

Summary of Submissions

PP-2023-2669 (RR-2024-17) 741 Cudgen Road, Cudgen



Submission Name	Issues Raised	Proponent Response	PPA Team Response
Council Submission			
Tweed Shire Council (Council)	Strategic Planning and Land Use The absence of a masterplan and / or site layout plan presents a risk of alternative land uses (e.g. residential) being prioritised over health and education-based uses. Limitations on the extent of residential development must be imposed to avoid overdevelopment of the site for this purpose.	• The Concept Masterplan provides a high-level illustration of the intended land use outcomes and is not intended to be integrated for development consent purposes. • The proposal already incorporates provisions to guide land use distribution and site layout for use as health and education purposes. • These provisions would ensure land uses remain balanced and aligned with the strategic intent without statutory limits such as floor space ratios. • This approach is consistent with Ministerial Direction 1.4 – Site Specific Provisions; and provides an appropriate level of detail for a Planning Proposal.	A Concept Masterplan was exhibited with the proposal. The level of detail provided in the Masterplan is considered acceptable for the purposes of a planning proposal. Master planning would be considered in further detail at the DA stage. The proponent has also prepared a site-specific Development Control Plan (DCP) to guide future development during the DA stage. Further consultation will be required between Tweed Shire Council and the proponent to confirm the DCP is deemed acceptable. Local provisions in the Tweed Local Environmental Plan (LEP) are also proposed to ensure any future development remains consistent with the objectives of the planning proposal for the intended health uses. The PPA Team considers that this matter does not prevent the progression of the planning proposal to the finalisation stage.

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	Northern Regional Planning Panel (The Panel) Recommendations - Several key recommendations from the Panel were not reflected in the Gateway Determination or incorporated into the proposal. - This includes a site-specific Development Control Plan (DCP), detailed site design response / scheme (including analysis of building heights) and evidence of how the site interfaces with Tweed Valley Hospital. It is requested that these recommendations are re-examined prior to the proposal proceeding.	- A site-specific DCP and site-specific local provisions are proposed in line with the Record of Decision from the Panel to ensure consistency between the proposal and future DAs. - The proposal includes varied building heights to ensure a more considered approach during the detailed design phase that best considers site-specific attributes and limitations. - A review of the Record of Decision and Gateway Determination against the proposal in its current form has not identified any inconsistencies with the items requested by the Panel and Department. No further changes to the proposal are recommended in response to this issue.	A Draft DCP for the proposal has been prepared by the proponent in response to this submission. Further consultation will be required between Tweed Shire Council and the proponent to confirm the DCP is deemed acceptable. Detailed design and further analysis of built form, including any interfaces with Tweed Valley Hospital, would be further considered as part of any future Development Application. The PPA Team are satisfied that the issues relating to the Panel recommendations have been addressed by the proponent and would not prevent the proposal progressing to finalisation.

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	Stormwater The Stormwater Management Plan (SWMP) should be updated to address all feedback previously raised by Council, including the adoption of water sensitive urban design, bio-retention basins and on-site detention.	The SWMP has been updated to include water-sensitive urban design (WSUD) measures, including opportunities for additional WSUD features during the detailed design phases. The updated SWMP confirms a neutral or beneficial effect on stormwater as a result of the proposal.	The PPA team note that the SWMP has been updated in response to feedback raised by Council. Matters relating to stormwater can be further considered as part of the DA process, including specific development conditions to address any stormwater impacts. The PPA Team are satisfied that this issue does not prevent progression of the proposal to finalisation.
	Water Supply and Sewerage The exhibited Engineering Assessment should be updated to address detailed comments previously provided regarding water and wastewater capacity.	The Engineering Assessment has been updated to address feedback from Council, including updated demand calculations and infrastructure delivery.	The PPA Team are satisfied that the issues relating to water supply and sewerage have been addressed by the proponent. Further, recent correspondence from Council confirmed that water and sewer capacity is available as per 6.12 and 6.13 of the Engineering Assessment with the identified developer upgrades required. This matter is considered addressed and does not prevent the proposal progressing to finalisation.

