



Letters of Support

09.11.2023

Kate Charlton
Project Director
Centuria

Via email –

RE – CUDGEN CONNECTION DEVELOPMENT PROJECT

Dear Kate,

Thankyou for the recent meeting and overview of this project. It certainly looks like an exciting and needed development.

As discussed, Anglicare North Coast (ANC), would be very interested to work with Centuria regarding the mixed residential component of the project. As a registered Community Housing Provider in NSW (CHP), we aim to address the problem of rental affordability and availability in the Northern Rivers Region. We have an existing stock of community housing in the region, and have operational capability to manage that in terms of tenancy management, repairs etc. Moreover, as part of Anglicare Australia, we employ thousands of dedicated staff in this area, can access subsidised development funds and capability, we enjoy strong relationships at local, state and federal government levels, as well as across the communities we serve.

ANC are a NFP and mission driven organisation, providing essential and efficient services in areas such as food and clothing, financial counselling, disaster readiness and relief, multicultural services, as well as community housing. These services can complement the essential needs of social housing tenants and other community members.

Regarding the above project, we understand that Centuria are interested to identify a reputable and capable CHP partner, with whom they can develop and operate a multi storey, mixed residential development on the Cudgen Connection site. This residential development would contain around 250-300 dwellings, and potentially be a mix of market, affordable and social housing. The land could be leased long term to a CHP partner, who would coordinate the funding, development and operation of the asset, with a portion of the ongoing rental proceeds back to the developer/owner reflecting the land component contribution.

We look forward to further discussion with you regarding this project. We enjoy a strong relationship with Tweed Shire Council and would be pleased to meet with them and yourselves if that may assist.

Yours faithfully



Mark McNamara
Chief Executive Officer



Positive Social Change

Date: 21 Nov 2023

To whom it may concern

Re: Letter of Support - Proposed Mixed Use and Healthcare Precinct at 741 Cudgen Rd, Cudgen NSW

Social Futures is a not-for-profit community housing provider headquartered within the Northern Rivers region. Social Futures, a well-regarded social justice organisation, offers more than 47 years' experience as a regional leader, advocating with the communities we work in; working in partnership with others; and providing services that promote inclusion, fairness, and social justice. Our work encompasses homelessness and housing supports, youth and family services, programs that promote genuine participation for people with disability, community sector support, professional development, and systemic advocacy.

We have been speaking with Centuria Healthcare and Digital Infratech about the proposed Cudgen Connection site located next to the new Tweed Valley Hospital and are very excited to continue our involvement in the much-needed development.

The 250-300 residential dwellings which will be targeted towards essential worker housing will support the precinct by helping address the current undersupply in the region is of significant interest to Social Futures. We understand the owners are seeking to partner with a reputable community housing provider who has close ties to the community, to deliver on the vision for the residential component. The dwellings should be a mix of market, essential worker/ affordable, and social housing and will therefore need to be managed by an established local provider regionally connected with experience in property management. We look forward to working with the owners to develop a delivery & operational model that achieves the best outcomes for both the residential component and the community itself.

We welcome further discussions with you regarding this project and would be pleased to meet with the Council, if that may assist.

Should you have any questions in relation to this letter of support please do not hesitate to contact me on tony.davies@socialfutures.org.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Tony Davies".

Tony Davies
Chief Executive Officer
Social Futures



1800 719 625
socialfutures.org.au
info@socialfutures.org.au

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Bundjalung Country
Unit 5, 274 River Street, Ballina NSW 2478

Postal Address:
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Social Futures Ltd
ACN: 612367192



We acknowledge the Traditional Custodians of the land where we live and work and their continuing connection to land, water, sea and community. We pay respects to Australia's First Peoples, to their unique and diverse cultures, and to Elders past, present and future.

Inclusion is about the actions we take every day. We welcome, support, and celebrate diversity.



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P: PO Box 793 Coolangatta QLD 4225

Ms Kate Charlton
Development Manager
Centuria Capital Limited
Lv 41, Chifley Tower
2 Chifley Square
Sydney, NSW 2000

Tweed Shire Council
To whom it may concern,

Re: Letter of Support - Proposed Mixed Use and Healthcare Precinct at 741 Cudgen Rd, Cudgen NSW

I am writing this letter to express our strong support for the proposed mixed use and healthcare precinct at 741 Cudgen Rd, Cudgen. This precinct will provide an additional ~250 homes targeted towards essential workers in an LGA that is facing serious housing and affordability challenges.

