

Response to Modification to Tweed Valley Hospital Concept Stage 1

I do not wish to have my personal details such as my home address, IP address of our PC be published on your website as this was previously displayed on your department's website despite your Privacy Policy. This is a notifiable data breach under the new legislation from the Office of the Australian Information Commissioner.

I am a long term resident of Kingscliff having moved to this special coastal village from inner city Sydney 20 years ago. I will be directly affected by the proposed Tweed Valley Hospital(TVH) as I reside within 300 metres from the site. I will have my rural views severely compromised by the proposed nine storey Hospital and now the proposed even higher multi deck carpark. The associated increase in traffic will also have a negative impact on the entire town of Kingscliff and also the village of Cudgen.

I am therefore writing **to object to the proposed Modification to Tweed Valley Hospital – Stage 1** as outlined in the following points:

1. The Applicant has pre-empted the approval (yet again)!

How can the community have any faith in the NSW Government's planning processes when the Applicant (HI) has blatantly pre-empted the approvals process **yet again**, as evidence by the below picture taken two days ago. This photo clearly indicates that the early earthworks for a ten storey carpark is already nearing completion, all without any community consultation or Departmental approval.

Again, this shows a lack of any genuine desire by HI to consult with the local community despite having a requirement to under the **EPA Act** as follows:

Section 2.23 Community participation plans – "The community has a right to be informed about planning matters that affect it".

2.23 (g) "Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions."



The local community had the expectation that there would be four low rise carparks on the TVH site and suddenly, without any valid reason other than "following further demand analysis, design development and consultation, a combined multi deck" car park has been commenced. But strangely enough the wording in the proposed (but already commenced) modification states "subject to available funding." Why does the Applicant

make this comment? Why would you commence early earthworks on a ten storey carpark if you were not sure if funding is available, this is very concerning to the local community?

The local community has been aware for some time that there would be a privately built and (therefore) paid carpark at the TVH site, despite what our local MP Geoff Provest stated in public (before the election), that parking at the Tweed Valley Hospital would be free. I suggest the funding comment is a get out of jail card for HI and the **local community request absolute confirmation that there is NSW Government funding for this carpark and it will not be privately built and that parking will be free of charge.**

This significant modification to the original four carparks would also indicate that the initial planning process was not accurately conducted.

I therefore object to this modification on the basis that it has already commenced without approval from the DPE and without community consultation and that the multi-story carpark is still subject to government funding. Also the local community has been assured by our local MP that carparking at the TVH will be free of charge.

2. Visual impact

The Geolink consultant's report subjectively assess the visual environment of the area as being at the rural/urban interface as being of Medium value. This is despite their reference to the "Visual Management System for NSW Coast, Tweed Pilot 2004" where it actually describes the Tweed Valley as "high visual quality Rural landscape with low capacity for change." However this did not deter the NSW DP&E to approve this. completely out of character hospital on State Significant Farmland.

All the visual impact reports in the TVH Stage 2 proposal, fail to mention that the Hospital and the accompanying ten storey carpark are located in the middle of significant agricultural land in a valley with no other high rise buildings in sight, with the exception of those at Tweed Heads. The TVH and carpark, will be seen from all aspects of the Valley, not just those of us located in Kingscliff or Cudgen. Thus impacting on the rural and mountain views of many hundreds of locals.



View from our balcony with height of TVH and associated ten storey carpark, will block our mountain and Cudgen views as it will be higher than the pine trees in the background.

I also argue the below architect's portrayal of the ten storey carpark is misleading, if the TVH is to be only nine storey's, how can the ten storey carpark be so much lower. You can see in my first photo that there is not a significant difference between the earthworks for the TVH and the nearly completed earthworks for the proposed (but not yet approved), ten storey carpark.

I urge your Department to please ensure that the conditions of the original consent be adhered to and not approve this extraordinary modification to Stage One Concept Proposal.



Many thanks

[Redacted signature]