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	Traffic Further investigations should be undertaken by the proponent to ensure that traffic-generating development does not result in negative traffic impacts on the local and regional road network.	The updated Traffic Impact Assessment (TIA) demonstrates that the road network can accommodate traffic generated by the proposal in the year of opening and 10 years post-opening. The TIA also concludes that the performance of the Tweed Coast Road / Cudgen Road intersection would remain acceptable with the proposal. Queuing at this intersection is not expected to extend to the access point for the proposal or access to Tweed Valley Hospital.	The updated TIA shows that the proposal would have a negligible impact on the local road network. The PPA Team are satisfied that the proponent has adequately addressed this matter. Traffic would be further considered at the DA stage.
	Ecological Considerations The Planning Proposal should be updated as follows to address relevant ecological considerations: - Identify land with High Ecological Value (HEV). - Apply a 50m buffer from adjacent Coastal Wetlands and other significant vegetation.	A HEV map has been prepared which identifies three disconnected parcels of HEV land on the site. The requirement to identify and protect HEV land under the relevant Ministerial Directions is acknowledged. However, the introduction of C2 or C3 rezoning on HEV land would not align with the <i>Northern Councils E Zone Review</i> which recommended against the use of conservation zoning in buffer zones and limiting the use of this zoning to	The proponent has prepared mapping of HEV land on the subject site as requested. The proponent has stated the non-inclusion of buffer zones would align with the recommendations of the <i>Northern Councils E Zone Review</i>. The PPA team agree with the proponent and consider this justification to be acceptable in this instance. Ministerial Direction 3.1 – Conservation Zones, requires planning

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	- Address the inconsistency with Planning Directions 3.1, 3.4 and 4.2. - Apply a C2 Environmental Conservation Zone for land identified as high environmental value.	land intended for environmental conservation or management. As the land is not proposed to be used for environmental conservation or management, conservation zoning is therefore not proposed. The application of buffer zones is also not proposed in line with the above recommendations. It is noted that the proposal has been updated to include 'Intended Provisions' for rainforest regrowth to be retained on the northern boundary, supported by weed management and revegetation through a Vegetation Management Plan. This would ensure alignment with Directions 3.1 and 3.4. The Gateway Determination Report notes that the inconsistency with Planning Direction 4.2 is <i>"justifiably inconsistent"</i> given the <i>"small area of land affected, the potential for minor inaccuracies with the Coastal Wetland mapping, and the intent to avoid future development in the vicinity of wetland"</i>.	proposals to <i>"include provisions that facilitate the protection and conservation of environmentally sensitive areas"</i>. The proponent has updated the proposal to include 'Intended Provisions' for rainforest regrowth through a Vegetation Management Plan. This is considered to adequately address Direction 3.1. Planning Direction 3.4, which applies to Far North Coast LEPs (including Tweed) requires planning proposals introducing or altering C2 or C3 zoning to <i>"apply...in line with the Northern Councils E Zone Review Final Recommendations"</i>. As mentioned by the proponent, the Northern Councils E Zone Review recommended the use of C2 and C3 zoning to be limited to land for land intended for environmental conservation or management. The proponent has stated that the HEV land on the subject site is not intended for either of these uses. The PPA Team therefore consider the non-

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			inclusion of C2 or C3 zoning on the subject site to align with the Northern Councils E Zone Review and therefore also aligns with Direction 3.4. The PPA Team agree with the finding of the Gateway Determination Report that the inconsistency with Planning Direction 4.2 – Coastal Management is considered acceptable on merit. Considering the above, the PPA Team are satisfied that ecological considerations raised by Council have been addressed by the proponent and would not prevent the proposal progressing to finalisation.
	State-Significant Farmland The Department must consider the protections afforded to State Significant Farmland under the North Coast Regional Plan, Ministerial Directive 9.4 – Farmland of State and Regional Significance on the NSW Far North Coast, and Northern Rivers Farmland Protection Project when reviewing the proposal.	Additional Agricultural Capacity and Agricultural Land Assessments prepared in response to this feedback conclude that the site has limited agricultural production capacity and capability. The Health Precinct Analysis, the Market Assessment and the Economic Impact Assessment submitted with the proposal demonstrate the need and	The subject site and proposal have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The proponent has prepared supporting studies which consider the agricultural potential of the site and management of potential conflicts with adjoining lots.

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	If the proposal is supported by the Department, it is recommended that any required buffers to adjoining agricultural areas are incorporated into the site to manage potential land use conflicts.	justification for alternative land uses that would replace the State Significant Farmland. A Land Use Conflict Risk Assessment also indicates that the proposal would not generate any conflicts or impact the right of adjoining landowners to farm. No further changes to the proposal are recommended in response to this issue.	Given the location of the subject site between the existing Tweed Valley Hospital, Tweed Coast Road and an established vegetation buffer, it is considered unlikely that the proposal would unreasonably impede any existing agricultural uses on the southern side of Cudgen Road. It is considered that a sufficient level of detail has been provided by the proponent for the purpose of a planning proposal. Management of potential conflicts with adjoining land uses will require further consideration at the DA stage. The PPA Team are satisfied that this matter would not prevent the proposal from progressing to finalisation.
	Open Space The current documentation does not clearly demonstrate that adequate public open space is provided commensurate with the proposed land uses across the site.	The proposal would not prevent the provision of appropriate public open space for future residents and workers. It is acknowledged that there is an expectation to provide sufficient and compliant open space. However, the identification or zoning of public open space within a Planning Proposal is	The Concept Masterplan submitted with the planning proposal adequately demonstrates an appropriate built form can be achieved on the site along with the inclusion of open space. Further detailed consideration towards master planning, including the provision of open space and

