



3730 - 1310

19 April 2022

Occupier  
Lifebridge Australia Centre  
PO Box 1403  
KINGSCLIFF NSW 2487  
Email: [admin@lifebridge.or.au](mailto:admin@lifebridge.or.au)

Dear Occupier

**Notification of Activity – New Ambulance Station at 771 Cudgen Road, Cudgen NSW.**

NSW Health Infrastructure (HI), is proposing to construct a new ambulance station at 771 Cudgen Road, Cudgen, NSW 2487 (Lot 11 DP 1269398). The ambulance station will be delivered through the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

While this proposal does not require development consent from Council or the Department of Planning, Industry and Environment (DPIE), we are required to assess the likely impacts of the proposal in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying occupiers of adjoining and adjacent properties of our intention to undertake the works and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, plans showing the location and extent of the work are enclosed. Generally, the proposed activity comprises construction of a new two storey ambulance station providing for eight ambulance parking bays, and associated works, including: tree removal, car parking, hardstand, access/driveway, and ancillary infrastructure.

If you wish to comment on the proposal, please provide your feedback to Stuart Diver via email at [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au) or NSW Health Infrastructure, Attention Stuart Diver, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

Occupier  
Kingscliff Swimming Pool  
PO Box 816  
MURWILLUMBAH NSW 2484  
Email: TRAC@tweed.nsw.gov.au

Dear Occupier

**Notification of Activity – New Ambulance Station at 771 Cudgen Road, Cudgen NSW.**

NSW Health Infrastructure (HI), is proposing to construct a new ambulance station at 771 Cudgen Road, Cudgen, NSW 2487 (Lot 11 DP 1269398). The ambulance station will be delivered through the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

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Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

Occupier  
Kingscliff Library  
Lot 1 Turnock Street  
KINGSCLIFF NSW 2487  
Email: kingscliff@rtrl.nsw.gov.au

Dear Occupier

**Notification of Activity – New Ambulance Station at 771 Cudgen Road, Cudgen NSW.**

NSW Health Infrastructure (HI), is proposing to construct a new ambulance station at 771 Cudgen Road, Cudgen, NSW 2487 (Lot 11 DP 1269398). The ambulance station will be delivered through the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

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Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

Occupier  
60 Cudgen Road  
KINGSCLIFF NSW 2487

Dear Occupier

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Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

Occupier  
62 Cudgen Road  
KINGSCLIFF NSW 2487

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Yours sincerely,

Stuart Diver

**Senior Project Director**

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3730 - 1310

19 April 2022

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64 Cudgen Road  
KINGSCLIFF NSW 2487

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Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

Occupier  
TAFE NSW - Kingscliff  
806 Cudgen Road  
KINGSCLIFF NSW 2487

Dear Occupier

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Yours sincerely,

Stuart Diver

**Senior Project Director**

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3730 - 1310

19 April 2022

Occupier  
792 Cudgen Road  
KINGSCLIFF NSW 2487

Dear Occupier

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Stuart Diver

**Senior Project Director**

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3730 - 1310

19 April 2022

Occupier  
764 Cudgen Road  
KINGSCLIFF NSW 2487

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Stuart Diver

**Senior Project Director**

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3730 - 1310

19 April 2022

Occupier  
752 Cudgen Road  
CUDGEN NSW 2487

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**Senior Project Director**

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3730 - 1310

19 April 2022

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748 Cudgen Road  
CUDGEN NSW 2487

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**Senior Project Director**

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3730 - 1310

19 April 2022

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744 Cudgen Road  
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3730 - 1310

19 April 2022

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742 Cudgen Road  
CUDGEN NSW 2487

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3730 - 1310

19 April 2022

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Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730 - 1310

19 April 2022

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CUDGEN NSW 2487

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Yours sincerely,

Stuart Diver

**Senior Project Director**

**Enc: Proposed Plans**



3730-1311

19 April 2022

General Manager  
Tweed Shire Council  
PO Box 816  
MURWILLUMBAH NSW 2484  
Email: [tsc@twee.nsw.gov.au](mailto:tsc@twee.nsw.gov.au)

