

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Denise Graveston

Email: denisegraveston@gmail.com

Address:

1/1 Pheeny Lane

Casuarina, NSW

2487

Content:

I object to the location of the hospital at Kingscliff for many reasons.

1. It will be located in the middle of a small beachside community and will affect all who live there in a negative way. People live in small communities to get away from the built up environment of bigger towns. No-one would ever have thought that a major hospital development would be built in the chosen location. It is beyond logic.
2. The current Tweed hospital is 10 mins away from the proposed site and there are many opportunities to re-develop parts of the current hospital and open car parking areas. The Mater Hospital in Brisbane is located in the inner city with limited land area and has successfully managed growth over the last 100 years.
3. The proposed site is on prime farming land that is 'Protected Farm Land.' It was protected by NSW government for a reason.
4. It is surrounded by flood plains and swamps. Northern NSW gets very good rainfall and is subject to flooding. Access Roads in and out of Kingscliff flood and get cut off. They are proposing to develop a piece of land that could get cut off by periodic flooding. Sometimes the M1 highway has flooded and the Tweed Bridge has been closed.
5. Moving the hospital from Tweed will be the 'death nell' for many business in Tweed Heads. Long established businesses that support the current hospital will lose their trade. Allied health, radiology, specialist centres are all based in Tweed Heads not Kingscliff.
6. Some retirees have planned their move to the Tweed to be close to the current hospital only to find that they won't have a hospital close by.
7. New double laned access and connecting roads to the highway will need to be redeveloped to cope with the traffic in and out of the hospital. Major roadworks. Tweed Heads has suitable existing access.
8. It is not just the area around the hospital itself that will change. The whole town of Kingscliff will have to be built up significantly to cope with the influx of people and business that are needed to support a major hospital. Tweed Heads will die as a result of the existing hospital being closed and Kingscliff will cease to be the mellow seaside town that all locals and visitors love.
9. Lack of community consultation before the decision was made. We are supposed to live in a democracy.
10. Environmental impact on the surrounding farms and natural environment. The build itself will have major negative effects on the surrounding farms, creeks and wildlife. Then the ongoing development that will occur after the initial build will further incinge on the area.
11. This decision 'reeks' of collusion, bad decisions, disregard for community welfare and contempt for local residents.

IP Address: cpe-121-216-214-5.bpxt-r-033.ken.nsw.bigpond.net.au - 121.216.214.5
Submission: Online Submission from Denise Graveston (object)
https://majorprojects.accelo.com/?action=view_activity&id=296585

Submission for Job: #9575 New Tweed Valley Hospital
https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital
https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Denise Graveston
Email: denisegraveston@gmail.com

Address:
1/1 Pheeny Lane

Casuarina, NSW
2487

Content:

I object to the re-zoning of the land for construction of a major hospital for the following reasons:

1. The hospital be located in the middle of a small beachside community and will affect all who live there in a negative way. People live in small communities to get away from the built up environment of bigger towns. No-one would ever have thought that a major hospital development would be built in the chosen location. It is beyond logic.
2. The current Tweed hospital is 10 mins away from the proposed site and there are many opportunities to re-develop parts of the current hospital and open car parking areas. The Mater Hospital in Brisbane is located in the inner city with limited land area and has successfully managed growth over the last 100 years.
3. The proposed site is on prime farming land that is 'Protected Farm Land.' It was protected by NSW government for a reason.
4. It is surrounded by flood plains and swamps. Northern NSW gets very good rainfall and is subject to flooding. Access Roads in and out of Kingscliff flood and get cut off. They are proposing to develop a piece of land that could get cut off by periodic flooding. Sometimes the M1 highway has flooded and the Tweed Bridge has been closed.
5. Moving the hospital from Tweed will be the 'death nell' for many business in Tweed Heads. Long established businesses that support the current hospital will lose their trade. Allied health, radiology, specialist centres are all based in Tweed Heads not Kingscliff.
6. Some retirees have planned their move to the Tweed to be close to the current hospital only to find that they won't have a hospital close by.
7. New double laned access and connecting roads to the highway will need to be redeveloped to cope with the traffic in and out of the hospital. Major roadworks. Tweed Heads has suitable existing access.
8. It is not just the area around the hospital itself that will change. The whole town of Kingscliff will have to be built up significantly to cope with the influx of people and business that are needed to support a major hospital. Tweed Heads will die as a result of the existing hospital being closed and Kingscliff will cease to be the mellow seaside town that all locals and visitors love.
9. Lack of community consultation before the decision was made. We are supposed to live in a democracy.
10. Environmental impact on the surrounding farms and natural environment. The build itself will have major negative effects on the surrounding farms, creeks and wildlife. Then the ongoing development that will occur after the initial build will further incinge on the area.
11. This decision 'reeks' of collusion, bad decisions, disregard for community welfare and contempt for local residents.

IP Address: - 121.216.214.5

Submission: Online Submission from Denise Graveston (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296587

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Jan Burns

Email: allanandjan18@gmail.com

Address:

Unit 1

Kingscliff, NSW
2487

Content:

I have recently retired to Kingscliff to seek the village atmosphere of this beautiful quiet part of the world. I strongly protest the decision to place the Tweed Hospital at Kingscliff. What would possess a government to place a huge hospital on the state significant farmlands of Cudgen? Surely we need to retain our precious farmland and build the hospital on a site that will not require the rezoning of farmland. [Of course, the developers are waiting in the wings for this to happen!]

Build the hospital on a site that has the space and accessibility to house such a development! Leave the precious farmland for the very important job of growing our food!

IP Address: dcl-105-60.bpb.bigpond.com - 203.40.105.60

Submission: Online Submission from Jan Burns (object)

https://majorprojects.accelo.com/?action=view_activity&id=296561

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jan Burns

Email: allanandjan18@gmail.com

Address:

Unit 1

Kingscliff, NSW
2487

Content:

I have retired to Kingscliff after many years of considering the type of place I wanted to retire to. I enjoy the village feel of Kingscliff and the ambience of the whole area. I object strongly to the proposed hospital being located in Kingscliff. I feel that the distroying of state significant farming land to house the hospital is a detrimental step and one that goes against all legislation. Furthermore I believe there are other sites that would be far better suited for the hospital in terms of accessibility and land space. The proposed site lacks the room and infrastructure necessary to serve such a big hospital.

Please reconsider damming the use of this rich argricultural land to put up a hospital!

IP Address: - 203.40.105.60

Submission: Online Submission from Jan Burns (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296556

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Choosing state significant farmland is wrong. This area is a very productive area with great conditions for growing food ie soil rainfall and terrain. It has been always number one selection with a huge cost to our local farmers.(we live on a farm in Cudgen). The Cudgen farms along with the beautiful beaches in Kingscliff attract many tourists. Kingscliff is already very busy with tourists and simple cannot facilitate all the infrastructure that this massive hospital will bring.

People will not be able to afford to live in Kingscliff to be close to the hospital as the house price are increasing rapidly. There is a huge rental shortage in the area also

Many of my family are farmers in the area and will not be able to continue to do so as urbanisation closes in. One example there is a lot of red dust blowing when preparing to plant a paddock. There is also necessary spraying. Living on a farm and looking at rolling paddocks are part of this local area and should be preserved at all costs.

There are other sites available and all our protests were ignored. Farmers were belittled by greedy politicians who supposedly answered all our questions posed at meetings. These politicians had no experience or idea of what goes on in Kingscliff and Cudgen, This is insulting to the citizens of this area. Nobody really listened. We were told that the hospital would be 3 stories high now it is a lot bigger and a lot more beds. Hospitals create lots of traffic, ambulances and a 1000 extra cars a day in a very small area. The once Kingscliff/ Cudgen ambience will be replaced with mega urban development.

Farmers will live under stress of another compulsory acquisition. At one stage the government wanted to take our Julius farm beside the Cudgen primary School and our family had to fight to relocate the High School to Kingscliff. The pressure will be immense. Cudgen school is at full capacity, hopefully they don't want to take our farm again.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

https://majorprojects.accelo.com/?action=view_activity&id=296573

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

State significant farmland has undergone rigorous testing and satisfied extensive criteria to be classified. It means that it is excellent soil in a very suitable environment and produces quality food sources. You cannot simply ignore this and allow the area to become an urban jungle. It was supposed to be protected from misinformed politicians and valued as a great Australian resource for farmers.

Big hospitals require a rapidly expanded hospital precinct which needs to grow with the increase in population. Kingscliff/ Cudgen cannot accommodate this expansion without encroaching on surrounding farmland. Nothing will be safe from developers and compulsory acquisition. Natural resources like good farmland will be destroyed by the urban sprawl.

Kingscliff has been a very popular tourist destination with tourists enjoying the ambience of the beach and creek area combined with the surrounding rural area. This will be no more as traffic congestion chokes our accesses and local streets. The Main Street of Kingscliff is already very busy, a typical little coastal town about to be destroyed with helicopters, sirens, and ambulances. Tourists will stay away. This development is too close to the beach area and has no room to grow.

Kingscliff house prices are soaring and so are the rents. This disadvantages the low socio economic groups who rely heavily on the public health system. There is no cheap housing in the area. People in Tweed Heads who have chosen to live near the Tweed hospital will not be able to relocate as it is simply too expensive.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296575

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: JANE PRICHARD

Email: jnk254@hotmail.com

Address:

16 ELLISTON STREET

KINGSCLIFF, NSW

2487

Content:

1. This location is protected State Significant Farmland (SSF) which should continue to be protected for its high value as farming land, drought free soil and ability to produce any crop you ask it to.
2. The location of the SSF is drought free which is currently correct of only 2% of NSW. Whilst drought is consuming NSW currently, it makes no sense to concrete over this incredible soil.
3. The land is capable of growing a wide variety of fruit and vegetables, and has been demonstrated to do so over the years.
4. The land is an important component of our very long term future for our local food bowl
5. Development of the hospital at this site will be detrimental to adjoining SSF farmlands as more of our farm land will be required for development of associated health & ancillary services that will inevitably be required to support this hospital
6. Rezoning SSF sets a rezoning precedent for other works to be developed on our local SSF. Leave Cudgen protected and producing FOOD.
7. The proposed hospital is up to 9 stories and is forecast to change our beautiful quaint coastal village into the 'city of Kingscliff'. I staunchly oppose this.
8. For decades of future planning this site has never been considered by Local Government as appropriate for a large referral hospital or what is wanted for the future of our area.
9. The roads within the township of Kingscliff and around the proposed hospital are narrow, winding and cannot handle the increase in traffic. They are tractors and trucks towing trailers of produce. Hardly suitable to coexist with a major referral hospital.
10. Parking for the hospital and around the township of Kingscliff will make travel difficult and will congest the streets as people search for free parking as opposed to paying high prices for parking.
11. The site is directly opposite existing generational farmlands whose production capacity will be reduced
12. The roads to the north of Kingscliff flood in a 1/100 year event reducing access to the hospital for the main population of the area to the north
13. The proposed hospital is set high on the hill behind Kingscliff and will be a huge unpleasant aesthetic presence over the town
14. The site is directly adjoining protected areas that endangered animal species inhabit
15. Many people have chosen to live close to the existing Tweed Hospital and will be disadvantaged by this move and the closure of the existing hospital
16. The economy of our existing city centre of Tweed Heads will suffer from the loss of the existing hospital and associated services
17. Community consultation commenced after the proposed hospital site was announced which is a divisive way to conduct community consultation
18. The height of the proposed hospital will set a precedent for building heights to rise in Kingscliff changing the aesthetic of the town forever

19. Kingscliff is currently a highly sought after tourist destination because of its coastal aesthetic.
20. There are dozens of other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or, the existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Local Government.

IP Address: dcl-45-141.bpb.bigpond.com - 203.40.45.141

Submission: Online Submission from JANE PRICHARD (object)

https://majorprojects.accelo.com/?action=view_activity&id=296579

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Tracey Grebert

Email: tlgrebert@gmail.com

Address:

2/37 Surf St

Kingscliff, NSW

2487

Content:

Hello

I would like to strongly object to proposed development to the Cudgen plateau to build the new Tweed Hospital.

I bought a property in Kingscliff 8 years ago as I was drawn to the quaint beach side village which was surrounded by the magnificent red farmland of Cudgen.

I am horrified that this development has even been considered and if it goes ahead the whole atmosphere, not to mention the environment will be destroyed.

The impact on the environment will be felt forever - farmland destroyed, native animals habitat impacted and the peaceful lifestyle which I paid excellent money for will be gone and can never be undone.

The thought of ambulances sirens blaring night & day, helicopters disturbing the peace and the crime rate soaring in our gorgeous town makes my blood boil.

Please, please don't do this.

Yours faithfully

Tracey Grebert

IP Address: - 165.125.181.20

Submission: Online Submission from Tracey Grebert (object)

https://majorprojects.accelo.com/?action=view_activity&id=296737

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Tracey Grebert

Email: tlgrebert@gmail.com

Address:

2/37 Surf St

Kingscliff, NSW

2487

Content:

Hello

I would like to strongly object to proposed development to the Cudgen plateau to build the new Tweed Hospital.

I bought a property in Kingscliff 8 years ago as I was drawn to the quaint beach side village which was surrounded by the magnificent red farmland of Cudgen.

I am horrified that this development has even been considered and if it goes ahead the whole atmosphere, not to mention the environment will be destroyed.

The impact on the environment will be felt forever - farmland destroyed, native animals habitat impacted and the peaceful lifestyle which I paid excellent money for will be gone and can never be undone.

The thought of ambulances sirens blaring night & day, helicopters disturbing the peace and the crime rate soaring in our gorgeous town makes my blood boil.

Please, please don't do this.

Yours faithfully

Tracey Grebert

IP Address: - 165.125.181.20

Submission: Online Submission from Tracey Grebert (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296734

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Louise McLaughlin

Email: petenlou5@gmail.com

Address:

30 Crescent St

Cudgen, NSW

2487

Content:

I am concerned that there seems to be a determination to destroy the serenity of this coastal community and productive, exceptional farmland when other, less catastrophic in their impact, sites exist.

This will change the central spirit of the area in terms of tourism and community. Kingscliff is known as a peaceful, pristine, coastal 'village', and Cudgen as a heartland of farming and beautiful countryside and food growth.

The repeated ignorance and/or diminishment of community concern and outrage at this proposed development leaves everyone feeling powerless and unimportant. The stubborn refusal to acknowledge the massive damage this will do to the quality of life for those who live in both Kingscliff/Cudgen and Tweed suggests that there is underlying gain to other parties.

The cost on the quality of life for residents, the local infrastructure, tourism, and farming will be far reaching and irreversible. If this is permitted to go ahead - where will it end. Will the beautiful Tweed Coast and hinterland be a distant memory covered with high-rise concrete and 'for your own good' 'development'?

IP Address: - 27.111.71.78

Submission: Online Submission from Louise McLaughlin (object)

https://majorprojects.accelo.com/?action=view_activity&id=296687

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Chris Caesar

Email: mrchriscaesar@bigpond.com

Address:

389 Cudgen Road

Cudgen, NSW

2487

Content:

The proposed Cudgen/Kingscliff location for a new hospital has negative social and environmental impacts in the following ways:

- it removes open space from a rapidly congesting seaside village.
- it threatens natural wetlands and nature reserve.
- it causes greatly increased vehicular congestion in a bottle section of roads accessing 3 schools; 1 TAFE; a shopping ,banking ,cafe precinct and a very popular beach and swimming estuary as well as the South Kingscliff suburbs of Salt and Casuarina. This will all but cut-off these facilities to the wider community during the construction and operational phases of the hospital.
- overflow parking will flood the surrounding streets causing further traffic and access problems for the area for present and future populations.
- this huge multi storey 'castle on a hill by the sea shore ' development dramatically changes the existing character and landscape of this seaside village and productive farmland adversely affecting the quality of life of all Tweed Shire residents and visitors.
- These major negative impacts are unnecessary as there is already a hospital/medical precinct in place in Tweed Heads which is more convenient to the majority of the area's population and can be improved and expanded.
- the proposal that Cudgen site is better during times of flooding is incorrect. If the Pacific Highway is flooded the area is gridlocked.
-

IP Address: cpe-121-212-163-81.nb06.nsw.asp.telstra.net - 121.212.163.81

Submission: Online Submission from Chris Caesar (object)

https://majorprojects.accelo.com/?action=view_activity&id=296627

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Chris Caesar

Email: mrchriscaesar@bigpond.com

Address:

389 Cudgen Road

Cudgen, NSW

2487

Content:

The Cudgen/Kingscliff location for a new hospital has negative environmental impacts in the following ways:

- it removes open space from a rapidly congesting seaside suburb/village.
- it threatens natural wetlands and nature reserve.
- it causes increased traffic congestion in a 'bottleneck' road accessing 3 schools, 1 TAFE, a shopping, banking and cafe precinct, a very popular beach and swimming estuary and most importantly the southern Kingscliff suburbs of Salt and North Casuarina. This will all but cut-off these facilities to the wider community during both the construction and operational phase of this large hospital.
- overflow parking will flood the surrounding streets causing further traffic and access problems to the area for present and future populations.
- It dramatically alters the existing character and landscape of this seaside village and productive farmland reducing the quality of life of all Tweed Shire residents.
- These major negative impacts are unnecessary as there already exists a hospital/medical precinct in Tweed Heads servicing conveniently the majority of the population. There is no good reason why this can't be expanded and improved.

IP Address: - 121.212.163.81

Submission: Online Submission from Chris Caesar (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296616

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Pamela Veness

Email: simmosatuki@gmail.com

Address:

Chowan Creek Road

ROWLANDS CREEK, NSW

2484

Content:

The choice of the Cudgen plateau site on State Significant Farmland is the single most compelling reason to reject this development application. Once lost, agricultural land is gone forever.

Assumptions that this development will not open the area for future development are unhelpful. The rural character of the coastal hinterland is being altered by short-sighted planning policies and such developments are incompatible with existing land use. To turn a regional town such as Tweed Heads into a centre without a hospital is illogical. Police and Court Houses, plus NSW Services Centres are located in the Tweed Heads and Tweed Heads South areas. Why must public medical services be split, with some Community and Allied services relocated 10 km from hospital services?

IP Address: 63.176.148.122.sta.dodo.net.au - 122.148.176.63

Submission: Online Submission from Pamela Veness (object)

https://majorprojects.accelo.com/?action=view_activity&id=296755

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Bruce Wotherspoon

Organisation: Retired, not a member of any political organisation. ()

Email: wotbru@gmail.com

Address:

18 Oceanview Crescent

, NSW

2487

Content:

I moved to Kingscliff over 4 years ago, attracted to the quiet, traffic-free and low rise nature of the town. I now feel betrayed that this major development, which will totally change the character of the town, is being rushed through without adequate consultation, and without adequate time being given to read the complex documentation involved. I feel that at least 3 months should have been given for me to prepare my response adequately, and that there has been political interference in this decision, in order to ensure that work starts before the next election. I particularly object to the work which has already started without any development consent.

Aspects of this development that will affect me directly include:

- Loss of our current views to Mount Warning.
- Loss of the current tourist village and rural atmosphere including the three story height limit, the change to a focus on health services, and a push for further multi-story development to accommodate this change.
- Loss of a low traffic environment with no parking concerns. I expect that traffic in my area will at least double, and that parking in my own street will be adversely affected.
- Loss of the local farming community that supported several markets which I have enjoyed visiting in Kingscliff.
- Increased noise from sirens, helicopters.

Each of these objections would have been resolved if proper consideration had been given to locating the new hospital in an area away from peaceful residential areas and away from the State Significant Farmland. By only considering areas offered for sale, other suitable areas such as King's Forest, were not properly considered,

IP Address: - 110.141.242.222

Submission: Online Submission from Bruce Wotherspoon of Retired, not a member of any political organisation. (object)

https://majorprojects.accelo.com/?action=view_activity&id=296903

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Bruce Wotherspoon

Organisation: Retired ,not a member of any political organisation. ()

Email: wotbru@gmail.com

Address:

18 Oceanview Crescent

, NSW

2487

Content:

I have lived in Kingscliff for 4 years. I moved here attracted by the quiet rural and low-rise village atmosphere.

I now feel betrayed that this proposed rezoning and development has been rushed through with no effective community consultation and very little time to absorb the complicated information given and to then prepare this response. More time should have been given.

I feel that this rezoning is wrong as there are other sites available which do not require the loss of State Significant Farmland, which should be retained for future food security and to maintain the current rural vibe. Another more suitable location should be chosen.

When I moved to Kingscliff I was aware and appreciated that there were building height restrictions in place, and even since moving here there has been council consultation on this issue. Again I feel betrayed that this rezoning is being pushed through disregarding community feelings, the current height limits, council objections, and years of previous consultation and planning. More time and more consultation should have been provided.

I also believe that if the new hospital is built on this site, there will be irresistible pressure for the rezoning of further State Significant Farmland to accommodate all the associated health services and support businesses that will be required. This is very likely to lead to the eventual total loss of the State Significant Farmland. To avoid this situation a more suitable location away from the State Significant Farmland should be chosen.

IP Address: - 110.141.242.222

Submission: Online Submission from Bruce Wotherspoon of Retired ,not a member of any political organisation. (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296910

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED] and I live in Kingscliff. I have lived here for 5 years but have owned property here for 12 years. [REDACTED] who interacts with both adults and children in my work setting and see the benefits of a rural / local environment on both. I chose to move to this area because of its proximity to the rural environment, access to locally farmed foods and its quiet and managed property (3 storey buildings max compared to Gold Coast). I live for the local environment - the beautiful beaches, the quiet town etc.

I object to the EIS My name [REDACTED] and [REDACTED] I have lived here for 5 years but have owned property here for 12 years. [REDACTED] who interacts with both adults and children in my work setting and see the benefits of a rural / local environment on both. I chose to move to this area because of its proximity to the rural environment, access to locally farmed foods and its quiet and managed property (3 storey buildings max compared to Gold Coast). I live for the local environment - the beautiful beaches, the quiet town etc.

I object to the EIS because:

1. The hospital (in its current planned location) will destroy our quality of life due to increased noise, traffic, light, particularly in the location suggested (on a hill, near a busy high school and TAFE) on a road that barely copes with traffic now
2. The use of state significant farmland for a purpose that is inappropriate and will reduce our ability to provide food for our local community. I am someone who buys locally at our markets and road-side stalls and my food kms will rise as a result - more emissions, less local food. As a community we have spent years trying to build a healthy local food industry which you are dismantling by this action.
3. State significant farmland is supposed to be protected by you, the Government. You make rules and then break them with total disregard for integrity.
4. The absolute disregard for the wishes of the local community - you say you have consulted. We say 'Rubbish'. The Tweed Council disagree with this decision, 8000 people signed petitions against this and these were sent to you. You have disregarded these and 4700 followers of the Relocate Facebook Page.
5. Over the last few years, in addition to our local food industry, the local community has built up a low-rise beach oriented community. We welcome tourists and their caravans and tents and we enjoy bike rides, beach walks, bike paths and a gentle way of life. It is a spread out community requiring transport and has little public transport. It is expensive to stay here however because of the small amount of accommodation and transport available. You are intending to bring in noise, lights, traffic and numbers of people who will change this community for ever. Tourists will not want to be here as the accommodation will be used by the relatives of the sick and injured. Relatives of the sick and injured will be stressed by the lack of affordable accommodation, location on a hill, little public transport etc.
6. Decimating Tweed Heads by removing the market for low cost accommodation and food options

currently there. These ratepayers and tax payers will be severely disadvantaged by this move - they will not have customers and many will suffer severe financial hardship. This total disregard for the local business owners is not something we would expect of this Government.

7. Deciding that this is the best possible location beggars belief. There are many suitable sites in the Tweed Valley if you insist on deliberately decimating Tweed Heads. Each is more suitable than this site. Fact: this site is not flood proof! (I live here and know what I could and could not do during the last flood). You are deliberately minimising the effect it will have on our community.

8. Fact: the poor owner of this site has lost his property at a price that certainly does not compensate him for the loss or us for the decimation of our local area.

9. Fact: unless you do major infrastructure in the way of roads, which you say is not yet planned, I would not want to be in a queue of traffic in an ambulance trying to get to the hospital. I was in a queue of 20 cars just this week trying to get to the TAFE. It took ten minutes to get through the roundabout between the TAFE and the High School. Similarly at the intersection to Tweed Coast Road and Cudgen Road, currently when busy it can take you three sets of lights to get through and there is no left turn lane. Good luck being in an ambulance trying to get to hospital!

10. If there are floods, none of the elderly and the ill, who have deliberately bought in Tweed Heads to be near the hospital, will be able to get there. Not a good decision guys - again an example of your total disregard for taxpayers and those who have supported you in the past. You can guarantee that those who are financially impacted by this decision will never vote for you again!

11. People buy in Kingscliff because of its low-rise structures and hard fought three storey limit as they know it currently cannot be a mini Gold Coast. If we wanted to be in Qld on the Gold Coast we would be! If you build over the three storey limit developers will be lined up behind you to challenge our current policies. You will make sure none of us ever believe you again! Farewell to my vote!

12. Totally disregarding our needs and wants by not allowing us the time to absorb and challenge this decision. Also making it so much more complicated than it should be so that we will not challenge!

13. Disregarding the 2017 North Coast Regional Plan which was something that we were consulted on! Maybe consultation needs to be something that you learn more about as it seems to be totally outside your understanding and (alongside transparency) something that you do not seem to believe is necessary.

14. As I work nearby and notice the recent beginnings of building work on the site I marvel at your ability to take someone's land and work on it without building approvals, the EIS and other required documentation. It shows the calibre of your morality!

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

https://majorprojects.accelo.com/?action=view_activity&id=296906

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED] and I live in Kingscliff. I have lived here for 5 years but have owned property here for 12 years. I [REDACTED] who interacts with both adults and children in my work setting and see the benefits of a rural / local environment on both. I chose to move to this area because of its proximity to the rural environment, access to locally farmed foods and its quiet and managed property (3 storey buildings max compared to Gold Coast). I live for the local environment - the beautiful beaches, the quiet town etc.

I disagree with the proposed location of the hospital and as part of this objection I highlight the following:

1. You are enabling the eventual demise of the Cudgen Plateau agricultural sector. If you change the zoning of this land, for a purpose that is inappropriate, it will reduce our ability to provide food for our local community. I am someone who buys locally at our markets and road-side stalls and my food kms will rise as a result " more emissions, less local food. As a community we have spent years trying to build a healthy local food industry which you are dismantling by this action.
2. You are facilitating rezoning of nearby adjoining farmland for health associated infrastructure and also commercial infrastructure to support the hospital. This will permanently change the nature of our rural and beach oriented community. People buy in Kingscliff because of its low-rise structures and hard fought three storey limit as they know it currently cannot be a mini Gold Coast. If we wanted to be in Qld on the Gold Coast we would be! We do not want our local community ruined in this way. I am not being a NIMBY for this " we have clear areas already built and developed in Tweed Heads in which the hospital could be located. This would be in alignment with current zoning and would be in line with what the people in the Tweed want.
3. Changing our hard fought height limit which has been negotiated with locals. How can locals work for years to decide something and you, elected by us, come in and say no we don't care what you want, we know better. I beg to differ. We, as a community, will show you what we think of your actions in this regard at our next election.

I DO agree with a new hospital (if you can do a better job than that currently in the news in Sydney) BUT I do not agree with your absolute disregard for laws and people's choices.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296918

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0 https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED]. I have lived in [REDACTED] for the last 15 years. I have worked [REDACTED] for the past 30 years. With my extensive awareness world wide I have seen the importance of the agricultural industry in both stable fresh food production to a country and in tourism. Many countries now suffer greatly from limited or lack of food production and are seeking other countries to now provide a fresh food source to their country I do. Or oppose a hospital but I strongly oppose the location. I object to the EIS because 1) this is targeting our own country's significant farmland, a source not only for our local area but Australia wide 2) ignoring the 8000+ signatures that went to the Upper & Lower Houses of NSW Parliament 3) will severely compromise the significant tourist industry brought to the area due to the fresh local produce 4) targeting State Significant Land when other sites options DO exist 5) changing the core significant structure of this beachside area which is a very strong attraction to many persons both living and visiting the area 6) undermining the community structure and strong reasons as to why they live in the area for sound quality of life and health reasons which consequently decreases the burden on the government health structure 7) falsely asserting that the chosen site was the best location and ignoring sound public objection to those who have to live with the decision 8) "experts" basing their decision on commercial and political reasons 9) disguising and minimise the overall extent, impact and dominate the land 10) the financial effect to property to those living in the area 11) the traffic congestion and the negative impact of movement of traffic throughout and around the area and the increasing costs to the government for the excess road repair usage 12) the secrecy of a major and imposing development to the area to local council and residents and not making such a developmental impact transparent 13) the undermining of the 3 storey limit to the area which is of major significance the Coastal aesthetics and the strong recognition of the visual pollution such a development will create to an area whose economy is based on coastal aesthetics with significant natural beauty and a relaxing harmonious coastal place for those who live and visit the area 14) this is a small coastal town not built to handle the impact of a major city sized hospital which can only have devastating effects on the community, the land and those persons visiting and living in this area.

IP Address: [REDACTED]
Submission: Online Submission from [REDACTED] (object)
https://majorprojects.accelo.com/?action=view_activity&id=296908

Submission for Job: #9575 New Tweed Valley Hospital
https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital
https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED]. I have been living in the [REDACTED] for 15years. I am currently employed and have worked in the [REDACTED] for 30years. My travels worldwide have brought to light the negative impact of development on rural and agricultural land in the name of unnecessarily placed commercial and industrial industry. I do not object to a hospital within the local or adjacent area but I strongly oppose the current hospital site location because of the following points 1) rezoning farmland that is of national significance 2) developing prime agricultural land that worldwide is of great significance and importance 3) the shortsightedness of political and economic gain 4) triggering of eventual supplementary rezoning adjacent to and around the hospital location with further impact on the environment and farming land 5) contradicting current height limits restrictions which are strongly supported but those living in this area and imposing new height limits purely for the development of the hospital 6) imposing developmental conditions not suitable to the areas infrastructure 6) enabling the eventual demise of the Cudgen agricultural sector as well as the economic tourism that such an area bring s to the community

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296923

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED] I have lived on the [REDACTED] all my life (60 years) 30 years in [REDACTED] f. My husband and I chose this beautiful area for the rural, tranquility and a quiet community town to bring up our children.

I [REDACTED] and see a need for a bigger hospital in our area but Kingscliff is the wrong place for this huge infrastructure.

I object to the EIS because:

- 1) Failing to consult with the community.
- 2) The impact on our beachside community re: traffic, high rise, parking.
- 3) The failure of our community being ignored with our two petitions. 8,000 votes...why has this not been addressed?
- 4) Taking away our rural area. Our farming area is important for our communities fresh food source with low food miles. Our markets are an important part of our local community and taking away this important farmland will have a great impact on this fresh food source.
- 5) The height limit in our town is 3 stories. This hospital is 400 beds. This will certainly go over the communities fought hard 3 storey limit.
- 6) Tweed Heads is our hub, why is this area being continually ignored.
- 7) Tweed Shire Council have even objected to this site on State Significant Farmland.

I object to this proposed site of this location.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

https://majorprojects.accelo.com/?action=view_activity&id=296912

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My name is [REDACTED], I have lived within the [REDACTED] all my life (60 years). 30 years in [REDACTED] Yes, I have seen this area change over the years but what attracted us to the area was the beautiful rural environment. It's proximity to our hub 'Tweed Heads' and the quiet peaceful beachside community.

My concerns over the height limit, the impact on our town re: parking, the visual impact, the visitors using our streets for parking and the impact on our roads.

I object to this hospital being built on State Significant Farmland.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296921

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Terry Sharles

Organisation: Long term resident ()

Email: sharples103@outlook.com

Address:

45 Charles Street

Tweed Heads, NSW

2485

Content:

I a local resident of Tweed Heads 25 years now and a senior citizen and I most strenuously object to the paid parking plan for our new hospital at Cudgen/Kingscliff.

The Hostipal has been located away from the major population centre of Tweed/Banora (the future population growth area of our region) because successive NSW governments in the past fail to plan ahead.

That being said: I accept the new hospital site was the best choice. However such a huge hostipal should have come with a major public transport plan as well, but did not. Pure Lunacy.

So most people will have to rely on vehicle transport.

To even suggest paid public parking and further the same be put into the hands of a third party commercial operator is incomprehensible and idiotic.

What "the hell is wrong" with your public consultation committee and planning experts?

IP Address: pa49-197-22-135.pa.qld.optusnet.com.au - 49.197.22.135

Submission: Online Submission from Terry Sharles of Long term resident (support)

https://majorprojects.accelo.com/?action=view_activity&id=296932

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Cheryl Wotherspoon

Email: chezzaw@hotmail.com

Address:

18 Oceanview Cres

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for 4 and a half years, having previously lived in Sydney for 45 years. I do not want the proposed hospital in Kingscliff because it will change the nature of the town completely. Predictable outcomes, based on my years in Sydney are that developers will move in and attempt to build high rise apartments, traffic will increase on local roads, noise pollution will follow as ambulance and police vehicles increase and crime will increase as addicts attempt to obtain their legally prescribed drugs from the ED Dept of the hospital. I would like the site of the hospital moved elsewhere, away from quiet residential areas, and removed from State significant farmland.

IP Address: - 110.141.242.222

Submission: Online Submission from Cheryl Wotherspoon (object)

https://majorprojects.accelo.com/?action=view_activity&id=296934

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Cheryl Wotherspoon

Email: chezzaw@hotmail.com

Address:

18 Oceanview Cres

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for only 4 and a half years, and I believe that the local farmland, the red volcanic dirt, should not be rezoned as it is State Significant Farmland. The implication of the proposed location of the hospital is that the adjoining farmland will be destroyed and developed for health services, further impacting the local agricultural environment. Additionally, I object to the proposed height of the hospital, as it contravenes the height limits established in the Tweed LEP, disregarding previous community consultative processes.

IP Address: - 110.141.242.222

Submission: Online Submission from Cheryl Wotherspoon (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296936

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the proposed location for the new Tweed Valley Hospital on the following grounds.

1. Plans to redevelop the current Tweed Hospital have been collecting dust for several years and public health facilities have been ignored during that time. NSW northern health board, clinical staff and patients have been calling on the government to act in a plan staged extension of the current site, not in the panicked state that is now underway and spending money on the existing hospital as a stop gap measure. This has all the trappings of a Northern Beaches Hospital (Sydney) unmitigated disaster as widely appeared in the press before and after its opening. Poor planning and shocking outcomes. You as planning and health professionals have been derelict in your duties of providing timely health services, endangering lives and setting clinical staff against you as they currently battle lack of supplies and staff.

2. There are indeed viable plans drawn up for the growth of the current hospital and avenues to include adjoining council land to extend and grow the hospital where it is. To move the hospital to a new site ignores the economic impact this will have on Tweed Heads which is the regional centre and which was until now, the planned health facility/centre for the Tweed on both the Tweed Locality Plan, the North Coast Regional Plan and the NSW State Health Plan. You have just completed a major renovation of Lismore Base Hospital and yet you decry the feasibility of doing the same at Tweed Heads Hospital by saying it is old and lacks room for expansion. I feel that it is a lack of vision on your part that will inflict a nine-storey edifice on an unwilling community, a jack boot use of planning instruments at the government's disposal without any chance of redress. It is you that are both judge and jury leaving the community with a token voice in the wilderness.

3. This location ignores the impact on Tweed Heads and particularly the large number of residents and services that are currently located close to and which are dependent on the current hospital location. It is a specious and concocted argument to suggest that a new hospital must be located south of the Tweed River for population factors and access. Tweed Hospital is to serve the Southern Gold Coast and Tweed/Byron Shires and at its current location is no more than 20 minutes from Pottsville and 40 minutes from Byron using the expressway. Such times could only be dreamed of in congested city traffic of Sydney for example.

4. The site selection process was overseen by a real estate consultancy and the person in charge of that process has a real estate certificate and only perhaps a degree in business. Hardly awe-inspiring credentials. The pop ups were manned by PR people who presented one side of the selection story and no voice given to concerns and impacts with the closure of the current hospital and the detrimental impacts it will have on Cudgen farmland and on the town of Kingscliff. The staff at these pop ups didn't understand the map that was on display - the probable maximum flood level, saying it was the extent of flooding in 2017. Wrong. Again, it had to be pointed out that proposed roadworks and upgrades around the Chinderah site would improve access to the highway and link it directly to Kingscliff via Ozone Street. If they had any expertise or grasp of the matter they should have been

aware of this instead of presenting the glossy PR exercise that they did.

5. During the early 'consultation process' members were sworn to secrecy, making a farce of your claims about the process, and you continue to ignore the concerns of Tweed Shire Council which has asked a number of unanswered questions about the site and the planning process as well as voicing their strong opposition to the site selected. You ignore the opposition from community action groups who represent a cross section of the local community who will feel the immediate impact of this hospital placement and you ignore the local community association's (KRAPA) written concerns about the negative impact a hospital will have on a small tourist town. The new hospital at Byron Bay was moved out of a town environment; the proposed Macksville Hospital is well north of the town and the Bega hospital out past the 100 kph road signs. Where is the logic then and the precedent for bringing a very much larger hospital into the town environs of Kingscliff and destroying irreplaceable farmland in the process.

6. There were far more written and detailed submissions regarding alternative sites during the 'extended assessment period', opposing the Kingscliff site altogether and the pop ups and their use have distorted the real picture of thoughtful and considered alternatives to the Cudgen site. It has been revealed in the supreme court that negotiations with the landowners began in December last year and continued until its compulsory acquisition this month. This makes a mockery of the process and Brad Hazzard's public meeting and the extended assessment time. It was a foregone conclusion well before the announcement in April of this year, four months after negotiations took place.

7. The site location contravenes state planning policy with regards to State Significant Soils and rather than not fragmenting Cudgen farmland, it opens the way for further large-scale development by land bankers on adjacent sites along Cudgen Road and Tweed Coast Road, landowners who have been trying to have state significant zoning overturned and massive development on the farmland they own. It flies in the face of many years of true community consultation which repeatedly supported a 3-storey height limit and sensitive and appropriate development and use of resources. The siting of the new Tweed Valley Hospital does none of this and threatens the viability of one of the Tweed's coastal towns.

