



**Kingscliff Locality Plan
Volume 3
Development Control Plan**

Amendments

Version	Effective	Resolution	Description	Authorised
1.0	-		Public exhibition document	Council
2.0	-		Council adopted document	Council

**Tweed Development Control Plan
Section B26**

KINGSCLIFF DEVELOPMENT CONTROL PLAN

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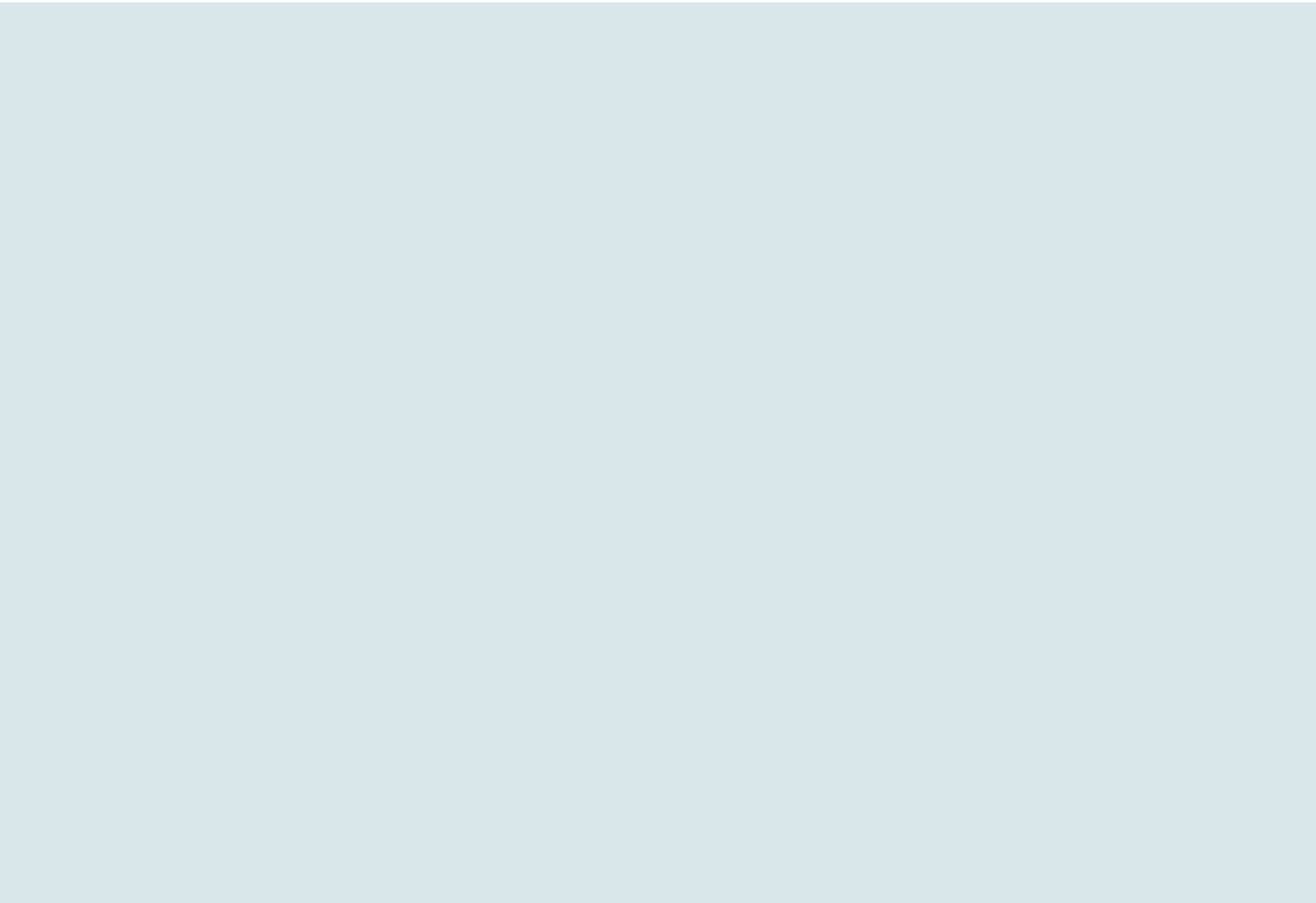
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PART 01 INTRODUCTION

- 1.1 Vision for Kingscliff
- 1.2 Purpose of the Locality Plan and DCP
- 1.3 Aim of this Section of the DCP
- 1.4 Land to which this land applies
- 1.5 Objectives of this DCP
- 1.6 Kingscliff Locality DCP Structure
- 1.7 How to use this DCP
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1.1 - Vision for Kingscliff

“The future vision for the Kingscliff Locality is for a vibrant coastal town servicing the needs of the local residents, higher order services for the broader network of Tweed coastal villages and as a popular coastal tourist destination. Future development will achieve a sustainable balance between a prosperous and healthy community life, local economy, employment opportunities, and diversity of housing choice nestled within a highly valued environmental context fringed with a working agricultural hinterland.”

Creating a Sense of Place

The existing Kingscliff town centre will continue to serve as the primary retail, commercial, health, social and cultural hub for the settlement and broader sub-regional catchment. The distinctly low rise building scale and character will be retained along the beach front with additional public domain improvements to facilitate greater pedestrian priority, to define the heart of the town and improve pedestrian connectivity. There will be opportunity for the town centre to expand west along Turnock Street to accommodate future retail and commercial growth and diversity. All buildings will be designed to take advantage of the sub tropical context to strengthen and enhance the Kingscliff coastal character set within a landscaped and greened streetscape.

The Kingscliff town centre will be supported by other retail and business opportunities across the locality including opportunity for an additional smaller local centre within the Business and Knowledge Precinct, expanded opportunities to meet the needs of both residents and tourists within the Salt precinct. Smaller businesses will also be encouraged within existing resident precincts with the intent of every resident being within a walkable or cycling proximity to day to day conveniences and open space.

Greenfield development sites adjoining the existing town centre present significant opportunities to expand the town centre business, retail and residential uses. Turnock Street is envisaged as a tree lined boulevard with its street edge activated with small scale retail and outdoor dining opportunities. Integrated basement car parking will liberate the ground plane from expansive hard stand areas and high quality landscaped pedestrian and public domain spaces will provide for pedestrian amenity and comfort. Shop top housing above these ground level retail and commercial uses will also provide additional housing variety within a walkable town centre catchment reducing car movements.

The development of key sites surrounding the town centre will provide additional housing diversity and supply which will meet demonstrated growing population need for the next 30 years. These new residential precincts will demonstrate a high standard of coastal architecture and urban design, and facilitate built form character which embraces the public domain and provide landmark developments for the Kingscliff community. The network of residential precincts will be supported by a public transport and passive movement network which connects existing and future residential areas to the town centre and key areas of open space. Planning for community facilities to support a growing population must consider shared or multi-purpose use, be located in easy to access locations, appropriately sized and universally designed to be activated and respond to future community needs.

Best Practice Design and Sustainability for New Development

The overall concept for greenfield development sites within the Kingscliff Locality is to produce a high quality mix of residential development which offers a range of housing types, connected network of open space and community services. In step with population increases experienced across the Tweed Coast generally, there is also a need to significantly strengthen, business, knowledge and employment opportunities. Each of the existing and future residential precincts have their own distinctive characters where the built form responds and takes advantage of precinct specific topographic, climatic, visual and landscape characteristics.

Within new greenfield development sites, street layout and allotment configuration will incorporate best practice subdivision design, embedding passive design principles to optimise solar access, capture prevailing breezes and take advantage of views and view lines where available. Increasing residential densities around the activity centres will increase housing choice to meet a range of affordability and lifestyle demands within highly walkable and well connected catchments. By increasing density and diversity of housing types in well located areas will reduce the pressure on developing the agricultural and environmental protection land edges of the settlement.

Health and Wellbeing

The open space and recreation strategy for Kingscliff is to provide a diverse range of quality open spaces to meet the active and passive recreational needs of the existing and future population. These areas of open space also provide a greening edge to the built environment which contributes significantly to the existing visual character of the Kingscliff settlement. Ready access to these areas of open space provide opportunities for health and recreation pursuits essential to general health and well being.

The relatively flat topography of Kingscliff provides opportunities for excellence in design of recreational space and allows for defined casual and structured open space to be effectively linked together with grade accessible walking and cycle paths. Each of the residential precincts will be connected to the broader network of well-designed public open spaces. Securing strong north-south and east west passive movement connections within the subdivision and master planning processes will ensure high levels of universal access to the town centre, places of employment, community facilities, open space and other public spaces throughout the settlement.

Vision



Kingscliff Locality Vision

A vibrant north coast town servicing the local population as well as the broader network of Tweed coastal villages with a prosperous and healthy community life, diverse local economy and employment opportunities, innovative sub-tropical design, nestled within a highly valued coastal environmental context fringed with a working agricultural hinterland.

Environment and Heritage

Facilitate the protection of aboriginal and non-aboriginal cultural heritage and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing fauna, habitat and heritage management.

Town Centre

Provide opportunity for the growth of the town centre core as a sub-regional retail centre fulfilling a diverse range of retail, commercial, cultural, recreation, health and accommodation uses with a focus on improving the connectivity, streetscape and pedestrian amenity whilst effectively managing traffic and car parking.

Economy, employment and infrastructure

Expand employment generating land uses by providing land use opportunity for larger employment generating developments such as a business park, health and/or university campus, commercial and retail uses, as well as a range of student, tourist and residential accommodation types to build upon the existing industry pillars of tourism, agriculture, health and local small business.

Housing

Provide a planning framework which will deliver a diverse range of housing types to appeal to a broad demographic and housing affordability profile with a strong focus on subtropical subdivision and housing design, connectivity between residential areas with tree lined streets and well located and embellished open spaces and public domain.

Open Space and Community Facilities

Build upon Kingscliff's diverse network of active and passive open space areas including sportsfields and courts, parks, civic open space, bushland, coastal foreshore areas, cycle and walking paths with a strong focus on achieving a greater level of connectivity and user amenity. Integrate community facilities including a new library, community centre and community meeting rooms within the town centre.

Figure 1.1 - Key Vision Statements and Strategies

Strategies

Protecting the environment through land use planning

Meeting housing and community needs for a population of 12 000 by 2030

Enhance and strengthen coastal character through architecture, design and public domain

Facilitate employment and economic growth opportunities

Implement design and planning guidelines for existing and future development precincts

Ensuring adequate provision of civil and social infrastructure

Zone lands of environmental and ecological significance

On going enhancement and management of environmental protection areas

Ongoing coastal and estuary management

Manage aboriginal and non-aboriginal cultural heritage

Ongoing flora and fauna management

Enhanced Koala habitat

Retain low scale character along Marine Pde

Facilitate town centre expansion along Turnock St

Architecture and design guidelines to reflect coastal character

Increase density and housing diversity in and around the town centre

Improve pedestrian connectivity and public domain

Improve car parking and traffic management

Facilitate development of a new business and knowledge precinct

Promote and support tourism

Additional smaller retail centre within business and knowledge precinct

Promote and support agriculture including value add industries

Facilitate additional business development and light industrial land

Support and facilitate local cultural, sports, market events

2000 additional new dwellings to meet a population of approximately 12 000 people by 2030

Additional low rise medium density housing types

Additional shop top housing within and surrounding the town centre

Mix of dwelling types and lot sizes to meet different demographic need

Focus on subtropical subdivision and house design

Improved connectivity and access to and between open space areas

Further embellish Kingscliff Sports and Recreation Complex

New active and passive open space including a district park and skate park

Embellish coastal reserve including new Central Park and beach access

Relocate expanded library and community uses into a new town centre location

North south and east west passive movement corridors

Embellish existing local and neighbourhood parks in new subdivision areas.

Principles

01 Creating the big green

Protect and enhance areas of environmental significance and strengthen connections between them. Natural areas frame and contain areas of urban settlement with connected open space embraced as key community spaces for recreation, connection and enjoyment; the soft green community space behind the beach.



02 Ensure economic opportunity for all

Facilitate the growth and development of economic and employment opportunities through land use planning including expansion of the existing Town Centre, facilitating the development of a future new Business and Knowledge Precinct, expanded industrial areas and providing opportunity to grow the tourism industry.



03 A network of precincts connected and framed by green

Create 'village scaled' precincts which are discrete with their own identity and character, framed by natural areas and interconnected by a necklace of green spaces for environmental quality, recreation, walking and cycling.



Figure 1.2 - Vision: Key Principles

04 Embrace and celebrate the coastal edge

Strengthen and enhance connections and access to the coast which can be enjoyed by the public. All development should provide and enhance universal access connections to this edge.



05 The greater density the greater the green

Provide opportunity for more housing density and diversity to support a broad demographic profile and housing affordability needs. Density around the town centre coupled with more green community spaces to improve resident and visual amenity as well as enhance connected areas of environmental protection.



06 North-south & east – west permeability

Leverage new development to create important north-south and east-west road, pedestrian, bike and public transport links. Enhance landscape and ecological connections linking each of the precincts within the broader settlement.



1.2 Purpose of the Kingscliff Locality Plan & Development Control Plan

The purpose of the Kingscliff Locality Plan and DCP (the 'Plan') is to provide a 30 year vision and planning framework to guide the future growth and expansion of the Kingscliff locality. The stated visions and strategies within the plan aim to preserve local character and natural environment, facilitate business and employment opportunity, encourage housing supply and diversity and recommend measures to improve public domain to create a more contemporary place to live, work and play. The Kingscliff locality Plan has been prepared in three (3) Volumes including:

- Volume 01 - Kingscliff Locality Wide Strategies
- Volume 02 - Kingscliff Precinct Plans
- Volume 03 - Kingscliff Development Control Plan.



1.3 Aim of this Section of the DCP

The aim of **Volume 03 - Kingscliff Development Control Plan** (the 'DCP'), is to guide planning and design development within the Kingscliff Locality through application of planning and design principles, objectives and development controls.

This Section of the Tweed Development Control Plan has been prepared in accordance with Part 3 of the Environmental Planning and Assessment Act 1979 ('the Act') and Part 3 of the Environmental Planning and Assessment Regulation 2000.

1.4 Land to which this DCP applies

This Section of the Tweed DCP applies to development on land within the area illustrated in Figure 1.3 of this DCP.

The DCP includes lands bounded by the Pacific Highway to the north extending to the locality boundary with Fingal Head, the Tweed Coast Road to the west and south to the locality boundary with Casuarina. The study area also includes Cudgen Village given the proximity and strong historic relationship with Kingscliff the need to more holistically consider the broader locality context, particularly in relation to land use, desired future character and traffic management considerations. The study area includes part of Chinderah (south of the Pacific Highway) as it marks the interface between the existing light industrial estate and those lands to the south.

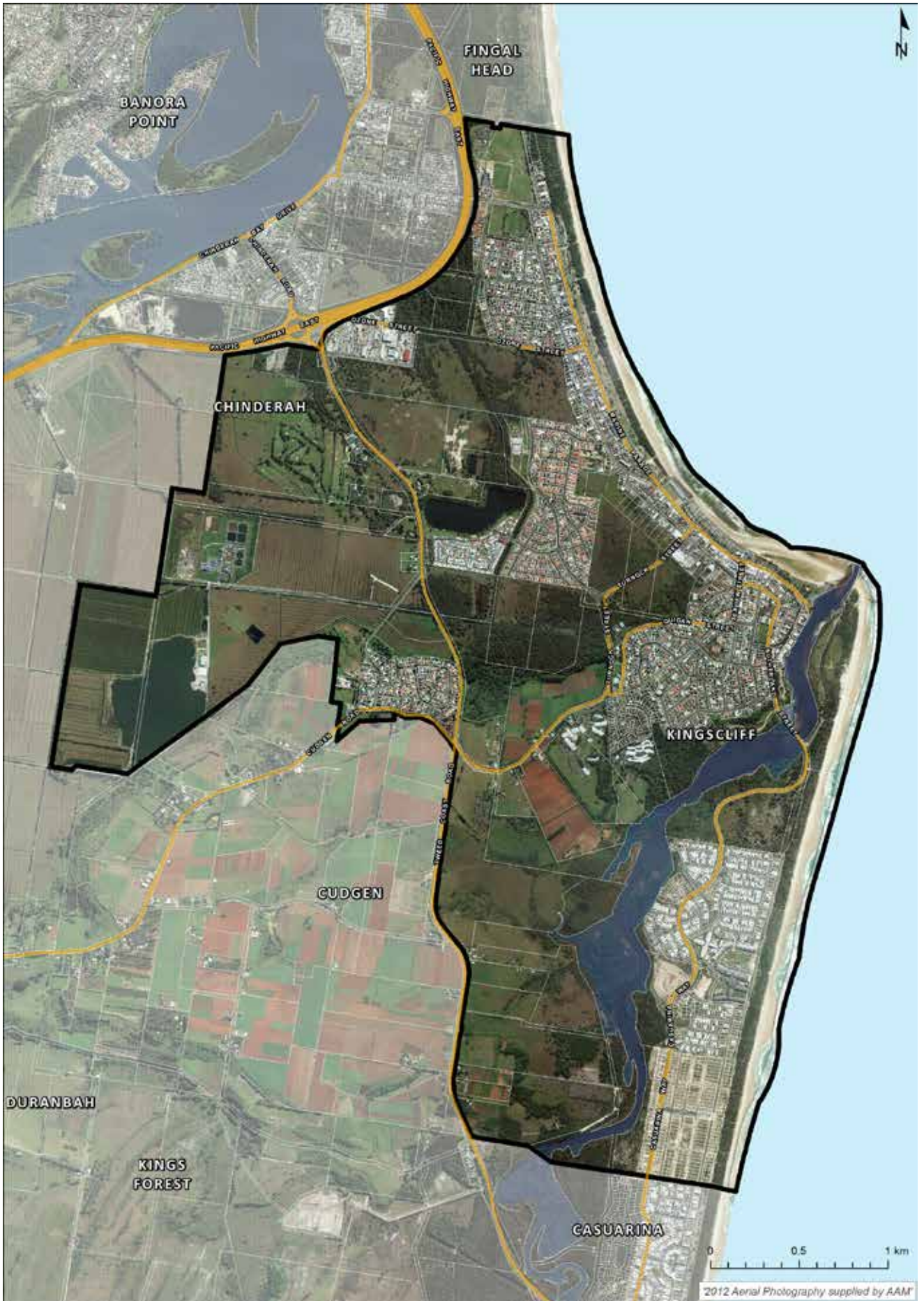


Figure 1.3 - Locality Plan and DCP Study Area

1.5 Objectives of this DCP

The objectives of this DCP are to:

1. Provide a strategic planning and development control framework for the Kingscliff locality that details land use strategies, development and design principles and development controls relating to existing precincts as well as greenfield development sites.
2. Ensure protection, enhancement and ongoing management of natural bushland areas, waterways and land of high ecological value.
3. Facilitate increased opportunity for employment generating landuses.
4. Facilitate increased opportunity for housing diversity to meet a broad demographic and socio-economic profile including an increase of density around centres.
5. Provide quality open space and public domain areas that meet the needs of the local and regional community.
6. Co-ordinate and facilitate infrastructure provision including community and service infrastructure to ensure efficient use of the land and efficient infrastructure supply and provision.

