteria, then why destroy this valuable asset?

The rezoning of 771 Cudgen Road Cudgen will go on to rezone adjoining farmland to support facilities associated with the Tweed Hospital and our agricultural land will be gone forever and our food security for future generations will no longer exist.

The government still can do the right thing by the people of the Tweed Shire and abandon the proposal to build this hospital on State Significant Farmland and pursue a more suitable site.

Why can't we have both a hospital built on a more suitable site and keep our valuable national asset our State Significant Farmland.

IP Address: - [REDACTED]  
Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=296980](https://majorprojects.accelo.com/?action=view_activity&id=296980)

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: Ian Taylor

Email: [gwedann1@bigpond.com](mailto:gwedann1@bigpond.com)

Address:

19-21 Cudgen Rd

Cudgen, NSW

2487

Content:

- My name is Ian Taylor and 4 generations of my family have lived in the Kingscliff /Cudgen area, both in the villages and on farms.
- All of my family OBJECT STRONGLY to the proposed SITING of the Tweed Valley Hospital on Cudgen farmland.
- The fact that it is on RU1 farmland should be enough to force an alternate site search.
- The Minister for Planning and Environment's announced "Regional Health Services Precinct" plan should ring alarm bells as this will require the rezoning of further parcels of RU1 farmland.
- The Tweed LEP for the Kingscliff / Cugen area has been a hard fought, decades long process and will be destroyed by this hospital development.

IP Address: - 101.174.71.74

Submission: Online Submission from Ian Taylor (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296982](https://majorprojects.accelo.com/?action=view_activity&id=296982)

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 Whits

Email: [johnwhite05@yahoo.com.au](mailto:johnwhite05@yahoo.com.au)

Address:

63 Vulcan st

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for the past 35 years & have raised my family here in a safe, supportive & a small inclusive village. I oppose the location of the proposed new Tweed Valley Hospital on State significant Farmland as these lands were designated to be protected. This farmland & farmers have contributed to the balance of coastal & rural lifestyles that provide the harmony of our village atmosphere. I believe the hospital will diminish our quality of life with the increased urbanisation, additional traffic & parking demand, the 24 hour emergency sirens & helicopter arrivals, the additional lighting required for access & security. It's a tort.

This will only be the start of the infrastructure as related professional offices & industries will need or see opportunities to be located close to the precinct.

I am a quadriplegic who would benefit from the locality of the hospital health wise but oppose it vehemently as to the impact it would have on my lifestyle. It is difficult enough getting a car park at present without the additional traffic it would introduce.

The speed & time at which the locality, purchase and planning of the hospital was presented to the residents was highly inadequate due to the complexity & controversial nature of the development.

The height & size of the hospital would severely impact on Kingscliff's present amenity & present height limit laws thus paving the way for development that was fought for to preserve our part of paradise.

There are other sites that have been proposed that would not have the significant impact that this site delivers. These sites are just as accessible during times of flood & provide accessibility to a greater amount of Tweed's population.

Talking to various people presently associated with the current site of the Tweed Hospital our security will be impacted by the clientele it attracts. This is of significant concern for myself as I do not have the capability to defend myself & presently we have little concern of that or need for extra security. Many present residents surrounding the current Tweed Hospital are there just for that reason. Is this going to impact upon the current growth of real estate where not only people in this situation are going to want to live nearby but professionals will want to move closer thus the demand for real estate will rise making it unaffordable for family to live close by & increasing the rates for pensioners such as myself.

It's all about the serenity!!

IP Address: - 121.218.162.137

Submission: Online Submission from John Whits (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296992](https://majorprojects.accelo.com/?action=view_activity&id=296992)

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'd like to record my objection to the proposed location of the hospital at Cudgen. Food security is going to be a key future concern for the world and this land is better retained as farmland in my view.

It appears that the site has already been acquired and preliminary works commenced which shows the government is not really interested in switching sites - but here is my feedback on the SEPP.

If the zoning is to be changed there needs to be sensible restrictions in relation to the following;

- height
- density of buildings
- boundary offset of buildings
- visual amenity from Kingscliff
- noise (both onsite and travel to and from)
- specifically excluding sprawl into adjacent land - I've heard that a car park is being planned on the adjoining property.

Using rezoning to remove existing site restrictions just gives the government open license to develop what ever they like on the site - now and into the future.

If you look at most hospital developments over 20 years old in NSW, the facilities have been extended over time to the point where the sites become noisy over-developed industrial looking complexes. This is not acceptable to me, and would be a very poor outcome from a community planning perspective.

Our future generations need to look back on the Tweed hospital development and say it was a well planned project.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297000](https://majorprojects.accelo.com/?action=view_activity&id=297000)

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 Sutton

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

Address:

58 McPhail Ave

Kingscliff, NSW  
2487

Content:

I have been a resident of Kingscliff for over 45 years and a resident of the Tweed all my life. The Cudgen plateau is one of the jewels in the crown of the Tweed Caldera. To even contemplate rezoning this magnificent red soil farmland is madness. Once rezoning starts there is no turning back and this beautiful valley will be spoiled forever. This rural and seaside land and community of Cudgen and Kingscliff has to be delicately managed to retain its uniqueness which attracts people worldwide and from all walks of life. The farmland and its rich red soil has provided vegetables for decades and farmers should be encouraged and supported, not driven out, especially when there is less productive land available in the Shire. I strongly object to rezoning of Cudgen plateau.

IP Address: - 1.158.42.158

Submission: Online Submission from Helen Sutton (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297011](https://majorprojects.accelo.com/?action=view_activity&id=297011)

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: Felicity O'Malley

Email: [Flismar@ozemail.com.au](mailto:Flismar@ozemail.com.au)

Address:

19A Norwood St

Sandringham, VIC

3191

Content:

Having grown up in one of the most beautiful regions in Australia

I'm appalled at the way in which valuable land is being used and abused and how concerned citizens and residents are being ignored. This is a era in which sustainability and environmental sensitivities have never been more important!! Sense and reason has got to prevail!

IP Address: - 121.214.5.186

Submission: Online Submission from Felicity O'Malley (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297013](https://majorprojects.accelo.com/?action=view_activity&id=297013)

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:

Please see attached document

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED]

[https://majorprojects.accelo.com/?action=view\\_activity&id=297017](https://majorprojects.accelo.com/?action=view_activity&id=297017)

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 the SEPP**

[REDACTED]

***Application Number SSD 18\_9575      Tweed Valley Hospital***

I object to the Department's decision to relocate the new Tweed Valley Hospital to a greenfields site, on State Significant Farmland on the edge of the small coastal village of Kingscliff, for a number of reasons.

My reasons for objecting relate to the disregard that this relocate decision has on the current planning that is in place for the affected area. This decision directly conflicts with the aims and objectives set out in the current plan for this area, *The North Coast Regional Plan 2036*. This Plan was settled on just last year as the 20 year blueprint, after much community consultation. This overarching regional plan states that it aims to 'create the best region in Australia to live .. thanks to the spectacular environment & vibrant communities'. In this current plan, Tweed Heads is listed as the Regional city, for this Far North Coast, not Kingscliff. Under Economy and Employment it states the plan will 'foster the growth of knowledge-based education & health services within the Southern Cross University and Tweed Heads hospital precincts'. This is further confirmation that any extension or re-development of

the Tweed Heads Hospital is planned for ... and as the community agreed, was to occur in Tweed Heads.

Goal 1, of the North Coast Regional Plan, relates to the stunning environment 'with panoramic coastal and rural landscapes', and states that 'the focus for the future is to deliver sustainable land use THAT PROTECTS the North Coast biodiversity and environmental values'. It further states, in future urban growth should be directed to maintain 'green breaks' that protect this special environment so that it continues to attract tourists to the area. This first goal is surely under threat if State Significant Farmland, which acts as a 'green break' at the southwest edge of Kingscliff is re-zoned for a hi-rise 430 staffed hospital, that will employ 1053 full-time staff! Such a significant change of land use for this Cudgen Plateau farmland is not 'sustainable' land use! It does not protect the environmental values that currently are the reason so many retirees like myself have chosen to bi-pass the urban landscape that is the Gold Coast, preferring to retire to the naturally beautiful coastal & farming landscapes that dominate currently in Kingscliff & surrounds. It is this current environment that constantly attracts others to the immediate area as day tourists. Destination Tweed is NOT in favour of the current relocation site chosen, believing it will affect the agri-tourism industry building in our area.

Using the State Significant Agricultural land at the back of Kingscliff for new hospital also conflicts with the NSW Department of Primary Industry (DPI) current policy, *Maintaining land for Agricultural Industries Policy 0-104 20.05.2011*. This policy's aim is firstly to provide guidance to planning authorities in recognition of the historical fact that in Australia, once good agricultural land has been rezoned for urban development, it is not likely to return to agricultural production.

The other aim of this DPI Policy is to provide 'certainty and security for agricultural enterprises' that might be affected by urban development. It recognises that good agricultural land like that of the Cudgen Plateau is vulnerable to population growth pressures. But, as it stresses, good land like this (State Significant Farmland, no less!) that has the positives of good soil, good climate combined with good topography is a valuable but limited resource. Cudgen farmers never need drought assistance packages from the government. As such, such good agricultural land should be protected for future generations.

I was also interested to learn from this DPI policy, that productive agricultural land, like that immediately opposite the proposed hospital site **should not** be alienated through the close proximity of lands being used for non-agricultural purposes and 'indirectly incompatible developments on adjacent land restricting routine agricultural practises'. The farmers of the Cudgen plateau use their tractors on the main connection roads at times, large transport vehicles arrive & depart farm storage sheds to take fresh market garden crops to larger city markets and locals regularly pull in and out of farm stores like Mate and Matts to shop for fresh fruit & vegetables. But, we are informed from the Traffic Impact Assessment that the proposed hospital will add an extra 5,078 vehicles daily to the local roads, and, only the 1 intersection is scheduled to be upgraded! This is not a realistic assessment of the full impact of that many extra vehicles in that area. It is incompatible with current road facilities and will ruin the current amenity of farmers & locals going about their usual activities.

It is for these poor planning policy decisions that I object to the proposed relocation of the Tweed Valley Hospital to the Cudgen Plateau area behind Kingscliff Village. I am not aware of all the other sites that were offered for consideration, but I believe that the current Tweed Heads Hospital site could be up-graded and extended or a site like Kings Forest, could be kick-started with the new hospital.

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Travis Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

I have lived in Cudgen my whole life and object to the location of the new tweed valley hospital.

I believe we need a bigger hospital and its wonderful there is funding for it.

But it needs to be on a site that is flat and not on State Significant Farmland.

This drought free SSF farmland is the Jewel in the crown of the Tweed providing farming jobs and tourism.

The new hospital needs to be more accessible to the highway as the roads are already congested.

The roads to the hospital will become a huge bottle neck and no funding has been factored into the roads.

There has been no consultation with the locals how this affects them.

There have been a few pop-up booths saying how good the site is but they didn't write down people's objections. If you didn't know the area you would think it was a perfect site but farm jobs have already been lost with the compulsory acquisition of the site. Kingscliff will become a hospital town not a beautiful town tourist will visit so more jobs lost.

Wherever the hospital is built their will be the same amount of jobs building it and staffing it .

Also, there has been no thought for the elderly in Tweed who bought homes to be near the hospital.

Why did Health Infrastructure did not consult our Tweed Shire Council?

Our council has spent years on our Kingscliff Locality Plan and development Plan. Our 3-story limit disregarded also.

I believe there is a more suitable site out there.

IP Address: [REDACTED]

Submission: Online Submission from Travis Hardy (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297025](https://majorprojects.accelo.com/?action=view_activity&id=297025)

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 Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

Iv grown up and farmed on the Tweed as my father and grandfather before me

.I move to Cudgen in 1983 and was amazed how everything grew on this red soil. I was so pleased when it was made State Significant after Banora Pt Terranora all went under housing such a waste of prime growing land. This is madness we need to preserve all viable farmland for future generations there are so many young farmers here in Cudgen with families. We should be learning from our mistakes. A hospital which will benefit the area can be built on non viable land build it elsewhere you cannot replace this soil or lost farm jobs.

The loss of State Significant farmland puts pressure on the whole farming community and the potential loss of it going under 500 hectare will lose its designation. The idea it wont fragment the farmland and not been in consultation with the people farming the area. We have not been told time and time the experts chose the site but who are these experts they won't tell us.

How is it possible to put a city size hospital in between farms and a small seaside town that was not long ago just a village?

The hospital site between the highway to the hospital will be a grid lock. This road is main access into Cudgen Kingscliff going to 3 schools swimming pool library andTafe. Slow tractors large trucks for Woolies on top of this traffic the main entrance to a hospital. The hospital need to be near the highway for faster access for everyone.

No money has been allocated for the roads we the rate payers will have to pay for it.

The soil is amazing but underneath is rock and the costs will blow out.

Our Tweed shire Councils Kingscliff Locality Plan and Development Control has been totally ignored along with its 3 story height limit.Why was our council only informed beforehand and brought into consultation for its rate payers.

Build a much needed hospital Yes but in a more approriate site.

Save Cudgen farms and jobs .Save kingscliff tourist industry.

IP Address: - [REDACTED]

Submission: Online Submission from Peter Hardy (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297029](https://majorprojects.accelo.com/?action=view_activity&id=297029)

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: Michelle Morosini

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

Address:

44 Edward Ave

Pottsville Beach, NSW

2489

Content:

I want to express my objection to the site selected for the new Tweed Valley hospital. I believe that the selected site is going to make life in our area very difficult for we residents who work and live around Kingscliff.

We residents of the coastal villages are committed to maintaining a three storey height limit in all our townships and this massive hospital will put pressure on future planning regulations by its height, forming a precedent for future building heights.

I am very concerned by the pressure placed on adjacent farmland and property to be sold and used for extending health infrastructure and private consulting rooms and I am aware of land owners close to the site being approached to sell their land already. It is critical that we don't lose the state significant farmland status.

