



C O N S U L T I N G

Draft Tweed Development Control Plan 2025

Cudgen Connection

Prepared for Cudgen Health Precinct Pty Ltd

By Planit Consulting Pty Ltd

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Company Details

Name	Planit Consulting Pty Ltd
ABN	20 099 261 711
Address	Level 1, 11-13 Pearl Street, Kingscliff NSW 2487
Mailing Address	PO Box 1623, Kingscliff NSW 2487
Telephone	(02) 6674 5001
Email	administration@planitconsulting.com.au
Website	www.planitconsulting.com.au

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Preface

The following provides working draft DCP 2025 content prepared specific to the Cudgen Connection site.

The working content provides a direct response (in draft form) to the heads of consideration established in Clause 7.13 of the *Tweed Local Environmental Plan 2014*, noting the Cudgen Connection Planning Proposal envisages inclusion of the subject site as a mapped key site.

For ease of reference, the content of clause 7.13 is reproduced below.

7.13 Development requiring the preparation of a development control plan

- (1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.*
- (2) This clause applies to development on land identified as “DCP required” on the [Key Sites Map](#).*
- (3) Development consent must not be granted for development on land to which this clause applies unless a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.*
- (4) The development control plan must provide for all of the following—*
 - (a) design principles drawn from an analysis of the site and its context,*
 - (b) phasing of development,*
 - (c) distribution of land uses, including open space,*
 - (d) subdivision pattern and provision of services,*
 - (e) building envelopes and built form controls,*
 - (f) impact on, and improvements to, the public domain,*
 - (g) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,*
 - (h) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,*
 - (i) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation.*

The working material will be further advanced with Council staff post finalisation of the Cudgen Connection Planning Proposal.

Cudgen Connection DCP Provisions

1.1 Design Principles

Vision

To magnify the Tweed Valley Hospital (TVH) into a \$1+ billion health and education precinct, Cudgen Connection will facilitate the creation of the health and education precinct and primary activity hub for the Tweed LGAs largest employment sector.

Design Principle 1 – Compliment the Tweed Valley Hospital and NSW TAFE to grow a best practice health and education precinct.

Cudgen Connection will support existing public health and education offerings with private hospital, medical and education facilities which foster interaction and collaboration between disciplines.

Precinct synergies are to be further maximised by complementary child care, retail, commercial and other like uses. The benefits of agglomeration will be leveraged to support economic productivity and staffing pipeline.

Design Principle 2 – Underpin employment sustainability with housing opportunity

Cudgen Connection will deliver residential accommodation of varying size and tenure, with a majority proportion for essential workers. In addition to build to sell product, Cudgen Connection will collaborate with State agencies and Community Housing Provider stakeholders to deliver a built-to-rent portfolio and provide essential workers a direct pathway for housing to attract and retain talent.

Short term accommodation will also be investigated to support traveling families, student placements and schools, as well as rotating and/or specialist placements.

Design Principle 3 – Deliver the Better Placed Design Guide For Health framework within Tweed’s distinct subtropical, coastal context.

Cudgen Connection will facilitate the evolution of the locale into a health and education precinct, reflective of a coastal activity centre within a landscape setting. Future development will comprise high quality-built form, public domain and infrastructure, encouraging pedestrian movement and comfort. Co-ordinated legibility, parking and efficient vehicle movement will further ensure that the ground plane comprises a strong sense of place, emphasis on user experience and primacy to a wide demographic.

Design Principle 4 – Integration, integration, integration.

Cudgen Connection will comprise a cohesive and complimentary component of the Tweed LGA ecosystem. At the macro-level, Cudgen Connection will ensure a development form, scale and composition which does not interfere with agricultural pursuits to the south and southwest, environmental areas to the north, or the role and function of the centres of Kingscliff or Tweed Heads.

Land use structure and built form within the site will uphold the 24/7 operations of the Tweed Valley Hospital whilst also leveraging outlooks and the prevailing northern aspect. Finally, interfaces to Tweed Coast and Cudgen Roads will include landscape treatments which uphold the character of Kingscliff, Cudgen and the wider Tweed Coast settlement pattern.