1.6 Kingscliff Development Control Plan Structure

This Kingscliff Locality Plan Volume 03 - Development Control Plan comprises 4 sections:

1. **Introduction** - Identifies purpose, aims, area of application, objectives of this DCP.
2. **Master planning and Subdivision** - Identified subdivision and master planning provisions as they relate to the broader locality and provides specific principle considerations for the structure and master planning of identified key greenfield development sites.
3. **Town Centre** - Details design principles and controls for the each of the defined precincts. This part specifically covers Placemaking and Urban Design, Built Form Design, Community Infrastructure, Commercial & Retail Facilities and Fostering Walkability & Integrated Movement.
4. **Residential Precincts** - Details actions and implementation strategies

Within each of the DCP sections each head of consideration is structured as follows:

Preamble – Provides an explanation of the issue and the need for specific objectives and controls.

Objectives – State desired outcomes to be achieved by development.

Controls – Prescribe the requirements for achieving outcomes and the desired future character identified for the site and its integration with adjoining land uses.

LEP Implications - Prescribe the required amendments to TLEP development standards and land use zoning to achieve desired strategic planning outcomes and will form the basis of future amendments to the TLEP.

Additional advice – Provides additional supporting information, further reference material and linkages to other relevant information.

Diagrams and Illustrations - Illustrations provided in this section are indicative only and are provided to illustrate certain provisions in this section.

1.7 How to use this Section of the Tweed DCP

In preparing an application for development, there are a number of specific steps that should be followed:

Step 1: Check the zoning of the site under the Tweed Local Environmental Plan to ensure that the proposed development is permissible and to determine what related provisions apply. Where a proposed development is inconsistent with the land use provisions of the Tweed LEP, refer to Step 6.

Step 2: Establish what other Sections of this DCP or Council Policies apply to the site.

Step 3: Familiarise yourself with the context of the Kingscliff locality and determine which precinct the site is located within.

Step 4: Understanding the 'Vision', 'Character Statements', 'Statement of Intent', 'Objectives' and be guided by 'Development Control' for the particular development form. Note: Where a proposed development is consistent with the Strategy for a particular precinct, but inconsistent with the land use provisions of Tweed LEP, refer to Step 6.

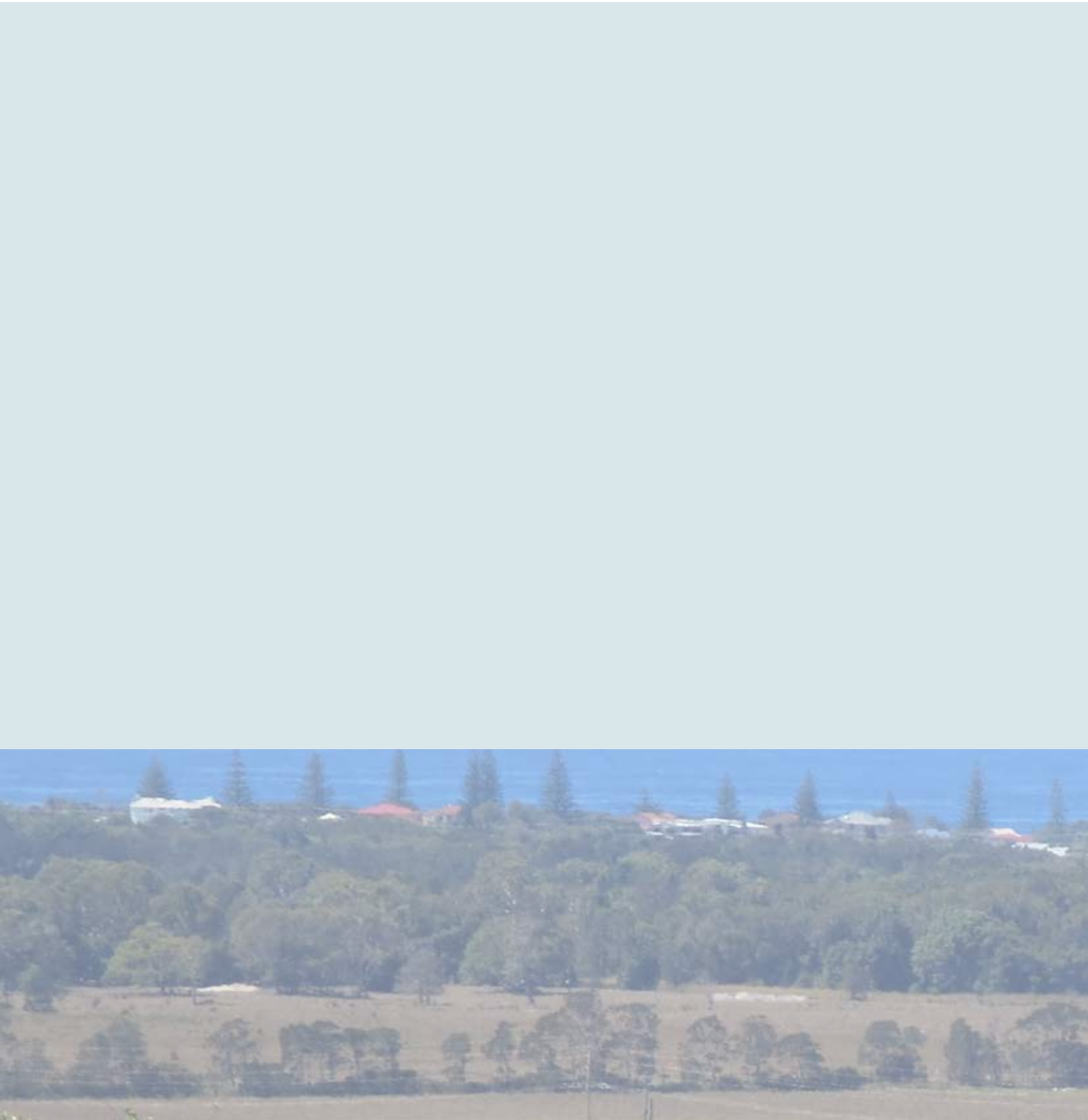
Step 5: Follow the applicable design guidelines and refer to other applicable Sections of the Tweed DCPs and related policies. It is these components that will be used by Council to assess any development proposal.

Step 6: Where a development proposal is consistent with the Vision, Objectives and Development Control for a particular development type or area, but is inconsistent with the provisions of Tweed LEP, the applicant will need to request a rezoning of the land in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

1.8 Variations to this Section of the Tweed DCP

Variations to the provisions within this Section may be considered where the variation meets the relevant objectives. Any application seeking a variation to a control must be in writing and:

- i. Identify the specific control which is proposed to be varied, and the extent and reason of the proposed variation.
- ii. Identify how the proposed variation satisfies the objectives of that section and the aims of that part of the plan.
- iii. State the benefits to the design of the development which will result from the proposed variation.
- iv. Include, where applicable, detailed diagrams, plans, specialist studies/reports sections, and photomontages indicating the benefits of the proposed variation.
- v. Identify the impact of the proposed variation on the proposed development, and surrounding properties and outline how adverse impacts on surrounding properties have been minimised.



PART 02 MASTER PLANNING & SUBDIVISION

- 2.1 Urban Structure
- 2.2 Site and Context Analysis
- 2.3 Environment
- 2.4 Landscape Character and Views
- 2.5 Land forming
- 2.6 Road Layout Traffic and Transport
- 2.7 Open Space
- 2.8 Dwelling and Allotment Mix
- 2.9 Urban Design, Streetscape and Public Domain
- 2.10 Solar orientation and sustainable development
- 2.11 Hazards and Resilience
- 2.12 Infrastructure
- 2.13 Key Greenfield Site - Turnock Street Precinct
- 2.14 Key Greenfield Site - West Kingscliff Precinct
- 2.15 Key Greenfield Site - North Kingscliff Precinct
- 2.16 Key Greenfield Site - Business and Knowledge Precinct
- 2.17 Key Greenfield Site - Cudgen Village Precinct



2.1 Urban Structure

2.1.1 Preamble

Statement of Intent

Kingscliff's existing urban structure will be strengthened by the development of greenfield sites. These sites will deliver additional housing supply, allocating additional land area to enable the town centre to grow, initiating a new business and knowledge precinct to facilitate economic growth and employment opportunities and protect areas of environmental significance. Preservation of natural areas will frame and define the limits of urban growth and enhance ecological links throughout the settlement. Each of the existing and future residential precincts have their own distinctive characters where the built form responds and takes advantage of precinct specific topographic, climatic, visual and landscape characteristics. A network of passive movement pathways and corridors will link each of the residential estates with local centres and a network of open space.

Urban Footprint Methodology

Kingscliff has approximately 165ha of greenfield development land comprising a mixture of residential, agricultural, industrial, special uses and environmental protection land uses. It is noted that whilst a significant proportion of these key greenfield development sites have an R1 General Residential zoning, not all land zoned will be suitable for development in consideration of site constraints (Figure 2.1) including areas defined as being environmentally significance (Figure 2.6). In defining the Kingscliff Urban Footprint (Figure 2.2), land identified as environmentally and/or ecologically significant has been removed from defined developable envelopes in keeping with the overriding vision and guiding principles of the Kingscliff Locality Plan.

Based on a review of demographic trends and population projections and a review of development potential over identified key green field development sites, there is currently sufficient zoned greenfield development land available for development to meet a growing population for the next 30 years. As such there is currently no strategic justifiable need to remove or rezone land identified as environmentally and/or ecologically important. Accordingly, development is not supported within these areas except for opportunities to improve its condition, maintenance and management. The overriding future urban development direction is to consolidate and develop existing urban and developable areas to achieve projected land use and density targets rather than contributing to 'sprawl' at the settlements peri-agricultural and natural environment edges.

After removing environmental protection areas from the urban footprint, the next highest order constraint is flooding where a significant proportion of greenfield development sites within Kingscliff are currently subject to the 100 year ARI flood inundation. For the purposes of defining an urban footprint, these flood affected lands have not been discounted in recognition of the ability to fill these sites above design flood levels subject to satisfactorily meeting the provisions of Tweed DCP A3 - Development of Flood Liable Land including addressing flood modelling criteria and flood studies as required.

It is critical to acknowledge that the diagrammed constraints within this Code (including Volume 01 Context and Locality Wide Strategies, Volume 02 Precinct Plans) are not exhaustive of the constraints that apply to the individual green field development sites. Additional constraints such as drainage, acid sulphate soils, soil stability, slope and bush fire prone land for instance have the capacity to influence the type, style and scale of development achievable. Further discussion on these matters is contained throughout this Code and should be the subject of more extensive developer / land owner led site investigations.

Key Greenfield Development Sites

In order to guide new green field development sites across the locality, this Code contains design principles applicable to the greenfield development sites (Section 2.13-2.18 of this Code). These site specific greenfield design principles align with key strategies in *Volume 01 Context and Locality Wide Strategies* and *Volume 02 Precinct Plans*. The prepared indicative structure plans illustrated within this DCP represent one potential designed outcome based on an understanding of the site constraints and application of desired urban design and urban structure planning principles. Given the need for more in depth site specific analysis and master planning design processes, these diagrams do not necessarily represent the required final designed outcome. The final designed outcome will be the outcome of a design led process in consultation between developer / land owner(s), Council and the broader community.

2.1.2 Objectives

01. Achieve the orderly and efficient use of land and focus future urban development on land that is suitable for the development and capable of supporting proposed uses in accordance with strategies, objectives and intent of the North Coast Regional Plan, Tweed Local Environmental Plan and Kingscliff Locality Plan.
02. Strengthen the character and hierarchy of settlement by maintaining strong multi- functional business centre(s), capitalise on well located infill development opportunities, minimise urban sprawl at the localities edges and maximise infrastructure and service efficiencies.
03. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.
04. Plan new subdivisions as connected communities framed within the hierarchy of settlement where consideration is given to the ultimate geographical extent and population target for each community that is to be formed or built upon, and the staging/timing by which it is proposed to reach that position.
05. Provide for a variety of dwelling types and choice which will meet the broad demographic and affordability needs of the future resident population.
06. Promote high quality design and environmental stewardship that integrates the Design Principles of this Code.

2.1.3 Development Control

- C1. Subdivision development within the identified urban footprint (Figure 2.2), including over land already zoned for settlement but not yet developed, must undertake a design led structure planning and master planning process in consultation with Council. This process will consider all site constraints, greenfield site specific planning and design principles (see Section 2.13-2.18), all other relevant principles and controls within this Code as well as Council's other applicable development control and policy instruments.
- C2. This Code does not support development outside the identified urban footprint unless for critical/essential infrastructure consistent with permissible uses prescribed within the TLEP.

2.1.4 Additional Advice:

Refer to the North Coast Regional Plan.

Refer to Kingscliff Locality Plan Volume 01: Locality Wide Strategies & Volume 02: Precinct Plans.

Refer to Tweed DCP A5 - Subdivision Design Manual.