The Cudgen plateau is some of the most productive farmland in this country and it beggars belief that it will be built over. Our local farmers are hard working and productive. We want them to be allowed to stay in this precious area and farm.

Kingscliff is best suited as a tourist and food destination. It is definitely not prepared for the population onslaught of a massive hospital and all of the resultant traffic. Kingscliff is at risk of being completely swamped by this oversized construction.

There are definitely better sites in the region to place this hospital and resultant ongoing growth of services. There will be a massive migration of employees who will all require accommodation, our schools and other social services will be put under enormous pressure. I fear that the pressure to expand housing will force open the planning wedge which this change of zoning has created forcing the eventual loss of the State Significant Farmland status. Surely the desire of the majority of residents means something in this plan. I was a signatory to the petition - which gained 8000 signatures in a short time. We do want an upgraded hospital but not on this precious site, there are many better spaces in our region than this one.

IP Address: - 58.167.50.208

Submission: Online Submission from Michelle Morosini (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297035](https://majorprojects.accelo.com/?action=view_activity&id=297035)

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: Lindy Jones

Email: [lindyjones60@gmail.com](mailto:lindyjones60@gmail.com)

Address:

104 Riverside Dr

Tumbulgum, NSW  
2490

Content:

I am a product of the area, being born and raised in the villages of Cudgen and Kingscliff. I still live nearby in Tumbulgum and visit Kingscliff on a daily basis. I am not against progress and I understand that we live in a beautiful part of the world and we cannot expect to keep it to ourselves, therefore I understand that there will be growth. I also totally agree that we need a new hospital or at least a significant increase in medical facilities to service this growth. However I am TOTALLY against the destruction of STATE SIGNIFICANT FARMLAND to accommodate the new Tweed Valley hospital and therefore OBJECT to the SEPP for the following reasons:

• The rezoning of State Significant Farmland (SSF) is wrong and immoral on all levels, this land contains rich soil that was designated to be protected from future development, it provides a nutritious and abundant food source to not only the local community, but is also distributed across the country. It is not affected by drought as it is located within a green belt region with good rainfall providing a secure food source for current and future generations. Rezoning this land would be destroying a natural asset for the region and a valuable industry for the Tweed Shire.

• The development of a multi-story hospital on this land would contradict the current height limit restrictions in the Tweed LEP which were established through extensive community consultation. Removing the current 3 story restriction will allow for higher development and as a result it will destroy the "charm" of the seaside community which would be against the consensus of the local community/residents.

• The rezoning of this land opens the door for further development of neighboring farms which would further deteriorate the future food supply while also destroying the relaxed vibe of Kingscliff and the surrounding areas, which would destroy the local tourism and open the gates for suburban sprawl which is against the culture of choice of the local community/residents.

• The construction of the hospital will render years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.

• The use of this land for the hospital is setting 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, facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital.

• The flow on effect will be the eventual supplementary rezoning 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.

Thank you, I do hope that someone finally listens!!

IP Address: - 180.181.148.176

Submission: Online Submission from Lindy Jones (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297039](https://majorprojects.accelo.com/?action=view_activity&id=297039)

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 State Significant Farmland on the site 771 Cudgen Road for the construction of a major mega hospital.

The rezoning is in breach of the 2017 North Coast Regional Plan along with the "Northern Rivers Farmland Protection Project" where it is stated:-

"Public Infrastructure is only permitted on land mapped as state significant where no other feasible alternative is available. Councils or state agencies proposing public infrastructure on such land should select alternative sites where possible."

We are currently zone RU1 "State Significant Farmland. We have the responsibility to protect this valuable land for food security for future generations. The land crops all year and receives adequate rainfall and provides jobs for local residents and farmers.

There are several other feasible alternative sites available and in close proximity of the current chosen site and there is always the option of expanding and redeveloping of the current Tweed Heads Hospital.

There was very little if any evident community consultation done before the site was announced earlier this year and all attempts by the local community to object to this decision has been met with hostility. We have collected and presented petitions signed by well over 8,000 local residents objecting to the selection of the current site for the development of a major mega hospital. I feel the residents are being bullied into submission for this decision and it has not been made with in best interests of the community. Commencement of the first stages of the development are being rushed through without any approvals gained.

The current chosen site is on highly productive farmland which is one of the very few farming areas in NSW which receives adequate rainfall and is not drought affected. It defies logic and threatens food security for future generations and the feasibility of Kingscliff being a tourist destination of which we attract thousands of visitors each year to our beautiful beachside village.

The tourism business community will be negatively impacted and the lifestyles of residents will be ruined by significant and unsustainable population growth and traffic congestion in the area. Kingscliff is not located on a main motorway and only has one arterial road feeding into the area both north and south and future road infrastructure will always be limited by the ocean and Tweed River. Development of this site will also trigger allied health facilities and specialist centres to relocate in Cudgen and the possibility of a private hospital following, not to mention a major car park. We are a small sea side village not a city and do not have the infrastructure to support this development.

In recent major flood events Kingscliff was cut off for several days from both Murwillumbah and Tweed Heads. Kingscliff will be affected again in future flood events as the more development that is allowed the more the water levels are displaced and have risen. The most recent flood event saw the water level rise and areas which have not been flood affected before devastated. People lost their lives and the clean-up took months.

Kingscliff residents have also fought very hard to maintain the height limit of restrictions to three levels to keep overdevelopment of the area from happening. The hospital will breach the three story height limit and we will then see other facilities do the same in the future if this development is allowed to proceed.

I fervently hope that common sense will eventually prevail and the decision to build a mega hospital on the State Significant Farmland site will be denied and a better option for all will be chosen.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297047](https://majorprojects.accelo.com/?action=view_activity&id=297047)

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 am a [REDACTED] and I [REDACTED], I was attracted by the natural simplicity of the area, the beaches, the lack of high rise buildings, lack of congestion on the roads and the beautiful farmland leading to the coast. I live nearby in Tumbulgum and visit Kingscliff most days for a swim and a coffee and supplies. As a relative new comer to the area I understand that there will be growth but I would hope that consideration is given to maintain the uniqueness of the area and that the future of the both the current and the next generations are considered. I am against the destruction of this prime agricultural land to accommodate the new Tweed Valley hospital and therefore strongly object to the EIS for the following reasons:

• The rezoning of State Significant Farmland (SSF) is wrong and immoral on all levels, this land contains rich soil that was designated to be protected from future development, it provides a nutritious and abundant food source to not only the local community, but is also distributed across the country. It is not affected by drought as it is located within a green belt region with good rainfall providing a secure food source for current and future generations. Rezoning this land would be destroying a natural asset for the region and a valuable industry for the Tweed Shire.

• The development of a multi-story hospital on this land would contradict the current height limit restrictions in the Tweed LEP which were established through extensive community consultation. Removing the current 3 story restriction will allow for higher development and as a result it will destroy the "charm" of the seaside community which would be against the consensus of the local community/residents.

• The rezoning of this land opens the door for further development of neighboring farms which would further deteriorate the future food supply while also destroying the relaxed vibe of Kingscliff and the surrounding areas, which would destroy the local tourism and open the gates for suburban sprawl which is against the culture of choice of the local community/residents.

• The construction of the hospital will render years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.

• The use of this land for the hospital is setting 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, facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital.

• The flow on effect will be the eventual supplementary rezoning 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.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297049](https://majorprojects.accelo.com/?action=view_activity&id=297049)

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: janice aldridge

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

Address:

7 towners ave

Bogangar, NSW  
2488

Content:

Objection to hospital on SSF

I object to the proposed location at Cudgen for the new Tweed Hospital -

1. The location is over State Significant Farmland (SSF) which is protected for its high value as farming land

2. The location of the SSF is drought free which is currently true of only 2% of NSW " we cannot ignore this fact. A hospital can be built anywhere " but food cannot be grown as sustainably as it does here on Cudgen's red soil.

3. The land is capable of growing a wide variety of fruit and vegetables " and in doing so employs numerous people and supports many local families as well as feeding our own valley and further afield.

4. The land is an important component of our very long term future for our local food bowl. This is not something that can be replaced by doing it elsewhere.

5. Development of the hospital at this site will be detrimental to adjoining SSF and farmlands as more of our farm land will be required for development of associated health services and other infrastructure such as roads and parking, that will inevitably come with this hospital.

6. Rezoning SSF sets a rezoning precedent for other works to be developed on our local SSF

7. The proposed hospital is up to 9 stories and does not fit with the local coastal village which Kingscliff, and the whole tweed coast region is and has been and " this is the draw card for people to come here " we are not a big city, we are not the gold coast. It is forecast to change our beautiful sleepy coastal village into the 'city of Kingscliff'.

8. For decades of future planning this site has never been considered by Local Government as appropriate for a large referral hospital or what is wanted for the future of our area " nor have other ( better ) sites been duly considered.

9. The roads within the township of Kingscliff and around the proposed hospital are narrow, winding and cannot handle the increase in traffic.

10. Parking for the hospital and around the township of Kingscliff will make travel difficult and will congest the streets

11. The site is directly opposite existing farmlands whose production capacity will be reduced due to the hospital buffer zones

12. The roads to the north of Kingscliff flood in a 1/100 year event reducing access to the hospital for the main population of the area to the north

13. The proposed hospital is set high on the hill behind Kingscliff and will be a huge unpleasant aesthetic presence over the town

14. The site is directly adjoining protected areas that endangered animal species inhabit

15. Many people have chosen to live close to the existing Tweed Hospital and will be disadvantaged by this move and the closure of the existing hospital. The public transport in this area would need

extensive upgrading and money poured into them to accommodate this.

16. The economy of our existing city centre of Tweed Heads will suffer from the loss of the existing hospital and associated services " an economy and town centre that readily accomodates the hosiptal where it is and would happily benefit from its increased size if the tweed Hospital were to stay where it is and be renovated there.

17. Community consultation commenced after the proposed hospital site was announced which is a divisive way to conduct community consultation " an indeed flies in the face of "oeCommunity Consultation" .

18. The height of the proposed hospital will set a precedent for building heights to rise in Kingscliff changing the aesthetic of the town forever " and again this is not something that can be undone. The Tweed Coast has its beauty and basks in its difference to the gold coast " we need to continue to enhance what we have rather than make drastic changes that will change it forever and cannot be undone.

19. Kingscliff is currently a highly sought after tourist destination because of its coastal aesthetic.- we need to maximize THIS potential rather than minimize it by turning it into something it is not.

20. There are numerous other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or,

21. The existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Government.

Thank you

IP Address: - 101.191.109.13

Submission: Online Submission from janice aldrige (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297113](https://majorprojects.accelo.com/?action=view_activity&id=297113)

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 hospital on SSF

I object to the proposed location at Cudgen for the new Tweed Hospital –

1. The location is over State Significant Farmland (SSF) which is protected for its high value as farming land

2. The location of the SSF is drought free which is currently true of only 2% of NSW – we cannot ignore this fact. A hospital can be built anywhere – but food cannot be grown as sustainably as it does here on Cudgen's red soil. 3. The land is capable of growing a wide variety of fruit and vegetables – and in doing so employs numerous people and supports many local families as well as feeding our own valley and further afield.

4. The land is an important component of our very long term future for our local food bowl. This is not something that can be replaced by doing it elsewhere.

5. Development of the hospital at this site will be detrimental to adjoining SSF and farmlands as more of our farm land will be required for development of associated health services and other infrastructure such as roads and parking, that will inevitably come with this hospital.

6. Rezoning SSF sets a rezoning precedent for other works to be developed on our local SSF

7. The proposed hospital is up to 9 stories and does not it with the local coastal village which Kingscliff, and the whole tweed coast region is and has been and – this is the draw card for people to come here – we are not a big city, we are not the gold coast. It is forecast to change our beautiful sleepy coastal village into the 'city of Kingscliff'.

8. For decades of future planning this site has never been considered by Local Government as appropriate for a large referral hospital or what is wanted for the future of our area – nor have other ( better ) sites been duly considered.

9. The roads within the township of Kingscliff and around the proposed hospital are narrow, winding and cannot handle the increase in traffic.
10. Parking for the hospital and around the township of Kingscliff will make travel difficult and will congest the streets
11. The site is directly opposite existing farmlands whose production capacity will be reduced due to the hospital buffer zones
12. The roads to the north of Kingscliff flood in a 1/100 year event reducing access to the hospital for the main population of the area to the north
13. The proposed hospital is set high on the hill behind Kingscliff and will be a huge unpleasant aesthetic presence over the town
14. The site is directly adjoining protected areas that endangered animal species inhabit
15. Many people have chosen to live close to the existing Tweed Hospital and will be disadvantaged by this move and the closure of the existing hospital. The public transport in this area would need extensive upgrading and money poured into them to accommodate this.
16. The economy of our existing city centre of Tweed Heads will suffer from the loss of the existing hospital and associated services – an economy and town centre that readily accommodates the hospital where it is and would happily benefit from its increased size if the Tweed Hospital were to stay where it is and be renovated there.
17. Community consultation commenced after the proposed hospital site was announced which is a divisive way to conduct community consultation – an indeed flies in the face of “Community Consultation”.
18. The height of the proposed hospital will set a precedent for building heights to rise in Kingscliff changing the aesthetic of the town forever – and again this is not something that can be undone. The Tweed Coast has its beauty and basks in its difference to the Gold Coast – we need to continue to enhance what we have rather than make drastic changes that will change it forever and cannot be undone.
19. Kingscliff is currently a highly sought after tourist destination because of its coastal aesthetic.- we need to maximize THIS potential rather than minimize it by turning it into something it is not.
20. There are numerous other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or,
21. The existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Government. Thank you

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: David Inkley

Email: [REDACTED]

Address:

[REDACTED]

Kingscliff, NSW  
2487

Content:

My name is David Inkley, I am a retired public Servant and I have lived in Kingscliff for over thirty years. During that period I have raised two sons in the area and fought hard to protect the natural beauty of the Tweed Shire and the agricultural land surrounding it. I object to the proposal to construct a major hospital on prime agricultural land on the Cudgen Plateau for the following reasons:

The proposed site removes protections gazetted and approved by the 2017 North Coast Regional Plan for the Tweed Shire and therefore breaches government planning policies and procedures. Another more suitable site would be the Kings Forest site.

