

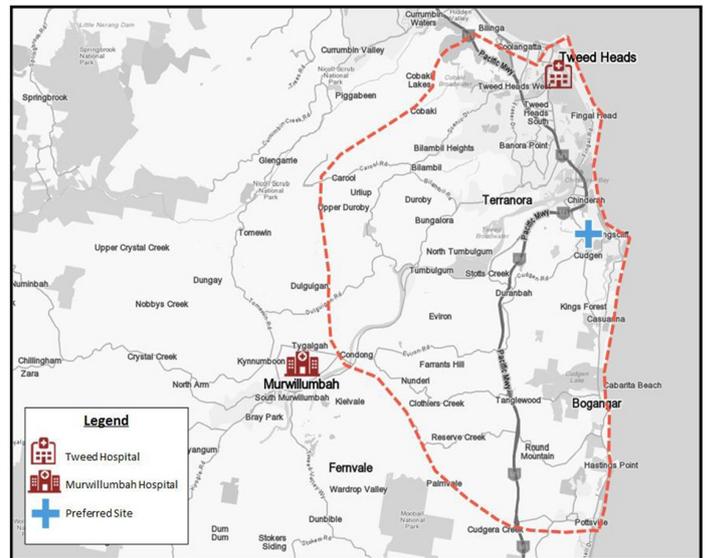
A new site to build the future of health for Tweed Valley

The NSW Government announced \$534 million for a new state-of-the-art hospital on a greenfield site for the Tweed Valley region in June 2017.

Selecting the right site for the new Tweed Valley Hospital is vital to ensure that it will service the health needs of the community now and into the future.

Following a comprehensive selection process, the site for the new hospital has been announced on land west of Kingscliff.

Right: Map of site selection area showing current hospital and the location of the site for Tweed Valley Hospital.



The process of selecting a site

A publicly advertised expression of interest (EOI) process commenced in August 2017 and attracted a strong response of around 20 sites.

A further 11 sites and a number of study areas were also evaluated to ensure all potential options were considered.

The EOI sought available land from Tweed Heads to Pottsville and up to 15km inland; with a developable area of 8 to 16 hectares; easily accessible and close to a main arterial road link.

Flooding is a key risk across the region, and the new hospital needs to be developed above the 'Probable Maximum Flood' level to ensure that it will not need to be evacuated due to flooding.

Many sites were discounted as not feasible due to flooding or requiring major road upgrades.

Right: Map showing the 23-hectare site, opposite Kingscliff TAFE and between existing residential areas of Kingscliff and Cudgen.

Evaluation and consultation

Evaluation of sites was informed by due diligence investigations undertaken by expert independent advisers across a broad range of disciplines and overseen by an independent probity auditor.

Consultation with representatives of key stakeholder groups was undertaken in late 2017. The site was identified at the conclusion of this extensive process.



About the site

Above flood levels - 16 hectares of land above the Probable Maximum Flood level with good street frontage and various access points. There is alternative road access for the southern population if the M1 and Tweed Coast Road are closed due to flooding.

Existing road network - located close to the M1 and adjacent to a major road (Tweed Coast Road), which has already been identified for duplication. Other local road upgrades are planned to the west of Kingscliff to support residential developments, which will further improve access to the area.

Easily accessible by all the community - well located to service existing and future population centres across the Tweed Valley. Around 70% of the Tweed Local Government Area will be able to access the hospital in under 30 minutes; and with an average peak travel time equivalent to the existing Tweed Hospital site.

Healing environment - the site sits on a north facing ridge, which maximises access to nature, light and panoramic views to the mountains and the coast. The hospital can be effectively designed to utilise the slope of the land to maximise amenity and views while efficiently delivering hospital services.

Health and Education campus potential - the large site allows for future hospital expansion as well as future planning for a broader health and education campus without encroaching on surrounding areas. The location opposite Kingscliff TAFE, as well as the major population centre in Kingscliff, provides opportunity to build on existing urban infrastructure and leverage education partnerships.

Utilises existing and planned infrastructure - major utilities (electricity, water, telecommunications etc.) are available in close proximity to the site and the site is able to utilise the established and planned road network. This will enable funding to be directed towards building the best possible hospital and achieving the target timeframes.



Probable Maximum Flood impacts across the Tweed Valley

Why do we need a new hospital?

Recent clinical services and masterplanning studies have concluded that the existing 4 hectare Tweed Hospital site is at capacity and insufficient to support the long-term healthcare needs of the Tweed Valley community.

The 2017 floods demonstrated that access to the current hospital is impacted by flooding; and further studies have confirmed that the existing hospital would need to be evacuated in the event of a major flood.

Next steps...

The NSW Government decision on the site for the new Tweed Valley Hospital initiates the site acquisition process and development of planning approval submissions.

Meanwhile, the process of planning the services and functions of the new hospital will continue to be worked through in close consultation with the Project User Groups.