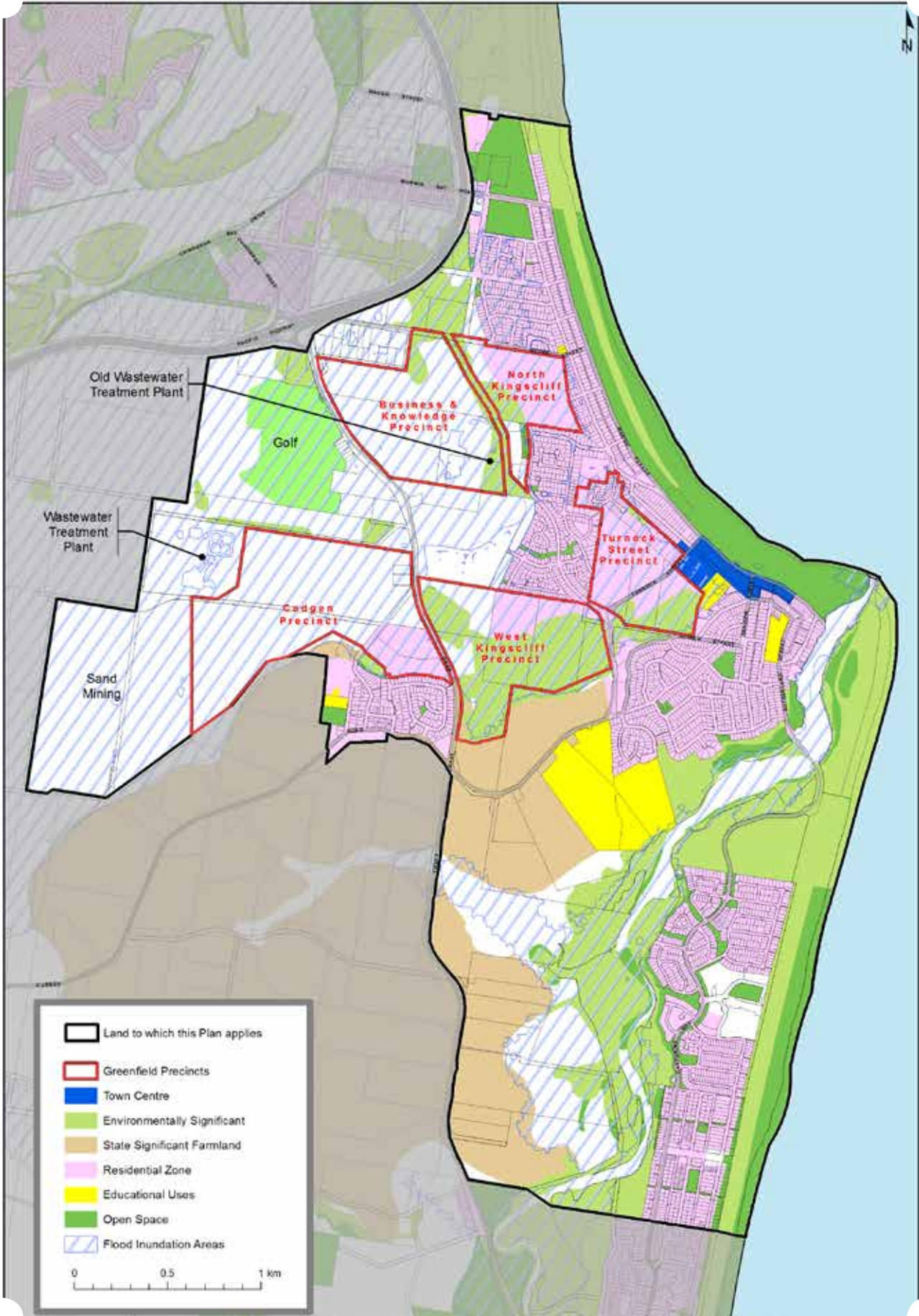


Figure 2.1- Kingscliff Locality Constraints Overlay

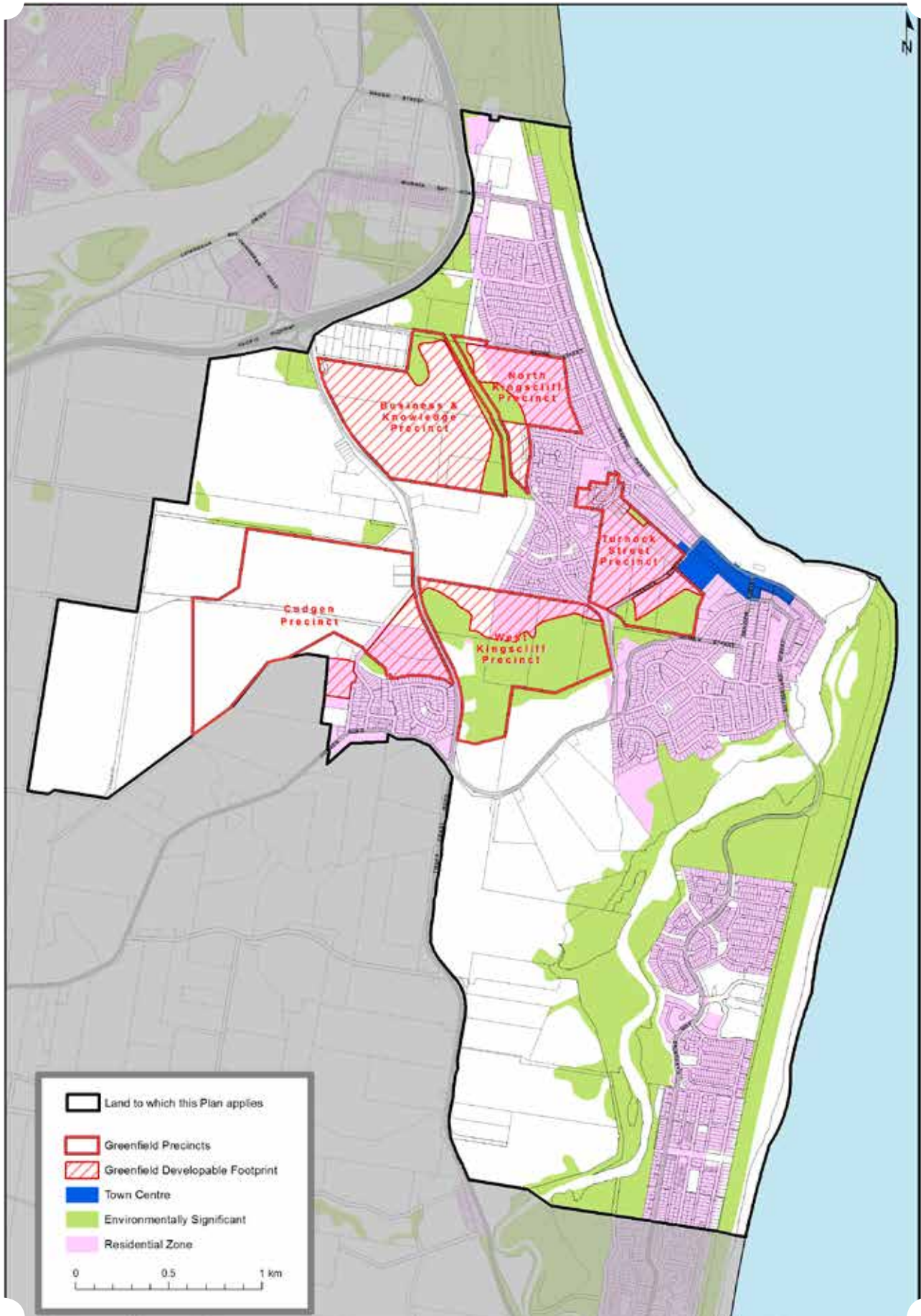


Figure 2.2- Kingscliff Locality Urban Footprint

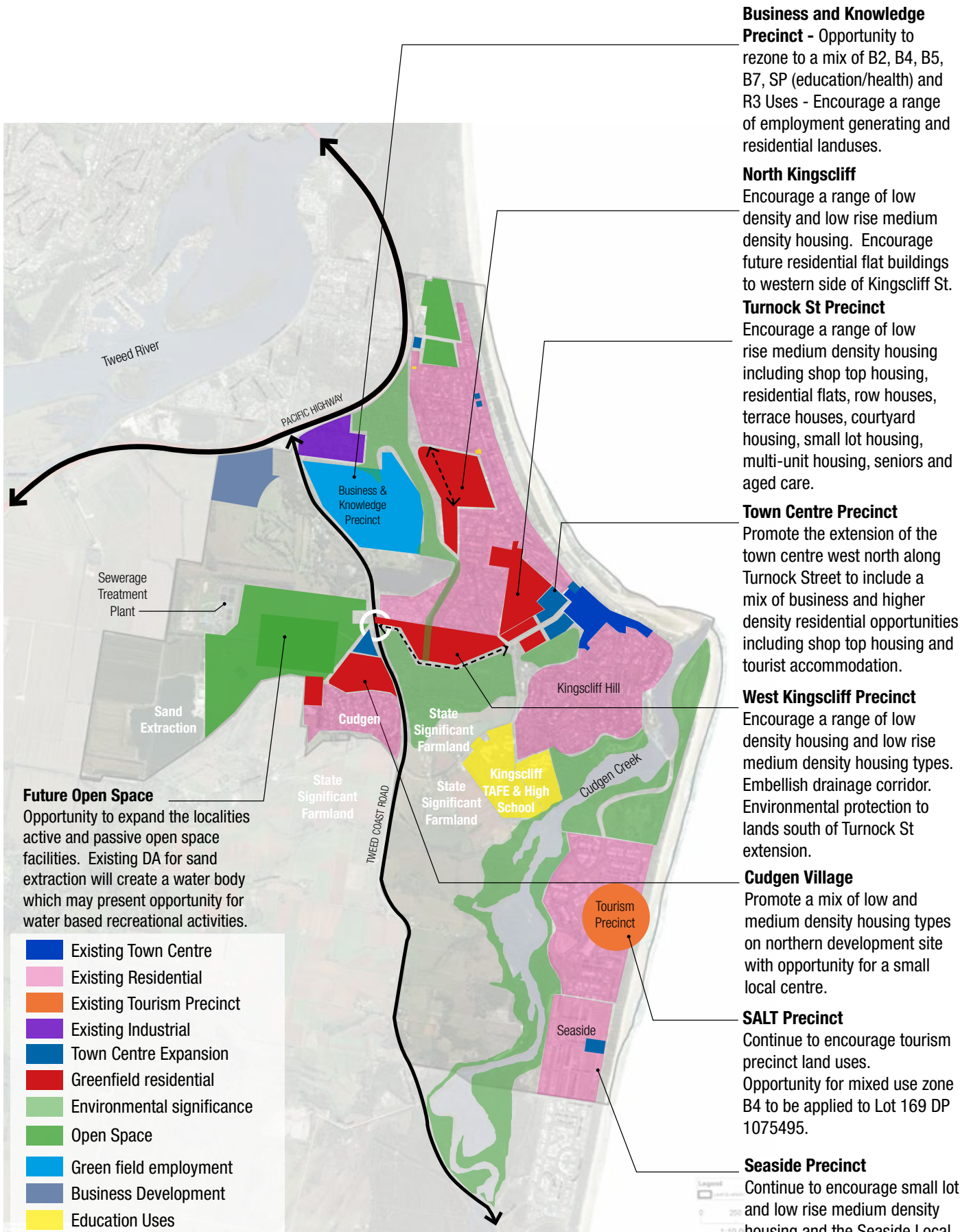


Figure 2.3- Kingscliff Locality Structure Plan

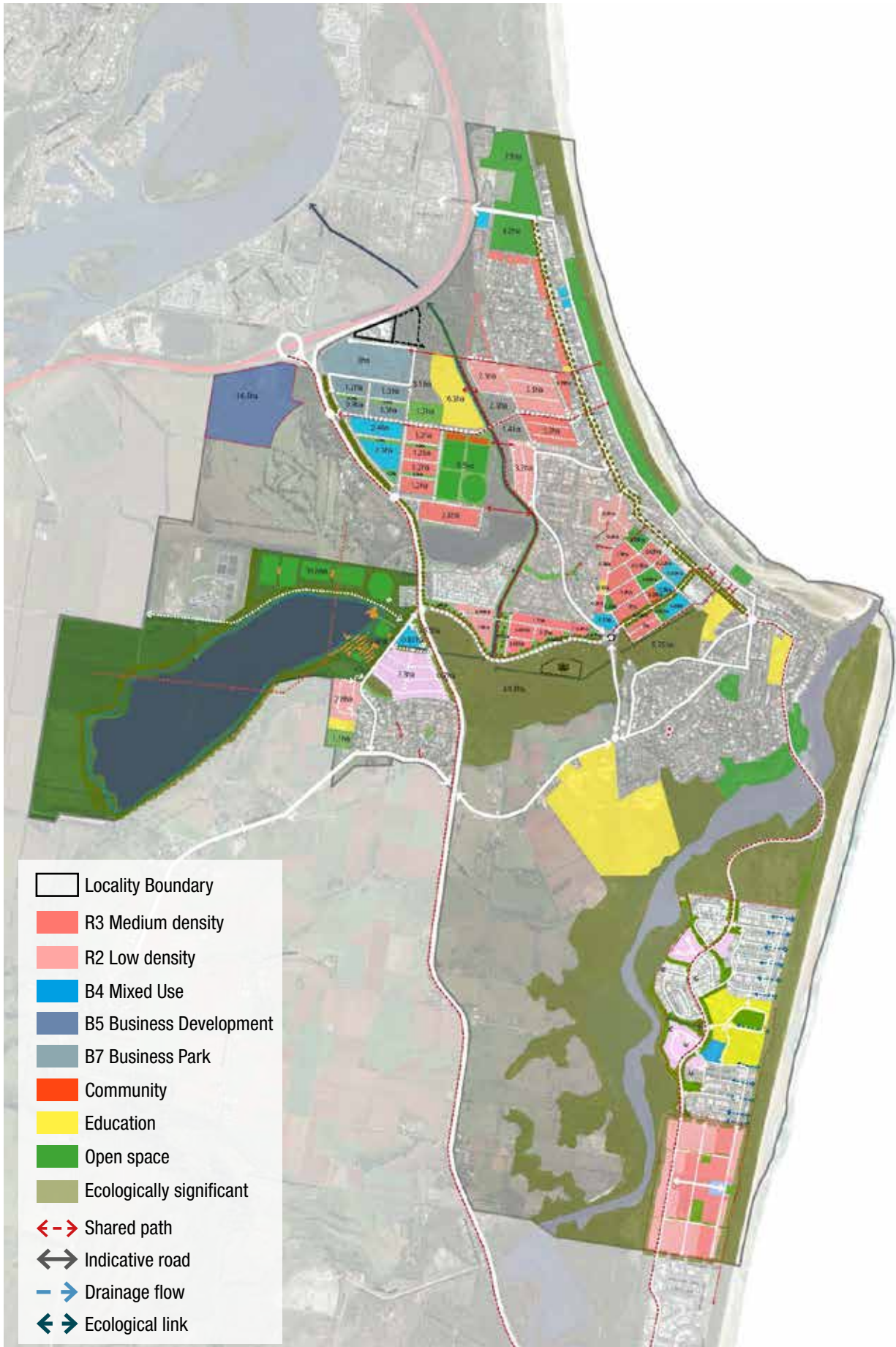


Figure 2.4- Indicative Kingscliff Masterplan Plan

2.2 Site and Context Analysis

2.2.1 Preamble

Statement of Intent

All new development is to commence with an understanding of the sites contextual and climatic considerations. Understanding a detailed site and context assessment of the site will enable the development of planning and urban design options which 'work with' the sites natural systems, opportunities and constraints. This results in more cost effective and environmentally responsive design which balances development opportunity with environmental, natural and cultural protection which then embeds a sense of place and character within future neighbourhood developments.

Detailed site and context analysis ensures that all constraints including but not restricted to buffers, easements, setbacks, areas of environmental protection, connecting open space areas, streets and infrastructure are integrated in a way that maximises land efficiency and minimises the overall cost and impact of development. Figure 2.5 illustrates the cyclic relationship between site and context analysis, structure planning and neighbourhood character.

2.2.3 Objective:

01. To undertake a site and context analysis as the first stage of a subdivision design to inform subdivision planning and design decisions.
02. To achieve a sustainable site responsive subdivision design through detailed consideration of site natural systems, opportunities and constraints.
03. To use site and context analysis as a preliminary site design stage to inform structure and subdivision design outcomes.
04. To retain the sites natural, environmental and landscape qualities into future structure design outcomes which underpins sense of place and character.
05. Enhance local character, identity and sense of place by working with the natural features of a site, retaining key topographic features, understanding climatic influences, landscape elements, view lines and other significant natural, cultural and heritage assets.
06. Use the site and context analysis process as part of a development sites risk management by preventing unforeseen outcomes based on site conditions which could have significant financial and community implications as well as mitigate the need for complex engineering solutions including bulk earth works.
07. Use the site and context analysis to understand the development sites interface and adjoining land use considerations including but not limited to existing and planned adjoining development, existing street connections, operational buffers, natural hazards, infrastructure locations and requirements, environmental areas, landscape assets, scenic landscape and view lines, public open space networks, topographic and catchment drainage.

2.2.4 Controls:

- C1. All subdivision developments are to undertake a site and context analysis as an initial subdivision design stage. The Site and Context Analysis should be appropriately documented with 'layered' drawings and a report which documents the site constraint and development opportunities which will inform the subsequent subdivision design stages.
- C2. The Site and Context Analysis is to identify a development footprint based on an overlay of all known environmental, topographic, hydrological, landscape, heritage, cultural, infrastructure, hazard and climatic considerations (solar path, prevailing winds).
- C3. The Site and Context Analysis is to document through appropriate drawings and report(s) how the proposed structure plan(s) responds to the identified site opportunities and constraints.

2.2.4 Additional Advice:

Refer to Tweed DCP A5 - Subdivision Design Manual

Dependant on the size and scale of the proposed subdivision, the site and context analysis is to be forwarded to Council for appraisal and consideration as part of a 'pre-DA' meeting prior to the submission of a development or planning proposal application.

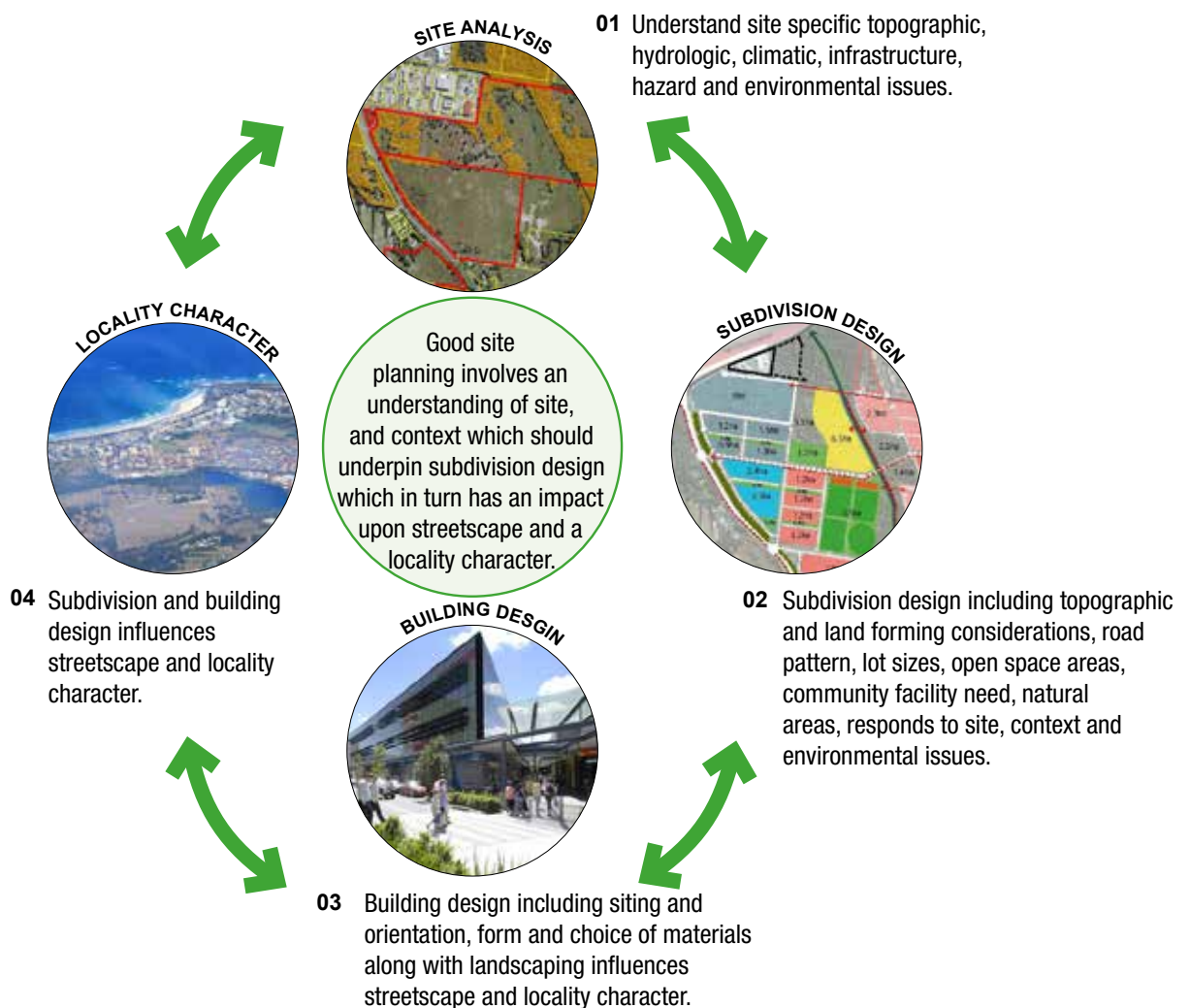


Figure 2.5 - Subdivision Site and Context Analysis

2.3 Environment

2.3.1 Preamble

Statement of Intent

To facilitate the preservation and enhancement / rehabilitation of areas of environmental significance and provide management for the conservation of threatened and endangered species. This includes the preservation of native bush land vegetation and recognising areas of high environmental amenity value which underpin the ecological, visual and landscape character of the Kingscliff locality. Ensure that proposed uses adjacent to environmental protection zones do not have significant adverse impacts.