The proposal wrongfully rezones State Significant Farmland which should be protected as a national asset, which provides substantial industry and employment for the Tweed area and which should be protected to provide food security for future generations. Another more suitable site would be the Kings Forest site.

The proposed site is planned to become a regional health services precinct which would necessitate further rezoning and destruction of state significant farmland and undermine the viability of agriculture on the Cudgen Plateau. Another more suitable site would be the Kings Forest site.

The proposal ignores years of community consultation and planning which has designated Kingscliff as a beach and food tourism town and threatens the nature of the town with the negative social, visual and economic impact the proposed hospital will have. Another more suitable site would be the Kings Forest site.

Height limits, established through extensive community consultation and support, will be ignored and overturned by the proposed hospital, to the detriment of residents and tourists alike. Another more suitable site would be the Kings Forest site.

The proposed site breaches state government planning policies, procedures and guidelines by failing to consult meaningfully with the community, adversely affecting community interests and undermining the economic benefits of the existing Tweed Hospital to Tweed residents. Another more suitable site would be the Kings Forest site.

IP Address: - [REDACTED]

Submission: Online Submission from David Inkley (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297125](https://majorprojects.accelo.com/?action=view_activity&id=297125)

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 am against the proposed site for the Hospital. I do not agree with building on state significant farmland.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295757](https://majorprojects.accelo.com/?action=view_activity&id=295757)

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: Chelsea Aston

Email: [chelseaaston123@gmail.com](mailto:chelseaaston123@gmail.com)

Address:

17 Oleander Ave Cabarita beach

Cabarita beach, NSW  
2488

Content:

I am against the proposed site for the Hospital. I do not agree with building on state significant farmland.

IP Address: - 124.191.42.11

Submission: Online Submission from Chelsea Aston (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=295759](https://majorprojects.accelo.com/?action=view_activity&id=295759)

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 am a new resident to this area and love the [REDACTED] and its environment.

[REDACTED]  
[REDACTED]  
[REDACTED]

As a keen environmentalist, gardener and mother the current relocation site for the new Tweed Valley Hospital totally alarms me.

I have plenty of experience seeing the results of poor decision making in my native East Coast NZ. The severe hill country erosion and degraded water quality an escalating problem from decisions made well over one hundred years ago.

The time is such that it is no longer appropriate or justifiable to use and abuse what gifts we have from Mother Nature, for the limited advantage and monetary gain of a few people in positions of power.

The long term consequences have to be included in the equation!

A wholisitc vision is the way forward. Quite often this means thinking outside the square and having the courage to take a stand for something that serves the highest good. Not just the developers and "the old boys club".

Fertile, well draining soil is an asset, and the need for healthy food with a zero carbon footprint is becoming more and more acknowledged and desired.

Children are being taught gardening skills and the importance of good food and lifestyle choices, to keep them healthy and out of hospital! As any experienced gardener will tell you, "it all begins in the soil".....

Surely there must be other sites available that do not mean desecration and destruction to the natural environment and the local communities who have chosen a more remote and rural lifestyle.

What other sites were part of the choices available?

A hospital located in the Tweed city would be a far better option....

with the challenge being how to beautify it and bring in natural forms of healing, like birdsong, sunlight, water features, gardens etc.

I sincerely hope that the decision makers search deeply within themselves and make their decision

from a place of their utmost integrity and sense of true responsibility to the community they serve. It is no longer acceptable to pursue personal gain at the cost of environmental misuse and mismanagement.

There is a higher guidance always available to us all....it's called prayer. Not especially in a religious sense, but more from a place of sincere enquiry.

For such an important and expensive project, before the first peg goes into the ground, there needs to be absolute clarity and alignment with purpose. Please rethink this proposal and be open to another possible and less damaging site choice.

With my sincerest best wishes,

[REDACTED]

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297136](https://majorprojects.accelo.com/?action=view_activity&id=297136)

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 Brownlow

Email: [brownlowjan@yahoo.com.au](mailto:brownlowjan@yahoo.com.au)

Address:

156 Bakers Road

Dunbible, NSW

2484

Content:

I object to the proposed SEPP on the following grounds:

- 1.The proposed SEPP is a direct breach of the protection of this land gazetted under the 2017 North Coast Regional plan.
2. This proposed rezoning of state significant farmland undermines one of the Governments primary responsibilities to provide for food security. Less than 1% of the land area in NSW is protected in this manner- to rezone it is utterly irresponsible.
- 3.This rezoning will inevitably lead to a series of related re- zonings in the adjacent areas thus further compromising the integrity of the protected farmlands. It is inevitable surrounding state significant farmland will be required to provide the attendant allied health services associated with a major hospital. Te rezoning of this farmland has long been sought by National Party members the Becks who own adjacent farmland. Rezoning of this land is also a political move and compromises transparent and ethical standards.
4. The proposed rezoning and development will inevitably lead to the increased urbanisation and change of character for the Kingscliff village which will undermine the unique features which sets this area apart from the "Gold Coast"style of development which locals have ,for so long,resisted.

IP Address: - 27.113.245.185

Submission: Online Submission from Jan Brownlow (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297171](https://majorprojects.accelo.com/?action=view_activity&id=297171)

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: David Cross

Email: [davidandjancross@yahoo.com.au](mailto:davidandjancross@yahoo.com.au)

Address:

156 Bakers Rd

Dunbible, NSW

2484

Content:

I object to the proposed SEPP on the following grounds:

- 1.The proposed SEPP is a direct breach of the protection of this land gazetted under the 2017 North Coast Regional plan.
2. This proposed rezoning of state significant farmland undermines one of the Governments primary responsibilities to provide for food security. Less than 1% of the land area in NSW is protected in this manner- to rezone it is utterly irresponsible.
- 3.This rezoning will inevitably lead to a series of related re- zonings in the adjacent areas thus further compromising the integrity of the protected farmlands.
4. The proposed rezoning and development will inevitably lead to the increased urbanisation and change of character for the Kingscliff village which will undermine the unique features which sets this area apart from the "Gold Coast"style of development which locals have ,for so long ,resisted.

IP Address: - 27.113.245.185

Submission: Online Submission from David Cross (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297181](https://majorprojects.accelo.com/?action=view_activity&id=297181)

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:

This is designated farm land, a green belt which will support the health, well being and food supply of the future. Lack of for-sight should not replace local and government decisions regarding this lands present designation for farming or as a green belt. Present development approaches throughout the state are not the answer for a sustainable future. Northern Rivers could be an example of how to do it better not just repeating mistakes of surrounding areas. We do not need to develop a highway corridor like that seen between Brisbane and the Gold Coast or in Sydney.

We do not need to extend the story limits of buildings in the area. This is a respected tourist destination due to the open spaces and unhindered views. Once the hospital is built the surrounding land will be designated for support services, facilities and accommodation.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297319](https://majorprojects.accelo.com/?action=view_activity&id=297319)

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 plan to build a regional hospital on State Significant Farmland when there are other site available.

- I am a resident of Kingscliff of 30 Years and this planned hospital is devastating for local residents who have settled here and brought up families in the quiet seaside town. we were secure in the knowledge that a regional plan was in place to prevent this kind of massive over development.

-A regional plan was already in place supported by our local council and the community to redevelop the existing site of the current Tweed Hospital. If this is not acceptable other, more appropriate, sites are available around the Tweed Area. I was at the meeting when the Minister was asked why he was departing from the approved regional plan and his answer was that he had changed his mind. So much for community consultation.

-The proposed site is on State Significant Farmland which is zoned RU1 . The government and the community need to protect it for us and for future generations. This farmland provides local employment and food security. It enhances Kingscliff and the surrounding area as a tourist location famed for its beautiful beaches and its rural surroundings.

-If this 450 bed hospital development goes ahead it is already documentation that it will eventually expand to 900 beds. The Minister for Planning and Environment has announced plans for an extended "Regional Health Services Precinct" next to the hospital. Imagine the additional farming land that will be appropriated to make this a reality. The remaining farmland will become nonviable as farms. We only need to lose an additional 30 ha for the farmland to lose its special protection status. Do we really care so little for the farmers in this area who are leading this fight. This land is rich, red volcanic soil which is drought proof. It has been receiving much rain while the rest of NSW is in the grip of the worst drought in decades.

-The community of Kingscliff has fought a battle for years to maintain our 3 story building height limit. This multi story building will be the thin end of the wedge. So yet again the community's wishes will be disregarded.

-Developers have been trying to develop the plateau for years with plans for a private school, a Police Station and Aged Care Facility, all of which were rejected by the community who value the farmland. The remaining farmland will quickly be rezoned to support facilities associated with the hospital.

- Kingscliff is a small community. Our lifestyle and tourist industry is based around the beautiful

beaches and farmlands growing local produce for the gourmet food and restaurant industry which has become so sought after as locals and tourist tire of crowds and imported food.

Please consider these objections and select either an alternate greenfield site or reconsider the original plan to develop the existing Tweed Hospital.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297321](https://majorprojects.accelo.com/?action=view_activity&id=297321)

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: Susan Billson

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

Address:

1/13 Vulcan Street, Kingscliff. NSW 2487

KINGSCLIFF, NSW  
2487

Content:

My name is Susan Billson (nee Hewett). My husband myself and son, have lived in the tweed region for over 25 years. Our community involvement extends to sports education and husband and son active members of Surf Life Saving.

I object to the use and rezoning of State Significant Soil.

To cover this soil with concrete would be a travesty. When the country has been racked with drought. Australia being one of the driest area's in the world. At present only producing 30% of it's food.. The region has one of the highest rainfalls in Australian the loss of to Australia's future resource. Would have us importing more and more of our food.

. Surely Food and Water... are our most valuable resource.

My second objection... is that Kingscliff township does not have the ability to support such a massive development and the associated infrastructure. There is no doubt that the allocated proposed land, would start to require future expansion onto the red soil, thus by taking more and extending to over the required 30% to remain rural... hence the total loss of the valuable food bowl. to developers.

The ENVIRONMENTAL IMPACT, will be huge. Rainfall running over concrete, into storm water drains, into the now pristine creek and clean ocean. This will effectively destroy any value the area receives, through TOURISM. Also, effective the correct drainage, through the soil into bird and fish breeding wetlands.

PARKING TRAFFIC FLOW AND ACCESS will become a nightmare. As the proposed site's proximity to the eastern southern seaboard, and tweed river. Will virtually lock it into such a confined access.

LAND LOCKING will and does occur with flooding. Making tweed residence north of the Tweed River, UNABLE TO ACCESS.

I propose the Actual Redevelopment of the existing site. Where access by roads, lack of flooding and local need, by surrounding retirement villages; has proven to be a SUCCESSFUL SITE.

IP Address: - 1.144.105.88

Submission: Online Submission from Susan Billson (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297386](https://majorprojects.accelo.com/?action=view_activity&id=297386)

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:

See attachment.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297429](https://majorprojects.accelo.com/?action=view_activity&id=297429)

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:

My name is [REDACTED].

I strongly object to the application of rezoning State Significant Farmland 771 Cudgen Rd, Cudgen (Part Lot 102 DP 870722) RU Primary Production and Zone R1 General Residential to Zone SP2 Infrastructure (Health Services Facility). I also believe our Tweed Shire Council is against this rezoning.

The land on Cudgen Plateau is classified as SSF for the very reason it is an asset to the community and future generations. It is drought free land in a country that is suffering one of worst droughts in history. It provides a valuable industry for the Tweed Shire and food security for the community and further abroad.

If the Cudgen Plateau is rezoned it will have a domino effect on the surrounding farmlands. The government has already announced plans for an extended "Regional Health Services Precinct". Where are these services going to locate themselves? Already farmers are being approached for their land by Private Health Services. It would undermine the already at-risk viability threshold of 500ha of the remaining prime agricultural land in the Tweed Shire.

What happened to the plans to expand the existing Tweed Hospital? I think that is the better location for the community. The surrounding Allied Health Services are already established, the Police Station is very nearby and many retirees have bought properties to be close to the existing hospital. Public transport is also better in the Tweed CBD. What happens to the Tweed CBD when the hospital is relocated and most of its infrastructure is moved?

The height limit for the Hospital contradicts the current height limit restrictions in the Tweed LEP. These height limits for the Tweed Shire were established through extensive community consultation. The new Tweed Regional Hospital will negate these limitations leading to high rise development in the area. This does not comply with the years of planning and consultation around Kingscliff being a beach and food tourism town. It will become a health precinct – not the lifestyle the community desires.

The application for rezoning this State Significant Farmland has put myself and the majority of the community under a lot of stress with feelings of loss and outrage. There is a general sense of betrayal by our government to our community.

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:

See attached

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297461](https://majorprojects.accelo.com/?action=view_activity&id=297461)

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:

[REDACTED]

I strongly object to the application of rezoning State Significant Farmland 771 Cudgen Rd, Cudgen (Part Lot 102 DP 870722) RU Primary Production and Zone R1 General Residential to Zone SP2 Infrastructure (Health Services Facility). The Tweed Shire Council is also against this rezoning.

If the Cudgen Plateau is rezoned it will have a domino effect on the surrounding farmlands. The government has already announced plans for an extended "Regional Health Services Precinct". Where are these services going to locate themselves? Private Health Services have already approached farmers with interests in purchasing surrounding farmland. It would undermine the already at-risk viability threshold of 500ha of the remaining prime agricultural land in the Tweed Shire.

