

SITE SELECTION

FAQ's

What areas were considered for the new hospital?

The publicly advertised expression of interest (EOI) process sought available land suitable for development of the new Tweed Valley Hospital within an area extending from Tweed Heads to Pottsville and up to 15km inland; with a developable area of between 8 and 16 hectares; easily accessible and close to a main arterial road link; and available for development from late 2018.

Where is the site located?

The site sits on the urban side of Cudgen Road, opposite Kingscliff TAFE and between the existing residential areas of Kingscliff and Cudgen, with future residential developments planned to the north.

How was the site selected?

A publicly advertised expression of interest (EOI) process commenced in August 2017 and attracted a strong response, with around 20 sites put forward. To ensure all available options across the region were considered, a further 11 sites and a number of study areas were also considered.

Potential sites were evaluated against a comprehensive set of criteria, informed by due diligence investigations undertaken by independent experts in each of the following disciplines:

- Aboriginal Heritage
- Acoustic
- Architecture
- Aviation
- Bushfire
- Cost Management
- Ecological and Natural Heritage Constraints
- Flooding
- Geotech/Environmental/Contamination/HAZMAT
- Health Service Planning
- Surveyor
- Traffic/Transport
- Town Planner
- Topography/Stormwater
- Utilities

The site selection process has followed robust NSW Government requirements for the selection of land for the public purpose and for infrastructure use.

The announced site is 23 hectares, with a developable area of 16 hectares above the Probable Maximum Flood level. It is located close to the M1 Pacific Highway and is accessible by a number of alternative routes. The relatively elevated position of the site provides panoramic views to the mountains and the coast, supporting a healing environment, and the size of the site provides the opportunity to develop a broader health and education campus over time.

Another important feature of the site is that it is easily accessible; meaning it is well placed to service long-term population growth and will support the network of other healthcare facilities and services. Around 70% of the Tweed Local Government Area will be able to access the new hospital in under 30 minutes, with average peak period travel times across the region equivalent to the existing Tweed Hospital.

Will information on the sites considered but not selected be made available?

Expression of interest (EOI) proponents were notified of the selected site on the day of the Government announcement and have been offered debriefs. Once the requested debriefs for EOI proponents have been completed, the project team will provide an overview of the areas in which sites were investigated and the key issues and considerations applicable to each area.

Tweed Valley Hospital Development

Will agricultural/farming land be used for the hospital?

The site has mixed zoning including agricultural (70%), nature reserve (20%) and residential (10%). A process will be undertaken for the agricultural area currently mapped as State Significant Farmland to permit development of a new major hospital and support development of a health and education campus over time. This area of the site represents approximately 0.13% of the total State Significant Farmland (SSF) mapped for the NSW Far North Coast.

The location of the site will not fragment the Cudgen Plateau and should limit flow-on impacts to other SSF. The site sits on the far northeastern tip of the agricultural area - it is on the urban side of Cudgen Road, opposite Kingscliff TAFE and between existing residential areas of Kingscliff and Cudgen, with future residential developments planned to the north. Its large size (with the area targeted for hospital development approximately four times larger than the current Tweed Hospital site) allows for future hospital expansion and health and education developments without encroaching on surrounding areas.

Strengthening partnerships between Health and TAFE provides further opportunity to ensure that all health and education and supporting developments can be accommodated across these two large and collocated sites into the future.

The existing nature reserve on the site will provide views from the hospital and will be preserved outside of the development area.

What does the planning approval process entail?

The planning approval process will include public exhibition of information and consultation with key government departments and the community to make sure that the benefits and environmental impacts of developing the new Tweed Valley Hospital on the site are fully considered. The planning approval process will commence later in 2018.

Is the site prone to flooding?

Flooding is a key risk for the Tweed Valley region and flood protection requirements for hospitals are more stringent than for residential developments.

Key requirements are that the hospital would not need to be evacuated in the event of a major flood; the availability of alternative routes to ensure access for delivery of essential supplies; and that the local communities would be able to access health services from other hospitals if roads are ever inundated by flood waters.

The announced site has 16 hectares of land above the Probable Maximum Flood level and there is alternative road access for the southern coastal population if the M1 and Tweed Coast Road are closed due to flooding. This will help maintain access to acute hospital services for the population south of the Tweed River, with population centres to the north able to access Robina Hospital within approximately 30 minutes.

Why has a site south of Tweed River been selected?

The site is well located to service existing and future population centres across the Tweed Valley.

Population projections indicate substantial growth to the south of the Tweed River, and moving the hospital will improve access for the southern and Murwillumbah populations as well as maintaining good access for northern areas of the catchment.

Around 70% of the Tweed Local Government Area will be able to access the new hospital in under 30 minutes, with average peak period travel times across the region equivalent to the existing Tweed Hospital.

Tweed Valley Hospital Development

How will the site be acquired?

The site is privately owned and was put forward by the land owner in response to the expression of interest (EOI) process. At this stage, Health Infrastructure has not been able to reach agreement with the owner on the price for the land.

Health Infrastructure will seek to reach a negotiated settlement with the owner of the site in parallel with progressing relevant planning approvals. The negotiation and site acquisition process will be undertaken in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

What are the plans for community engagement on the site selection for the new hospital?

Following the Government announcement of the site for the new Tweed Valley Hospital on 4 April 2018, the project team commenced a program of stakeholder briefings including the Medical Staff Council and staff forums at The Tweed Hospital and Murwillumbah District Hospitals. The landowner and tenants of the announced site were notified and other EOI proponents were offered a debriefing on the evaluation of their site.

Following these meetings, a program of broader community engagement will be completed. These activities are planned to include meetings with established community groups, such as the local Business Chambers, as well as community information pop-ups and other community meetings.

A community reference group is also being established to provide community and consumer perspectives in to the planning for the new Tweed Valley Hospital. The membership will expand on existing community and consumer engagement structures and will be developed to ensure there is broad representation from the community. The group will participate and contribute throughout all phases of this exciting development for the Tweed Valley. An expression of interest will be issued shortly for additional members.

Project User Groups were established in late 2017, with the initial membership reflecting a cross-section of staff from Northern NSW Local Health District. The membership of these groups will evolve over the planning and design phases of the new hospital to incorporate valuable input from patients, carers, as well as other consumers of healthcare services.

What will happen to The Tweed Hospital site?

The process to plan, design and construct a hospital of this size takes a number of years to complete. In the meantime, a program of interim works will be undertaken at The Tweed Hospital to assist in meeting the needs of the community until the new hospital opens, and services are transferred.

The future of the existing Tweed Hospital site will be subject to a decision by NSW Government closer to the time that services will be transferred to the new Tweed Valley Hospital site.