

## **Bogangar/Cabarita Beach Locality Plan & Pandanus Parade Master Plan**

Preparation of the Bogangar/Cabarita Beach Locality Plan and Pandanus Parade Master Plan is in response to a number of issues identified by the local community.

The purpose of the two Plans is to:

- Identify a vision for Bogangar/Cabarita Beach and identify how the area will grow and develop in the future.
- Adopt a planning framework that includes development design guidelines for the village, which will reinforce the seaside village character of the area and improve the public amenity of the village.
- Establish a central meeting place/area of open space that will attract residents and visitors at different times of the day, week and year.
- Provide opportunities to link the beach with the main commercial district of the town centre and foster opportunities to enhance the viability of local businesses.
- Improve the safety of pedestrians throughout the village particularly on Tweed Coast Road and within the town centre.
- Provide car-parking to serve the needs of residents and visitors to the village alike.

The three options, City Plan Services Green Square option, the alternative proposed by the Cabarita Beach Bogangar Residents Association and others, and Council's compromise option have been assessed with these considerations in mind.

## ***Key Features of City Plan Services' Green Square Option***

- Bulk of the subject area divided into open space and mixed-use development.
- Pedestrianisation of Pandanus Parade
- Crust development (adjacent to surf club) of Council owned land to a height of two (2) storeys.
- Mixed-use development of Council and privately owned land along northern edge of site. Varying building heights but no greater than three (3) storeys.
- Through laneway between Pandanus Parade and Palm Avenue incorporating a number of car-parks.

### ***Advantages***

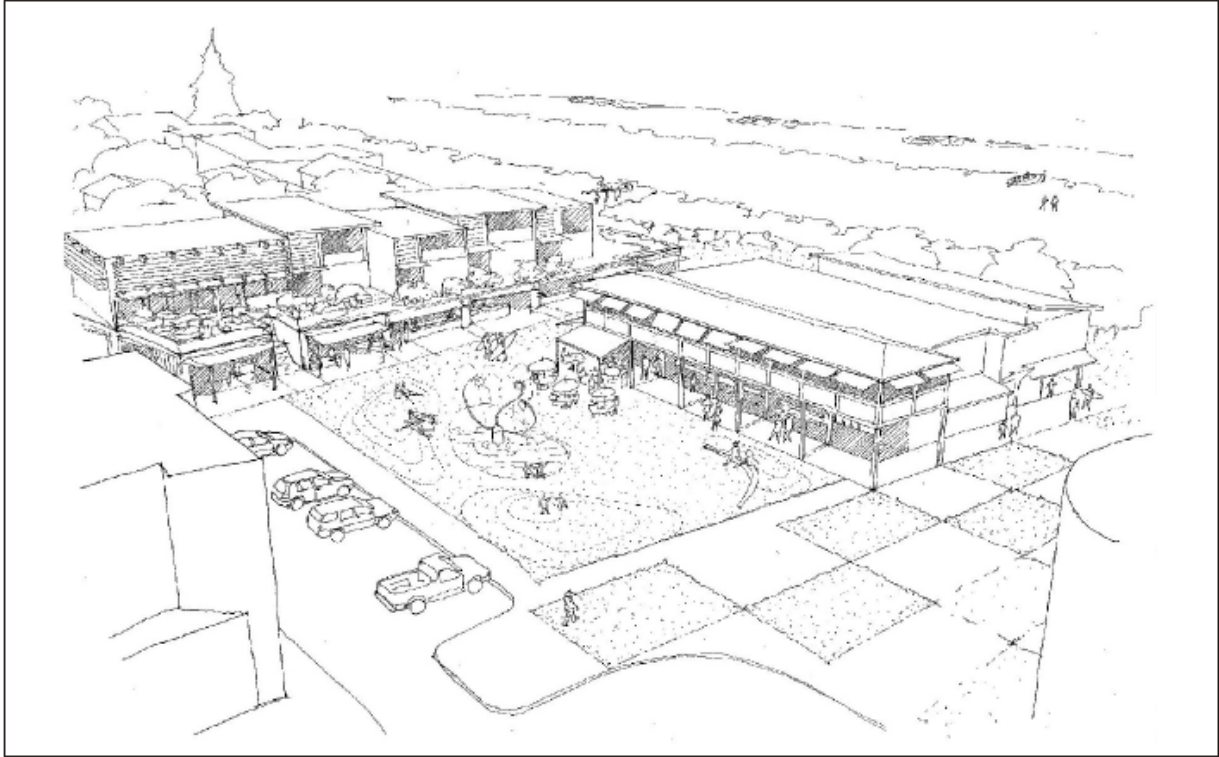
- Improved visual and physical amenity
- Opportunity of on-going revenue source for Council/Community
- Greater level of pedestrian safety and accessibility – design encourages people to walk around/experience the village/town.
- Open space, which attracts a variety of users at differing time periods (everyday/weekly users vs. peak event users)
- Maintenance of important view corridors
- Car-parking for elderly/mobility impaired.
- Functional rear access to commercial development fronting Tweed Coast Road
- Diversification of commercial opportunities
- Enhanced casual surveillance of public areas – less opportunity for acts of crime to occur.