8. Site context ignores the unacceptable impact on farming adjacent to the hospital site, and the detrimental effects on traffic, parking and congestion in Kingscliff. The very busy roundabout near the pool is a nightmare during school hours and to have an access road to the hospital from here is a planning disaster. Ask the 'experts' and you come up with this? Disgraceful and there are no plans or money for road upgrades apart from Cudgen Road itself, imposing tremendous costs and inefficiencies on the local road network to be borne by Council and the community. The roundabout at the top of Turnock Street is currently hardly wide enough for two cars to turn at the one time and comes to a standstill at drop off and pick up times with buses and cars in a sometimes-dangerous mix. Traffic in the town of Kingscliff comes to a standstill at times and parking is impossible. The impact of the extra traffic and trips generated by a hospital only 800 metres from the main town will make driving impossible. Parking is always a problem around hospitals and to have it located so near to the tourist and business centre.

9. Noise and light pollution as well as potentially contaminated water runoff will be part and parcel of a 'factory' site of this proportion on a large part of Kingscliff. On a prominent scenic ridge dominating the town to the east and overlooked by adjoining residential areas it will have maximum detrimental impact on the amenity of the town and a large section of the community. The visual assessment impacts are far from satisfactory, giving a moderate rating to views from Dinsey, Boomerang and Oceanview Crescent across bucolic farmlands, across the Tweed Valley to the scenic world heritage listed caldera of Mt Warning. In an offhand reference you say that views of Mt Warning, Wollumbin in Bundjalung language, will be completely lost by building what is the worst and least site and community sensitive edifice of the three possible alternatives proposed. Forget about setbacks from the road - the chosen model will amount to visual, in your face pollution from many areas in Kingscliff and Cudgen village.

10. Runoff into the protected wetlands from the many hard surfaces surrounding the hospital will bring with it, hydrocarbons and other pollutants threatening plant and animal life - rare and endangered frogs and snails already identified in the area.

11. Much of the sales pitch refers to the healing environment that the site provides but as the current debacle with the opening of the Northern Beaches Hospital plays out. A room with ocean views hardly compensated for lack of staff and essential supplies. The Cudgen site will provide all encompassing

views north and south and the winds that go with it and far from being nestled into the hillside as was earlier promised, making use of the sloping site, the hospital footprint is on the flattest and highest piece of the land and standing at 9 storeys with respective paraphernalia on top, it will indeed be an eyesore to behold from far and wide.

12. And oh, the serenity. Directly under the main and generally only flight path into Gold Coast Airport from the southern approach, it will have an increasing number of planes flying in at around 600 metres above sea level. Given that the site is on an elevated ridge and the height of the building itself, this will bring it much closer to the arriving jets. Safety concerns may be allayed by the 'experts' but NSW Health's own guidelines advise against placing a hospital directly under a flight path for obvious reasons. Ignoring this expert advice found in your own advisory publications, patients will be subject to the noise of landing aircraft from 6 in the morning until close to midnight during daylight saving time. I'm not sure if that is such a healing environment for patients needing rest, peace and quiet to help recuperate. Again, you talk about the link to the outside environment but with jets screaming overhead all day it is perhaps not the best place for patients and staff to venture outside to enjoy the solitude. Ear muffs might have to be a part of essential patient regalia.

13. There is much said about the input from a community advisory committee, but this is again lip service and window dressing in terms of hospital design. Maybe they can advise on the colour of the curtains but they are hardly in a position to advise on the nuts and bolts of hospital design and construction or the essentials of Emergency, Renal, Heart and Thoracic Departments. They will get a hospital designed far away and with a massive footprint and overdevelopment of a sensitive site. I am already told that the minds put together for this 'community process' are all clamouring for space on the ground floor for their respective 'babies' and as with any committee, competing interests in such a large and diverse group have left it ineffective, a state that it would always and be expected to inhabit. One of the stated priorities is that there will be no impact with congestion on local roads. Good luck with that one.

IP Address: [REDACTED]

Submission: Online Submission [REDACTED] (object)

https://majorprojects.accelo.com/?action=view_activity&id=296942

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I oppose the proposed rezoning of land at 771 Cudgen Road, Cudgen for the purposed of building a hospital on a site where such development is prohibited in government and local planning documents.

Plans for the redevelopment of Tweed Hospital were well under way until Brad Hazzard, in his own words at a public meeting called in April/May, changed all that when he became Health Minister earlier last year, overturning those plans prepared under Jillian Skinner and plans the Labor Party committed over \$200 million towards before the last state election. The assertion in the application that Tweed Hospital is incapable of expansion on and around its current site is totally at odds with the facts.

Planning timelines and negotiations in February this year were well before the selected site had been revealed, which appears to be outside the parameters of the selection process as stated.

There is no/limited discussion in any documents of impacts on the neighbouring properties which here must include Kingscliff/ Cudgen farmland if you are being serious about assessments.

Traffic assessment is negligible and not consistent with facts on the ground. Kingscliff streets are already congested and parking a real problem. People travelling to the hospital from the north (including the southern Gold Coast) will inevitably use the northern entrance along Marine Parade and Pearl Street and channelled into a one-way street and/or busy roundabout in the business centre of Kingscliff to get to the hospital. To have a major exit point from the hospital onto the roundabout near the pool at Turnock Street/Cudgen Road intersections is ludicrous. It is a too narrow, two-lane roundabout with cars often crossing into adjacent lanes just to negotiate it and buses taking the whole two lanes to turn. This design feature will make it more dangerous and I would expect long delays here if this short-sighted plan goes ahead.

Heading "healing environment": in the document to Ms Carolyn McNally dated August 22, request for rezoning, there are gross contradictions about the footprint of the hospital. On the one hand, along with political assurances, there are statements that it will make use of the slope of the land so as to be more sensitive to the site and its surroundings, but on the other hand is the decision to build a multi storey building on the highest flat area of land on the selected site. The worst possible outcome for nearby residents who will bear the full brunt of what could have been at least a less intrusive edifice.

There is no mention of aircraft noise from jets arriving directly overhead into the Gold Coast Airport. They fly in at 600 metres above sea level which puts a 9-storey hospital on a ridge much closer to

those arriving jets. NSW Health advises in its own document on helicopter safety, not to build a hospital directly under a flight path for obvious safety reasons. Apart from this, planes fly in to the airport from 6 in the morning until midnight during daylight saving time – not a restful environment at all and outside the hospital in the grounds it will become increasingly noisy as the years go by and the number and size of planes increases. This has not been addressed at all

Huge overdevelopment on the doorway into Kingscliff with future expansion on the site and inevitable development on nearby land that owners have for many years tried to have rezoned will radically change the nature of the “coastal village” of Kingscliff which appears not to matter to NSW Infrastructure. As well as this will be the demise of Tweed Heads business and specialist centres, as well as aged care facilities and impacts on the people who have bought close to the hospital to avail themselves of that facility.

Reference to SSF makes limited mention of impacts, preferring to talk about the adjacent TAFE and expansion on the site. There was and is a huge amount of opposition to taking SSF, not “some” opposition as stated

Traffic and transport assessments make use of travel by car with the inevitable problems that will occur. There is only one irregular public bus route from Tweed Heads to Pottsville; no service to anywhere else in the Tweed Valley and of course people from the Gold Coast have to change buses at Tweed Heads if they wish to continue their journey south.

Flooding considerations have always been a furphy, introduced only after the EOI was called, as was the selected site had to be south of the Tweed River. This seems to have occurred because the subject site was for sale and negotiations begun for its purchase in February this year if not earlier, as revealed in the October supreme court case brought on by the landowners. Thus, the inclusion of these two criteria and the “healing environment” with coastal views seems to have been tailored for the April 2018 announcement of the selected site. Hospital development and redevelopments have and are taking place on flood prone land – Coffs Harbour hospital as one such instance with some areas within the 1:100-year flood zone as are the approach roads to it.

Such development is prohibited under Clause 58, ISEPP; Part 4 of the EP&A Act.

Not permitted under Tweed LEP 2000 and 2014. As stated, “As per the tables above, two zones (R1 General Residential and 2c Urban Expansion) permit health service facilities/hospitals. However, these zones only cover a small portion of the Project Site and are insufficient to support the main development area of the hospital. Page 26 outlines the process for this to be overturned, a convoluted series of amendments and public exhibitions that goes against the understanding of protection given to particular sites and established planning policies.

SEPP 33 for hazardous and offensive development which an industrial sized undertaking such as this is in such a scenic area. This process is almost totally inward looking and to hell with local residents who will have their lives disrupted by such an intrusive and massive development.

Public consultation has been negligible, in spite of government rhetoric and scant regard (apart from surprise) given to the huge public backlash arising from such a massive overdevelopment on SSF and with its associated impacts on Kingscliff, which have hardly been recognised. Traffic congestion, parking, noise, light and water runoff pollution as well as visual inconsistency on what is designated as a scenic escarpment.

The site selection process was undertaken by a property consultancy, Charter, Keck, Kramer and spearheading the selection appears to be a new recruit to the company (of three months) who may or may not have a degree in Business, this is not made clear on any of his profiles. Initially, anyone who had any dealings with the process was sworn to secrecy and any public consultation occurred after the fact and well after negotiations had started with the owners in early February this year and probably earlier.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=298674

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Organisation: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I moved [REDACTED] from current Hospital. Having lived [REDACTED] for more than 40 years and involved with many organised community. Was also on the Board of said Tweed Hospital in the 1980s, I feel I have a good knowledge of the need to keep the new one in a better area. For so many reasons the current site is wrong. The roads and transport to the site would cost many more millions of dollars to upgrade. Speaking to several Specialists, they tell me it will not have more beds for them. Also it needs to be upgraded so that more services can be used. I.e: Spinal Unit. Also I don't believe the so called funds have been allocated from the Current government. Can that be substantiated ?

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296946

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: KRISTY Weir

Organisation: 46462131832 (2486)

Email: kristyweir@yahoo.com.au

Address:

5 Stradbroke Drive

TWEED HEADS SOUTH, NSW

2486

Content:

A hospital can be located anywhere. Precious SSF farmland in the top 2% can not. It is possible for our community and our children to have BOTH. If the Hospital is relocated to a more responsible location, we can send a message that will resonate into the future that we do value such precious land. It is undeniable that surrounding farmland will be the next to go and the landscape forever covered in concrete. Thus the argument that it's just a 'small parcel of land' is null and an irresponsible message to send. Do we value our quality local food producing land or not? Do we want to move towards importing food rather than doing everything we can to keep local production? Currently, this region has something the rest of the Gold Coast does not - beautiful, drought free and productive farmland by the sea. It would be a tragic loss for residents and tourism forever. We can and should get our priorities in order, lets set the standard.

IP Address: 246.078.dsl.syd.iprimus.net.au - 58.178.6.246

Submission: Online Submission from KRISTY Weir of 46462131832 (object)

https://majorprojects.accelo.com/?action=view_activity&id=296958

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I feel that the Environmental Impact on this plateau has included, but will not be limited to

- * No community consultation and inadequate time for the community to understand the enormity of change that will come within the initial announcement of the chosen site for Tweed Valley Hospital on the State Significant Cudgen Plateau. The community was not given enough time to respond to this major development decision.

- * The statement that this is the only suitable site is flawed as the Relocate Tweed Valley Hospital group (which includes engineers, town planners, councillors and other professionals) have identified other sites which don't threaten the State Significant Cudgen Plateau farmland

- * There has been complete disregard by NSW Health, during consultations in our community about the 8000 signature petitions presented to the Upper and Lower Houses of NSW Parliament.

- * NSW State Health has ignored the presence of a dedicated group of 4,700 people who are lobbying to relocate the Tweed Valley Hospital to a suitable site. (RelocateTweedValleyHospital.Org).

- * NSW State Health did not consider the opposition to the State Significant Cudgen Plateau site by our Tweed Shire Council. Rather, they ignored the council's concerns regarding social impacts and general loss of valuable agricultural farmland.

- * Tweed Shire Council will be left to fund the road infrastructure necessary to support this development. This will have a knock-on effect in rates raising to afford such an infrastructure upgrade.

- * Massive interruption to the community while construction takes place over the ensuing years.

- * Loss of business continuity with local farms due to major works being carried out. And irreversible commercial loss during and after construction.

- * Parking will be an ongoing issue as paid parking will be avoided and streets will be congested to choking point throughout the Cudgen and Kingscliff precincts.

- * The State Significant zoning on Cudgen Plateau is under threat of being void as there remains only an additional 30ha's buffer which, if lost, the RU1 zoning will be lifted. This will open the State Significant Cudgen Plateau to development. The volume of produce is greater and nutritionally superior in comparison to other farming districts within NSW and indeed, Australia, this would be a massive loss to future generations and a growing population. The Cudgen Plateau (farmed for 150 years and now up to six generations of farmers) has been studied and finally zoned to protect it, yet the NSW State Health can overthrow the zoning and ruin this plateau forever.

- * The loss of a hospital in Tweed Heads is immeasurable. A large proportion of the aged population have, invested in properties close to the Tweed Heads hospital site. In addition, there are numerous aged care facilities which collectively, are home to hundreds of vulnerable residents near the Tweed Heads hospital and depend on its proximity.

- * The demand on the land around the proposed site will be placed under enormous pressure and prices will soar, thus, eliminating our young home buyers and families access to the real estate market in Kingscliff and surrounding residential areas.

* Already, real estates are beginning to speculate on the surrounding areas by distributing pamphlets trying to coerce home owners to sell.

* Flooding will inhibit access to the proposed site from Banora, Tweed Heads and further north. The hospital will virtually become an island which will only be accessible from the air.

IP Address:

Submission: Online Submission from (object)

https://majorprojects.accelo.com/?action=view_activity&id=296960

Submission for Job: #9575 New Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_job&id=9575

Site: #4045 Tweed Valley Hospital

https://majorprojects.accelo.com/?action=view_site&id=4045



CROPS THAT CAN BE GROWN AT CUDGEN

VEGETABLES

Sweet Potato
Potatoes
Carrots
Beetroot
Turnips
Parsnip
Swede
Radish
Cabbage
Brussel Sprouts
Broccoli
Cauliflower
Bok choy
Spinach
Alfalfa
Leek

Pumpkin
Corn
Zucchini
Eggplant
Celery
Squash
Beans
Peas
Capsicum
Cucumber
Bean Sprouts
Mushrooms
Sugar Cane
Coffee
Tea

Leek
Fennel
Shallots
Onions
Garlic
Ginger
Lettuce (all varieties)
Kale
Rocket
Chilli
Asian Greens
taro

FRUIT

Passionfruit
Grapes
Watermelon
Rockmelon
Honey Dew
Strawberries
Blueberries
Raspberries
Pineapple
Kiwi Fruit
Guava
Coconut
Lemons
Oranges
Mandarin

Nectarines
Plums
Peaches
Custard Apples
Avocados
Figs
Persimmons
Mango
Banana
Star Fruit
Pawpaw
Dragon Fruit
Limes
Grapefruit
Tomatoes (all varieties)

FLOWERS

Roses
Gladiolus
Sunflowers
Gerberas
Lilies
Chrysanthemums
Lavender
(100's Varieties flowers)

NUTS

Peanut
Pecan
Macadamia

HERBS

Coriander
Parsley
Rosemary
Thyme
Marjoram
Chives
Dill
Bay Leaves

Lemon Grass
Lovage
Basil
Sage
Nasturtium
Oregano
Sorrel
Tarragon

INTENSIVE FARMING

Beef
Pork
Chicken
Milk
Eggs

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I live in the village of Cudgen. I grew up here, being one of six (6) children (and fourth generation) of a farming family. I returned to raise my own children in this rural setting. My great grandfather, [REDACTED], owned [REDACTED] which had been purchased in approximately 1875. [REDACTED]

[REDACTED] The first sugar crush took place in 1880. Cudgen was the hub at this time and the busiest area on the Tweed River. His son, my grandfather, [REDACTED], returned from [REDACTED] and commenced dairy farming and growing a variety of grass for seed export.

This farm is [REDACTED] and it is a thriving business. Unlike some would have the public believe, commercially, Cudgen grows a variety of crops: avocados, passion fruit, taro, sweet corn, peas, beans and the famous sweet potatoes. The climate/soil/rainfall combination allows for a large variety of produce to be grown and sold from this wonderful Plateau.

I do support the need for a state-of-the-art Tweed Valley Hospital, however, I strongly oppose the rezoning of this State Significant farmland (RU1) on 771 Cudgen Road, Cudgen NSW 2487.

In my opinion, this land forms part of an intricate framework within the entire Cudgen Plateau and if lost to development, we will not only lose a priceless parcel of rich volcanic soil, but this will open the rest of the Plateau up to further add-on ancillary services which will be needed to support the proposed Tweed Valley Hospital. We have a multi-generational network of farming families that work together and support each other in many ways, from techniques and best practise in farming to the best crops to grow at any given time. This area has more young farmers, (fifth and sixth generation) wanting to continue in this industry and we must nurture their interest if we value the generations of knowledge and experience, they will inherit.

We need this land to remain agricultural, and that is why it has been so highly prized and zoned accordingly. This soil quality is listed as being in the top ten percent (10%) in Australia and has regular rainfall (unlike much of the state of NSW and other agricultural areas of Australia). If this Development Application (DA) is approved, we only need to lose an additional 30ha's and the State Significant zoning is lost on the entire Plateau. This opens the remaining farmlands up to further development and the end of farming after 150 years. The soil here is highly versatile and can grow a vast array of produce, generally turning over at a greater rate and higher productivity than comparable farming areas. This is a food oasis for generations to come, and with an increasing population, is more valuable as farmland than ever before. The NSW State Health Department is proposing to end one State Significant and irreplaceable zoning for another, when there is the option for both. Now we are told this is the only site that meets the criteria and I cannot accept this statement.

I would like NSW State Health Department to go back to the original options that were available to choose from, including the original Tweed Valley Hospital in Tweed Heads; which was (originally) part of the 'Tweed Heads Master Plan'. The height limit in Tweed Heads would not need to be altered to

accommodate hospital extensions.

There is more land available at that site, including the current Civic Centre and carpark. Another option is Kings Forest, owned by LEDA, a development group who have stated they can commence construction immediately.

Forming part of the criteria for this development is the one in ten thousand (10,000) year flood or 'Maximum Probable Flood' (MPF).

This can be overcome on other sites by allowing car parking on floor levels beneath the hospital. I would also request that we have a more open dialogue with this community in the final choice.

As there were some 50 recognised sites, which were reduced to 3 sites, I feel there is more scope in the final choice. Pop-up consultation booths were not as the name suggests. Rather the representatives were only interested in informing their audience of the proposed development. My co-worker had to advise his 'pop-up booth consultant' of the other side to the debate, for which they were, in the main, unaware of the impact on our farming community.

There was no note-taking for those opposed to the site during the 'consultation' period, therefore, no feedback on behalf of those concerned individuals. The pop-up booths only served one side of this community conflict-ridden subject with no interest in any opposing opinions.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

https://majorprojects.accelo.com/?action=view_activity&id=296952

Submission for Job: #9659

https://majorprojects.accelo.com/?action=view_job&id=9659

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0

Tweed Heads Masterplan

This Masterplan project offered options for increased services demand, providing for upgraded services with several new services and adjustments to the models of care in practice while maintaining or improving the functional relationships on the site.

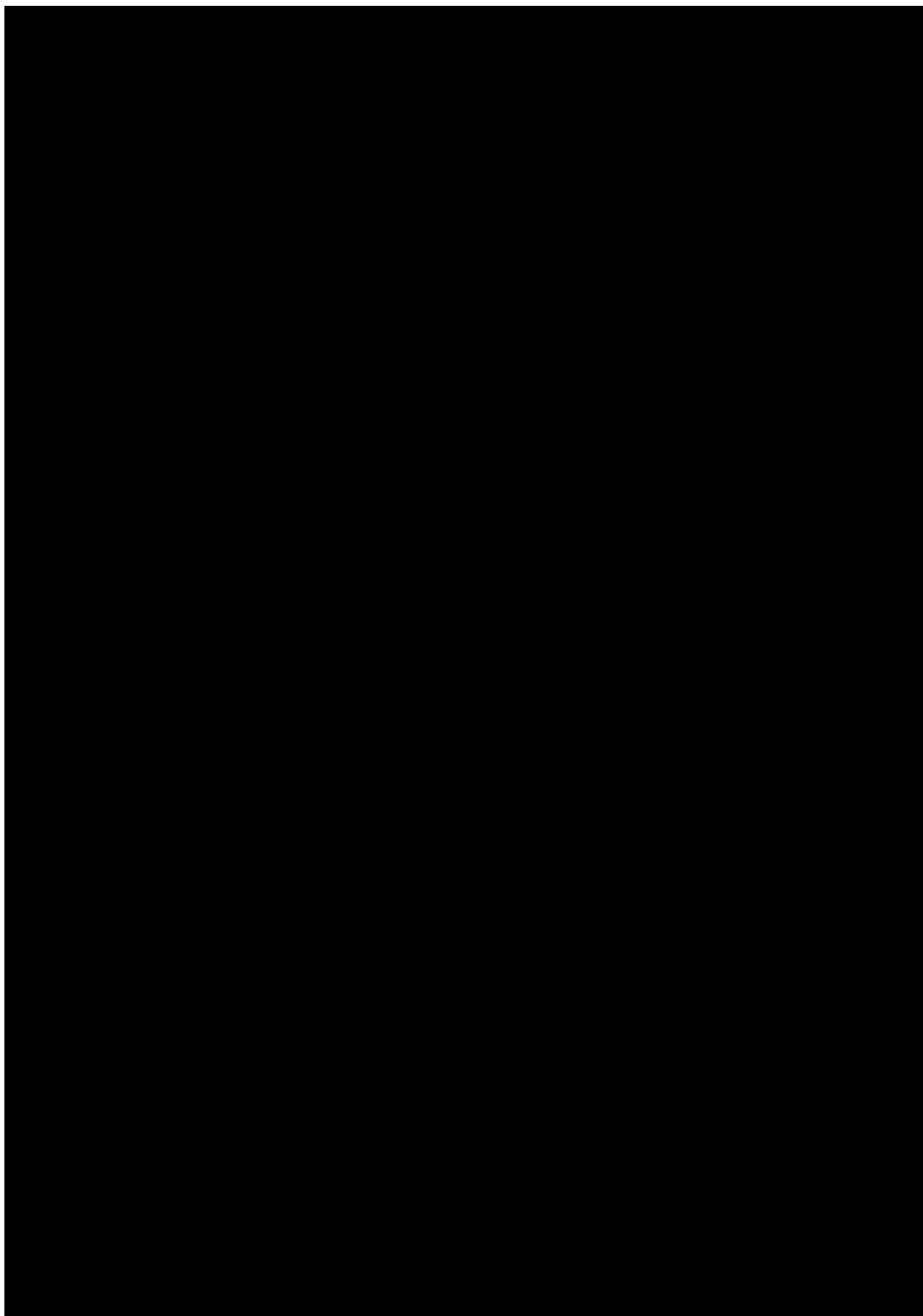
The strategic redevelopment roadmap included an additional podium and tower building accommodation inpatient units and tenancies, a new entrance and drop off point, an expansion of Emergency department to more than double existing capacity, amalgamation of Chemotherapy and Radiotherapy into an integrated Cancer Centre, expansion of Medical Imaging, medical records, service and support areas.

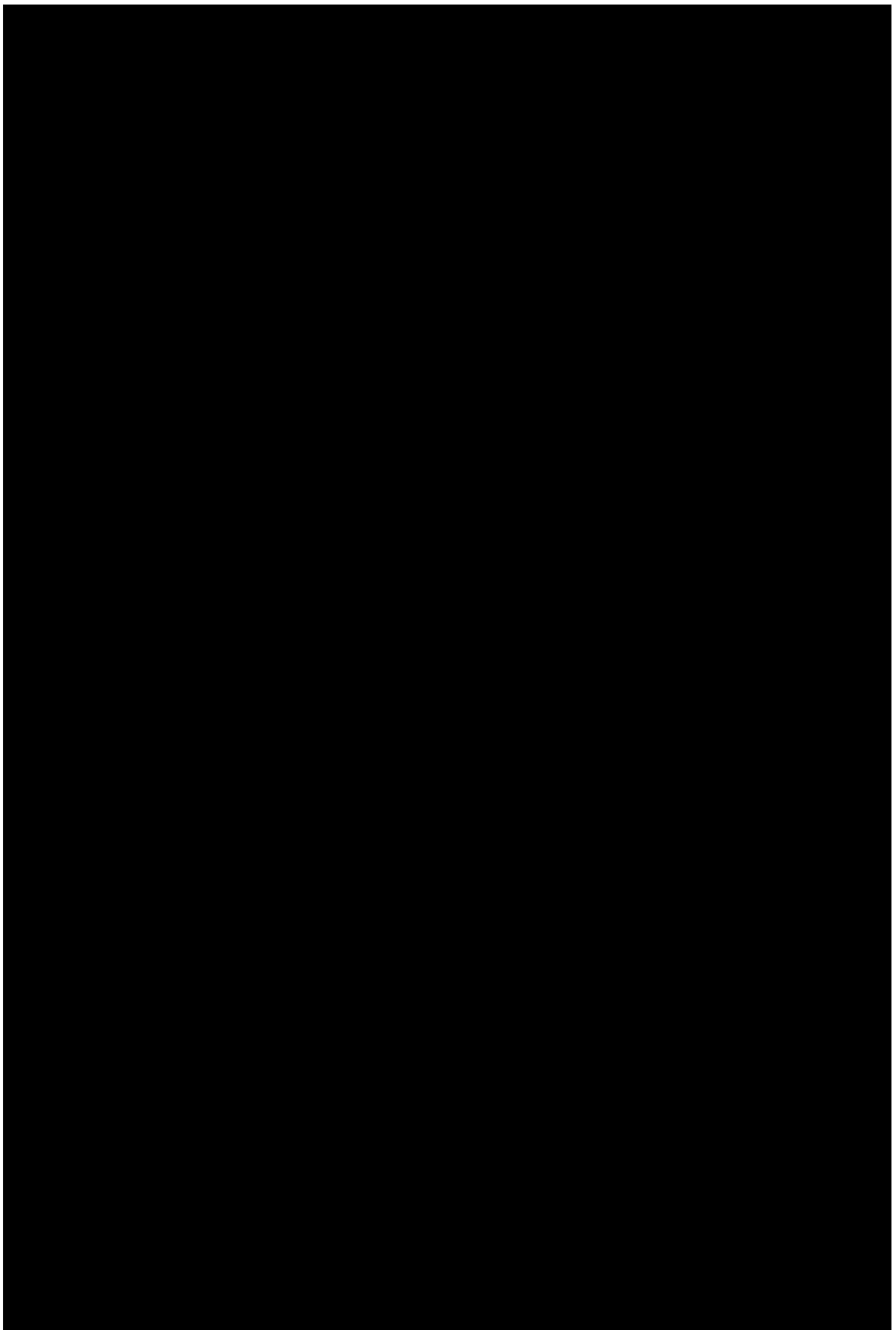
A New Inpatient/ Outpatient tower will provide Cardiology, mental health Medical / Surgical inpatients Paediatrics, Special Care Nursery and Maternity. As inpatient beds are relocated into the new block, the existing critical areas of the hospital can be expanded.

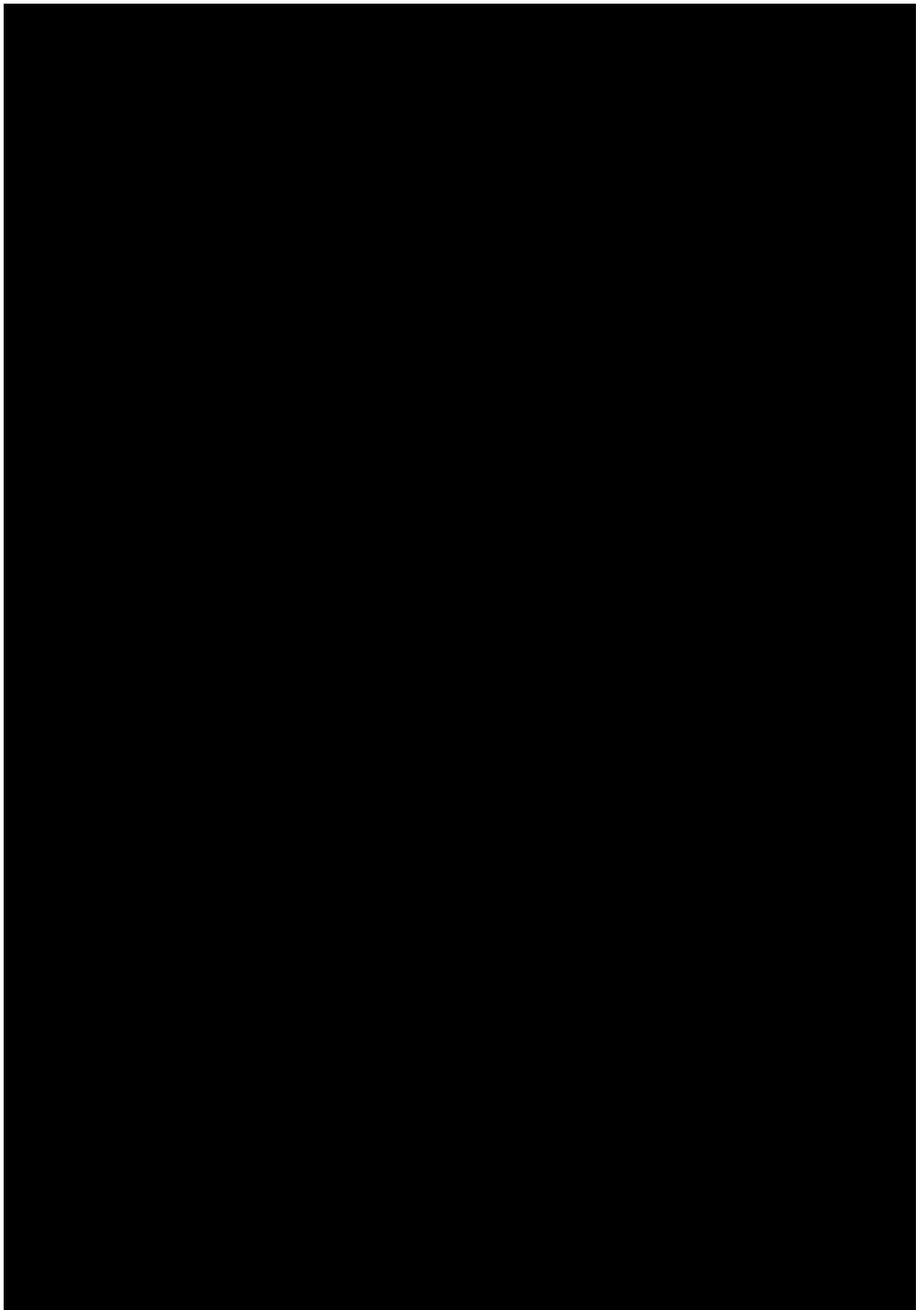


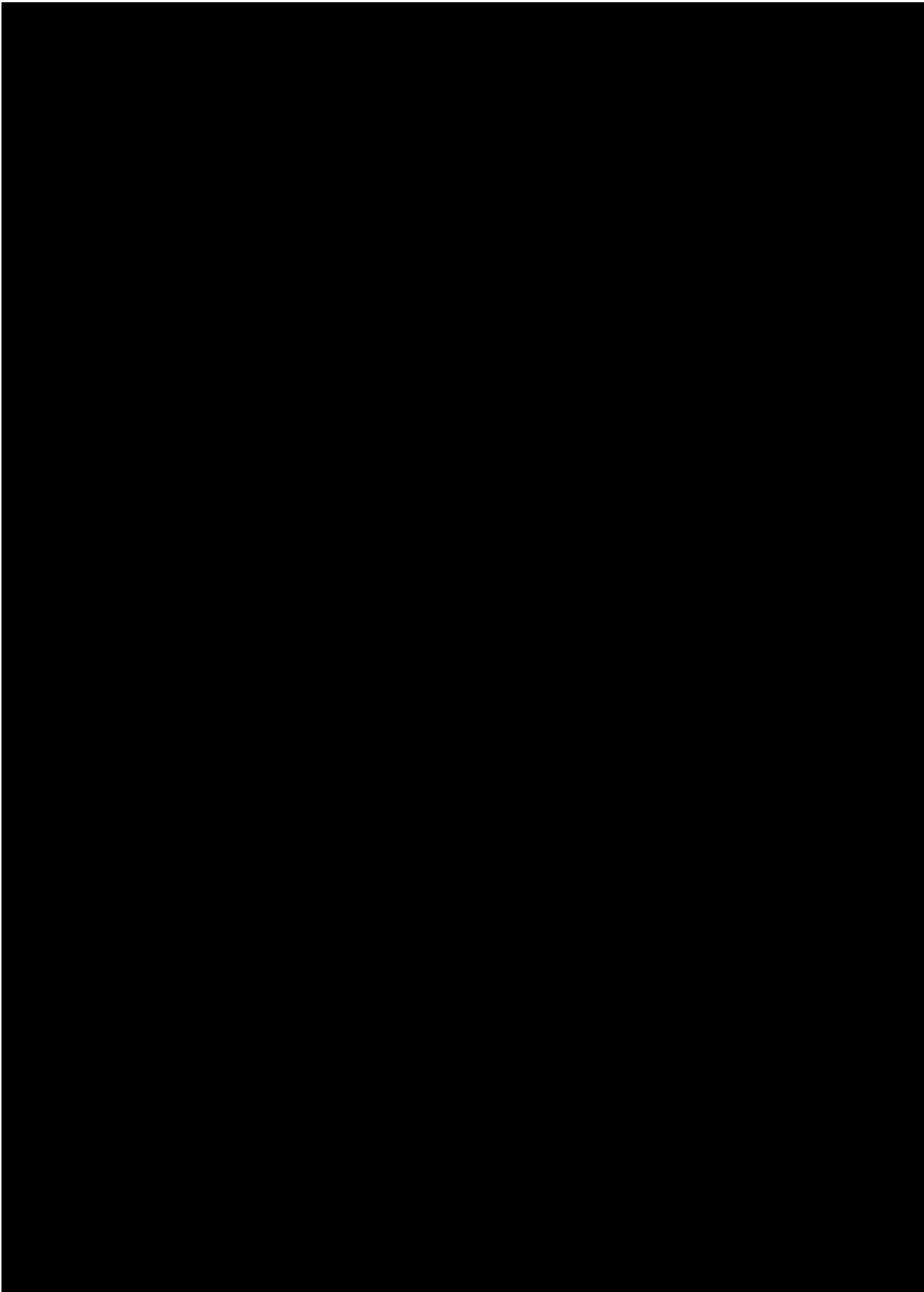
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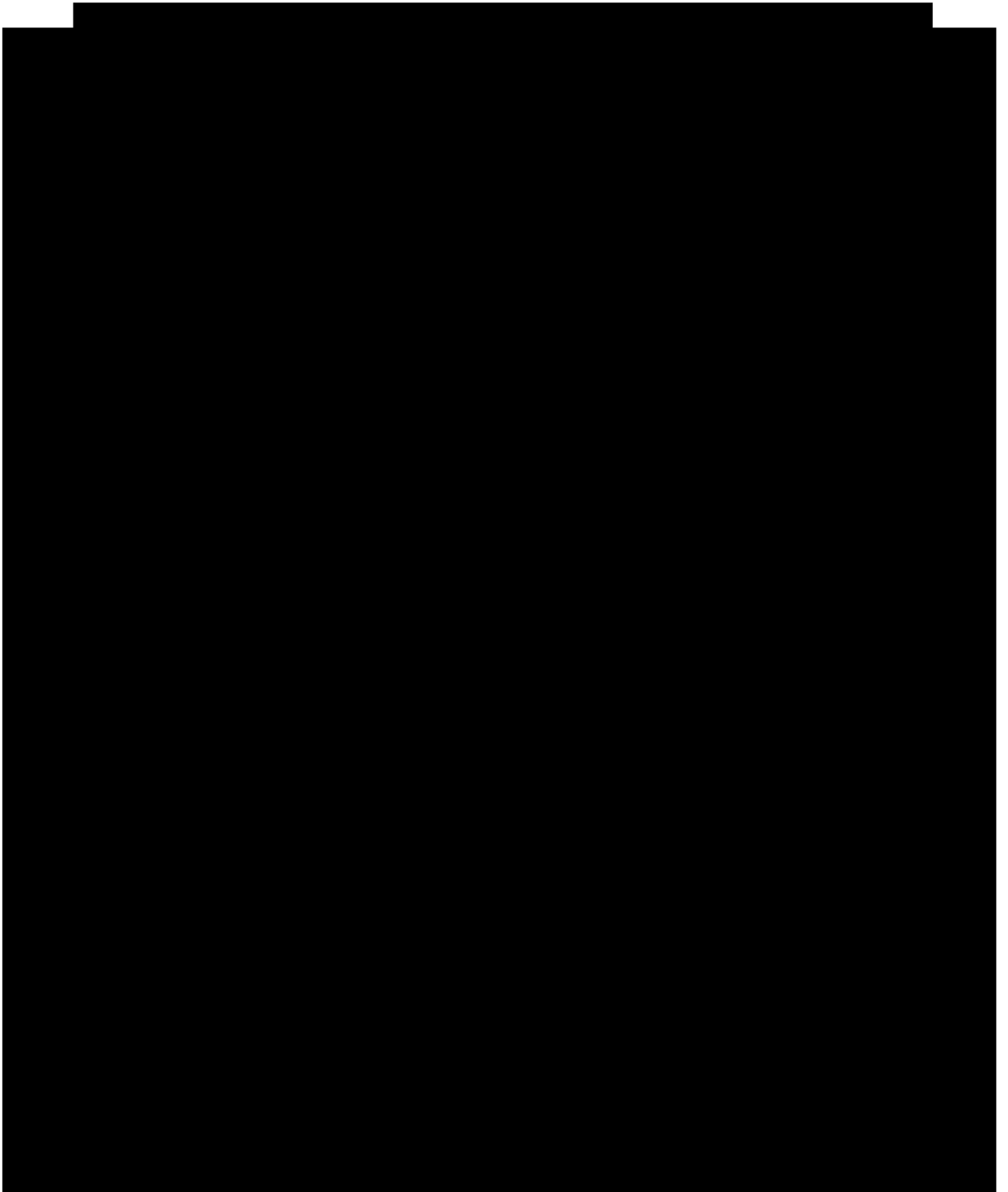
[REDACTED]







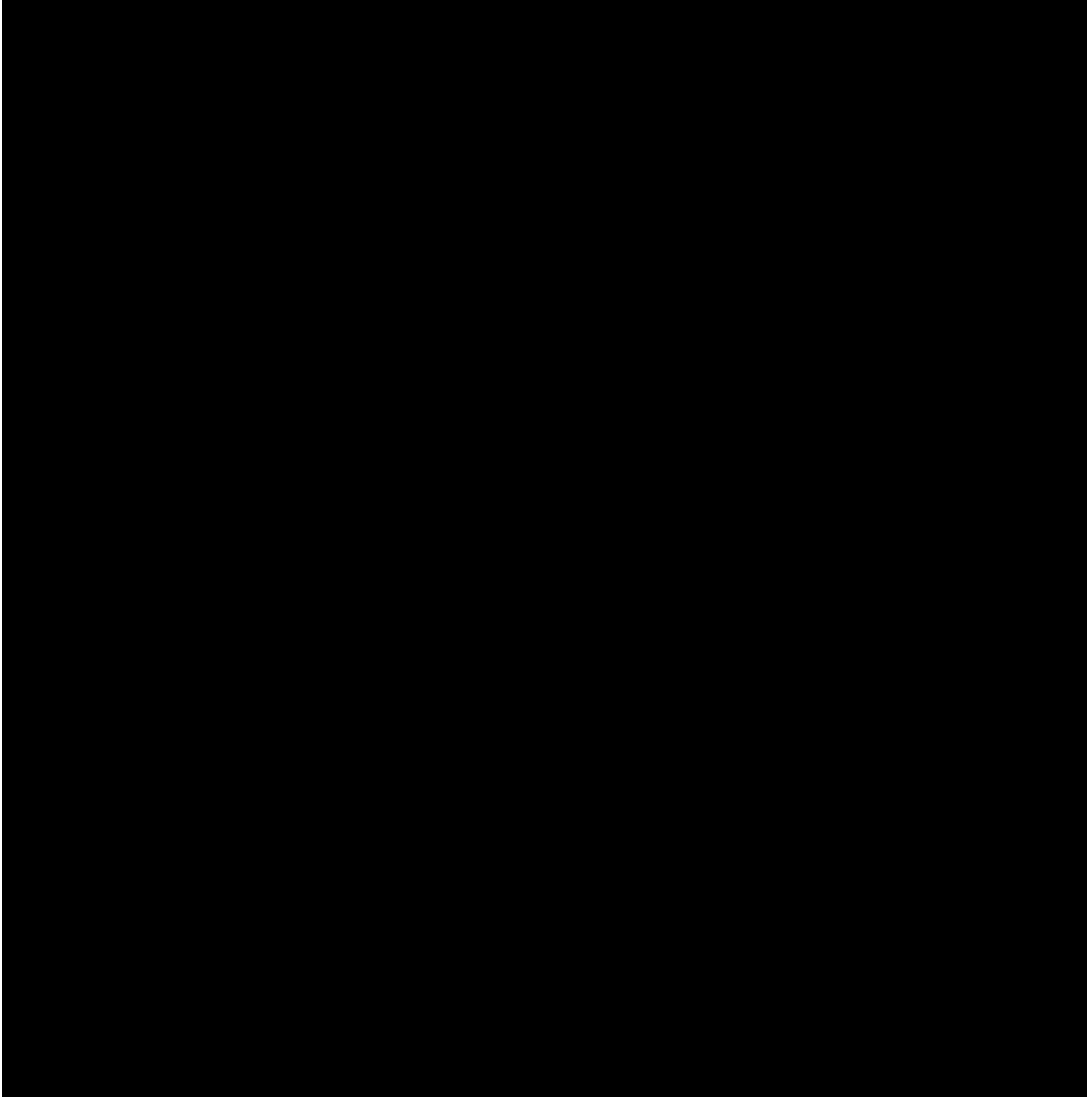




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## Other Records



# Northern Rivers Farmland Protection Project

## Final Recommendations

February 2005



Department of  
**Infrastructure, Planning and Natural Resources**



NSW DEPARTMENT OF **PRIMARY INDUSTRIES**

## FINAL RECOMMENDATIONS

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## Introduction

Agriculture is an important industry on the North Coast. It is the region's third largest employer and exporter and fourth highest contributor to gross regional production.

