

2.0 - Hastings Point in context

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2.1 BACKGROUND

2.1.1 DEMOGRAPHIC INFORMATION

In the 2006 Census report there were 614 people living in Hastings Point. The *Tweed Shire Urban Land Release Strategy and Employment Lands Strategy 2009* states that Hastings Point has an likely maximum population range of between

706 and 968 where the current urban land is used to its zoned capacity. The study shows that there has been strong population growth on the Tweed Coast compared with other areas inland.

	1996	2001	2006
Urban North			
Tweed Heads	7,660	7,547	7,125
Tweed Heads West	4,782	4,752	5,870
Tweed Heads South	6,778	8,538	7,321
Banora Point	8,800	11,168	14,682
Cobaki	634	713	700
Cobaki Lakes	452	723	227
Bilambil (Inc Bilambil Heights)	2,552	2,935	3,691
Terranora (Inc Area E)	1,905	2,423	3,137
Total	33,563	38,799	42,753
Coastal			
Fingal Head	584	656	575
Chinderah	1,663	1,636	1,341
Kingscliff	3,960	4,779	6,017
Kingscliff West (Cudgen)	505	505	535
Casuarina			890
Kings Forest			402
Cabarita/Bogangar	2,733	3,082	3,050
Hastings Point	681	722	614
Pottsville	1,930	2,553	3,781
Total	12056	13933	17205
Murwillumbah (Inc Sth M'bah)	7,471	7,340	7,696
Other Urban and Rural	10517	11546	11667
Tweed Shire	63,607	71,618	79321

Sources: ABS, Census 2006; Core Economics, 2005

Figure 2.2 Tweed Shire Population by Urban Area 1996 - 2006

Sourced from the *Tweed Shire Urban Land Release Strategy and Employment Lands Strategy 2009*

Hastings Point								
Zone under Tweed LEP 2000	Area (ha)	Area less 20% (ha)	Range of Dwellings/ha	Predicted Maximum Dwellings	Predicted Maximum Persons/ha	Theoretical Maximum Population	Discount for Tourism and other uses (%)	Likely Maximum Population Range
2a	2	2	7-13	13-25	17-33	32-63	20	26-50
2b	7	6	50-66	275-363	100-132	550-726	20	440-581
2c	4	3	18-27	58-86	39-59	125-189	20	100-151
2e	7	6	24-35	132-193	51-75	281-413	50	140-206
Total	20	16	N/A	478-667	N/A	988-1390	N/A	706-988

Figure 2.1 Urban and Village Area Likely Maximum Population Range

Sourced from the *Tweed Shire Urban Land Release Strategy and Employment Lands Strategy 2009*

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2.1.2 EXISTING LOCALITY CHARACTERISTICS

Hastings Point is a coastal settlement located on the Tweed Coast between the settlements of Pottsville and Bogangar. It is located between three water bodies; the Pacific Ocean, Christies and Cudgera Creeks.



It provides access to two ocean beaches, a protected estuary beach, the waterways of Christies and Cudgera Creeks as well as surrounding nature conservation areas and dune systems.

Hastings Point provides a unique and beautiful residential and holiday location and is an important tourist destination particularly during the summer months. It also provides recreational and educational opportunities in a coastal environment with the creeks and headland the focus of school excursions.

Hastings Point has a unique and spectacular natural setting which surrounds and penetrates into the settlement, this is a key characteristic of the locality.

Hastings Point is recognised as a predominantly low key, low scale coastal settlement providing a range of recreational, holiday and residential opportunities within a natural setting.

It provides only very basic services; a post office, corner shop and service stations. Hastings Point residents rely on larger nearby settlements for services such as schools, employment, shopping, medical and aged care facilities.

Hastings Point has a range of building types; from caravans to multi-dwelling buildings. It has a number of larger building types; residential flat buildings. Some are either under construction or approved but not yet built. There are also many houses both large and small. The style of buildings varies considerably from timber clad shacks to concrete frame buildings.

Hastings Point has a finite urban area which is defined by natural systems; by the ocean to the east, nature reserves to the south and creeks to the west. Development and urban uses are restricted by the natural setting.