Momentum Collective is based in Tweed Heads and provides community support and housing solutions across the northern NSW coast for people in need. Currently, we employ 600+ people and supported 5,272 people across the communities we work in the in June 2022 – June 23. Momentum Collective is committed to servicing northern NSW and has operated in this LGA for over 40 years under various names.

The proposed precinct including the new housing options will contribute to addressing the growing housing and affordability stress of the region by providing significant additional housing options. With Tweed Heads' growing population and evolving requirements, it is crucial to have sufficient diverse housing options for the population to cater to a range of incomes and demographics.

Public investment in the new Tweed Valley Hospital will create significant economic benefits to the community. Once operational, the public hospital and Cudgen Connection health precinct will provide additional stable employment opportunities for healthcare professionals and supporting industries which will attract skilled talent to our region. This will not only contribute to the local economy but also foster professional growth and development in the healthcare sector.



Housing and training for healthcare workers, particularly nurses, is a key risk to expansion. Offering essential worker accommodation and access to tailored community supports within the proposed healthcare precinct will assist in attracting and retaining the best staff to this area of northern NSW, and reduce stress on the already stretched housing market.

A mixed-use precinct with new housing product located in Cudgen adjacent to the Tweed Valley Hospital will play a vital role in improving healthcare accessibility, quality, and patient outcomes, while also driving economic growth in the community. The new housing supply that forms part of this proposal will help to support the new hospital staff as well as members of the community currently impacted by the housing / affordability challenges in the Tweed Shire region. Consider this letter as a formal statement of support for the development planning process.

If there is any additional information or support that Momentum Collective can provide to facilitate the successful implementation of this project, please don't hesitate to contact the myself.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Mark Edwards', with a stylized, cursive script.

Mark Edwards

Director Property and Planning, Momentum Collective

16 August 2023

Cudgen Health Precinct Pty Ltd
Level 41, 2 Chifley Square
SYDNEY NSW 2000

To The Board of Directors

RE: Letter of Support – Private Hospital within proposed Healthcare precinct at 741 Cudgen Road, Cudgen NSW

With the support of Healthscope Executives, it is with great enthusiasm we express our strong support for the proposed Private Hospital within the Healthcare precinct at 741 Cudgen Road, Cudgen. Healthscope is Australia's only National Private Hospital operator and healthcare provider with a network of 39 hospitals that service every State and Territory, including the Tweed Day Surgery (located at 38-44 Boyd Street, Tweed Heads NSW), which has been in operation for over 25 years.

Healthscope employs over 19,000 people, providing the local community with support, advice and guidance for their health needs. Healthscope is committed to expanding our northern NSW footprint. The proposed relocation to Cudgen would help enhance our operations and community reach. It will provide a welcome opportunity to better serve the healthcare needs of the surrounding region whilst creating efficiencies with the public hospital and other adjacent allied healthcare uses.

With Tweed Heads' ageing population and evolving healthcare requirements, it is crucial to have a well-equipped and modern Private Hospital that can cater to a range of specialised medical services. These services of course do not detract from but rather compliment the public healthcare services to the benefit of patients, the Tweed community and state of NSW.

In addition to the direct healthcare benefits, the proposed Private Hospital within the precinct will also create significant economic benefits to the community. Once operational, the Private Hospital will provide additional stable employment opportunities for healthcare professionals, attracting skilled talent to the region.

The proposed housing and training for healthcare workers, particularly nurses, is a key to attracting and retaining the best staff to this area of northern NSW. We believe, a Private Hospital located within the precinct will play a vital role in improving healthcare accessibility, quality, and patient outcomes, while also driving economic growth.

As part of this new build, Healthscope is committed to a high specification sustainable Hospital. As part of our commitment to reduce our carbon footprint, sustainable principles will be our priority during the design, construction and operations phases. We anticipate this to be one of the most sustainable hospitals in the region, if not Australia.

Please consider this letter as a formal statement of support for the development planning process. If there is any additional information or support that Healthscope can provide to facilitate the successful implementation of this project, please don't hesitate to reach out to me.

Yours sincerely



Tim Daniel
QLD/NT/WA State Manager
p: 07 5530 0616
e: tim.daniel@healthscope.com.au

Centuria Capital Limited

Level 41, Chifley Tower, 2 Chifley Square
Sydney NSW 2000

Attn: Rory Bestic - Senior Development Manager

Re: Letter of Support - Proposed Mixed Use and Healthcare Precinct at 741 Cudgen Rd, Cudgen NSW

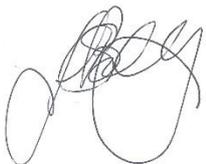
Aurora Healthcare is a private healthcare specialty group, focused on mental health, rehabilitation, specialty medical and community services. Its Australian portfolio comprises 16 private hospitals and community services in Australia's major cities and key regional areas. With 1,000 mental health beds, 500 rehabilitation/medical beds and a range of outpatient and day programs Aurora Healthcare is Australia's largest specialist private mental health provider, and leading provider of rehabilitation services.