Agricultural land is a finite resource and is under increasing development pressure. A great deal of good agricultural land has been lost to production already. Population pressures have resulted in substantial urban and rural residential encroachment onto farmland. This is having a significant impact on the economic and social value of agriculture in our region. In particular, the loss of critical mass of farms can make it difficult to maintain support services and infrastructure. Land use conflicts between farming and non-farming neighbours have increased, at times leading to farmers having to alter or even close their farming operations. Increasing land prices due to development pressure makes it difficult for farmers to purchase additional land to ensure the ongoing viability of their business.

## What's the background of the Farmland Protection Project?

The protection of agricultural land on the NSW North Coast is a long-term government initiative. It was first identified in 1995 in the North Coast Urban Planning Strategy and subsequently in the NSW Coastal Policy (1997), the Northern Rivers Regional Strategy (1999), and the Northern Rivers, Upper North Coast and Mid North Coast Catchment Blueprints (2002). It is consistent with the goals and strategic directions of the state government.

The Northern Rivers Catchment Management Blueprint was developed to provide a direction for action and investment by stakeholders in the catchment's natural resources. Land Use Planning Management Target 2.1 of the Blueprint is to have:

*'100% of those large contiguous areas of land mapped as most important for current and/or future food, fibre and timber production and rural employment permanently protected in agricultural reserves by 2008.'*

The related Blueprint action 2.1.1 is to:

*'Develop criteria to identify the areas of agricultural land that need to be conserved for future agricultural use, and map the agricultural reserve boundaries at a cadastral level'*

The target and action form the basis for the Farmland Protection Project.

## Where does the project apply?

The project area includes the Tweed, Richmond and Brunswick catchments, these being the previous Northern Rivers Catchment Management area. It includes land in the Tweed, Byron, Kyogle, Lismore, Richmond Valley and Ballina local government areas.

## Who is carrying out the project?

Stage One of the Project was coordinated by Lismore Living Centres, as part of the former Department of Urban Affairs and Planning/PlanningNSW. That stage of the project was overseen by the Living Centres Reference Group, which comprised representatives from state and local government as well as regional industry and community interests. PlanningNSW has since been merged with the former Department of Land and Water Conservation to form the Department of Infrastructure, Planning and Natural Resources (DIPNR). The Northern Rivers Catchment Management Authority secured federal funding to continue the Project, and



contracted DIPNR to carry out Stages Two and Three of the project through DIPNR's North Coast office in Grafton. The former NSW Agriculture, now Department of Primary Industries, is a major partner in the project.

The project team comprised:

- Claire Aman, DIPNR, (environmental planning), project coordinator for Stages Two & Three. The coordinator for Stage One was Wendy Stuart, (natural resource planning) Lismore Living Centres
- Carlie Boyd, DIPNR, (environmental planning)
- Max Boyd, former Northern Rivers Catchment Management Board
- Roy Hayward, DIPNR, (geographic information systems)
- Jim Hindmarsh, NSW DPI, (agricultural land assessment)
- Michael Kennedy, DIPNR, (geographic information systems)
- David Morand, DIPNR, (soil survey)
- Graeme Short, DIPNR, (land resource mapping)
- Rik Whitehead, NSW DPI, (agricultural land use planning)
- Greg Yeates, DIPNR, (environmental planning)

Local government planning staff had input to project team meetings on a regular basis during the second and third stages of the project. Agricultural industry representatives were consulted during the project.

### **What does the project seek to do?**

The Farmland Protection Project seeks to protect important farmland from urban and rural residential development by mapping farmland and developing planning principles. The project team has endeavoured to put forward policies which can be of genuine long-term benefit to agriculture in the region without imposing unnecessary restrictions on farmers.

The project aims to protect a broad range of lands to cater for a range of agricultural industries that may be important currently or in the future, thereby keeping land options open for new crops and farming methods. Urban and rural residential development will be limited on land identified by the project so that areas with the most potential for production are not lost to urban uses.

Farmland protection has the potential to provide a range of broad benefits. By keeping agricultural land available for farming, it will help to maintain the agricultural land resource in the long term. It will minimise farming/residential land use conflicts. Farmers, knowing whether their locality is to be protected from residential encroachment, will have greater certainty for investment in agriculture and sustainable land management systems.

The project will not force a change to current land use. There will be no requirement for agricultural activity to occur on land. The intention is to protect the land's farming potential, so land uses that alienate farmland, such as residential development, will be limited. The main effect of the project will be that mapped farmland will be avoided in the planning process for future residential areas. The project will result in a greater level of certainty about the development potential of farmland.

The project does not aim to protect any scenic views associated with farmland. Its focus is on protecting the agricultural land resource for current and future production. The quality of any visual landscape has not been a criterion for identifying significant farmland.

## **What's happened so far?**

### First stage

The project commenced in July 2002. The first stage began with the project team developing criteria for mapping lands suitable for agricultural protection. The mapping process is described at section 2. The team prepared draft maps using these criteria. Draft planning rules were developed as a starting point for discussion. In the first half of 2003, the draft maps and planning rules were presented to agricultural industries, local and state government and the broader community for discussion. The community consultation process is detailed in section 3. The first stage was coordinated by Lismore Living Centres.

### Second stage

During Stage 2, DIPNR implemented a policy to protect farmland as a holding measure while the project was being completed. The policy is a Section 117 Direction under the Environmental Planning and Assessment Act, and is called the Section 117 Direction (January 2004) on interim protection for farmland of state and regional significance on the NSW far north coast. It prevents urban and rural residential rezoning of state or regionally significant farmland identified on maps dated January 2004, unless the land is within a settlement strategy agreed between councils and DIPNR. It refers to the maps which were drafted in the first stage of the project, using the methodology as developed at the time.

Stage 2 was a review phase. After examining the feedback which resulted from the 2003 community consultation, the project team reviewed the mapping methodology and the planning rules, taking into account the key themes which had emerged. Those themes are presented at section 3.

The reviewed draft maps and planning rules were placed on public exhibition between mid-August and the end of September 2004. The draft planning rules exhibited in the second stage focused on strategic planning rather than land use on farms, in response to community feedback given during the first consultation.

### Third stage

The third stage was a further review stage which examined community feedback received in response to the stage 2 consultation phase. This feedback guided the project team in developing the third stage maps and the planning recommendations in this Final Report. The key themes highlighted by the community in response to the 2004 maps and planning rules are at section 3. This stage also included an independent methodology review by CSIRO Sustainable Ecosystems.

## **What happens next?**

The Section 117 Direction on interim protection for farmland is currently still in place. As a next step, DIPNR intends to recommend to the Minister for Planning to update the Section 117 Direction to refer to the finalised maps and the planning principles proposed at section 4.

Again this would be an interim situation, pending the completion of the department's Far North Coast Strategy, which is expected to be completed in late 2005. The Strategy, in planning for the region's next 30 years, will consider a range of issues including population growth, infrastructure, transport, housing affordability, coastal management, environmental protection and economic growth. The outcome of the farmland work will form one of many layers of the Strategy. The Section 117 Direction will be superseded by the Strategy.

## 2 THE MAPS

### How the maps were developed

A detailed account of the methodology is available in a separate document as part of this package. The following is a summary.

#### The steps

The steps in the mapping process are summarised below:

##### Stage One (July 2002 to June 2003)

- a) investigate available mapping data sets
- b) identify preferred data set (soil landscape mapping) and criteria for identifying significant agricultural land
- c) Initial selection of soil landscapes which meet criteria
- d) identify draft criteria to differentiate selected soil landscapes as state, regional or local.
- e) prepare preliminary draft maps based on draft criteria
- f) observe the maps broadly for coverage, distribution and anomalies
- g) amend maps where required
- h) workshop preliminary draft maps with local government planners, government agencies and industry bodies
- i) identify cadastral boundaries of best fit for areas identified as state significant
- j) run sensitivity analysis to identify scale error for cadastral boundaries
- k) workshop draft maps with the community in conjunction with draft planning rules
- l) compile community feedback and submissions for consideration at review stage (Stage Two)

##### Stage Two (July 2003 to August 2004)

- m) check mapping anomalies and inconsistencies identified by public submissions and project team assessment
- n) refine soil landscape selection/classification in response to previous step
- o) prepare revised draft maps applying refined selection/classification
- p) assess revised maps, check for anomalies and inconsistencies
- q) steps p) – r) repeated four times
- r) prepare new draft maps, exhibit to the public with revised planning rules

##### Stage Three (September 2004 to February 2005)

- s) independent review of methodology
- t) check for mapping anomalies and inconsistencies identified by public submissions
- u) soil landscape data review
- v) refine soil landscape selection
- w) refine distinction between state and regionally significant farmland
- x) final check of maps for consistency
- y) print final maps

#### Soil landscape mapping

The first steps in the project were to investigate various mapping data and decide on a suitable method of identifying significant agricultural land. The method chosen by the project team was based on soil landscape mapping undertaken by the former Department of Land and Water Conservation (now DIPNR).

Soil landscape mapping uses soil, landforms and geology to identify soil landscapes. Descriptions of vegetation, land use, land degradation and rural and urban capability are included in each soil landscape description in the accompanying soil landscape reports (Morand 1994). Soil landscape mapping has nothing to do with 'landscape' in the visual or scenic sense. Soil landscapes are areas of land with unique landform features containing a characteristic set of soils. Since landscapes and their soils are formed by the same natural processes, soil landscapes are the best way of presenting soil and land resource information. A particular soil landscape can occur widely, or it can be unique to a small area. For example, the Ophir Glen soil landscape occurs in numerous small alluvial fans and valley in-fills throughout the Burringbar Hills, including near Mooball, Upper Burringbar, Crystal Creek and North Tumbulgum.

A major reason for using soil landscape mapping is that it uses a combination of criteria to identify a land's rural capability - that is, the ability of land to sustain permanent agricultural or pastoral production without permanent damage. An additional major advantage of soil landscape mapping is that there is complete coverage of the Northern Rivers.

### Soil landscape selection

The rural capability evaluations described in soil landscape reports have formed the basic criteria for selecting the soil landscapes to be included in the proposed farmland areas. Consideration was given to those with low to moderate limitations. These evaluations are a broad adaptation of the Rural Land Capability classes and generally refer to erosion and land degradation risk. This risk can be independent of agricultural quality. Landform is also an important factor. For, example, soils on steep slopes, irrespective of their quality, will be subject to high erosion risk, and therefore would be given a less favourable rural land capability ranking than those areas of the same soils on gentler slopes. Consequently, using rural land capability alone is not feasible due to a variety of map units per land area and therefore fragmented nature of mapping. It was used as an initial indicator for lands suitable for inclusion in a farmland area. The additional factors of soil type, soil characteristics, drainage, mass movement risk, landform and land use history were also used to assist in choosing which soil landscapes were to be considered. Another important factor was the distinction between cultivation and grazing country. Good cultivation country is generally also good grazing country. However, good grazing country also includes those steeper soil landscapes that have high limitations for cultivation.

Soil landscape selections were reviewed during Stages Two and Three of the project. They were refined using feedback from community consultations and also after re-appraisal following field inspections or reconsideration of some of the borderline inclusions or exclusions.

Table 1 shows the characteristics of the soil landscapes which were selected as significant farmland.

### Refining the maps

The task of developing the methodology involved a series of re-evaluations of mapping rules and production of a number of map versions. Refinement of the mapping continued throughout Stages Two and Three of the project in response to issues identified through consultations and by the project team. Public submissions referring to the mapping of specific properties were collated, details recorded and each query investigated. Changes to the mapping during the review process were made on a 'global', data basis rather than on an individual property level. No individual property was excluded from the mapping. When a submission referred to a particular property, the whole soil landscape was assessed. If a decision was made that the particular soil landscape should be included or excluded, the maps were adjusted to reflect this change wherever that particular soil landscape occurred. A detailed account of the methodology and mapping rules can be found in the Stage Three Methodology Report.

TABLE ONE                      SELECTED SOIL LANDSCAPES FOR INCLUSION AS STATE AND REGIONALLY SIGNIFICANT FARMLAND

More detailed information about selection of soil landscapes is in the Methodology Report 2005.

| Soil Landscape     | Landform                 | Slope<br><25%<br>(Y or N) | Slope<br><15%<br>(Y or N) | Soil<br>Type | Soil Depth<br>>1m<br>(Y or N) | Landscape<br>drainage | Rock<br>outcrop<br><10%<br>(Y or N) | Flood free<br>(Y or N) | Other Constraints/<br>hazards | Current predominant ag<br>land use |
|--------------------|--------------------------|---------------------------|---------------------------|--------------|-------------------------------|-----------------------|-------------------------------------|------------------------|-------------------------------|------------------------------------|
| Dungarubba (du)    | Floodplain               | Y                         | Y                         | HG           | Y                             | Poor                  | Y                                   | N                      |                               | Grazing, sugar cane,<br>soybeans   |
| " (dua)            | Levee                    | Y                         | Y                         | BRE          | Y                             | Moderate              | Y                                   | N                      |                               |                                    |
| Eltham (el)        | Floodplain               | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | N                      |                               | Grazing, soybeans, fodder<br>crops |
| " (ela)            | Floodplain               | Y                         | Y                         | K, PS        | Y                             | Well drained          | Y                                   | N                      |                               |                                    |
| " (elb)            | Floodplain               | Y                         | Y                         | K, PS        | Y                             | Well drained          | Y                                   | N                      |                               |                                    |
| Empire Vale (ep)   | Floodplain               | Y                         | Y                         | PS           | Y                             | Moderate              | Y                                   | N                      |                               | Sugar cane                         |
| " (epb)            | Floodplain               | Y                         | Y                         | HG, PS       | Y                             | Poor-moderate         | Y                                   | N                      |                               | Sugar cane                         |
| Leycester (le)     | Floodplain               | Y                         | Y                         | BE           | Y                             | Moderate              | Y                                   | N                      |                               | Grazing, soybeans, fodder<br>crops |
| Mullumbimby (mu)   | Floodplain               | Y                         | Y                         | BRE          | Y                             | Moderate              | Y                                   | N                      |                               | Grazing, some sugar cane           |
| Tatham (ta)        | Floodplain               | Y                         | Y                         | BC, GC       | Y                             | Moderate              | Y                                   | N                      |                               | Grazing                            |
| Terania (te)       | Floodplain               | Y                         | Y                         | BRE          | Y                             | Moderate              | Y                                   | N                      |                               | Grazing                            |
| Crabbes Creek (cr) | Floodplain               | Y                         | Y                         | BRE          | Y                             | Moderate              | Y                                   | N                      |                               | Grazing                            |
| Cudgera (cd)       | Floodplain               | Y                         | Y                         | YE, A        | Y                             | Moderate              | Y                                   | N                      |                               | Grazing, sugar cane                |
| Oxley (ox)         | Floodplain               | Y                         | Y                         | PS, A        | Y                             | Moderate              | Y                                   | N                      |                               | Grazing                            |
| Rous (ru)          | Floodplain               | Y                         | Y                         | BRE, RE      | Y                             | Moderate              | Y                                   | N                      |                               | Grazing                            |
| Tweed (tw)         | Floodplain               | Y                         | Y                         | HG           | Y                             | Poor                  | Y                                   | N                      | Acid sulfate soils            | Sugar cane, some grazing           |
| " (twb)            | Floodplain/<br>sandplain | Y                         | Y                         | PS           | N                             | Moderate              | Y                                   | N                      | Sand restricts soil<br>depth  |                                    |
| Brays Creek (bc)   | Floodplain               | Y                         | Y                         | PS, A        | Y                             | Moderate              | Y                                   | N                      | Stony soils common            | Grazing                            |
| Cobaki (cb)        | Estuarine plain          | Y                         | Y                         | HG           | Y                             | Poor                  | Y                                   | N                      | Acid sulfate soils            | Sugar cane, grazing                |
| Ewingsdale (ew)    | Low hills                | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | Y                      | Local run-on                  | Grazing                            |
| McKee (mc)         | Low hills                | Y                         | Y                         | CS, PS       | N                             | Well drained          | Y                                   | Y                      |                               | Grazing, dairy, poultry            |
| " (mca)            | Low hills                | Y                         | N                         | CS, PS       | N                             | Well drained          | Y                                   | Y                      |                               | Grazing                            |
| Wollongbar (wo)    | Rises                    | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | Y                      |                               | Horticulture, grazing              |
| " (woa)            | Rises                    | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | Y                      | Small topographic             | Horticulture, grazing              |

| Soil Landscape                                                                                                                                                                                                               | Landform                | Slope<br><25%<br>(Y or N) | Slope<br><15%<br>(Y or N) | Soil<br>Type | Soil Depth<br>>1m<br>(Y or N) | Landscape<br>drainage | Rock<br>outcrop<br><10%<br>(Y or N) | Flood free<br>(Y or N) | Other Constraints/<br>hazards                                                                                        | Current predominant ag<br>land use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------|--------------|-------------------------------|-----------------------|-------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------|
|                                                                                                                                                                                                                              |                         |                           |                           |              |                               |                       |                                     |                        | extent                                                                                                               |                                    |
| " (wob)                                                                                                                                                                                                                      | Rises/low hills         | Y                         | N                         | K, PS        | N                             | Well drained          | Y                                   | Y                      | Small topographic extent; localised rock and slopes>20%; mixed soils. Soil depth is variable, but generally shallow. | Horticulture, grazing              |
| Disputed Plain (dp)                                                                                                                                                                                                          | Fans, footslopes        | Y                         | Y                         | BE           | Y                             | Moderate              | Y                                   | N                      | Run-on                                                                                                               | Grazing                            |
| Myocum (my)                                                                                                                                                                                                                  | Drainage plains         | Y                         | Y                         | BE, W        | Y                             | Poor                  | Y                                   | N                      | Run-on                                                                                                               | Grazing                            |
| Tyagarah variant (tyc)                                                                                                                                                                                                       | Backbarrier plain       | Y                         | Y                         | HG           | Y                             | Moderate              | Y                                   | N                      |                                                                                                                      | Sugar cane                         |
| Cudgen (cu)                                                                                                                                                                                                                  | Rises                   | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | Y                      | Localised stony soils                                                                                                | Horticulture, vegetables           |
| Carool variant (caa)                                                                                                                                                                                                         | Rises                   | Y                         | Y                         | K            | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Horticulture, vegetables           |
| Bangalow (bg)                                                                                                                                                                                                                | Low hills               | N                         | N                         | K            | Y                             | Well drained          | Y                                   | Y                      | Localised: slopes>25%; mass movement                                                                                 | Grazing, macadamias, bananas       |
| Rosebank (ro)                                                                                                                                                                                                                | Rolling hills           | N                         | N                         | K, CS        | Y                             | Well drained          | Y                                   | Y                      | Localised: slopes>25%; mass movement; rock outcrop.                                                                  | Grazing, horticulture              |
| " (rob)                                                                                                                                                                                                                      | Rolling low hills/hills | Y                         | N                         | K            | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing, horticulture              |
| Ophir Glen variant (oga)                                                                                                                                                                                                     | Terrace                 | Y                         | Y                         | RP           | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing                            |
| Frederick (fr)                                                                                                                                                                                                               | Rises, low hills        | Y                         | Y                         | PS, BE, K    | N                             | Moderate              | Y                                   | Y                      | Localised rock, variation in soil depth                                                                              | Grazing                            |
| <b>Western Richmond Soil Landscapes - the following is based on draft information which in many cases is still awaiting field investigation. No lab data is currently available. Map linework is also subject to change.</b> |                         |                           |                           |              |                               |                       |                                     |                        |                                                                                                                      |                                    |
| Haystack Mountain (hm)                                                                                                                                                                                                       | Rises, low hills        | Y                         | Y                         | PS, CS, K    | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Horticulture, grazing              |
| " (hma)                                                                                                                                                                                                                      | Bench surfaces          | Y                         | Y                         | PS, CS       | N                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing                            |
| Roseberry (rb)                                                                                                                                                                                                               | Low hills, hills        | Y                         | N                         | CS, PS, BE   | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing                            |
| Frederick variant (fra)                                                                                                                                                                                                      | Rises                   | Y                         | Y                         | K, PS        | Y                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing                            |
| Horseshoe Station Creek (hs)                                                                                                                                                                                                 | Low hills, hills        | Y                         | N                         | CS, PS, BE   | N                             | Well drained          | Y                                   | Y                      |                                                                                                                      | Grazing                            |
| Ironpot Creek (ir)                                                                                                                                                                                                           | Floodplains             | Y                         | Y                         | PS, BE, GP   | Y                             | Moderate              | Y                                   | N                      |                                                                                                                      | Grazing                            |

## NOTES TO TABLE 1:

1. 'Soil Type' is the great soil group of Stace *et al.* (1968). The codes are:

| <i>Soils of high fertility (from Murphy et al. 2000):</i> |                      |
|-----------------------------------------------------------|----------------------|
| Group 4*                                                  |                      |
| CS                                                        | Chocolate Soil       |
| K                                                         | Krasnozems           |
| BC                                                        | Brown Clay           |
| GC                                                        | Grey Clay            |
| Group 5*                                                  |                      |
| BE                                                        | Black Earth          |
| PS                                                        | Prairie Soil         |
| <i>Other soils</i>                                        |                      |
| HG                                                        | Humic Gley           |
| BRE                                                       | Brown Earth          |
| W                                                         | Weisenboden          |
| A                                                         | Alluvial Soil        |
| YE                                                        | Yellow Earth         |
| RE                                                        | Red Earth            |
| YP                                                        | Yellow Podzolic Soil |
| RP                                                        | Red Podzolic Soil    |
| SH                                                        | Soloth               |
| P                                                         | Podzol               |
| AP                                                        | Acid Peat            |
| GP                                                        | Gleyed Podzolic Soil |

\*

Group 4: soils with a high level of fertility in their virgin state, but this fertility is significantly reduced after only a few years of cultivation.

Physically, Krasnozems are better than most soils but they have some undesirable chemical features.

Group 5: soils with high fertility that generally only require treatment with chemical fertilisers after several years of cultivation.

(from Murphy *et al.* 2000)

## What the maps show

The policy map set has been derived from soil landscape data which was produced for use at a scale of 1:100,000 or smaller. The map set comprises four sheets at a scale of 1:100,000. Each grid is equivalent to 2,500 hectares.

The maps show three farmland categories: state significant (yellow), regionally significant (brown) and significant non-contiguous (hatched). Significant farmland boundaries reflect soil landscape boundaries. The maps are proposed to be reviewed in the future to incorporate any reviews of soil landscape data.

### State and regionally significant farmland

The distinction between state and regionally significant farmland was established to recognise the diversity within the region's 'important' farmland. There was a need to distinguish between very high quality and unique agricultural soils/lands and other lands that were also important to agriculture but which were more extensive and less productive generally per unit area.

This distinction allows greater flexibility in planning controls. Rules about urbanisation of farmland can afford stronger levels of protection to smaller unique significant areas compared to expansive areas that contain a more diverse range of soils, landscapes and opportunities for agriculture.

Table 1 lists the soil landscapes which were selected as significant farmland. Four of those soil landscapes were further identified as state significant due to the presence of the following attributes:

1. Slope generally less than 15%.
2. Consists predominantly of any of the following soil types:
  - Chocolate Soils
  - Euchrozems
  - Krasnozems
  - Some Grey, Brown and Red Clays
  - Black Earths
  - Chernozems
  - Prairie Soils

These soils are groups 4 and 5 in Table 8.2 from Murphy *et al.* (2000). They are soils of high fertility. Group 4 soils have a high level of fertility in their virgin state which is significantly reduced after only a few years of cultivation. Group 5 soils generally only require treatment with chemical fertilisers after several years of cultivation. Physically, Krasnozems are better than most soils but they have some undesirable chemical features. Australian Soil Classification equivalents are Dermosols, Ferrosols and Vertosols. The above soils are generally characterised by well-developed structure, high fertility and good drainage.

3. Soils are generally deeper than 1 metre.
4. Well drained landscape.
5. Rock outcrop less than 10%.
6. Flood free.
7. Not affected by other constraints/hazards either within the soil landscape or originating in adjoining soil landscapes (eg: run-on, mass movement, localised flooding).



The soil landscapes generally consistent with these criteria are:

- Wollongbar
- Wollongbar variant (woa)
- Cudgen
- Carool variant (caa)

### Contiguity

One of the criteria set by the Northern Rivers Catchment Blueprint was that 'large contiguous areas of land' be considered for farmland protection. 'Contiguous' is defined as 'touching, in contact with, in close proximity, near.' The need for contiguous areas is to assist with diversity, resilience, economies of scale and freedom from conflicts in agricultural areas.

To assist in identifying contiguous areas, mapping rules applying to minimum sizes of selected land units were developed. A minimum contiguous mass of state significant land was determined to be 500 hectares. The minimum size for a regionally significant land mass comprising an alluvial or alluvial-influenced soil landscape was set at 500 hectares. The minimum size for a regionally significant land mass on other soil landscapes was set at 1000 hectares. The minimum size rules are detailed in the Methodology Report.

### Hatched areas

The 2003 maps showed state, regional and locally significant land. On the 2004 maps, land previously identified as locally significant was excluded on the basis of the project's regional nature and scale. These 'local' areas comprised lesser quality land, as well as better quality land units which were too small to be included as state or regionally significant, given the project's emphasis on contiguity and the size rules referred to above.

However, exclusion of the fragmented, better quality units resulted in islands of valuable farmland not being given any protection or status at all by the project. So as not to overlook the local importance of these lands, the final maps identify soil landscape units which are selected as state or regionally significant, but are smaller than the minimum unit size and larger than 40 hectares. Those lands are identified as 'significant non-contiguous farmland' and are shown hatched on the maps. Proposed planning principles applying to the various farmland categories are outlined in section 4.

### Excluded areas

Areas excluded from the maps are:

- State Forests and National Parks
- Water bodies
- Areas identified as having committed urban uses. These are indicated pink on the maps and equate to:
  - land zoned urban and rural residential,
  - rural land isolated within urban areas,
  - open space which is zoned open space or identified as open space in council strategies or plans,
  - roads and drains in urban areas,
  - environmental protection areas within urban areas,
  - land zoned private open space which allows urban uses,
  - land identified for urban (including industrial) purposes in a development control plan,
  - land zoned rural but used for urban purposes (eg airport, waste facility, industry).

### Future settlement areas

Future settlement areas identified in councils' settlement strategies are not shown on the maps. These areas are recognised through written planning rules in this report rather than as part of the mapping process. The maps include a text box as follows:

Land identified in an agreed council settlement strategy can be considered for urban or rural residential rezoning even if it is mapped as significant farmland. The council strategy must have been agreed to between December 1994 and December 2004 (or placed on public exhibition by the end of 2004 and subsequently approved) under clauses 20 or 38 of the North Coast Regional Environmental Plan. Land identified in a settlement strategy is not automatically approved for development; further investigations occur as part of the rezoning process. Agreed strategies can be seen at council offices.

### Environmental values

Some areas identified as state or regionally significant include important habitat or remnant vegetation. While the maps indicate the existence of significant farmland, this should not mean agriculture should take precedence over environmental values. A text box is included on the maps as follows:

Significant farmland status does not imply that vegetation and habitat values are secondary to agricultural values, or that land has to be used for agriculture.

### **Changes to the maps between 2004 and 2005**

Feedback from the 2004 consultation suggested that the classification of some areas needed review. The final maps reflect the following revisions.

#### Soil landscape data revisions

On checking source soil landscape data for a number of areas, the data in the Lismore-Ballina maps (Morand 1994) appeared to contain some anomalies. These were due to the variable or dissected nature of some of the soil landscapes, and the gradual refinement of the soil landscape mapping process (the Lismore-Ballina map was the first to be completed within the Northern Rivers). The Tyagarah (ty), Rosebank (ro), Wollongbar (wo) and Empire Vale (ep) soil landscapes were of particular concern.

The project team agreed that it would be of value to utilise reviewed data which is to become part of Version 2 of the published soil landscape maps. The review of soil landscapes utilised radiometric data, the latest colour aerial photography, latest geology maps and field work carried out since publication of the original 1994 maps. The review focused on areas about which the project team had held reservations in terms of its agricultural value. Some of these areas had also been queried in submissions. Below is a list of soil landscape changes which consequently affected the Farmland Project maps.

- The Tyagarah soil landscape is found around the Tuckean Swamp area, west of Brunswick Heads, west of Byron Bay, near Tyagarah, northwest of Lennox Head, between Ballina and Lennox Head and near Newrybar Swamp. Most of it is poorly drained and has poor soils. However, an area extending from Newrybar south to the Ballina Nature Reserve, having a basaltic influence, was found to have better soils (Prairie Soils, Black Earths and Humic Gleys with associated Humus Podzols). The hydrology of this landscape has been altered by the establishment of an extensive drain network. This area was remapped as a new variant (tyc).
- The Rosebank soil landscape, extending over various districts north, northeast and south of Lismore was acknowledged to be steep in a number of areas. However, the overall presence of krasnozem

soils make the less steep parts of this soil landscape valuable for agriculture. The steeper (over 25% slope) areas of this dissected soil landscape were remapped as Coolamon soil landscape, which comprises steep slopes on basalt – as found adjacent the northern side of the Coolamon Scenic Drive.

Parts of the Rosebank soil landscape around Bagotville and west of Mullumbimby were remapped as the Rosebank variant (roa) due to their long narrow ridge slopes.

In the Dorrroughby area, some Rosebank soil landscape was remapped as Minyon (mi) because of its rhyolite geology.

- The Wollongbar soil landscape was originally mapped on the Alstonville Plateau and in smaller areas around Eureka, Modanville, Dunoon, and Rosebank plateaux. The Modanville, Dunoon and Rosebank Plateaux were remapped as Wollongbar variant (wob) because of their more dissected landscapes which include shallower, stonier soils with localised rock outcrop. The Eureka, Fernleigh and Newrybar Plateaux remained in the Wollongbar soil landscape.
- The Empire Vale soil landscape comprises the coastal floodplain of the Richmond River, Maguires Creek and Emigrant Creek. Some variation was found between the eastern and western sections of this soil landscape, and immediately south of the Richmond River. An eastern strip and the area immediately south of the river were remapped as a new variant (epa) reflecting the poorly drained humic gley soils of that area which distinguish it from the rest of the Empire Vale soil landscape. The western area was mapped as epb, reflecting where estuarine soil materials have mixed with alluvial soil materials. A new estuarine variant, Burns Point variant (bpa), has replaced some of the area around Maguires Creek that was previously mapped as Empire Vale. Subsequent soil investigations have shown this area to be distinct from the Empire Vale soil landscape.
- The Mullumbimby soil landscape variant (mua) was created so as to distinguish the more estuarine conditions that occur in this part of the Brunswick catchment. This variant occurs north and east of Mullumbimby, with poorly drained Humic Gleys being a common soil.
- The description of the Bangalow soil landscape was slightly revised, resulting in the incorporation of some small Wollongbar variant (woa) polygons. These changes have not affected the farmland maps (although Bangalow soil landscape is now regional - see dot point below).
- Much of country mapped as McKee (mc) soil landscape in the draft Western Richmond soil landscape map included areas which were seen as anomalous and not conforming to the original McKee landscape description. Further field work (currently in progress) will probably show that the soils are also different. These areas were remapped as two new soil landscapes - Roseberry (rb) and variant (rba), and Horse Station Creek (hs) and variant (hsa).

A more detailed account of the soil landscapes review is in the Stage Three Methodology Report. The review resulted in the following changes to Farmland maps

#### Changes from state significant to regionally significant

- The Bangalow soil landscape was reclassified from state to regionally significant. The widespread occurrence of slopes over 15% made it inconsistent with criteria for state significance.
- The Wollongbar variant (wob) was reclassified from state to regional, due to its shallower soils and rock outcrops rendering it inconsistent with the criteria for state significance. These units include land around Modanville, Rosebank and Dunoon Plateaux.

### Changes from regionally significant to 'other rural land'

The following soil landscapes were reclassified from regionally significant to 'other rural land' on further consideration of their qualities.

- The Ophir Glen (og) soil landscape is found as small alluvial fans throughout the Burringbar Range. Its high incidence of dispersive soils made it ultimately unsuitable for regional significance.
- The Disputed Plain soil landscape variant (dpa), also found as alluvial fans and valley infills within the hills north of Mullumbimby, was reclassified because of its poor soils.
- The Limpinwood (li) soil landscape north of Tyalgum and its variant (lia) were reclassified because of the incidence of localised steep and benched slopes with shallow, rocky soils.
- The Pumpenbill (pu) soil landscape, west of Tyalgum, was reclassified because of the incidence of shallow rocky soils.
- The Tyagarah (ty) soil landscape was reclassified because of its general poor drainage and soils. (The new tyc variant was assigned regional significance.)
- The Georgica (ge) soil landscape and its variants comprise much of the land between Lismore, Nimbin and Kyogle. They include substantial areas which are steep, with shallow, stony soils. These qualities make them generally unsuitable for regional farmland status.
- The part of the Empire Vale (ep) soil landscape which was remapped as (epa) was given 'other rural land' status due to its poor drainage and estuarine influence.
- The Rosebank variant roa (see above) was reclassified because of its long, narrow and steep ridges
- The Everlasting (ev) soil landscape, comprising estuarine backswamps of the Richmond River, was reclassified because, despite some areas being used for cane, it is a swamp soil landscape.
- The part of the McKee (mc) soil landscape remapped as the Roseberry variant (rba) was reclassified because of its shallower soils. (The main Roseberry soil landscape was classified as regionally significant because of its expected deeper soils, but field investigation is still in progress for this map.)
- The part of the McKee soil landscape remapped as the Horse Station Creek variant (hsa) was reclassified because of its steeper slopes and shallower soils. The main Horse Station Creek soil landscape was given regional significance because of its expected deeper soils, but field investigation is still in progress.
- The McKee variant mcd was reclassified because it is now part of Horse Station Creek soil landscape variant (hsa).
- The North Casino (nc) soil landscape and its variant (nca), the Oxley variant (oxa), and the Tweed variant (twa) were reclassified because they comprise swamp landscapes. They were originally included as regional because of their small extent and occurrence within more agriculturally valuable soil landscapes.
- The Mount Burrell variant (mba) was reclassified because of its steep slope and rock outcrops.
- The Yorklea (yo) soil landscape and its variants (yoa) and (yob) were reclassified because of its poorer soils and drainage.
- The Kingscliff variant (kib) was reclassified because of its sandy soils.
- The Coolamon (co) soil landscape was reclassified because of its steep slopes and shallow soils.
- The Calico variant (cla) was reclassified because of its erodible, dispersive soils.
- The Afterlee (af) soil landscape was reclassified because of its poorer quality soils (field investigation still in progress). The Dyraaba Arm (da) soil landscape was reclassified because of its poorer quality soils (field investigation still in progress).
- The Ghinni Ghi (gh) soil landscape was reclassified because of its poorer quality soils (field investigation still in progress).
- The Cudgen variant (cua) was reclassified because it represents a narrow drainage depression within the Cudgen soil landscape.