A number of key features contribute to the physical character of Hastings Point, these are illustrated in *Figure 2.3* and comprise the following:

- Its location between the Pacific Ocean and Christies and Cudgera Creeks.
- The central access spine of the Tweed Coast Road.
- One way streets with lots on each side backing onto natural areas.
- A small retail centre.
- A central spine road off which all areas are accessed.
- Petrol stations at each entry to the settlement.
- A defined urban area.
- Surrounding reserves and conservation areas encasing the settlement.
- An estuary beach.
- a range of public open spaces in proximity to the urban areas.

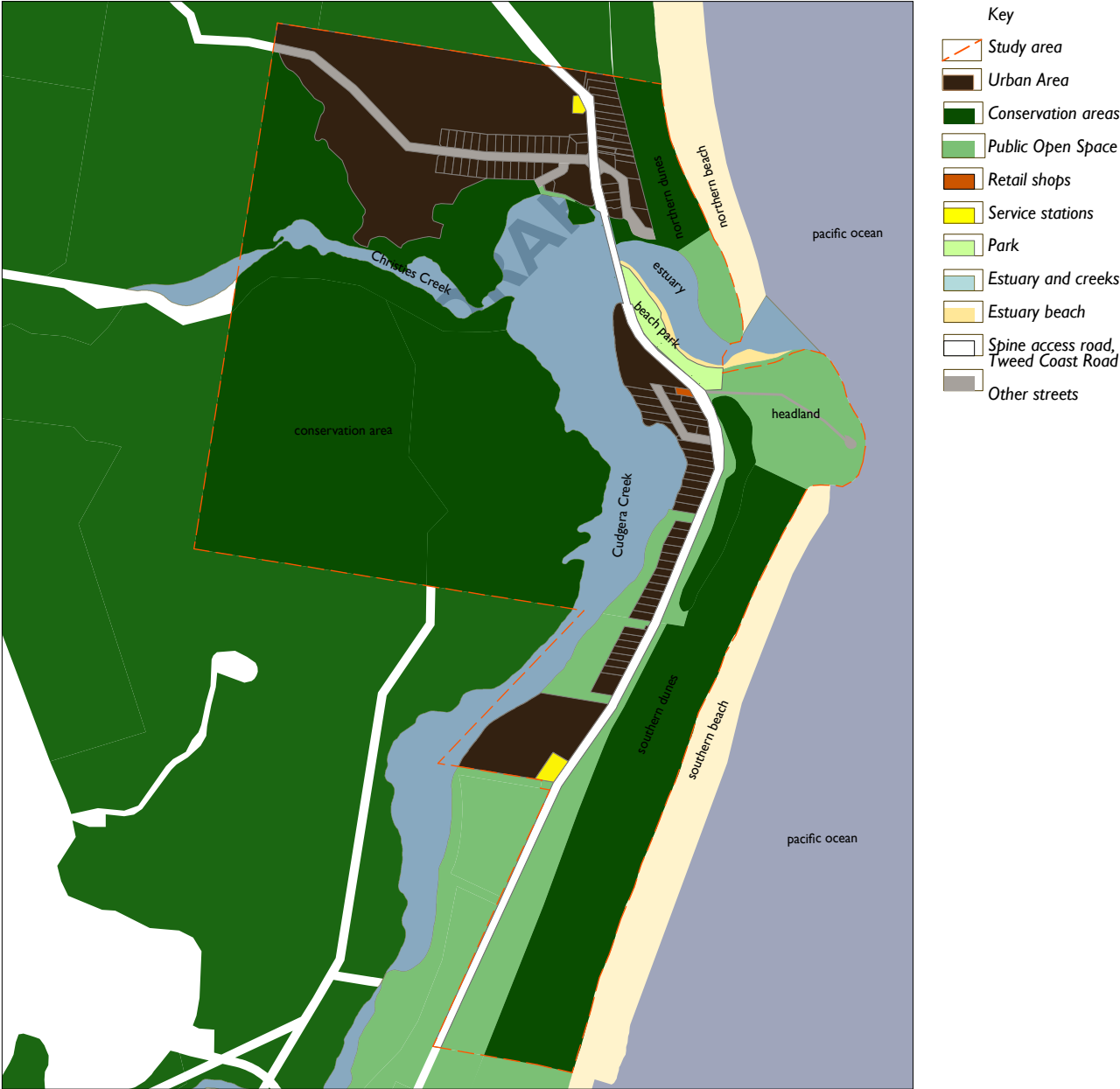


Figure 2.3 Key Physical Characteristics of Hastings Point

2.2 THE PLANNING FRAMEWORK

The planning framework includes legislation and guidance at a local and state level and covers a wide range of planning issues from natural resource management to LEP legislation to detailed site and building design guidance.