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	The concept masterplan should be reviewed to ensure open space requirements are addressed.	not considered to be suitable or required in accordance with Practice Note PN10-001. The Planning Proposal itself does not generate demand for open space and does not seek consent for any formal works or land dedication. Detailed open space arrangements and outcomes would be further considered at the DA stage. No further changes to the proposal are recommended in response to this issue.	associated landscaping will be made at the DA stage. The PPA Team are satisfied that this matter would not prevent the proposal from progressing to finalisation.
Agency Submissions			
Department of Climate Change, Energy, the Environment and Water (DCCEEW) <i>(Submission from Conservation Programs, Heritage and Regulation Division)</i>	The following is recommended: - Identify and map land of High Environmental Value (HEV) - Incorporate HEV land into an appropriate conservation zone - Impose an appropriate planning mechanism to prevent further development of HEV land - Consider an appropriate planning mechanism to require the preparation and implementation of	A HEV map has been prepared which identifies three disconnected parcels of HEV land on the site. The requirement to identify and protect HEV land under the relevant Ministerial Directions is acknowledged. However, the introduction of C2 or C3 rezoning on HEV land would not align with the Northern Councils E Zone Review which recommended against the use of conservation zoning in buffer zones and limiting the use of this zoning to	The proponent has prepared mapping of HEV land on the subject site as requested. Planning Direction 3.1 – Conservation Zones requires planning proposals to “<i>include provisions that facilitate the protection and conservation of environmentally sensitive areas</i>”. The proponent has updated the proposal to include ‘Intended Provisions’ for rainforest regrowth through a Vegetation Management

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	a Biodiversity and Vegetation Management Plan (BVMP) Consult with NSW SES to ensure appropriate flood evacuation routes at local and regional scale.	land intended for environmental conservation or management. As the land is not proposed to be used for environmental conservation or management, conservation zoning is therefore not proposed. The application of buffer zones is also not proposed in line with the above recommendations. It is noted that the proposal has been updated to include 'Intended Provisions' for rainforest regrowth to be retained on the northern boundary, supported by weed management and revegetation through a Vegetation Management Plan. A Flood Risk and Impact Assessment (FIRA) has been prepared in response to consultation with the NSW SES.	Plan. This is considered to adequately address the requirements of Planning Direction 3.1. Planning Direction 3.4, which applies to Far North Coast LEPs (including the Tweed LGA) requires planning proposals introducing or altering C2 or C3 zoning to <i>"apply...in line with the Northern Councils E Zone Review Final Recommendations"</i>. As mentioned by the proponent, the Northern Councils E Zone Review recommended the use of C2 and C3 zoning to be limited to land for land intended for environmental conservation or management. The proponent has stated that the HEV land on the subject site is not intended for either of these uses. The PPA Team therefore considers the non-inclusion of C2 or C3 zoning on the subject site to align with the Northern Councils E Zone Review and therefore also aligns with Direction 3.4. Consultation with the NSW SES was undertaken following the public exhibition period. A response to the

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			submission from the NSW SES is provided separately. Considering the above, the PPA Team are satisfied that matters raised by DCCEEW have been addressed by the proponent and would not prevent the proposal progressing to finalisation.
Department of Primary Industries and Regional Development (DPIRD)	Submission from DPIRD (NSW Resources Division) – July 2025		
	No objections or resource sterilisation issues raised for the proposal.	Submission is acknowledged.	The submission from NSW Resources Division of DPIRD is acknowledged. The PPA are satisfied that no further action is required as part of the planning proposal.
	Submissions from DPIRD (Agricultural & Biosecurity Division)		
	<u>September 2025</u> The exhibited reports do not provide conclusive evidence that that the site cannot be used for agriculture. The limitations outlined in the reports are not uncommon in agricultural settings and can be effectively managed. <u>February 2026 (2nd submission provided following updated assessments from the proponent)</u>	- Additional assessments undertaken in response to this submission reiterate the limited capacity and capability of the subject site for agricultural uses, particularly at a level of 'State Significance'. - The proposal is considered to strategically align with the North Coast Regional Plan 2041, Urban Growth Area	The subject site and proposal have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The proponent has prepared additional studies in response to this submission which further consider the agricultural potential of the subject site. It is considered that sufficient information has been provided in response to this