## Peer review

As set out in the project workplan developed in 2003, the methodology was subjected to a peer review. CSIRO Sustainable Ecosystems (CSE) was contracted to carry out the review. The review commenced in October 2004, focusing initially on the maps which had been exhibited in August and September of that year. As the Farmland Protection Project team responded to community feedback from the consultation, revisions were made to the methodology. The CSE review team took these revisions into account in their review. Additionally, the CSE review team made some recommendations during the process, which the Farmland project team incorporated into the final mapping.

The reviewers were asked to examine:

1. criteria applied for selecting the soil landscapes used to classify farmland of state and regional significance;
2. the scope and contribution of the consultation process and the extent to which this process influenced the final draft maps;
3. the consultation report;
4. the map validation method;
5. the use of a 'master log' for recording and dealing with issues arising from public submissions and ongoing project analysis; and
6. impurities and inherent limitations in the mapping process.

The CSE report provided the following conclusions and recommendations:

### *'Transparency*

While the initial Soil Landscape classification and associated criteria were not as transparent as desirable as per current practice, the project team rectified this problem and provided clear criteria.

### *Revisions of criteria and mapping during the process.*

A more rigorous assessment of Soil Landscape and other criteria before the consultation process commenced may have reduced community uncertainty and concern. Subsequently, the project team have incorporated more recent information (notably radiometric data for some areas) and considered additional technical information in submissions and from other scientists to produce a revised methodology and mapping that reflects best available knowledge. Additional refinements can be expected in future. The team had the best available land resource scientists with long standing mapping experience.

### *Categories - State and regional.*

The final maps show significant land defined by a rigorous and transparent classification system. It must be noted that the threshold for State significance is very high compared with other jurisdictions.

### *Spatial Resolution.*

The mapping scale is smaller than that commonly applied for these purposes where maps at 1:25000 or 1:50000 are common. In combination with the contiguity and polygon size thresholds, this means that some significant land will not be defined for protection and that inevitably there will be inliers of land of lower quality. The methodology does however ensure that large contiguous areas of farmland will be protected for the future. The boundary review process, which incorporates finer scaled land capability mapping, will significantly alleviate the spatial resolution problem when urban land conversion proposals are considered in close proximity to significant farmland

### *Consultation process.*

The project team employed a comprehensive and appropriate process and took action to incorporate suggestions wherever relevant and legitimate in terms of the policy framework. (Many economic and land development opinions cannot be resolved in this assessment process.)

### *Overall approach/methodology for the determination of significant landscapes*

The criteria for selecting soil landscapes as important farmland is well defined in the final version of Table 1 in the Methodology document. Based on the published and unpublished soil landscape mapping, the criteria outlined in Table 1 and the rules of contiguity defined in methodology, the rules for selecting important farmland have been consistently applied across the mapped area of the Northern Rivers.

### *Contiguity.*

A further condition for land to be considered as significant farmland was the size rule of minimum contiguous areas of 500 ha. This was based on a rather arbitrary premise that 500 ha represents a reasonable-sized cluster with efficient workable areas for intensive farming on the best farmland. It also aims to avoid conflict where agricultural land is actually or potentially fragmented by urban or rural residential settlement. As a result of this rule, significant agricultural land may not be protected and a further category called significant non-contiguous areas was formed - the protection of which becomes the responsibility of local councils/agencies. The reviewers believe that it would be possible that novel agricultural/horticultural industries may develop below the minimum contiguous area size of 500 ha and important soil landscapes should be protected. Examples of this may be seen in European countries such as Switzerland and Holland.

### *Applicability to other regions*

Due to the influences of the Mt Warning shield volcano in soil landscape development, the NSW Northern Rivers landscape is arguably more complex than other areas of NSW. The approach that the Northern Rivers Farmland Project team has undertaken to select significant soil landscapes has been influenced by the availability of published and unpublished (draft) soil landscape maps for the northern rivers region of NSW and the skills of an experienced soil surveyor (David Morand). The applicability of this approach to other regions will vary depending on circumstances and the availability of soil landscape mapping and skilled staff. While soil landscapes in other regions of the state are likely to be less complex than the Northern Rivers region, the availability of soil landscape mapping may be a limitation to applying this methodology widely.

In a review by Thompson and Beckman (1986) there was limited evidence to suggest that soil taxonomy was relevant to broadscale land use planning in south-eastern Queensland. The review found that while soil taxonomy is able to separate soils that are different from one another, it could separate soils that have similar land use potential. Many of the attributes used in soil taxonomy seem to have little relevance to local land use while other attributes of known local importance were not used. Soil types may not be useful categories in themselves, but to the extent that they correlate with agriculturally relevant parameters such as soil depth, fertility etc, they can provide the basis for capability and significance ratings. For example, some of the criteria Thompson and Beckman suggested as important to land use in southern Queensland included: depth of soil; A-horizon depth; surface condition; water holding capacity; presence of stone or stony bands in the profile; amounts of gravel and concretions throughout the profile. Other local data such as soil moisture regimes, depth classes, temperature classes and sodicity should also be considered and these will depend on the local circumstances.

Future methodology for farmland protection would benefit from including additional agriculturally relevant soil based criteria, especially locally significant indicators. e.g salinity risk in risk prone areas. Further consultation of the literature (see reference list) is encouraged.

### 3 CONSULTATION: WHAT WE LEARNT

The Farmland Protection Project included two consultation periods. The consultations aimed to:

- inform people about the project and provide them with opportunity to provide input into the project
- seek feedback about the selection of farmland areas
- seek feedback on the planning rules
- identify issues that had been overlooked in the development of the project

#### The 2003 consultation

The first, 2003 phase, presented draft maps derived from a variety of sources including cadastral information and some LEP agricultural protection zones. The maps showed state, regionally and locally significant agricultural land. The maps were accompanied by ideas for planning rules restricting new housing entitlements and rural subdivision on farmland. The draft also suggested restricting various other developments on farmland including workers dwellings and most tourism. A detailed account of the 2003 consultation is in the Farmland Protection Project Consultation Report, October 2003.

The community was engaged by the following means:

- community forum (evening meetings in Ballina, Condong, Casino, and Mullumbimby)
- agricultural industry forum ( Casino, Murwillumbah - representatives from the following industries: sugar, dairy, macadamias, soy, forestry, coffee, bananas, beef, ti-tree, olives, stone fruit, avocados, passionfruit, bush foods, custard apples, citrus, mangoes, herbs, and organic producers)
- local government planning staff forum
- state government (former Department of Land and Water Conservation, former NSW Agriculture, National Parks and Wildlife Service) forum
- Exhibition at local government offices
- Exhibition on the internet
- Radio interviews on ABC Rural Report
- Local and regional newspapers
- Television coverage (Prime News)
- Fact sheets

The consultation ran from 13 May until 30 June, 2003. Submissions were received electronically and in hard copy, on feedback forms and by letter. A total of 94 written submissions were received during the submission period, and 171 people attended community forums.

#### Key themes in 2003

Although the community expressed diverse views about how to protect agricultural land, the majority response to the project was positive and constructive. A high level of support was expressed for the principle of preserving farmland. Several key themes emerged, around which a diversity of voices was heard. The project team in reviewing the draft planning rules endeavoured to address these key themes, outlined below. Text in *italics* indicate how the themes were addressed in stage 2 of the project.

##### Agricultural viability and profitability

A clear message emerged that many farmers are experiencing serious difficulties in making a living from their land. Some people asked why farmland should be preserved. At the same time, many felt it was important to preserve productive land for the future, particularly at Alstonville and Cudgen. Another clear message was that farm diversification can assist viability, and that the system should support this.

##### *Action*

*Subsequent draft planning rules focused on strategic planning rather than imposing new restrictions on farm use. The 2004 Proposals Report recommended that councils could permit developments such as farm bed and breakfasts, rural (value-adding) industry, produce markets, farm-related tourism and on-farm restaurants in farmland areas. The report also included a section on further ways in which agriculture might be protected. It highlighted some existing areas of assistance for farmers, as well as additional potential mechanisms. That section is included in this Final Recommendations Report as section 5.*

#### Land values and financial issues

Many people were concerned that speculation is driving land prices up, disadvantaging farmers by making it difficult to buy farming land. This was seen as demoralising for farmers in areas where more money could be made in subdivision than in farming. On the other hand, many other people believed that any lack of increase in land prices resulting from the project would be a negative outcome.

#### *Action*

*Advice from the valuation industry indicated that the existence of policies which influence whether the land might be rezoned at some point in the future does not play a critical role, as the valuation focuses on the current planning situation rather than a hypothetical future scenario. It is therefore doubtful whether 'devaluation' of land would occur.*

#### Flexibility

Many people felt that blanket land use controls create impediments to farmers, and that a variety of land uses are suitable for different areas. Several people advocated locality planning.

#### *Action*

*The project team reviewed the draft land use codes which had been exhibited in 2003, aiming for an approach which was flexible enough to respond to local issues while maintaining an overall strategic approach based on the protection of significant agricultural land. Subsequent recommendations placed responsibility for land use controls in rural zones with local government, thus enabling a more locally responsive approach.*

#### Extent of regulation

Many people believed existing planning controls already protect agricultural land, and that farmers have too many restrictions. On the other hand, many people supported the draft planning controls fully. While most people support agricultural land protection, there is a resistance to tighter rules about permissible land uses, subdivision, dwellings and workers dwellings.

#### *Action*

*In subsequent stages, the project team endeavoured to formulate planning rules which could prevent important agricultural land being lost to urban and rural residential development while allowing farmers the freedom to carry out their rural activities without adding any unnecessary impediments. The project's emphasis turned to strategic urban planning rather than prescribing rules about on-farm uses in rural zones. The project team resolved not to recommend new rules about subdivision of land zoned rural, or dwellings on rural land, or uses of land zoned rural but to recommend that these matters remain under councils' local environmental plans (LEPs).*

#### Land use conflict

Land use conflict is a serious problem for farmers. Farmers should be able to farm without the threat of conflict with residential encroachment. The issue of how to manage the interface of agricultural and residential land was raised often. The use of buffer zones was widely advocated. Coordinated strategic planning and a precautionary approach by local and state government were seen as important.

#### *Action*



*The subsequent 2004 Proposals Report recommended strategic planning controls to avoid the creation of potential land use conflict situations. These draft controls included the principle of buffers being established outside farmland areas where new development expands towards a farmland area, and conflict risk assessments being undertaken where new development is established within a farmland area.*

### Social issues

The importance of the family farm was emphasised by many people. Many said the ability to build additional dwellings on a property was important in keeping family members on the farm. The project proposed that boundary adjustments could occur which excised a small lot with a house while the residue was amalgamated with a neighbouring farm. This approach was supported in feedback.

### *Action*

*DIPNR subsequently encouraged councils by letter to include provisions in their local environmental plan to allow applicants to apply for boundary adjustments as outlined above.*

### Local and state decision-making

Some people felt that local government could not be trusted to act impartially to protect agricultural land, and that state government was more responsible. Others felt that agricultural production should be left with local government, and that the project came from a centralised bureaucracy based in Sydney. Clear roles should be identified for local and state government, unified by a clear set of principles.

### *Action*

*The project subsequently identified clear roles for state and local government. The 2004 Proposals Report recommended that the state government focus on protecting farmland by strategic settlement planning, while local government retain responsibility for land use controls in rural zones.*

### Environmental issues

Many people were concerned about how environmental values of agricultural lands could be protected in a farmland area. Concern was expressed that environmental values may be considered secondary. The issue of unmanaged land came up frequently, as did weed issues. Some people felt that environmental management issues were strongly linked to farm viability.

### *Action*

*The subsequent 2004 maps included a text box indicating that significant farmland status does not imply that vegetation and habitat values are secondary to agricultural values, or that land has to be used for agriculture.*

### Mapping and land classification

Some people expressed doubt about the accuracy of the mapping. Many properties or districts were recommended for review - some for inclusion in the project and others for exclusion.

### *Action*

*The project team reviewed the methodology, using feedback from submissions as well as its own observations.*

### Process

Many submissions suggested that more information and consultation would be necessary to allow rural communities to become aware of the project.

### *Action*

*The next (2004) consultation was designed to maximise participation. Efforts were made to notify all rural landowners about the project by mail. All-day information stalls were conducted in eight locations to increase flexibility and convenience for community members wishing to talk with the project team. Additionally, all*

*people who wrote submissions or registered their names at public meetings or left their details by telephone were kept informed as the project continued.*

#### Strategic planning

Several people commented on the importance of planning for population growth in areas not needed for agriculture. Many pointed to the need to control urban sprawl.

#### *Action*

*The project team consulted local government planning staff on an on-going basis to ensure a consistent and compatible relationship between councils' strategic planning work and the Farmland Project.*

#### Regional economic issues

The point was made that agriculture is a valuable contributor to the regional economy, and that a region's ability to produce food is important. However, some people felt that residential growth provides more jobs than agriculture. Many submissions identified the need for technical information and extension services, which could bring regional economic benefits through assisting farmers.

#### *Action*

*The 2004 Proposals Report included a section on further ways in which agriculture might be protected. It highlighted some existing areas of assistance for farmers, as well as additional potential mechanisms.*

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### **The 2004 consultation**

After considering the key themes which arose in 2003, the project team reviewed the mapping methodology and drafted new planning rules which addressed those themes where possible. The new draft maps and planning rules were placed on public exhibition between 12 August and 30 September. A detailed account of the 2004 consultation can be seen in the Farmland Protection Project Consultation Report, 2004. A summary of that report was mailed to all those who had written submissions or expressed interest in being updated about the project. The full report was available upon request.

Feedback in 2003 had suggested that not enough landholders were made aware of the project. As a response, efforts were made to notify all rural landholders of the 2004 consultation. An information flyer was inserted with rate notices for Ballina Council and Richmond Valley residents. Rural occupants in Byron Shire received the flyer through Australia Post direct mailing. An advertisement was placed in the council newsletters for Tweed, Lismore and Kyogle Councils. People who had written submissions in the previous consultation were advised by letter that the new draft maps were on exhibition. Additionally, all those who had asked at meetings or by telephone to be kept informed received a letter of notification.

The maps were exhibited at Tweed, Lismore, Kyogle, Richmond Valley, Ballina and Byron council offices, as well as at DIPNR offices in Grafton, Alstonville and Murwillumbah and the DPI office in Wollongbar. Copies of a Proposals Report giving an overview of the project and outlining proposed planning rules were available, along with a summary document and a Methodology Report describing in detail how the maps had been developed.

An internet site was developed for the project showing the maps and reports. However, on-going technical problems made the site difficult to access for many people. The project team sent compact discs of the exhibited material to people who requested this. Television, radio and press coverage accompanied the consultation.

To provide flexibility for community members, the project team held information days in Cudgen, Alstonville, Murwillumbah, Woodburn, Kyogle, Casino, Bangalow and Dunoon. Team members were available throughout

the day to answer questions, discuss the maps and provide information. Approximately 250 people attended information days.

Submissions were received by mail, by email, by telephone and as comments at information days, both verbally and in the comments book provided. The project team received a total of 95 submissions.

The project team offered to present the draft maps and reports to a range of agricultural industry groups. Several organisations took up the offer including NSW Farmers, NSW Cane-Growers Association, North Coast Horticultural Producers Consultative Committee and Byron Creek Landcare. The project was exhibited at the Lismore Organic Produce Market.

## Key themes in 2004

Key themes which arose from the 2004 consultation are below. The text in italics indicates the project team's response or any action proposed to address the issue. Page numbers indicate the location in this report of any proposed action.

### Mapping/methodology: indication of future settlement areas on farmland maps

Some submissions urged that future settlement areas be shown on the farmland maps so people can see clearly which land is able to be considered for development.

#### *Action*

*To give the community a clearer picture about which land can be considered for future development, a box is be included on the farmland maps stating:*

*'Land identified in an agreed council settlement strategy can be considered for urban or rural residential rezoning even if it is mapped as state or regionally significant farmland. The council strategy must have been agreed to between December 1994 and December 2004 under clauses 20 or 38 of the North Coast Regional Environmental Plan (or placed on public exhibition by the end of 2004 and subsequently approved. Land identified in a settlement strategy is not automatically approved for development; further investigations occur as part of the rezoning process. Agreed strategies can be seen at council offices.'*

### Mapping/methodology: adequacy of the criteria

Some people argued that the soil landscape methodology is too narrow for identifying significant farmland and is not useful in identifying all of the factors that limit agricultural production on a particular parcel of land. They pointed to the NSW Agricultural Lands Classification system as superior, on the basis that it takes a greater range of factors into account.

#### *Action*

*The farmland maps continue to be based on soil landscape mapping. The Farmland Protection Project's emphasis is on long-term protection of the agricultural land resource. It does not take into account factors which are relevant in the short-term such as availability of labour, availability and cost of land locally and elsewhere, local farming and marketing structures or the presence of local supporting infrastructure. NSW Land Classification criteria can be used to provide finer detail when verifying boundaries. NSW Agricultural Suitability mapping if available should be used additionally by councils in their planning to provide a greater level of information.*

### Mapping/methodology: the need for more detailed assessment of farmland areas for exclusion from mapping

A large number of submissions called for the project to allow on-going assessment and verification of the farmland mapping, as the mapping's broad scale makes it subject to inaccuracies on a property level.

#### *Action*

*The project team proposes a verification process of the map boundaries as part of one-off council-initiated strategic investigations over a nominated settlement area which has merit in terms of other planning issues and the overall regional strategic direction.*

#### Mapping/methodology: review of farmland maps

Some submissions suggested that the farmland maps should be reviewed from time to time.

#### *Action*

*The project team proposes that the Farmland maps be updated as part of any review of the Far North Coast Strategy, utilising any reviewed soil landscape data.*

#### The principle of farmland protection: government regulation

Some submissions expressed the view that the government puts too many restrictions on rural land, and that rural planning should be kept in the hands of local government rather than state government.

#### *Action*

*The project team proposes that the Farmland maps be used as a strategic settlement planning tool rather than an agricultural resource tool. Councils will not be required to base their agricultural protection zones on the farmland maps. The maps are proposed to be used for strategic planning, to show areas where urban and rural residential development is not suitable due to the presence of significant farmland. The farmland policy is only intended to apply where a change of zoning is proposed – from rural to urban, rural residential or industrial. Councils will be responsible for rural zones. The farmland policy will not make rules about subdivision of land zoned rural, or dwellings on rural land, or uses of land zoned rural. These matters are intended to remain under councils' local environmental plans.*

#### The principle of farmland protection: support for farmland protection

A number of submissions indicated support for the project's intent. There was a wide acknowledgement that farmland is a finite resource, and that we need to preserve the better farming areas for the future. Some submissions cautioned against any weakening of the project in response to development pressures.

#### *Action*

*The final maps will be based on the best data and technical expertise available, objectively applied and based on an independently reviewed methodology. The final maps and strategic planning rules are proposed to be implemented through a Section 117 Direction as an interim measure. The Section 117 Direction will be superseded by DIPNR's Far North Coast Strategy which will direct the region's growth for the next 30 years. That strategy will consider a range of issues including farmland, population growth, infrastructure, transport, housing affordability, coastal management, environmental protection and economic growth. It is due to be completed in late 2005.*

#### Socio-economic issues: viability

Many submissions raised the issue of farm viability and profitability. It was emphasised frequently that many farmers face agricultural viability problems and find it difficult to make a living from their farms.

Many people commented that developing land for residential use represents superannuation for farmers, and that selling off small valuable parcels to newcomers is seen as a viable source of income for farmers

#### *Action*

*The project acknowledges that many farmers are experiencing difficulties. The Farmland Protection Project does not impose new restrictions on farm use which may limit farm viability. It does not introduce new rules about dwellings, or minimum lot sizes, or which developments are allowed on farmland. The buying or selling of farms is not affected by the project. The project does not prevent niche crops being grown on small or large*

*properties. Section 4 of this report makes recommendations on initiatives for natural resource management which build on the valued status of significant farmland.*

#### Socio-economic issues: land values

A view was expressed in some submissions that the Farmland Protection Project may cause the financial value of a farm to decrease, because the likelihood of the land being rezoned in the future would be removed.

#### *Action*

*No action. A future urban or rural residential development 'right' or potential does not exist for land zoned rural. The Farmland Project introduces clearer rules about what should be considered significant agricultural land. Land valuation takes many factors into account, based on the situation applying at the time. The existence of policies which influence whether the land might be rezoned at some point in the future does not play a critical role in formal valuations, as the valuation focuses on the current planning situation rather than a hypothetical future scenario.*

#### Socio-economic issues: equity

Some submissions questioned the equity of the project, in that some landowners will be able to have their land rezoned for residential use while others cannot. Some submissions called for farmers to be compensated for looking after the land in the public interest while not being able to have development expectations.

#### *Action*

*No action. As outlined above, a future development 'right' does not exist for land zoned rural. The Farmland Project will not change the way farms can be bought or sold. Nor does it propose any change to existing planning rules about subdivision or houses on land zoned rural. The current rules regarding land zoned rural clearly do not allow urban or rural residential development.*

#### Avoiding land use conflict at the residential/rural interface

Submissions widely acknowledged that one of the problems for Northern Rivers farmers is the movement of urban people to farmland areas, bringing urban expectations and associated land use conflict. There was general support for the urban-rural interface provisions suggested in the Proposals Report.

#### *Action*

*This report recommends urban-rural interface rules to be applied where new urban or rural residential development is likely to affect farmland. The recommended rules are largely the same as those put forward in the Proposals Report. They clarify that the onus is on the encroaching urban or rural residential development to avoid conflict through the provision and maintenance of buffers. The need to separate residential from rural uses through buffers is also addressed as part of the recommended strategic boundary review process. The principle that legitimate rural uses (farming, conservation, extractive industry, forestry, rural industry) have priority over non-rural uses in farmland areas is included in the regional agricultural objectives at section 4.*

#### Environmental protection

Submissions indicated support for the text box on the 2004 maps clarifying that significant farmland status does not imply that vegetation and habitat values are secondary to agricultural values, or that land has to be used for agriculture. The principle of retaining existing environmental protection zones identified as farmland was supported.

#### *Action*

*The maps retain the text box clarifying the status of environmental values. Environmental protection zones are proposed to be retained where farmland is identified, as recommended in the 2004 Proposals Report. Additionally, a regional agricultural objective of protecting agricultural land from development that may result in environmental degradation is proposed.*

### Strategic and local planning: future land availability

Some submissions urged that the Farmland Protection Project should be integrated with a range of other planning considerations. Some reflected a concern that the region is experiencing a shortage of residential land, and that the Farmland Project would further reduce opportunities by limiting land available for rezoning.

#### *Action*

*In decisions about where to locate settlement, significant agricultural land is only one consideration. The maps and strategic planning rules are expected to form a layer of the Far North Coast Regional Strategy, which will direct the region's growth for the next 30 years. That strategy will consider a range of issues including population growth, infrastructure, transport, housing affordability, coastal management, environmental protection and economic growth. The Far North Coast Strategy is expected to be completed in late 2005.*

*Land identified in agreed local government settlement strategies (agreed to by DIPNR between December 1994 and December 2004 or placed on public exhibition by the end of December 2004 prior to agreement) can still be considered for rezoning regardless of its farmland significance. This report recommends strategic planning rules applying to farmland which:*

- direct rural residential development away from state and regionally significant farmland*
- direct urban development away from state significant farmland*
- allow urban and industrial development in regionally significant farmland only under limited circumstances*

### Strategic and local planning: settlement strategies

Some submissions did not support the exemption of land identified in councils' urban and rural residential settlement strategies from the farmland rules. They advocated the winding back of agreed strategies where significant farmland was identified.

#### *Action*

*DIPNR has worked with councils in the development of local government settlement strategies and formally approved them. Councils have expended significant resources in development of the strategies and private and public investment decisions have been based on their approved status under the North Coast REP (clauses 20 and 38). The status traditionally given to strategies approved under the REP helps the community to maintain confidence in the planning system. Land identified in current approved strategies is proposed to be exempt from the farmland policy. However, councils may choose to review their settlement strategies at any time. In such a review, a council would be able to delete future settlement areas located on farmland, if they wished. However, new settlement areas could not be identified on farmland (unless consistent with criteria proposed for urban development in regionally significant land).*

### Strategic and local planning: land uses on farmland

There was general agreement with the proposal that councils' local environmental plans should continue to set rules about subdivision, houses and uses of farmland. Boundary adjustment provisions suggested in the Proposals Report were also supported, although some people felt they had limited applicability. Support was indicated for dwelling entitlements not being removed from rural properties.

#### *Action*

*Councils will not be required to base their agricultural protection zones on the farmland maps. Councils will be responsible for rural zones. The project team does not propose to introduce new rules about subdivision of land zoned rural, or dwellings on rural land, or uses of land zoned rural. These matters will remain under councils' local environmental plans (LEPs). DIPNR has encouraged councils by letter to include provisions in their local environmental plan to allow applicants to apply for boundary adjustments as outlined in the 2004 Proposals Report.*

## 4 RECOMMENDATIONS FOR USE OF THE FARMLAND MAPS

While the planning system cannot solve all of the problems which are faced by farmers, it can go some way towards protecting agricultural land resources. Planning can protect the resource security of today's farmers by avoiding the creation of new land use conflict situations. This can be achieved by setting principles for avoiding land use conflicts where farmland is near a proposed new residential area. The planning system can also protect the land resource for future generations of farmers by keeping farmland available for agriculture. This means taking a strategic approach to urban and rural residential planning which avoids using the best agricultural land for housing or commercial uses. In addition to keeping land available and avoiding land use conflicts, the planning system can support farmers in optimising their farm income potential. This can be by facilitating boundary adjustments for farm amalgamation and retirement, and by allowing a range of agriculture-related farm diversification developments.

The farmland maps are proposed to be used as a strategic settlement planning tool rather than an agricultural resource tool. Councils will not be required to base their agricultural protection zones on the farmland maps. The maps are intended for strategic planning, to show areas where urban and rural residential development should not be targeted. Councils will continue to administer rural zones through their local environmental plans. The farmland project does not introduce rules governing subdivision of land zoned rural, or dwellings on rural land, or uses of land zoned rural. These matters are intended to remain under councils' local environmental plans.

### Regional farmland objectives

The following objectives are recommended to guide decision-making on development in farmland areas:

1. To establish the priority of legitimate rural uses (farming, conservation, extractive industry, forestry, rural industry) over non-rural uses, without one rural use necessarily having preference over another rural use.
2. To recognise and conserve the best agricultural land in the region for current and future rural uses.
3. To prevent fragmentation, alienation and encroachment of the most important agricultural areas by land uses unrelated to agriculture and rural uses.
4. To keep options open for future generations to produce a range of agricultural goods throughout the region on allotment sizes which optimise production potential.
5. To allow for a range of activities that support agriculture, including farm diversification and value-adding, without compromising long-term agricultural production potential.
6. To provide for management of important agricultural land for a range of rural uses.
7. To protect agricultural land from development that may result in environmental degradation.

### Planning principles

The following principles are recommended to implement farmland protection objectives, in conjunction with the maps.

#### 1 State significant farmland: urban and rural residential development

State significant farmland cannot be considered for urban (including housing, retailing and other uses normally located within towns) or rural residential rezoning. The only exception is where the land is identified in a council settlement strategy which has been agreed to between December 1994 and December 2004 under clauses 20 or 38 of the North Coast Regional Environmental Plan (or placed on public exhibition by the end of 2004 and subsequently approved). Councils when preparing new settlement strategies cannot consider state significant farmland for inclusion.

## 2 Regionally significant farmland: rural residential development

Regionally significant farmland cannot be considered for rural residential rezoning. The only exception is where the land is identified in a council rural settlement strategy which has been agreed to between December 1994 and December 2004 under clause 20 of the North Coast Regional Environmental Plan (or placed on public exhibition by the end of 2004 and subsequently approved). Councils when preparing new rural residential settlement strategies cannot consider regionally significant farmland for inclusion.

## 3 Regionally significant farmland: urban development

Regionally significant farmland can be considered for urban rezoning if it is identified in an existing urban settlement strategy which has been agreed to between December 1994 and December 2004 under clause 38 of the North Coast Regional Environmental Plan (or placed on public exhibition by the end of 2004 and subsequently approved).

## 4 Regionally significant farmland: future urban strategies

Regionally significant farmland is not an absolute constraint to future strategic urban development. Councils when preparing new urban settlement strategies under clause 38 of the North Coast Regional Environmental Plan can consider regionally significant farmland for future urban use if all of the following apply:

- the proposed new urban area or use would form part of the urban areas of Lismore, Murwillumbah, Kyogle, Casino or Ballina<sup>1</sup> and no viable alternative land is available in proximity to those towns, or it would form a minor 'rounding-off' <sup>2</sup> on the edge of an urban centre which would make good planning sense given the nature of the locality; and
- it would be adjacent or close to an existing zoned urban area; and
- it would not significantly undermine the integrity of a regionally significant farmland area by creating wedges or spikes of urban development; and
- it would not compromise local or regional agricultural potential by alienating agricultural infrastructure or agricultural transport routes, or decreasing 'critical mass' for any existing agricultural industry; and
- it would not create impacts which would compromise the agricultural use of nearby regionally significant land; and
- it would not be located in an area where there was an identified risk of land use conflict near an existing agricultural enterprise; and
- it would not involve filling part of a floodplain unless consistent with a floodplain management plan prepared in accordance with the Floodplain Management Manual.

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<sup>1</sup> The Department of Planning's 1995 North Coast Urban Planning Strategy listed sub-regional centres and major district centres which formed the basis of a regional 'settlement hierarchy' on which to build future growth. This means they are towns which have been given a regional role in that regional strategy. The towns identified above are those which are located within or beside regionally significant farmland and are included in the North Coast Urban Planning Strategy's list.

<sup>2</sup> 'Minor rounding-off' means developing a small area of land occupying a gap in an urban zone.

'Good planning sense' means there would be some improved outcome for a settlement, such as:

- alleviation of existing land use conflict (eg by the incorporation of a buffer),
- efficient and economic use of infrastructure, or
- greater contiguity of an urban zone resulting in improved linkages or access.



Note that if the above criteria can be met, the proposal would still also need to satisfy the normal requirements for urban settlement strategy preparation. The Department of Infrastructure, Planning and Natural Resources will monitor the use of the above criteria to observe any cumulative impact. If necessary, it will review the criteria.

## 5 Regionally significant farmland: industrial development

Industrial development is generally located within urban areas, in which case the principles applying to urban development in regionally significant land apply to any proposal to create or expand an industrial area. However, some large industry is of a type which does not suit an industrial estate and needs to be located out of town. In these circumstances, regionally significant farmland is not an absolute constraint to industrial development.<sup>3</sup> Councils would be able to consider regionally significant farmland for stand-alone future industrial use if all of the following apply:

- it would not significantly undermine the integrity of a regionally significant farmland area; and
- it would not compromise local or regional agricultural potential by alienating agricultural infrastructure or agricultural transport routes, or decreasing 'critical mass' for any existing agricultural industry; and
- it would not create impacts which would compromise the agricultural use of nearby regionally significant land; and
- it would not be located in an area where there was an identified risk of land use conflict near an existing agricultural enterprise; and
- it would not involve filling part of a floodplain unless consistent with a floodplain management plan prepared in accordance with the Floodplain Management Manual; and
- no viable alternative land is available which is suitable for the proposed industrial use.

## 6 Hatched areas – significant non-contiguous farmland

Hatched areas represent land that has the general characteristics of state or regionally significant farmland but does not fit within the definition of 'large contiguous areas' which are the primary focus of the Farmland Protection Project. Notwithstanding, such areas may have significant agricultural value when considered at the local level.

Generally these areas should not be considered for land use change through the rezoning process. However if there are compelling reasons to consider them for settlement as part of a council-initiated strategic planning process, then councils will be required to undertake a merit-based assessment of the agricultural value of such land, in consultation with Dept of Primary Industries and DIPNR. If the land is found to have agricultural importance, an agricultural emphasis should be maintained, to the exclusion of urban or rural residential development.

## 7 Managing the urban-rural interface

Where expansion of urban or rural residential zones towards farmland would create a potential conflict, such zones would not be permitted to extend to the boundary of significant farmland. A suitable buffer must be provided outside the farmland area, designed to separate the residential zone from mapped farmland. The onus is on the developer of the encroaching residential zone to avoid conflict through the provision and

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<sup>3</sup> This proposed planning rule would not apply to rural industry, which is defined as handling, treating, processing or packing of primary products and includes the servicing in a workshop of plant or rural equipment used for rural purposes in the locality. Rural industry is recommended to be allowed in farmland areas, without restriction.

maintenance of buffers, and acquisition of buffers must form part of the overall development. Buffers must minimise the potential for conflict, protect the rights of all parties, provide an agreeable quality of living and enable farmers to undertake legitimate activities. The buffer may continue to be used for agriculture but could represent a transition zone. It may incorporate a physical separation distance accounting for topography, plantings of vegetation or other combinations of measures which reduce the potential for conflict.

In cases where a new urban zone may be considered in regionally significant farmland (see principle 4), a conflict risk assessment is required at the time the council develops its urban settlement strategy. The assessment is to address a range of suitable measures to minimise future conflict, applying the principle that any buffer should be provided as part of the development.

## 8 Environmental protection

Some areas identified as state or regionally significant farmland include important habitat or remnant vegetation. Some of those areas are currently zoned environmental protection. While the maps indicate the existence of significant farmland, this should not be taken to mean that vegetation and habitat values are secondary to agricultural values, or that land has to be used for agriculture. Where land is now zoned for environmental protection, the zoning should not be altered to agricultural protection. However, if the environmental protection zone is to be removed because of an absence of environmental values, the land should then be protected in an agricultural zone.

## 9 Infrastructure & facilities

Public infrastructure is permitted on land mapped as state or regionally significant where no feasible alternative is available. Councils or state agencies proposing public infrastructure on such land should select alternative sites where possible.

Councils and state agencies proposing public infrastructure on hatched (significant non-contiguous) land must assess the agricultural importance of this land, and should select alternative sites where possible if agricultural value is identified.

## **Strategic boundary review**

While soil landscape mapping has its advantages, it also has disadvantages. One disadvantage is its broad scale (1:100,000). The maps were prepared for regional planning purposes. The minimum mappable area is 40 hectares. Farmland significance identified may not necessarily be accurate at the property scale. It is possible that there will be some inclusions of lower quality lands. Some degree of boundary verification will be necessary in assisting councils to overcome these limitations when defining boundaries for future settlement strategies. The following strategic boundary review process is recommended.

The mapped boundary is the default. However, when a future settlement strategy is being prepared, the boundaries of significant farmland will be able to be reviewed – not property by property but as part of one-off council-initiated strategic investigations over a nominated settlement area which has merit in terms of other planning issues and the overall regional strategic direction.

Boundary review is to be limited to within 150 metres of the mapped significant farmland boundary. One hundred and fifty metres is nominated on the basis of the 150 metre confidence limit for 1:100,000 mapping advocated by Ridler (Agricultural Classification Paps – Uses and Limitations: 2 Reliability and Scale Advisory Note 2/87, November 1987, Agdex 525.)

Boundary review can be carried out on boundaries between significant farmland and 'other rural land'. Areas wholly within mapped significant farmland are not able to be reviewed. To allow exemptions of small areas within farmland areas would create potential conditions for rural-residential/farmer conflict. Boundary review

cannot be carried out on shared boundaries between committed urban uses and significant farmland as shown on the maps.

The boundary review process uses agricultural land classification descriptions as prepared by NSW Agriculture. Each soil landscape generally corresponds to an agricultural suitability class. A map has been prepared showing agricultural suitability classes as an overlay on Farmland maps. Land subject to boundary review is to be checked against the description of the corresponding agricultural suitability class. Descriptions can be seen at Agfact AC 25 Agricultural Land Classification (Hulme, Grosskopf & Hindle) - available on the DPI website. If the land is found not to meet the description, then the boundary should be varied either to the point where consistency with the description could be met, or to a distance of 150 metres, whichever comes first. For example, the Cudgen soil landscape generally corresponds to classes 1/2. If a boundary assessment found land of generally class 3, the boundary could be varied. But the Myocum soil landscape is generally class 3. The boundary would have to be checked against the class 3 description.

Any land found to be outside the farmland mapping as a result of the review process should be considered as being 'outside the farmland area' in terms of the following interface management approach, as recommended in section 4.

*'Where expansion of urban or rural residential zones towards farmland would create a potential conflict, such zones would not be permitted to extend to the boundary of significant farmland. A suitable buffer must be provided outside the farmland area, designed to separate the residential zone from mapped farmland.'*

DIPNR is the lead agency for receiving submissions from councils re boundary review. DIPNR will consult specialists within DPI and other specialists within other organisations on a needs basis for advice.