Attention To: Assets, Planning and Development Team

**RE: Notification of Activity – New Ambulance Station at 771 Cudgen Road, Cudgen NSW.**

NSW Health Infrastructure (HI) is proposing to construct a new ambulance station at the new Tweed Valley Hospital site, located at 771 Cudgen Road, Cudgen, NSW 2487 (Lot 11 DP 1269398). The ambulance station will be delivered (as a separate project) through the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

While this proposal does not require development consent from Council, we are required to assess its likely impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with Clauses 2.10 and 2.52(7) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying Council of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a plan set showing the location and extent of the work is enclosed. In summary, the proposed activity comprises construction of a new two storey ambulance station providing for eight ambulance parking bays, and associated works, including: tree removal, car parking, hardstand, access/driveways, and ancillary infrastructure.

If you wish to comment on the proposal, please provide your feedback to Stuart Diver via email at [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au) or post to NSW Health Infrastructure, Attention Stuart Diver, Locked Bag 2030, St Leonards NSW 1590.

Yours sincerely

Stuart Diver

**Senior Project Director**

**Enc: Preliminary Plans**





3730-1314

19 April 2022

NSW State Emergency Service  
Email: [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au); [erm@ses.nsw.gov.au](mailto:erm@ses.nsw.gov.au)

Dear Sir/Madam

**RE: Notification of Activity – New Ambulance Station at 771 Cudgen Road, Cudgen NSW.**

NSW Health Infrastructure (HI) is proposing to construct a new ambulance station at the new Tweed Valley Hospital site, located at 771 Cudgen Road, Cudgen, NSW 2487 (Lot 11 DP 1269398). The ambulance station will be delivered (as a separate project) through the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

While this proposal does not require development consent, we are required to assess its likely impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with Clause 2.13 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying the NSW State Emergency Service of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

It is noted that the proposed development is located on the fringe of the mapped Probable Maximum Flood (PMF) area, however it is outside of the mapped 1:100 flood event (see attached figure). The development is not considered to affect flood patterns, other than to a minor/inconsequential extent at worst.

For your information, plans indicating the location and extent of the work are enclosed. Generally, the proposed activity comprises construction of a new two storey ambulance station providing for eight ambulance parking bays, and associated works, including: tree removal, car parking, hardstand, access/driveway, and ancillary infrastructure.

If you wish to comment on the proposal, please provide your feedback to Stuart Diver via email at [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au), or post to:

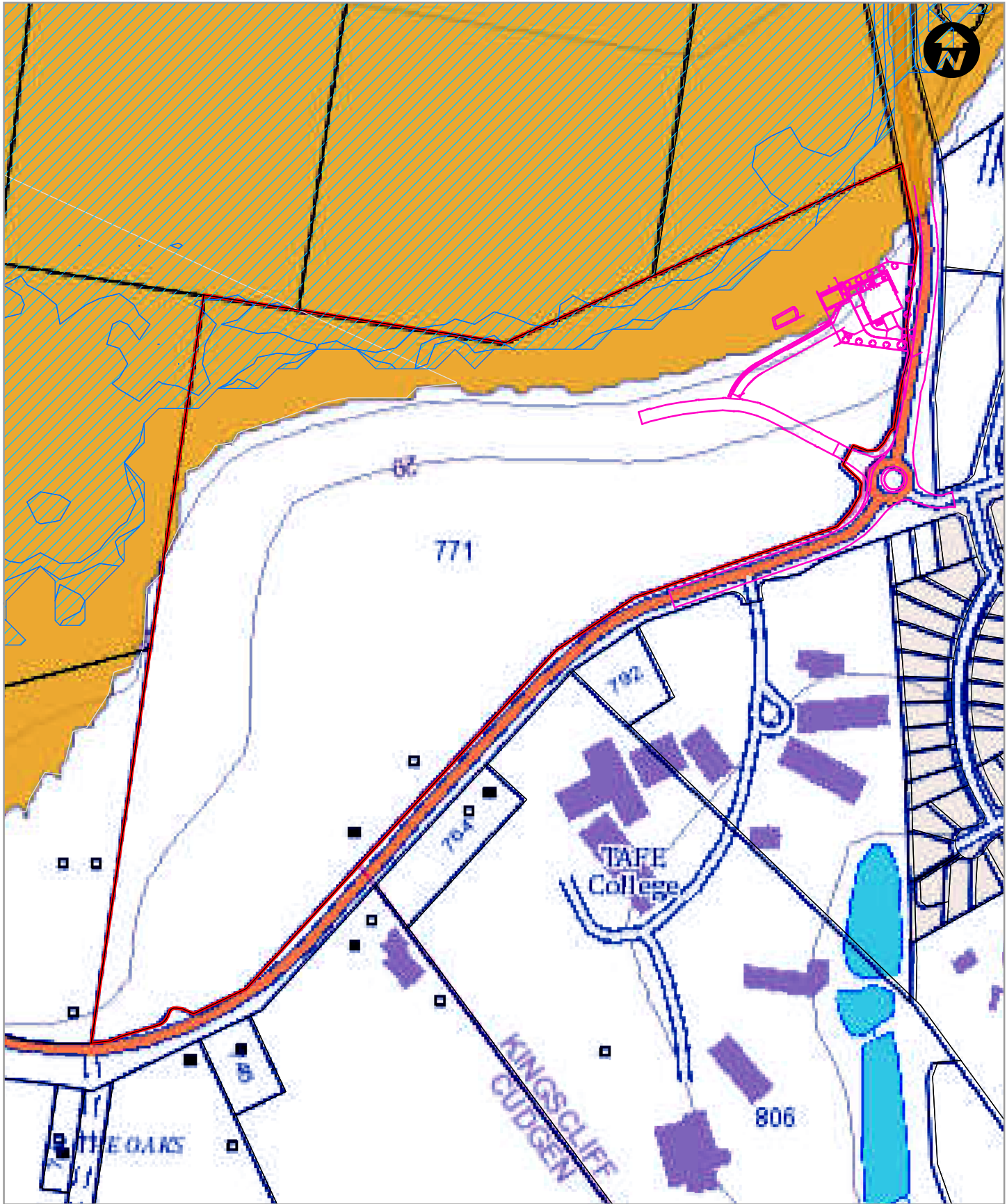
NSW Health Infrastructure  
Attention Stuart Diver  
Locked Bag 2030  
St Leonards NSW 1590.

Yours sincerely






Stuart Diver

**Senior Project Director**

**Enc: Preliminary Plans**



#### LEGEND

- |  |   |  |
|--|---|--|
|  Site boundary |  1:100 Flood event |  Indicative site plan |
|  Cadastre      |  PMF flood extent  |  |

0 80 Metres

HI RAIR - Kingscliff - LOT11 / DP1269398 Flood

Our Ref: ID 1613  
Your Ref: 3730-1314

04 May 2022

Mr Stuart Diver  
NSW Health Infrastructure  
Locked Bag 2030  
St Leonards NSW 1590

Via email: [hi-info@health.nsw.gov.au](mailto:hi-info@health.nsw.gov.au)  
Cc: [simonw@geolink.net.au](mailto:simonw@geolink.net.au); [akorsgaard@geolink.net.au](mailto:akorsgaard@geolink.net.au)

Dear Mr Diver,

**Notification under section 2.13 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 in relation to the New Ambulance Station, Cudgen**

Thank you for the notification under sections 2.13 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* in relation to the proposed Ambulance Station at 771 Cudgen Road, Cudgen. The NSW State Emergency Service (NSW SES) has reviewed the proposed upgrade using the information provided with the proposal and the flood risk information (e.g. local flood Plan, flood studies etc.) available to the NSW SES.

Although the site of the proposed development is on the fringe of the mapped Probable Maximum Flood area, the proposed works appear not to contribute to increasing flood risk. However, the NSW SES encourages Transport for NSW to:

- pursue, if relevant, site design and stormwater management that minimises any risk to the community.
- ensure people using the station are aware of the flood risk.
- develop an appropriate business emergency plan to assist in being prepared for, responding to and recovering from flooding. The NSW SES has a template which can assist in this process: <http://www.sesemergencyplan.com.au/>.

Please feel free to contact me via email at [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence.

Yours sincerely,



Nicholas Kuster  
Manager Emergency Planning  
**NSW State Emergency Service**