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	Limited Agricultural Capacity and Capability Multiple independent mapping datasets, supported by the Department's regional agricultural knowledge confirm the site's strategic importance. Localised constraints do not limit suitability for agriculture. Climate Resilience Climate projections indicate the Tweed LGA is expected to maintain, and potentially increase, agricultural productivity due to rainfall and temperature. Contribution to Regional Income Reliance on relative gross-income modelling is not supported for determining agricultural significance. Land Use Conflicts The proposal is likely to generate land-use conflict through the introduction of sensitive receivers that may impact existing agricultural enterprises.	Variation Principles, Tweed LSPS and Ministerial Direction 9.1 – Rural Zones. Inconsistencies with Ministerial Directions 9.2 – Rural Lands, and 9.4 - Farmland of State and Regional Significance on the NSW Far North Coast, are acknowledged and have been justified accordingly. • Reviews by two specialist firms along with an independent review by Tweed Shire Council found that the site has constraints that limit agriculture production. • Whilst the North Coast agricultural areas may play an increasing role in agriculture in NSW due to its climate, the subject site is not identified as making any tangible contribution due to its size and agricultural value. • Whilst DPIRD have identified deficiencies based on their regional experience, a counter	issue. Additionally, the proponent has undertaken all the required updates to their planning proposal package required by the Panel and Gateway Determination. The PPA Team considers that this matter does not prevent the progression of the planning proposal to the finalisation stage. In response to DPIRD's submissions and the proponent's response, the PPA note: • The subject site and proposal have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The proponent has undertaken all the required updates to their planning proposal package required by the Panel and Gateway conditions.

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	In lieu of statutory mechanisms protecting agricultural operations, impacting the Right to Farm on State and regionally significant farmland. Biosecurity Risks Construction activities, site management and the introduction of more people, pets and exotic plants into the environment have the potential to introduce, harbour, spread, or increase the risk of biosecurity matters that may impact the local economy, environment and community. <u>June 2026 (latest submission)</u> - The site has not been used for agricultural production since construction of the Tweed Valley Hospital to the east and is now effectively isolated from other State Significant Farmland. - The agricultural potential of the site is now compromised by its proximity to the adjacent sensitive receivers.	evidence base has not been identified, nor any specific data or methodology errors. - These matters have been directly addressed through a Land Use Conflict Risk Assessment (LUCRA) within the Agricultural Land Assessment, which identifies that no unacceptable land use conflict is anticipated. - The LUCRA identifies that existing sensitive receivers are already located in closer proximity to surrounding agricultural land and appropriate buffers measures can be implemented. - No State agency or community submission has identified any deficiencies in the LUCRA methodology or findings.	- The proponent has prepared additional studies in response to this submission which further consider the agricultural potential and impact to the agricultural value of the subject site. It has been agreed upon by DPIRD that the agricultural potential of the site is diminished. - As the subject site is located directly west of the Tweed Valley Hospital, the proposed development will provide an opportunity for a new medical/education hub to complement the hospital. - The proposal will be a valuable contribution to the provision of affordable housing and worker accommodation through a minimum provision of 75% social or affordable housing. - DPIRD consider that no further changes to the proposal and supporting studies are required to proceed to finalisation.

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	• Previous advice from DPIRD on this proposal was focused on strategic merit, which is beyond the scope of the Department's role. • No further changes are required to the proposal and supporting studies. DPIRD does not object to the proposal proceeding to finalisation.		• DPIRD does not object to the proposal proceeding to finalisation. The PPA considers the proponent has adequately responded to this issue and that no further changes to the proposal are required.
NSW Health (<i>consolidated response from multiple divisions / agencies within NSW Health</i>)	Staffing The proposal may affect workforce attraction to the area. It is unclear if the proposal would increase staffing vacancies or attract more staff through the creation of a health hub.	The proposal seeks to increase available health services for the Tweed LGA and subregion by facilitating: • Additional higher education and training opportunities to improve the staffing pipeline and capacity, and • Additional housing opportunities and delivering an integrated precinct that supports staff retention and wellbeing. In this respect, the proposal would have no tangible negative impact of health staff vacancies in the area. Outside the proposal, private investment to reduce health staff	The PPA Team are satisfied that issues relating to staffing have been adequately addressed by the proponent and would not prevent the proposal progressing to finalisation. Further consideration towards staffing is likely to be made at the DA stage.