#### Examples of where the boundary review process would apply:

A council is preparing a new rural residential strategy which includes a new rural residential zone occupying mostly 'other rural land' – but one corner of the investigation area is mapped as state or regionally significant. Under the buffer rules, the development would have to stop short of the farmland area, maintaining a separation between the residential and agricultural uses. But the farmland boundary could still be reviewed within 150 metres. The assessment might show the boundary should be moved 100 metres into the mapped regional farmland area. Of the 100 metres, 80 might be required as a separation distance, depending on the circumstances. But the area identified to be included in a rural residential zone could extend further than if the line had not been reviewed.

A council is preparing a village expansion strategy. The village borders on 'other rural land', with the state or regionally significant farmland boundary beginning some 300 metres away. The village is proposed to expand towards the farmland area (including a buffer). The farmland boundary could be reviewed.

#### Where the boundary review process would not apply:

A council is preparing a new urban strategy and wants to consider regionally significant land for inclusion. The land can be included if the requirements listed in planning principle 4 at section 4 are all met, despite its farmland status. There would be no need for review of the farmland boundary.

A council is preparing an urban settlement strategy, and wishes to expand an urban area which is completely surrounded by state significant land. The boundary between the farmland and the existing urban zone could not be reviewed. The urban area could not expand into the farmland area.

A council is preparing a rural residential strategy and wishes to establish a rural residential zone wholly within state significant or regionally significant farmland. As above, the farmland area could not be reviewed. No rural residential zone could be established.

## Mapping review

The project team proposes that the Farmland maps be updated as part of any review of the Far North Coast Strategy, utilising any reviewed soil landscape data.

## Additional recommendations

During the course of the Farmland Protection Project, rural communities put forward many issues which were of great concern to them. Most of these related to farmers' difficulties in remaining agriculturally viable while coping with current land use conflict, land management problems such as erosion, and problems of agricultural economics. The planning system with its zones and land use rules cannot solve these difficulties. The following recommendations are made in recognition that the valued status of farmland should be reflected as widely as possible, including outside the planning system.

- 1 Funding opportunities should be investigated for developing voluntary Codes of Practice for specific agricultural industries operating in farmland areas to clarify and protect farmers' responsibilities and rights. (For example, the 2003 'Code of Practice for Noise Management of On-farm Processing of Macadamia Nuts ' was developed jointly by Dept State and Regional Development, Lismore City Council, DIPNR's Living Centres Program and the Australian Macadamia Society.)
- 2 DIPNR should endeavour to contact all residents of farmland areas by letter:
  - \* advising of the area's farmland status
  - \* emphasising the priority of legitimate rural uses (agriculture, conservation, rural industry, forestry) over non-rural uses in these areas.
  - \* enclosing the series of brochures on 'Living in a Rural Area'.
- 3 DIPNR should provide farmland maps and supporting information to all Northern Rivers real estate agents, with a letter which emphasises the priority of rural uses within farmland areas.
- 4 DIPNR should encourage councils to consider indicating farmland status on Section 149 certificates given to land purchasers.
- 5 The Northern Rivers Catchment Management Authority (NRCMA) should consider accessing funding to assist agricultural industry bodies in farmland areas to develop sustainable land management programs. Priority should be given to industries operating in state significant farmland – eg vegetable growers and orchardists.
- 6 Funding opportunities should be investigated for employment of a coordinator to assist implementation of the Byron Sustainable Agriculture Strategy.
- 7 Action 3.4.1 in Northern Rivers Catchment Blueprint is to develop a program to establish Best Management Practice for key industries impacting on water quality, and to encourage and promote its adoption. Agricultural industries on state significant land (horticulture, orchards) should be targeted by the NRCMA as a high priority in any project arising from this action, with regionally significant land as a next priority.

## 5 FURTHER WAYS IN WHICH AGRICULTURE MIGHT BE PROTECTED

The mechanisms discussed below may, in conjunction with planning controls, assist farmers to manage their land or conduct their business, thus increasing potential profitability. This report does not attempt to canvas all possible options for farmers. Rather, the intention is to draw attention to some of the existing areas of assistance for farmers in the Northern Rivers and highlight some additional potential mechanisms that might be implemented by farmers and/or other organisations in the short or long term.

### Farm forestry

Farm forestry involves the integration of tree crops into traditional agricultural farming to produce forest products and/or maintain or enhance the natural resources upon which the production capacity of the property relies. There are several benefits from farm forestry, including (NSWAg 2002):

- Supplemented farm income from the sale of timber and other products (eg oils, medicines, bush foods)
- Shade and shelter for livestock
- Reduced wind speed and evaporation within crops and pastures
- Increased soil and water stability/quality
- Increased biodiversity and habitat quality
- Fewer pests through the maintenance of beneficial, natural predators
- Economic returns from under-utilised areas, such as laneways and areas with soil problems
- Creation of a buffer between properties or other uses, resulting in reduced potential for conflict
- Creation of a suitable area for effluent disposal from intensive livestock operations
- Flexibility in tree cropping times, allowing for more efficient use of farm resources and increased commercial stability
- Increased aesthetic value of the property
- Additional on-farm employment opportunities for farming families and rural workers
- Source of timber for on-farm activities such as building and fencing

There are several organisations that are able to assist farmers in establishing and running a forestry operation on their farms. Appendix A provides some additional information on relevant organisations, the assistance they can provide, and contact details.

### Carbon trading

Carbon trading may be an option for farmers in the Northern Rivers, through various methods such as farm forestry, plantations or revegetation. 'Carbon credits' are the credits a landholder can gain for removing greenhouse gases from the atmosphere. There may be potential for landowners to form a 'carbon credits collective' to promote carbon sequestration in the Northern Rivers area (TEDC 2002). This may be a more viable approach than individual landowners, especially where individual landholdings are smaller than the optimum.

There are several options for landholders to consider regarding carbon credits. These are:

- Renting your land to an organisation (such as State Forests NSW or a private afforestation company) so that they may plant forests for carbon credits
- Establishing a planted forest for carbon credits on your own land
- Establishing a planted forest on your own land for other reasons (such as environmental enhancement)

All three options have specific issues, benefits and costs, which must be fully considered prior to deciding whether to go ahead. State Forests provide a useful plain English document *Growing Trees for Carbon Credits – A Guide for Landowners*, which covers these issues. Another document, *Generating Carbon Benefits from Public and Privately Owned Forests* gives additional information on carbon credits, carbon markets and options to generate revenue. See Appendix A for more contact details.

## **Farmers' markets**

Producers can sell fresh produce to the public at weekly or fortnightly markets. This has advantages in terms of local markets, producers being able to sell directly to the public, consumers being able to buy fresh local produce, increased ability to supply locally unique products, less energy used in transport and refrigeration, and social benefits (CVC 2001). Consumers seeking large quantities of produce often purchase from markets and this direct contact can benefit farmers. Direct selling allows farmers to network and can help to identify new markets. Farmers can also use markets to trial new products and sell produce that is not suitable for sale elsewhere (eg 'seconds' and non-export quality produce) (FOE 2002).

Farmers' markets are regularly held in several locations within or near to the Northern Rivers, including Lismore, Byron Bay, Banora Point, Tumbulgum, Uki, Mullumbimby, Bangalow, Grafton and Maclean. Lismore has an organic market as well as a market for general produce. Farmers' Markets are also held further afield but within a reasonable distance from parts of the Northern Rivers, including those at Mudgeeraba, Mt Cotton, Brisbane and Toowoomba, within south-east Queensland. Contact details for all of these markets are listed in Appendix A.

Groups of farmers may prefer to establish their own farmers' market. This would involve forming a group to organise, hold and manage the market, as well as secure commitments from participating producers. Costs may be involved in relation to gaining legal advice, insurance and a regular venue (TEDC 2002).

The Australian Farmers Markets Association Inc may be able to provide additional information. It can be contacted through Jane Adams, Interim Chair, at this email address: [jacom@bigpond.net.au](mailto:jacom@bigpond.net.au)

## **Farmers' cooperative(s)**

Farmers within the Northern Rivers could establish a farmers' cooperative, according to produce type or farming location, or on a larger regional scale across industries. The cooperative could provide a tool for networking amongst farmers, provide information, facilitate educational and extension activities and promote the region's produce to existing and potential markets (TEDC 2002). Links with other organisations and marketing bodies could be maintained through this cooperative. Financial support would be provided by participating farmers. Initially, a feasibility study should be conducted across the various industries to determine the likely benefits or otherwise of forming such a cooperative within the Northern Rivers and the level of support amongst potential participants.

## **Information for non-farming residents**

Farming groups could distribute information to non-farming residents advising of production and land management activities taking place as part of necessary farm operations, or changes to normal operations, as well as activities being undertaken to increase or maintain the environmental value of farming land (TEDC 2002). The information could describe how the landowner has considered and managed potential impacts to neighbours and other community impact zones such as schools, community buildings and public spaces and demonstrate how the operations meet relevant land use planning and development codes or industry codes of practice. This educational process may assist in reducing complaints against farmers regarding their operations, facilitate greater recognition of the positive role farmers play in resource management, and encourage better neighbour relations.

Information products could also be used to advise non-farming residents on ways that they can assist in building a better relationship with nearby farmers. For example, advice could be included regarding the impact on farming operations from roaming dogs and other domestic pets. Cooperation could be sought from residents to assist in the control of such animals in rural areas.

The former PlanningNSW (now DIPNR) and NSW Agriculture (now Department of Primary Industries) has produced a set of information brochures that provide advice for rural residents, titled:

- Living in a rural area – What to expect living in a rural area

- Living in a rural area – Being a better rural neighbour
- Living in a rural area – Who to contact about conflicts

The brochures are available through the DIPNR and Department of Primary Industries offices (see Appendix A).

### **Cooperative farming**

A group of farmers may decide to run their properties as a unit, increasing productivity and sharing infrastructure and equipment and transport costs (CVC 2001). Land title and tenure would not change, but the farms would become one business unit. Opportunities for linking production and/or land management activities between producers may be identified through property level resource audits. This innovation is being trialled on the New England Tablelands at Tilbuster by the Institute for Rural Futures at the University of New England in Armidale. This project involved 'the establishment of procedures for joint decision making by the landowners, the reorganisation of property boundaries and fencing to create commons for livestock production and for conservation of bushland, and the investigation of the use of property law to formalise the rights and responsibilities of the participating landowners' (IRF 2004). The project reflects the European use of common property regimes, where benefits such as economies of scale, management efficiencies, market opportunities and resilience against climatic variability can be obtained. A book dealing with the common property concept titled *Reinventing the Common: Cross-boundary for a Sustainable Future* has been released by the Institute. A review of the success of this concept within the trial should be undertaken to determine its possible application to the Northern Rivers.

### **Value Adding**

Despite the move towards value adding to products away from the farm gate, there may be opportunities for value adding activity within the Northern Rivers (Tayner 1999). For example, the national trend towards organically grown, clean and green food is especially evident on the Northern Rivers, where social and cultural attributes have lead to a greater demand for fresh, 'environmentally friendly' produce. The desire to buy locally grown produce has also grown.

The lack of additional processing in food can also be a form of value adding. Clever marketing of fresh, reliable, unprocessed produce of high quality and presentation can yield results for farmers. However, large investments in market research and building networks may be involved (Tayner 1999).

Farmers may also add value to their experience and resources through the formation of groups for collective gain (refer to Cooperative farming and Formation of farmers' cooperative(s) for more information on these options) or through the diversification of property use (see Farm Forestry and Farm-based tourism).

### **Farm-based tourism**

Tourism is a growing industry in the Northern Rivers, with increasing opportunities arising from the proximity of the area to south-east Queensland's expanding domestic and international tourism market (TEDC 2002).

Low-key, low-impact agricultural related rural tourism can contribute to a landholder's income. It can include a range of tourism opportunities associated with on-farm activities such as farm activity holidays, bed and breakfast establishments or farm and nature-based retreats with an ecological and agricultural education focus. Councils could set out clear guidelines and processes for establishing farm-based tourism, with a focus on farm experience, farm product consumption, and protecting the landscape and the environment.

A joint project between Tourism Queensland, Sustainable Tourism CRC and AgForce Queensland<sup>4</sup> has produced an assessment tool to assist landowners to determine the potential of their property for a farm and

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<sup>4</sup> AgForce is Queensland's premier rural lobby group, representing broadacre producers and small business operators across the state. The equivalent organisation in NSW would be the NSW Farmers Association.

country tourism business. Farm and Country Tourism on Your Property comes in two parts: Stage 1 Assessment Tool and Stage 2 Workbook. These documents will assist farmers to consider important issues regarding the suitability of their land for such as business, including the attractiveness of both the region and individual property to tourists in terms of natural values, heritage and cultural values and recreational opportunities, as well as the relative accessibility of the property to the target market. The documents are not specifically targeted towards Queensland properties and may be used in a general way by landowners within the Northern Rivers, as a first step towards investigating potential sources of additional on-farm income. Alternatively, a similar project could be undertaken within the Northern Rivers to assist those farmers in a more direct manner. CRC for Sustainable Tourism can be contacted through its Regional Tourism Research contact in Lismore: Mr Dean Carson, phone 6620 3785.

### **Community-supported agriculture**

Under this scheme, urban people subscribe directly to local farmers to grow their food. Fifty families might each pay the farmer \$1,500 per year, and be guaranteed a box of fresh produce each week. In this way, the farmer is not subject to outside price mechanisms, urban people would be able to eat fresh, locally produced food, and food would be transported less. Economic, environmental and community benefits would be significant (CVC 2001). This system is being implemented in Tasmania, California, Canada and across Europe (FOE 2002) and is also being trialled in Byron Bay. The system creates stronger links within the community as well as between consumers and producers. Friends of the Earth Brisbane (FOE) have published a report titled Towards a Community Supported Agriculture which discusses the benefits and issues involved with this type of scheme. Some other benefits for farmers outlined in this report include:

- A reliable income for farmers at the beginning of the season from 'shareholders' within the community
- A guaranteed market for their produce
- Sharing of the risks of food production with consumers (shareholders)
- A reduction in the burden of farmers' debt
- Reduction in loss and waste from harvested farm produce
- Direct connections formed with the community
- A reduction in required effort to market produce, allowing more time to be spent on farm management
- Environmentally sustainable farming practices may be easier to adopt though increased support

The report is available for purchase from FOE (phone 07 3846 5793 or email [foebrisbane@uq.net.au](mailto:foebrisbane@uq.net.au)) or can be downloaded free from their website at [www.brisbane.foe.org.au](http://www.brisbane.foe.org.au). The website also has additional information on community supported agriculture case studies, including different models that may be applied (eg, individual farmers versus a collective producer approach).

### **Rural support services**

There are several organisations offering rural support services in the Northern Rivers. The Northern Rivers Rural Financial Counselling Services offices based in Casino offer free rural financial counselling and financial planning services, farm debt mediation, facilitation for family business meetings, assessment of farm enterprise viability for Farm Help assistance, advice on government and non-government assistance schemes, assistance with Rural Assistance Authority applications and personal or family counselling or referral to other services.

Other specific programs include the Water Reform Structural Adjustment Program (Waterwise), Natural Disaster Relief Scheme, NSW Special Conservation Loan Scheme and NSW Farmbi\$. The Rural Assistance Authority administers most of these services.

A rural leadership skills course is underway through Casino Business Enterprise Centre, which appears to be successful in helping agricultural industries develop strategic planning. TAFE runs farm and business related courses at several campuses.



The Department of Primary Industries' Agriculture section (formerly NSW Agriculture) provides extension services to rural landowners. Many of these services are provided through the Wollongbar Agricultural Institute. The Institute can provide advice to landowners through its Agricultural Environment Officer, Soils Advisory Officer, Irrigation Officers and Environment Extension Co-ordinator. A library available for use by members of the public is also located on site. Several laboratories for research, analytical and diagnostic services in relation to soils water, plants, fertilisers, feeds, essential oils, animal diseases and dip sites are also provided. A Chemical Residues Laboratory in Lismore is able to test plant and animal food products for pesticide residues. The Centre for Tropical Horticulture in Alstonville also employs research and extension horticulturists to provide advisory, research and regulatory services. The Department can also provide advice on a range of rural issues. For example, it has produced an extensive range of publications and information sheets on drought management and recovery and available assistance services. This includes the NSW Guide to Drought Support Services, a quick reference guide containing contact information for a range of personal, financial and information services, from a range of organisations. A booklet titled Support Services for Rural Families and Businesses is also available, which provides a more comprehensive list of services available for support or advice during the drought. These publications are available online. For contact details and other information see Appendix A.

Environmental support is available through the Department of Infrastructure, Planning and Natural Resources. In particular the Department can provide advice on rivercare issues (such as riverbank erosion), groundwater resources (mapping, availability, monitoring, irrigation bores licensing and general advice), water extraction (licensing and advice), farm forestry, and native vegetation. See Appendix A for further details.

Additional environmental advice can be obtained by the Department of Environment and Conservation, National Heritage Trust, Department of Primary Industries (including the former NSW Agriculture and NSW Fisheries agencies), Northern Rivers Catchment Management Authority, Wetland Care Australia and Greening Australia.

The former PlanningNSW (now DIPNR), through its Living Centres program, has produced the booklet Northern Rivers Directory of Agricultural and Rural Services: A guide to government and community programs to assist rural landholders, which provides further details on available services, programs and publications. The booklet is available from the DIPNR planning office in Grafton and from councils.

### **Community Landcare Coordinator**

Jackie Luethi has been appointed Community Landcare Coordinator with Richmond Landcare Inc. Jackie will be working with Northern Rivers farmers over the next year on projects aimed at developing sustainable land management practices.

Together with Landcare community support officers in the Tweed, Brunswick and Richmond catchments, she will work with networks of farming groups across the catchments. In particular, she will be involved with NSW Department of Primary Industries on sustainable agriculture projects such as Prograze, Soil Sense – Soil Health Card and Soil test interpretation, Landscan and Floodplain Backswamp Management. These projects, and Jackie's position, are federally funded through the National Landcare Program with the funds being made available through the Northern Rivers Catchment Management Authority.

Jackie is also keen to conduct any projects that enhance the uptake of sustainable farming practices in other agricultural industries. Jackie has a degree in Environmental Science and has worked in the cotton, macadamia, horticulture and beef industries. She is based at the Department of Primary Industries Wollongbar institute and invites people to contact her on 6626 1329.

### **Land purchaser information**

It is necessary to seriously address the educational and awareness issues associated with buying property in or near to traditional farming areas. Councils could provide more information to land purchasers on 149(5) planning certificates, issued under the Environmental Planning and Assessment Act 1979, to make land

purchasers aware of the planning situation applying to their land. New land purchasers should be adequately informed as to the agricultural nature of the area in which the property is being purchased. As part of this initiative, information regarding typical rural activities should be readily available and accessible to potential buyers of rural property, new residents, real estate agents and conveyancing firms, to ensure that rural living issues are understood at the very earliest time possible.

### **Register of complaints**

A register of complaints received could be established and maintained by local councils to assist in monitoring occurrences of conflict in relation to the application of planning, development and conflict management controls. This would help to determine over time the success or otherwise of such controls, and therefore assist in identifying gaps, strengthening existing control measures and/or determining more adequate measures, such as different buffer widths or types.

### **Conflict management**

Where situations of conflict occur, involved parties should be encouraged to invest effort in communication, negotiation and mediation, rather than using litigation to deal with the issue. Outside and third parties should only be brought in after these methods have been pursued, or where a breach of the law is involved. This may help reduce the financial burden for farmers arising from dispute management.

### **Voluntary Conservation Agreements (VCAs)**

VCAs could be promoted more as a means to protect high conservation value land. A VCA may be applied to a whole property or part of a property. Landholders who enter into a voluntary conservation agreement may be eligible for rate relief and tax deductions.

### **Environmental Enhancement Funding Programs**

The Natural Heritage Trust (NHT) funds several programs which help landowners and communities to care for the environment in their area. Funding is available by application under the Landcare, Bushcare, Rivercare and Coastcare programs. There are several groups already operating in the Northern Rivers.

Regional Natural Resource Management Facilitators are employed to provide advice and assistance regarding the above programs. The Northern Rivers Facilitator is Kerri Francis. She can be contacted at the Alstonville DIPNR office (PO Box 664, Alstonville, 2477), by phone on 02 6627 0114 or by email at [kerri.francis@dipnr.nsw.gov.au](mailto:kerri.francis@dipnr.nsw.gov.au). More information on the programs can also be obtained from the NHT website: [www.nht.gov.au/index.html](http://www.nht.gov.au/index.html). Follow the links on the webpage to the 'programs' area.

The 2003 Northern Rivers Funding Compendium is available on the CANRI website at [www.canri.gov.au](http://www.canri.gov.au). Search for 'funding compendium.' This website gives details of a range of funding avenues which may be of benefit to farmers. It is currently being updated.

### **Property planning**

The Farming for the Future program has been replaced by Property Management Planning through Farmbi\$ coordinators. This can help farmers manage their land and integrate environmental management. It includes financial management training.

The new Northern Rivers Catchment Management Authority (CMA) will provide landowners with access to data and relevant information to prepare Property Vegetation Plans (PVPs). Landowners will be encouraged to prepare PVPs under the new Native Vegetation Act 2003, which will replace the current legislation (the Native Vegetation Conservation Act 1997) later in 2004 once the supporting regulations have been prepared. The new legislation will provide for the allocation of funds through the CMA to support the development of PVPs, including financial incentives to landholders for native vegetation management. The CMA will also be providing education and training on natural resource management, especially in the area of vegetation management.

The Northern Rivers CMA General Manager is Michael Pitt. He can be contacted at PO Box 618, Grafton, 2460, or by email at [northern@cma.nsw.gov.au](mailto:northern@cma.nsw.gov.au) . The web address for the CMA is [www.northern.cma.nsw.gov.au](http://www.northern.cma.nsw.gov.au) .

### **Management plans and sub-catchment plans**

Landholder groups can develop voluntary management strategies, such as the cane industry's drain management project or Landcare projects.

### **Leasing**

Farmers may in some cases be able to increase their productivity and resilience by leasing land from other landowners. Alternatively, farmers can lease or agist land they are not using.

### **Best practice management guidelines**

A comprehensive range of guidelines is available to help landowners improve management in various agricultural industries. These are available through individual government agencies such as the Department of Infrastructure, Planning and Natural Resources, Department of Primary Industries and Department of Environment and Conservation.

## APPENDIX A – Additional Information

### Farm Forestry and Carbon Trading

Several organisations are able to assist farmers in establishing and running a forestry operation on their farms. The following information and sources may be of particular use:

**Department of Primary Industries (former NSW Agriculture):** [www.agric.nsw.gov.au](http://www.agric.nsw.gov.au)

Publications and other sources of information include:

- Farm Forestry NSW – Potential for diversification
- Farm Forestry NSW – Trees for coastal regions and nearby ranges
- Farm Forestry NSW – Recommended tree planting times
- Farm Forestry Strategy for NSW
- Farm Forestry Contacts
- NSW Agriculture Agroforestry Unit

**Department of Primary Industries (NSW State Forests section):** [www.forest.nsw.gov.au](http://www.forest.nsw.gov.au)

Publications include:

- Growing Trees for Carbon Credits – A guide for Landowners
- Forest Facts – Generating Carbon Benefits from Public and Privately Owned Forests

**Department of Infrastructure, Planning and Natural Resources (former Department of Land and Water Conservation):** [www.dipnr.nsw.gov.au](http://www.dipnr.nsw.gov.au)

Publications and other sources of information include:

- DIPNR Farm Forestry Extension workers, Northern Region, Grafton, ph 02 6640 2000
- Information and factsheets on various farm forestry issues, such as related legislation
- Guidance Code for landholders wanting to invest in plantations
- Plantation Regulation in NSW (factsheet)

**Subtropical Farm Forestry Association:** [www3.turboweb.net.au/~sffa/](http://www3.turboweb.net.au/~sffa/)

Publications and sources of information include:

- Subtropical Farm Forestry Association Manual
- Membership benefits, such as:
  - Free professional advisory service
  - Low cost introductory farm forestry courses
  - Current information on commercial opportunities
  - Access to seminars, field days, conferences, research trials and demonstrations

**Northern Rivers Regional Plantation Committee (aka Northern Rivers Private Forestry), through the Northern Rivers Regional Development Board:** [www.privateforestry.org.au/](http://www.privateforestry.org.au/)

Publications include:

- Information sheets on Government Policy, legislation, production, planning and establishment, pasture and grazing and management, including Introduction to Plantation Forestry.
- Range of useful publications, such as:
  - Planning for Farm Forestry
  - Farm Forestry Manual and Planner
  - What Wood Where

**Other useful organisations include:**

- Australian Forest Growers – [www.afg.asn.au](http://www.afg.asn.au)
- NSW Office of Private Forestry – [www.opf.nsw.gov.au](http://www.opf.nsw.gov.au)
- Greening Australia – [www.greeningaustralia.org.au](http://www.greeningaustralia.org.au)
- Commonwealth Department of Agriculture, Fisheries and Forestry – [www.affa.gov.au](http://www.affa.gov.au)
- Association of Consulting Foresters of Australia – [www.australianconsultingforesters.org](http://www.australianconsultingforesters.org)

**Rural Support Services**

**Department of Primary Industries (former NSW Agriculture) – [www.agric.nsw.gov.au](http://www.agric.nsw.gov.au)**

| Office                                                                   | Location                         | Phone        |
|--------------------------------------------------------------------------|----------------------------------|--------------|
| Wollongbar Agricultural Institute including Chemical Residues Laboratory | 1243 Bruxner Highway, Wollongbar | 02 6626 1200 |
| Centre for Tropical Horticulture                                         | Bruxner Highway, Alstonville     | 02 6626 2400 |
| Casino District Office                                                   | 134 Barker St, Casino            | 02 6662 2288 |
| Kyogle District Office                                                   | 38 Summerland Way, Kyogle        | 02 6632 1900 |
| Murwillumbah District Office                                             | Main St, Murwillumbah            | 02 6672 2770 |

**Department of Infrastructure, Planning and Natural Resources – [www.dipnr.nsw.gov.au](http://www.dipnr.nsw.gov.au)**

| Office                                                      | Location                       | Phone        |
|-------------------------------------------------------------|--------------------------------|--------------|
| North Coast Regional Office                                 | 76 Victoria St, Grafton        | 02 6640 2000 |
| Alstonville District Office                                 | Suite 3 The Plaza, Alstonville | 02 6627 0100 |
| Murwillumbah District Office                                | 135 Main St, Murwillumbah      | 02 6672 5488 |
| North Coast Regional Planning Office (formerly PlanningNSW) | 49 Victoria St, Grafton        | 02 6642 0622 |

- For Rivercare advice, contact Peter Boyd at the Murwillumbah District Office
- For Farm Forestry advice, contact Bruce Cole-Clark at the North Coast Regional Office
- For Groundwater advice, contact Richard Green at the North Coast Regional Office
- For copies of Northern Rivers Directory of Agricultural and Rural Services: A guide to government and community programs to assist rural landholders, contact the North Coast Regional Planning Office

**Casino Business Enterprise Centre**

100 Barker St, Casino

Shirley McNaughton (Manager), ph 02 6662 5055 or email [casbec@nor.com.au](mailto:casbec@nor.com.au)

Adrienne John (Farmbi\$ Co-ordinator) ph 02 6663 1421 or email [john@nrg.com.au](mailto:john@nrg.com.au)

**Rural Assistance Authority**

161 Kite St (DX 3037), Orange, 2800 (no office in Northern NSW) - [www.raa.nsw.gov.au](http://www.raa.nsw.gov.au)

Ph 02 6391 3000 or freecall 1800 678 593 or email [rural.assist@raa.nsw.gov.au](mailto:rural.assist@raa.nsw.gov.au)

**Northern Rivers Rural Financial Counselling Service**

100 Barker St, Casino

Terry Pearce (Financial Counsellor), ph 02 6662 6503 or email [ruralc1@bigpond.net.au](mailto:ruralc1@bigpond.net.au)

Fiona Grose (Financial Counsellor), ph 02 6662 3107 or email [ruralc3@bigpond.net.au](mailto:ruralc3@bigpond.net.au)

## Farmers' Markets

Contact details for markets held within or near to the Northern Rivers:

| Market                                          | Contact name                                            | Contact phone                            | Notes / restrictions                                     |
|-------------------------------------------------|---------------------------------------------------------|------------------------------------------|----------------------------------------------------------|
| Byron Farmers' Market                           | Joni Teal, Byron Farmers' Market Association*           | 02 6685 9792                             | Byron Shire produce unless product is new to that market |
| Bangalow Farmers' Market                        | Joni Teal, Byron Farmers' Market Association*           | 02 6685 9792                             | Byron Shire produce unless product is new to that market |
| Mullumbimby Farmers' and Country Craft Market   | Sue Constable or Lyn McDonald, Mullumbimby Show Society | 02 6684 1675 (Sue)<br>02 6684 3608 (Lyn) | Produce from all areas                                   |
| Lismore Farmers' Market                         | Ian Mulligan                                            | 02 6621 5916                             | Produce from all areas                                   |
| Rainbow Region Organic Markets (Lismore)        | Dave Roby                                               | 02 6628 1084                             | Produce from all areas - must be certified organic       |
| Tweed Valley Farmers' Market (Tumbulgum)        | Paul Brouwer                                            | 02 6670 2440                             | Tweed Shire produce only                                 |
| Banora Point Farmers' Market                    | Tony & Debbie Pereira                                   | 07 5590 4862                             | Produce from all areas                                   |
| Uki Produce Markets                             |                                                         | 02 6679 5004                             |                                                          |
| Kingscliff Beachside Farmers and Friends Market | Margaret Kiss                                           | 07 5524 2102                             | Produce from all areas                                   |
| Grafton Farmers' and Growers' Market            | Henk van der Merwe or John Pullinger                    | 02 6643 1967                             | For Clarence producers, but open to others               |
| Maclean Farmers' Market                         | Mr Priddle                                              | 02 6645 3170                             |                                                          |
| <b>SE Qld Markets</b>                           |                                                         |                                          |                                                          |
| Mudgeeraba Farmers' Market (Qld)                | Clinton Parsons                                         | 07 5525 3525                             | Produce from Northern Rivers and south east Queensland   |
| Redlands Farmers' Market (Mt Cotton)            | Liz Venzin                                              | 07 3821 4460                             | Produce from all areas                                   |
| Brisbane Powerhouse Farmers' Markets            |                                                         | 07 3358 8622                             |                                                          |
| Toowoomba Farmers' Market                       | Nick Rutland                                            | 0422 155 223                             | SE Qld producers or unique product from other areas      |

\* Note: Byron Farmers' Market Association is looking to establish a farmers' market in the Ocean Shores area in the near future. Contact the Association for more information or to express interest.

## References

Charman, P.E.V. & Murphy, B.W. (2000). Soils: their properties and management, 2nd ed. Oxford University Press, Melbourne.

Emery, K. A. (1985). Rural Land Capability Mapping, Soil Conservation Service of NSW.

Department of Land and Water Conservation (1999). Soil and Regolith Attributes for CRA/RFA Model Resolution, Upper North-east and Lower North-east Regions.

Morand, D.T. (1994). Soil Landscapes of the Lismore-Ballina 1:100 000 Sheet, Soil Conservation Service of NSW, Sydney.

\_\_\_\_\_ (1996). Soil Landscapes of the Murwillumbah-Tweed Heads 1:100 000 Sheet, Department of Land and Water Conservation, Sydney.

\_\_\_\_\_ (2001). Soil Landscapes of the Woodburn 1:100 000 Sheet, Department of Land and Water Conservation, Sydney.

Northern Rivers Catchment Blueprint 2002

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Jadzia Wolff

Email: [jadzia@wolffsclan.com](mailto:jadzia@wolffsclan.com)

Address:

1/1 Guilfoyle Pl

Cudgen, NSW

2487

Content:

My name is Jadzia Wolff and I have lived in Cudgen for most of my life, 13 years. I am unsure if I have ever been more opposed to something other than this proposed development in my life. A nine story hospital, on state significant farmland, in the middle of Kingscliff is not what this community needs or wants. The criteria for a 'suitable site' is ridiculous and exclusive. Sure, the Cudgen Plateau does not flood, but all of the roads that lead to the Cudgen Plateau, do. It has been said that this site is not under a flight path, I live in walking distance from this site, it sure as hell is under a flight path. We cannot pretend that this major development is the only thing that is coming. This is the foot in the door for many more developments we are sure. Kingscliff and Cudgen are not suited for such a major change, it is not supposed to be an over populated traffic area like the gold coast. It is a beautiful, peaceful town, and so it should remain that way. This development would bring an estimated 7000 more people to the area, surrounded by a two kilometer parking range. We simply do not have the space, so the plan is to create space for all these people, for all these extra cars, is it not? If this development should go through, Kingscliff and this entire area will never be the same. The community will be ruined and residents of Cudgen and Kingscliff will forever be constantly reminded of this poor decision making in many, many ways. I urge the government and whoever reads this to please, please truly listen to what the community has to say, there is value in our argument, and there is truth in our reasoning. We all understand and acknowledge that we need a hospital, just not there. If all of the alternative sites are somehow rejected then we come to the conclusion that there is far more going on behind the scenes that we are just unaware of because the government do not want us to see. However, whatever we do not know about this operation, there is plenty that we have made clear on our side of the story. We have continuously stated that we do want a hospital, but not at this location. We have said that we have found alternate sites, we have outlined the impacts this would have on both the agricultural industry and the impacts on the community. We have collected thousands of signatures to support all of these actions and opinions, we have made public appearances. We have come together as a group to share our ideas and form some very valid arguments. If that was not already clear enough for the government, we set up this website where people send in there submissions. Wake up!!

I learned about sustainability just last term in school, it appears that I know more about making sustainable decisions than the government. If I can understand the consequences of this decision, it is beyond my understanding how the 'leaders' of our state/country cannot. Or worse, how they can see these consequences but overlook them despite the communities efforts to prevent them doing so. Please. Please. Please, rethink this development, there are plenty of other places it can go. Make a decision taking all perspectives into consideration. We understand that there are a number of people who need access to more advanced facilities, and we are all for that. But somewhere else. Please.



IP Address: 203-214-151-70.perm.iinet.net.au - 203.214.151.70  
Submission: Online Submission from Jadzia Wolff (object)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=296962](https://majorprojects.accelo.com/?action=view_activity&id=296962)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Jadzia Wolff

Email: [jadzia@wolffsclan.com](mailto:jadzia@wolffsclan.com)

Address:

1/1 Guilfoyle Pl

Cudgen, NSW

2487

Content:

M name is Jadzia Wolff, I have lived in Cudgen for 13 years, most of my life. I am strongly opposed to the idea of the new Tweed Valley hospital on Cudgen farmland. I am only 15 years of age, and I see this entire proposed development to be corrupt and unsustainable. This farmland was zoned agriculturally significant for a very valid reason, specifically so that something like this type of development could never happen on such valuable land. We have such a rich area in terms of agriculture, it is utterly foolish to build such an enormous hospital right in the center of it. The fact that there was such a struggle to protect this land in the first place goes to show that it is extremely valuable and should not by any means be developed on. Rezoning this land so that it is not state significant is absolutely the most infuriating thing for me and many others to comprehend. What a load of rubbish. The government should be making decisions on behalf of the people, by changing a law that the people enforced in the first place and proposing a major development on this land, it is evident that the government is doing everything but that.

IP Address: - 203.214.151.70

Submission: Online Submission from Jadzia Wolff (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296950](https://majorprojects.accelo.com/?action=view_activity&id=296950)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Gaynor Dominey

Email: [gaynordominey@yahoo.com.au](mailto:gaynordominey@yahoo.com.au)

Address:

22 Penda Penda Ct

Bogangar, NSW

2488

Content:

I feel This will be a tragedy to all of the Tweed Coast if this is to proceed ,it will take away the tranquility of this beautiful place ,the very thing that brings thousands of people to the area from all over the country ,the world ,the people from the Gold Coast and Brisbane area's who come down weekends to get away from the hustle and bustle of city living ,there for destroying the tourism ,which will have a major effect on local businesses,this area is a special place, people have made their homes here for the tranquil ,healthy coastal living they chose to live away from major infrastructure ,Kingscliff ,Cudgen and all the Tweed coast is not the Central District for the area ,The Central District has always been Tweed Heads ,people live in Tweed heads to be close to services like the Hospital and People who live in Kingscliff have done this to avoid the busy Central district living.This would be unjust ,destroying so many lives ,making properties devalue ,effectively causing stress,mental and physical health issues .Please ,Please, Please find a better Solution Preferably by Keeping The Tweed Heads District Hospital in Tweed Heads ,The known Central District For Our Region,we do not want to turn our Beautiful Coast into a Central District .

Yours Sincerely,

Gaynor Dominey

IP Address: cpe-110-147-145-96.bp6c-r-039.clt.nsw.bigpond.net.au - 110.147.145.96

Submission: Online Submission from Gaynor Dominey (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296974](https://majorprojects.accelo.com/?action=view_activity&id=296974)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]  
Email: [REDACTED]

Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:

I was born and raised in Kingscliff and this Cudgen Plateau has always been a part of my life. To see this destroyed by a proposed 9 story hospital is absolutely devastating to me and my family.

I am objecting to the EIS for the following reasons.

Originally the community was been given the minimum time 28 days to absorb, interpret and respond to a highly controversial, highly complex inadequate document the EIS.

I feel this was a deliberate ploy to not give the community enough time to put in their objections.

I have just heard that this, for whatever reason has been extended for another 2 weeks.

This community has been ignored in the Community Consultation appendices where there are two petitions with well over 8,000 signatures that was delivered to the Upper and Lower Houses of NSW Parliament.

There was also no mention of the 4,700 followers of the Relocate FaceBook page.

This being the strongest community responses in any forum.

There have also been 16,000 signatures collected on a petition to keep the 3 story high limit and a real community push to keep Kingscliff/Cudgen as it should be a food producing, coastal tourism town.

Revising the 2017 North coast Regional Plan by the Ministerial decree to move the Tweed Hospital away from the City of Tweed Heads to the small town of Kingscliff with no community involvement.

The full costs of taxpayer's money have never been disclosed on what was spend revising the 2017 North Coast Regional Plan and moving the Tweed Hospital to Kingscliff.

