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## \$250m CUDGEN CONNECTION TO DELIVER A HEALTHY NORTH COAST COMMUNITY

MEDIA RELEASE  
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- *5.7Ha health, education and community precinct adjacent to Tweed Valley Hospital;*
- *Proposed new university campus, aged care facilities, essential worker housing, private hospital, medi-hotel, allied healthcare, community hub and farmers' markets;*
- *Creates 1,000 jobs; catalyst to stimulate the local economy; addresses border closure issues;*
- *Koala Research Centre, business incubator and community services aimed at mental health and suicide prevention within community hub.*

The proposed new project, Cudgen Connection, will help deliver a standalone health, education and community precinct providing jobs and essential worker housing on the Tweed Coast, as announced today by joint partners Centuria Capital Group and Digital Infratech.

More than \$250 million will be invested in delivering a new university campus, aged care facilities, essential worker housing, private hospital, medi-hotel, specialist and allied healthcare, rehab pool, gym, community hub, farmers' market, eateries and an amphitheatre set in parklands on 5.7 hectares adjacent to Tweed Valley Hospital and near Kingscliff TAFE.

"This is a significant opportunity to provide the Tweed community with its own health services, education facilities and job-creating infrastructure. In particular, the COVID-related border closures have highlighted the need for a health and community precinct within the region rather than relying on Queensland services," said Andrew Hemming, Centuria Healthcare Managing Director.

Cudgen Connection will create about 1,000 new long-term jobs in the health, education, training and service industries and hundreds more in the design and construction phases on the Tweed Coast. It will also employ world class sustainability features, childcare facilities, community and public spaces and a children's playground.

At the heart of Cudgen Connection will be a community hub to house a Centre of Excellence for Koala Research, operated by the Koala Research Foundation Australia, a business incubator and not-for-profit organisations that focus on much-needed mental health, youth, suicide prevention and other services. The hub will also showcase the region's farming and arts communities.

Allan Larkin, Digital Infratech Director, said, "What we are proposing is a new opportunity to elevate the region's community and economic prospects. It's a new chapter in the Tweed's history that will harness local employment opportunities, stimulate fiscal prospects as well as address much-needed health services and community support, which will enable the Tweed to be self-sufficient. Cudgen Connection will also enhance the provision of affordable housing, while providing further public transport options to encourage local connectivity and commuting."

"Our Cudgen Connection Community Engagement Program (CCCEP) intends to draw on the extensive experience and talent in the community to collectively bring local civic and social concepts to fruition through a collaborative, like-minded approach. It will bring together established and emerging industry leaders to help design the hub, shape its offerings and deliver a thriving and prosperous community."

# Cudgen Connection

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As a health, education and community precinct, Cudgen Connection will support emerging and growth industries, attract innovation and investment and encourage lifelong opportunities for education and training that younger generations won't have to leave the region to source. According to Mr Larkin, this will require better, faster data.

"Digital Infratech is currently installing a high-speed fibre cable network from a new undersea cable landing station on the Sunshine Coast to South East Queensland, with the opportunity to expand this to Cudgen and northern New South Wales," Mr Larkin said.

"The availability of this high-speed data connected directly to the world will empower Tweed and northern New South Wales businesses, universities, health facilities and general data consumers and encourage and facilitate the high-end industries needed to create and sustain highly skilled, highly paid jobs of the future."

The masterplan also proposes a hub-and-spoke public transport initiative, which intends to improve the local public transport experience. This will enable and encourage public transport in a region where more than 38 per cent of jobs for Tweed residents are outside the shire and thousands drive to work each day in private cars.

Centuria's Andre Bali said, "Cudgen Connection presents a unique opportunity to create long-term, sustainable local jobs in key areas for the local region. People will work closer to home, spend more quality time with their families, use their cars less and work in world-class facilities.

"Cudgen Connection is a preliminary concept that aims to stimulate the regional economy. It is a unique example of how the private sector can generate a fiscal impetus, especially in the current COVID-impacted period, while also being a catalyst for immediate and lasting tax revenues across all levels of government."

The Cudgen Connection project team is made up of Centuria and its subsidiary Centuria Healthcare, Digital Infratech, Kingscliff-based town planners Planit Consulting, architects Cottee Parker and project managers Blades Project Services.

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## About the Project Team

Centuria Healthcare is part of the wider ASX-200 listed Centuria Capital Group (ASX: CNI), which has more than \$18 billion of funds under management. Centuria Healthcare is a specialist funds manager of healthcare real estate assets across Australia.

Digital Infratech is a multidisciplinary group involved in technology, manufacturing, construction and infrastructure.

Cottee Parker is a firm of master planners and architects who work on projects across Australia.

Planit Consulting has worked on town planning, urban design, civil engineering, ecology and landscape architecture projects across Australia.

Blades Project Services has led and reshaped the Queensland and NSW property landscape over 30 years.