### ***Disadvantages***

- The level of car-parking provided is limited – will potentially need regulation (designation of users, time constraints, policing).
- Implementation of the full design concept is reliant on either the acquisition of privately owned land or the owner of that land agreeable to further developing their land.
- Implementation of the design is reliant on the owners of 'The Beach Resort' due to the covenants over part of the subject site, which they have an interest. However, implementation of the design is considered to provide direct benefits to the tenants of 'The Beach', hence it is probable that the present owners, Resort Corp, would be agreeable to the adoption of the plan.
- Design requires the re-subdivision of part of the site (Lot 1+2 Sec 5 DP 29748).



**City Plan Services' Pandanus Parade Precinct – Green Square Option**



**City Plan Services' Pandanus Parade Precinct – Green Square Option**

## ***Key Features of the Cabarita Beach Bogangar Residents Association's Option***

- Bulk of land within the subject area to be used exclusively for car-parking.
- Small area of open space.
- Part pedestrianisation of Pandanus Parade (to western wall of surf club) subject to the prohibition of permanent commercial uses within the pedestrian area.
- Development of Council owned land restricted to area immediately west of surf club on Lot 1 DP 1083851 subject to:
  - Maximum building height of two (2) storeys.
  - Provisions to maintain the private amenity of adjoining properties.
  - Stringent landscaping requirements.
- No change to the adopted development standards for Lots 8 & 9 Sec 5 DP 31209 (Stuart Reid property) subject to the provision of a zero lot line/development setback along the southern boundary of the property.
- Payment of \$250 000 to the surf club in lieu of lost opportunity to expand the surf club.

### ***Advantages***

- Provision of car-parking adjacent to the beach.
- Provision of open space
- Opportunity for on-going revenue source for Council/Community
- Maintenance of important view corridors
- Proposal does not include privately owned land

### ***Disadvantages***

- Maintenance of pedestrian vs. vehicle conflict within Pandanus Parade
- Open space provides for only peak event users. It is unlikely everyday/weekly users would be attracted to designated open space due to quality of other open space areas in the village i.e. immediate foreshore area, beach, and headland.
- Revenue potential is considerably less than that which can be achieved by implementing City Plan Services green square design option. The revenue will fall short of what would be required to implement other identified elements of the proposal i.e. streetscaping, open space improvements, and additional car-parking.
- Likely to negatively impact on local traders in CBD area – limited potential for incidental trade (reduced level of attraction in CBD area means traders will have to work twice as hard to attract people to their stores).
- Design does not encourage people to walk around/experience the village/town.
- The amount of additional car-parking will not meet the future needs of the community. People will still be required to access car-parking on the western side of Tweed Coast Road.
- Implementation of the design is reliant on the owners of 'The Beach Resort' due to the covenants over part of the subject site, which they have an interest. As there is a limited perceived benefit to the tenants of 'The Beach' it is considered unlikely that the present owners, Resort Corp, would be agreeable to the adoption of the plan.



