

# Exhibition of Planning Proposal “Cudgen Connection” (PP-2023-2669)

The planning proposal seeks to facilitate the delivery of private health services, tertiary education and essential worker housing by amending various planning controls in the Tweed LEP 2014.

## Site description

The subject site (**Figure 1**) is located at 741 Cudgen Road, Cudgen (part of Lot 6 DP 727425) within the Tweed Shire.

The site comprises 5.7 hectares of currently unused agricultural land adjacent to the Tweed Valley Hospital to the west, Cudgen Village to the east and Lot 3 DP 828298 to the north. The site is predominately cleared aside from clusters of vegetation along the boundaries. A dwelling house is located in the southeastern corner along with sheds and concrete slabs from the site’s previous use as a garden centre.

The site is located approximately 2km west of Kingscliff and 7km south of Tweed Heads.



**Figure 1: Subject site (Source: Planning Proposal, 2025)**

## What the planning proposal will do

The planning proposal seeks to amend the *Tweed Local Environmental Plan 2014* (LEP) to facilitate the delivery of:

- private health services;
- tertiary education;
- approximately 286 essential worker housing apartments; and
- other core health precinct land uses.



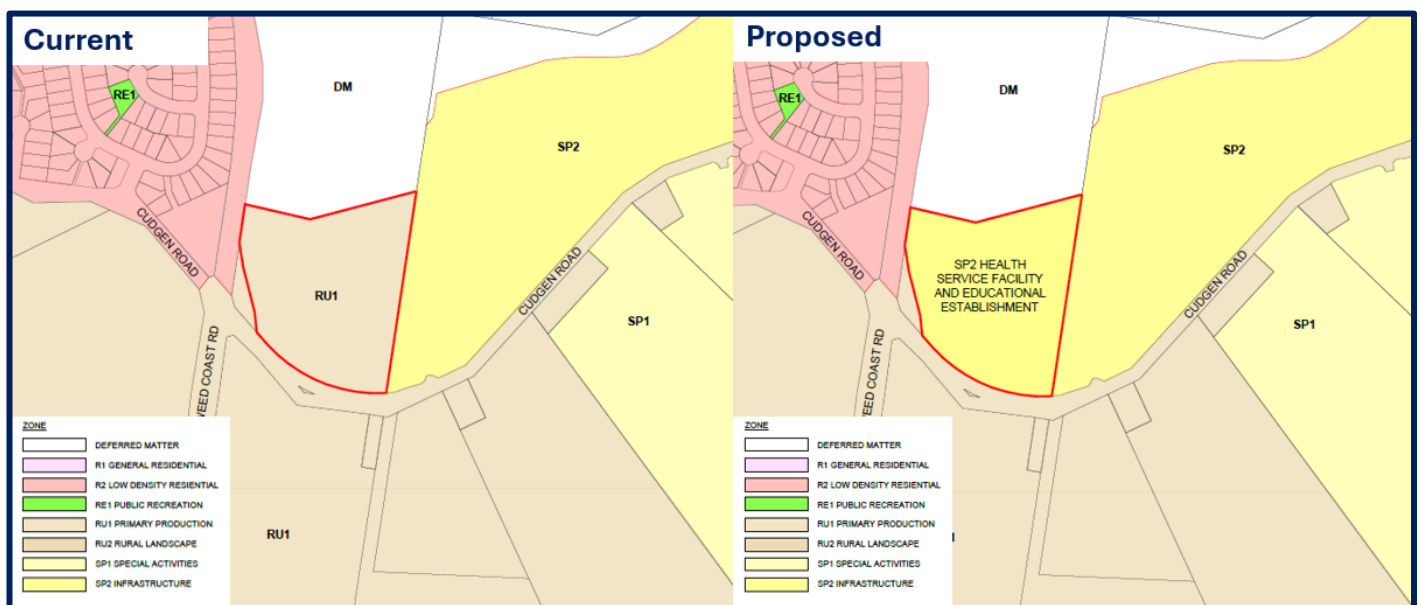
**Figure 2: 3D Visualisation of subject site (Source: Planning Proposal, 2025)**

A minimum of 75% of housing provided on the site is to be managed by a community housing provider, not for profit, or State agency.

The proposed development scheme is indicative only and subject to a further development assessment process should the planning proposal be supported. This proposal does not approve any development on the site.

In summary, the proposal seeks to amend the Tweed LEP 2014 to:

- amend the land zoning map from RU1 Primary Production to SP2 Infrastructure (Health Services Facility and Educational Establishment);
- amend the height of buildings map from 10m to a composition of 10m, 22m, 25m and 38m;
- amend the lot size map to remove the 10ha minimum lot size;
- amend the additional permitted uses map to identify the subject site and identify the following land uses as permitted with development consent:
  - Commercial premises
  - Community facilities
  - Early education and care facility
  - Hotel or motel accommodation
  - Residential flat building
  - Recreation areas;
- amend clause 7.13 (Development requiring the preparation of a development control plan) to include matters to be addressed in a site-specific development control plan (DCP);
- introduce a new key sites map to require the preparation of a DCP; and
- insert an additional local provision to ensure the delivery of an integrated health and education centre and secure the affordable housing contribution for a minimum of 25 years.