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		vacancies has been limited since the announcement of Tweed Valley Hospital in 2019 and opening in 2024.	
	Traffic, Access & Parking Vehicle access to the existing hospital from the site is not supported as the roads are unable to accommodate the type or volumes of vehicles assumed in the Transport Impact Assessment. Free parking at the existing hospital, which already has capacity issues, is likely to be further impacted if paid parking is introduced on the site.	An updated Traffic Impact Assessment (TIA) considers road network impacts without a connection from the site to the existing hospital. Access to the site and the provision of carparking will be further considered as part of any future Development Application.	The TIA has been updated to exclude the vehicle access route between the site and existing hospital as originally proposed. The PPA Team are satisfied that the proponent has adequately addressed this matter. Traffic and parking related matters would be further considered at the DA stage.
	Housing Availability The proposed increase in 'Key Worker Accommodation' near the hospital is supported. The proposed mixed-tenure housing approach with 70% social housing may not be appropriate to target essential staff.	Build-to-rent (BTR) dwellings, which would represent a minimum of 75% of dwellings on the site, are proposed to be managed by a registered community housing provider, not-for-profit organisation, State agency or similar. The minimum provision of BTR dwellings is sought to be legislated as part of the proposal as a local provision and would be tied to the delivery of hospital infrastructure. Should the proposal be further	As mentioned by the proponent, a local provision under the Tweed LEP (2014) is proposed to ensure a minimum provision of 75% social or affordable housing. Detailed operational considerations would be made during the DA stage. The PPA Team support the implementation of a local provision to the LEP as it would provide certainty to the proponent, Council and the community about the site-specific requirements for affordable housing.

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		progressed, further discussions to explore partnership opportunities and security of tenure and outcomes for NSW Health staff are supported.	This would also align with the recommendations of the Panel. The PPA Team considers that this matter does not prevent the progression of the planning proposal to the finalisation stage.
	Health and Innovation Precinct The inclusion of Southern Cross University within the precinct could justify the establishment of a 'Health and Innovation Precinct' which would be supported.	The proposal is intended to facilitate tertiary education on the subject site. Analysis submitted with the proposal suggests that the inclusion of university facilities within the health precinct would align with best practice. The Analysis also notes that direct access between educational facilities and hospitals is necessary to support university led research. The proximity of the subject site to educational and research opportunities is also considered to be beneficial.	The PPA Team recognise the proposed inclusion of educational facilities within the precinct as key in providing an integrated health and innovation precinct, inclusive of the existing Tweed Valley Hospital. A site-specific DCP and local provisions in the LEP are proposed to ensure health and education remain as the primary land uses on the subject site as part of any future Development Application. The PPA Team are satisfied that the proponent has adequately addressed this matter.
	Hospital Operations The proposed building envelopes (up to 38m tall) are near the roof top helipad for the existing hospital.	The proposal seeks to improve the provision of health services for the Tweed LGA and subregion. The Market Assessment submitted	Both the Panel and the Department have separately determined that the Planning Proposal demonstrated sufficient strategic and site-specific

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	The impacts of the proposal from the 24/7 operations of the proposed hospital, including helicopters, use of the helipad, Multi Storey Car Park and ambulance operations must be fully considered in the proposed zoning and land use controls.	with the proposal identified undersupply of numerous health services in the subregion. Due to the significant gap in services, the Assessment notes the current burden on the public health system to provide 'non-essential' services, with other service gaps requiring travel outside the region. The proposal seeks to reduce these gaps and allow the public health system to focus more directly on acute hospital functions. Accordingly, the proposal would assist operations of the existing hospital, including facilities and critical infrastructure.	merit to be supported. Whilst the proponent has not directly responded to all of the issues raised by NSW Health, detailed consideration towards operational management for would be made at the DA stage. The PPA Team considers that this matter does not prevent the progression of the planning proposal to the finalisation stage
	Consultation Ongoing consultation with NSW Health is required as part of the finalisation of any future planning controls to ensure hospital operations are considered and future land use conflicts are prevented.	Item is acknowledged.	This item is acknowledged. The PPA Team are satisfied that no further action is required as part of the planning proposal.
	Land Use Land currently zoned for infrastructure should be preserved for public	As detailed in the Planning Proposal, infrastructure zoning has been sought to ensure health and education	As noted by the proponent, the proposed use of infrastructure zoning on the subject aligns with the