The Cudgen Connection proposed development will create a pre-eminent health precinct in northern NSW which is currently underserved in terms of private health offerings; this is particularly evident in mental health and psychiatric facilities. Both the Tweed and Byron LGA rank mental health as their top three challenges in the 2018 Local Health Needs Community Survey. There is significant community demand and need for additional mental health facilities and the current masterplan responds to this by including a purpose-built mental health hospital located directly adjacent to the new hospital.

This site, being co-located with the new Tweed Valley Hospital, provides a unique opportunity to leverage the substantial public investment in the new hospital and to create a proper health precinct providing a variety of health services to the community in one place. This co-location will be a great asset to us in attracting and retaining top-tier staff, providing best-in-class care to our patients, and providing training & employment opportunities for people in the nearby education hubs (NSW TAFE and proposed University).

We are in strong support of this development, and therefore the rezoning and development planning process. If there is any additional information or support that Aurora can provide to facilitate the successful implementation of this project, please don't hesitate to reach out to me.

Yours sincerely



Julia Strickland-Bellamy
Chief Executive Officer
Aurora Healthcare Australia



Office of the Vice Chancellor

ovc@scu.edu.au

Office of the Vice Chancellor
PO Box 157, Lismore, NSW, 2480

Wednesday, 8 November 2023

Mr T. Green
General Manager
Tweed Shire Council

Dear Sir

I write in regard to Centuria Capital Limited's proposed "Cudgen Connection" integrated health precinct at 741 Cudgen Rd, Cudgen.

Southern Cross University is a leading regional university, based in Lismore but with major campuses on the Gold Coast and in Coffs Harbour. Over 40 percent of our undergraduate cohort in enrolled in the Faculty of Health. In undergraduate nursing alone there are almost 1,900 students. In addition, we have over 1,200 students completing postgraduate coursework in the Faculty of Health, as well as around 65 students undertaking masters or doctorate level research qualifications.

The proposed "Cudgen Connection" health precinct – the centrepiece of which would be a new private hospital – will be adjacent to the new Tweed Valley Hospital (at which the University is an education partner) and will complement the NSW Government's significant investment in that facility and the neighbouring Kingscliff TAFE campus.

I am pleased to indicate **Southern Cross University's in-principle support** arising from the possibility of occupying floor space within the precinct to conduct teaching, research, and professional development programs, and to be able to offer additional placements for students studying nursing and allied health programs. The University's Faculty of Health is based at our Gold Coast campus, which is about 10 minutes' drive from Cudgen. This, combined with the proximity to the public hospital, the local community, and – with the proposed new public transport hub – to public transport, would make "Cudgen Connection" a desirable location for both students and staff.

For further information about the University's position, or if you or officers from your Department would like to discuss this with me further, please do not hesitate to contact our Executive Director, Stakeholder Strategy and Engagement, Mr Chris Ashton on 0413 275 444.

Yours sincerely



Professor Tyrone Carlin
Vice Chancellor & President

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9 November 2023

To whom it may concern,

Re: Letter of Support - Proposed Mixed Use and Healthcare Precinct at 741 Cudgen Rd, Cudgen NSW

We have been working closely with Digital Infratech and Centuria Healthcare on the Cudgen Connection masterplan development over the past two years and am writing in support of the planning proposal for rezoning of the site to allow the vision to be realised.

The Koala Research Foundation Australia is a registered not-for-profit charity established to fund research in vaccination and breeding programs to save our koala species. The Foundation was established in 2022 and continues to work closely with the Currumbin Wildlife Sanctuary, QUT, and UQ to ensure the koala species across Australia is protected & can thrive.

The proposed precinct includes a community hub which will include a Centre of Excellence for Koala Research run by the Koala Research Foundation Australia, provide a place for a business incubator and mentoring, and a place for local not-for-profits to deliver community health, wellbeing, and youth engagement services. This Centre of Excellence will be instrumental in the foundation continuing our work protecting the koala species, as well as providing unique opportunity to engage with the community and ensure the wider population is aware of how they can also help to protect these animals.

We are very excited to continue working with Digital Infratech and Centuria Healthcare on this project and are writing this letter to show our support for the planning proposal process. If there is any additional information or support that the Koala Research Foundation Australia can provide to facilitate the successful implementation of this project, please don't hesitate to reach out to me.

Yours Sincerely



Doug Buerger

Director