Cabarita Beach Bogangar Resident Association Pandanus Parade Precinct Option

## ***Key Features of Council's Compromise Option***

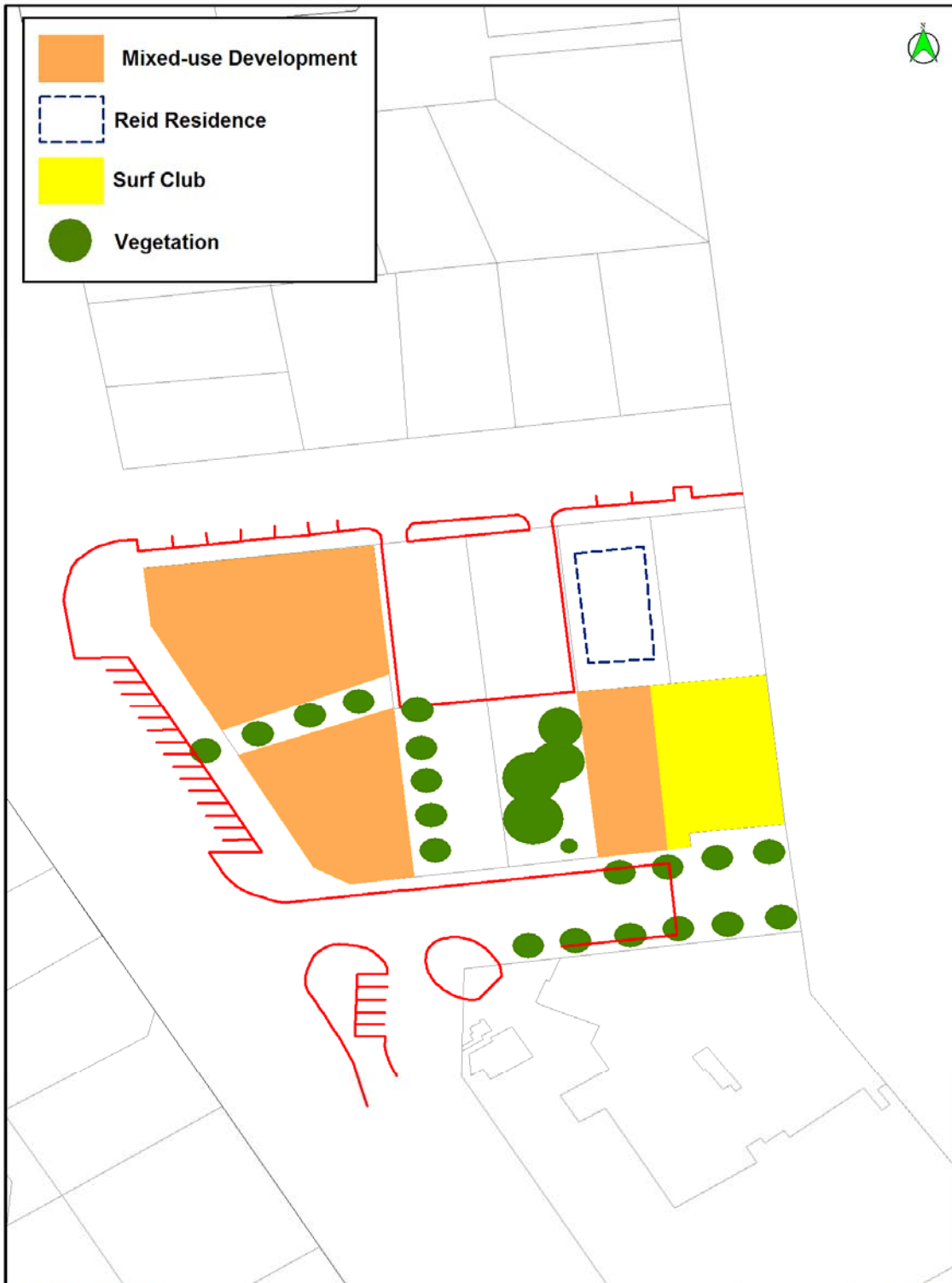
- Identified proposal to be implemented in two distinct stages. The first stage is to be reported to Council and recommended for adoption. The second stage is to form the basis of the report to Council but not recommended for immediate actioning. The second stage is considered a longer term option and is to be considered at a future date by Council.
- The first stage to be implemented within a short-timeframe and includes:
  - Bulk of the subject area divided into open space and car-parking.
  - Development of Council owned land, to a height of 13.6 metres, limited to area immediately west of surf club on Lot 1 DP 1083851 and Part Lot 5 Sec 5 DP 29748.
  - Part pedestrianisation of Pandanus Parade (to western wall of surf club).
  - No change to the adopted development standards for Lots 8 & 9 Sec 5 DP 31209 (Stuart Reid property).
- The second stage to be implemented over the long-term and includes:
  - Bulk of the subject area divided into open space and mixed-use development.
  - Additional part development of Council owned land for mixed use purposes. Includes varying building heights but is to be no greater than a height of 13.6 metres.
  - No change to the adopted development standards for Lots 8 & 9 Sec 5 DP 31209 (Stuart Reid property).