The land on Cudgen Plateau is classified as SSF for the very reason it is an asset to the community and future generations. It is drought free land in a country that is suffering one of worst droughts in history. It provides a valuable industry and food security for the Tweed Shire community and surrounding areas.

What happened to the plans to expand the existing Tweed Hospital? I think that is the better location for the community. How does one justify the waste of resources in the planning of expanding the existing Tweed Hospital. The surrounding Allied Health Services are already established, the Police Station is very nearby and many retirees have bought properties to be close to the existing hospital. Kingscliff does not have the police facilities to accommodate the massive hospital and the issues that

will be involved. Public transport is also better in the Tweed CBD. What happens to the Tweed CBD when the hospital is relocated and most of its infrastructure is moved?

The height limit for the Hospital contradicts the current height limit restrictions in the Tweed LEP. These height limits for the Tweed Shire were established through extensive community consultation. The new Tweed Regional Hospital will negate these limitations leading to high rise development in the area. This does not comply with the years of planning and consultation around Kingscliff being a beach and food tourism town. It will become a health precinct – not the lifestyle the community desires.

The application for rezoning this State Significant Farmland has outraged the majority of the community as well as myself. I am part of the younger generation and am very disappointed in the direction and impact the new Tweed Regional Hospital will have on our town.

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Mark Ripper

Email: [mark@qnpgroup.com.au](mailto:mark@qnpgroup.com.au)

Address:

26 Cudgen Rd

Kingscliff, NSW

2487

Content:

Hello

I would like to strongly object to the proposed development of the new Tweed Hospital in Cudgen Rd Kingscliff.

Wasn't the land that is being purchased zoned for farmland? If so how can this just be ignored and rezoned. Quite apart from the fact that none of the local community were consulted in this ridiculous decision, it seems almost illegal that this was quietly slipped through and approved.

Also, height restrictions have always been a welcome issue in Kingscliff, but clearly this also doesn't apply to a government who appear to be literally bulldozing their way through our beautiful seaside village which is surrounded by lush fertile farmland.

It just does not make sense!!

The town does not need a hospital - the region does, so find a more appropriate location and save our magnificent area for the residents, farmers, visitors, & wildlife.

Yours faithfully

Mark Ripper

IP Address: - 165.125.181.20

Submission: Online Submission from Mark Ripper (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297481](https://majorprojects.accelo.com/?action=view_activity&id=297481)

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 am objecting to the SEPP.

[REDACTED] and it would be overwhelming for me to see the Cudgen Plateau ripped up and demolished to build a 9 story hospital.

The destruction of State Significant Farmland when the rest of the farmers in the country are in one of the worst droughts of all time the Cudgen Plateau farms are getting rain.

If the government should go ahead with this hospital it would mean the end of State Significant Farmland as we know it and this would be a crime.

The rezoning of the Cudgen Plateau would trigger a flow on effect and all the adjoining farmland will be taken over for other health facilities which would be needed around the hospital.

The 3 story height limit in the Tweed LEP which was put in place after extensive community consultation is being ignored and a proposed 9 story hospital is being planned.

There is 16,000 signatures on a petition to keep the 3 story height limit but this seems to have been brushed aside.

There is and continues to be a total waste of taxpayer's money firstly with the 2017 Tweed Hospital's North Coast Regional Plan abandoned when the Health Infrastructure and the Northern NSW Local Health district deciding to wipe this off the board and move the Tweed Hospital from the city of Tweed Heads to a small town of Kingscliff.

The cost to move the Tweed Hospital to State Significant Farmland another total waste and disregard for taxpayer's dollar.

The government should relook at revamping the existing Tweed Hospital and making a second campus on the adjoining land.

This would save not only taxpayer's money but could be built well before 5 years giving the Tweed Shire a better health facility to cater for their health needs in a far quicker time.

The saving of taxpayer's money could also be spent on desperately needed equipment and beds rather than using it to take away a hospital from the city of Tweed Heads and destroy State Significant Farmland.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297507](https://majorprojects.accelo.com/?action=view_activity&id=297507)

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: Kylie Garriock

Email: [REDACTED]

Address:

[REDACTED]

Briar Hill, VIC  
3088

Content:

I am objecting to the SEPP for the following reasons.

I was fortunate to be raised in this beautiful town of Kingscliff so to see it destroyed for our future generations would be something that could never be described in words.

While we need a new hospital we don't need to destroy State Significant Farmland.

Many other sites were put up for tender and 2 of these I believe were short listed, so why the need to destroy our farmland.

Rezoning of this State Significant Farmland would not only destroy 771 Cudgen Road Cudgen but would also flow on to destroy further farmland around the hospital to extend regional health services.

This has already been announced by the Minister of Planning and Environment.

If this rezoning was to happen this State Significant Farmland will lose its special protection and this national asset and food security will be lost to the people of the Tweed Shire forever.

The 3 story high restrictions that have been put in place by the community through extensive consultations is being totally ignored and a 9 story hospital is being proposed for this site.

This will change the face of Kingscliff forever from a beach and tourism town and the negative social and economic impact that this will have on the community would be devastating.

Please review the other sites for this hospital including revamping the existing hospital which is already having millions of taxpayer's money spent on it as we speak why not continue and to make this a state of the art hospital.

Why not also look at taking over the Tweed Council Chambers and make a second campus with walkways between the two campuses.

This would give the Tweed Shire a state of the art hospital in a far quicker timeframe which is needed now and not in 5 years.

This would also stop the criminal waste of taxpayer's money to spend millions now on a hospital that is going to be demolished and spend millions on moving this hospital to a small country town.

The taxpayer's money that would be saved could be spent on extra beds, PET scanner and building a pathology unit that would cater to the Tweed Shire needs.

Tweed top doctors have come out in Tweed Daily News and have said that this is a joke not providing these services and claiming the current plans of the new hospital is not futureproof.

IP Address: [REDACTED]

Submission: Online Submission from Kylie Garriock (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297511](https://majorprojects.accelo.com/?action=view_activity&id=297511)

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 lodge an objection to the planned location of the Tweed Valley Hospital on the Cudgen site on State Significant Farmland. A hospital is never simply one building, it requires numerous imposing structures to be built around it to support its operation, such as car parks and medical centres. This proposal will impact not only current food production in this area, it will squander the future farming potential of these rich volcanic soils, something that must be valued and preserved rather than destroyed, if we are to seriously face the challenges of future food production.

This is State Significant Farming Land, zoned as such for important reasons, and despite the potential benefits to a few that rezoning would bring, the farming value of this land has never been more important.

[REDACTED]

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297525](https://majorprojects.accelo.com/?action=view_activity&id=297525)

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: stephen mellor

Email: [stevefire76@yahoo.com](mailto:stevefire76@yahoo.com)

Address:

2 Vulcan st

Kingscliff, NSW

2487

Content:

Objection to hospital site,  
more than 5000 additional car movements per day, increase in noise from emergency services, over 2000 personnel movements during change of shifts, over 150000 patient visits per year (approx. 400 500 per day). In latter years expansion to include medical support buildings, ie palliative care, aged care facilities. Restrictions on height of buildings in Kingscliff will be challenged and overridden by state and local governments. Hospital will be lit up all night impinging on locals.

IP Address: - 210.9.22.218

Submission: Online Submission from stephen mellor (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297556](https://majorprojects.accelo.com/?action=view_activity&id=297556)

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: Sandra Freeman

Email: [REDACTED]

Address:

[REDACTED]

Tweed Heads South, NSW  
2486

Content:

OJECTION to EIS " Application Number SSD 18\_9575 New Tweed Valley Hospital

MY SUBMISSION: Sandra Freeman

1. The proposed location on Cudgen Plateau is prime agricultural land that is highly significant to the secure production of quality food produce on a pocket of land that is drought proof. This land is vital for the long term viability of the agricultural industry and food production in Northern NSW, the State of NSW and Australia.

2. This land is zoned RU1 and is classified as State Significant Farmland, that means it is a national asset, classified as such due to it being a valuable asset to the agricultural industry for the Tweed Shire

3. Farming for the Future -----Food Security for Future Generations

This land and the surrounding farmland needs to be protected from development for future generation so that our grandchildren and great grandchildren will have quality produce produced in the local region, reducing our carbon footprint and providing local employment in food production.

4. This proposed development is enabling the eventual departure of the Cudgen Plateau as an agricultural area. This proposal will facilitate further and perhaps automatic rezoning of other farmland on the Cudgen Plateau to the development of other support services and required infrastructure/buildings that would be associated with this new Tweed Valley or Tweed Regional Hospital.

5. This proposal will trigger supplementary rezoning of land adjacent to the proposed hospital site. The Minister for Planning and Environment<sup>TM</sup> has announced plans for an extended "Regional Health Service Precinct" adjoining the proposed hospital site. This will undermine the remaining prime agricultural land<sup>TM</sup> already at-risk viability threshold of 500ha. It will only take a new proposal on the Cudgen Plateau to create a further loss of 30ha for this area to lose its special protection all together. This is like the saying "give someone an inch and they will take a mile" . That is what this proposal to take State Significant Farmland will do.

6. This proposal contradicts the current height limit restrictions in the Tweed LEP and this could allow other developers to see this as an open book to their future proposals in the Kingscliff/Cudgen areas. They could say you can<sup>TM</sup>t have one rule for the NSW State Government and another rule for everyone else.

7. Kingscliff is a TOURIST TOWN not a HOSPITAL TOWN. There has been so much genuine community consultation in relation to planning around the Kingscliff area being a beach and food tourism town, not a hospital town.

8. Tweed Heads is the Regional hub under the "2017 North Coast Regional Plan" , yes 2017. This is where the hospital should be, the Regional Hub of the Tweed Valley. This proposal will take the heart out of Tweed Heads.

IP Address: - [REDACTED]

Submission: Online Submission from Sandra Freeman (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297568](https://majorprojects.accelo.com/?action=view_activity&id=297568)

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:

Page | 7

### OBJECTION TO SEPP

Application Number

SSD 18\_9575

New Tweed Valley Hospital

To make a submission, please fill in the following fields. Those marked with an asterisk "\*" are mandatory.

☒ I am making a personal submission

Name: \*

Ms

TITLE

Sandra

GIVEN NAME(S)

Freeman

FAMILY NAME

Please tick this box if you do not want your name published in the list of submitters on the department's website

☐

"Name withheld on request" will appear on the list, instead of your name.

#### YOUR DETAILS

Email

sandleat88@gmail.com

Address: \*

Address 1 Villa 9

Address 2 100 Dry Dock Road

Suburb\*

Tweed Heads South  
DoPE will publish your suburb in the list of submitters with your submission

State / Postcode

NSW

2486

Detach pages 7 → 9 and insert in envelope provided

*Stee*

1/3

OJECTION to SEPP – Application Number SSD 18\_9575 New Tweed Valley Hospital

MY SUBMISSION: Sandra Freeman

I Sandra freeman of Tweed Heads South have lived in the Tweed Valley for the last 7 years, but my family have been employees/employers/business owners, residents/rate payers and landowners of the Tweed Valley for SIX (6) generations.

We have lived and worked in the Tweed Valley because of its beauty and the passion of its people.

I object to this proposed SEPP because:

1. The proposed location on Cudgen Plateau is prime agricultural land that is highly significant to the secure production of quality food produce on a pocket of land that is drought proof. This land is vital for the long term viability of the agricultural industry and food production in Northern NSW, the State of NSW and Australia.
2. This land is zoned RU1 and is classified as State Significant Farmland, that means it is a national asset, classified as such due to it being a valuable asset to the agricultural industry for the Tweed Shire
3. Farming for the Future -----Food Security for Future Generations  
This land and the surrounding farmland needs to be protected from development for future generation so that our grandchildren and great grandchildren will have quality produce produced in the local region, reducing our carbon footprint and providing local employment in food production.
4. This proposed development is enabling the eventual departure of the Cudgen Plateau as an agricultural area. This proposal will facilitate further and perhaps automatic rezoning of other farmland on the Cudgen Plateau to the development of other support services and required infrastructure/buildings that would be associated with this new Tweed Valley or Tweed Regional Hospital.
5. This proposal will trigger supplementary rezoning of land adjacent to the proposed hospital site. The Minister for Planning and Environment's has announced plans for an extended "Regional Health Service Precinct" adjoining the proposed hospital site. This will undermine the remaining prime agricultural land's already at-risk viability threshold of 500ha. It will only take a new proposal on the Cudgen Plateau to create a further loss of 30ha for this area to lose its special protection all together. This is like the saying "give someone an inch and they will take a mile". That is what this proposal to take State Significant Farmland will do.
6. This proposal contradicts the current height limit restrictions in the Tweed LEP and this could allow other developers to see this as an open book to their future proposals in the Kingscliff/Cudgen areas. They could say you can't have one rule for the NSW State Government and another rule for everyone else.
7. Kingscliff is a TOURIST TOWN not a HOSPITAL TOWN. There has been so much genuine community consultation in relation to planning around the Kingscliff area being a beach and food tourism town, not a hospital town.
8. Tweed Heads is the Regional hub under the "2017 North Coast Regional Plan", yes 2017. This is where the hospital should be, the Regional Hub of the Tweed Valley. This proposal will take the heart out of Tweed Heads.



## Disclose reportable political donations \*

The requirement to disclose depends on:

- whether your submission is about a relevant planning application, and
- the value and timing of any political donation/s you or your associate have made.

To determine whether the reporting requirements apply to you, read Parts 3 and 4 of [Disclosure of Political Donations and Gifts](#).

I have made a reportable political donation.

## 5. AGREE TO THE FOLLOWING STATEMENTS

I have read the Department's [Privacy Statement](#) and agree to the Department using my submission in the ways it describes. I understand this includes full publication on the Department's website of my submission, any attachments, and any of my personal information in those documents, and possible supply to third parties such as state agencies, local government and the proponent.