Preserve

Environmental surveying has identified significant tracts of lands as having environmental significance and a number of endangered ecological communities (EECs) across the locality. As part of the preparation of design led master planning and subdivision processes over development sites, flora and fauna assessments will be required to acknowledge land of environmental significance and make provision for appropriate buffering and ongoing management. In reviewing protection and vegetation management, which may eventuate in some localised clearing and vegetation offsetting, a whole of locality environmental evaluation which strategically enhances and strengthens ecological links is required. Urban development within land zoned as Environmental Protection or identified as being environmentally significant will not be supported by this Code, as indicated by the Urban Footprint illustrated in Figure 2.2.

Enhance

Kingscliff greenfield development sites contain diverse vegetation communities. These communities include coastal heath along the coastline, riparian and wetland communities along the estuarine, Melaleuca and She Oak forest in the low lying flats and Sclerophyll forest across the northern precincts. Koala habitat, including areas mapped as Preferred Koala Habitat is also present throughout the planning area. Development proponents must explore opportunities to enhance connections between these areas of bushland. Master planning process will play a significant role to provide visual 'breaks' to the built form by way of suitably vegetated corridors permeating throughout the Kingscliff locality. Figure 2.6 provides examples of green corridors/links that must be investigated within future applications both for their environmental and urban design/visual value.

Rehabilitate

As part of the future subdivision and development of greenfield development areas of Environmental Protection are to be restored, rehabilitated and managed. The interface between and key habitat areas for protected, threatened and endangered species is a key issue which requires careful management. Urban development within a green field context can often reduce the amount of available habitat, fragment retained habitat and sever wildlife corridors. As discussed in other areas of this Code the desired future subdivision road pattern is to include road interfaces with natural areas rather than private land tenure, allowing an improved public interface with these areas, easier management and rehabilitation.

2.3.2 Objective:

01. Lands identified as being environmentally significant are protected through land use planning.
02. To preserve and protect land of environmental significance from urban development.
03. To provide a natural growth boundary to residential development and visual relief for the proposed urban environment.



Figure 2.6 - Areas of high ecological significance



Kingscliff Environment and Ecology - Kingscliff has a unique and varied ecology ranging from sensitive SEPP 14 Wetlands and saltmarshes along estuary areas, melaleuca forests over low lying areas, eucalyptus forest to the north and pockets of remnant rainforest which support significant endemic flora and fauna species.

Photo Credits: Wetlands Restoration

04. To provide for the rehabilitation and enhancement of degraded habitat, strengthen ecological links and ensure that comprehensive rehabilitation plans form part of any future development applications or master planning processes.
05. To provide for the protection and improvement of existing hydrological conditions into receiving drainage corridors.
06. To create new and strengthen existing wildlife corridors.

2.3.3 Controls:

The following information is to be submitted with any Development Application for subdivision:

- Flora and Fauna assessments will be required to identify the presence of land of high environmental quality, suitable buffering and ongoing management.
 - Flora and Fauna Habitat Restoration Plan must be prepared to Council's satisfaction for all land zoned for Environmental Protection.
 - Offset planting management plan
- C1. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.
 - C2. Through urban structure and master planning processes ensure existing wildlife corridors and vegetative links including those illustrated within Figure 2.6 will be maintained and enhanced. This could be by way of enhancing existing continuous vegetation or providing linking native street trees, verges, corridors and buffers where vegetation is disconnected by roads.
 - C3. Demonstrate appropriate buffers between developable areas and areas of ecological significance are established along with ongoing management of buffer land. Infrastructure including roads should form the interface between development and ecological areas and be contained within developable footprint rather than buffer areas.
 - C4. Demonstrate the works identified within the Council approved Habitat Restoration Plan(s) that the development will be responsible for and the intended method of addressing the works required.
 - C5. Demonstrate that any vegetation clearing over the subdivision development site will be offset in accordance with Tweed DCP - Biodiversity Planning or alternate arrangements through the Office of Environment and Heritage NSW BioBanking Scheme. Urban development, other than development permissible under the TLEP, within land identified as Environmental Protection will not be supported.

2.3.4 Additional Advice:

Refer to Tweed DCP Biodiversity and Habitat Management and the Tweed Coast Comprehensive Koala Plan of Management.

It is acknowledged that land requiring restoration works across the locality may be in fragmented ownership. To this extent, Council is open to discussion with applicants regarding delivery methods for the restoration work identified to ensure equitable distribution across the landowners and development of greenfield sites within Kingscliff. The developer will be responsible for the restoration works of the area of environmental protection to Council's satisfaction. Where environmental areas are dedicated to Council in any subdivision or other development, Council may enter into an agreement for a maintenance period and contribution for ongoing management prior to handover and all restoration works must be completed to Council's satisfaction.

2.4 Green Edges Landscape Character and Views

2.4.1 Preamble

Statement of Intent

The landscape and visual character of the greenfield development sites should be recognised and enhanced. Existing significant landscape features will be retained and integrated into the structure and master plan designs. There is opportunity for new development sites to take advantage of landscape character elements in terms of retaining topography, overland flow paths, watercourses, native vegetation, view fields and other significant stands of vegetation. Outside of existing settlement areas and areas identified as greenfield development sites, non-agricultural uses which may impact the scenic landscape character are discouraged.

Recognise

The unique attributes of Kingscliff has a varied, yet strong landscaped and visual character. As a result of its coastal context, vegetation, topography and historical land uses, the key visual character components of the locality include:

- Dominant ridge line from Cudgen Plateau along Cudgen Road to Cudgen Creek and Sunderland Point;
- Agricultural, farmland and hinterland views experienced heading north and south along Tweed Coast Road and East and west along Cudgen Road;
- Elevated north and east elevated views from various aspects on Kingscliff Hill to Fingal Headland, Cook Island and Pacific Ocean and south west elevated views from various aspects on Kingscliff Hill to Cabarita Headland and west around to Mt Warning and the border ranges;
- Views north and south experienced from the beaches, coastal foreshore areas and break walls and views along the creek;
- Long views north towards the Terranora ridge and west towards the Border Ranges;
- Green break or vegetated buffer (Lot 1 and 2 DP 1117599) between the northern extents of Salt and the Cudgen Creek Bridge;
- Large street trees including the town centre Fig Trees and Cudgen Norfolk Pine Trees;
- Dominant vegetation communities including the melaluca and swamp she-oak forest within the West Kingscliff precincts, the open sclerophyll Forests within the Business and Knowledge Precinct and the sedgeland and remnant rainforest pockets within the Turnock Street precinct.

Many of Kingscliff's greenfield development sites are visible from higher vantage points both from within and outside of the locality. Some of these view fields are experienced from the northern side of the Kingscliff Hill precinct looking north over the Turnock Street precinct, the south side of Kingscliff Hill looking south towards Salt and Seaside precincts and the northern side of Cudgen Village which has a vantage looking north-east and north-west. Other vantages over greenfield development sites are experienced along the northern side of Duranbah Road and the southern side of Terranora Road. The potential impacts on these view fields over time will be the replacement of undeveloped agricultural views interspersed with trees with future urban development. Figure 2.7 illustrates the prominent views and vantage points experienced in and around the locality.

Enhance

Whilst some of the localities best views are experienced from the highest points existing precincts such as Kingscliff Hill, there is opportunity through future subdivision design over the lower set flat greenfield development sites to strength and enhance landscape character which will contribute to the overall visual land landscape character of Kingscliff. This is achieved by retaining key vegetation and topographic features to create a green edge to new precincts and enhance green buffers between new and existing precincts. Subdivision landscape plans together with WSUD opportunities can integrate strong landscape links through precincts and combine with connecting pathways and cycle routes.

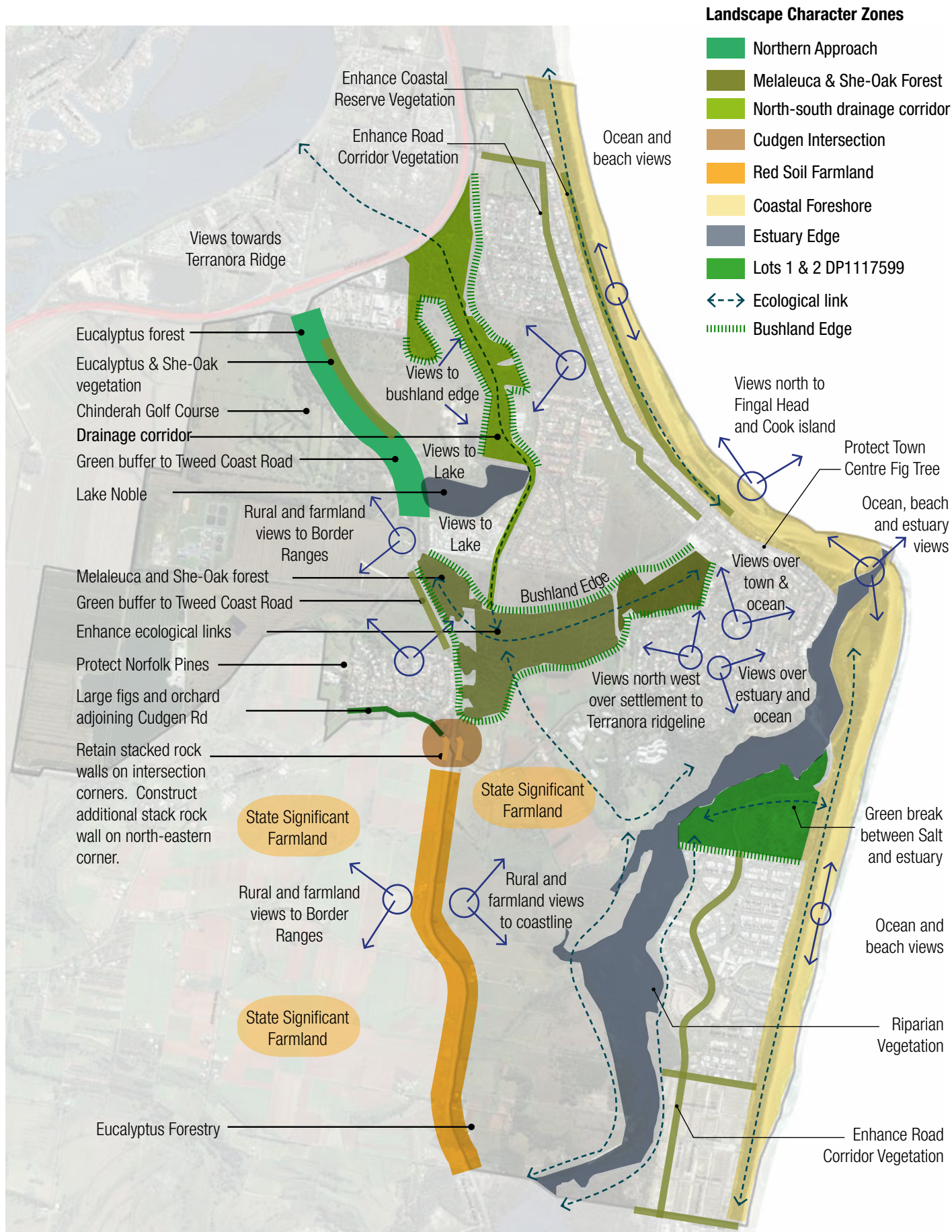


Figure 2.7- Landscape Character Zones



The Northern Approach - The business and knowledge precinct forms part of the northern approach defined by sclerophyll forest on the western side and scattered She-Oak Forest on the eastern side.



Melaleuca Forest - The Melaleuca Forest within the West Kingscliff Precinct defines the eastern and western side of Tweed Coast Road has a canopy height of between 5-15m and forms part of a larger 36ha vegetative area (to the east) which has a high ecological value.



North Kingscliff Greenfield - The development and subdivision of the north Kingscliff greenfield site will require filling above the design flood level. Notwithstanding this required change in landform, the site is framed by vegetation which provides a strong contained landscape character and green back drop to the precinct. The subdivision design should strengthen this character with consideration of terminating views lines to the bush, creating edge roads rather than back fences to the bush as well as drawing connected landscape areas through the precinct.

2.4.2 Objectives

01. Maintain the integrity of vegetation, watercourses and natural topographic features as important features of the localities environmental, landscape and visual character.
02. Ensure site modifications, excavation, fill, retaining walls and engineered elements do not adversely impact on the visual and landscape character of a precinct and broader locality.
03. Identify and retain key landscape and visual character features of the site and seek to integrate those landscape features through a contemporary urban structure and built form outcomes.
04. The identification and retention of green breaks, important feature trees / stands of trees within master planning and subdivision processes.
05. Ensure view sharing and maintenance of view fields including maintaining important regional and local views.
06. Discourage non-agricultural development outside of the defined urban footprint which will impact the landscape and visual character.

2.4.3 Controls

The following information is to be submitted with any Development Application for subdivision or non-agricultural development outside of environmental protection zones, existing settlement areas and areas identified as greenfield development sites:

- Visual and landscape character study.

- C1. Outside of environmental protection zones, existing settlement areas and areas identified as greenfield development sites, non-agricultural uses which impact the landscape and visual character will not be supported.
- C2. Any master plan process and subdivision proposal must detail the visual and landscape character strategy as part of any subdivision development application. Using Figure 2.7 as a reference the visual analysis should:
 - i. provide an assessment of the existing visual and landscape character including an assessment of any impacts from the proposed subdivision development;
 - ii. identify significant landscape features including overland flow paths, dams, native vegetation and other significant stands of vegetation across the subdivision site and seek to retain or interpret these important elements of the sites visual character. Suggested means of embodying these components include adapting existing vegetated wind break lines as street trees, to create more visually attractive streetscapes; utilising overland flow paths as ecological corridors and passive movement links (walking and cycling), maintain the presence of existing mature trees to assist in visually defining the identified character zones and preserving ecological habitat; and
 - iii. identify landscape and character zones within the greenfield development precincts as a means of defining and containing the urban structure as well as contributing to the overall principle of creating a network of precincts connected and framed by green space.
 - iv. demonstrate how the resultant urban structure, subdivision landscape design and road layout has been informed and takes advantage landscape and visual character conditions and principles.

2.4.4 Additional advice:

Refer to the Kingscliff Locality Plan Vol 1 & 02 and the Tweed Scenic Landscape Strategy.

2.5 Land forming

2.5.1 Preamble

Statement of Intent

Maintaining the integrity, intrinsic landscape and visual character of the landscape by minimising bulk earth works in co-ordination with implementing required flood and drainage mitigation measures.

Reduce

Given the low lying and flood prone nature of much of the identified greenfield development sites, land forming including bulk fill earthworks will be required. In this regard, a strong design focus must be employed to ensure that subdivision design meets required design flood levels and mediates potential level differentials between existing, developable and undevelopable areas. The principle of development works built to reflect the site conditions, as opposed to excessively modifying the site to suit the built form should prevail.

To address the land forming subdivision considerations applications will be required to clearly identify developable envelopes as an outcome of the site analysis process where existing adjoining land uses which may include existing residential precincts and areas of environmental protection along with required buffers have been duly considered.

2.5.2 Objectives

01. Maintaining and respecting the landform over the entire balance of greenfield development sites including both the developable and undevelopable areas;
02. To carefully design and integrate flood mitigation and drainage through appropriate land forming and drainage works in a way which is compatible with the overall landscape character of the development sites;
03. Given the relatively flat landform of the identified greenfield development sites promote subdivision and building design outcomes which reduce the need for significant post subdivision land forming;
04. Adopt an overall bulk earthworks strategy that seeks to:
 - i. limit modification of site levels at boundaries to maintain amenity to adjoining properties;
 - ii. integrate flood mitigation and drainage works within the overall land forming and subdivision design;
 - iii. to ensure site modifications, retaining walls and engineered elements do not adversely impact on adjoining existing settlement areas or the streetscape character;
 - iv. ensure that fencing on top of retaining walls does not adversely impact amenity of neighbouring properties or de-stabilise retaining walls.

2.5.3 Development Control

The following land forming information is to be submitted with any Development Application for subdivision:

- ☑ Plans displaying compliance with the development controls outlined in the Tweed Development Control Plan Section A5 - Subdivisions Manual.
- ☑ Accurately represented and documented detail of all proposed site works including cut, fill and all retaining and interface walls which demonstrate minimisation of earthworks and integration of land forming design with flood mitigation and drainage works
- ☑ Land forming plans are to detail the location, management and final placement of Class 6 Soils in order to preserve and productively utilise this soil.
- ☑ Acid Sulphate Soil Management Plans over low lying sites where land forming is proposed.

C1. Maintain the integrity of natural topographic and landscape features as an important part of the locality and precinct character by including the following:

- as part of the subdivision and land forming design use the road layout to define the developable envelope where it adjoins natural areas;
- step and landscape retaining walls and batters to filled areas at developable area edges rather than a single vertical retaining wall;
- utilise WSUD drainage swales through precincts to reduce the overall quantity of fill required to provide adequate drainage, mitigate flood impacts, strengthen landscape character and provide passive movement networks with and between precincts.