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	infrastructure. The more appropriate and transparent zone for the proposed land uses would be mixed use.	infrastructure are prioritised on the site. The Gateway Determination Report recognises the use of infrastructure zoning as being most appropriate for the intended uses on the site. The primary focus on health and education correlates with the placement and distribution of other uses and building height limits shown in the Concept Masterplan. It is noted that residential use has a higher allocation of floor space than health and education in the Concept Masterplan. This is consistent with most activity centres in the Tweed Local Government Area. In this respect, land use zoning, building height and additional local provisions would ensure that health and education outcomes remain as the priority on the site, with residential development positioned away from adjoining farmland and existing hospital. Notwithstanding the above, an alternate to infrastructure zoning is not opposed provided it does not dilute or	recommendations made by the Department as part of the Gateway Determination. Infrastructure zoning is preferred by the Department as it best supports the site primarily being used for medical and educational uses (as proposed). The PPA Team support the zoning currently proposed. No further changes are requested.

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		adversely impact the Objectives and Intended Outcomes of the proposal.	
NSW Rural Fire Service (RFS)	No objections to the planning proposal. Future development must satisfy the requirements of the 'Planning for Bushfire Protection' guidelines.	Submission is acknowledged.	The submission from NSW RFS is acknowledged. The PPA Team are satisfied that no further action is required as part of the planning proposal.
Transport for NSW (TfNSW)	Original Submission – August 2025		
	A strategic design and updated modelling have been requested to further justify the proposed roundabout on Tweed Coast Road.	Further clarification was sought from TfNSW staff to inform updates to traffic modelling and Traffic Impact Assessment (TIA). Amendments requested by TfNSW were incorporated into updated traffic modelling, including adjustments to lane lengths and traffic signal phasing. The updated TIA concludes that the road network can accommodate traffic generated by the proposal in the year of opening and 10 years post-opening. The updated TIA also demonstrates that the performance of the Tweed Coast Road / Cudgen Road intersection would remain acceptable with the proposal, with queuing of	The TIA was updated in accordance with TfNSW to address all concerns raised in their submission. The PPA Team are satisfied that the proponent has adequately addressed this matter. Traffic would be further considered at the DA stage.

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		vehicles unlikely to extend back to access points for the existing hospital or subject site. Additional justification for the roundabout arrangement at the access point to the subject site has also been included. The updated TIA was issued to TfNSW staff for consideration. It is understood that no further concerns have been raised by TfNSW.	
	Additional Submission – January 2026		
	No further comments provided.	Submission is acknowledged.	The PPA Team are satisfied that concerns raised by TfNSW in their original submission have been addressed and would not prevent the progression of the planning proposal to finalisation.
NSW State Emergency Service (SES) <i>(Consulted post-exhibition in line with feedback from DCCEEW)</i>	The proponent must prepare a comprehensive Flood Risk and Impact Assessment (FIRA) to demonstrate compliance with relevant NSW Government Guidelines. The FIRA must address all flood scenarios,	A FIRA has been prepared in accordance with this request.	The FIRA was submitted to DPHI's Chief Engineer (CE) for review. The DPHI CE was satisfied the FIRA is fit for purpose and recommended an additional local provision for the preparation of an updated Acid Sulfate Soils Investigation (ASSI) to be

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	evacuation feasibility and potential impacts on surrounding land.		provided once details of the proposed foundations are determined. A full assessment of flooding matters is outlined within the Post-Exhibition Report . The proponent has updated the proposal accordingly and no further changes are required at this stage.
Homes NSW (Letter provided by proponent)	No objections to the planning proposal. The proposal's commitment to dedicating 75% of apartments to essential workers for at least 25 years addresses a critical local need and is supported.	It is agreed that the proposal would make an important contribution in addressing ongoing housing affordability and supply challenges within the local area, along with improved connectivity to employment services, infrastructure and areas of amenity.	The submission from Homes NSW is acknowledged. The PPA Team are satisfied that no further action is required as part of the planning proposal.
Tweed Byron Local Aboriginal Land Council (LALC)	No objections to the planning proposal. Further consultation has been requested prior to any ground disturbing works in the 'environmental parklands' (if proposed).	Submission is acknowledged.	The submission from Tweed Byron LALC is acknowledged. The PPA Team are satisfied that no further action is required as part of the planning proposal.
Community Submissions (114 submissions: 23 supporting, 89 objecting, 2 unclear)			
	Objecting: 76 submissions (67%)	Additional studies prepared in response to this issue conclude that	The subject site and proposal have been deemed to have strategic and