At a micro-level, built form will include awnings, deep eaves and plantings to provide shelter and shade for users, particularly along direct and connected walkways. Cudgen Connection will collaborate with precinct stakeholders throughout all development phases to facilitate user integration between sites and their assets, whether through complimentary services, integrated concierge support, down to airbridges, covered pedestrian walkways or wayfinding and signage.

1.2 Phasing of Development

To uphold the primacy and focus of the subject site as a best practice health and education precinct, the Tweed LEP 2014 establishes additional local provisions which will guide the phasing of development.

Beyond the Tweed LEP 2014 provisions, consideration of critical infrastructure, environment and opportunities to foster a highly integrated precinct are of significance. By way of example, to deliver the Objective and Intended Outcomes of Cudgen Connection, upfront infrastructure delivery of reticulated water supply to the site and sewage disposal from the site will be required, as well as vehicular access and egress from Tweed Coast Road.

Whilst stormwater management within the subject site can be more progressively implemented, the management of catchment flows external of the site are identified as best resolved within any early enabling works phase and/or in conjunction with the first DA. Should the precinct be delivered across numerous stages, an overarching stormwater strategy will be required to coordinate treatment and detention and maximise opportunities for water sensitive urban design across the subject site. Similarly, electricity provision, including suitable back up provisions for hospital land uses, can be implemented progressively, but are encouraged to involve and demonstrate wider site coordination.

Noting the geographical proximity of sewerage infrastructure, stormwater discharge and regrowth lowland rainforest along the subject site's northern boundary, progressing infrastructure delivery concurrent with suitable vegetation embellishment and rehabilitation is desired. A Vegetation Management Plan is encouraged to minimise and offset environmental impacts, whilst promoting a grander lowland rainforest interface along the northern boundary, without introducing additional bushfire threat and buffers to the south.

Along the south and southwestern boundary, early establishment of biological buffering to adjoining farmland is encouraged to facilitate vegetation maturity ahead of potentially sensitive land uses occupying the site.

A consistent theme for health precincts relates to the convenience and availability of parking, access and mobility. Noting the subject site comprises a greenfield development type, opportunity is present to deliver highly integrated parking, access and mobility within the precinct and avoid external impact to local residential streets and adjoining farmland. Whilst construction of parking will occur progressively as development is realised, coordination of street parking, loading zone/s, charging stations, wide pedestrian walkways, accessible bike parking/storage and the like is strongly encouraged to be delivered within any early enabling works phase and/or in conjunction with the first DA.

Acknowledging the above, relevant objectives and controls to guide the phasing of development include:

Objectives

- Identify opportunities for shared infrastructure and facilities (such as carparking) to foster an integrated health and education precinct.
- Progressively implement the design and construction of essential services whilst maximising infrastructure efficiencies.
- Convey external catchment flows safely through the site.
- Deliver stormwater management measures to ensure no significant adverse impacts on receiving wetlands and environmental land.
- Minimise impacts on the local road network by promoting active and public transport opportunities to and within the site.
- Maximise site efficiencies and pedestrian safety by coordinating loading and delivery arrangements for the precinct.
- Embellish the isolated fragments of regrowth lowland rainforest along the subject site's northern boundary in conjunction with construction of stormwater management and reticulated sewerage infrastructure.
- Ensure subdivision does not fragment ownership of the embellished lowland rainforest.

- Ensure coordinated infrastructure, carparking, vegetation rehabilitation and landscape delivery.