### ***Advantages***

- Improved visual and physical amenity
- Provision of open space that is of a size likely to attract a variety of users at differing time periods (everyday/weekly users vs. peak event users)
- Revenue potential that will enable the other identified elements of the proposal to be implemented i.e. streetscaping, open space improvements, and additional car-parking.
- Diversification of commercial opportunities.
- Long-term design encourages people to walk around/experience the town.
- Maintenance of important view corridors.
- Provision of car-parking adjacent to the beach.
- Enhanced casual surveillance of public areas – less opportunity for acts of crime to occur.

### ***Disadvantages***

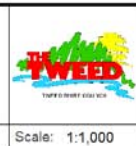
- The amount of additional car-parking will not meet the future needs of the community. People will still be required to access car-parking on the western side of Tweed Coast Road.
- Maintenance of pedestrian vs. vehicle conflict within Pandanus Parade.
- Implementation of the design is reliant on the owners of 'The Beach Resort' due to the covenants over part of the subject site, which they have an interest. However, implementation of the design is considered to provide direct benefits to the tenants of 'The Beach', hence it is probable that the present owners, Resort Corp, would be agreeable to the adoption of the plan.
- Implementation of the full design concept requires the re-subdivision of part of the site (Lot 1+2 Sec 5 DP 29748).



© TWEED SHIRE COUNCIL 2007  
 Although all care has been taken with the production of this map, the TWEED SHIRE COUNCIL, its Employees, Officers and Consultants can not be Responsible for any Errors, Omissions or Inaccuracies in respect to the information supplied in this map.  
**DO NOT SCALE**  
**COPY ONLY - NOT CERTIFIED**  
 P.O. Box 816 Murwillumbah, NSW, 2484 Tel: (02) 6670 2409 Fax: (02) 6670 2463

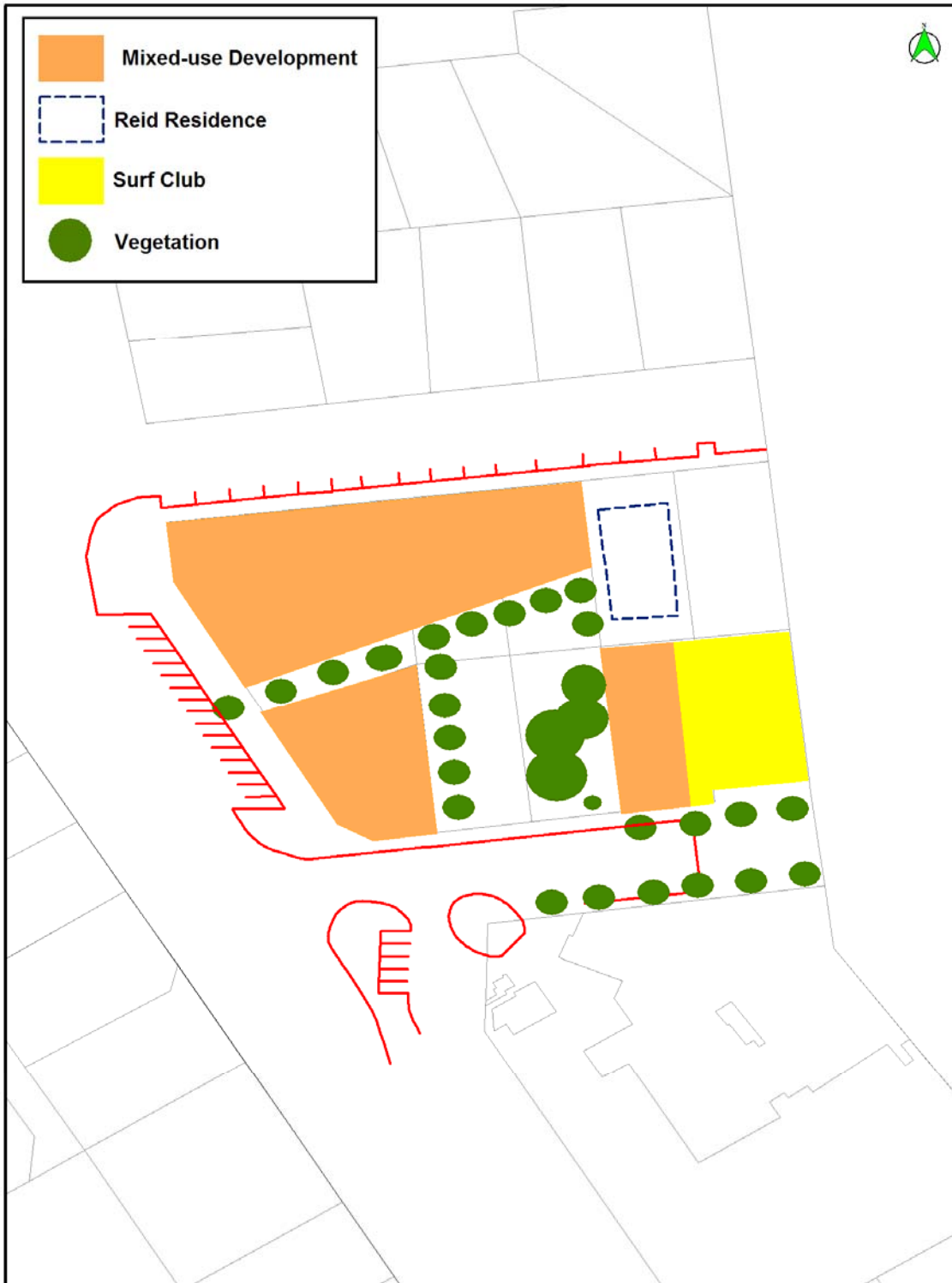
*Tweed Shire Council*  
 Pandanus Parade Precinct  
 Compromise Design - Stage 1