This plan has been developed with consideration for the whole suite of planning information and has been designed to dovetail with the range of documents currently in use.

Some of the more relevant documents are given a brief description below and an outline of their relationship to this *Plan*. For detailed planning and design purposes the original documents must be consulted and can be accessed via Tweed Council's web site.

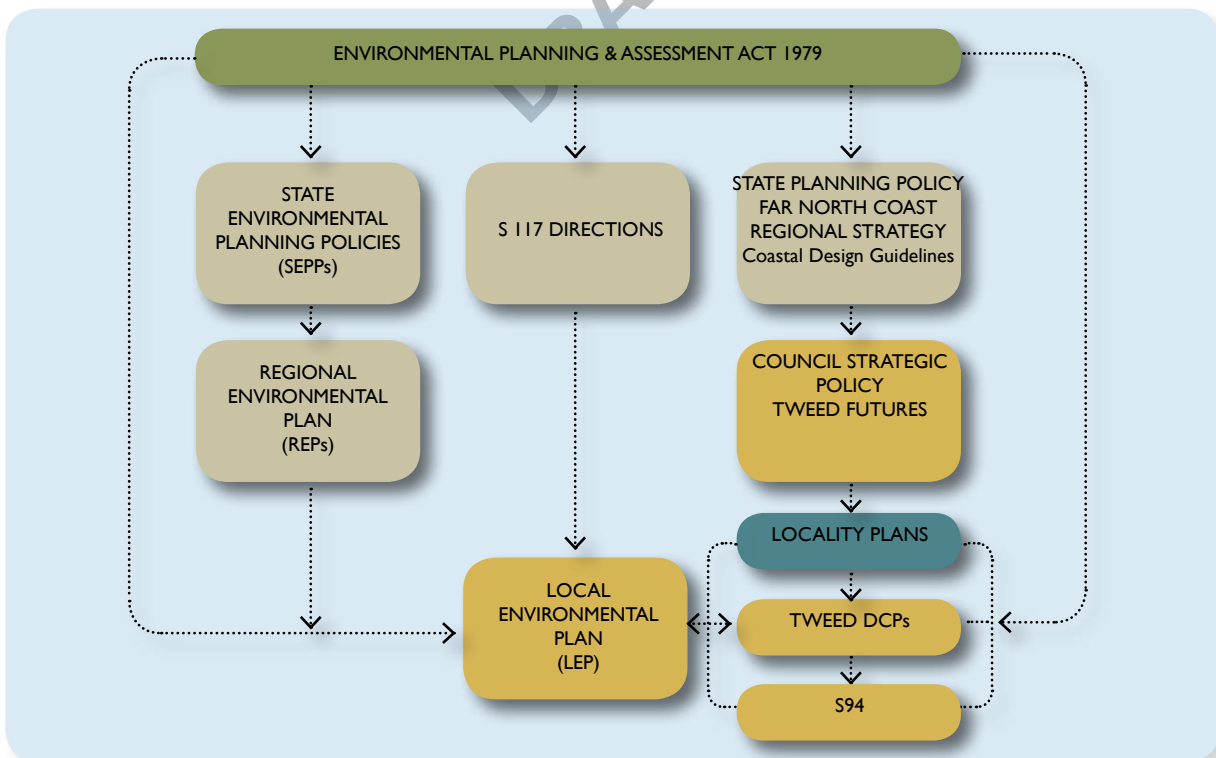


Fig 2.4 Planning documents in context

60,400 more people
 51,000 new homes
 32,500 new jobs
 25 year plan
 3 major regional centres
 2 major towns

MAJOR REGIONAL CENTRE

TWEED HEADS
 The revitalisation of Tweed Heads CBD will become the focus for the Tweed urban area enabling it to provide a high level of services, employment and housing to complement those provided in the adjoining South-East Queensland Region. Tweed Heads will also continue to develop as a major regional centre for tourism and the provision of retail services and community facilities.

LISMORE
 The majority of the growth will occur in and around Lismore. Lismore will continue as a regional hub for creative industry and cultural activities, education, health, employment and retail.