I agree to the above statement ☒

## 6. LODGE YOUR SUBMISSION

Unless you agree with the statements at step five and tick the box you will not be able to lodge your submission. If you do not yet agree with the statements at step five, you may wish to read the [Privacy Statement](#) and/or remove personal information from your submission and any attachments.

## 7. OFFENCE TO PROVIDE FALSE OR MISLEADING INFORMATION

It is a serious criminal offence under the Crimes Act 1900 to provide information to the Department of Planning and Environment knowing that, the information is false or misleading or the information omits any matter or thing without which the information is misleading.

I have read and understood the above ☒

I understand that by making this Submission, I am providing the information contained in this form to the Department of Planning and Environment and confirm that that information is not false or misleading ☒

Signature 	Date 
---	---

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Nena Jordan

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

Address:

13 BAMBERY STREET

FINGAL HEAD, NSW  
2487

Content:

My name is Nena Jordan and I have lived in the Tweed for over 30 years. I am now retired but have worked as an employment consultant in the past.

I object in the strongest possible terms to this proposed rezoning. My reasons for objecting are:

1. This area is State Significant Farmland and must be protected for future security and for future generations.
2. The domino effect will see automatic re-zoning of adjoining farmland for ancillary health and commercial services. Ultimately this will lead to the end of the Cudgen's Plateau's agricultural viability. Only 30 more ha needs to go and the Plateau will lose its Special Protection altogether.
3. Years of extensive community consultation and planning regarding the future of Kingscliff as a tourism town have been ignored.
4. The proposal disregards current LEP height restrictions which were established after years years of community consultation.
5. A far better solution would be to keep the Tweed Heads Hospital and build a new one, say at Kings Forest, to service the needs of the expanding coastal communities.

IP Address: - 1.158.61.188

Submission: Online Submission from Nena Jordan (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297660](https://majorprojects.accelo.com/?action=view_activity&id=297660)

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 Curnow

Email: [i-j.curnow@bigpond.com](mailto:i-j.curnow@bigpond.com)

Address:

548 Casuarina Way

Casuarina, NSW

2487

Content:

ï,§ Wrongful rezoning of SS Farmland. 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 soil at Cudgen is called red gold because it is so productive.

ï,§ Triggering of eventual 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.

ï,§ Facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital.

ï,§ Contradicting current height limit restrictions in the Tweed LEP which were established through extensive community consultation.

ï,§ Rendering years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.

ï,§ Setting 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: - 110.142.88.239

Submission: Online Submission from Jennifer Curnow (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297668](https://majorprojects.accelo.com/?action=view_activity&id=297668)

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:

[REDACTED]

[REDACTED] The positioning of the Hospital on this site at Kingscliff is what I strongly object to, not the development of a new hospital in a more suitable area with appropriate consultation and processes adhered to by state government.

This development imposed on the Kingscliff community completely ignores the Tweed LEP, gazetted state significant farm land, protections gazetted in the 2017 North Coast Regional Plan and the resolution of the Tweed Shire Council- our Council to not support this site for this development..

Why bother having these important legislations, planning requirements and guidelines that have been developed over many years between relevant stakeholders of government, business and community when the state government completely ignores all of these professionally based opinions and legislations. The impact of this decision will irrevocably destroy the Kingscliff precinct as a multi farming/seaside/tourist destination and that is what this community and relevant government and business have worked tirelessly to maintain and grow since I have lived here-32 years.

The proposed supplementary plans for a 'regional health services precinct' adjoining the hospital site is out of complete proportion to the surrounding residential community. This all sets the precedent for sprawling urban, commercial and health services development on state significant farming land, if the state government can do this, what protects us from future overriding of planning legislation and authorities.

The lack of integrity, transparency and accountability of the state government in breaching planning guidelines, state legislation , rezoning with no due process to hasten the commencement of this project demonstrates no respect for the importance of these planning guidelines, requirements and legislation. The implications of this unjust and frankly underhand decision to override planning requirements and land usage will render a permanent change to our Kingscliff landscape and community.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297676](https://majorprojects.accelo.com/?action=view_activity&id=297676)

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 attached PDF documents.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297788](https://majorprojects.accelo.com/?action=view_activity&id=297788)

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. 2977887\_SSD9575\_SEPP\_Submission.pdf
2. 297788\_Site.pdf

[REDACTED]  
Cudgen Road  
Kingscliff NSW 2487

Application No: SSD 9575  
Location: 771 Cudgen Road, Cudgen

I, [REDACTED], of [REDACTED] Cudgen Road and identified neighbouring landowner object both on merit and judiciously to the State Significant Development application #9575 Tweed Valley Hospital and the proposed State Environment Planning Policy for 771 Cudgen Road, Cudgen NSW.

Being a resident of Kingscliff of 20 years and over 10 years industry experience in the health service, I categorically state my belief SSD#9575 is ill-conceived, the 771 Cudgen Road site unsuited for the proposed Tweed Valley Hospital development, and the Department has with intention contravened Environmental Planning Instruments in this proposal.

#### 1.0 Objection based upon resident amenity

- Major loss of amenity as an identified neighbouring landowner with no mitigation options and/or strategies addressed, including and not exhausted:
  - Visual pollution impacts
  - Noise (acoustic) pollution impacts
  - Traffic impacts
  - Helicopter activity impact / aviation issues
  - 24/7 Operational impacts
- Visual pollution
  - The sensitivity of the landscape and the proximity of residences put the nature and extent of potential visual impacts of the project at extreme across the site
  - The SSD#9575 proposal is located on an elevated ridge that forms part of the Cudgen Plateau and is in very close proximity to undulating agricultural landscape and residential, yet the Department does not acknowledge:
    - The project will significantly change the visual landscape of the locality
    - Extreme impact on the surrounding residences due to the topography, lack of intervening vegetation and exposed views towards the site, hence an increased overall visibility of the project
  - As an identified neighbouring landowner my property will experience extreme visual polluting impacts from the project and the very amenity the property was purchased for
- Noise pollution
  - The project site is located in a relatively quiet rural area with low background noise levels

- No consultation has occurred with me in relation to noise modelling, control and/or abatement; I am an identified neighbouring land owner in very close proximity
- The Department has not provided any guarantee nor am I reasonably satisfied that the operational noise generated by the project's construction activities and/or construction related traffic would be kept below the highly noise affected criterion of 75 dB(A)
- The Department has made no commitment to apply a range of mitigation measures at residences impacted by construction related activity/traffic and the 24/7 operation of a nine-story hospital with helicopter pad, such as:
  - Providing double glazing
  - Insulation
  - Acoustic barriers
  - Proprietary enclosures
  - Exposure to increased artificial light causing an increased risk to health (disruption to natural circadian rhythms, sleep disturbance, increased risk of breast cancer, gastrointestinal, mood and cardiovascular disorder)
- Traffic and Transport pollution
  - Major traffic impact not restricted to just the project's construction period but can be extended to the lifespan of the site
  - No suitable road upgrades formally planned prior to commencing construction and during construction
  - No planned implementation of a detailed Traffic Management Plan under the supervision of the relevant roads authority
  - No Traffic Management Plan to mitigate surrounding streets used as parking by hospital staff, patients and/or visitors (planned paid parking zone inadequate for the potential 5000 staff and expected patient/visitor volumes)
  - No formally approved public transport to site
  - Necessary upgrades to culverts and intersection treatments to facilitate turning with over-dimensional vehicles / service vehicles will impact access points
  - As an identified neighbouring landowner, I have received no communication that the department will conduct dilapidation surveys of the transport routes before construction, on an annual basis during construction and after decommissioning of the project, and repair, or pay the full cost associated with repairing any damage to the road network caused by any project-related traffic
- Bio-diversity impact
  - Disturbance of surrounding native vegetation including patches of White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and derived Native Grassland (Box Gum Woodland);
    - listed as an endangered ecological community under the Threatened Species Conservation Act 1995 (TSC Act)/EPBC Act
  - The project will disturb the potential habitat for threatened fauna and flora species listed under the TSC Act

## 2.0 Objection based upon Environmental impact:

- Breaching the protections gazetted in the 2017 North Coast Regional Plan
- Wrongful rezoning of State Significant Farmland (SSF)
  - Targeting State Significant Farmland when other site options exist
  - Lands designated as protected
- Land is currently zoned RU1 and is State Significant Farmland
  - Remain a protected national asset
- Ensures economic viability to the Tweed Shire
- A food security for future generations
- SSD action will trigger the eventual supplementary rezoning(s) of SSF land adjacent to the Hospital as per the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site
- Facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital
- Such a development will undermine the remaining at-risk viability threshold (500ha) for the remaining prime agricultural land; a loss of another 30ha will void the special protection
- No implementation plan for additional measures to mitigate the impacts of development related construction traffic on the surrounding agricultural activities
- Potential impacts on threatened species and communities thus contravening the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- Breaching current height limit restrictions in the Tweed LEP which were established through extensive community consultation
- Extent of the social and economic footprint of the project will render years of community consultation and planning around Kingscliff strategic positioning as a tourist destination redundant
- Project 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

## 3.0 Objection based upon lack of due process and transparency

- The SSD has been modified to enable a smaller foot print as a means of circumventing the EIS impact and that this modification is a substantial change from the original proposed plan
  - Minister Hazard and Project Lead Lawless stated the hospital to be no more than 4-stories
  - Plan states a nine-storey hospital with basement, rooftop helipad and plant rooms
  - Substantial modification contravenes Environmental Planning and Assessment Regulation 2000 (NSW), cl. 117
- No community consultation
- No Northern NSW Local Health District Board consultation, *contrary* to the misleading project documentation

- No effort or provision to provide timely information, and be accessible and responsive in addressing the Kingscliff/Cudgen/Tweed community's feedback and concerns
- The application involves a real threat to the environment and no capacity to result in good environmental and/or community outcomes
- The application raises concerns on the manner how the NSW State Government regulates the environment now, into the future and across all areas of government
- The application raises the matter regarding the interpretation and future administration of statutory provisions
- No consideration to the high biodiversity, cultural and landscape value of Kingscliff and the surrounding Cudgen area in the design and proposed operation of the project
- No detail in minimising the impacts on the highly productive Cudgen agricultural land
- No effort made in exploring opportunities to integrate continued agricultural production into the Tweed Valley Hospital project
- False pretence and misleading the local community by promising local employment and procurement opportunities when my personal experience in the health industry provides me the insight that this is not a feasible option
- No consultation or opportunity for response given to the aging/vulnerable Tweed community on the options available to them once the current Tweed Hospital is decommissioned and the relevant governance arrangements for the care
- No commitment made to developing a plan to support educational and tourism opportunities once the Kingscliff TAFE and surrounding State Significant farmland is rezoned for health services / residential
- No demonstrated behaviour in responsible land stewardship, including a plan over the life of the development, and no plan to enhance the ecological and cultural value of the surrounding Kingscliff / Cudgen area
- No attempt by Department to acknowledge the strong community opposition from local landowners and special interest groups
- The Minister and applicant have intentionally misled constituents by 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
- Due process has not reasonably followed the Environmental Planning and Assessment Act 1979 (NSW), s. 89F specified Environmental Planning Instruments
- I consider the manner of business conducted by the Minister, Applicant and Department has been and continue to be unreasonably complex and an abuse of process to enable pre-emptive works and display of power when no development consent has been granted

#### 4.0 Objection based on the site being unsuitable

- Size and scale of the project that will require future expansion on a land-locked site; thus, limited in width expansion will require an increase in height or absorbing more state significant land

- Gold Coast University has outgrown 170,000 sqm within 5 years and is now planning to absorb surrounding green areas
- The 1000-year flood level is not a standard inclusion in large developments across NSW, QLD and greater Australia
- The very sight will be cut off from all arterials and lesser roads in the event of flooding giving zero access
  - Negative impact on patient care
  - Most vulnerable population in Banora, Tweed Heads, South Tweed, Terranora, Bilambil and Bilambil Heights will have no access
  - Alternative grade 'B' health service Robina hospital 40 minutes' drive
  - Alternative grade 'A' Acute health service Gold Coast University Hospital 1.15 Hours' drive
  - Workforce management issue when operational staff cannot get to / leave the hospital
- Current Tweed Hospital has development opportunity with lesser impact
- Current Tweed Hospital will have access available via major arterials in event of 1000-year flood, 100-year flood and or 50-year flood
- Environmental impacts on the natural and built environment of Kingscliff and the Cudgen Plateau
- Social impacts in the Kingscliff locality
- Economic impacts in the Kingscliff / Cudgen locality which relies on ecotourism
- Impact on the Coastal Zone (within 1 km)
- Poor execution of public submissions and no consideration of public interest
- Increased traffic over an extended period
- Additional congestion on Tweed Coast Road and feeding minor roads
- Road network not suitable to accommodate heavy and over-dimensional vehicles necessary during construction and servicing the hospital
- Interactions with agricultural stock movements and school bus routes
- Object based on the merits of the proponent's decision to build a hospital on state significant farmland when feasible alternatives are available and ignored with no reasonable cause
  - Current Tweed Hospital site
    - Can be re-developed for a new hospital
    - Council offering additional land
    - No land re-zoning required
    - Central to key emergency and allied services
    - Consistent with Tweed Shire Council approved medium density city plan and not flood affected
  - Kings Forest
    - Green fill
    - Already re-zoned for commercial/medical use
    - Scope for horizontal or vertical growth
    - Supported by special interest groups

I, [REDACTED], of [REDACTED] Cudgen Road and identified neighbouring landowner declare I have not given or been in receipt of political donations in the past two (2) calendar years.



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 attached PDF documents.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297790](https://majorprojects.accelo.com/?action=view_activity&id=297790)

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:

297790\_SEPP\_Submission.pdf

[REDACTED]  
Cudgen Road  
Kingscliff NSW 2487

Application No: SSD 9575

Location: 771 Cudgen Road, Cudgen

I, [REDACTED], of [REDACTED] Cudgen Road and identified neighbouring landowner object both on merit and judiciously to the State Significant Development application #9575 Tweed Valley Hospital and the proposed State Environment Planning Policy for 771 Cudgen Road, Cudgen NSW.