File: N:\MapInfo 7...A4P Site Plan.Wor Author: C.Davis Date: 6/Nov/2007



PLANNING REFORMS UNIT  
**Site Plan**  
 Scale: 1:1,000 Sheet: 1 of 1

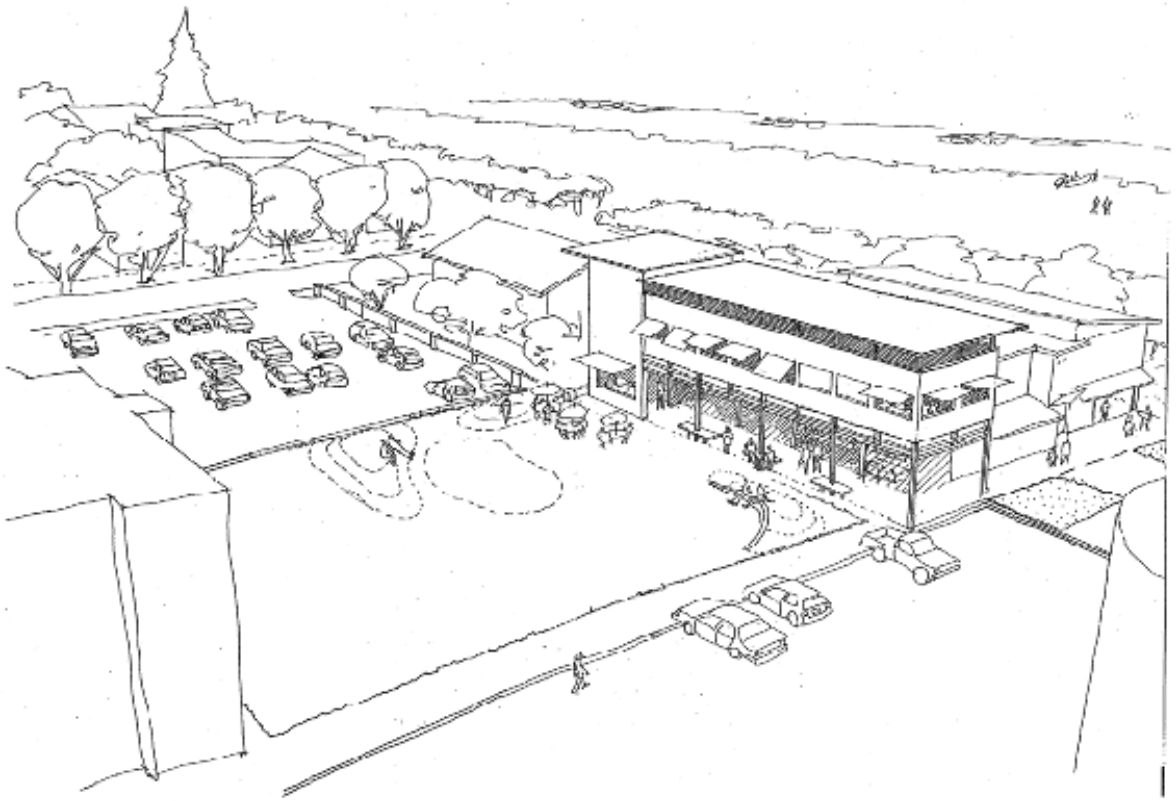




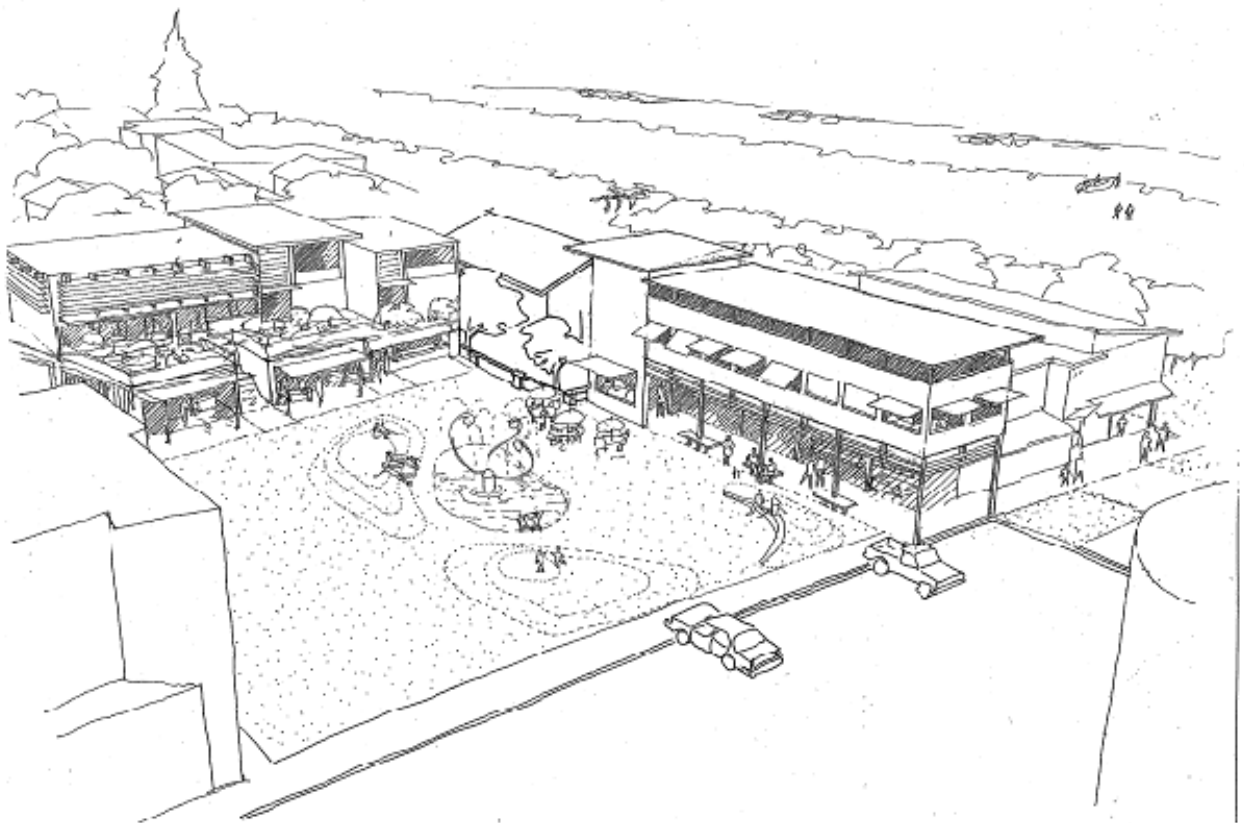
© TWEED SHIRE COUNCIL 2007  
 Although all care has been taken with the production of this map, the TWEED SHIRE COUNCIL, its Employees, Officers and Consultants can not be Responsible for any Errors, Omissions or Inaccuracies in respect to the information supplied in this map.  
**DO NOT SCALE**  
**COPY ONLY - NOT CERTIFIED**  
 P.O. Box 816 Murwillumbah, NSW, 2484 Tel: (02) 6670 2409 Fax: (02) 6670 2483

*Tweed Shire Council*  
 Pandanus Parade Precinct  
 Compromise Design - Stage 2  
 File: N:\MapInfo 7...A4P Site Plan.Wor Author: C.Davis Date: 6/Nov/2007

PLANNING REFORMS UNIT  
  
**Site Plan**  
 Scale: 1:1,000 Sheet: 1 of 1



**Pandanus Parade Precinct Compromise Design – Stage 1**



**Pandanus Parade Precinct Compromise Design – Stage 2**