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Loss of State Significant Farmland (SSF) 78 of 114 (68%)	- Farmland on the subject site and surrounding locality has been identified as State Significant and should not be revoked / removed. - The removal of SSF would not align with local and State planning policies and strategies. - Residents have been assured by Government that no further loss of SSF would occur. - Farmland and soil in the Cudgen Plateau are important for food supply and food security, including the production of sweet potato. - The proposal would adversely impact the ability to farm on adjoining properties.	the site has limited agricultural capability due to low soil quality, insufficient scale and site constraints. The studies also indicate that the proposal would not adversely affect adjoining farmland where larger, unconstrained parcels of productive land are located. The proposal and public submissions note that the site has not been used for food or fibre production for more than 35 years and does not contain any infrastructure, services or resources required to support modern agricultural operations. Therefore, the removal of the subject site from the Cudgen Plateau agricultural catchment would have a negligible impact.	site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The proponent has prepared supporting studies which consider the agricultural potential of the site and management of potential conflicts with adjoining lots. Given the location of the subject site between the existing Tweed Valley Hospital, Tweed Coast Road and an established vegetation buffer, it is considered unlikely that the proposal would unreasonably impede any existing agricultural uses on the southern side of Cudgen Road. It is considered that a sufficient level of detail has been provided by the proponent for the purpose of a planning proposal. Management of potential conflicts with adjoining land uses will require further consideration at DA stage. The PPA Team are satisfied that this matter would not prevent the proposal from progressing to finalisation.
	Supporting: 2 submissions (2%) The subject site is not suitable for agricultural uses due to poor soil quality and is not considered to be prime agricultural land.		

Summary of Submissions

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
Height and Scale 34 of 114 (30%)	- The height and scale of the proposal is excessive and not compatible with the local character. - The proposed heights will unreasonably overshadow adjoining properties. - The proposed heights risk setting a precedent and subsequent overdevelopment likened to the Gold Coast. - The proposed built form and land uses are 'speculative' and could be significantly altered at DA stage.	The proposal includes a reference scheme with indicative built forms and building heights that gradually transition down from the northeastern corner of the site towards Tweed Coast Road and Cudgen Road. The indicative built forms and associated building heights are designed to complement and integrate with the local character, with the tallest buildings located adjacent to the existing multi-storey hospital. Overshadowing is anticipated to be acceptable due to the separation of the site from residential areas and the nature of adjoining land uses within the existing hospital site. Land use zoning, building height and additional local provisions would ensure health and education outcomes remain the priority on the site, with residential development positioned away from adjoining farmland and the existing hospital.	Both the Panel and the Department have separately determined that the Planning Proposal demonstrated sufficient strategic and site-specific merit to be supported. The indicative built forms included in the reference scheme submitted with the proposal, which align with proposed building height limits across the site, show a gradual transition in building height towards the street to minimise impacts on adjoining properties. It is considered unlikely that the proposal would unreasonably overshadow adjoining properties given the proposed location of built form on the site and the nature of adjoining land uses. The PPA Team are satisfied that the concerns raised by the community regarding building height and scale have been addressed and would not prevent the progression of the planning proposal to finalisation. Further consideration of appropriate bulk and scale for the site may be

Summary of Submissions

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
			given during the preparation and finalisation of the site specific DCP and DA assessment by Council.
Location 54 of 114 (47%)	Objecting: 49 submissions (43%) - The proposed site location is would adversely impact local character, amenity and liveability. - The existing Kingscliff TAFE and Tweed Valley Hospital would be more suitable alternative locations. - The assertion that no alternative sites are available is disputed. Supporting: submission (4%) - Co-locating public and private hospitals would optimise ease of travel between facilities and create an important medical hub. - The subject site is sympathetic to adjoining properties through the use of vegetation buffers. - The location of the existing hospital was intentionally selected due to separation from adjoining uses.	The site is suitable for the co-location of health, education and residential uses due to a lack of significant environmental constraints, access to supporting infrastructure and proximity to major employment hubs. It is noted that most of the site sits above both the design flood level and the Probable Maximum Flood (PMF) which would reduce complexity in creating an integrated health and education precinct.	The subject site and proposal have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The subject site is located directly west of the Tweed Valley Hospital and the proposed development will provide the unique opportunity for a new medical/education hub to complement the hospital. Given the location of the subject site between the existing Tweed Valley Hospital, Tweed Coast Road and an established vegetation buffer, it is considered unlikely that the proposal would unreasonably impede any existing agricultural uses on the southern side of Cudgen Road. The PPA Team are satisfied that this matter would not prevent the proposal from progressing to finalisation.