Being a resident of Kingscliff of 40 years and over 10 years legal industry experience specialising in compliance, regulation and public access, I categorically state my belief SSD#9575 is ill-conceived, the 771 Cudgen Road site unsuited for the proposed Tweed Valley Hospital development, and the Department has with intention contravened Environmental Planning Instruments in this proposal.

#### 1.0 Objection based upon resident amenity

- Major loss of amenity as an identified neighbouring landowner with no mitigation options and/or strategies addressed, including and not exhausted:
  - Visual pollution impacts
  - Noise (acoustic) pollution impacts
  - Traffic impacts
  - Helicopter activity impact / aviation issues
  - 24/7 Operational impacts
- Visual pollution
  - The sensitivity of the landscape and the proximity of residences put the nature and extent of potential visual impacts of the project at extreme across the site
  - The SSD#9575 proposal is located on an elevated ridge that forms part of the Cudgen Plateau and is in very close proximity to undulating agricultural landscape and residential, yet the Department does not acknowledge:
    - The project will significantly change the visual landscape of the locality
    - Extreme impact on the surrounding residences due to the topography, lack of intervening vegetation and exposed views towards the site, hence an increased overall visibility of the project
  - As an identified neighbouring landowner my property will experience extreme visual polluting impacts from the project and the very amenity the property was purchased for
- Noise pollution
  - The project site is located in a relatively quiet rural area with low background noise levels

- No consultation has occurred with me in relation to noise modelling, control and/or abatement; I am an identified neighbouring land owner in very close proximity
- The Department has not provided any guarantee nor am I reasonably satisfied that the operational noise generated by the project's construction activities and/or construction related traffic would be kept below the highly noise affected criterion of 75 dB(A)
- The Department has made no commitment to apply a range of mitigation measures at residences impacted by construction related activity/traffic and the 24/7 operation of a nine-story hospital with helicopter pad, such as:
  - Providing double glazing
  - Insulation
  - Acoustic barriers
  - Proprietary enclosures
  - Exposure to increased artificial light causing an increased risk to health (disruption to natural circadian rhythms, sleep disturbance, increased risk of breast cancer, gastrointestinal, mood and cardiovascular disorder)
- Traffic and Transport pollution
  - Major traffic impact not restricted to just the project's construction period but can be extended to the lifespan of the site
  - No suitable road upgrades formally planned prior to commencing construction and during construction
  - No planned implementation of a detailed Traffic Management Plan under the supervision of the relevant roads authority
  - No Traffic Management Plan to mitigate surrounding streets used as parking by hospital staff, patients and/or visitors (planned paid parking zone inadequate for the potential 5000 staff and expected patient/visitor volumes)
  - No formally approved public transport to site
  - Necessary upgrades to culverts and intersection treatments to facilitate turning with over-dimensional vehicles / service vehicles will impact access points
  - As an identified neighbouring landowner, I have received no communication that the department will conduct dilapidation surveys of the transport routes before construction, on an annual basis during construction and after decommissioning of the project, and repair, or pay the full cost associated with repairing any damage to the road network caused by any project-related traffic
- Bio-diversity impact
  - Disturbance of surrounding native vegetation including patches of White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and derived Native Grassland (Box Gum Woodland);
    - listed as an endangered ecological community under the Threatened Species Conservation Act 1995 (TSC Act)/EPBC Act
  - The project will disturb the potential habitat for threatened fauna and flora species listed under the TSC Act

## 2.0 Objection based upon Environmental impact:

- Breaching the protections gazetted in the 2017 North Coast Regional Plan
- Wrongful rezoning of State Significant Farmland (SSF)
  - Targeting State Significant Farmland when other site options exist
  - Lands designated as protected
- Land is currently zoned RU1 and is State Significant Farmland
  - Remain a protected national asset
- Ensures economic viability to the Tweed Shire
- A food security for future generations
- SSD action will trigger the eventual supplementary rezoning(s) of SSF land adjacent to the Hospital as per the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site
- Facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital
- Such a development will undermine the remaining at-risk viability threshold (500ha) for the remaining prime agricultural land; a loss of another 30ha will void the special protection
- No implementation plan for additional measures to mitigate the impacts of development related construction traffic on the surrounding agricultural activities
- Potential impacts on threatened species and communities thus contravening the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- Breaching current height limit restrictions in the Tweed LEP which were established through extensive community consultation
- Extent of the social and economic footprint of the project will render years of community consultation and planning around Kingscliff strategic positioning as a tourist destination redundant
- Project 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

## 3.0 Objection based upon lack of due process and transparency

- The SSD has been modified to enable a smaller foot print as a means of circumventing the EIS impact and that this modification is a substantial change from the original proposed plan
  - Minister Hazard and Project Lead Lawless stated the hospital to be no more than 4-stories
  - Plan states a nine-storey hospital with basement, rooftop helipad and plant rooms
  - Substantial modification contravenes Environmental Planning and Assessment Regulation 2000 (NSW), cl. 117
- No community consultation
- No Northern NSW Local Health District Board consultation, *contrary* to the misleading project documentation

- No effort or provision to provide timely information, and be accessible and responsive in addressing the Kingscliff/Cudgen/Tweed community's feedback and concerns
- The application involves a real threat to the environment and no capacity to result in good environmental and/or community outcomes
- The application raises concerns on the manner how the NSW State Government regulates the environment now, into the future and across all areas of government
- The application raises the matter regarding the interpretation and future administration of statutory provisions
- No consideration to the high biodiversity, cultural and landscape value of Kingscliff and the surrounding Cudgen area in the design and proposed operation of the project
- No detail in minimising the impacts on the highly productive Cudgen agricultural land
- No effort made in exploring opportunities to integrate continued agricultural production into the Tweed Valley Hospital project
- False pretence and misleading the local community by promising local employment and procurement opportunities when my personal experience in the health industry provides me the insight that this is not a feasible option
- No consultation or opportunity for response given to the aging/vulnerable Tweed community on the options available to them once the current Tweed Hospital is decommissioned and the relevant governance arrangements for the care
- No commitment made to developing a plan to support educational and tourism opportunities once the Kingscliff TAFE and surrounding State Significant farmland is rezoned for health services / residential
- No demonstrated behaviour in responsible land stewardship, including a plan over the life of the development, and no plan to enhance the ecological and cultural value of the surrounding Kingscliff / Cudgen area
- No attempt by Department to acknowledge the strong community opposition from local landowners and special interest groups
- The Minister and applicant have intentionally misled constituents by 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
- Due process has not reasonably followed the Environmental Planning and Assessment Act 1979 (NSW), s. 89F specified Environmental Planning Instruments
- I consider the manner of business conducted by the Minister, Applicant and Department has been and continue to be unreasonably complex and an abuse of process to enable pre-emptive works and display of power when no development consent has been granted

#### 4.0 Objection based on the site being unsuitable

- Size and scale of the project that will require future expansion on a land-locked site; thus, limited in width expansion will require an increase in height or absorbing more state significant land

- Gold Coast University has outgrown 170,000 sqm within 5 years and is now planning to absorb surrounding green areas
- The 1000-year flood level is not a standard inclusion in large developments across NSW, QLD and greater Australia
- The very sight will be cut off from all arterials and lesser roads in the event of flooding giving zero access
  - Negative impact on patient care
  - Most vulnerable population in Banora, Tweed Heads, South Tweed, Terranora, Bilambil and Bilambil Heights will have no access
  - Alternative grade 'B' health service Robina hospital 40 minutes' drive
  - Alternative grade 'A' Acute health service Gold Coast University Hospital 1.15 Hours' drive
  - Workforce management issue when operational staff cannot get to / leave the hospital
- Current Tweed Hospital has development opportunity with lesser impact
- Current Tweed Hospital will have access available via major arterials in event of 1000-year flood, 100-year flood and or 50-year flood
- Environmental impacts on the natural and built environment of Kingscliff and the Cudgen Plateau
- Social impacts in the Kingscliff locality
- Economic impacts in the Kingscliff / Cudgen locality which relies on ecotourism
- Impact on the Coastal Zone (within 1 km)
- Poor execution of public submissions and no consideration of public interest
- Increased traffic over an extended period
- Additional congestion on Tweed Coast Road and feeding minor roads
- Road network not suitable to accommodate heavy and over-dimensional vehicles necessary during construction and servicing the hospital
- Interactions with agricultural stock movements and school bus routes
- Object based on the merits of the proponent's decision to build a hospital on state significant farmland when feasible alternatives are available and ignored with no reasonable cause
  - Current Tweed Hospital site
    - Can be re-developed for a new hospital
    - Council offering additional land
    - No land re-zoning required
    - Central to key emergency and allied services
    - Consistent with Tweed Shire Council approved medium density city plan and not flood affected
  - Kings Forest
    - Green fill
    - Already re-zoned for commercial/medical use
    - Scope for horizontal or vertical growth
    - Supported by special interest groups

I, [REDACTED], of [REDACTED] Cudgen Road and identified neighbouring landowner declare I have not given or been in receipt of political donations in the past two (2) calendar years.

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:

See attached PDF document.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297792](https://majorprojects.accelo.com/?action=view_activity&id=297792)

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:

297792\_SEPP\_Submission.pdf

[REDACTED]  
Cudgen Road  
Kingscliff NSW 2487

Application No: SSD 9575  
Location: 771 Cudgen Road, Cudgen

I, [REDACTED], of [REDACTED] Cudgen Road and resident in an identified neighbouring property object both on merit and judiciously to the State Significant Development application #9575 Tweed Valley Hospital and the proposed State Environment Planning Policy for 771 Cudgen Road, Cudgen NSW.

Being a resident of Kingscliff of 22 years and currently associated with the medical industry, I categorically state my belief SSD#9575 is ill-conceived, the 771 Cudgen Road site unsuited for the proposed Tweed Valley Hospital development, and the Department / Applicant has applied the Environmental Planning Instruments inconsistently in this proposal.

#### 1.0 Objection based upon resident amenity

- Major loss of amenity as an identified neighbouring landowner with no mitigation options and/or strategies addressed, including and not exhausted:
  - Visual pollution impacts
  - Noise (acoustic) pollution impacts
  - Traffic impacts
  - Helicopter activity impact / aviation issues
  - 24/7 Operational impacts
- Visual pollution
  - The sensitivity of the landscape and the proximity of residences put the nature and extent of potential visual impacts of the project at extreme across the site
  - The SSD#9575 proposal is located on an elevated ridge that forms part of the Cudgen Plateau and is in very close proximity to undulating agricultural landscape and residential, yet the Department does not acknowledge:
    - The project will significantly change the visual landscape of the locality
    - Extreme impact on the surrounding residences due to the topography, lack of intervening vegetation and exposed views towards the site, hence an increased overall visibility of the project
  - As an identified neighbouring landowner my property will experience extreme visual polluting impacts from the project and the very amenity the property was purchased for
- Noise pollution
  - The project site is located in a relatively quiet rural area with low background noise levels

- No consultation has occurred with me in relation to noise modelling, control and/or abatement; I am an identified neighbouring land owner in very close proximity
- The Department has not provided any guarantee nor am I reasonably satisfied that the operational noise generated by the project's construction activities and/or construction related traffic would be kept below the highly noise affected criterion of 75 dB(A)
- The Department has made no commitment to apply a range of mitigation measures at residences impacted by construction related activity/traffic and the 24/7 operation of a nine-story hospital with helicopter pad, such as:
  - Providing double glazing
  - Insulation
  - Acoustic barriers
  - Proprietary enclosures
  - Exposure to increased artificial light causing an increased risk to health (disruption to natural circadian rhythms, sleep disturbance, increased risk of breast cancer, gastrointestinal, mood and cardiovascular disorder)
- Traffic and Transport pollution
  - Major traffic impact not restricted to just the project's construction period but can be extended to the lifespan of the site
  - No suitable road upgrades formally planned prior to commencing construction and during construction
  - No planned implementation of a detailed Traffic Management Plan under the supervision of the relevant roads authority
  - No Traffic Management Plan to mitigate surrounding streets used as parking by hospital staff, patients and/or visitors (planned paid parking zone inadequate for the potential 5000 staff and expected patient/visitor volumes)
  - No formally approved public transport to site
  - Necessary upgrades to culverts and intersection treatments to facilitate turning with over-dimensional vehicles / service vehicles will impact access points
  - As an identified neighbouring landowner, I have received no communication that the department will conduct dilapidation surveys of the transport routes before construction, on an annual basis during construction and after decommissioning of the project, and repair, or pay the full cost associated with repairing any damage to the road network caused by any project-related traffic
- Bio-diversity impact
  - Disturbance of surrounding native vegetation including patches of White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and derived Native Grassland (Box Gum Woodland);
    - listed as an endangered ecological community under the Threatened Species Conservation Act 1995 (TSC Act)/EPBC Act
  - The project will disturb the potential habitat for threatened fauna and flora species listed under the TSC Act

## 2.0 Objection based upon Environmental impact:

- Breaching the protections gazetted in the 2017 North Coast Regional Plan
- Wrongful rezoning of State Significant Farmland (SSF)
  - Targeting State Significant Farmland when other site options exist
  - Lands designated as protected
- Land is currently zoned RU1 and is State Significant Farmland
  - Remain a protected national asset
- Ensures economic viability to the Tweed Shire
- A food security for future generations
- SSD action will trigger the eventual supplementary rezoning(s) of SSF land adjacent to the Hospital as per the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site
- Facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital
- Such a development will undermine the remaining at-risk viability threshold (500ha) for the remaining prime agricultural land; a loss of another 30ha will void the special protection
- No implementation plan for additional measures to mitigate the impacts of development related construction traffic on the surrounding agricultural activities
- Potential impacts on threatened species and communities thus contravening the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- Breaching current height limit restrictions in the Tweed LEP which were established through extensive community consultation
- Extent of the social and economic footprint of the project will render years of community consultation and planning around Kingscliff strategic positioning as a tourist destination redundant
- Project 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