C2. Where greenfield development sites directly interface with existing settlement areas, fill levels shall be consistent where both are above design flood level. Where existing settlement sites are below design flood level heights, new development areas are to be constructed at design flood levels. Interface retaining walls/batters are to be stepped with integrated landscape at boundary interfaces to reduce visual impact of retaining walls and level differential.

2.5.4 Additional advice:

Refer to the Tweed DCP A5 - Subdivision Manual and DCP A3 - Development of Flood Liable Land.



Figure 2.8 - Land forming - Utilise roads to interface filled development areas with natural areas and integrate swales edged with landscape for drainage, flood mitigation as well as enhancing landscape and visual amenity.

2.6 Traffic Access and Movement

2.6.1 Preamble

Statement of Intent

The Tweed Coast Road is to be reinforced as the key connector road with new east-west connections through the West Kingscliff Precinct (Turnock St extension) and through the Business and Knowledge Precinct improving access to the town centre, existing and future residential settlements. The road network is to be supplemented by an embellished passive movement network of pedestrian and cycle paths along the existing north-south drainage corridor and along Turnock Street. New subdivision roads are to generally be aligned in a north-south and east west orientation to maximise opportunity for best solar orientation for allotments. The curvilinear streets and cul-de-sacs which result in reduced connections, movement legibility and less regular shaped lots are discouraged.

Road Network

The Tweed Coast Road is the connector and key movement corridor which services the Kingscliff locality. The Tweed Coast Road provides direct access onto the Pacific Highway allowing ease of movement north to Tweed Heads and beyond to the Gold Coast where many of the local residents commute each day to work. The stretch of Tweed Coast Road between the intersection with the Pacific Highway to Casuarina is planned to be widened to four lanes in the future as part of the Tweed Road Development Strategy. The general road network has been illustrated at Figure 2.9.

Despite the relative proximity to the highway, there is only one point of access between Tweed Coast Road and Kingscliff township via the Cudgen intersection. To improve the connector options into the township from Tweed Coast Road, an extension to Turnock Street intersecting with Tweed Coast Road near the Altona Road intersection and the Ozone Street link has been included within the Tweed Road Development Strategy. The timing and alignment of this new connector road will be dependent on the development of the West Kingscliff precinct in consideration of traffic generation from these release areas as well as resolution of the environmental and flooding constraints.

To the south, Casuarina Way connects to the Tweed Coast Road at Casuarina Town Centre. It connects South Kingscliff across Cudgen Creek to Sutherland St. This traffic can then enter the town centre at Pearl St / Moss St or use the local access streets (Viking St and McPhail Ave) to connect with Cudgen Rd and the Tweed Coast Road beyond.

Road Layout

Road layouts in new subdivision must seek to provide an efficiency of vehicular, pedestrian and cycle movement as well as work to optimise solar orientation for future development sites. Given the relatively flat topography of the greenfield development sites new subdivision roads are to generally be aligned in a north-south; east west orientation to maximise opportunity for best solar allotment orientation. The orthogonal street pattern enhances through connections, legibility and results in more regular shaped building lots rather than curvilinear streets and cul-de-sacs.

The road layout is to reflect and buffer urban development from environmental land and hazards by forming the boundary between urban development to environmental land, (including informal open space such as wildlife corridors and significant overland flow paths). A road layout that avoids a private interface to environmental land and green corridors will assist in ongoing maintenance, retains public access to environmental land or informal open space as well as provide high levels of amenity to pedestrians and road users.

Kingscliff Greenfield development sites should seek to integrate with the wider residential fabric of the locality. The creation of a logical street network that acknowledges and respects its wider context and contributes to improved connectivity and accessibility throughout the locality is encouraged. Road networks which result in dead end or enclave development is generally discouraged.

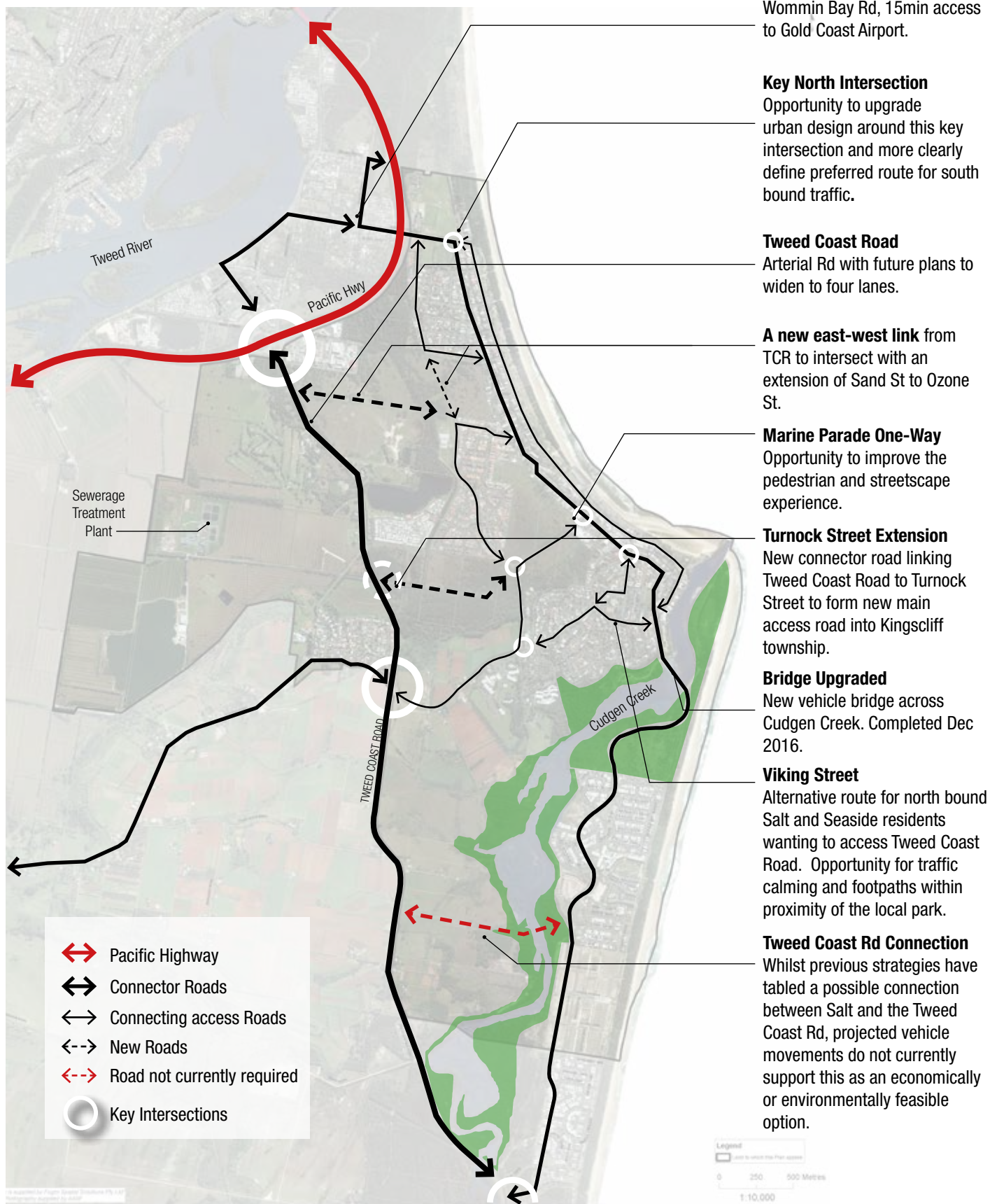


Figure 2.9 - Kingscliff Locality Road Network Strategy

2.6.2 Objectives

01. Road layouts in new subdivision must seek to provide an efficiency of vehicular, pedestrian and cycle movement as well as work to optimise solar orientation for future development sites.
02. Integrate the principles of WSUD into street and open space design where practical;
03. Progressively implement the construction of the Turnock Street extension.
04. The design of Turnock Street as the primary neighbourhood connector into the Kingscliff township is to create a sense of place through a range of public domain treatments and address pedestrian movement and comfort, efficient vehicle movement, and establish a key entry statement and journey to the overall character and appearance of Kingscliff.
05. A road layout and design that provides integration between the existing urban fabric, particularly to the East and West, for an efficient bus transport option. Suitable locations and attractive bus shelter designs should be determined to further encourage this sustainable mode of transport.
06. A road network and layout that establishes a clear and legible configuration contributing to way finding and establishing a strong streetscape character in terms of carriage widths, verge, street trees and implementation of water sensitive urban design principles.
07. Adequate integrated bicycle facilities (parking and on/off street routes). Particular consideration should be given to providing North-south and East-West links throughout Kingscliff to further encourage this healthy and sustainable form of transport.
08. Encourage convenient and safe pedestrian access to all facilities whether it is for work or recreational purposes via a comprehensive pedestrian network.
09. Ensure that there is sufficient road capacity to support future traffic growth and that the existing intersection methods of control are adequate to accommodate future traffic levels.
010. Encourage that the access between residential precincts and the town centre is as direct and convenient as possible and avoids unnecessary circuitous routes.



Streets for people as well as cars - New streets should be design to provide opportunity for safe pedestrian and cycle connectivity, WSUD treatments, appropriate street and pedestrian lighting and tree lined streets to achieve a high level of visual and user amenity.

2.6.3 Development Control

The following information is to be submitted with any Development Application for subdivision:

- Traffic Study
- Street sections
- Active movement strategy (Cycle and walking paths)

- C1. Any application seeking development consent prior to the construction of Turnock Street extension, must be accompanied by a traffic study demonstrating the ability for the proposal to be accommodated by existing or alternative proposed road networks to the satisfaction of Council.
- C2. The design of Turnock St extension is to include a range of public domain treatments and address pedestrian movement and comfort, efficient vehicle movement, and establish a key entry statement and journey to the overall character and appearance Kingscliff.
- C3. A active movement strategy is to be submitted with any subdivision development and illustrate how the proposed subdivision will integrate pedestrian and cycle movements within and beyond the development site and link to key facilities.
- C4. Where identified on Figure 2.10 shared pathways should be integrated and developed as part of the road and passive movement network.
- C5. Applicants must investigate any changes to public transport services in consultation with the local public transport provider and ensure those changes are incorporated. As part of a development application, a route suitable for a bus shall be designed for in terms of suitable pavement widths and appropriate bus stop locations. Bus shelters must be designed to a universal access design standard, including lighting.
- C6. Suitable locations and attractive bus shelter designs should be determined as part of the road layout planning to ensure ease of access to further encourage this sustainable mode of transport.
- C7. Road layout design and street sections are to compliment the relatively flat landscape character of the green field sites with a preference for a north-south and east-west gridded road layout to optimise passive design opportunities for resultant built form development.
- C8. Ensure that a road forms the edge to the natural and environmental protection areas providing a public interface to the buffers and areas of environmental protection and avoid the rear of properties to directly back onto buffer areas and areas of environmental protection.
- C9. Road layout and design is to be clear and legible and provide opportunities for landscaping and street trees and captures and frames long or cross site views towards bushland edges and/or topographic features beyond.



New Bus Interchange - The adopted Tweed Public Transport Strategy is to develop a Rapid Bus Transit Corridor Plan from Gold Coast Airport Transport Hub to Pottsville through Kingscliff with links to Murwillumbah.



Encourage cycling and walking - A network of pathways and cycleways should connect all residential areas with key open space and activity centres.



Universal design - New bus shelters, pathways and public domain areas should be designed to meet universal access design standards.



Turnock Street Montage- Turnock Street will form the main access road into Kingscliff township from the Tweed Coast Road, and presents a significant opportunity to be designed as a tree lined boulevard with dedicated pedestrian and cycle path.

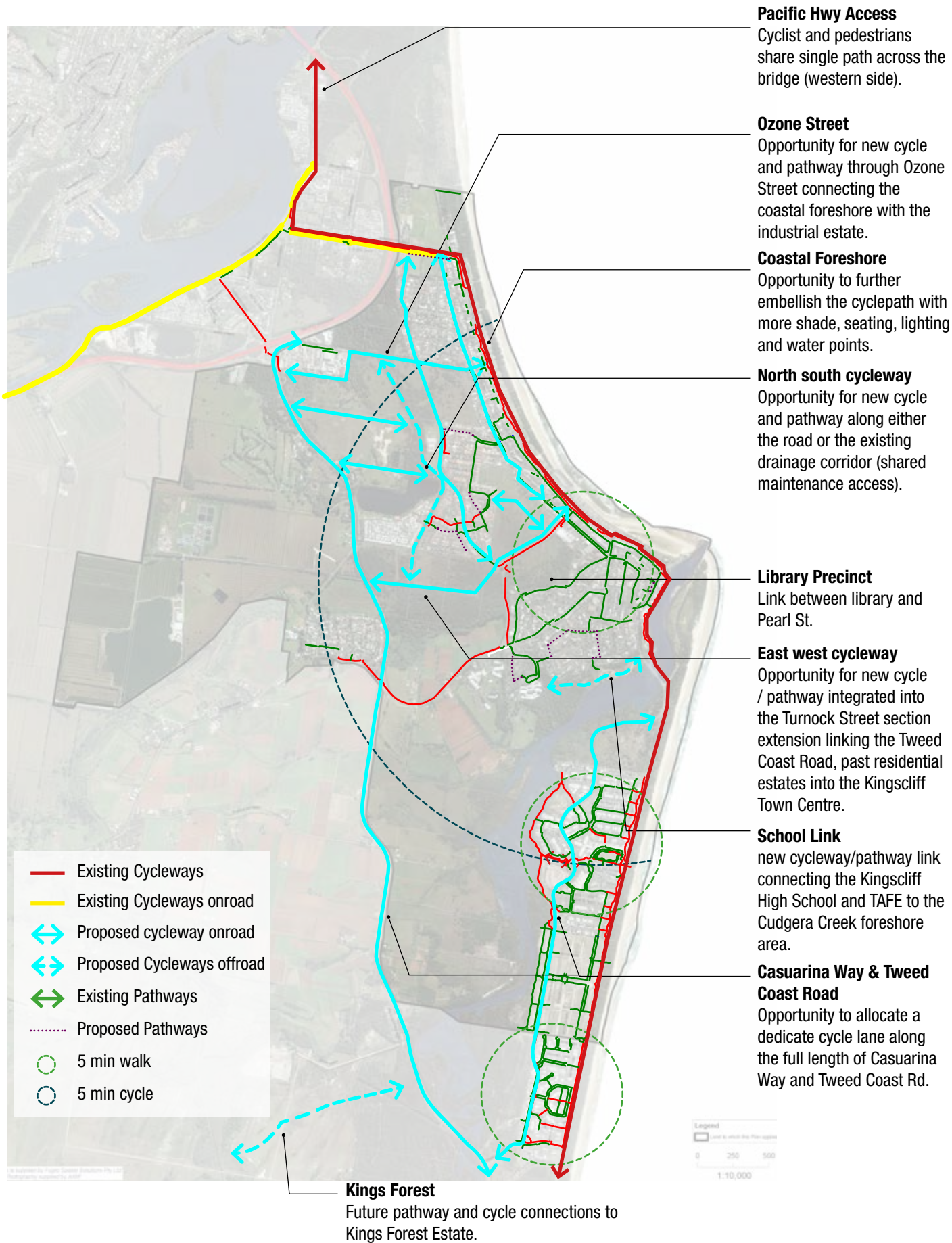


Figure 2.10 - Kingscliff Pedestrian and Cycle Network

2.7 Open Space

2.7.1 Preamble

Statement of Intent

An integrated open space network offering a diverse range of structure and casual open space opportunities. The open space network should be created to link key destinations such as the town centre, residential precincts, schools and community facilities. Integrating green stormwater infrastructure and the local road network throughout the open space network will improve linkages and movement corridors and connect people and places in the Kingscliff locality.

Integrate

Figure 2.11 illustrates the existing provision of structured and casual open space within Kingscliff. Figure 2.12 illustrates potential future structured and casual open space which includes the following embellishments and additions:

- Continued embellishment of the Kingscliff Sport and Recreation Complex which provides 11.7ha of structured open space serving the existing residential population.
- Continued embellishment of the coastal foreshore areas which form a highly accessible casual open space green edge linking residential precincts with the town centre, beach and creek and the embellishment of the new central park (Kingscliff Central Park Concept Plan).
- An additional 9.5ha of open space within the Business and Knowledge Precinct to meet future structured and casual open space need.
- 16.6ha of land within the Cudgen Precinct (west of Tweed Coast Road) as a long term opportunity to provide additional regional structured open space at the cessation of sand extraction.
- Embellishment of existing parks and the provision of new parks throughout the future greenfield development sites ensuring a 500m walkable catchment to open space in existing and future residential precincts and contributing to the overall network of open space.
- Embellishment of a future north-south passive movement link (pedestrians and cycle) following the existing drainage corridor.
- Provision of a future east-west passive movement link (pedestrians and cycle) across the Business and Knowledge Precinct and North Kingscliff as well as along Turnock St and the future Turnock St extension.

Both structured and casual open space must integrate strongly with the localities urban structure and greenfield development design principles. Where increased densities are proposed, there will be a requirement for proportionally more public open space. New open space areas will be integrated with the wider open space network. In the case of greenfield development sites there is opportunity for the utilisation of drainage corridors as passive movement corridors.

Variety and Alternate Uses

Whilst there is currently a short fall of planned and funded structured open space servicing Kingscliff now and into the projected future, there is a surplus of casual open space on account of the extensive coastal foreshore reserves and their proximity to many existing and planned residential precincts. As such Kingscliff is uniquely positioned to investigate and promote alternative open space and recreation uses. Accordingly, where it can be demonstrated that a surplus exists within a walkable proximity of residential precincts Council is open to applicants investigating alternative casual open space uses, contribution and procurement processes.