DEVELOPING MAJOR REGIONAL CENTRE

BALLINA
 As a major regional centre it will be the focus for the Ballina, Tweed Heads and Cumbalum. Employment, retail and tourism are important functions of the centre.

MAJOR TOWN

Major towns and towns provide a level of services and employment to support the surrounding catchments of villages and rural settlement.

VILLAGE - COASTAL

VILLAGE - INLAND

SOUTHPORT/GOLD COAST

The Region adjoins the fast growing South East Queensland Region of the Gold Coast operating as a Regional City providing key employment opportunities and high level services to its catchments.

STATE BOUNDARY

Note: for more information please see the detailed maps.



TOWN AND VILLAGE GROWTH BOUNDARY Includes all land zoned, and developed for urban purposes and future urban land release areas. Land within this boundary is for housing, business, infrastructure, community facilities, urban open space and environmental uses to meet the future regional population.	Not all land identified can be developed for urban purposes. Areas subject to more detailed investigations to determine capability and future yield.
EXISTING URBAN AREA	
EXISTING RURAL RESIDENTIAL AREA	
PROPOSED FUTURE URBAN RELEASE Locations identified for future greenfields land release. These areas will be developed to function as new communities with service provision to match the future population of the area.	
EMPLOYMENT LANDS Provides for various employment related activities such as factories, warehouses, manufacturing and transport. Logistics. Identifies additional future lands to meet regional employment needs.	
COASTAL AREA Recognises the significance of the Region's coastal environment and the social, cultural, regional lifestyle and economic impacts associated with tourism and urban development. Limits future land release to land identified within the <i>Town and Village Growth Boundaries</i> .	
MARINE PARK	
WORLD HERITAGE AREA	
STATE FOREST	
NATIONAL PARK, NATURE RESERVES AND CONSERVATION AREAS	
ENVIRONMENTAL ASSETS AND RURAL LAND Identifies areas with environmental, social, cultural and agricultural production values. This area will be protected from further urban settlement with existing land use rights maintained.	
RAIL LINE	

Figure 2.5 Extracted diagram from the Far North Coast Regional Strategy showing settlement types

2.2.1 THE FAR NORTH COAST REGIONAL STRATEGY

The *Far North Coast Regional Strategy (FNCRS)* was adopted by the NSW State Government in December 2006.

The FNCRS states its purpose as 'to manage the Region's expected high growth rate in a sustainable manner'. The FNCRS defines the location and form of future development within the region, taking into account environmental assets, character, cultural values and natural resources, while also providing for economic opportunities. The FNCRS incorporates specific regional infrastructure requirements identified in the *State Infrastructure Strategy* and will inform future infrastructure investment decision making for the Far North Coast.

The FNCRS represents the agreed NSW Government position on the future of the Far North Coast. It is considered by State Government to be the overriding strategic planning document for the Region and has been prepared to both complement and inform other state and local planning instruments, including the *Tweed LEP*.

One of the key diagrams in the *Far North Coast Regional Strategy* is the diagram that sets out a guide for settlement types, this is presented in *Figure 2.5*.

The FNCRS defines an urban growth boundary for each settlement to control and focus growth within key areas of the region. The Strategy identifies the purpose of the growth boundary as a means of catering for the forecasted growth in the region in a manner that provides for the efficient utilisation of land allocated for urban development, without sacrificing the identity of the area. It is intended that urban development outside the growth boundary will not be approved and that local environmental plans, growth strategies and the like will be required to align with the regional Strategy's settlement pattern.

The growth boundary for Hastings Point correlates with the existing urban footprint which includes the areas in and around the settlement that are already zoned for urban uses, such as residential, commercial and the like. There are no new or expanded urban areas planned. The strategy defines Hastings Point as a coastal village.

2.2.2 NORTH COAST URBAN DESIGN GUIDELINES

The *North Coast Urban Design Guidelines* have been prepared by the NSW Department of Planning to support the *Far North Coast and Mid North Coast Regional Strategies* to manage change; maintaining a prosperous economy and

protecting the unique North Coast environment through good planning and urban design is the overriding purpose.

Councils; as part of their responsibilities under the *Far North Coast and Mid North Coast Regional Strategies*, are required to prepare a local growth management strategy for their local government area. The *North Coast Urban Design Guidelines* are designed to assist with this process, particularly when defining and understanding the character of localities.