Summary of Submissions

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
Healthcare and Medical Facilities 66 of 114 (58%)	Objecting: 49 submissions (43%) - The delivery of new hospitals and medical facilities are not a priority for the local area. - The existing hospital already provides adequate health services for the local area, including mental health services.	A Market Assessment submitted with the proposal identifies a significant undersupply of key health services within the local area. Due to this current undersupply, the Assessment notes that the public health system has become increasingly relied upon to deliver services typically undertaken within private facilities. The proposal would support a rebalancing of pressure between the public and private systems within a best-practice, integrated precinct. The healthcare sector is cited as the fastest growing industry within the region; the proposal would help sustain this ongoing growth. The proposal includes provisions to ensure that medical facilities remain the primary focus of the development rather than ancillary uses such as housing.	The subject site and proposal, including the proposed delivery of healthcare and medical facilities, have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The proponent has provided a Market Assessment which further details the strategic need / merit for medical facilities on the subject site. The subject site is located directly west of the Tweed Valley Hospital and the proposed development will provide the unique opportunity for a new medical/education hub to complement the hospital. The PPA Team are satisfied that this matter would not prevent the proposal from progressing to finalisation.
	Supporting: 17 submissions (15%) - The proposal would fill existing gaps in medical services and ease pressure on the public health system. - Co-locating public and private hospitals would allow the provision of complementary services and facilities. - Additional medical services are critical for the aging population and improving mental health outcomes. - The Tweed Shire is heavily reliant on health services outside the local area within nearby Queensland.		

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
Traffic and Parking 20 of 114 (18%)	- The proposal will increase local congestion in the local areas. - Congestion has already been worsened since the opening of Tweed Valley Hospital. - Upgrades are required on the surrounding road network to accommodate the proposal. - There is insufficient parking proposed as part of the development.	The Transport Impact Assessment (TIA) supporting the proposal concluded that the existing road network can accommodate anticipated traffic volumes generated by the proposal in the opening year and 10-years post-opening. The TIA also confirms that parking will be provided in accordance with statutory requirements at the development application stage. The proposal presents a significant opportunity for mode shift away from private vehicles towards public transport and active transport in line with proximity to housing and essential services. The proposal is therefore not expected to generate unacceptable congestion or parking impacts in the surrounding locality. Parking around hospitals is recognised as a point of community concern, however no issues have been identified that would impact the	The TIA has been updated (in coordination with TfNSW) to address the concerns raised by the community. The updated TIA shows that the proposal would have a negligible impact on the local road network. The PPA Team are satisfied that the proponent has adequately addressed this matter. Traffic and parking would be further considered at the DA stage.

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
		delivery of compliant parking and access arrangements to the site.	
Housing 39 of 114 (34%)	Objecting: 20 submissions (18%) - The replacement of land intended for agriculture with housing is not considered to be appropriate. - Existing utilities and infrastructure cannot support increases in population. - Significant increases in housing are already being delivered in Kings Forest, Cudgen and surrounds. Supporting: 19 submissions (17%) - The proposed inclusion of housing would make a valuable contribution towards the housing affordability crisis within the Tweed LGA. - The provision of housing within proximity of healthcare facilities would improve retention of staff and resilience during natural disasters.	The Objectives and Intended Outcomes of the proposal include the provision of additional housing to support essential workers. It is noted that, whilst the focus of the proposal remains the delivery of health and education uses, there is demonstrated value in co-locating residential and health-based land uses in creating an integrated precinct. The proposal acknowledges current housing affordability and supply issues within the region and the significant role that housing plays in attracting and retaining essential workers, including those within healthcare. In this respect, the proposal seeks to facilitate the timely delivery of housing to best support a closing of current gaps in local healthcare services.	The subject site and proposal, including the proposed delivery of housing, have been deemed to have strategic and site-specific merit as demonstrated in decisions made by the Panel and the issuing of a Gateway Determination. The PPA Team note that housing would form a secondary land use on the subject site in support of the proposed health and education-based land uses. A local provision under the Tweed LEP (2014) is proposed to ensure a minimum provision of 75% social or affordable housing. Detailed operational considerations would be made during the DA stage. The PPA Team support the implementation of a local provision to the LEP as it would provide certainty to the proponent, Council and the community about the site-specific

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Submission Name	Issues Raised	Proponent Response	PPA Team Response
			requirements for affordable housing. This would also align with the recommendations of the Panel. A site-specific DCP is also proposed to ensure health and education remain as the primary land uses on the subject site as part of any future DA. The PPA Team considers that this matter does not prevent the progression of the planning proposal to the finalisation stage.