We as taxpayers have a right to know where our taxpayer dollars are spent and if it there is nothing to hide it should be disclosed to the community.

Quality of life for the Kingscliff and Cudgen residence will forever be diminished by increased traffic congestion and parking demands around the hospital site.

The loss of rural ambience with 24 hours' ambulance sirens, emergency helipad aircrafts and all night

floodlighting for the entire hospital.

Please relook at other sites and save the State Significant Farmland on the Cudgen Plateau and save Tweed Heads from an economic disaster if the hospital is taken away as well as the community of Tweed Heads who have invested to live near the hospital.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=296976](https://majorprojects.accelo.com/?action=view_activity&id=296976)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I was born and raised in Kingscliff and this Cudgen Plateau has always been a part of my life. To see this destroyed by a proposed 9 story hospital is absolutely devastating to me and my family.

I am objecting to the SEPP for the following reasons.

The community have after many years of consultation and planning fought to keep the Tweed LEP to a height limit of 3 stories so as not to become another high rise, over crowded, concrete jungle like Surfers Paradise.

This 9 story hospital if allowed to go ahead will not only destroy the State Significant Farmland at 771 Cudgen Road Cudgen but it will be the demise of the whole of the Cudgen Plateau agricultural sector.

Rezoning of this State Significant Farmland from RU1 to SP2 would be a massive mistake by the government as this State Significant Farmland should be protected as it is a valuable industry for the Tweed Shire and is a national asset.

It begs the question WHY did they choose this valuable farmland site when they had so many other sites to choose from and I believe at least 2 or 3 other sites met the criteria. If the other sites met the criteria, then why destroy this valuable asset?

The rezoning of 771 Cudgen Road Cudgen will go on to rezone adjoining farmland to support facilities associated with the Tweed Hospital and our agricultural land will be gone forever and our food security for future generations will no longer exist.

The government still can do the right thing by the people of the Tweed Shire and abandon the proposal to build this hospital on State Significant Farmland and pursue a more suitable site.

Why can't we have both a hospital built on a more suitable site and keep our valuable national asset our State Significant Farmland.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296980](https://majorprojects.accelo.com/?action=view_activity&id=296980)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Ian Taylor

Email: [gwedann1@bigpond.com](mailto:gwedann1@bigpond.com)

Address:

19-21 Cudgen Rd

Cudgen, NSW

2487

Content:

- My name is Ian Taylor and 4 generations of my family have lived in Cudgen, in the village and on surrounding farms.

-All of my family OBJECT STRONGLY to the SITING of the new Tweed Valley Hospital.

-Destroying prime, drought free agricultural land is both short sighted and irresponsible to future generations.

-Successive shire councils of various political persuasions, with extensive community consultation and support, have managed the growth of the Kingscliff / Cudgen plateau area specifically to retain amenity for residents while managing economic growth. The SITING of this hospital will destroy the residents amenity and destroy a successful, decades-long management plan.

- The Kingscliff economic zone is already at capacity on weekends and during school holidays with the local government fully stretched trying to keep up with local infrastructure. This huge hospital's footprint will push local infrastructure beyond capacity. The hospital will, therefore cause harm to other sectors of the local economy, causing visitors to choose other less crowded and more amenable locations.

- The SITE of the Tweed Valley Hospital needs to be moved to a site away from the immediate vicinity of the Kingscliff / Cudgen economic zone. We suggest adjacent to the hugely successful BP service station / Chinderah industrial estate area.

- Arguments against this site are SPURIOUS in the extreme. The flood cut-off issue will be the same for both sites. The above properly developed site/s do not flood. In the major March, 2017 flood event, this site became an island of refuge for local people to preserve their vehicles, which were filled with other valuables.

- This site is immediately adjacent to the M1 with the best shire wide access.

IP Address: cpe-101-174-71-74.bpb-n-r-037.cht.nsw.bigpond.net.au - 101.174.71.74

Submission: Online Submission from Ian Taylor (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296978](https://majorprojects.accelo.com/?action=view_activity&id=296978)

Submission for Job: #9575 New Tweed Valley Hospital



[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Ian Taylor

Email: [gwedann1@bigpond.com](mailto:gwedann1@bigpond.com)

Address:

19-21 Cudgen Rd

Cudgen, NSW

2487

Content:

- My name is Ian Taylor and 4 generations of my family have lived in the Kingscliff /Cudgen area, both in the villages and on farms.

- All of my family OBJECT STRONGLY to the proposed SITING of the Tweed Valley Hospital on Cudgen farmland.

- The fact that it is on RU1 farmland should be enough to force an alternate site search.

- The Minister for Planning and Environment's announced "Regional Health Services Precinct" plan should ring alarm bells as this will require the rezoning of further parcels of RU1 farmland.

- The Tweed LEP for the Kingscliff / Cugen area has been a hard fought, decades long process and will be destroyed by this hospital development.

IP Address: - 101.174.71.74

Submission: Online Submission from Ian Taylor (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296982](https://majorprojects.accelo.com/?action=view_activity&id=296982)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: John White

Email: [johnwhite05@yahoo.com.au](mailto:johnwhite05@yahoo.com.au)

Address:

63 Vulcan st

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for the past 35 years & have raised my family here in a safe, supportive & a small inclusive village. I oppose the location of the proposed new Tweed Valley Hospital on State significant Farmland as these lands were designated to be protected. This farmland & farmers have contributed to the balance of coastal & rural lifestyles that provide the harmony of our village atmosphere. I believe the hospital will diminish our quality of life with the increased urbanisation, additional traffic & parking demand, the 24 hour emergency sirens & helicopter arrivals, the additional lighting required for access & security. It's a tort.

This will only be the start of the infrastructure as related professional offices & industries will need or see opportunities to be located close to the precinct.

I am a quadriplegic who would benefit from the locality of the hospital health wise but oppose it vehemently as to the impact it would have on my lifestyle. It is difficult enough getting a car park at present without the additional traffic it would introduce.

The speed & time at which the locality, purchase and planning of the hospital was presented to the residents was highly inadequate due to the complexity & controversial nature of the development.

The height & size of the hospital would severely impact on Kingscliff's present amenity & present height limit laws thus paving the way for development that was fought for to preserve our part of paradise.

There are other sites that have been proposed that would not have the significant impact that this site delivers. These sites are just as accessible during times of flood & provide accessibility to a greater amount of Tweed's population.

Talking to various people presently associated with the current site of the Tweed Hospital our security will be impacted by the clientele it attracts. This is of significant concern for myself as I do not have the capability to defend myself & presently we have little concern of that or need for extra security.

Many present residents surrounding the current Tweed Hospital are there just for that reason. Is this going to impact upon the current growth of real estate where not only people in this situation are going to want to live nearby but professionals will want to move closer thus the demand for real estate will rise making it unaffordable for family to live close by & increasing the rates for pensioners such as myself.

It's all about the serenity!!

IP Address: cpe-121-218-162-137.bpb-n-r-034.clt.nsw.bigpond.net.au - 121.218.162.137

Submission: Online Submission from John White (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296990](https://majorprojects.accelo.com/?action=view_activity&id=296990)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Jennifer Baxter

Email: [REDACTED]

Address:

[REDACTED]

Kingscliff, NSW  
2487

Content:

I object to the site selection and development of a new multi storey hospital at Cudgen.

1. NSW northern health board, clinical staff and patients have been calling on the government to act in a plan staged extension of the current Tweed Hospital site, not in the panicked state that is now underway and spending money on the existing hospital as a stop gap measure. Clinicians are currently decrying the cost cutting and corner cutting in providing a not 'state of the art hospital' as promised and feel let down by government planning for the hospital.

2. To move the hospital to a new site ignores the economic impact this will have on Tweed Heads which is the regional centre and which was until now, the planned health facility/centre for the Tweed on both the Tweed Locality Plan, the North Coast Regional Plan and the NSW State Health Plan. You have just completed a major renovation of Lismore Base Hospital and yet you decry the feasibility of doing the same at Tweed Heads Hospital by saying it is old and lacks room for expansion.

3. This location ignores the impact on Tweed Heads and particularly the large number of residents and services that are currently located close to and which are dependent on the current hospital location. Tweed Hospital is to serve the Southern Gold Coast and Tweed/Byron Shires and at its current location is no more than 20 minutes from Pottsville and 40 minutes from Byron using the expressway. Such times could only be dreamed of in congested city traffic of Sydney for example.

4. The site selection process was overseen by a real estate/property consultancy. Hardly awe-inspiring credentials. The pop ups were manned by PR people who presented one side of the selection story and no voice given to concerns and impacts with the closure of the current hospital and the detrimental impacts it will have on Cudgen farmland and on the town of Kingscliff.

5. The early 'consultation process', was a farce with representatives from stakeholders sworn to secrecy, and you continue to ignore the concerns of Tweed Shire Council which has asked a number of unanswered questions about the site and the planning process as well as voicing their strong opposition to the site selected. You ignore the opposition from community action groups who represent a cross section of the local community who will feel the immediate impact of this hospital placement and you ignore the local community association's (KRAPA) written concerns about the negative impact a hospital will have on a small tourist town.

6. There were far more written and detailed submissions regarding alternative sites during the 'extended assessment period', opposing the Kingscliff site altogether and the pop ups and their use have distorted the real picture of thoughtful and considered alternatives to the Cudgen site. It has been revealed in the supreme court that negotiations with the landowners began in December last year and continued until its compulsory acquisition this month. This makes a mockery of the process and Brad Hazzard's public meeting at Tweed Heads and the extended assessment time given after a public outcry. Mr Hazzard said himself it was his decision last year to build a new hospital and shelving the substantive planning that had gone into expanding the current Tweed Hospital in situ under his predecessor.

7. The site location contravenes state planning policy with regards to State Significant Soils and rather than not fragmenting Cudgen farmland, it opens the way for further large-scale development on adjacent sites along Cudgen Road and Tweed Coast Road. It flies in the face of many years of true community consultation which repeatedly supported a 3-storey height limit and sensitive and appropriate development and use of resources. The siting of the new Tweed Valley Hospital does none of this and threatens the viability of one of the Tweed's coastal towns.

8. Site context ignores the unacceptable impact on farming adjacent to the hospital site, and the detrimental effects on traffic, parking and congestion in Kingscliff. The very busy roundabout near the pool is a nightmare during school hours and to have an access road to the hospital from here is a planning disaster. The roundabout at the top of Turnock Street is currently hardly wide enough for two cars to turn at the one time and comes to a standstill at drop off and pick up times with buses and cars in a sometimes-dangerous mix. Traffic in the town of Kingscliff comes to a standstill at times and parking is impossible. The impact of the extra traffic and trips generated by a hospital only 800 metres from Marine Parade and the beach will make driving impossible. Parking is always a problem around hospitals and to have it located so near to the tourist and business centre is a gross error and shows a total disregard for the impact of the hospital on the town.

9. Noise and light pollution as well as potentially contaminated water runoff will be part and parcel of a 'factory' site of this proportion on a large part of Kingscliff. On a prominent scenic ridge dominating the town to the east and overlooked by adjoining residential areas it will have maximum detrimental impact on the amenity of the town and a large section of the community. The visual assessment impacts are far from satisfactory, giving a moderate rating to views from Dinsey, Boomerang and Oceanview Crescent across rolling farmlands, across the Tweed Valley to the scenic world heritage listed caldera of Mt Warning. Forget about setbacks from the road - the chosen model will amount to visual, in your face pollution from many areas in Kingscliff and Cudgen village.

10. Runoff into the protected wetlands from the many hard surfaces surrounding the hospital will bring with it, hydrocarbons and other pollutants threatening plant and animal life - rare and endangered frogs and snails already identified in the area.

11. The Cudgen site will provide all encompassing views north and south and the winds that go with it and far from being nestled into the hillside as was earlier promised, making use of the sloping site, the hospital footprint is on the flattest and highest piece of the land and standing at 9 storeys with respective paraphernalia on top, it will dominate the landscape.

12. Directly under the main and generally only flight path into Gold Coast Airport from the southern approach, it will have an increasing number of planes flying in at around 600 metres above sea level. Given that the site is on an elevated ridge and the height of the building itself, this will bring it much closer to the arriving jets. Safety concerns may be allayed by the 'experts' but NSW Health's own guidelines advise against placing a hospital directly under a flight path for obvious reasons. Ignoring this expert advice found in your own advisory publications, patients will be subject to the noise of landing aircraft from 6 in the morning until close to midnight during daylight saving time. I'm not sure if that is such a healing environment for patients needing rest, peace and quiet to help recuperate.

13. There is much said about the input from a community advisory committee, but this is again lip service and window dressing in terms of hospital design. Maybe they can advise on the colour of the curtains but they are hardly in a position to advise on the nuts and bolts of hospital design and construction or the essentials of Emergency, Renal, Heart and Thoracic Departments. They will get a hospital designed far away and with a massive footprint and overdevelopment of a sensitive site. It now seems that what the government has planned for the hospital is less than adequate for the current and future needs of the community.

14. One of your comments was that alternative sites, probably in reference to King's Forrest lacked certainty about planning approvals and the time factor in getting a new hospital built. As a state significant project, you are basically a law unto yourselves, compulsorily acquiring the Cudgen site after protracted and bitter negotiations and court action, overriding state and local government policy and now approving preliminary site works and following stages with negligible regard to local community concerns and opposition to the selected site. You have and are proving that you can do anything so it is disingenuous to say that the approval process at another nearby site put it in the too hard basket.

IP Address:



Submission: Online Submission from Jennifer Baxter (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296996](https://majorprojects.accelo.com/?action=view_activity&id=296996)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Marlie Copeland

Email: [Marlie\\_is@hotmail.com](mailto:Marlie_is@hotmail.com)

Address:

3 crescent street

Cudgen, NSW

2487

Content:

As a born and raised Kingscliff local now living in cudgen and raising my babies here we are whole heartedly against the hospital. We want to keep our special little town special, Kingscliff is a small coast community and we love it for that. We love the quite vibes and being surrounded with beautiful precious farm and this hospital will be the worse thing to happen to this town.

IP Address: 183.62.240.116.sta.dodo.net.au - 116.240.62.183

Submission: Online Submission from Marlie Copeland (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296968](https://majorprojects.accelo.com/?action=view_activity&id=296968)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Travis Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

I have lived in Cudgen my whole life and object to the location of the new Tweed Valley Hospital.

I believe we need a bigger hospital and its wonderful there is funding for it.

But it needs to be on a site that is flat and not on State Significant Farmland.

This drought free SSF farmland is the Jewel in the crown of the Tweed providing farming jobs and tourism.

The new hospital needs to be more accessible to the highway as the roads are already congested. The roads to the hospital will become a huge bottle neck and no funding has been factored into the roads.

There has been no consultation with the locals how this affects them.

There have been a few pop-up booths saying how good the site is but they didn't write down people's objections. If you didn't know the area you would think it was a perfect site but farm jobs have already been lost with the compulsory acquisition of the site.

Kingscliff will become a hospital town not a beautiful town tourists will visit so more jobs lost.

Wherever the hospital is built there will be the same amount of jobs building it and staffing it.

Also, there has been no thought for the elderly in Tweed who bought homes to be near the hospital.

Why did Health Infrastructure first not consult our Tweed Shire Council?

Our council has spent years on our Kingscliff Locality Plan and development Plan. Our 3-story limit disregarded also.

I believe there is a more suitable site out there.

IP Address: [REDACTED]

Submission: Online Submission from Travis Hardy (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297023](https://majorprojects.accelo.com/?action=view_activity&id=297023)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Travis Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

I have lived in Cudgen my whole life and object to the location of the new tweed valley hospital.

I believe we need a bigger hospital and its wonderful there is funding for it.

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There have been a few pop-up booths saying how good the site is but they didn't write down people's objections. If you didn't know the area you would think it was a perfect site but farm jobs have already been lost with the compulsory acquisition of the site. Kingscliff will become a hospital town not a beautiful town tourist will visit so more jobs lost.

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Also, there has been no thought for the elderly in Tweed who bought homes to be near the hospital.

Why did Health Infrastructure did not consult our Tweed Shire Council?

Our council has spent years on our Kingscliff Locality Plan and development Plan. Our 3-story limit disregarded also.

I believe there is a more suitable site out there.

IP Address: - [REDACTED]

Submission: Online Submission from Travis Hardy (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297025](https://majorprojects.accelo.com/?action=view_activity&id=297025)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Organisation: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Please see attached document for my objections.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297021](https://majorprojects.accelo.com/?action=view_activity&id=297021)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

## Objection to the EIS to new location of Tweed Valley Hospital



I object to the NSW Health Department's decision to relocate the new Tweed Valley Hospital to a greenfields site, on State Significant Farmland on the edge of the small coastal village of Kingscliff, for a number of reasons.

My reasons for objecting relate to the disregard that this relocate decision has for the current planning that is in place for the affected area. This decision directly conflicts with the aims and objectives set out in the current overarching plan for this area, *The North Coast Regional Plan 2036*. This Plan was settled on just last year as the 20 year blueprint, after much community consultation. Secondly, the decision is in direct conflict with the vision that the Kingscliff community has conveyed to the Local Tweed Council during their consultations on the latest *Kingscliff Locality Plan and development Control Plan (2016-18)* for our village. Neither the Council or the local Kingscliff community were consulted before the current site, 771 Cudgen Road Cudgen was announced. A review of the very relevant planning instruments afore mentioned will reveal that this relocation decision is totally non-aligned with the vision & direction of development for our village, Kingscliff.

Secondly, and also significantly, taking over *State Significant Agricultural land* at the back of Kingscliff for a new hospital also conflicts with the NSW Department of Primary Industry (DPI) current policy, *Maintaining land for Agricultural Industries Policy 0-104 20.05.2011*. This policy's aim is firstly to provide guidance to planning authorities in recognition of the historical fact that in Australia, once good agricultural land has been rezoned for urban development, it is not likely to return to agricultural production. Please take note, Planning Authority! This is important both for our food security and for that of future generations. We do not want to live in a country that is dependent on overseas imports for the food that we eat, simply because we have turned good, productive agricultural land into tar & cement.

The other aim of this DPI Policy is to provide 'certainty and security for agricultural enterprises' that might be affected by urban development. It recognises that good agricultural land like that of the Cudgen Plateau is vulnerable to population growth pressures. But, as it stresses, good land like this (State Significant Farmland, no less!) that has the positives of good soil, good climate combined with good topography is a valuable but limited resource in our country. Cudgen farmers run profitable agri-businesses that never need drought assistance packages from the government. As such, this good agricultural land should be protected for continued agricultural production for food ....slow food,... local fresh farm produce, that is used by a growing number of local restaurants associated with the tourist industry in this region. This is the future of industry & employment in our immediate area ... a naturally

beautiful area ringed by beaches & fertile, volcanic soil that overnight tourists from urban areas are flocking to the area for. Natural beauty & healthy local produce. The hospital should not be juxtapositioned between the two, spoiling this future.

This DPI policy stresses that productive agricultural land, like that immediately opposite & beyond the proposed hospital site **should not** be alienated through the close proximity of lands being used for non-agricultural purposes and 'indirectly incompatible development on adjacent land restricting routine agricultural practises'. The farmers of the Cudgen plateau use their tractors on the main connection roads at times, large transport vehicles arrive & depart farm storage sheds to take fresh market garden crops to larger city markets and locals regularly pull in and out of farm stores like Mate and Matts to shop for fresh fruit & vegetables. But, we are informed from the Traffic Impact Assessment that the proposed hospital will add an extra 5,078 vehicles daily to the local roads! This assessment of that many extra vehicles in that area is incompatible with current road facilities and will ruin the current amenity of farmers & locals going about their usual activities.

The relocation of the new Tweed Valley to 771 Cudgen Road Cudgen is an extremely poor planning decision. I am not aware of all the other sites that were offered for consideration, but I believe that other sites are far more suitable, and are in keeping with the vision for future development of the area by local residents today. These include the current Tweed Heads Hospital site being up-graded and extended, or the land on the outskirts of south Chinderah, behind the small industrial area and close to the M1, or a site like Kings Forest, could be kick-started with the new hospital. It does not have to be on State significant farmland, on the Cudgen Plateau.

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Organisation: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Please see attached document

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297017](https://majorprojects.accelo.com/?action=view_activity&id=297017)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

## Objection to the SEPP

***Application Number SSD 18\_9575***

I object to the Department's decision to relocate the new Tweed Valley Hospital to a greenfields site, on State Significant Farmland on the edge of the small coastal village of Kingscliff, for a number of reasons.

My reasons for objecting relate to the disregard that this relocate decision has on the current planning that is in place for the affected area. This decision directly conflicts with the aims and objectives set out in the current plan for this area, *The North Coast Regional Plan 2036*. This Plan was settled on just last year as the 20 year blueprint, after much community consultation. This overarching regional plan states that it aims to 'create the best region in Australia to live .. thanks to the spectacular environment & vibrant communities'. In this current plan, Tweed Heads is listed as the Regional city, for this Far North Coast, not Kingscliff. Under Economy and Employment it states the plan will 'foster the growth of knowledge-based education & health services within the Southern Cross University and Tweed Heads hospital precincts'. This is further confirmation that any extension or re-development of the Tweed Heads Hospital is planned for ... and as the community agreed, was to occur in Tweed Heads.

Goal 1, of the North Coast Regional Plan, relates to the stunning environment 'with panoramic coastal and rural landscapes', and states that 'the focus for the future is to deliver sustainable land use THAT PROTECTS the North Coast biodiversity and environmental values'. It further states , in future urban growth should be directed to maintain 'green breaks' that protect this special environment so that it continues to attract tourists to the area. This first goal is surely under threat if State Significant Farmland, which acts as a 'green break' at the southwest edge of Kingscliff is re-zoned for a hi-rise 430 staffed hospital, that will employ 1053 full-time staff! Such a significant change of land use for this Cudgen Plateau farmland is not 'sustainable' land use! It does not protect the environmental values that currently are the reason so many retirees like myself have chosen to bi-pass the urban landscape that is the Gold Coast, preferring to retire to the naturally beautiful coastal & farming landscapes that dominate currently in Kingscliff & surrounds. It is this current environment that constantly attracts others to the immediate area as day tourists. Destination Tweed is NOT in favour of the current relocation site chosen, believing it will affect the agri-tourism industry building in our area.

Using the State Significant Agricultural land at the back of Kingscliff for new hospital also conflicts with the NSW Department of Primary Industry (DPI) current policy, *Maintaining land for Agricultural Industries Policy 0-104 20.05.2011*. This policy's aim is firstly to provide guidance to planning authorities in recognition of the historical fact that in Australia, once good agricultural land has been rezoned for urban development, it is not likely to return to agricultural production.

The other aim of this DPI Policy is to provide 'certainty and security for agricultural enterprises' that might be affected by urban development. It recognises that good agricultural land like that of the

Cudgen Plateau is vulnerable to population growth pressures. But, as it stresses, good land like this (State Significant Farmland, no less!) that has the positives of good soil, good climate combined with good topography is a valuable but limited resource. Cudgen farmers never need drought assistance packages from the government. As such, such good agricultural land should be protected for future generations.

I was also interested to learn from this DPI policy, that productive agricultural land, like that immediately opposite the proposed hospital site **should not** be alienated through the close proximity of lands being used for non-agricultural purposes and 'indirectly incompatible developments on adjacent land restricting routine agricultural practises'. The farmers of the Cudgen plateau use their tractors on the main connection roads at times, large transport vehicles arrive & depart farm storage sheds to take fresh market garden crops to larger city markets and locals regularly pull in and out of farm stores like Mate and Matts to shop for fresh fruit & vegetables. But, we are informed from the Traffic Impact Assessment that the proposed hospital will add an extra 5,078 vehicles daily to the local roads, and, only the 1 intersection is scheduled to be upgraded! This is not a realistic assessment of the full impact of that many extra vehicles in that area. It is incompatible with current road facilities and will ruin the current amenity of farmers & locals going about their usual activities.

It is for these poor planning policy decisions that I object to the proposed relocation of the Tweed Valley Hospital to the Cudgen Plateau area behind Kingscliff Village. I am not aware of all the other sites that were offered for consideration, but I believe that the current Tweed Heads Hospital site could be upgraded and extended or a site like Kings Forest, could be kick-started with the new hospital.



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Felicity O'Malley

Email: [Flismar@ozemail.com.au](mailto:Flismar@ozemail.com.au)

Address:

19A

Sandringham, VIC

3191

Content:

Promises should be kept. Farm land is precious especially in this era. Residents and concerned people should be respected, consulted and listened to. Honesty and transparency are not outdated concepts.

IP Address: cpe-121-214-5-186.bpw5-r-033.win.vic.bigpond.net.au - 121.214.5.186

Submission: Online Submission from Felicity O'Malley (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297019](https://majorprojects.accelo.com/?action=view_activity&id=297019)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297015](https://majorprojects.accelo.com/?action=view_activity&id=297015)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

## **New Tweed Valley Hospital EIS Submission**

What seems to be proposed is a new Level 5 major referral hospital to provide the health services required to meet the needs of the Tweed-Byron region, planning for additional health, education, training and research facilities to support these health services, with an expected gross floor area in the range 55,000m<sup>2</sup> to 65,000m<sup>2</sup>, to accommodate 430 beds and 1,050 staff by Year 2032, with a building maximum envelope height of RL 67.1 m that includes rooftop helipad.

Whilst I support the establishment of a new hospital in the Tweed Valley, I do not agree with the currently proposed location.

I disagree to the current location on the following grounds:

- It flies in the face of the land having been designated as State Significant Farmland. The proposed usage is in contravention of this designation.
- The fact that such a change to the usage of prime agricultural land will create a “thin edge of the wedge” for developers in future to seek / demand approval for further similar use of such agricultural land, based on this as a precedent.
- We need as a nation to be more protective of our prime agricultural land. There are alternative sites that do not use up prime agricultural land. I do not think sufficient weight was applied to this “State Significant Farmland” factor in assessing alternative sites.
- We should be able to retain a village environment in Kingscliff, and not the plethora of high rises that exists north of the Qld/NSW state border. You cannot return the Gold Coast to its original village environment, so don’t destroy what you have in Kingscliff, you will not get it back. Not every settlement needs to progress down the high rise, intensive living, path. We should be able to retain “villages”.

With regard to the Environmental Impact Statement, I have concerns in the following areas:

### **1. Significant adverse impacts**

- The executive summary states that “No significant adverse impacts are expected, and the Project will result in a net benefit for the local and regional community and economy”. It concerns me that whilst the regional community and economy will gain significantly, there is likely to be “significant adverse impacts” expected to affect the local community. I do not think the EIS sufficiently addresses these local impacts.
- The EIS has not presented any studies of sites where a similar hospital has been developed and presented what were the longer term implications on the local village.

### **2. Visual Amenity**

- I do not feel that the EIS has sufficiently considered the impact on the current residences of Kingscliff, namely:
  - the visual amenity to the west will be eliminated by the positioning of a building of potentially 9 floors in height (the tallest point of the envelope at AHD +67.1 m). This is an imposing structure in a rural / residential area, where the highest structure is a 1-2 storey residence. This will be an affront to the current views to Wollumbin (Mt Warning), the Tweed Valley rim, and the agricultural vista of the Cudgen plateau
  - the fact that such a building will create a “thin edge of the wedge” for developers in future to seek / demand approval for developments greater than 3 stories in height, based on this as a precedent, will potentially have a significant long term negative impact

- then if that isn't enough "Placing the hospital deeper into the site further allows spatial allocation for a zone of 3-4 storey street front buildings along Cudgen Road". This is the makings of a mini city to the western edge of Kingscliff with multiple buildings.

### 3. Transport

- The transport implications do not seem to have been fully addressed, and in particular:
  - Referring to the Appendix L\_Traffic Impact Assessment
    - 3.6.1 Traffic Surveys - Turning movement surveys were undertaken by Traffic Data and Control (TDC) on Thursday 31 May 2018 ..... The survey period was between 7:00AM and 10:00AM and between 2:00PM and 6:00PM. Is this an appropriate survey base for the decisions made? One day, two time periods does not seem to be a statistically significant survey.
    - "Average Annual Daily Traffic (AADT) Volumes on Cudgen Road to the east of Tweed Coast Road and fronting the Project Site is 11,774". "The Tweed Valley Hospital is estimated to generate a maximum of 603 peak hour trips and in the order of 5,000 trips per day". This is a 42% increase on current traffic volumes.
    - How can the EIS state that "the external road network and intersections are expected to cater for the future background and design traffic scenarios" given an anticipated 42% increase on current traffic volumes?
  - the Turnock St /Cudgen Road / McPhail Avenue, with a fourth entry to the roundabout from the hospital. This is currently a difficult transport interaction at various peak hours, let alone adding a further entry and more traffic. How can this roundabout be expected to cope with the increased activity planned? And if it cannot, what alternative proposals have been considered to address the matter? The EIS does not seem to proffer such alternatives.
  - the indirect impact on traffic flow along McPhail Avenue, sourced from the area of Kingscliff south of the creek, passing directly through the middle of the residential area on the Kingscliff hill. The EIS estimates that the additional traffic on this road due to the hospital will be 2% (100 trips) per day. What is the current level of traffic on this road, and is an additional 100 trips per day excessive for a residential area? If the traffic on this road becomes unbearable for local residences what is proposed to address the matter?

### 4. Parking

- The parking has not adequately been addressed, namely:
  - with the introduction of paid parking people visiting the hospital (& staff) will have choice, namely "paid parking at the hospital" or finding "free parking" in the nearby neighbourhood
  - this will have a potential negative impact on the swimming pool, the TAFE, the library and Community Health Centre, and many of the streets on the Kingscliff hill residential neighbourhood.
  - the EIS makes no mention that this was considered, simply referring to the maths that shows that 700 car parks will be appropriate for the number of beds.
  - nor has the EIS referred to studies undertaken elsewhere which provides examples of other new hospital developments, showing the extent of "local parking" that has resulted given the available parking offered at the hospital is paid, and the impact this has had on the neighbourhood. You cannot propose a solution for this development

without having reviewed the experience of other such developments, and in particular what has been the longer term impact. If such a review was done this should be shared with the local residences as part of this EIS so that they can be fully informed. If such reviews weren't done then the EIS is deficient.

## **5. Risk analysis:**

- The EIS seems to have accepted the current proposed location, and does not sufficiently address the matter of the use and thus loss of State Significant Farmland.
- The EIS should address what will be the plan if elements of the current proposed arrangement are unsuccessful. Locals should know now what this might be, rather than having no choice after the development is completed.
- I don't think the EIS has done enough research to show how other similar developments, in other jurisdictions, have impacted on the local residences over time. Too much emphasis seems to be placed on technical analysis of the current circumstances and having concluded an "appropriate" solution. Where is the proof of the solutions, based on real life examples from elsewhere? Where is the analysis of the outcomes in other "new hospital developments" which shows what additional parking in the local suburb actually occurred as a result of the "new hospital". And if it is not "nil" (as clearly I suspect), how much additional parking occurred and what was the impact on the local residences. Be up front. To be fully informed the local residents should be able to consider the "most likely", and "worst case" scenarios. If the analysis has been done, share it in the EIS. If it has not been done, the EIS is deficient.
- Where is the risk analysis, the likelihood of alternative outcomes, weighed against the implications of each? Where is the "worst case" analysis?
- Questions arise that I feel must be addressed by the EIS:
  - What will be done if the "Turnock St / Cudgen Road / McPhail Ave / Hospital" roundabout does not work effectively?
  - What will be done if parking intrudes into local establishments and streets?
  - What will be done if the traffic along McPhail Avenue exceeds an acceptable level for a residential neighbourhood?
  - What will be done to prevent further creep into "State Significant Farmland"?
  - What will be done to prevent further erosion of a 3 storey height limit in the Kingscliff area?
  - It is not good enough to say that these things will not arise. An effective EIS will address these risks.
- The EIS seems to be based on a trust in technical experts, specialists, with insufficient explanation of what will be "plan B" if things turn out differently to the assumptions that have been made. If these experts are wrong for any reason, the locals will feel the impact, not the experts. We should be able to see what these alternatives might be now, so that we are fully informed before implementation of the plan.

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Helen Sutton

Email: [helsbell@hotmail.com](mailto:helsbell@hotmail.com)

Address:

58 McPhail Ave

Kingscliff, NSW

2487

Content:

I have been a resident of Kingscliff for over 45 years and the Tweed for all my life and have been saddened to see farmland gradually reduced. The building of a hospital of this magnitude would change the Cudgen/Kingscliff area forever. The beautiful landscape which provides fresh vegetables would become a concrete monolith. The street where I live McPhail Ave is already too busy and dangerous, this would increase to such a level that would be totally unacceptable. With the TAFE and High School in such close proximity it would be unconscionable and irresponsible to add a hospital facility of this magnitude to the mix. Not only would there be major traffic congestion and noise but also sirens and disturbances from ambulances, helicopters and other vehicles both day and night. The Tweed needs a new hospital no doubt about that but this is not the right location and the environmental impact on residents living in a peaceful rural and seaside landscape would be changed forever, and this is why people have chosen to live here. The congestion and lack of parking in Kingscliff is already a major issue and the addition of a 450 bed hospital so close to town would be untenable from a moral and practical standpoint.

IP Address: cpe-1-158-42-158.nb14.nsw.asp.telstra.net - 1.158.42.158

Submission: Online Submission from Helen Sutton (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297009](https://majorprojects.accelo.com/?action=view_activity&id=297009)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Peter Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

Iv grown up and farmed on the Tweed as my father and grandfather before me.

I move to Cudgen in 1983 and was amazed how everything grew on this red soil. I was so pleased when it was made State Significant after Banora Pt Terranora all went under housing such a waste of prime growing land. This is madness we need to preserve all viable farmland for future generations there are so many young farmers here in Cudgen with families. We should be learning from our mistakes

. A hospital which will benefit the area can be built on non viable land build it elsewhere you cannot replace this soil or lost farm jobs.

The loss of State Significant farmland puts pressure on the whole farming community and the potential loss of it going under 500 hectare will lose its designation. The idea it wont fragment the farmland and not been in consultation with the people farming the area. We have not been told time and time the experts chose the site but who are these experts they won't tell us.

How is it possible to put a city size hospital in between farms and a small seaside town that was not long ago just a village?

The hospital site between the highway to the hospital will be a grid lock. This road is main access into Cudgen Kingscliff going to 3 schools swimming pool library andTafe. Slow tractors large trucks for Woolies on top of this traffic the main entrance to a hospital.

The hospital need to be near the highway for faster access for everyone.

No money has been allocated for the roads we the rate payers will have to pay for it.

The soil is amazing but underneath is rock and the costs will blow out.

The hospital need to be built on a flatter site it drops down quite suddenly.

IP Address: [REDACTED]

Submission: Online Submission from Peter Hardy (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297007](https://majorprojects.accelo.com/?action=view_activity&id=297007)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Peter Hardy

Email: [REDACTED]

Address:

[REDACTED]

Cudgen, NSW  
2487

Content:

Iv grown up and farmed on the Tweed as my father and grandfather before me .I move to Cudgen in 1983 and was amazed how everything grew on this red soil. I was so pleased when it was made State Significant after Banora Pt Terranora all went under housing such a waste of prime growing land. This is madness we need to preserve all viable farmland for future generations there are so many young farmers here in Cudgen with families. We should be learning from our mistakes. A hospital which will benefit the area can be built on non viable land build it elsewhere you cannot replace this soil or lost farm jobs.

The loss of State Significant farmland puts pressure on the whole farming community and the potential loss of it going under 500 hectare will lose its designation. The idea it wont fragment the farmland and not been in consultation with the people farming the area. We have not been told time and time the experts chose the site but who are these experts they won't tell us.

How is it possible to put a city size hospital in between farms and a small seaside town that was not long ago just a village?

The hospital site between the highway to the hospital will be a grid lock. This road is main access into Cudgen Kingscliff going to 3 schools swimming pool library andTafe. Slow tractors large trucks for Woolies on top of this traffic the main entrance to a hospital. The hospital need to be near the highway for faster access for everyone.

No money has been allocated for the roads we the rate payers will have to pay for it.

The soil is amazing but underneath is rock and the costs will blow out.

Our Tweed shire Councils Kingscliff Locality Plan and Development Control has been totally ignored along with its 3 story height limit.Why was our council only informed beforehand and brought into consultation for its rate payers.

Build a much needed hospital Yes but in a more approriate site.

Save Cudgen farms and jobs .Save kingscliff tourist industry.

IP Address: [REDACTED]

Submission: Online Submission from Peter Hardy (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297029](https://majorprojects.accelo.com/?action=view_activity&id=297029)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I am a resident of the Tweed Shire and I moved [REDACTED] I was attracted by the natural simplicity of the area, the beaches, the lack of high rise buildings, lack of congestion on the roads and the beautiful farmland leading to the coast. I live [REDACTED] and visit Kingscliff most days for a swim and a coffee and supplies. As a relative new comer to the area I understand that there will be growth but I would hope that consideration is given to maintain the uniqueness of the area and that the future of the both the current and the next generations are considered. I am against the destruction of this prime agricultural land to accommodate the new Tweed Valley hospital and therefore strongly object to the EIS for the following reasons:

&#61607; This State Significant Farmland should be protected by the government, not concreted over, once it is gone it is gone.

&#61607; This farmland provides a secure food source which is not impacted by drought, unlike the rest of the state and should therefore be protected for not only our generation but also for our grandchildren and their children.

&#61607; The village of Kingscliff and the surrounding roads cannot accommodate the congestion that will accompany a hospital of this size.

&#61607; The placement of a hospital of this size will have a negative impact on the economy of Kingscliff as it will destroy the type of tourist that is attracted to the seaside village, it will negatively impact the restaurant area as people will find it impossible to park in an area that is already unable to cater for the many day trippers to the area, without the addition of hospital visitors, workers, suppliers and the like.

&#61607; The rezoning of this land to accommodate the hospital will open the door for other rezoning which will fragment the farmland further and eventually create more urban sprawl.

&#61607; Due to the proposed height of the hospital the rezoning to allow it will have a flow on effect throughout the surrounding area which is against the voice of the community and against what they have fought to maintain for many years.

&#61607; There are alternative sites which would be more favorable which would mean that we could maintain the valuable farmland and have the new hospital facilities in an area that the required infrastructure could be established without such overinflated expense.