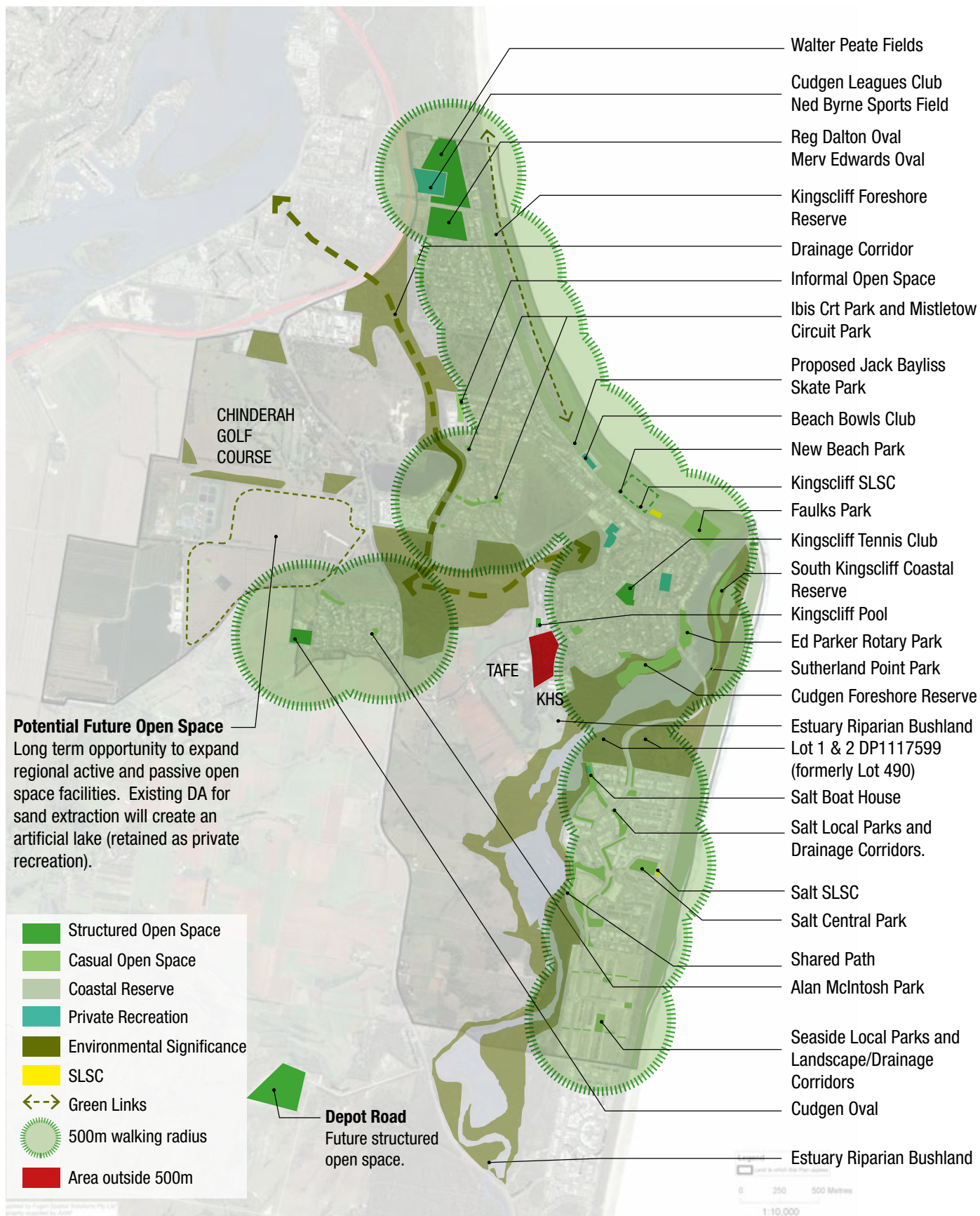


Figure 2.11 - Existing Distribution of Open Space

Investigations into alternate forms of open space provision should seek to harness the attributes of the site and broader locality context and open space need. For example, embellishing both existing and new passive movement corridors (pedestrian and cycling) could be considered in lieu of casual open space where there is a demonstrated surplus of casual open space to a particular precinct and reflect community need, with due consideration of changing leisure patterns and demographic changes. Other alternatives could include monetary contributions towards the further embellishment of existing open space areas, provision of an off leash dog park, development of a skateboard park and youth precinct or contribution towards streetscape and public domain projects within the town centre.

Although the possibility of joint use of vegetated areas and areas of environmental significance for recreational use may be present, particularly in the context of walking and cycling paths, open space is not the prime use and must not be considered as such. Scenic and environmental values often conflict with recreational uses that may lead to the degradation of these areas. Whilst Council encourages investigations into the delivery of alternate forms, uses and facilities for public open space and integrating the natural and built environment, it must not come at the expense of the environmental qualities of the Kingscliff locality.

2.7.2 Objectives

- C1. Ensure the provision of additional structured (active) and casual (passive) open space within the Kingscliff locality to meet future demand and build upon existing network of open space across the locality and beyond.
- C2. Ensure a diverse range of open space to support a variety of active and passive recreational activity improving community health and well-being and reflecting community need.
- C3. Open space will provide visual relief from the urban environment and be designed to provide an identity and a sense of place for the community by incorporating important landscape features, scenic qualities, cultural or historic characteristics of the undeveloped site..
- C4. The open space network and the road network will be fully integrated to provide a network of pedestrian, shared paths and cycleways to achieve good access and improve connectivity and site permeability.
- C5. Ensure commitment to the design of high quality multi-functional open spaces that are welcoming, attractive accessible and safe, incorporating the principles of Universal Design, social inclusion and sustainability.
- C6. Provide opportunity for the developer procurement and delivery of alternate open space types, uses and facilities in lieu of standard open space requirements in areas where there is a demonstrated surplus of casual open space.
- C7. Within new subdivisions ensure open space is conveniently located, of suitable dimensions, is fit for intended use, unencumbered and is safely accessible to all users.
- C8. Ensure green linkages are provided through residential precincts (existing and new) to connect the open space system into the greater (external) network to form an integral part of the open space network, improve amenity, encourage walking and cycling and improve biodiversity links.
- C9. Integrate the principles of WSUD into street and open space design.

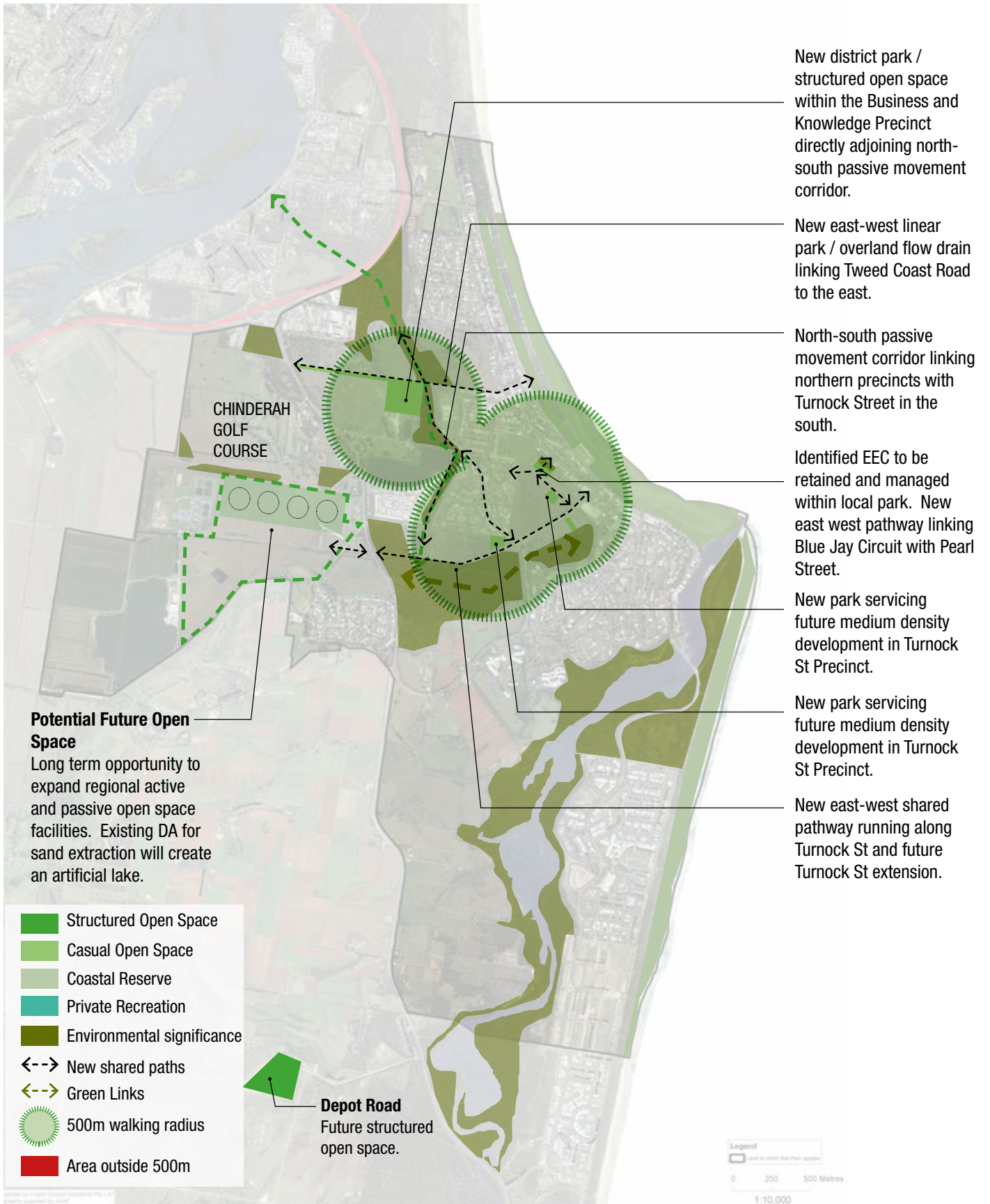


Figure 2.12 - Potential new greenfield open space area

Kingscliff - Existing			
Population (2011) – 8459			
Open Space Rates	Required (ha)	Existing (ha)	Difference (ha)
DCP A5 - Active 1.7ha / 1000	14.38ha	11.77ha	-2.61ha
DCP A5 - Passive 1.13ha / 1000	9.5ha	47.93ha	+38.43ha
Total Open Space Required	22.88ha		
Total Open Space Existing	59.7ha		
Difference	+36.82ha		

Kingscliff - Greenfield Development Sites			
Population (2036) – additional 3879			
Open Space Rates	Required (ha)	Indicative Structure Plan (ha)	Difference (ha)
DCP A5 - Active 1.7ha / 1000	6.6ha	8.1ha	+1.5ha
DCP A5 - Passive 1.13ha / 1000	4.4ha	11.7ha	+7.3ha
DCP A1 - District Park (passive)	>1ha	1.4ha	
Total Open Space Required	11.0ha		
Total Open Space Provided	19.8ha		
Difference	+8.8ha		

Kingscliff - Combined existing and Greenfield Development Sites			
Population (2036) – 12 338			
Open Space Rates	Required (ha)	Existing / Indicative Structure Plan (ha)	Difference (ha)
DCP A5 - Active 1.7ha / 1000	20.98ha	19.87ha	-1.11ha
DCP A5 - Passive 1.13ha / 1000	14.9ha	61.03ha	+46.13ha
Total Open Space Required	35.86ha		
Total Open Space Provided	80.9ha		
Difference	+45.04ha		

Table 1 - Existing and Greenfield Open Space Provision - Combined existing and potential new greenfield open space area to 2036. Areas derived from indicative structure plan illustrated within this DCP and thereby will be subject to variation as part of more detailed structure and master planning processes over key greenfield development sites. High rate of passive open space relates to existing extensive areas of coastal reserve.

2.7.3 Development Control

The following information is to be submitted with any Development Application for subdivision:

Open Space Network Plan

- C1. Structured and casual open space is to be provided as detailed within Figure 2.12 specifically:
- 9.5ha (gross) as structured open space and district park within the Business and Knowledge Precinct.
 - 2ha (gross) casual open space within the West Kingscliff Precinct.
 - 1.8ha (gross) casual open space within the Turnock Street Precinct.
 - Over the long term allocation of 16.6ha of future structured open space over the West Kingscliff site (west of the Tweed Coast Road) to meet structured open space need at the cessation of sand mining operations. Resultant artificial lake to be retained as private recreation.
- C2. In lieu of providing additional casual open space in new greenfield sites where there is a demonstrated surplus (based on population yields against DCP A5 open space rates and 500m walkable proximity to existing casual open space) there is opportunity to vary DCP A5 casual open space requirements by way of developing or monetary contributing via a voluntary planning agreement in consultation with Council to the following or other agreed passive open space:
- Embellishment of a north-south passive movement corridor (pedestrian and cycle) adjoining the existing drainage corridor across the Business and Knowledge, North Kingscliff and West Kingscliff Precincts.
 - Embellishment or establishment of connecting pedestrian and cycle paths between open space areas.
 - Development of a skate park and youth precinct within agreed location.
 - Public domain embellishment projects.
- C3. Detail design of each of open space areas including site context information and details of embellishments including lighting, viewing platforms, park furniture, landscaping, play equipment, shelters, bbqs and picnic areas are to be lodged with applications that include open space land.
- C4. Subdivision design shall integrate walking and cycling paths connecting to the key open space area, residential precincts with the village centre and surrounding residential areas.

2.7.4 Additional advice:

The above controls are to be read in conjunction with the criteria and provisions set out within Tweed DCP Section A5 – Subdivision Manual where this plan does not make specific reference to a control covering the same matter.

Refer to the Tweed Sports Field Management Plan, Kingscliff Sport and Recreation Complex Master Plan and Open Space Strategy.

Refer Section 94 - CP07 – West Kingscliff

2.8 Dwelling and Allotment Mix

2.8.1 Preamble

Statement of Intent

Greenfield development sites and infill subdivision design will deliver a diverse range of lot sizes and housing types to appeal to a broad demographic and socio-economic profile with a strong focus on responding to the coastal subtropical character and context. Greenfield development precincts will strengthen the urban structure of Kingscliff by increasing density within and around the existing and future centres, increase opportunity for medium density housing typologies across the locality as well as increasing supply of suburban allotments particularly where greenfield development sites adjoin existing low density residential precincts.

Urban Structure and Lot Sizes

A range of lot sizes across Kingscliff's greenfield development sites are to reflect the broader urban structure strategy (Figure 2.13) including:

- Larger development allotments to facilitate retail and commercial development as well as shop top housing and tourist accommodation within and adjoining the existing town centre (Town centre and Turnock St Precinct);
- Larger development lots interfacing Turnock Street and potentially the Turnock Street extension to facilitate residential flat building development;
- Providing a range of allotment sizes to facilitate development of low rise medium density housing typologies including dual occupancies, triplex, multi-unit development, row houses, terrace houses, courtyard houses, seniors / aged care housing and small lot housing within walkable proximity of the town centre (Turnock St Precinct),
- Providing a mix of residential accommodation associated with the Business and Knowledge precinct which may include large allotments for residential flat buildings, shop top housing, tourist accommodation and student housing as well as allotments to facilitate both medium density and low density housing types;
- Increase supply of suburban allotments providing lower density opportunities across infill and interface greenfield areas (North Kingscliff, West Kingscliff, Turnock St and Cudgen precincts).

Diversity of Housing Choice

Given existing and projected population age structures and household composition, future development and landuse will need to respond to demographic need and opportunity. This includes a broader range of housing types, promoting density around activity centres, improving access and mobility within the public domain and promoting greater connectivity and public transport opportunities.

It is anticipated that there will be an increasing demand for housing compatible for single and couple households, first home owners, down sizing elderly residents, dedicated aged housing and dedicated aged care and health services.

Subdivision and dwelling design will need to respond to these demographic trends to ensure future supply meets anticipated need. In this regard there should also be a strong focus on promoting diverse housing types, particularly within walkable catchments of retail, commercial and health services and along public transport corridors. Encouraging more well designed residential flat buildings, shop top housing units, small lot housing, one and two bedroom housing options for singles and couples, home office responsive dwellings and more innovative integrated housing projects will be important to meet these demographic sectors.