## 3.0 Objection based upon lack of due process and transparency

- The SSD has been modified to enable a smaller foot print as a means of circumventing the EIS impact and that this modification is a substantial change from the original proposed plan
  - Minister Hazard and Project Lead Lawless stated the hospital to be no more than 4-stories
  - Plan states a nine-storey hospital with basement, rooftop helipad and plant rooms
  - Substantial modification contravenes Environmental Planning and Assessment Regulation 2000 (NSW), cl. 117
- No community consultation
- No Northern NSW Local Health District Board consultation, *contrary* to the misleading project documentation

- No effort or provision to provide timely information, and be accessible and responsive in addressing the Kingscliff/Cudgen/Tweed community's feedback and concerns
- The application involves a real threat to the environment and no capacity to result in good environmental and/or community outcomes
- The application raises concerns on the manner how the NSW State Government regulates the environment now, into the future and across all areas of government
- The application raises the matter regarding the interpretation and future administration of statutory provisions
- No consideration to the high biodiversity, cultural and landscape value of Kingscliff and the surrounding Cudgen area in the design and proposed operation of the project
- No detail in minimising the impacts on the highly productive Cudgen agricultural land
- No effort made in exploring opportunities to integrate continued agricultural production into the Tweed Valley Hospital project
- False pretence and misleading the local community by promising local employment and procurement opportunities when my personal experience in the health industry provides me the insight that this is not a feasible option
- No consultation or opportunity for response given to the aging/vulnerable Tweed community on the options available to them once the current Tweed Hospital is decommissioned and the relevant governance arrangements for the care
- No commitment made to developing a plan to support educational and tourism opportunities once the Kingscliff TAFE and surrounding State Significant farmland is rezoned for health services / residential
- No demonstrated behaviour in responsible land stewardship, including a plan over the life of the development, and no plan to enhance the ecological and cultural value of the surrounding Kingscliff / Cudgen area
- No attempt by Department to acknowledge the strong community opposition from local landowners and special interest groups
- The Minister and applicant have intentionally misled constituents by 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
- Due process has not reasonably followed the Environmental Planning and Assessment Act 1979 (NSW), s. 89F specified Environmental Planning Instruments
- I consider the manner of business conducted by the Minister, Applicant and Department has been and continue to be unreasonably complex and an abuse of process to enable pre-emptive works and display of power when no development consent has been granted

#### 4.0 Objection based on the site being unsuitable

- Size and scale of the project that will require future expansion on a land-locked site; thus, limited in width expansion will require an increase in height or absorbing more state significant land

- Gold Coast University has outgrown 170,000 sqm within 5 years and is now planning to absorb surrounding green areas
- The 1000-year flood level is not a standard inclusion in large developments across NSW, QLD and greater Australia
- The very sight will be cut off from all arterials and lesser roads in the event of flooding giving zero access
  - Negative impact on patient care
  - Most vulnerable population in Banora, Tweed Heads, South Tweed, Terranora, Bilambil and Bilambil Heights will have no access
  - Alternative grade 'B' health service Robina hospital 40 minutes' drive
  - Alternative grade 'A' Acute health service Gold Coast University Hospital 1.15 Hours' drive
  - Workforce management issue when operational staff cannot get to / leave the hospital
- Current Tweed Hospital has development opportunity with lesser impact
- Current Tweed Hospital will have access available via major arterials in event of 1000-year flood, 100-year flood and or 50-year flood
- Environmental impacts on the natural and built environment of Kingscliff and the Cudgen Plateau
- Social impacts in the Kingscliff locality
- Economic impacts in the Kingscliff / Cudgen locality which relies on ecotourism
- Impact on the Coastal Zone (within 1 km)
- Poor execution of public submissions and no consideration of public interest
- Increased traffic over an extended period
- Additional congestion on Tweed Coast Road and feeding minor roads
- Road network not suitable to accommodate heavy and over-dimensional vehicles necessary during construction and servicing the hospital
- Interactions with agricultural stock movements and school bus routes
- Object based on the merits of the proponent's decision to build a hospital on state significant farmland when feasible alternatives are available and ignored with no reasonable cause
  - Current Tweed Hospital site
    - Can be re-developed for a new hospital
    - Council offering additional land
    - No land re-zoning required
    - Central to key emergency and allied services
    - Consistent with Tweed Shire Council approved medium density city plan and not flood affected
  - Kings Forest
    - Green fill
    - Already re-zoned for commercial/medical use
    - Scope for horizontal or vertical growth and
    - Supported by special interest groups

I, [REDACTED], I have not given or been in receipt of political donations in the past two (2) calendar years.

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Organisation: None ()

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the amendment of The proposed State Environmental Planning Policy (SEPP) would amend the Tweed Local Environmental Plan 2014 by rezoning part of 771 Cudgen Road, Cudgen (Part Lot 102 DP 870722) from Zone RU1 Primary Production and Zone R1 General Residential to Zone SP2 Infrastructure (Health Services Facility), making health services facilities and ancillary uses permissible with development consent.

I also object to the removal of the current maximum height of buildings, minimum lot size and floor space ratio controls.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] of None (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297843](https://majorprojects.accelo.com/?action=view_activity&id=297843)

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: Lynette Dennison

Email: [dennison01@gmail.com](mailto:dennison01@gmail.com)

Address:

2/13 Vulcan Street

Kingscliff, NSW

2487

Content:

Changing height restrictions and subsequently population density in the Kingscliff/Cudgen townships will impact not only on agriculture but on the social and ecological environment. The local council and the elected representatives have consulted with the community and the community wants building height restrictions. The State Government is interfering in the democratic process at the local level by not honouring local government processes. The area will become a continuation of the Gold Coast with the traffic, water, and social issues which come from high density populations.

Local farmers have an invested interest in maintaining the soil structure, fertility and quality of this rich agricultural land. We have a moral obligation to future generations to preserve this environment for future generations by not locking it up in a built environment.

IP Address: - 203.40.52.39

Submission: Online Submission from Lynette Dennison (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297885](https://majorprojects.accelo.com/?action=view_activity&id=297885)

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:

[REDACTED] I've seen a lot of change over those years - most of it good - and have also witnessed my community rail against certain developments and won to protect our beautiful area - that's why we choose to live here. We all know we need a larger hospital - that's a given - but the decision by the NSW Government to drop this huge piece of infrastructure and associated buildings between the residents of the village of Cudgen and the town of Kingscliff and on State Significant Farmland is the worst development decision I have seen in my lifetime.

Besides the big issues of how this huge project will impact upon our communities there are so many contradictions in the NSW Government's justifications as to why this site was chosen. Here's a couple:

The Government states that this is the only site that was put forward during the tender process that meets their criteria. As we now know they have compulsorily acquired the site. If they had that power to begin with it follows that they actually had the whole of the Shire to choose from. Yet they have pushed on and acquired land that not only is zoned as State Significant Farmland but have imposed this project on nearby residents and farmers, some of whom only live 100 metres from the site.

The Government states that the Cudgen Site is the only one put forward above the flood levels. I'm presuming that the Council will be asked to pay for the upgrade of local roads so that the site can be accessed as the feeder roads to Cudgen and Kingscliff all flood on occasions. It follows then if they selected the site on the basis that roads will be upgraded to gain access through floods to the Cudgen Site why did they dismiss other larger proposed sites that can also be flood affected?

Council's own Consultants recommended large areas in Chinderah as a proposed Health/Education Precinct in the Kingscliff Locality Plan that was recently on public exhibition. This area has easy and fast access to the Motorway but was dismissed by the Government due to flooding issues. The current Tweed Heads District Hospital was built 50 metres from the Tweed River on land that was extensively filled in the 1970's. I don't recall in my time living in this area this hospital needing to be evacuated due to river flooding. If a hospital can be successfully and safely built on flood affected land 40 years ago why can't it now?

The Cudgen Site is a rare piece of protected and productive farmland - it just doesn't stack up and it is so short-sighted to choose this site when there are other options available for a state-of-the-art hospital precinct.

What is the NSW Government planning to do when the hospital outgrows the constraints of the Cudgen Site - compulsory acquire more surrounding farmland or homes as is happening in Sydney? This current and future heartache is so unnecessary - take off the blinkers, think of the impact on our community's future and choose a site that will cope with the future health needs of the Shire and not destroy precious farmland that is still providing work and top quality produce despite the rest of the State being drought ridden.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297917](https://majorprojects.accelo.com/?action=view_activity&id=297917)

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: Claire Masters

Email: [clairemasters@limpinwood.net](mailto:clairemasters@limpinwood.net)

Address:

9 Coolman Street

Tyalgum, NSW  
2484

Content:

I object to rezoning of State Significant Farmland (SSF). I believe all SSF should be retained for it's significance to Tweed rural economy and food security now and the future. Rezoning of this land for a hospital can lead to rezoning of adjacent land for other health related services or other development that will reduce the hectares of State Significant Farmland on the Cudgen Plateau below the 500 hectare threshold required for SSF protection. The proposed rezoning is also contrary to the height restrictions of the Tweed Local Environment Plan that our community has given it's approval to through extended consultation. The State Significant Farmland of the Cudgen plateau has received many years of State government funds for improved soil health, erosion control, riparian and biodiversity restoration as well as farmer education and support. The proposed hospital project undermines and negates the taxpayer funds that have been provided to maintain and improve this valuable natural asset. All of the farmland on the Cudgen plateau should be retained as it is one of few State Significant Farmland sites left in NSW. To rezone any of this SSF land for development is unnecessary when other sites exist in the Tweed that are suitable to build a hospital while not compromising our precious farmland, local rural economy and food security.

IP Address: - 1.128.110.159

Submission: Online Submission from Claire Masters (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298079](https://majorprojects.accelo.com/?action=view_activity&id=298079)

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: Sasha Barlow

Email: [starsasha27@yahoo.com](mailto:starsasha27@yahoo.com)

Address:

609 Cudgen Rd

Cudgen, NSW

2487

Content:

I have grown up in Cudgen amongst the hard working farming community and while I agree we need to upgrade our hospital I object to this Cudgen site as it's classed as R1 State Significant and it has the potential for the Cudgen plateau to go under the 500 hectare need for designation.

This community is filled with young farmers that have continued on their high yielding drought free family farms employing many people.

We have already lost many jobs with the take over of this site.

There will be a huge problem with the farm directly opposite the hospital. The site will need a 30m meter buffer zone from the farm and the northern boundary of the rain forest area.

When I went to Kingscliff High school the Kola corridor from behind that started behind the school up to the hospital site any Kolas using this corridor will be put in jeopardy.

Wherever a hospital is built there will be the same amount of jobs but we can never replace this land and farm jobs.

There was a plan in place for the Tweed Heads Hospitals expansion. Health Infrastructure have gone against North Coast Regional Plan without even consulting our Tweed Shire Council, the local rate payers or farmers.

Geoff Provest has said the site was chosen by the experts but they will not tell us who these experts are. So many of the community's questions have not been answered it's of great concern to myself and community.

How is it possible to put a city size hospital in between farms and a small seaside town that was not long ago just a village?

The hospital site between the highway to the hospital will be a grid lock. This road is main access into Cudgen Kingscliff going to 3 schools swimming pool library and TAFE. Slow tractors large trucks for Woolies on top of this traffic the main entrance to a hospital. The hospital needs to be near the highway for faster access for everyone.

The soil is amazing but underneath is bed rock and the costs will blow out.

They could have picked a site closer to the highway and addressed flood issues making it more assessable for the community.

I believe they should have continued the upgrade of the Tweed Hospital and keep a hospital at Tweed.

Further down the track a hospital will need to be built a hospital south near Pottsville as the population grows this would be the major hospital for southern Tweed Coast and Byron. We need forward thinking people looking at the big picture instead of changing their minds and now rushing this new project.

I am grateful that money has been allocated to health services in our area but strongly disagree with

this site. Thank you for reading my submission.

IP Address: - 203.40.106.66

Submission: Online Submission from Sasha Barlow (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298176](https://majorprojects.accelo.com/?action=view_activity&id=298176)

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:

Firstly I support a New Tweed Hospital but do not support the chosen site at Cudgen plateau. [REDACTED]  
[REDACTED]. I have always believed that the Cudgen farmland was specifically going to be spared from the development that the rest of the coastline has been subjected to due to it being state significant. For the State government to decide to change the rules for the benefit of their own project seems unfair to me as an individual. I believe the development proposed does not fit within the plans that the rest of the town have been subjected to and I have great concerns that once one development is undertaken more will follow. Possibly not housing but should a new ambulance station or school be needed could the state government then decide to approve that by changing the rules? Our local council would not have approved such a development, and are against it. Unfortunately as I have learnt state decision is final. Of course works have already begun but I remain hopeful that the local community will be listened to and that an alternative site from those put forward for consideration can be found.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED]  
(comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298186](https://majorprojects.accelo.com/?action=view_activity&id=298186)

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: Jackson Hardy

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

Address:

764 Cudgen Road

Cudgen, NSW

2487

Content:

To Whom it may concern,

I am the 4th Generation from a farming family in this area.

I understand how unique and important this farmland is. It needs to be preserved for future generations. This land supposedly State significant and all efforts made to protect it has been overlooked.

I grew up in Cudgen and went to Cudgen school.

I have recently bought a property in January this year on Cudgen Road. I have gone through many efforts and a large sum setting up my work shed across the road from the proposed site. I employ 11 people. Here at the shed we have deliveries a few times a week which have been interrupted by the building going on with our wonderful farmland. I have big concerns when it comes to being able to have goods delivered to my work shed. The traffic access is becoming difficult and am also fearful of security.

I have made continuous efforts to call Health Infrastructure but have had no replies back.

What sort of support is this??