&#61607; During times of flood the majority of Tweed's residents (Tweed Heads & Banora Point) will be isolated from gaining access to the Tweed Regional Hospital as all access roads will be impacted by flood water providing no safe access alternatives and forcing them to travel excessive distances to the north to access medical care.

&#61607; As the chosen location currently has poor infrastructure in place to cope with the extra traffic associated with the hospital at any time and poor access in time of flood the cost associated with improving the roads and infrastructure is significantly higher than it would be to maintain the

existing hospital location and extend or alternatively choose a site closer to the M1, in which case would prove more favorable as we would be maintaining SSF while gaining the improved medical facilities.

&#61607; Failing to consult with the community or local council prior to the site choice decision, contrary to claims made in the EIS. Ignoring any mention of the resolution by Tweed Shire Council to oppose siting of the Tweed Hospital on prime agricultural land when considering social impacts and community responses.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297051](https://majorprojects.accelo.com/?action=view_activity&id=297051)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I am a resident of the Tweed Shire and I moved to [REDACTED] I was attracted by the natural simplicity of the area, the beaches, the lack of high rise buildings, lack of congestion on the roads and the beautiful farmland leading to the coast. I live [REDACTED] and [REDACTED] most days for a swim and a coffee and supplies. As a relative new comer to the area I understand that there will be growth but I would hope that consideration is given to maintain the uniqueness of the area and that the future of the both the current and the next generations are considered. I am against the destruction of this prime agricultural land to accommodate the new Tweed Valley hospital and therefore strongly object to the EIS for the following reasons:

• The rezoning of State Significant Farmland (SSF) is wrong and immoral on all levels, this land contains rich soil that was designated to be protected from future development, it provides a nutritious and abundant food source to not only the local community, but is also distributed across the country. It is not affected by drought as it is located within a green belt region with good rainfall providing a secure food source for current and future generations. Rezoning this land would be destroying a natural asset for the region and a valuable industry for the Tweed Shire.

• The development of a multi-story hospital on this land would contradict the current height limit restrictions in the Tweed LEP which were established through extensive community consultation. Removing the current 3 story restriction will allow for higher development and as a result it will destroy the "charm" of the seaside community which would be against the consensus of the local community/residents.

• The rezoning of this land opens the door for further development of neighboring farms which would further deteriorate the future food supply while also destroying the relaxed vibe of Kingscliff and the surrounding areas, which would destroy the local tourism and open the gates for suburban sprawl which is against the culture of choice of the local community/residents.

• The construction of the hospital will render years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.

• The use of this land for the hospital is setting a precedent for the eventual demise of the Cudgen plateau agricultural sector, with ancillary health services and associated commerce and residential needs taking up additional land in much the same way as the Hospital, facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital.

• The flow on effect will be the eventual supplementary rezoning adjacent to the Hospital in accordance with the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site, thus undermining the remaining prime agricultural land's already at-risk viability threshold of 500ha. It only needs loss of another 30ha to lose its special protection altogether.

IP Address: - [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297049](https://majorprojects.accelo.com/?action=view_activity&id=297049)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: John Morosini

Email: [morosmj@bigpond.com](mailto:morosmj@bigpond.com)

Address:

44 Edward ave

Pottsville Beach, NSW

2489

Content:

Are you kidding, to put a Building complex almost as big as the Northern Beaches Hospital in Kingscliff is plain stupid. I really wonder what the real reason is. As they say, follow the money.

The proposed site will have an enormous negative impact on not only Kingscliff but the surrounding other sea side villages.

It's being proposed to be built on State Significant farm land, I would think that would clearly make the site totally inappropriate, end of story.

Mr Provost has always appeared very nervous about this site, with good reason, the community is strongly against it.

The traffic will be a nightmare.

You will be able to see it from almost anywhere it's so big.

I understand that Kings Parking had obtained the land sometime ago for the parking station, how come they knew about the development before it was even talked about with the community.

This development is so wrong on so many levels it is obscene.

The people of Sydney would never allow a site of such important significance to be used like this, so why should the people of the Tweed have too

IP Address: cpe-58-167-50-208.nb06.nsw.asp.telstra.net - 58.167.50.208

Submission: Online Submission from John Morosini (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297045](https://majorprojects.accelo.com/?action=view_activity&id=297045)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: John Morosini

Email: [morosmj@bigpond.com](mailto:morosmj@bigpond.com)

Address:

44 Edward ave

Pottsville Beach, NSW

2489

Content:

The site is wrong. The land is state significant farm land.

There was no community consultation.

Kingscliff is a small coastal town, it's inappropriate to build a hospital or anything else on that land.

Who are these experts? no one has ever seen or heard of them.

This proposed hospital is only 30 beds less than the Northern Beaches hospital in Sydney, and that site is on the corner of two major roads not in the middle of a sea side tourist town.

This proposed site does not make sense. It will not only change Kingscliff for the worst, but will diminish Tweed Heads as well.

IP Address: cpe-58-167-50-208.nb06.nsw.asp.telstra.net - 58.167.50.208

Submission: Online Submission from John Morosini (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297041](https://majorprojects.accelo.com/?action=view_activity&id=297041)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Lindy Jones

Email: [lindyjones60@gmail.com](mailto:lindyjones60@gmail.com)

Address:

104 Riverside Dr

Tumbulgum, NSW

2490

Content:

I am a product of the area, being born and raised in the villages of Cudgen and Kingscliff. I still live nearby in Tumbulgum and visit Kingscliff on a daily basis. I am not against progress and I understand that we live in a beautiful part of the world and we cannot expect to keep it to ourselves, therefore I understand that there will be growth. I also totally agree that we need a new hospital or at least a significant increase in medical facilities to service this growth. However I am TOTALLY against the destruction of STATE SIGNIFICANT FARMLAND to accommodate the new Tweed Valley hospital and therefore OBJECT to the EIS for the following reasons:

&#61607; Destroying State Significant Farmland (SSF) which was designated to be protected from future development due to the exceptional quality of the soil therefore ensuring a continued food source for current and future generations.

&#61607; Destroying SSF that is located in a green belt region with good natural rainfall and therefore is not impacted by drought, this is particularly irresponsible on the part of the government to even consider concreting over the prime farming land when there is extensive drought throughout a large part of Australia which risks the ongoing food source of the country. It is the governments' duty to protect these lands, not destroy them when there would be alternative sites that would be suitable.

&#61607; The community/residents of Kingscliff and the surrounding coastal villages have fought hard for many years to maintain the current 3 story height limit which is part of the `charm' of the area. It is unsatisfactory that all of the hard work can be destroyed with the strike of a pen without adequate community consultation or consideration of the genuine wants or needs of the community/residents undermining all that they have worked for.

&#61607; Tourism is a major income generator for Kingscliff and the surrounding villages. Tourists are attracted to the area for its relaxed vibe, beautiful beaches and estuaries, low-rise development and the abundant fresh and nutritious produce that they can source from the local farms and restaurants. These are the reasons that Kingscliff is regarded as a `special place' and the reason that tourists come to Kingscliff instead of going to Surfers Paradise or the Gold Coast. The proposed hospital development will have a negative impact on tourism to the area, it will destroy that `charm' that attracts tourists, it will change the core business focus and culture of the town from tourism and small crop agriculture to health services without any discussion with the community with the result will be just another overdeveloped concrete eyesore.

&#61607; The quality of life for Kingscliff and surrounding residents will diminish due to the loss of the relaxed vibe that means so much to them, the loss of farmland and natural ambiance, the increased height limits, the increased traffic congestion and parking demand, the security concerns associated with a mental health facility and the lack of policing in the area, 24hr ambulance emergency sirens, 24hr helipad activity, all-night floodlighting of entire site, higher density living, etc will negatively impact the physical and mental health of the community.

&#61607; Revising the 2017 North Coast Regional Plan by Ministerial decree to shift the Tweed Hospital away from the City of Tweed Heads to the Town of Kingscliff with no prior community consultation whatsoever. This will destroy the economy of Tweed Heads by removing the key economic driver (hospital) and betraying Tweed Heads residents with medical issues who invested their life savings in homes with close proximity to the Tweed Heads Hospital.

&#61607; Falsely asserting that the chosen site was the "best" and "chosen by experts" when in fact it was a commercial decision from the limited land for sale at one particular point in time in 2017. The "experts" never considered any land that was not for sale. Using the same compulsory acquisition powers currently being exercised over the reluctant owner of the Cudgen site, they could have selected ANY site in the Tweed Valley.

&#61607; During times of flood the majority of Tweed's residents (Tweed Heads & Banora Point) will be isolated from gaining access to the Tweed Regional Hospital as all access roads will be impacted by flood water providing no safe access alternatives and forcing them to travel excessive distances to the north to access medical care.

&#61607; As the chosen location currently has poor infrastructure in place to cope with the extra traffic associated with the hospital at any time and poor access in time of flood the cost associated with improving the roads and infrastructure is significantly higher than it would be to maintain the existing hospital location and extend or alternatively choose a site closer to the M1, in which case would prove more favorable as we would be maintaining SSF while gaining the improved medical facilities.

&#61607; Failing to consult with the community or local council prior to the site choice decision, contrary to claims made in the EIS. Ignoring any mention of the resolution by Tweed Shire Council to oppose siting of the Tweed Hospital on prime agricultural land when considering social impacts and community responses.

Thank you! I do hope that someone listens!!

IP Address: 176-148-181-180.cpe.skymesh.net.au - 180.181.148.176

Submission: Online Submission from Lindy Jones (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297043](https://majorprojects.accelo.com/?action=view_activity&id=297043)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Lindy Jones

Email: [lindyjones60@gmail.com](mailto:lindyjones60@gmail.com)

Address:

104 Riverside Dr

Tumbulgum, NSW

2490

Content:

I am a product of the area, being born and raised in the villages of Cudgen and Kingscliff. I still live nearby in Tumbulgum and visit Kingscliff on a daily basis. I am not against progress and I understand that we live in a beautiful part of the world and we cannot expect to keep it to ourselves, therefore I understand that there will be growth. I also totally agree that we need a new hospital or at least a significant increase in medical facilities to service this growth. However I am TOTALLY against the destruction of STATE SIGNIFICANT FARMLAND to accommodate the new Tweed Valley hospital and therefore OBJECT to the SEPP for the following reasons:

• The rezoning of State Significant Farmland (SSF) is wrong and immoral on all levels, this land contains rich soil that was designated to be protected from future development, it provides a nutritious and abundant food source to not only the local community, but is also distributed across the country. It is not affected by drought as it is located within a green belt region with good rainfall providing a secure food source for current and future generations. Rezoning this land would be destroying a natural asset for the region and a valuable industry for the Tweed Shire.

• The development of a multi-story hospital on this land would contradict the current height limit restrictions in the Tweed LEP which were established through extensive community consultation. Removing the current 3 story restriction will allow for higher development and as a result it will destroy the "charm" of the seaside community which would be against the consensus of the local community/residents.

• The rezoning of this land opens the door for further development of neighboring farms which would further deteriorate the future food supply while also destroying the relaxed vibe of Kingscliff and the surrounding areas, which would destroy the local tourism and open the gates for suburban sprawl which is against the culture of choice of the local community/residents.

• The construction of the hospital will render years of community consultation and planning (around Kingscliff as a tourist destination) redundant, through the massive social and economic footprint of the hospital.

• The use of this land for the hospital is setting a precedent for the eventual demise of the Cudgen plateau agricultural sector, with ancillary health services and associated commerce and residential needs taking up additional land in much the same way as the Hospital, facilitating automatic rezoning of adjoining land to support facilities associated with Tweed Regional Hospital.

• The flow on effect will be the eventual supplementary rezoning adjacent to the Hospital in accordance with the Minister for Planning & Environment's announced plans for an extended "Regional Health Services Precinct" adjoining the Hospital site, thus undermining the remaining prime agricultural land's already at-risk viability threshold of 500ha. It only needs loss of another 30ha to lose its special protection altogether.

Thank you, I do hope that someone finally listens!!

IP Address: - 180.181.148.176

Submission: Online Submission from Lindy Jones (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297039](https://majorprojects.accelo.com/?action=view_activity&id=297039)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Michelle Morosini

Organisation: private citizen ()

Email: [morosmj@gmail.com](mailto:morosmj@gmail.com)

Address:

44 Edward Ave

Pottsville Beach, NSW

2489

Content:

I am opposed to the site selected for the new Tweed Valley hospital for a number of reasons. I am a long term resident of the Tweed and most definitely support the expansion of our health facilities but the Cudgen site is wrong on many levels. Kingscliff is a small township and prospers as a tourist haven because it is small and visitor friendly, we residents spent years of planning and consultation to arrive at that as our desired future for this town. The hospital is too close to town and is so massive it will immediately alter everything about Kingscliff.

It is beyond belief that the trashing of this state significant farmland is decided in these times of climate unpredictability and this has ramifications on food security, and the waning skills of localised small crop farming. The Cudgen farmers are contented, hard working and thriving on this productive land. We value them greatly.

I find it hard to believe that this won't serve as a wedge to eventually break up the farmland of the Cudgen plateau for the benefit of developers and those hungry for profit. I already know of people living close to the proposed development site being approached to sell their land.

I don't want high rise building development in the coastal villages. This hospital is proposed to reach many stories high and it goes against all the hard planning decisions made for our area. It is too big and too high for Kingscliff and Cudgen and a more appropriate site should be selected.

IP Address: cpe-58-167-50-208.nb06.nsw.asp.telstra.net - 58.167.50.208

Submission: Online Submission from Michelle Morosini of private citizen (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297031](https://majorprojects.accelo.com/?action=view_activity&id=297031)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Michelle Morosini

Email: [morosmj@gmail.com](mailto:morosmj@gmail.com)

Address:

44 Edward Ave

Pottsville Beach, NSW

2489

Content:

I want to express my objection to the site selected for the new Tweed Valley hospital. I believe that the selected site is going to make life in our area very difficult for we residents who work and live around Kingscliff.

We residents of the coastal villages are committed to maintaining a three storey height limit in all our townships and this massive hospital will put pressure on future planning regulations by its height, forming a precedent for future building heights.

I am very concerned by the pressure placed on adjacent farmland and property to be sold and used for extending health infrastructure and private consulting rooms and I am aware of land owners close to the site being approached to sell their land already. It is critical that we don't lose the state significant farmland status.

The Cudgen plateau is some of the most productive farmland in this country and it beggars belief that it will be built over. Our local farmers are hard working and productive. We want them to be allowed to stay in this precious area and farm.

Kingscliff is best suited as a tourist and food destination. It is definitely not prepared for the population onslaught of a massive hospital and all of the resultant traffic. Kingscliff is at risk of being completely swamped by this oversized construction.

There are definitely better sites in the region to place this hospital and resultant ongoing growth of services. There will be a massive migration of employees who will all require accommodation, our schools and other social services will be put under enormous pressure. I fear that the pressure to expand housing will force open the planning wedge which this change of zoning has created forcing the eventual loss of the State Significant Farmland status. Surely the desire of the majority of residents means something in this plan. I was a signatory to the petition - which gained 8000 signatures in a short time. We do want an upgraded hospital but not on this precious site, there are many better spaces in our region than this one.

IP Address: - 58.167.50.208

Submission: Online Submission from Michelle Morosini (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297035](https://majorprojects.accelo.com/?action=view_activity&id=297035)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

Allowing this development to go ahead you will be ruining the ambience of Kingscliff and cause the destruction of State Significant Farmland, which was deemed never to be built on, is very productive and receives adequate rainfall in times of severe drought.

It will lead to further development of the precinct, unsustainable impact on local resources, land and roads. Kingscliff, east of Tweed Coast Road is already at capacity and further development will have major impact on the area and businesses. The area cannot sustain such a large increase of population, it will destroy the already overused roads and facilities and degrade our beautiful beachside village and productive agricultural land.

Other major concern of mine are

\* The safety of our children. Hundreds of local school students walk a path from Cudgen to Kingscliff High, Kingscliff Primary and Kingscliff TAFE which is directly in front of the proposed hospital site. With the increased volume of traffic, ambulances and people, walking to school will become a major concern for our children who will be crossing the roads.

\* The impact on Tweed Heads and its residents of which a large percentage are elderly and utilise the current Tweed Heads Hospital and allied health facilities around the hospital, which will also relocate to Cudgen if the hospital is built on the Cudgen site. These residents live a modest life and would experience difficulty travelling to Cudgen for regular treatment. Most of the residents moved to Tweed to be close to the hospital and would not have the means to relocate again.

\* The impact on wild life. There are many species of wild life that abound in the rain forest area down from the plateau. Wallabies, lizards, frogs and the threatened black cockatoos are plentiful on the proposed site. The development will further rob these species of ever dwindling bush land and threaten their survival.

There is other options and several other site available which include:

- expanding and redeveloping of the existing Tweed Heads Hospital.
- choosing of another greenfield site in the area which are immediately available and within kilometres of the chosen site.

They can all use the same access road as the Cudgen site and will not impact on an already established community. They all have the land area needed, owners and developers who are keen for this project and a new community can grow around it. People will be able to make the choice to live in the area with a major hospital and not have it forced upon them and will not destroy the State Significant Farmland of the Cudgen Plateau.

Despite claims to the contrary Kingscliff was very much affected by the last flood event and cut off

from both Murwillumbah and Tweed. Access to Kingscliff was blocked by flood waters from Tweed and Murwillumbah for several days. The army and SES were both called to transport people in need to get through and for medical emergencies from the area for several days.

Unlocking the Cudgen plateau to allow development on the current site will open the flood gates for unchecked future development of the area which will ultimately destroy any further tourism potential.

Please think again, save our significant farmland and preserve our beautiful Kingscliff as a seaside village for future generations.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297033](https://majorprojects.accelo.com/?action=view_activity&id=297033)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I object to the rezoning of State Significant Farmland on the site 771 Cudgen Road for the construction of a major mega hospital.

The rezoning is in breach of the 2017 North Coast Regional Plan along with the "Northern Rivers Farmland Protection Project" where it is stated:-

"Public Infrastructure is only permitted on land mapped as state significant where no other feasible alternative is available. Councils or state agencies proposing public infrastructure on such land should select alternative sites where possible."

We are currently zone RU1 "State Significant Farmland. We have the responsibility to protect this valuable land for food security for future generations. The land crops all year and receives adequate rainfall and provides jobs for local residents and farmers.

There are several other feasible alternative sites available and in close proximity of the current chosen site and there is always the option of expanding and redeveloping of the current Tweed Heads Hospital.

There was very little if any evident community consultation done before the site was announced earlier this year and all attempts by the local community to object to this decision has been met with hostility. We have collected and presented petitions signed by well over 8,000 local residents objecting to the selection of the current site for the development of a major mega hospital. I feel we the residents are being bullied into submission for this decision and it has not been made with in best interests of the community. Commencement of the first stages of the development are being rushed through without any approvals gained.

The current chosen site is on highly productive farmland which is one of the very few farming areas in NSW which receives adequate rainfall and is not drought affected. It defies logic and threatens food security for future generations and the feasibility of Kingscliff being a tourist destination of which we attract thousands of visitors each year to our beautiful beachside village.

The tourism business community will be negatively impacted and the lifestyles of residents will be ruined by significant and unsustainable population growth and traffic congestion in the area. Kingscliff is not located on a main motorway and only has one arterial road feeding into the area both north and south and future road infrastructure will always be limited by the ocean and Tweed River. Development of this site will also trigger allied health facilities and specialist centres to relocate in Cudgen and the possibility of a private hospital following, not to mention a major car park. We are a small sea side village not a city and do not have the infrastructure to support this development.

In recent major flood events Kingscliff was cut off for several days from both Murwillumbah and Tweed Heads. Kingscliff will be affected again in future flood events as the more development that is allowed the more the water levels are displaced and have risen. The most recent flood event saw the water level rise and areas which have not been flood affected before devastated. People lost their lives and the clean-up took months.

Kingscliff residents have also fought very hard to maintain the height limit of restrictions to three levels to keep overdevelopment of the area from happening. The hospital will breach the three story height limit and we will then see other facilities do the same in the future if this development is allowed to proceed.

I fervently hope that common sense will eventually prevail and the decision to build a mega hospital on the State Significant Farmland site will be denied and a better option for all will be chosen.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297047](https://majorprojects.accelo.com/?action=view_activity&id=297047)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: John Whits

Email: johnwhite05@yahoo.com.au

Address:

63 Vulcan st

Kingscliff, NSW

2487

Content:

I have lived in Kingscliff for the past 35 years & have raised my family here in a safe, supportive & a small inclusive village. I oppose the location of the proposed new Tweed Valley Hospital on State significant Farmland as these lands were designated to be protected. This farmland & farmers have contributed to the balance of coastal & rural lifestyles that provide the harmony of our village atmosphere. I believe the hospital will diminish our quality of life with the increased urbanisation, additional traffic & parking demand, the 24 hour emergency sirens & helicopter arrivals, the additional lighting required for access & security. It's a rort.

This will only be the start of the infrastructure as related professional offices & industries will need or see opportunities to be located close to the precinct.

I am a quadriplegic who would benefit from the locality of the hospital health wise but oppose it vehemently as to the impact it would have on my lifestyle. It is difficult enough getting a car park at present without the additional traffic it would introduce.

The speed & time at which the locality, purchase and planning of the hospital was presented to the residents was highly inadequate due to the complexity & controversial nature of the development. The height & size of the hospital would severely impact on Kingscliff's present amenity & present height limit laws thus paving the way for development that was fought for to preserve our part of paradise.

There are other sites that have been proposed that would not have the significant impact that this site delivers. These sites are just as accessible during times of flood & provide accessibility to a greater amount of Tweed's population.

Talking to various people presently associated with the current site of the Tweed Hospital our security will be impacted by the clientele it attracts. This is of significant concern for myself as I do not have the capability to defend myself & presently we have little concern of that or need for extra security.

Many present residents surrounding the current Tweed Hospital are there just for that reason. Is this going to impact upon the current growth of real estate where not only people in this situation are going to want to live nearby but professionals will want to move closer thus the demand for realestate will rise making it unaffordable for family to live close by & increasing the rates for pensioners such as myself.

It's all about the serenity!!

IP Address: - 121.218.162.137

Submission: Online Submission from John Whits (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296992](https://majorprojects.accelo.com/?action=view_activity&id=296992)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: janice aldrige

Email: [amalajanice@bigpond.com](mailto:amalajanice@bigpond.com)

Address:

7 towners ave

bogangar, NSW

2488

Content:

I object to the development on State Significant Farmland of the new hospital. please see file attached with my objections. thnakyou.

sincerely yours

Janice aldrige

IP Address: cpe-101-191-109-13.nb04.nsw.asp.telstra.net - 101.191.109.13

Submission: Online Submission from janice aldrige (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297119](https://majorprojects.accelo.com/?action=view_activity&id=297119)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

#### Objection to hospital on SSF

I object to the proposed location at Cudgen for the new Tweed Hospital -

1. The location is over State Significant Farmland (SSF) which is protected for its high value as farming land
  2. The location of the SSF is drought free which is currently true of only 2% of NSW – we cannot ignore this fact. A hospital can be built anywhere – but food cannot be grown as sustainably as it does here on Cudgen's red soil.
  3. The land is capable of growing a wide variety of fruit and vegetables – and in doing so employs numerous people and supports many local families as well as feeding our own valley and further afield.
  4. The land is an important component of our very long term future for our local food bowl. This is not something that can be replaced by doing it elsewhere.
  5. Development of the hospital at this site will be detrimental to adjoining SSF and farmlands as more of our farm land will be required for development of associated health services and other infrastructure such as roads and parking, that will inevitably come with this hospital.
  6. Rezoning SSF sets a rezoning precedent for other works to be developed on our local SSF
  7. The proposed hospital is up to 9 stories and does not fit with the local coastal village which Kingscliff, and the whole tweed coast region is and has been and – this is the draw card for people to come here – we are not a big city, we are not the gold coast. It is forecast to change our beautiful sleepy coastal village into the 'city of Kingscliff'.
  8. For decades of future planning this site has never been considered by Local Government as appropriate for a large referral hospital or what is wanted for the future of our area – nor have other ( better ) sites been duly considered.
  9. The roads within the township of Kingscliff and around the proposed hospital are narrow, winding and cannot handle the increase in traffic.
  10. Parking for the hospital and around the township of Kingscliff will make travel difficult and will congest the streets
  11. The site is directly opposite existing farmlands whose production capacity will be reduced due to the hospital buffer zones
  12. The roads to the north of Kingscliff flood in a 1/100 year event reducing access to the hospital for the main population of the area to the north
  13. The proposed hospital is set high on the hill behind Kingscliff and will be a huge unpleasant aesthetic presence over the town
  14. The site is directly adjoining protected areas that endangered animal species inhabit
  15. Many people have chosen to live close to the existing Tweed Hospital and will be disadvantaged by this move and the closure of the existing hospital. The public transport in this area would need extensive upgrading and money poured into them to accommodate this.
  16. The economy of our existing city centre of Tweed Heads will suffer from the loss of the existing hospital and associated services – an economy and town centre that readily accommodates the hospital where it is and would happily benefit from its increased size if the tweed Hospital were to stay where it is and be renovated there.
  17. Community consultation commenced after the proposed hospital site was announced which is a divisive way to conduct community consultation – an indeed flies in the face of “Community Consultation”.
  18. The height of the proposed hospital will set a precedent for building heights to rise in Kingscliff changing the aesthetic of the town forever – and again this is not something that can be undone. The Tweed Coast has its beauty and basks in its difference to the gold coast – we need to continue to enhance what we have rather than make drastic changes that will change it forever and cannot be undone.
  19. Kingscliff is currently a highly sought after tourist destination because of its coastal aesthetic.- we need to maximize THIS potential rather than minimize it by turning it into something it is not.
  20. There are numerous other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or,
  21. The existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Government.
- Thank you

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: janice aldrige

Email: [amalajanice@bigpond.com](mailto:amalajanice@bigpond.com)

Address:

7 towners ave

bogangar, NSW  
2488

Content:

Objection to hospital on SSF

I object to the proposed location at Cudgen for the new Tweed Hospital -

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3. The land is capable of growing a wide variety of fruit and vegetables " and in doing so employs numerous people and supports many local families as well as feeding our own valley and further afield.
4. The land is an important component of our very long term future for our local food bowl. This is not something that can be replaced by doing it elsewhere.
5. Development of the hospital at this site will be detrimental to adjoining SSF and farmlands as more of our farm land will be required for development of associated health services and other infrastructure such as roads and parking, that will inevitably come with this hospital.
6. Rezoning SSF sets a rezoning precedent for other works to be developed on our local SSF
7. The proposed hospital is up to 9 stories and does not fit with the local coastal village which Kingscliff, and the whole tweed coast region is and has been and " this is the draw card for people to come here " we are not a big city, we are not the gold coast. It is forecast to change our beautiful sleepy coastal village into the 'city of Kingscliff'.
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19. Kingscliff is currently a highly sought after tourist destination because of its coastal aesthetic.- we need to maximize THIS potential rather than minimize it by turning it into something it is not.

20. There are numerous other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or,

21. The existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Government.

Thank you

IP Address: - 101.191.109.13

Submission: Online Submission from janice aldrige (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297113](https://majorprojects.accelo.com/?action=view_activity&id=297113)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

#### Objection to hospital on SSF

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1. The location is over State Significant Farmland (SSF) which is protected for its high value as farming land
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  20. There are numerous other proposed sites in our area that would have many of the benefits of this site and less of the issues that can be chosen or,
  21. The existing hospitals at Murwillumbah and Tweed upgraded as was the original intention of our Government.
- Thank you

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Jan Brownlow

Email: [brownlowjan@yahoo.com.au](mailto:brownlowjan@yahoo.com.au)

Address:

156 Bakers Road

Dunbible, NSW

2484

Content:

I object to the proposed development on the following grounds:

1. If approved this development will undermine the status of the state significant farmland of the immediate area which is one of the most fertile and productive in the state. The government has a responsibility to enhance and protect our food security, not destroy it.
2. There was no community consultation regarding the decision to move the hospital away from the major population area of the Tweed Shire to the coast. This decision betrays the interests and concerns of the residents in both areas. Large numbers of residents living near the current site moved there precisely because of proximity to the hospital.
3. The construction of a large ,multi story complex covering a 30 ha site so close to the town of Kingscliff will compromise the three story building height limit which local residents have fought so hard for over the last thirty years . Such a development will totally change the character of the coastal village ambience which is a unique feature of the Tweed. Tweed Heads does however, has zoning for high rise in parts and so the local LEP should be adhered to .

IP Address: 27-113-245-185.ip.wwwires.com - 27.113.245.185

Submission: Online Submission from Jan Brownlow (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297167](https://majorprojects.accelo.com/?action=view_activity&id=297167)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: David Inkley

Email: [REDACTED]

Address:

[REDACTED]

Kingscliff, NSW  
2487

Content:

My name is David Inkley, I am a retired public Servant and I have lived in Kingscliff for over thirty years. During that period I have raised two sons in the area and fought hard to protect the natural beauty of the Tweed Shire and the agricultural land surrounding it. I object to the proposal to construct a major hospital on prime agricultural land on the Cudgen Plateau for the following reasons:

The proposal has failed to provide for adequate and meaningful consultation through a flawed EIS process and document and restricted time frames for consultation.

By targeting state significant farmland when other more appropriate sites exist the process directly contravenes laws which proscribe any development of land designated state significant farmland unless there exists no feasible alternative. The NSW state government has not proved that other sites are not feasible.

The proposal directly contravenes the 2017 North Coast Regional Plan without adequate community consultation thereby compromising community wishes to maintain Kingscliff as a beach resort and the Cudgen Plateau as an agricultural producer.

The proposal overrides the community's stated intent to maintain a three storey height limit and will open up the area for more inappropriate development and height limits.

The proposal destroys key economic drivers provided by the existing Tweed Hospital and betrays the interests of Tweed residents who have located close to the existing hospital for medical reasons.

The proposed site will also isolate the majority of Tweed residents from access to the new site in times of major flooding which directly contradicts EIS claims the the proposed site offers improved access during times of flood.

The EIS ignores advice and objections from Tweed Shire Council which opposes the siting of a new hospital on state significant farmland.

The EIS does not take into account the adverse impacts the proposed hospital will have on the quality of life of Kingscliff residents and businesses through intensive urbanisation, increased traffic congestion, excessive parking demand in residential streets, emergency noise and light pollution and loss of amenity. None of these long term impacts have been properly disclosed through the EIS process.

IP Address: [REDACTED]

Submission: Online Submission from David Inkley (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297142](https://majorprojects.accelo.com/?action=view_activity&id=297142)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: David Inkley

Email: [REDACTED]

Address:

[REDACTED]

Kingscliff, NSW  
2487

Content:

My name is David Inkley, I am a retired public Servant and I have lived in Kingscliff for over thirty years. During that period I have raised two sons in the area and fought hard to protect the natural beauty of the Tweed Shire and the agricultural land surrounding it. I object to the proposal to construct a major hospital on prime agricultural land on the Cudgen Plateau for the following reasons:

The proposed site removes protections gazetted and approved by the 2017 North Coast Regional Plan for the Tweed Shire and therefore breaches government planning policies and procedures. Another more suitable site would be the Kings Forest site.

The proposal wrongfully rezones State Significant Farmland which should be protected as a national asset, which provides substantial industry and employment for the Tweed area and which should be protected to provide food security for future generations. Another more suitable site would be the Kings Forest site.

The proposed site is planned to become a regional health services precinct which would necessitate further rezoning and destruction of state significant farmland and undermine the viability of agriculture on the Cudgen Plateau. Another more suitable site would be the Kings Forest site.

The proposal ignores years of community consultation and planning which has designated Kingscliff as a beach and food tourism town and threatens the nature of the town with the negative social, visual and economic impact the proposed hospital will have. Another more suitable site would be the Kings Forest site.

Height limits, established through extensive community consultation and support, will be ignored and overturned by the proposed hospital, to the detriment of residents and tourists alike. Another more suitable site would be the Kings Forest site.

The proposed site breaches state government planning policies, procedures and guidelines by failing to consult meaningfully with the community, adversely affecting community interests and undermining the economic benefits of the existing Tweed Hospital to Tweed residents. Another more suitable site would be the Kings Forest site.

IP Address: - [REDACTED]

Submission: Online Submission from David Inkley (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297125](https://majorprojects.accelo.com/?action=view_activity&id=297125)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I am a [REDACTED] and love the Tweed Valley and its environment.

[REDACTED]

[REDACTED]

[REDACTED]

As [REDACTED] [REDACTED] the current relocation site for the new Tweed Valley Hospital totally alarms me.

I have plenty of experience seeing the results of poor decision making in my native East Coast NZ. The severe hill country erosion and degraded water quality an escalating problem from decisions made well over one hundred years ago.

The time is such that it is no longer appropriate or justifiable to use and abuse what gifts we have from Mother Nature, for the limited advantage and monetary gain of a few people in positions of power.

The long term consequences have to be included in the equation!

A wholisitic vision is the way forward. Quite often this means thinking outside the square and having the courage to take a stand for something that serves the highest good.

Fertile, well draining soil is an asset, and the need for healthy food with a zero carbon footprint is becoming more and more acknowledged and desired.

Children are being taught gardening skills and the importance of good food and lifestyle choices, to keep them healthy and out of hospital! As any experienced gardener will tell you, "it all begins in the soil".....

Surely there must be other sites available that do not mean desecration and destruction to the natural environment and the local communities who have chosen a more remote and rural lifestyle.

What other sites were part of the choices available?

A hospital located in the Tweed city would be a far better option....

with the challenge being how to beautify it and bring in natural forms of healing, like birdsong, sunlight, water features, gardens, natural building materials and healing colours etc.

I sincerely hope that the decision makers search deeply within themselves and make their decision

from a place of their utmost integrity and sense of true responsibility to the community they serve. It is no longer acceptable to pursue personal gain at the cost of environmental misuse and mismanagement.

There is a higher guidance always available to us all....it's called prayer. Not especially in a religious sense, but more from a place of sincere enquiry.

For such an important and expensive project, before the first peg goes into the ground, there needs to be absolute clarity and alignment with purpose. Please rethink this proposal and be open to another possible and less damaging site choice.

With my sincerest best wishes,

[REDACTED]

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297140](https://majorprojects.accelo.com/?action=view_activity&id=297140)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I am a new resident to this area and love the Tweed Valley and its environment.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] the current relocation site for the new Tweed Valley Hospital totally alarms me.

I have plenty of experience seeing the results of poor decision making in my native East Coast NZ. The severe hill country erosion and degraded water quality an escalating problem from decisions made well over one hundred years ago.

The time is such that it is no longer appropriate or justifiable to use and abuse what gifts we have from Mother Nature, for the limited advantage and monetary gain of a few people in positions of power.

The long term consequences have to be included in the equation!

A wholisitc vision is the way forward. Quite often this means thinking outside the square and having the courage to take a stand for something that serves the highest good. Not just the developers and "the old boys club".

Fertile, well draining soil is an asset, and the need for healthy food with a zero carbon footprint is becoming more and more acknowledged and desired.

Children are being taught gardening skills and the importance of good food and lifestyle choices, to keep them healthy and out of hospital! As any experienced gardener will tell you, "it all begins in the soil".....

Surely there must be other sites available that do not mean desecration and destruction to the natural environment and the local communities who have chosen a more remote and rural lifestyle.

What other sites were part of the choices available?

A hospital located in the Tweed city would be a far better option....

with the challenge being how to beautify it and bring in natural forms of healing, like birdsong, sunlight, water features, gardens etc.

I sincerely hope that the decision makers search deeply within themselves and make their decision

from a place of their utmost integrity and sense of true responsibility to the community they serve. It is no longer acceptable to pursue personal gain at the cost of environmental misuse and mismanagement.

There is a higher guidance always available to us all....it's called prayer. Not especially in a religious sense, but more from a place of sincere enquiry.

For such an important and expensive project, before the first peg goes into the ground, there needs to be absolute clarity and alignment with purpose. Please rethink this proposal and be open to another possible and less damaging site choice.

With my sincerest best wishes,

[REDACTED]

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297136](https://majorprojects.accelo.com/?action=view_activity&id=297136)

Submission for Job: #9659  
[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0  
[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)



Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

This EIS is long and bamboozling to the point of providing a barrier to the proper understanding and assessment of the proposal. There are lots of omissions and inaccuracies in this document (some detailed below) - the EIS has clearly been written in a manner favourable to the proponent which is dishonest to the purpose of this instrument. It should be challenged properly by a truly independent expert assurance team prior to forming part of the development assessment.

Some examples:

1. Section 1.3.1 - My calculation of the population growth based on the figures presented is 3.17% in the 5 years to 2016 (figures in EIS) - 3.17% equates to an extra 15,112 residents in 2031. Why use outdated 2011 figures to predict a growth of 28,000?

2. Section 1.6.2.3 - 'Adjacent expansion option' should not be discounted on the basis of cost without a proper analysis. Additional road and infrastructure changes with Cudgen site would easily offset the additional costs for an adjacent site in Tweed Heads. The TSC is offering land at no cost. Tweed Heads also really needs the Commercial refresh that a new hospital could provide which would better suit local planning intent.

3. Section 3.1.6 - According to the descriptions the building will be 5 stories high plus roof installations - but the building envelope suggested is +19-67m AHD. Cudgen road is at +27m AHD. This leaves the building envelope at 40m above Cudgen road level (highest point) - this roughly equates to 13 stories. Why has the analysis not been done to the proposed height?

4. Much ado is made about the Cudgen site being above the max flood levels - what about the main access roads from the north - they are more flood prone than the Tweed Heads Hospital access roads?

5. Public Consultation - like many local people I signed a petition saying I did not want this development. Why is this not included in the list of data available from public consultation?

6. Why does the EIS not consider the flow-on effect for adjacent commercial development? Why is this not considered in the net social benefit equation - as this project will precipitate a large increase of commercial development for ancillary services which will change the nature and character of Kingscliff Village and is in opposition to the Kingscliff Locality Plan (rather than supporting it as dishonestly inferred in 5.2.13)?

I have heard there is already private deals being done around commercial carpark development on the adjoining lot - how is the council to fund the defense of the existing planning codes through the

courts, from all the flow-on development applications - why is this not included the net social benefit equation? This would be welcomed development for the Tweed Heads hospital precinct, should the location be changed.