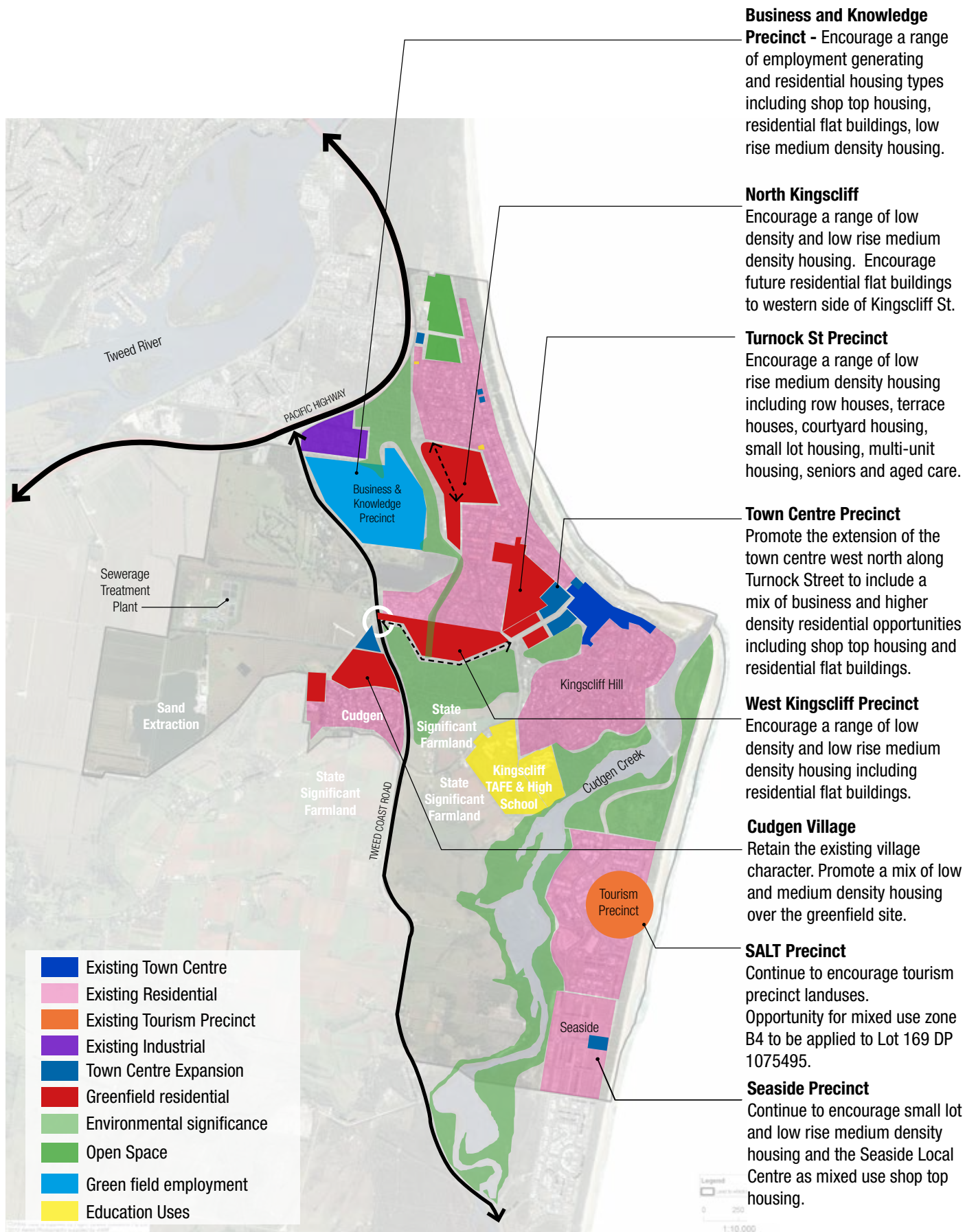


Figure 2.13 - Key Kingscliff Locality Housing Opportunities

Kingscliff Locality Greenfield Development Sites					
Greenfield Site	Net Residential Developable Area	Approximate Dwellings / Population	Indicative Land Use/ Housing type	Area	Target / Yield
Turnock Street	16.2ha	600 dw +1140 people	Shop top residential (13.6m) (Density@ 50dw/ha)	3.5ha	175 units
			Residential flat buildings (12.2m) (Density@ 50dw/ha)	5.5ha	275 units
			Small lot and low rise medium density (9.0m), Lots between 250 – 450m ² Medium density @ 30dw/ha	2.5ha	75 dw/units
			Low density residential (450-600sqm) lots @ 16 dph)	4.7ha	75 dw
West Kingscliff	8.1ha	260 dw +500 people	Residential flat buildings (12.2m) (Density@ 50dw/ha)	2.75ha	137 units
			Small lot and low rise medium density (9.0m), Lots between 250 – 450m ² Medium density @ 30dw/ha	2.75ha	82 dw / units
			Low density residential (450-600sqm) lots @ 16 dph)	2.6ha	41 dw
North Kingscliff	15.1ha	420 dw +902 people	Residential flat buildings (12.2m) (Density@ 50dw/ha)	3.4ha	170 units
			Small lot and low rise medium density (9.0m), Lots between 250 – 450m ² Medium density @ 30dw/ha	3.5ha	105 dw / units
			Low density residential (450-600sqm) lots @ 16 dph)	7.8ha	125 dw
Business and Knowledge Precinct	10.8ha	452 dw +814 people	Shop top residential (13.6m) (Density@ 50dw/ha)	2 ha	100 units
			Residential flat buildings (12.2m) (Density@ 50dw/ha)	4.4ha	220 units
			Small lot and low rise medium density (9.0m), Lots between 250 – 450m ² Medium density @ 30dw/ha	4.4ha	132 dw / units
			Low density residential (450-600sqm) lots @ 16 dph)	-	-
Cudgen	11.7ha	248 dw +523 people	Small lot and low rise medium density (9.0m), Lots between 250 – 450m ² Medium density @ 30dw/ha	4.4ha	132 dw / units
			Low density residential (450-600sqm) lots @ 16 dph)	7.3ha	116 dw
Total	61.9ha	1980 dw +3879 people			

Table 2 - Density and Housing / Allotment Type Targets - Areas / density rates / targets in the above table have been derived from indicative structure plan illustrated within this DCP and are to be used as a benchmark as part of more detailed structure / master planning process over key greenfield development sites. As such the final density yields and targets for each site will vary in relation to the final structure plan / master plan.

2.8.2 Objectives

- C1. Provide a planning framework which will deliver a diverse range of housing types to appeal to a broad demographic profile with a strong focus on subtropical subdivision and housing design, connectivity between residential precincts and embellished open spaces and public domain.
- C2. Strengthen the urban structure of Kingscliff by increasing density within and around the existing and future business centres, increase opportunity for medium density housing typologies as well as increasing supply of suburban allotments particularly adjoining existing residential precincts.
- C3. Promote opportunity for additional shop top residential and tourist accommodation within the town centre to further contribute to the range and diversity of housing and take advantage of access to retail goods and services as well as the coastal foreshore.
- C4. Facilitate a range of allotment sizes and scales of housing that will provide more housing affordability choice.

2.8.3 Development Controls

The following information is to be submitted with any Development Application for subdivision:

- Density and housing type projection plan
- Affordable housing strategy

- C1. Prepare a Density and Housing Type Framework Plan, including a breakdown on plan and ancillary schedules of:
 - differing allotment sizes including but not limited to development lots (greater than 1,200m²), integrated or large lots (greater than 800m²), suburban blocks (450-800m²), small lots (200-450m²).
 - different proposed housing types which provide housing supply for a broad demographic and affordability profile including but not limited to shop top housing units, tourist accommodation units, residential flat buildings, integrated housing units, town houses, row houses, plexes, detached dwellings and small lot houses.
- C2. Satisfy the density yield targets identified within this section of the Code as they apply to greenfield development sites. Where these yields can not be met or exceeded, justification for the departure or variation is required. Density and yield offsets around different parts of the precinct will be considered.
- C3. Prepare an affordable housing strategy over each of the identified greenfield development areas which allocates a proportion of housing types to specifically meet affordable housing need. The affordable housing strategy is to be prepared through co-ordinated negotiations between Council, the developer and affordable housing providers to set and meet agreed affordable housing benchmarks (quantity), development yields and housing types.
- C4. Any architectural guidelines formed as part of a subdivision application must embody the objectives and design principles and development controls within the residential section of this plan or provide suitable design justification as to why variations from these objectives, principles and controls is sought.

2.9 Urban Design, Streetscape & Public Domain

2.9.1 Preamble

Statement of Intent

The town centre, main street, overland flow paths and open space areas are to form the focus for public domain embellishments within the Kingscliff locality. The overriding strategy is to progressively implement a range of public domain and infrastructure improvements across existing and new green field development sites. These will address the key issues of pedestrian movement and comfort, providing areas of quality public domain reflective of local character, parking and efficient vehicle movement. This also improves to the overall character and appearance of the town and business centres as well as existing and future residential precincts.

2.9.2 Objectives

- C1. Use urban design, streetscape and public domain design to create 'village scaled' development precincts which are discrete with their own identity and character, but which are interconnected by a necklace of green spaces for environmental quality, recreation, walking, cycling and attractive tree lined streets.
- C2. Realise and retain key visual and landscape character components of the development site through a contemporary urban design, streetscape and public domain outcomes.
- C3. Public domain areas both within the town centre and residential areas are embellished to a high standard and reinforce the civic purpose, landscape and visual character of the locality.
- C4. Public domain areas and community facilities are to adapt principles of universal design to ensure safe and equitable access to all users.

2.9.3 Development Controls

The following information is to be submitted with any Development Application for subdivision:

- Public Domain Plan
- Universal Design and Crime prevention through environmental design (CPTED) Plan / Audit.

C1. Prepare a public domain plan for subdivision development including but not limited to:

- A landscape plan which nominates street tree planting, drainage corridors, buffer areas, casual open space and public domain areas. Street trees are to be nominated to relate to and strengthen the street pattern hierarchy. The street trees are to be positioned in a location where they are unlikely to conflict with the location of future driveways.
- Application of Water Sensitive Urban Design Principles to the streets, casual open space and drainage corridors where possible.
- The inclusion of street plans and sections (one for each different street typology) illustrating relationship between allotments (illustrate indicative front of buildings adjoining streets), verge and street tree planting, street lighting, pavement, footpaths and any other embellishments.
- Incorporate universal design and CPTED principles in all public domain, open space and community infrastructure.
- A schedule of finishes and materials which identifies key public domain improvement elements including but not limited to pavement, landscape, street lights, bollards, street furniture, bus shelters, shade structures.



Town Centre Public Domain - Public domain within the extended town centre greenfield development sites requires a high level of public domain improvements.



Turnock Street - The greenfield development sites along Turnock Street have the opportunity to create a shaded tree lined public domain areas with widened pedestrian footpath embellished with street furniture and areas for outdoor dining.



Open Space Embellishment - Public domain areas incorporated within areas of open space should include bbq and shelters in strategic locations within new greenfield residential parks and public domain areas.



Water sensitive urban design - Integrate water sensitive urban design outcomes into street, verge and pathway design to increase opportunity for storm water infiltration and provide additional shade.



Business & Knowledge Precinct Public Domain - Public domain improvements within a Business Park context could include a series of smaller interconnected landscaped public domain areas fostering strong pedestrian connectivity, water sensitive urban design (WSUD) and a high level of outdoor amenity for workers and residents alike.



2.10 Solar Orientation for Lots

2.10.1 Preamble

Statement of Intent

Achieve an optimised orientation of lots in all new subdivisions for good solar outcomes when designing subdivisions to maximise energy efficiency and integration of passive design principles when designing buildings.

Maximise Energy Efficiency

Subdivision design and buildings are to be responsive to the climatic conditions of the site including solar path, solar exposure / shading, prevailing breezes, appropriate materials, internal and external living area configurations. Industry practice and recognised solar orientation guidelines advocate a best range of orientation within 20 and 30 degrees of a N-S or E-W (Amcord, 1997, p275).

Housing lots with an east-west orientation, provide a significant opportunity for a northerly aspect over all if not the majority of lots to the rear, integrating with outdoor rooms to capture the elevated views afforded from the site. In addition, east-west lots enjoy an improved flexibility in design to achieve higher levels of solar access within and around a building. North-south lot orientation will need to have greater regard to design as greater number of lots will have reduced levels of solar access generally and more specifically to the rear of the lot (the more traditional 'backyard' configuration).

2.10.2 Objectives

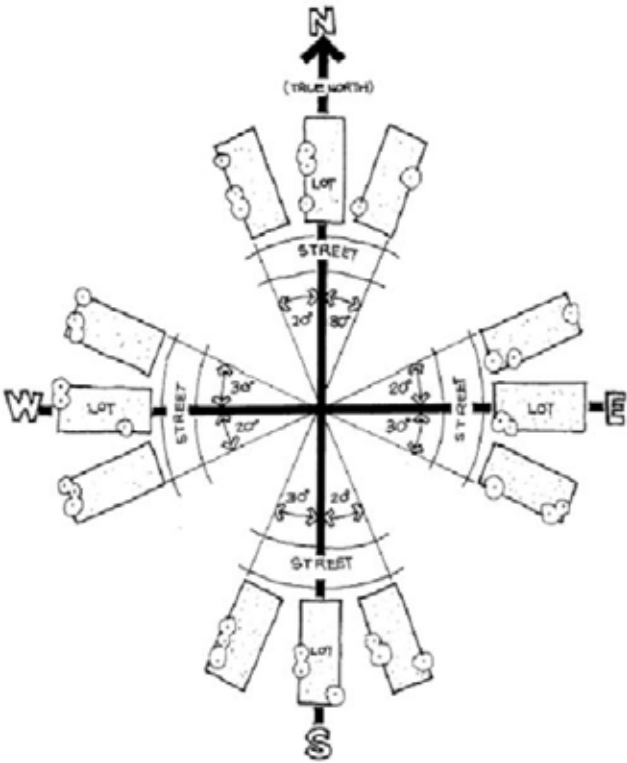
- C1. Encourage subdivision design which maximises opportunity for good solar orientation and access to prevailing breezes in terms of subdivision design, street layout and lot configuration.
- C2. To facilitate opportunity for future buildings integrate passive design principles and respond to the natural environment and climatic condition through optimising solar allotment orientation over new subdivisions.
- C3. Take advantage of the relatively flat greenfield development sites to utilise a gridded road structure which will optimise a north-south and east-west allotment configuration.
- C4. Avoid curvilinear and cul-de-sac urban structures which result in a lower proportion of solar optimise allotment orientation and lead to awkward shaped allotments.

2.10.3 Development Controls

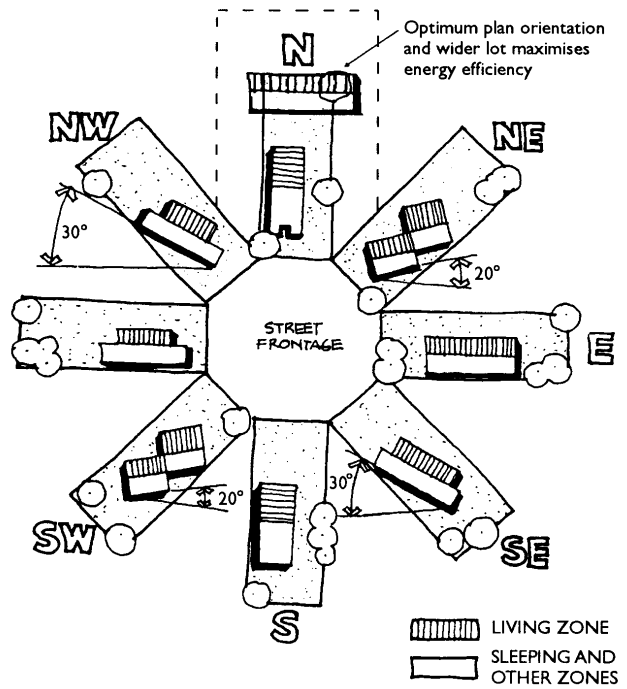
The following information is to be submitted with any Development Application for subdivision:

Solar orientation plan and schedule of allotments with a breakdown of solar orientation.

- C1. Demonstrate by way of diagrams and or plans how a minimum of 75% of all new lots to meet the AMCORD optimum solar orientation guidelines of being oriented between 20-30 degrees of N/S or E/W and prevailing breezes have been considered in relation to orientation, size, width and depth to achieve optimised building blocks.
- C1. The urban structure of any subdivision development application shall avoid cul-de-sacs and road alignments which result in irregular shaped lots difficult to build on.
- C2. A diagrammatic site analysis is to be produced for each individual allotment prior to the release of a subdivision certificate which identifies contributing climatic and environmental factors (solar path, prevailing winds, key view lines) and optimised floor plan diagram illustrating habitable living, external living, non-habitable, utility and garage zones for consideration by future owner / occupants.



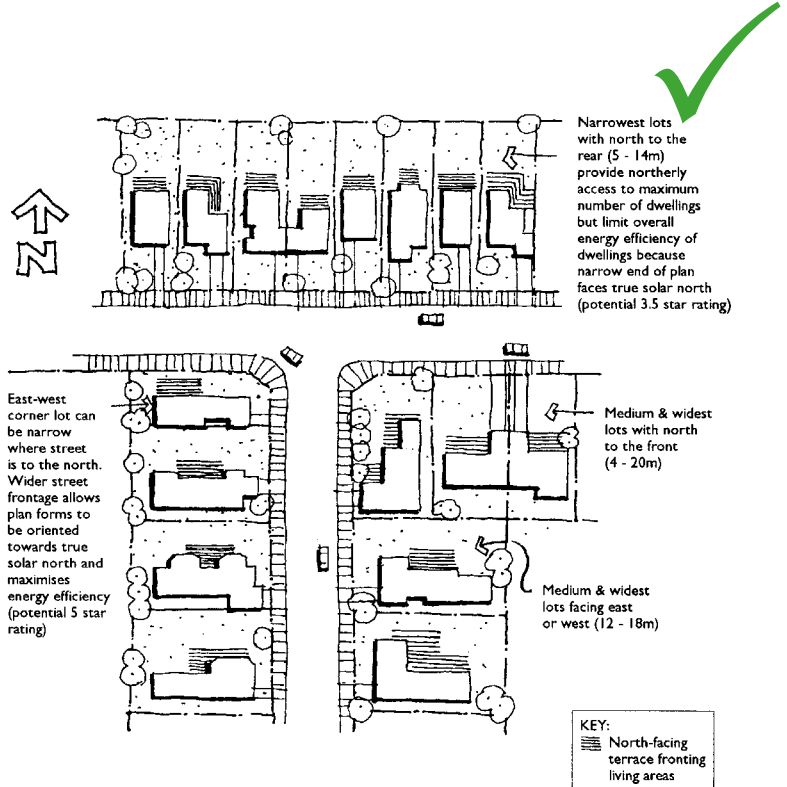
Orientation diagram from AMCORD 1995



Orientation diagram from Eurobodella Residential Design Code



Allotment layout diagram from AMCORD 1995



Allotment layout diagram from Eurobodella Residential Design Code

Figure 2.14 - Passive Solar Design for Subdivision

2.11 Design Principle 11: Hazards and Resilience

2.11.1 Preamble

Statement of Intent

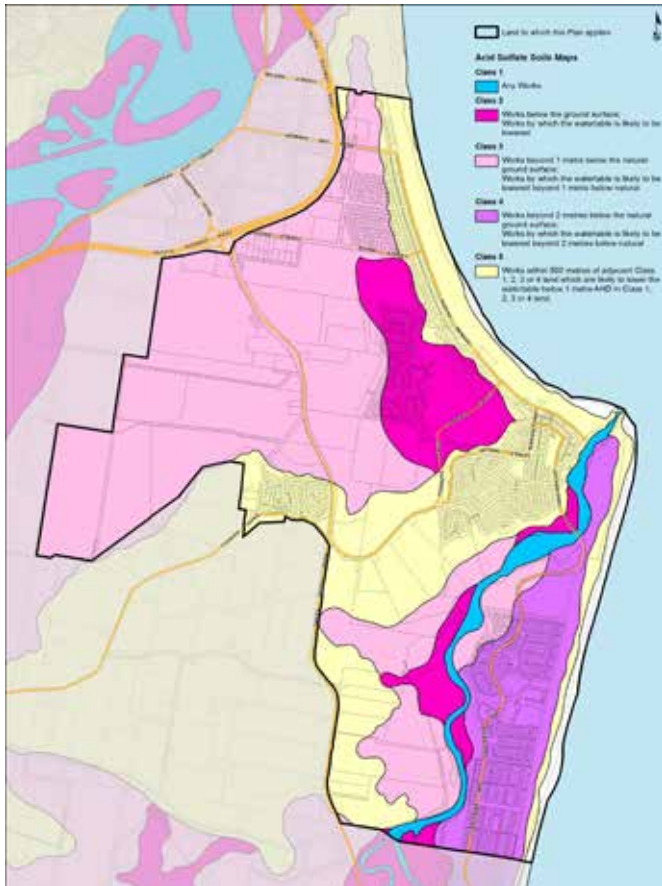
All new greenfield development sites are to be appropriately designed to mitigate and manage various site constraints including flooding, storm water runoff, land slip, acid sulfate soils and other hazards to ensure future resilience.

