

The Panel issued a decision on 17 September 2024 requiring the planning proposal to be updated. Since this time the planning proposal and supporting documents have been updated in accordance with the Panel's conditions. An assessment against the Panel's conditions has been undertaken (see **Table 1**).

The Planning Proposal Authority team is satisfied that the planning proposal and supporting documents have been amended to meet the conditions of the Panel and the planning proposal can be progressed to Gateway assessment.

Table 1 - Summary Against Panel's Condition

Panel's Condition	Assessment
1. Prior to submitting the planning proposal for a Gateway determination, the planning proposal is to be revised to address the matters raised in the Council officers report of 2 May 2024.	<p>Condition met</p> <p>The planning proposal has been amended to address the issues raised by Council in the report on 2 May 2024. This includes:</p> <ul style="list-style-type: none">• Rezone the site from RU1 Primary Production to SP2 Infrastructure (Health Services and Educational Establishment)• List community facilities, commercial premises, early education and car facility, residential flat building, recreation area and hotel or motel accommodation as Additional Permitted Uses.• Remove the existing 10ha minimum lot size control.• Amend the maximum building height control from the existing 10m to a composition of 10m, 22m, 25m and 38m.• A site-specific DCP that is to be endorsed by Council which addresses a number of matters raised in the Council report.
2. Inclusion of site specific and local provisions within the LEP to achieve 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 functioning of the	<p>Condition met</p> <p>The proponent has amended the planning proposal to include a local provision that outlines the stages in which the development must be undertaken. This will ensure that the hospital and educational establishment will be constructed prior to or in conjunction with any residential accommodation on the site.</p>

Assessment Against Panel's Condition

RR-2024-17 (PP-2021-7146)



Panel's Condition	Assessment
new public hospital, the Panel does not object to some of the residential uses occurring before the 'primary uses' however does not support the introduction of more than half of the residential uses without the 'primary uses'.	<p>The provision also establishes a maximum Gross Floor Area (GFA) of 28,380m² for residential accommodation on the site. The provision notes that no more than half (14,190m²) of the residential accommodation GFA is to be operational prior to the stage 1 hospital being operational.</p> <p>The drafting of this local provision is noted as a matter for Parliamentary Counsel's Office (PCO) prior to finalisation of the proposal.</p>
3. Inclusion, as offered, of a local provision to provide at least 75% of the residential dwellings as affordable rental dwellings managed by a not-for-profit agency for a period of at least 25 years.	<p>Condition met</p> <p>The proponent has amended the planning proposal to include a local provision that requires a minimum 75% of dwellings approved in the development to be managed by a not-for-profit housing provider, not for-profit organisation, State agency, or similar for a period of no less than 25 years.</p>
4. Updates to be undertaken to the Proponent's Traffic Impact Assessment (TIA) to address: a. access off Tweed Coast Road and how it will tie in with Cudgen Road b. Modelling of the proposed new signalised intersection c. Estimated site traffic trip generation calculations utilised d. Further information or discussion clarifying estimates utilised to calculate proposed private and mental health hospitals' traffic generation e. Further clarification and/or justification on the use of estimated 30% development trip generation reduction.	<p>Condition met</p> <p>The TIA has been amended in accordance with the Panel's recommendations.</p> <p>In addition to this, the Tweed Valley Hospital has now opened, so the TIA reflects the current traffic counts and the transport network is performing more efficiently than previously projected.</p> <p>The updated TIA notes:</p> <ul style="list-style-type: none">• The proposed development is expected to generate approximately 856 trips in the AM peak hour and 902 trips in the PM peak hour.• The 30% trip generation reduction is justified by accounting for complementary land uses within the development, where many trips (e.g. to worker units, childcare, retail, and medical facilities) are internalised rather than generated externally. Specific conservative reduction factors are applied to different uses, ranging from 30% to 50%, reflecting the likelihood of shared trips and on-site living or working arrangements. Additional reductions are anticipated due to planned public and active transport

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RR-2024-17 (PP-2021-7146)



Panel's Condition	Assessment
	<p>improvements, though these are not yet fully quantifiable.</p> <ul style="list-style-type: none">• To support access and movement integration throughout the broader precinct, it is recommended that vehicle connections with Tweed Valley Hospital are pursued. Securing this outcome will ensure smoother traffic flow and increase network efficiency at both Cudgen Road / Tweed Valley Hospital and Cudgen Road / Turnock Street intersections.• A Green Travel Plan is recommended for future stages to formalise strategies for reducing car trips and promoting alternative transport modes, aligning with planning guidelines and environmental objectives.
<p>5. Creation of a DCP which would look to deliver on the strategic potential of the site and broader precinct by addressing, in addition to other matters raised in Council officers report:</p> <ol style="list-style-type: none">a. site design, delivering permeability and integration for pedestrians and desirably vehicles from the subject site to the Tweed Valley Hospital to the east.b. the fostering of a “sense of place” and a safe public realm with amenity by locating early development close to and designed to support the point of connection to the hospital site,c. the creation of a civic public space reinforcing the ‘community’ and further green space, retaining existing trees where possible, within a framework of street-based urban public realm,d. the delivery (and ongoing management) of an appropriate range of residential forms to provide for a range of household types,e. height limits defined in metres above developed ground level,f. a commitment to appropriate environmental design and CPTED practices.	<p>Condition met</p> <p>The planning proposal has been amended to include a clause requiring the creation of a site-specific DCP which will include the specific requirements recommended by the Panel and Council.</p> <p>It is anticipated that the DCP will be prepared concurrently with the planning proposal and a draft exhibited alongside the planning proposal.</p> <p>The drafting of this clause is noted as a matter for Parliamentary Counsel's Office (PCO) prior to finalisation of the proposal.</p>



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<p>g. As to a staging and delivery schedule, the Panel recommends that this be achieved via a Concept DA to ensure the appropriate infrastructure and uses are delivered for the effective activation of the site. The Concept DA should outline clear prioritisation of the infrastructure and time frame for the completion of the required stages.</p>	