**Figure 3: Current and proposed zoning maps (Source: Planning proposal report, 2025)**



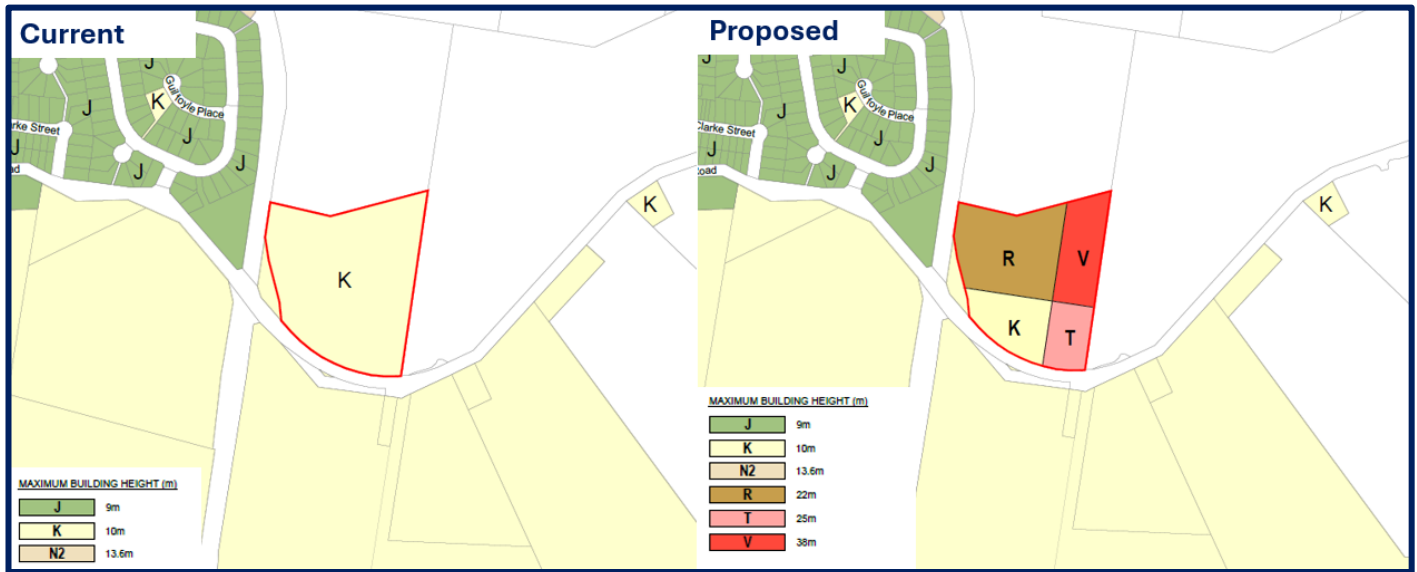


Figure 4: Current and proposed maximum height of buildings maps (Source: Planning proposal report, 2025)

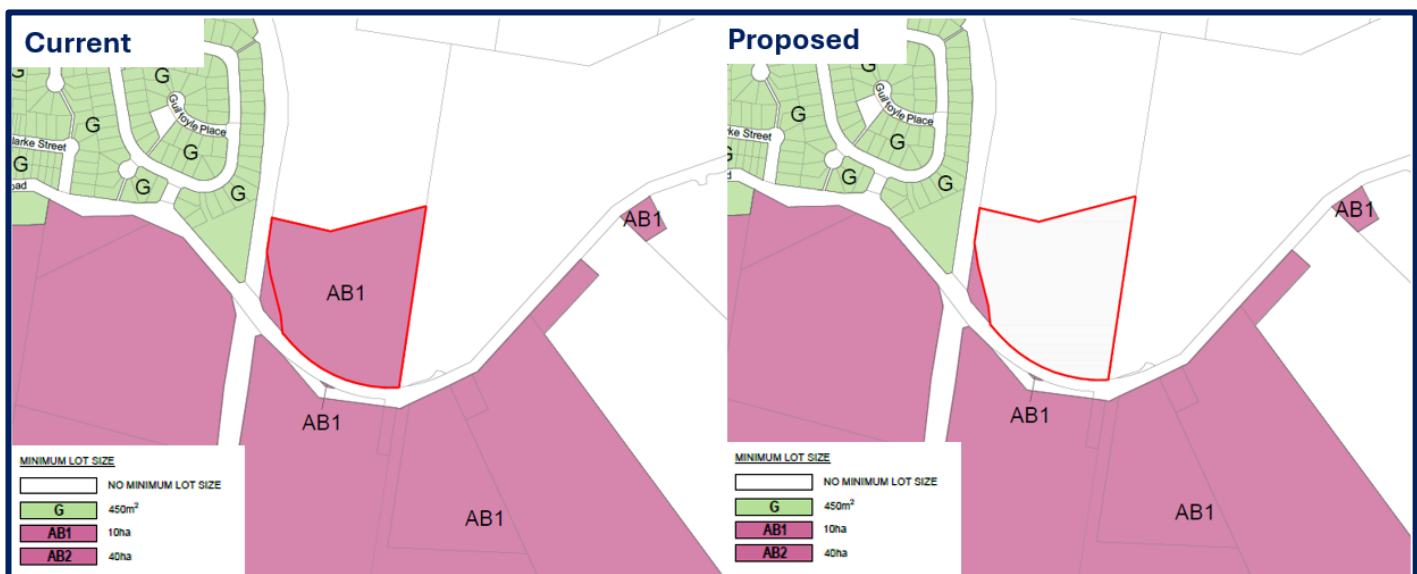


Figure 5: Current and proposed minimum lot size maps (Source: Planning proposal report, 2025)

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information on various components of the proposal including the site's proposed access and agricultural capability.

More information about the proposal can be found on the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/cudgen-connection>.

## How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/cudgen-connection>.

Your submission must be lodged by **5pm on Monday 18 August 2025** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

## Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at [planningproposalauthority@dphi.nsw.gov.au](mailto:planningproposalauthority@dphi.nsw.gov.au)