Working Controls

- **C1.** Development must demonstrate sequencing that upholds the operation of the health and education precinct as the central focus of the site.
- **C2.** Reticulated water supply and sewage disposal infrastructure must be delivered upfront, prior to or concurrent with the first DA, to enable initial development within the precinct.
- **C3.** Vehicular access and egress to Tweed Coast Road must be established prior to the occupation of any use within the precinct.
- **C4.** Stormwater management measures for external catchment flows must be resolved as part of early enabling works and/or with the first DA.
- **C5.** Where development staging occurs, an overarching stormwater strategy must be submitted with the first DA to coordinate detention, treatment, WSUD outcomes and integration across all development stages.
- **C6.** Electricity supply, including appropriate hospital-grade backup power provisions, must be demonstrated for each stage and designed to ensure coordinated delivery across the precinct.
- **C7.** Infrastructure delivery along the northern boundary must be coordinated with vegetation rehabilitation works to establish an enhanced lowland rainforest interface.
- **C8.** A Vegetation Management Plan must be prepared to guide rehabilitation, prevent environmental impact, and avoid the creation of additional bushfire risk or buffer requirements to the south.
- **C9.** Biological buffering and landscape planting along the southern and southwestern boundaries must be established early to mature ahead of sensitive health or education uses.
- **C10.** A Car parking, access, mobility and circulation Strategy/Plan must be submitted must be submitted with the first DA. This Strategy and/or Plan is to coordinate:
 - o Car parking, access, mobility and circulation networks as an integrated precinct-wide system to prevent impacts on local residential streets and adjoining farmland.
 - o Layout and coordination of parking areas, street parking, loading zones, EV charging, pedestrian pathways, wide footpaths, and bicycle storage.
 - o Shared infrastructure and facilities, including consolidated or shared car parking, to maximise efficiency.
 - o Active and public transport infrastructure to minimise impacts on the local road network.
- **C11.** Subdivision proposals must not fragment ownership of the rehabilitated lowland rainforest areas and must demonstrate long-term protection and management.
- **C12.** All precinct staging plans must demonstrate coordinated delivery of infrastructure, vegetation rehabilitation, landscape works, and carparking to support a highly integrated health and education precinct.

1.3 Distribution of Land Uses

A mix of land uses, combined with architectural quality which is responsive to the surrounding topography and vegetation will make the subject site and wider precinct an active and lively place.

As displayed on Figure 1, and further on the Cudgen Connection Concept Masterplan, the subject site distributes land uses and built form across 4x quadrants, each with a prevalent role.