I constantly receive phone calls from Real Estate agents as well as Doctors hoping to purchase my site, I find this very disheartening as it is not for sale!!!

I believe this site is unsuitable for the new proposed hospital, besides destroying state significant farmland Kingscliff has become a tourist destination which is very very sad and bound for disaster due to over population and pollution.

Families utilising the areas amenities such as the public swimming pool are finding it more and more difficult due to traffic.

Farmers carrying on with their family farms with forward thinking farming and more environmental practices will struggle and have no potential for growth if this proposed site goes ahead.

Seems to be under the table money shuffling going on amongst the corrupt people in parliament.

Sickening if you ask me.

Jackson Hardy

IP Address: - 101.187.250.14

Submission: Online Submission from Jackson Hardy (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=298208](https://majorprojects.accelo.com/?action=view_activity&id=298208)

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: Joanna Jackson

Email: [Jacksons\\_2@bigpond.com](mailto:Jacksons_2@bigpond.com)

Address:

26 Quigan St

Kingscliff, NSW

2487

Content:

I object to the current site.

I object because the site is too close to the town of Kingscliff. It will have a negative impact on the town and the businesses.

I object because a development of this size requires land for other facilities, like medium density housing and the location does not allow further expansion without loss of more farmland.

I object because the site is too close to the TAFE and the high school. Traffic congestion and parking issues will not be able to be adequately addressed. This will have a negative impact on enrolments at TAFE as the already limited parking will be more limited as hospital patrons use TAFE parking. In the two weeks since the site has had work begun I have been caught in traffic congestion in at least five occasions along Cudgen Road between the light and the TAFE. This will only get worse as building starts and will not improve when the hospital is operational.

I object because this land has been zoned as State Significant Farmland. We must protect this land which is what the zoning was implemented for. Development on this land will forever change the farming opportunities.

I object because this development does not fit with the scale of the beach town that is Kingscliff. There are other sites which will have much less direct impact to the town and the residents.

IP Address: - 101.175.211.105

Submission: Online Submission from Joanna Jackson (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298464](https://majorprojects.accelo.com/?action=view_activity&id=298464)

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: Justine Ramsay

Organisation: JR Creative (JR Creative)

Email: [REDACTED]

Address:

[REDACTED]

KANGAROO VALLEY, NSW  
2577

Content:

Dear Sir/Madam,

As a frequent visitor to Kingscliff, I would like to express my objection to the proposed location of the New Tweed Valley Hospital.

I believe it is totally unnecessary to locate such a huge infrastructure development on such rich, fertile state significant land. I believe there are alternate sites at Kings Forest and Chinderah which are not being as seriously considered by the government as Kingscliff. I urge that these sites be assessed for consideration more thoroughly. Surely having a hospital located at the side of the motorway (Chinderah) would be much more accessible for emergency vehicles, patients and hospital supply deliveries and the like.

It is beyond comprehension as to why consideration would be given to locating this monstrosity within a small charming seaside residential and farming community which is a well established food bowl to the whole country, when there are other, more suitable sites which are not on such valuable pristine land.

Tourism is a major economic driver for this area, people (like me) love to visit the quaint seaside town of Kingscliff and enjoy the pristine environment year after year... but if the area is ruined in the same way Tweed Heads and the Gold Coast has been ruined over the last 30 years, then tourists will be turned off, and the livelihoods of the business owners of the town will be lost. These areas need to be preserved for future generations to enjoy and to sustain the economy of the towns.

Yes, the hospital is needed

Yes, it's a great initiative

Yes, it's a great development

But is it intended for the right location? NO.

I urge you to please consider the other locations which are not on state significant farm land. If we do not preserve this farmland for future generations, then we will not be able to provide for ourselves as a nation.

Thank you for your time,  
Justine Ramsay

IP Address: [REDACTED]

Submission: Online Submission from Justine Ramsay of JR Creative (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298468](https://majorprojects.accelo.com/?action=view_activity&id=298468)

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: Christine Ramsay

Email: [REDACTED]

Address:

[REDACTED]

Kangaroo Valley, NSW  
2577

Content:

Dear Sir/Madam

I am writing to register my objection to the site of the proposed Tweed Valley Hospital. I wish to make it clear that I do not object to a hospital in the Tweed Valley, only the use of the State Significant Land for such a purpose. The use of this land for farming should be prioritised. Placing the proposed hospital on such land is going to set a precedent which will mean that further development of the Cudgen Plateau will occur at the whim of the State government whenever they choose to put infrastructure above precious agricultural land. What use is it to have State Significant Land if the government can just overturn that zoning every time they deem it necessary? This is an abuse of their powers specially when there are other alternatives available.

I must mention that the Nationals MP and the State Agriculture Minister have both behaved very poorly. The first has betrayed many of his constituents, farmers who have loyally voted for him thinking that he is working in their best interests. The Agriculture Minister has remained removed from the whole procedure and it would have been wonderful if he had stuck up for Agriculture in Kingscliff. After all his portfolio is Minister for Agriculture, not Minister for Overdevelopment.

There are other sites available closer to the expressway which would be much more suitable and much easier to access from other towns and not offensive to the majority of the town's population who seem to be affronted by this proposal.

The small town of Kingscliff, if this massive hospital complex is built, will become victim of so called "progress." It has always been a source of pride that Kingscliff and the Tweed Valley has not fallen victim to the rampant development seen on the Gold Coast. People have moved here because of the charm and small coastal town feel. If this hospital is built it will destroy this charm being very much out of proportion to the rest of the town.

I entreat you to take the wishes of the people of Cudgen and Kingscliff into consideration and reject this totally unsuitable location for a much needed hospital. The community consultation has been minimal to say the least! An insult to the process and not worthy of all those concerned in making this massive decision.

Thank you for your attention,  
Christine Ramsay

IP Address: - [REDACTED]

Submission: Online Submission from Christine Ramsay (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=298546](https://majorprojects.accelo.com/?action=view_activity&id=298546)

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 oppose the proposed rezoning of land at 771 Cudgen Road, Cudgen for the purposed of building a hospital on a site where such development is prohibited in government and local planning documents.

Plans for the redevelopment of Tweed Hospital were well under way until Brad Hazzard, in his own words at a public meeting called in April/May, changed all that when he became Health Minister earlier last year, overturning those plans prepared under Jillian Skinner and plans the Labor Party committed over \$200 million towards before the last state election. The assertion in the application that Tweed Hospital is incapable of expansion on and around its current site is totally at odds with the facts.

Planning timelines and negotiations in February this year were well before the selected site had been revealed, which appears to be outside the parameters of the selection process as stated.

There is no/limited discussion in any documents of impacts on the neighbouring properties which here must include Kingscliff/ Cudgen farmland if you are being serious about assessments.

Traffic assessment is negligible and not consistent with facts on the ground. Kingscliff streets are already congested and parking a real problem. People travelling to the hospital from the north (including the southern Gold Coast) will inevitably use the northern entrance along Marine Parade and Pearl Street and channelled into a one-way street and/or busy roundabout in the business centre of Kingscliff to get to the hospital. To have a major exit point from the hospital onto the roundabout near the pool at Turnock Street/Cudgen Road intersections is ludicrous. It is a too narrow, two-lane roundabout with cars often crossing into adjacent lanes just to negotiate it and buses taking the whole two lanes to turn. This design feature will make it more dangerous and I would expect long delays here if this short-sighted plan goes ahead.

Heading "healing environment": in the document to Ms Carolyn McNally dated August 22, request for rezoning, there are gross contradictions about the footprint of the hospital. On the one hand, along with political assurances, there are statements that it will make use of the slope of the land so as to be more sensitive to the site and its surroundings, but on the other hand is the decision to build a multi storey building on the highest flat area of land on the selected site. The worst possible outcome for nearby residents who will bear the full brunt of what could have been at least a less intrusive edifice.

There is no mention of aircraft noise from jets arriving directly overhead into the Gold Coast Airport. They fly in at 600 metres above sea level which puts a 9-storey hospital on a ridge much closer to

those arriving jets. NSW Health advises in its own document on helicopter safety, not to build a hospital directly under a flight path for obvious safety reasons. Apart from this, planes fly in to the airport from 6 in the morning until midnight during daylight saving time – not a restful environment at all and outside the hospital in the grounds it will become increasingly noisy as the years go by and the number and size of planes increases. This has not been addressed at all

Huge overdevelopment on the doorway into Kingscliff with future expansion on the site and inevitable development on nearby land that owners have for many years tried to have rezoned will radically change the nature of the “coastal village” of Kingscliff which appears not to matter to NSW Infrastructure. As well as this will be the demise of Tweed Heads business and specialist centres, as well as aged care facilities and impacts on the people who have bought close to the hospital to avail themselves of that facility.

Reference to SSF makes limited mention of impacts, preferring to talk about the adjacent TAFE and expansion on the site. There was and is a huge amount of opposition to taking SSF, not “some” opposition as stated

Traffic and transport assessments make use of travel by car with the inevitable problems that will occur. There is only one irregular public bus route from Tweed Heads to Pottsville; no service to anywhere else in the Tweed Valley and of course people from the Gold Coast have to change buses at Tweed Heads if they wish to continue their journey south.

Flooding considerations have always been a furphy, introduced only after the EOI was called, as was the selected site had to be south of the Tweed River. This seems to have occurred because the subject site was for sale and negotiations begun for its purchase in February this year if not earlier, as revealed in the October supreme court case brought on by the landowners. Thus, the inclusion of these two criteria and the “healing environment” with coastal views seems to have been tailored for the April 2018 announcement of the selected site. Hospital development and redevelopments have and are taking place on flood prone land – Coffs Harbour hospital as one such instance with some areas within the 1:100-year flood zone as are the approach roads to it.

Such development is prohibited under Clause 58, ISEPP; Part 4 of the EP&A Act.

Not permitted under Tweed LEP 2000 and 2014. As stated, “As per the tables above, two zones (R1 General Residential and 2c Urban Expansion) permit health service facilities/hospitals. However, these zones only cover a small portion of the Project Site and are insufficient to support the main development area of the hospital. Page 26 outlines the process for this to be overturned, a convoluted series of amendments and public exhibitions that goes against the understanding of protection given to particular sites and established planning policies.

SEPP 33 for hazardous and offensive development which an industrial sized undertaking such as this is in such a scenic area. This process is almost totally inward looking and to hell with local residents who will have their lives disrupted by such an intrusive and massive development.

Public consultation has been negligible, in spite of government rhetoric and scant regard (apart from surprise) given to the huge public backlash arising from such a massive overdevelopment on SSF and with its associated impacts on Kingscliff, which have hardly been recognised. Traffic congestion, parking, noise, light and water runoff pollution as well as visual inconsistency on what is designated as a scenic escarpment.

The site selection process was undertaken by a property consultancy, Charter, Keck, Kramer and spearheading the selection appears to be a new recruit to the company (of three months) who may or may not have a degree in Business, this is not made clear on any of his profiles. Initially, anyone who had any dealings with the process was sworn to secrecy and any public consultation occurred after the fact and well after negotiations had started with the owners in early February this year and probably earlier.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298674](https://majorprojects.accelo.com/?action=view_activity&id=298674)

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 Kingscliff for the following reasons:

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. Contradicts current height limit restrictions in the Tweed LEP which were established through extensive community consultation. Kingscliff has a three-storey height restriction and this is only going to make that redundant and make way for other developers to come in and ruin our town.
3. Renders years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.
4. It is going to open up the town for short-term holiday letting in a mass way (Tweed Shire Council currently object to this) and make any permanent renting or buying of property unattainable.
5. Other services will need to be built to support the hospital and these will end up in the town being overdeveloped.
6. There are no facilities to support the amount of traffic into and out of the township.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298778](https://majorprojects.accelo.com/?action=view_activity&id=298778)

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: robert harvey

Organisation: retired,resident of Kingscliff ()

Email: [REDACTED]

Address:

[REDACTED]

Kingscliff, NSW  
2487

Content:

I object to the rezoning of the land at Cudgen for the pupose of a new major hospital.The hospital will be a gross overdevelopment in its currently proposed built form.I am a retired professional engineer who worked in the field of major hospital redevelopments and have seen low rise solutions to major teaching hospitals redevelopments successfully implimented.

I am also aware of the pros and cons of greenfield vs existing site projects and the scope of engineering site services [eg water,electricity etc] required for a hospital.

The Cudgen site does not offer advantages in this regard sufficient to justify the rezoning of the farmland rather than the utilization of another alternative site.

The proposed rezoning of the site flies in the face of many years of public consultation and preparation of government planning documents[eg LEP] and the documented expressed wishes of Tweed Coast residents to retain 'village like' coastal towns.

The proposed rezoning and removal of existing building height limits would constitute a failure of democracy and a loss of credibility for the planning processes.

IP Address: - [REDACTED]

Submission: Online Submission from robert harvey of retired,resident of Kingscliff (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298849](https://majorprojects.accelo.com/?action=view_activity&id=298849)

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] A hospital on Kingscliff's doorstep will ruin it as a quaint local seaside town.

I object to the SEPP because:

- > The land is currently zoned as State Significant Farmland. SSF needs to be protected as part of increasing demand for food and secure food security. By buying local food when visiting, we support local families AND eat food which has low food miles. You cannot eat buildings.
- > Supplementary rezoning of land around the hospital will be triggered and the Planning and Environment Minister has already announced a Regional Health Service Precinct adjoining the proposed hospital site.. This threatens the remaining prime agricultural land and its' "at risk" threshold of 500 ha.
- > In a state which is 100% in drought, why is this government building on prime agricultural land which gets regular rain?
- > The SEPP ignores the height limiting the Tweed LEP (and Kingscliff Locality Plan) which, after EXTENSIVE community consultation limited building height limits to 3 stories.
- > The SEPP ignores years of community consultation and planning.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=298867](https://majorprojects.accelo.com/?action=view_activity&id=298867)

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)