The document can be referred to for general information on how to design for a village however the *Hastings Point Locality Based Development Code*; this document, goes to a far greater level of specific design information and detail.

2.2.3 THE COASTAL DESIGN GUIDELINES FOR NSW 2003

The Coastal Design Guidelines for NSW written in 2003 provide a broad framework for councils to begin to plan strategically for coastal settlements.

The document recognises the importance of existing character and the differences between coastal places and other settlements further inland.

The document sets out a framework for starting to establish a hierarchy of settlements within a local government area in order to recognise the difference between smaller and larger settlement and planning to support a variety of different sized settlements.

This is to counteract coastal sprawl and to manage growth within the constraints of existing character and natural landscapes.

This plan dovetails with the Coastal Design Guidelines in that it refines the settlement type, its unique characteristics and formulates an avenue for managed growth that is controlled by good urban design.

2.2.4 THE TWEED LOCAL ENVIRONMENT PLAN 2000

Tweed Local Environmental Plan 2000 (LEP 2000) is the principle local planning document covering the Hastings Point area. *LEP 2000* provides the overarching land use controls, through zoning (including densities). Additionally, the *LEP 2000* provides controls for building height.

In 2006 the NSW State Government released a Standard Instrument Order which requires all LEPs to be reviewed and drafted to conform with a standard template. Tweed

Council's LEP is being reviewed as part of this process which is to be guided in part by locality based planning strategies. As such, not all recommendations of this Plan will necessarily align with the current *LEP 2000* and any adapted amendments will be incorporated within the new LEP prepared under the NSW standard template.

2.2.5 TWEED DEVELOPMENT CONTROL PLAN 2008

The whole of Tweed Shire is covered by a consolidated DCP addressing a wide range of Shirewide planning issues as well as site specific policies for individual locations.

This document provides guidance on a wide range of planning issues from flooding, car access and parking, signage to the development of caravan parks. Depending on the issues relevant to a particular development the appropriate part of the document is to be referred to.

2.2.6 TWEED DCP SECTION A1 - RESIDENTIAL TOURIST AND DEVELOPMENT CODE

Of relevance to developments in Hastings Point is *Section A1* of the DCP titled *Residential and Tourist Development Code*, where detailed controls are provided for all forms of

residential development in all areas of the Shire.

The role of this Plan, in relation to the Code, is to identify where the specific circumstances of Hastings Point require additional or revised guidelines and controls.

These are provided in *Parts 4 - Precinct Plans and Visual Settings* and *Part 5 - Building Type Controls*.

Parts 4 - Precinct Plans and Visual Settings provides controls additional to *Section A1* of the *Residential and Tourist Development Code*.

Part 5 - Building Type Controls provides controls that supersede clauses in *Section A1* of the *Residential and Tourist Development Code*. Each clause is clearly identified in the document as to whether it is a superseded clause or whether that clause in *Section A1* still stands.

2.2.7 TWEED URBAN AND EMPLOYMENT LAND RELEASE STRATEGY

In March 2009, Tweed Shire Council adopted the *Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS)*.

The *Tweed UELRS* provides a desktop analysis of opportunities and constraints of the whole Tweed Shire to establish land suitable for urban and employment purposes.

The strategy is of interest to the Hastings Point locality as it identifies the settlement as a small coastal village and sets out predictions on the likely population and dwelling increases in the near future.