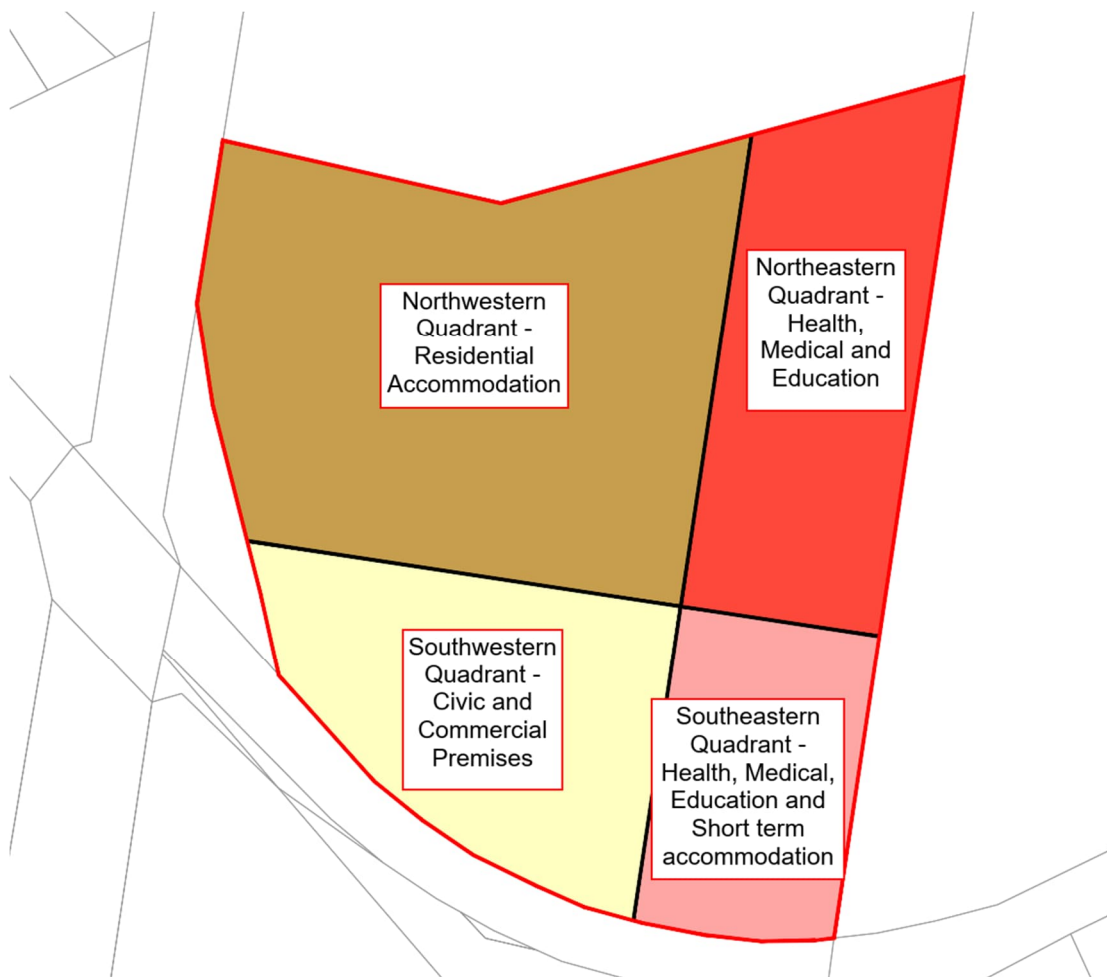


Figure 1. Distribution of Land Uses Plan – Cudgen Connection

The particulars of Figure 1 as detailed further below.

The distribution of land uses on the subject site is anchored by the hospital, medical and education uses within the northeastern and southeastern quadrants. These land uses are clustered towards the northeastern quadrant of the subject site to maximise land use synergies, reduce walking distances between public and private facilities and reflect a compatible built form.

Along with hospital, medical and learning opportunities, a medi-hotel/serviced apartment offering is proposed within the southeastern quadrant. Leveraging a physical presence along Cudgen Road, this accommodation offering support to patient families, outpatient services, student placements and travelling specialists.

Residential accommodation buildings are to be located within the northwestern quadrant of the site.

Small scale shops, offices and/or home-based businesses may be accommodated within the northwestern quadrant. Generally, these facilities will be limited to less than 100m² per tenancy.

To further promote dwelling and building diversity, residential accommodation may be pursued outside the northwestern quadrant, but only where complimentary/subservient to primary uses identified in Figure 1, and supported by suitable land use risk conflict assessment.

Collectively framing a community plaza space, civic and commercial premises based land uses are prioritised within the southwest quadrant, including but not limited to:

- child care services,
- community hub,
- bank, post office, health and wellness services, not-for-profit businesses and
- retail/food and drink premises

The principal focus for outdoor public activity will be within the southwestern quadrant.

A series of open spaces are to be provided throughout the subject site. Higher order green infrastructure is to be located along the northern boundary, as well as a community meeting place within the southwestern quadrant.

Notwithstanding, smaller scale spaces, such as landscaped courtyards, are to be provided within each quadrant, responding to the additional wellbeing opportunities and stresses faced by staff, patients and visitors.

Communal open space for residential accommodation is encouraged to be located within the northwestern quadrant, however may be directed elsewhere within the site to promote an integrated precinct and higher order facilities

Objectives

- Direct hospital, education and short term accommodation towards the northeastern and southeastern quadrants of the site.
- Facilitate compatible uses where practical in an integrated manner.
- Ensure commercial premises are compatible with Tweed's retail principles and compliment the health and education focus of the subject site.
- Ensure flexible floorspace to enable a variety of uses adaptable to the lifespan of the building.
- Enable the provision of recreation and like wellness, entertainment and leisure uses that are ancillary to the live, work, play offering of the subject site.

Controls

- **C1.** Land uses must be distributed in accordance with the quadrant structure shown in Figure 1 of the Cudgen Connection Concept Masterplan.
- **C2.** Hospital and medical uses must be clustered within the northeastern and southeastern quadrants to maximise operational synergies, reduce walking distances and maintain compatible built form outcomes.
- **C3.** Education uses are encouraged to be clustered within the northeastern and southeastern quadrants, however can be located throughout the site.
- **C4.** Medi-hotel/serviced apartment accommodation must be located within the southeastern quadrant and designed to support patient families, outpatient services, student placements and visiting specialists.
- **C5.** Residential accommodation must be primarily located in the northwestern quadrant.
- **C6.** Small-scale shops, offices and home-based business premises within the northwestern quadrant must be limited to a maximum of 100m² per tenancy.
- **C7.** Residential accommodation outside the northwestern quadrant may only be permitted where it is subordinate to, and compatible with, the primary quadrant uses and supported by a land use conflict risk assessment.
- **C8.** Civic, commercial and community-based uses such as childcare, community hub, health and wellness services, banks, post offices and food and drink premises must be concentrated within the southwestern quadrant, framing the community plaza.

