

PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION PUBLIC MEETING, POST
EXHIBITION AND FINALISATION
STRATEGIC PLANNING PANEL OF THE
NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	6 July 2026
DATE OF PANEL DECISION	Friday, 19 June 2026
PANEL MEMBERS	Sue Francis (A/Chair), Glennis James and Pat Miller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 19 June 2026, opened at 10:30am and closed at 12:46pm. Papers were circulated electronically on 12 June 2026.

PLANNING PROPOSAL

PP-2023-2669 – Tweed Shire LGA – 741 Cudgen Road, Cudgen (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, should be made subject to the following amendments:

- Amendment of the proposed local provision within the LEP to detail appropriate primary and ancillary land uses, GFAs and staging for the site's future development. This is because the Panel wishes to ensure that the 'primary' uses of hospital/medical/education (the basis of the zoning changes to Special Purposes) proceed prior to, or concurrently with, residential and supportive retail and commercial uses.
- Inclusion, as offered, within the local provision to provide at least 75% of the residential dwellings as Affordable Rental Housing to be managed by a not-for-profit agency for a period of at least 25 years.
- Inclusion of a GFA cap of 28000m² for 'residential' purposes within the local provision, similar, to that outlined in the planning proposal report dated December 2024.
- Inclusion of a GFA (or FSR) cap of 3500m² for 'retail' uses within the local provision, similar, to that outlined in the planning proposal report dated December 2024.

The Panel's decision was 2:1 in favour, with Pat Miller considering the proposal should not be made, given:

- The Tweed Shire Council Mayor's presentation made at the public briefing, noting concerns regarding the site falling outside of Council's strategic planning area.

For completeness, this Record notes that Mr Michael File attended and purported to vote at the Northern Regional Planning Panel's post-exhibition public meeting. However, it was subsequently identified that Mr File did not hold a current appointment as a State member of the Panel. For that reason, his participation and purported vote have been disregarded. The meeting nevertheless had a quorum of three duly appointed members and, after disregarding Mr File's vote, the Panel's recommendation to finalise the LEP amendment, subject to amendments, was supported 2:1 by the duly appointed members present.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, June

2026 and met with the Department, Planit Consulting, Solve Property Group, and Centuria (Proponent), the Tweed Shire Council Mayor and Council representatives, and members of the community in a public meeting.

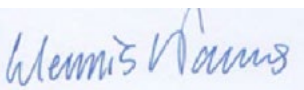
The Panel concurred with the Department that the planning proposal demonstrated strategic and site-specific merit, but subject to some amendments the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination and submissions raised had been adequately addressed. Consequently, the proposal warranted support.

The Panel requests that the LEP amendment not be made until the above recommendations are updated and reflected in the planning proposal report and supporting documents.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included loss of State Significant Farmland, height and scale of proposed development, traffic and congestion, local servicing capacity and inconsistencies with the Strategic Planning Framework.

The Panel considers that the concerns raised by the community have been adequately considered in the Department's Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Sue Francis (A/Chair)	 Glennis James
 Pat Miller	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	Tweed Shire LGA – PP-2023-2669 741 Cudgen Road, Cudgen
2	LEP TO BE AMENDED	Tweed Local Environmental Plan (LEP) 2014
3	PROPOSED INSTRUMENT	The exhibited planning proposal seeks to amend the Tweed Local Environmental Plan (LEP) 2014 to: • Rezone the site from RU1 Primary Production to SP2 Infrastructure (Health Services Facility and Educational Establishment); • Amend the Maximum Height of Buildings from 10m to part 10m, 22m, 25m, and 38m; • Remove the current minimum lot size of 10ha; • Identify the site on the 'Key Sites Map' so that clause 7.13 applies (requirement for site-specific DCP); • Insert a new local provision in Part 7 of the LEP to: ○ Ensure the delivery of an integrated health and education-led centre. ○ Encourage housing affordability through a majority portion of residential accommodation to be provided as Build-to-Rent housing for a minimum period of 25x years. ○ Facilitate opportunity for build to sell housing independent of Build-to-Rent housing opportunities. ○ Ensure the regrowth lowland rainforest along the subject site's northern boundary is not fragmented by subdivision and is supported by a Vegetation Management Plan. ○ Ensure a detailed Acid Sulfate Soil Investigation (ASSI) is undertaken once the details of the foundations for the proposed buildings are determined; and • Include the following uses within Schedule 1 as permitted with consent on site: ○ commercial premises ○ community facilities ○ early education and care facility ○ hotel or motel accommodation ○ residential flat building ○ recreation areas.
4	MATERIAL CONSIDERED BY THE PANEL	• Department Planning, Housing and Infrastructure Post-Exhibition Report, 12 June 2026 • Written submissions during public exhibition: 114 • Total number of unique submissions received by way of objection: 89 • Verbal submissions at the Panel's public meeting: 10:30am – 12:46pm, 19 June 2026 ○ Registered Community Speakers: ▪ Livy James ▪ Ann Newton ▪ Peter Newton (On behalf of Kingscliff Ratepayers and Progress Association Inc) ▪ Julie Boyd (On behalf of Tweed Communities Alliance)

		and Hastings Point Progress Association ▪ Lindy Smith (On behalf of Tweed District Residents & Ratepayers Association) ▪ Felicia Cecil (On behalf of Chinderah Districts Residents Association Inc.) ▪ Michael Carter (on behalf of Social Futures) ○ On behalf of Tweed Shire Council: ▪ Chris Cherry – Tweed Shire Council Mayor ▪ Denise Galle – Director, Planning and Regulation ▪ Naomi Searle – Director, Sustainable Communities and Environment ▪ Rhiannon Brinsmead – Councillor ▪ Elizabeth Seidl – Coordinator Business and Water Cycle Management ▪ James Owen – Councillor ▪ Matthew Zenkteler – Senior Strategic Planner ▪ Brendan Schwarz – Development Engineer ▪ Terry Seymour – Water and Wastewater Consultant ▪ Jonathon Lynch – Coordinator Strategic Planning & Urban Design ○ On behalf of the proponent: ▪ Josh Townsend - Senior Town Planner, Planit Consulting ▪ Luke Blandford - Director, Planit Consulting ▪ Rory Bestic - Senior Development Manager, Centuria ▪ Gary White - Chief Strategic Planner, Solve Property
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	• Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 9:15am – 10:05am, 19 June 2026 ○ Panel members: Sue Francis (A/Chair), Glennis James, and Pat Miller ○ Attendee: Michael File ○ DPHI staff: Louise McMahon, Murray Jay, Shruthi Sriram, Lucy Walker ○ Key Issues Discussed: • Impacts to State Significant Farmland; • Traffic and transport including access into the site and the proposed roundabout; • Impacts to the existing Tweed Valley Hospital operations and staffing; and • Local Provision wording and requirements • Panel Determination: 19 June 2026 ○ Panel members: Sue Francis (A/Chair), Glennis James and Pat Miller ○ Attendee: Michael File ○ DPHI staff: Louise McMahon, Murray Jay, Shruthi Sriram, Lucy Walker