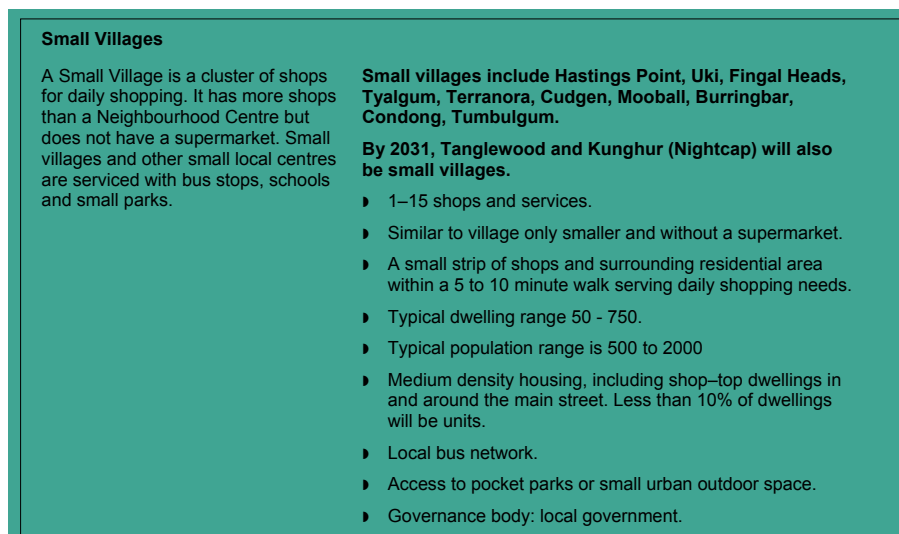


Figure 2.6 Urban Centre Hierarchy - Small Villages

Sourced from the *Tweed Shire Urban Land Release Strategy and Employment Lands Strategy 2009*

2.3 COMMUNITY CONSULTATION SUMMARY

2.3.1 WHO HAS BEEN CONSULTED

The Council's rates system was used to identify all property owners in Hastings Point. This group of property owners comprised the target group for the purposes of the two scheduled workshops, although; anticipating that there would likely be other interested parties, entry to the workshops was not required. A wide range of stakeholders were also invited.

Targeting the landowners for the first stages of the stakeholder and community consultation was seen to be the better way of fully canvassing and debating the current issues, this is particularly so given that nearly all issues raised in the proceeding two years have arisen from the local community; many of them being landowners, in response to development proposals. There is also a need to confine the attendance at the workshops to a manageable and productive level. Landowners also have a vested and inherent interest in the land and broader area and this frequently results in a higher percentage of engagement and participation over the life of the project.

Broader community and stakeholder consultation will occur following Council's in-principle adoption of the draft *Plan* for exhibition purposes.

2.3.2 THE CONSULTATION PROCESS

A questionnaire was mailed to all landowners in the locality asking questions about expectations for the Locality Plan, about any particular likes or dislikes, concerns about the future, about how they currently use the area, and how they see it could be improved.

There were 130 responses received from landowners and others.

The first of the two scheduled consultation workshops was held on 28 June 2009 and the second on Sunday 20 September 2009 at the Cabarita Beach Sports Centre.

The first workshop was attended by upward of 90 people, predominantly landowners and residents of Hastings Point, and was facilitated by Council's Planning Reforms Unit and the consultants, Ruker Urban Design and POD Landscape Architects.

Several Councillors and Council's Director Planning and Regulation attended the workshop in an observational capacity.

Council Officers provided information on water quality, estuary monitoring, flooding and flood modelling. A

presentation by the consultant; Ruker Urban Design and POD Landscape Architects was given on the concept behind development of a locality plan for Hastings Point, and how the community would be engaged in the process of developing the Plan. Then smaller workshop groups were formed to consider responses to a range of questions covering uses in the locality and expectations for the future.

The second workshop focus more specifically on what Hastings Point may look like and how it may function in the future. Exploration into building styles and site and building design issues was undertaken in a group format where participants were asked to determine what they thought was appropriate for Hastings Point using photographs, plans and text.

The results of both workshops, the questionnaires and individual submissions have informed the design process in developing this plan and underpin the outcomes of this plan.

Specifically the community and stakeholder consultation outcomes have;

- informed the process in terms of important issues for Hastings Point as a small coastal settlement,
- informed the process in terms of important issues for the people who live, work, visit and invest in Hastings Point
- provided significant on the ground 'eye witness' information on the physical aspects of the place,
- indicated what type of future is desirable for Hastings Point,
- indicated what this future may look like and how it may function,
- determined which parts of the settlement need to stay the same and which may change.

The professional team behind the Plan considered all comments, design and mapping exercises undertaken at the workshops and in the questionnaires and looked for ways in which they could be addressed within the context of:

- the Strategic and Statutory Planning framework,
- urban design and landscape best practice,
- providing where possible a balanced outcome,
- addressing natural resource management issues,
- Hastings Point itself as a small coastal settlement,
- Resolving opposite and opposing views.



Figure 2.7 The consultation process to develop the Hastings Point Locality Based Development Code

2.3.3 SUMMARY OF COMMENTS

The community and stakeholder views covered a very wide range of issues. There were many views in common as well as opposing views.

The purpose of the consultation exercise is to ascertain the breadth of diversity of views within the community, to enable exploration into the strengths and weaknesses of issues throughout that spectrum and to find a balance of those views and expectations within the broader environmental, social, policy, economic and political context.