- **C9.** The southwestern quadrant must function as the primary location for outdoor public activity and community gathering spaces.
- **C10.** Higher-order open space and green infrastructure must be provided along the northern boundary and within the southwestern quadrant as a community meeting place.
- **C11.** Each quadrant must include smaller-scale open spaces, such as landscaped courtyards, providing amenity and wellbeing benefits for staff, patients, residents and visitors.
- **C12.** Communal open space for residential accommodation should be located in the northwestern quadrant unless an alternative location demonstrably delivers a more integrated precinct outcome or higher-order shared facilities.
- **C13.** Commercial premises must be compatible with Tweed Shire's retail hierarchy and must reinforce the health and education focus of the precinct rather than operate as standalone retail destinations.
- **C14.** Buildings must incorporate flexible, adaptable floorplates to support changes in use over time and the full lifespan of the building.
- **C15.** Recreation, wellness, entertainment and leisure uses are permitted where they operate as ancillary components supporting the live-work-play environment of the health and education precinct.

1.4 Subdivision Pattern and Provision of Services

Subdivision of the subject site must be planned and coordinated to reflect the intended land uses, delivery sequencing and infrastructure requirements of the precinct. Subdivision design must ensure that key environmental features—particularly the lowland rainforest along the northern boundary—remain within unified ownership or management to safeguard long-term ecological outcomes. Subdivision layout must also support safe operation, efficient access, and shared use of facilities such as parking, loading areas and public domain spaces, without diminishing the broader precinct function.

Objectives

- Coordinate subdivision with the staging and delivery of development and infrastructure.
- Ensure the northern lowland rainforest is retained within a single ownership or management entity.
- Support land uses through subdivision patterns that enhance operational functionality and contribute to the efficiency of the wider precinct.
- Provide safe, secure and legible subdivision outcomes that support CPTED principles and shared operational arrangements.

Controls

- **C1.** Subdivision proposals must demonstrate alignment with the planned staging and delivery of development and associated infrastructure.
- **C2.** The lowland rainforest located along the northern boundary must remain within a single parcel or ownership/management structure to ensure coordinated protection and rehabilitation.
- **C3.** Subdivision layouts must reflect and support the intended form and function of the land uses within each lot and must not compromise the operation of the broader precinct.
- **C4.** Subdivision design must incorporate Crime Prevention Through Environmental Design (CPTED) principles, including clear sightlines, passive surveillance and secure access arrangements.
- **C5.** Subdivision must enable efficient shared use of facilities, including cross-utilisation of car parking and loading/delivery areas where appropriate.

- **C6.** Lot configurations must support safe access, circulation and servicing arrangements consistent with the precinct's urban design and land use strategy.

1.5 Building Envelopes and Built Form Controls

The distribution of land uses and open spaces within the subject site is supported by key urban design and placemaking principles aimed at creating a legible, connected and adaptable precinct. A strong north-south Main Street will form the primary organising spine, providing links to environmental areas to the north and farmland outlooks to the south while ensuring balanced solar access throughout the day. Secondary streets and pedestrian links will reinforce movement, legibility and connectivity, particularly toward the Tweed Valley Hospital. Built form and public domain elements will be designed to accommodate change over time, incorporate green infrastructure, and respond sensitively to the site's topography, climate and subtropical character.

Future development must draw upon relevant design guidelines, including *Better Placed: Design Guide for Health* and the *NSW Apartment Design Guide*. A varied, climatically responsive built form incorporating articulation, greenery and strong pedestrian interfaces will support a vibrant and human-scaled precinct.

In complimenting the distribution of land uses and open space within the subject site, the primary urban design and placemaking principles include:

Objectives

- Establish a coherent and legible urban structure centred around a north-south Main Street.
- Strengthen visual and physical connections to surrounding environmental areas, farmland and the Tweed Valley Hospital.
- Encourage adaptable built form and public domain design that can accommodate changing uses over time.
- Promote high-quality subtropical architectural design responsive to climate, orientation and topography.
- Create a human-scaled, visually interesting and pedestrian-friendly precinct.
- Ensure relevant development adopts the *Better Placed Design Guide For Health* and *NSW Apartment Design Guide*, and subtropical design principles where applicable.