When you construct a EIS document which has the appearance of objectivity, but in reality is full of invalid assumptions, omissions, errors, and biased commentary it must not be acceptable to the planning committee. Please have it challenged and independently assured by experts before accepting it.

IP Address:

Submission: Online Submission from (object)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297196](https://majorprojects.accelo.com/?action=view_activity&id=297196)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I'd like to record my objection to the proposed location of the hospital at Cudgen. Food security is going to be a key future concern for the world and this land is better retained as farmland in my view.

It appears that the site has already been acquired and preliminary works commenced which shows the government is not really interested in switching sites - but here is my feedback on the SEPP.

If the zoning is to be changed there needs to be sensible restrictions in relation to the following;

- height
- density of buildings
- boundary offset of buildings
- visual amenity from Kingscliff
- noise (both onsite and travel to and from)
- specifically excluding sprawl into adjacent land - I've heard that a car park is being planned on the adjoining property.

Using rezoning to remove existing site restrictions just gives the government open license to develop what ever they like on the site - now and into the future.

If you look at most hospital developments over 20 years old in NSW, the facilities have been extended over time to the point where the sites become noisy over-developed industrial looking complexes.

This is not acceptable to me, and would be a very poor outcome from a community planning perspective.

Our future generations need to look back on the Tweed hospital development and say it was a well planned project.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297000](https://majorprojects.accelo.com/?action=view_activity&id=297000)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I've lived [REDACTED]

[REDACTED]s. I guess some would say I'm still a blow in. I've seen a lot of change over those years - most of it good - and have also witnessed my community rail against certain developments and won to protect our beautiful area - that's why we choose to live here. We all know we need a larger hospital - that's a given - but the decision by the NSW Government to drop this huge piece of infrastructure and associated buildings between the residents of the village of Cudgen and the town of Kingscliff is the worst development decision I have seen in my lifetime.

Besides the big issues of how this huge project will impact upon our communities there are so many contradictions in the NSW Government's justifications as to why this site was chosen. Here's a couple:

The Government states that this is the only site that was put forward during the tender process that meets their criteria. As we now know they have compulsorily acquired the site. If they had that power to begin with it follows that they actually had the whole of the Shire to choose from. Yet they have pushed on and acquired land that not only is zoned as State Significant Farmland but have imposed this project on nearby residents, some of whom only live 100 metres from the site.

The Government states that the Cudgen Site is the only one put forward above the flood levels. I'm presuming that the Council will be asked to pay for the upgrade of local roads so that the site can be accessed as the feeder roads to Cudgen and Kingscliff all flood on occasions. It follows then if they selected the site on the basis that roads will be upgraded to gain access through floods to the Cudgen Site why did they dismiss other larger proposed sites that can also be flood affected?

Council's own Consultants recommended large areas in Chinderah as a proposed Health/Education Precinct in the Kingscliff Locality Plan that was recently on public exhibition. This area has easy and fast access to the Motorway but was dismissed by the Government due to flooding issues. The current Tweed Heads District Hospital was built 50 metres from the Tweed River on land that was extensively filled in the 1970's. I don't recall in my time living in this area this hospital needing to be evacuated due to river flooding. If a hospital can be successfully and safely built on flood affected land 40 years ago why can't it now?

The Cudgen Site is a rare piece of protected and productive farmland in between two established residential areas - it just doesn't stack up and it is so short-sighted to choose this site when there are other options available for a state-of-the-art hospital precinct.

What is the NSW Government planning to do when the hospital outgrows the constraints of the Cudgen Site - compulsory acquire more surrounding farmland or homes as is happening in Sydney? This current and future heartache is so unnecessary - take off the blinkers, think of the impact on our community's future and choose a site that will cope with the future health needs of the Shire.

IP Address: [REDACTED]  
Submission: Online Submission from [REDACTED] (object)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297213](https://majorprojects.accelo.com/?action=view_activity&id=297213)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

[REDACTED] I've seen a lot of change over those years - most of it good - and have also witnessed my community rail against certain developments and won to protect our beautiful area - that's why we choose to live here. We all know we need a larger hospital - that's a given - but the decision by the NSW Government to drop this huge piece of infrastructure and associated buildings between the residents of the village of Cudgen and the town of Kingscliff and on State Significant Farmland is the worst development decision I have seen in my lifetime.

Besides the big issues of how this huge project will impact upon our communities there are so many contradictions in the NSW Government's justifications as to why this site was chosen. Here's a couple:

The Government states that this is the only site that was put forward during the tender process that meets their criteria. As we now know they have compulsorily acquired the site. If they had that power to begin with it follows that they actually had the whole of the Shire to choose from. Yet they have pushed on and acquired land that not only is zoned as State Significant Farmland but have imposed this project on nearby residents and farmers, some of whom only live 100 metres from the site.

The Government states that the Cudgen Site is the only one put forward above the flood levels.

I'm presuming that the Council will be asked to pay for the upgrade of local roads so that the site can be accessed as the feeder roads to Cudgen and Kingscliff all flood on occasions. It follows then if they selected the site on the basis that roads will be upgraded to gain access through floods to the Cudgen Site why did they dismiss other larger proposed sites that can also be flood affected?

Council's own Consultants recommended large areas in Chinderah as a proposed Health/Education Precinct in the Kingscliff Locality Plan that was recently on public exhibition. This area has easy and fast access to the Motorway but was dismissed by the Government due to flooding issues. The current Tweed Heads District Hospital was built 50 metres from the Tweed River on land that was extensively filled in the 1970's. I don't recall in my time living in this area this hospital needing to be evacuated due to river flooding. If a hospital can be successfully and safely built on flood affected land 40 years ago why can't it now?

The Cudgen Site is a rare piece of protected and productive farmland - it just doesn't stack up and it is so short-sighted to choose this site when there are other options available for a state-of-the-art hospital precinct.

What is the NSW Government planning to do when the hospital outgrows the constraints of the Cudgen Site - compulsory acquire more surrounding farmland or homes as is happening in Sydney? This current and future heartache is so unnecessary - take off the blinkers, think of the impact on our community's future and choose a site that will cope with the future health needs of the Shire and not destroy precious farmland that is still providing work and top quality produce despite the rest of the State being drought ridden.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297917](https://majorprojects.accelo.com/?action=view_activity&id=297917)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)









Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: David Cross

Email: [davidandjancross@yahoo.com.au](mailto:davidandjancross@yahoo.com.au)

Address:

156 Bakers Rd

Dunbible, NSW

2484

Content:

I object to the proposed development on the following grounds:

1. If approved this

development will undermine the status of the state significant farmland of the immediate area which is one of the most fertile and productive in the state. The government has a responsibility to enhance and protect our food security, not destroy it.

2. There was no community consultation regarding the decision to move the hospital away from the major population area of the Tweed Shire to the coast. This decision betrays the interests and concerns of the residents in both areas. Large numbers of residents living near the current site moved there precisely because of proximity to the hospital.

3. The construction of a large ,multi story complex covering a 30 ha site so close to the town of Kingscliff will compromise the three story building height limit which local residents have fought so hard for over the last thirty years . Such a development will totally change the character of the coastal village ambience which is a unique feature of the Tweed

IP Address: 27-113-245-185.ip.wiresbroadband.com - 27.113.245.185

Submission: Online Submission from David Cross (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297183](https://majorprojects.accelo.com/?action=view_activity&id=297183)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

This is designated farm land, a green belt which will support the health, well being and food supply of the future. Lack of for-sight should not replace local and government decisions regarding this lands present designation for farming or as a green belt. Present development approaches throughout the state are not the answer for a sustainable future. Northern Rivers could be an example of how to do it better not just repeating mistakes of surrounding areas. We do not need to develop a highway corridor like that seen between Brisbane and the Gold Coast or in Sydney.

We do not need to extend the story limits of buildings in the area. This is a respected tourist destination due to the open spaces and unhindered views. Once the hospital is built the surrounding land will be designated for support services, facilities and accommodation.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297319](https://majorprojects.accelo.com/?action=view_activity&id=297319)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

This is designated farm land, a green belt which will support the health, well being and food supply of the future. Lack of for-sight should not replace local and government decisions regarding this lands present designation for farming or as a green belt. Present development approaches throughout the state are not the answer for a sustainable future. Northern Rivers could be an example of how to do it better not just repeating mistakes of surrounding areas. We do not need to develop a highway corridor like that seen between Brisbane and the Gold Coast or in Sydney.

We do not need to extend the story limits of buildings in the area. This is a respected tourist destination due to the open spaces and unhindered views. Once the hospital is built the surrounding land will be designated for support services, facilities and accommodation.

IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (object)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297313](https://majorprojects.accelo.com/?action=view_activity&id=297313)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Pam Veness

Email: [simmosatuki@gmail.com](mailto:simmosatuki@gmail.com)

Address:

18 Chowan Creek Road

ROWLANDS CREEK, NSW

2484

Content:

The choice of the Cudgen plateau site on State Significant Farmland is the single most compelling reason to reject this planning proposal. Once lost, agricultural land is gone forever. High-rise buildings, with high volume pedestrian and traffic use, is incompatible with the rural character of such areas of the coastal hinterland. Short-sighted planning policies simply pave the way for further incompatible development, such as high density residential rezoning. The inevitable consequence of this rezoning is to turn a regional town such as Tweed Heads into a centre without a hospital. Government services such as Police and Court Houses, and NSW Services Centre are located in the Tweed Heads and Tweed Heads South areas. Why must public medical services be split through this rezoning, while limited Community and Allied services continue at the Tweed Heads site, which will then be located over 10 km from hospital services?

IP Address: - 122.148.176.63

Submission: Online Submission from Pam Veness (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=296774](https://majorprojects.accelo.com/?action=view_activity&id=296774)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name:

Email:

Address:

Content:

please find attached submission on the TVH proposed SEPP amendment - SSD 9575

IP Address: -

Submission: Online Submission from (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=300922](https://majorprojects.accelo.com/?action=view_activity&id=300922)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

## SUBMISSION – SSD 9575 – PROPOSED SEPP AMENDMENT

### Introduction

I strongly object to the proposed SEPP amendment for reasons outlined in this submission, particularly the over-riding of the many key long-term planning instruments, policies and strategic plans. The Tweed has been subject to a number of major projects over the years and I have never had the misfortune to be witness to the absurd speed and total lack of transparency for such a matter of critical importance to our Shire and its future on so many fronts.

### Description of Proposal

The proposed SEPP will amend the Tweed Local Environmental Plan 2014 (LEP) by rezoning part of 771 Cudgen Rd, Cudgen from Zone RU1 Primary Production and Zone R1 General Residential to SP2 Infrastructure (Health Services Facility), making health services facilities and ancillary uses permissible with development consent. The amendment will also remove the current maximum height of buildings, minimum lot size and floor space ratio controls.

- Of note, as proposed in the *Explanation of Intended Effects* (EIE) for the SEPP it is intended to remove maximum height of buildings for the subject site in the LEP, leaving it open to any height on future development application assessment.

The EIS (pg.31) states the maximum planning envelope is to be *AHD + 19m – AHD + 67.1m*. I have not found a reference of maximum 9-storey in the EIE or EIS. The Concept Proposal of 9-storey is a concept only and as such can change many times prior to the actual final development, as experienced with other concept plans. Thus, the 9-storey concept is ambiguous and misleading relevant to the long term development of the subject site.

### Tweed Shire Vision

The Tweed Shire is a declared *National Landscape* known as *Australia's Green Cauldron*. This mantle a contrast to the gold of the Gold Coast, thus providing the opportunity for a different experience to the Gold Coast rather than a duplication.

Many years of community consultation has resulted in the development and adoption of key long term planning instruments, policies and strategic plans. Key features including Tweed Heads as a Regional City and city hub for services, retaining 3-storey height limits to the south and west of the Tweed Heads City Centre, preserving the character and amenity of the coastal and rural villages, and protection of the environmental values and significant farmlands that underpin the economy as valuable natural resource assets.

- The sudden announcement of a new Tweed hospital, then the announced site selected for the new hospital reveals the government departed from the many key long-term planning instruments, policies and strategic plans. Thus, raising very serious questions regarding governance and the site selection process.



## Planning Chronology

**2006;** under the *Northern Rivers Farmland Protection Project* the Cudgen Plateau (including the subject site) was mapped as *State Significant Farmland (SSF)*

**2011;** lobbying began in earnest for upgraded facilities and services of the Tweed Hospital.

**2013;** the '*Tweed City Centre LEP*' gazetted by the NSW government with Tweed Heads as the city hub for regional services, including health.

The '***Tweed Heads Hospital Redevelopment Master Plan***' (MP) endorsed by the NNSW Local Health District (LHD) Board **4/12/2013**.

**2014;** the MP submitted to Health Minister with detailed \$211.6m budget for 3 Stage expansion, Stage 1 to be completed 2017.

Under the NSW Government's *Strategic Regional Land Use Policy* the Cudgen Plateau (including the subject site) was mapped as *Biophysical Strategic Agricultural Land*.

**2015;** \$48 million budgeted for Stage 1 Tweed Hospital upgrade.

**2016;** consultation undertaken for the NSW government's '*North Coast Regional Plan*'. The government adopts the plan **2017** with Tweed Heads as a Regional City and the growth precinct for the health services at the current Tweed Hospital locality.

LHD Board meeting minutes **7<sup>th</sup> Dec**, "***Board expressed importance of progressing Tweed Heads hospital Stage 1 development.***"

**2017;** LHD Board meeting minutes **29<sup>th</sup> March**, "***NNSWLHD is awaiting formal confirmation on the commitment to fully fund the redevelopment of the Tweed Heads Hospital to the full scope of the Clinical Services Plan.***"

- But then the Minister suddenly announced less than 3 months on, **13/6/17** that there was to be a new hospital built. And **4/4/18** announces the new hospital is to be built on the **SSF** on the Cudgen Plateau (all within 10mths), land that land bankers have sought for many years to have rezoned for development.

The Minister stated his decision for a new hospital came from "*sitting in a meeting with doctors, board members and community representatives*". As there is no such record of his, nor community representatives attendance at the LHD Board meetings it can only be assumed this meeting was behind the scenes with certain persons, including perhaps with vested interests in the rezoning and development of the Cudgen **SSF**. Records indicate the sudden emergence of a new hospital occurred following the changing of the members of the NNSW LHD from May 2016 and sudden dismissal of Board members and replacements in a very short time frame that appears to have not allowed for the required process.

## Consultation

While the *EIS-Appendix H; Principles of Engagement* (1.2, pg.7) are very commendable it is very unfortunate this was not put into practice. No community consultation was undertaken prior to the Minister's announcement of a new hospital **13/6/17**, nor prior to the announced site on the **SSF** on the Cudgen Plateau **4/4/18**.

The community consultation undertaken after the fact, including the extended EOI process, has simply been an exercise to placate the community with no intent to reconsider the decision of the Cudgen **SSF** site.

Following the Minister's announced site in April 2018, Tweed Shire Council (TSC) formed the *Tweed Valley Hospital Reference Group* which I was a community representative and also included professional experts to look at alternate sites.

Health Infrastructure (HI) declined TSC's request to meet with the group or to provide the full *Site Selection Report, Criteria Plan* or respond to queries.

The lack of transparency and total disregard for the many key long-term strategic planning instruments/policies/strategic plans through the hospital process is extremely concerning.

Alarming, 4 days after the EIS for early works was released pre-emptive works have commenced on the subject site with no independent review or consideration of the social, economic and environmental impacts, nor any approval process.

- As HI is the author of both the April/July *Tweed Valley Hospital Development Site Selection Summary Reports* this does not allow for any independence of the site selection process. Further, it is of serious concern that HI continues to refuse the release of the full independent reports undertaken by external consultants.

### **Cudgen State Significant Farmland**

The Cudgen Plateau (including the subject site) was mapped under the *Northern Rivers Farmland Protection Project 2006*. This mapping identified the region's important farmland which is protected from future urban and rural residential development.

Subsequently these lands were also mapped 2014 as *Biophysical Strategic Agricultural Lands* under the NSW Government's *Strategic Regional Land Use Policy*. This land being capable of sustaining high levels of production for a variety of agricultural industries due to its high quality soil and water resources.

Under the *North Coast Regional Plan (NCRP); Direction 11 - protect and enhance productive farmland - the most important farmland has been identified and mapped to support long-term agricultural production*.

- Of note, under the farmland protections public infrastructure is permitted on land mapped as state or regional significance where no feasible alternative is available. As HI refuse to release the full *Site Selection Reports* undertaken by independent consultants it cannot be determined there is no alternative site.

### **Background**

It is well known and on the public record for some years there has been a determined effort by persons with a number of proposals to rezone the Cudgen **SSF** for development. To date all have been rejected due to the protections as dedicated **SSF**.

**1990's**; Anglican Church proposed to develop a private school.

**2005**; rezoning proposal by Coles-Myer for supermarket/residential development.

**2006**; rezoning application for residential development.

**2010**; proposal for a Regional Police Station (rejected by DoP December).

**2011;** subsequent push by persons for Police Station, along with lobbying for **SSF** release.  
**2012;** further push for Police Station to be built on the Cudgen **SSF** failed (Nov.) as did another attempt a month later.  
**2013;** application for senior housing development.

### **Inside Information**

It was not disclosed until the latter half of 2018 that on completion of the new hospital the Tweed Hospital will close (thus, the proposal is indeed the relocation of the Tweed Hospital). However, the very same month the new hospital site was announced April 2018 a report had already been prepared proposing the Tweed Hospital site for housing development.

Also, 3mths prior to the announced site a car parking company took out a contract of sale over land adjacent to the selected site subject to the hospital approval with a holding fee.

A declaration of potential conflict of interest *"around acquiring sites for future development.."* 8mths prior to a new hospital announcement 13/6/17. Then again 2mths prior to announced site selected 4/4/18 re *"acquainted with a party involved in the potential rezoning process."*

Prior to the announcement calling for EOI and despite development on the **SSF** being prohibited Cudgen farmers were approached by a Real Estate advising of a pending opportunity to sell land.

- Information indicates persons had prior knowledge of the relocation of the Tweed Hospital and the selected site was pre-empted.

### **Assessment Process**

In a letter to TSC from the Health Minister **13/8/18** it states, *"The NSW DPE has appointed a consultant to work with Council, the Tweed Valley Hospital project team and other stakeholders in preparing the Tweed City Action Plan. This work will explore opportunities to create a best practice health and education precinct around the catalyst investment in the new hospital and will consider planning scenarios around the hospital campus..."*

- This letter pre-empts the issuing of the SEARs, the submitting of any DA application and EIS, nor any independent review or approval process for the proposed relocating the Tweed Hospital to the Cudgen **SSF**. The letter also indicates there is an intent for much more development *around the hospital campus* on the **SSF**.
- That such planning has commenced prior to any assessment and approval process brings into serious question whether the process is compromised and with a bias to plans already in progress.

### **Conclusion**

- 40 hospitals across the State are being redeveloped and upgraded, however after more than 7yrs of planning for the redevelopment of the Tweed Hospital the same provisions suddenly is no longer applicable to Tweed.

- A Tweed Hospital Tender Document (July 2017) states, “*The Tweed Hospital is a ‘modern contemporary’ Referral Hospital.*” Indeed the majority of the Tweed Hospital is 25yrs and younger.
- The relocation of the Tweed Hospital to the Cudgen Plateau **SSF** will see to the domino effect of the loss of the Cudgen Plateau **SSF**, the fall of the amenity and character of our coastal and rural villages with their 3 storey height limits that the community has fought hard for over decades with proper due process prevailing.
- The removal of more than 700,000 staff, visitors and patients per year out of the Tweed Heads economy will significantly impact the Tweed Heads City Centre viability.
- The limited information available on the site selection is very bias and contradictory, and without the full independent Site Selection Reports and Criteria Plan released it cannot be determined that there is no alternate site.
- The very values of our natural resource assets that support our agricultural and tourism and associated industries with their significant economic benefits to the Tweed region and the Tweed’s own identity separate to the Gold Coast will be lost forever.

91 Ash Drive  
Banora Point NSW 2487

8 October 2018

The Hon. John Barilaro MP  
GPO Box 5341  
SYDNEY NSW 2001



Dear Deputy Premier John Barilaro,

**RE: Tweed Valley Regional Hospital**

As a seventh generation farmer on the Tweed which has been farmed since the late 1800s, I am respectfully writing to entreat you to intervene in the destructive site choice for the new Tweed Valley Hospital made by our Health Minister Brad Hazzard. (If you could be kind enough not to simply refer this letter to the Hon to answer, it would be appreciated - as he is, to some degree, the reason we seek your intervention.) I know I can speak for all the community in saying we are very grateful to be getting a new high quality hospital, and congratulate the Government on its decision to fund it this year.

Our concerns lie solely with your Minister's determination to proceed with building on a very sensitive, indeed currently prohibited, site that by his own public admission was finally selected simply because it was cheapest of all the shortlisted sites. Consequently our beautiful rich red State Significant agricultural farmlands have been deemed "by the experts" to be "the very best site" for the hospital. We feel that the selection process was flawed and his decision really has not sufficiently acknowledged the importance of this land for farming today and for food security for future generations.

Local farmers and community members are astonished that in the middle of the worst drought in living memory, our nearly drought proof lands are to be concreted over. We consider this to be a deplorable decision for which future generations will condemn us, and even more so given that it was done on a National Party MP's watch.

Today 200 residents held a peaceful demonstration outside Geoff Provest's office to voice their displeasure and determination to save the land if they can. It was well covered by local media. Over 7000 people have signed a petition in three months, to be presented to the Lower House and over 600 have signed a petition in two weeks to be presented to the Upper House; more than 6000 have signed the online Change.org petition. All petitions ask for reconsideration of this plan to destroy State Significant fertile farm land, knowing there are other usable sites.

You may not be aware that this decision is a total reversal of your Government's own North Coast Regional Plan, 2036, developed over years of detailed planning and community consultation. It breaks the both the promises to protect the mapped prime agricultural lands AND to maintain and enlarge the Tweed Heads Hospital in Tweed Heads. Yet the change was simply announced with no prior public consultation.

In consequence the Tweed Council's current suite of consultation endorsed planning instruments have been rendered obsolete - this is how seriously the developed vision of our area will be affected.

In doing this, it seems to us the government has betrayed four key stakeholder groups in the coming election

Farmers (the NP voter base) – having their livelihood put under threat

- Tweed Heads Businesses – the Liberal support base led by former Tweed Mayor & Party stalwart Warren Polglase – still silent on the proposed gutting of the CBD.
- Tweed Heads and Tweed Coast residents – traditional conservative inclined retirees or sea-changers who are either losing their hospital or their chosen lifestyle, all by government decree without consultation.
- The electors of NSW who are witnessing what they see as one more glaring example of abuse of those amended planning powers originally intended to facilitate fast release of desirable public infrastructure.

## THE FARMER BETRAYAL

- The North Coast of NSW has a huge share of the top 1% of highly fertile drought resistant lands in Australia.

- In 2004 the government released a study of critical FNC productive farmlands threatened by development & adopted a statutory SEPP protecting this top 1%. It directed Councils to protect them in their statutory plans as well.
- Local developers have since made numerous failed attempts to remove this protection from sites they own.
- The Tweed has only one significant cluster of prime farmland left in the whole valley. 530ha of red soil on the Cudgen Plateau. Clusters below 500ha are deemed non-viable.
- In the 2017 'North Coast Regional Plan 2036' (NCRP) the Planning Minister re-identified these lands as critical for protection, and the Health Minister signed off on it.
- In 2018 the Health Minister advised he was, without prior consultation, taking a large parcel of protected farmland for a hospital because other options were outside his budgeted allowance. Furthermore he advised Tweed Council the Planning Minister had appointed a consultant to develop a "Regional Health Precinct" plan to foster the assembly of additional private health services around this new hospital – planned to grow to 900 beds – larger than the present Gold Coast University Hospital. Recent planning amendments (SEPP) will allow sympathetic development to utilise agricultural zoned land if adjoining the new hospital.
- Despite denials it is obvious the new hospital plan will result in loss of far more prime agricultural land, taking the remnant lands below the threshold of viability so they too will be subject to urban redevelopment, and lost to food production for ever. This predictable destruction will not only be a betrayal of farmers, but of the food security of future generations of unborn Australian children.

## **THE BUSINESS BETRAYAL**

- After several years research & public consultation the 2017 NCRP identified Tweed Heads as one of the only 4 regional cities to be targeted for intense public infrastructure investment, the key to which is having a regional hospital at its core. The Health Minister signed off on that plan, and the local Council adopted it into all its own planning schemes.
- In 2018 the Health Minister announced he was moving the hospital to Kingscliff, and expecting the allied and auxiliary public and

private health services to follow. This exodus will gut the Tweed CBD and nullify years of planning.

- The remaining heavily invested business community depending on the truth of that plan has been hung out to dry. Once again without consultation.

## **THE RESIDENT BETRAYAL**

- Thousands of Tweed Heads Central residents purchased their retirement homes around the current Tweed Heads Hospital as they have need for regular care. Many still do not understand their hospital will close in 2023, trusting the NCRP and the Minister's vague statements that the future role of the site is remains "undecided". They have been betrayed.
- Since 2014 the residents of Kingscliff, have been engaged in a government initiated planning process to identify the future form and focus of their town and its relationship to the agricultural hinterland. It never included a high-rise hospital or loss of the agricultural fringe. The 4 years of consultation in the 2018 draft Kingscliff Locality Plan adopted by Council and the community has now been trashed in the stroke of pen. Once again with no prior consultation.
- The exact size, social and traffic impacts of the hospital are being kept secret until after work commences.
- The government's "sales" approach for this whole sorry debacle has been to divide and conquer, pit neighbour against neighbour, splitting what was once a cohesive community into vitriolic pro and anti hospital-on-farmland factions.

## **THE ELECTOR BETRAYAL**

- Your government came to power on a wave of public outrage against corruption in the planning processes, much of which was alleged to be facilitated by part 3A of the EP&A Act which had been amended to grant absolute power to State Government ministers to decide approval on any development deemed by them to be a major project. You promised to repeal it and replace it with a fairer system.
- The replacement legislation, far from repealing the powers, gave absolute powers to impose publicly funded developments on any community irrespective of any zoning, statutory plans or protection,



- and without prior consultation or transparency of process. The Minister or his delegates remained the Determining Authority. Many
- Sydney region communities have by media accounts discovered this to their pain. Now it is Tweed's turn.
  - Denied participation, the betrayed electors are expected to turn their resentment on the local Member in the March 2019 elections.

The land is not being respected; and we farmers, your traditional support base, are not being respected either, and are furious. The community is upset because of the lack of consultation and continuing secrecy about ultimate plans and impacts. Because of this decision made by Liberal Ministers, the National Party is seriously at risk of losing the seat of Tweed in the March election.

This is the biggest single Government project ever proposed for the Far North Coast. Does it not deserve more consideration? It's being hurried through with short cut processes, despite the main construction now being deferred until 2019/20 FY.

Yet properly done in a considered manner, it will leave a wonderful legacy of your Party in Government. Do you not have to ask yourself Mr. Deputy Premier, is it possible that the biggest betrayal here is actually of the *National Party* itself? The productivity and lifestyle of the residents in this beautiful part of the world is at risk. This is the tipping point for continuing National Party representation on the FNC.

No significant financial or contractual commitment has yet been made on the current site choice. We ask you to review the facts, acknowledge the seriousness of the issues, and bring this matter to the attention of Cabinet while there is still time to rescind what is increasingly evident as a major policy mistake. There is still time to choose a better site.

Respectfully,

A handwritten signature in dark ink, appearing to read "J. Paddon". The signature is fluid and cursive, with a small dot at the end.

Jim Paddon  
Primary Producer

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: Susan Billson

Email: [susanbillson@bigpond.com](mailto:susanbillson@bigpond.com)

Address:

1/13 Vulcan Street, Kingscliff. NSW

KINGSCLIFF, NSW

2487

Content:

My name is Susan Billson (nee Hewett) I have lived in the tweed region with my husband and son for more than 25years. My work has been in sports education and my husband and son have served the community in the Surf Life Saving.

I object to the site and rezoning of Cudgen Road Cudgen. In the first instance the most disturbing. A total lack of community consultation, before publicly announcing in the media.. the acquisition and approval of the site. This was the first of many such untruths. At the time of announcement, there has been no acquisition or DA approval. nor has the later happened.

Secondly.. this lack of transparency, has been shown.... in limited documentation and process of sites excluded.... other than the taking up and rezoning of State Significant Soil.

Now long awaited documentation has been provided. The insufficient time allowed for the community to absorb, interpret and respond .

There is a definite case,,, for ABUSE OF PROCESS, As pre emptive works have been started, with the arrival of machinery at site and construction of fencing. There is NO development Consent.

Thirdly... Kingscliff as a beachside township, enjoying the reputation and income of one of Australia's top tourist and food bowl destinations. With Storm water pollution to pristine swimming creek, loved by tourists WILL BE LOST.

The preposed site, will limit food production, now and into the future The proposed rezoning WILL CHANGE THE ABILITY FOR THE LAND TO REMAIN RURAL. This area, which has one of the states highest rainfalls....and was little effected through the just gone massive drought.. Surely FOOD for our country should be a top priority. When we already only produce 30% of Australia's food needs. . The congestion of parking and road access to this MASSIVE DEVELOPMENT in an area confined by the eastern seaboard and Tweed River... being limited to approx a 5 kilometre and 10km radius respectively.

THIS SITE, can also become LAND LOCKED as proven, in the recent floods of this year.

IN CONCLUSION, it would be wise to note the recent debacle of the Northern Beaches Hospital.

Sydney. And the continuing LACK OF DEMOCRACY , LACK OF DUE PROCESS (when over 8,000 signatures against .. have been tabled in the Upper and Lower house of NSW Parliament.

It would appear a far better, infrastructure cost effect, flood resistance ..site. Would be to re develop the existing hospital at Tweed Heads

IP Address: - 1.144.105.88

Submission: Online Submission from Susan Billson (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297399](https://majorprojects.accelo.com/?action=view_activity&id=297399)

Submission for Job: #9575 New Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital  
[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: Susan Billson

Email: [susanbillson@bigpond.com](mailto:susanbillson@bigpond.com)

Address:

1/13 Vulcan Street, Kingscliff. NSW 2487

KINGSCLIFF, NSW  
2487

Content:

My name is Susan Billson (nee Hewett). My husband myself and son, have lived in the tweed region for over 25 years. Our community involvement extends to sports education and husband and son active members of Surf Life Saving.

I object to the use and rezoning of State Significant Soil.

To cover this soil with concrete would be a travesty. When the country has been racked with drought. Australia being one of the driest area's in the world. At present only producing 30% of it's food.. The region has one of the highest rainfalls in Australian the loss of to Australia's future resource. Would have us importing more and more of our food.

. Surely Food and Water... are our most valuable resource.

My second objection... is that Kingscliff township does not have the ability to support such a massive development.and the associated infrastructure. There is no doubt that the allocated proposed land, would start to require future expansion onto the red soil, thus by taking more and extending to over the required 30% to remain rural... hence the total loss of the valuable food bowl. to developers.

The ENVIROMENTAL IMPACT, will be huge. Rainfall running over concrete, into storm water drains, into the now pristine creek and clean ocean. This will effectively destroy any value the area receives, through TOURISM. Also, effective the correct drainage, through the soil into bird and fish breeding wetlands.

PARKING TRAFFIC FLOW AND ACCESS will become a nightmare. As the proposed site's proximity to the eastern southern seaboard, and tweed river. Will virtually lock it into such a confined access.

LAND LOCKING will and does occur with flooding. Making tweed residence north of the Tweed River, UNABLE TO ACCESS.

I propose the Actual Redevelopment of the existing site. Where access by roads, lack of flooding and local need, by surrounding retirement villages; has proven to be a SUCCESSFUL SITE.

IP Address: - 1.144.105.88

Submission: Online Submission from Susan Billson (comments)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297386](https://majorprojects.accelo.com/?action=view_activity&id=297386)

Submission for Job: #9659

[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0

[https://majorprojects.accelo.com/?action=view\\_site&id=0](https://majorprojects.accelo.com/?action=view_site&id=0)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I wish to object to the site the Government has chosen for the new mega hospital to be built on the beautiful, fertile red soil of the State Significant Farmlands at Cudgen.

- Claims were made in the EIS that the community was consulted. There was no community consultation in this process. The Regional Plan was in place which was revised in 2017. This was overturned by Ministerial decree to move the hospital from the City of Tweed Heads to the town of Kingscliff. From our Regional city to the fertile, protected, farmlands of Cudgen bordering the beach side tourist centre of Kingscliff. The first we all heard about this was when the Minister announced the new site.

Now that the community is involved they have signed petitions, (8000 names) submitted objections with alternate sites and demonstrated to try to gain the government's attention and plead with them to reconsider this inappropriate site.

Please stay with the approved Regional Plan and redevelop the existing Tweed Hospital or if a greenfield site is needed there are many, many sites which have never been seriously considered by the planning committee.

This land was compulsory acquired so the government could have considered many other sites that were not offered for sale. There is no doubt amongst locals that this will destroy the State Significant Farmlands and it is all so unnecessary.

Moving the hospital from Tweed Heads is unfair to residents and business owners in Tweed Heads. The hospital is the key economic driver for business and many residents have invested their life savings to live close to the hospital and other existing medical facilities in this area.

A development of this size will have a massive impact on the coastal town of Kingscliff. Our tourist industry has developed around our unspoiled beaches and the adjoining rural towns and farmlands. This community has fought to maintain a three story building height limit in Kingscliff and all the coastal villages. A building of this size will destroy the character of the town and be the thin end of the wedge as far as building regulations go. Multi-storey buildings that the community has fought so hard against will become the norm.

The State Government valued this farmlands so much that it gave them special status of State Significant Farmlands but this zoning was so easily overturned without any local consultation.

Kingscliff was a village and is now considered a town. However the roads and infrastructure will not cope with the extra cars and people that will come with this development. No money is allowed in the hospital funding to upgrade or improve the roads that will service this State Government facility.

No weight has been given to the fact that the Tweed Shire Council passed a resolution to oppose siting the new hospital on State Significant Farmland. They were not consulted about this awful decision. This is not community consultation and ratepayers are now expected to find the money to fund the additional roads that will be necessary.

When the Tweed area was flooded in 2017 Kingscliff and the farms were cut off. The residents of Tweed where most of the elderly have chosen to live were cut off north of the river which is why the existing Tweed Hospital is more appropriate. People who have bought property to live close to the hospital will be disadvantaged. This is contrary to claims made in the EIS that this site has improved flood access.

This Hospital Development will severely impact Kingscliff residents' quality of life. We have all witnessed the problems that come with huge hospital developments. Intense urbanisation, traffic congestion and parking demands.. The roads are already clogged and parking limits have recently been introduced as the town is struggling to cope with its popularity. 24 hour ambulance and helicopter arrivals, 24 hour floodlighting and 7000 extra people working at and visiting the hospital will affect the quality of residents' life and threaten native fauna in the reserves that adjoins this site.

Please reconsider this site. It is so unnecessary. There are so many more appropriate alternatives available including sites that have never been considered.

IP Address:

Submission: Online Submission from (object)

[https://majorprojects.accelo.com/?action=view\\_activity&id=297364](https://majorprojects.accelo.com/?action=view_activity&id=297364)

Submission for Job: #9575 New Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_job&id=9575](https://majorprojects.accelo.com/?action=view_job&id=9575)

Site: #4045 Tweed Valley Hospital

[https://majorprojects.accelo.com/?action=view\\_site&id=4045](https://majorprojects.accelo.com/?action=view_site&id=4045)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

Content:

I wish to object to the plan to build a regional hospital on State Significant Farmland when there are other sites available.

- I am a resident of Kingscliff of 30 Years and this planned hospital is devastating for local residents who have settled here and brought up families in the quiet seaside town. We were secure in the knowledge that a regional plan was in place to prevent this kind of massive over development.

-A regional plan was already in place supported by our local council and the community to redevelop the existing site of the current Tweed Hospital. If this is not acceptable other, more appropriate, sites are available around the Tweed Area. I was at the meeting when the Minister was asked why he was departing from the approved regional plan and his answer was that he had changed his mind. So much for community consultation.

-The proposed site is on State Significant Farmland which is zoned RU1. The government and the community need to protect it for us and for future generations. This farmland provides local employment and food security. It enhances Kingscliff and the surrounding area as a tourist location famed for its beautiful beaches and its rural surroundings.

-If this 450 bed hospital development goes ahead it is already documented that it will eventually expand to 900 beds. The Minister for Planning and Environment has announced plans for an extended "Regional Health Services Precinct" next to the hospital. Imagine the additional farming land that will be appropriated to make this a reality. The remaining farmland will become nonviable as farms. We only need to lose an additional 30 ha for the farmland to lose its special protection status. Do we really care so little for the farmers in this area who are leading this fight. This land is rich, red volcanic soil which is drought proof. It has been receiving much rain while the rest of NSW is in the grip of the worst drought in decades.

-The community of Kingscliff has fought a battle for years to maintain our 3 story building height limit. This multi story building will be the thin end of the wedge. So yet again the community's wishes will be disregarded.

-Developers have been trying to develop the plateau for years with plans for a private school, a Police Station and Aged Care Facility, all of which were rejected by the community who value the farmland. The remaining farmland will quickly be rezoned to support facilities associated with the hospital.

- Kingscliff is a small community. Our lifestyle and tourist industry is based around the beautiful

beaches and farmlands growing local produce for the gourmet food and restaurant industry which has become so sought after as locals and tourist tire of crowds and imported food.

Please consider these objections and select either an alternate greenfield site or reconsider the original plan to develop the existing Tweed Hospital.

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IP Address: [REDACTED]

Submission: Online Submission from [REDACTED] (comments)  
[https://majorprojects.accelo.com/?action=view\\_activity&id=297321](https://majorprojects.accelo.com/?action=view_activity&id=297321)

Submission for Job: #9659  
[https://majorprojects.accelo.com/?action=view\\_job&id=9659](https://majorprojects.accelo.com/?action=view_job&id=9659)

Site: #0  
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