The following is a list of comments made on the feedback forms and is an attempt to draw out some of the more common views and concerns.

The consultation comments in full can be found on Councils' web site.

- Generally recent development has been appropriate, however, limited in its architectural merit
- A nice village, friendly & not too big or small
- A small local village surrounded by Crown Land
- Sensible attractive redevelopment keeping a beach style look that is aesthetically pleasing
- Mostly low key dwellings that allow the natural environment to dominate
- Any changes to current zonings will end in a lengthy court challenge by property owners for compensation
- No high rise buildings
- Absence of high intensity commercial premises
- Absence of intensive development
- Limiting population growth to levels which will not endanger the environment and also minimising the detrimental visual effect which large structures have on the natural environment
- Developments which are out of character
- Encroaching 3 level unit developments on the southern end which if allowed to proliferate will destroy the character of the area
- Filling of lot 156 is an environmental issue
- Gold Coast style development is not appropriate for Hastings Point
- High density buildings - Multi dwellings
- High density dwellings proposing large increase in population, cannot be supported by fragile environment
- High density, height & site coverage
- Lack of quality tourist accommodation eg. 2 and 3 bedroom units with good parking facilities
- Lack of shopping facilities and restaurants
- Remediation of lot 156
- The filling of the creek to develop land at the end of Creek St. which is a fish breeding ground
- Increased in traffic on Tweed Coast Road
- Too much traffic using the road for "short cut"
- Less concrete / not bulky concrete boxes / No cement jungle
- Visual appeal should keep in character with a "village"
- Lots of vegetation / landscaping
- Low fencing
- No flat roofs
- No roof top decks
- Absence of high density development
- Ambience / natural feeling of the residential streets - Creek Street, Peninsula St.
- Contained settlement
- New improved development
- No shopping centre
- Not all brick units like Kingscliff
- Not over developed
- Low scale development that doesn't dominate
- Low scale, low key buildings & minimal retail shops
- Minimal shops and developments over 2 stories
- All types of buildings and urban services including aged housing, flats, tourist accommodation & villas & single houses
- Beach style development to suit the surrounding area
- Climate responsive buildings (not slab houses that require air conditioning)
- Design should compliment the surrounding environment - soft engineering
- Beach style housing
- Beach style that reflects and blends into local vistas
- Contemporary, environment blending designs
- Development consistent with holiday village atmosphere
- Like many of the buildings at Casuarina, Not like Salt
- Like my home beach hut style low rise and functional
- Look pleasant from the street with lots of coastal vegetation
- Low cost small homes made of light materials

- Avoidance of too much brickwork, garish tiling, glass, bright metallic materials, etc
- Climate suitable materials (minimal corrosion)
- Large signage
- The residents on the dune crest on the northern beach who include the slope to the dunes to extend their backyards
- Building taking up all the block (s) with very little or no deep soil zone
- Development with small yards
- New developments at 4 & 5 Peninsula Street with excessive site cover which leaves no room for landscaping
- No separation between dwellings
- Little landscaping using native trees and vegetation
- Wetlands on lot 156
- The apparent aggression on the part of Council when confronted with community opposition to developmental issues has been a concern and suggests lack of transparency, a general governance malaise and possible preference to vested developer interests
- No cameras above 2 storeys
- No concrete bunkers like The Point and buildings already approved at 75 and 79, 83 Tweed Coast Road
- No disruption of acid sulfate soils
- No 'Point'
- No special ideas except favour medium density and medium site coverage
- At least 40% of the property should be landscaped
- Becomes a part of the existing natural environment
- Buildings that blend with the natural beauty
- Court yards for small blocks
- Deep soil zones
- Dwellings should be landscaped to enhance what the area has to offer not detract from it
- Environmental dominance
- Existing vegetation, grassed areas on headland
- Generous street landscaping
- Good landscaping
- Good landscaping / vegetation surrounding the beach creek and headland
- Good vegetation in front yards and adjoining beach, creeks and parklands
- Landscaping to include native trees
- Landscaping with big leafy trees
- Limit footprint of developments to maximise landscaping
- Local native landscaping
- Lots of vegetation / landscaping
- Low fencing
- Like many of the buildings at Casuarina, Not like Salt
- Like my home beach hut style low rise and functional
- Look pleasant from the street with lots of coastal vegetation
- Low cost small homes made of light materials
- Low density and at ease of surroundings
- Retain Hastings as a hamlet
- A village that retains its natural surrounds but which has moved with the times ie. redevelopment of rundown housing and further development of 3/4 storey unit buildings on "the hill"
- A nice village, friendly & not too big or small
- No 3 storey / 4th storey decks or large scaled buildings
- No oversized large buildings or 3 storey dense apartment blocks with not enough landscaping or green space
- No residential flat buildings
- No resort style development
- No underground car parks
- All landowners should have development options up to & including 3 storeys
- Buildings which reflect varying "character areas" which already exist in village. Maximum 4 storey buildings
- That a future control plan will tighten and scale back current development potential on Peninsula Street and the precinct on the eastern side of Coast Road, reducing property values
- That improvement to the village housing stock is prevented by changing or reversing planning controls which lock in existing buildings and deter investment
- That rule changes are being influenced by non land owners
- More villa type projects (not like the point)
- New, modern, like the point retirement village
- Need to include all types of buildings and urban services including units, villas, houses, flats, tourist accommodation.
- Some areas are well established ie the nth precinct has been units & flats for 40 years or more. In these areas buildings of 4 storeys would be appropriate
- Upgrade caravan park
- Keep caravan park the same
- Availability of camping
- Ban camping
- Houses about the same height as big trees