Controls

- **C1.** Development must incorporate a north-south Main Street as the primary structural and activity spine, providing strong visual and movement connections to the northern environmental areas and southern farmland.
- **C2.** The Main Street must be designed to ensure balanced access to sun and shade on both sides of the street, with a wide landscaped pedestrian zone and integrated WSUD measures where practical.
- **C3.** An east-west active edge must be provided to maximise connectivity to the Tweed Valley Hospital precinct.
- **C4.** The street hierarchy must establish the Main Street as the higher-order activity corridor, incorporating, where appropriate, short-term parking, taxi/ride-share areas, public transport stops and active ground floor frontages.
- **C5.** Service areas and long-term car parking must be located on secondary streets, laneways or within multi-deck carparks.
- **C6.** Direct, legible and wide pedestrian connections must be provided between key public spaces, destinations and activity areas.
- **C7.** Building and green infrastructure design must incorporate adaptable features that allow for future changes in use, particularly at ground level.
- **C8.** Car parking must be integrated into the streetscape through street tree planting, vegetation and landscaped treatments.

- **C9.** Built form must be consistent with the *Better Placed Design Guide For Health* and the *NSW Apartment Design Guide* where applicable.
- **C10.** For commercial, university, short-term accommodation and other non-applicable uses, design must be guided by subtropical principles such as:
 - o orienting buildings appropriately;
 - o providing usable outdoor spaces;
 - o maximising daylight and natural ventilation;
 - o ensuring shading and weather protection;
 - o incorporating greenery;
 - o expressing building identity; and
 - o reducing energy and waste.
- **C11.** Built form must respond to solar orientation, breeze pathways, landscape, water and natural environmental features.
- **C12.** Development must incorporate design treatments that support human scale and visual interest, including:
 - o varied building heights and roof forms;
 - o diverse materials and colours;
 - o articulation such as balconies, projections and upper-level landscaping;
 - o courtyards, voids, rooftop gardens and recreation areas; and
 - o strong visual connection and passive surveillance to the street.

1.6 Impact on, and Improvements to, the Public Domain

Acknowledging the greenfield nature of the subject site, existing public domain areas are limited to Tweed Coast Road and Cudgen Road. These roads function as high-order collector routes within the Tweed Coast and primarily serve through-traffic and movement corridor purposes. Their function will be protected by minimising vehicular access points, managing noise impacts through site-specific assessment, and incorporating landscape screening to maintain a high-quality visual interface. Within the site, new areas of public domain will be established through a network of roads, parklands and community meeting spaces. These areas will provide opportunities for landscaping, outdoor dining, high-quality street furniture and pedestrian-friendly design.

Objectives

- Provide a high-quality public domain that enhances amenity, walkability and character within the precinct.
- Maintain the transport function of Tweed Coast Road and Cudgen Road by minimising access conflicts and managing noise and visual impacts.
- Deliver safe, attractive and well-shaded pedestrian and cycling environments throughout the site.
- Ensure public domain elements such as landscaping, outdoor dining and street furniture contribute to a contemporary and cohesive precinct identity.

Controls

- **C1.** Vehicular access to Tweed Coast Road and Cudgen Road must be limited to designated points and designed to maintain their function as high-order collector roads.
- **C2.** Development fronting Tweed Coast Road or Cudgen Road must address site-specific noise impacts through appropriate building placement, design, and mitigation measures.
- **C3.** Landscape screening must be provided along all road frontages to enhance visual quality and character for road users.
- **C4.** New public domain areas, including internal roads, parklands and community spaces, must incorporate landscaping and pedestrian-focused design.

- **C5.** Outdoor dining areas must be located to provide good solar access, amenity and landscaping integration.
- **C6.** Shade structures, water bubblers, bicycle parking and other street furniture must be provided where appropriate to enhance user comfort and accessibility.
- **C7.** Outdoor dining furniture must be of high-quality, durable materials and contemporary design.
- **C8.** Footpaths along the main street must provide a minimum 2-metre unobstructed width for pedestrian movement, with additional space provided as required for street furniture and dining zones.

1.7 Identification and Conservation of Native Flora and Fauna

A Baseline Ecological Assessment Report for the subject site and surrounds has been prepared by SLR Consulting (formerly Cumberland Consulting). The findings of this report identified the majority of the subject site possessing low to no ecological value, whilst small pockets of existing vegetation possessed varying ecological and habitat value. Portions of the subject site identified as possessing 'High Environmental Value' per the criteria established in the North Coast Regional Plan 2041 are identified in Figure 2 below.



Figure 2. High Environmental Value Mapping

The subject site is mapped within a regional fauna corridor, aligning in a north-south orientation from Kings Forest to Fingal Head, the corridor comprises significant tracts of urban development and farmland.

To conserve native flora and fauna and improve the biodiversity qualities of the subject site, the following series of green infrastructure improvements are to be pursued:

- The northern boundary is to include a linear green space comprising of:
 - o Rehabilitation and embellishment of lowland rainforest vegetation.

- o Recreation area/s.
 - o Cycleway and sporadic landscape plantings predominately comprising native species.
- Retention of existing vegetation where possible along the eastern boundary
- The southern and southwestern boundary treatments involve a generous 60m 'green' setback from existing farmland to the south and southwest, which decreases in width along the western boundary. The green setback is to comprise:
 - o A 10m wide biological buffer to mitigate any land use conflicts.
 - o Inclusion (to the extent possible without creating a bushfire threat) of offset vegetation not accommodated within the embellishments along the northern boundary.
 - o Provide a 'green edge' to the Proposal as viewed from Tweed Coast Road and Cudgen Road.
- Investigation of suitable street trees within the proposed road and pedestrian network, as per Council's Cool Towns initiative.

Objectives

- Pursue a coordinated application of the 'avoid, minimise, offset' hierarchy across the site.
- Rehabilitate and manage the lowland rainforest on the northern boundary of the site as the highest value biodiversity attribute of the subject site.
- Complement improvements along the northern boundary where practical throughout the proposed green infrastructure improvements.

Controls

- **C1.** Development must apply the avoid–minimise–offset hierarchy in a coordinated manner across the subject site, demonstrating avoidance of high-value vegetation as a priority.
- **C2.** Lowland rainforest vegetation along the northern boundary must be retained, rehabilitated and managed as the primary biodiversity feature of the site.
- **C3.** A linear green space must be provided along the northern boundary and include:
 - (a). rehabilitation and embellishment of lowland rainforest;
 - (b). recreation areas; and
 - (c). a cycleway with intermittent native landscape plantings.
- **C4.** Existing vegetation along the eastern boundary must be retained where practicable, and any removal must be justified and minimised.
- **C5.** A minimum 60-metre wide green setback must be provided along the southern and southwestern boundaries to separate development from adjoining farmland, reducing in width only where demonstrated to be appropriate via a Land Use Conflict Risk Assessment.
- **C6.** The southern and southwestern green setback must include:
 - (a). a minimum 10-metre biological buffer to mitigate land-use conflict;
 - (b). offset planting where feasible and where it does not increase bushfire risk; and
 - (c). landscape treatments that create a continuous green edge to Tweed Coast Road and Cudgen Road.
- **C7.** Street tree species within new roads and pedestrian networks must be selected and designed in accordance with Council's *Cool Towns* initiative.
- **C8.** Vegetation outside the northern lowland rainforest precinct may be removed where required for development, subject to demonstrating that:
 - (a). removal has been minimised;
 - (b). opportunities for practical retention have been considered (particularly along the eastern boundary); and
 - (c). offsets are provided on-site where feasible and without increasing bushfire hazard.

- **C9.** Vegetation rehabilitation and offset plantings must prioritise native species, enhance fauna movement opportunities within the regional north-south corridor, and contribute to overall biodiversity improvements.
- **C10.** All ecological works must demonstrate connectivity and integration with the broader green infrastructure network.

1.8 Identification and Management of Watercourses, Wetlands and Riparian Lands

No mapped watercourses or wetlands are located on the subject site. Further review to be undertaken post finalisation of Planning Proposal.

1.9 Environmental Constraints, including Flooding, Bushfire and Contamination.

Further review to be undertaken post finalisation of Planning Proposal. Commentary anticipated to be confined to flood risk management in Probable Maximum Flood events, bushfire and contamination as further environmental constraints have not been specifically identified.



C O N S U L T I N G