- It looks tired and run down
- Old houses dilapidated some teetering on footpath edge
- Headland should be free of human habitation
- Council to be honest and provide a real budget of costs that will be needed to fund infrastructure needs in the village over the next 10 years and if development doesn't pay, who will
- The ground is ... sand or swampy, neither being suitable for digging into, therefore construction should all be above ground, preferably on stumps
- A whole of catchment water quality controls ... of management and a continuing strong community lead group to monitor these controls
- Flooding of Creek St. with development near the creek raising land height
- Loss of our table of water because of underground carparks
- Pollution of estuary due to over development
- Over crowding / Overpopulation resulting in sewerage overload and estuary contamination
- That I cannot recover my investments into property in Hastings Point because I will not be allowed to re-develop my property to modern units under the code as existed (before council interim control) to live in and keep for investment
- Too many people
- Traffic problems with increased unit development
- Inadequate infrastructure development to cope with increased population
- Lack of an appropriate drainage plan
- Loss of the caravan park - the caravan park is a cheap way that people can use Hastings Point
- address drainage problems
- address flooding problems
- Sewerage failures / Failing sewerage system
- Sewerage inability to handle more development
- Bridge too narrow which further added to pollution of the estuary
- Low level 1 storey housing
- An old style fishing village
- Preserve in its current state
- A refuge with a small environmentally aware community
- A bonded community that cares for its existing qualities & maintaining for future generation
- A charming quiet friendly coastal village with an eco-friendly and conscious community
- A close, mostly like minded community who wish to preserve for the future
- A community that appreciates its laid back lifestyle
- A community who love & protect our unique hamlet
- A small town that you can know your neighbours and is safe for children
- A vibrant community atmosphere, a village where the residents respect & appreciate the beauty of there surroundings & wish to preserve & enhance the beauty to this coastal village
- A natural river mouth and migratory birds coming home through the heath bush on the north
- A once quiet area with plentiful wildlife
- A pristine coastal environment for all to enjoy
- A unique ecological area
- A family town and welcomes families and tourists all year
- A future place to live
- A great place to live & bring up a family
- A life long connection to this special place
- A low key safe place to bring up our family in a healthy environment
- A place I can go to enjoy rest
- A place to relax and enjoy the sound of the ocean
- A place to unwind
- A place where tourists & campers can come & enjoy the peaceful lifestyle
- A unique & quality lifestyle
- A unique refuge from city life
- A family friendly village with abundant natural activities eg, surfing, fishing, exploring the creek and bush
- A place for family and friends to enjoy holidays and bring up families in a relaxed life style
- A place where I can pursue my chosen sport - fishing, following in the footsteps of past generations
- A unique part of this world no where else like it
- Paradise by the sea
- Unique area close to the ocean
- Unique in Tweed
- Unique 'seascape' character
- The views from the hill in the northern precinct
- Views / Stunning views
- Views at ocean estuary, mountains uncomplicated by large building

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