2.11.2 Objectives

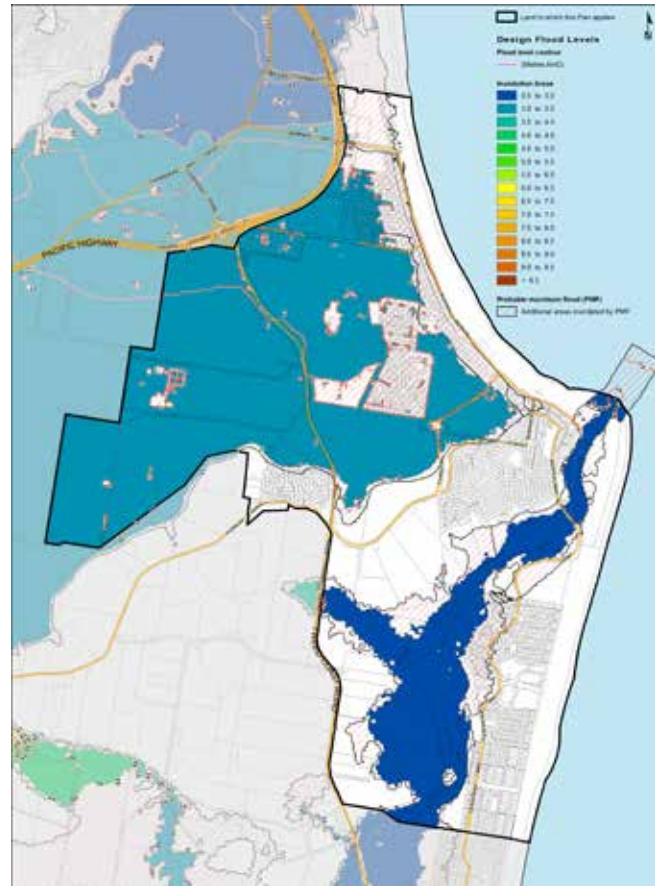
01. Provide only suitable development and landuses within land identified as affected by a Probable Maximum Flood.
02. Ensure that development is appropriately designed to accommodate for potential climate change impacts.
03. Ensure that any soil contamination is identified and suitably mitigated prior to the development of greenfield development sites.
04. Minimise the disturbance of acid sulfate soils.
05. Provide a subdivision layout that responds to and manages bushfire hazards.
06. Incorporate design elements and urban buffers, such as lot size and orientation, perimeter roads or overland drainage reserves, to enable the maintenance of existing vegetation and provide adequate separation of residential landuses from any hazard.
07. Ensure areas identified as 'currently unsuitable' are excluded from development for urban purposes or other purposes that are sensitive to soil stability.

2.11.3 Development Controls

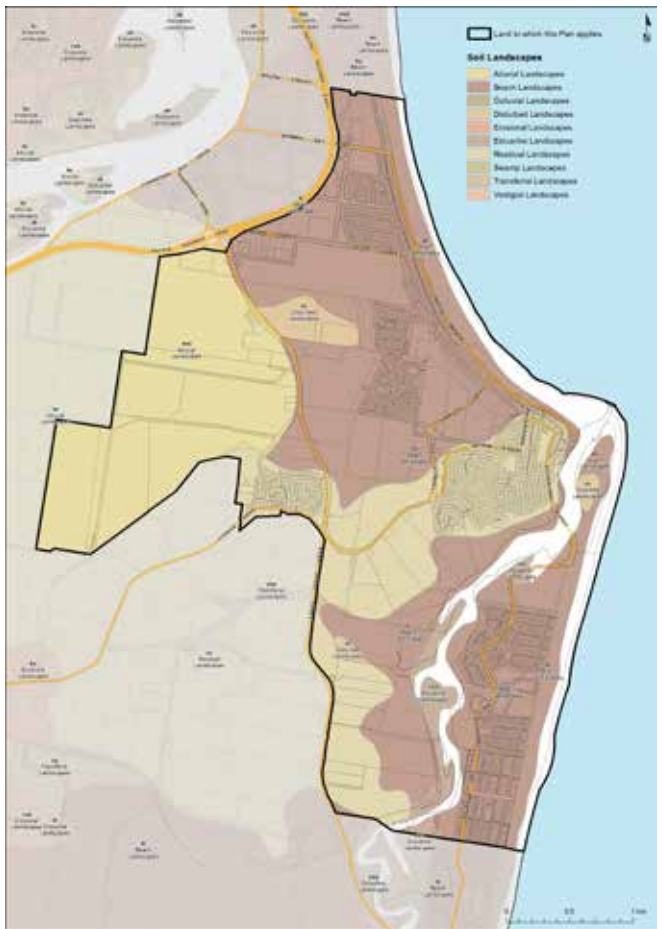
- C1. The following information is to be submitted with any Development Application for subdivision:
 - Demonstrated compliance with the provisions of the Tweed DCP A3 - Development of Flood Liable Land and Tweed Valley Floodplain Risk Management Strategy.
 - Detail of all site investigations (including underground and site boring) to provide adequate information to prepare designs and assess construction methods.
 - Detail of all necessary geotechnical investigation and analysis to ensure that the subdivision and all works associated with the subdivision are stable and will not be subject to subsidence, landslip, mass movement or significant erosion in the short and long term.
 - A Site Audit Statement (SAS) certifying the land is suitable for the proposed use. The SAS is to be prepared by an Environmental Protection Agency Accredited Contaminated Site Auditor under the provisions of the Contaminated Land Management Act, whom is to be engaged to oversee the contamination investigation and any necessary remediation of the site.
 - On greenfield development sites adjoining the Kingscliff drain, In consultation with Council undertake studies to further understand the mechanisms for existing acid sulfate soils discharge events that result in significant iron floc discharges within the Kingscliff drain and the Tweed River. Further studies will be used to inform remedial actions and future works required to address chronic ASS issues in the Kingscliff Drain.
- C2. Required Asset Protection Zones must not be provided on public land (with the exception of roads) and are to be incorporated within development allotments.



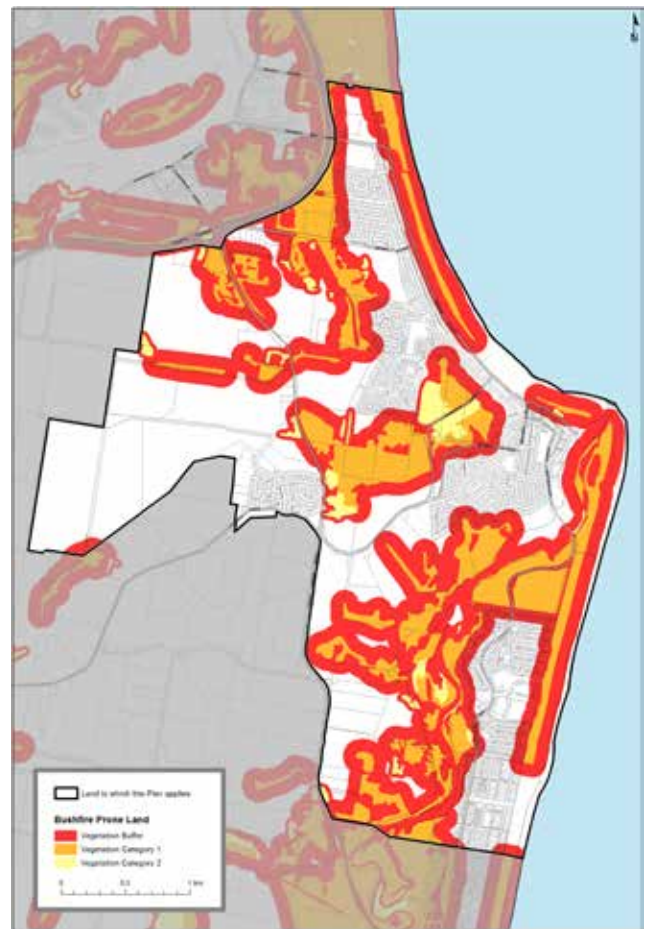
Acid Sulfate Soils



Flooding



Soil Stability



Bushfire Prone

Figure 2.15 - Hazards and Resilience Constraints

2.12 Design Principle 12: Infrastructure

2.12.1 Preamble

Vision

Progressively implement the design and construction of essential services for the Kingscliff locality and ensure coordinated and efficient delivery.

Infrastructure Planning

Future development potential of the identified urban release and employment generating lands combined with substantial infill development opportunities within Kingscliff and Cudgen will place an increased capacity on existing water sewer, telecommunication and electrical infrastructure. A range of different development scenario's and expected population yields need to be considered in relation to the future planning of these infrastructure services as part of the master planning and subdivision design process.

The efficient delivery, roll out and considered integrated design of additional required infrastructure needs to be a key consideration within the early design phases of the greenfield development sites. In this regard, Council must consider how to most effectively service the area and provide for future development needs within Council's budget and works program, integrated with appropriate developer participation and contribution.

Water Infrastructure

The indicative water reticulation system is illustrated in Figure 2.16. The Kingscliff and Cudgen localities fall within five water zones including Duranbah, Cudgen, Cudgen Booster (Cudgen Village), Kingscliff and Kingscliff Booster (Kingscliff Hill).

The water supply to the Kingscliff District is sourced from the Bray Park Water Treatment Plant (WTP) and pumped to Hospital Hill Reservoirs in Murwillumbah, but is then transported by different trunk main systems. The area north of Cudgen Creek receives water from the trunk main located along Tweed Valley Way which reticulates to a pumping station in Chinderah where it is pumped into the Kingscliff Hill Reservoirs, which is then gravity fed to the urban area. The area south of Cudgen Creek receives its water from the trunk main located along Environ Road to the Duranbah Reservoirs, where it is gravity fed north to Salt, Seaside City and Casuarina and south to other regions.

Future extra storage capacity will be required at the Duranbah Reservoir site and additional transfer capacity (ie: trunk mains) to cater for additional populations forecast to the south of Cudgen Creek. Additional storage capacity is not planned for future populations in Kingscliff to the north of Cudgen Creek, however additional transfer capacity is planned. Opportunities for water infrastructure expansion include the construction of a trunk main to connect the areas north and south of Cudgen Creek, which will provide an additional source of water during main breaks.

Wastewater Infrastructure

The indicative sewerage system is illustrated in Figure 2.16. The new Waste Water Treatment Plant (WWTP) was established to the west of the township off Altona Road which has a capacity to treat 6 megalitres per day, equivalent to 25,000 people. The WWTP which services Kingscliff, Fingal, Chinderah, Cudgen, South Kingscliff (Salt), and Casuarina utilises a chemically enhanced biological nutrient removal (CEBNR) process results in a high quality of the discharged effluent. A small percentage of the A Class treated effluent is reused for irrigation purposes at the nearby Golf Course. The remaining treated effluent is discharged into the Tweed River.

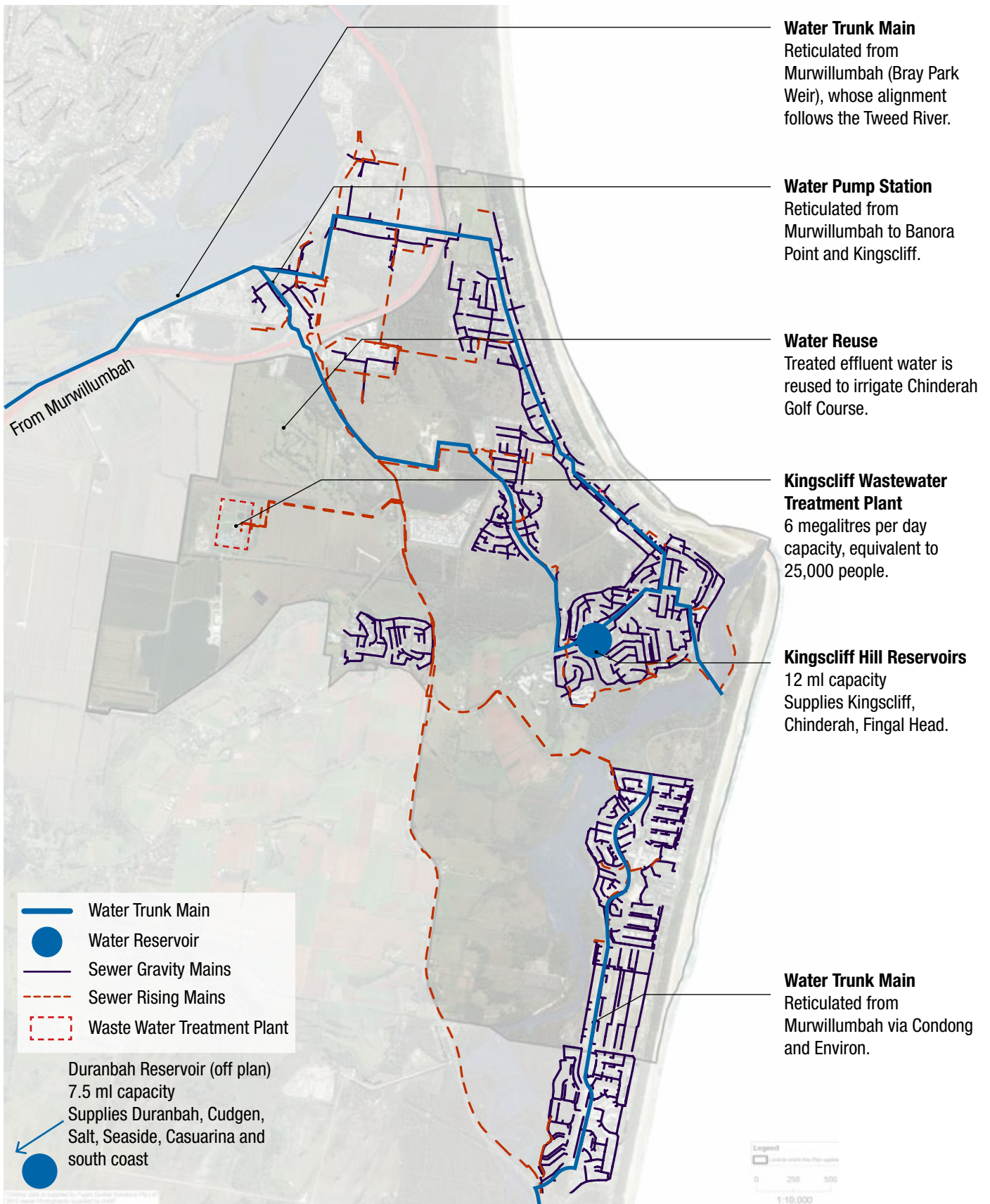


Figure 2.16 - Kingscliff Water and Sewer Infrastructure

Stormwater Infrastructure

Given the significant existing and future development in and around the study area, there is a need to update the KCDMP (jointly by Council and stakeholder landowner) and investigate alternate options in terms of the longer term stormwater drainage infrastructure requirements, water treatment and management strategies. This may include the implementation of a wider north-south drainage corridor which would have the benefit of restoring a marine vegetative environment to treat receiving water, addressing potential acid sulfate soil issues as well as providing a linear open space area and passive movement corridor. It is particularly important at the master planning level to implement the principles of water sensitive urban design and onsite water treatment and reuse systems over future development sites.

Electrical Infrastructure

Essential Energy is a NSW Government-owned corporation, with Delivery Partners for building, operating and maintaining the electricity network with numerous service providers facilitating individual connections. There are currently no planned service upgrades programmed for the Kingscliff locality in the immediate future. The further extension of electrical infrastructure as part of staged release of future development sites will be designed and planned as part of the development approvals process.

Existing telecommunication and NBN Infrastructure

Once a Government-owned corporation, Telstra which owns, builds, maintains and operates telecommunications networks is now a public company. This network includes Kingscliff's predominantly above ground pole infrastructure. Since the privatisation of Telstra and the deregulation of telecommunications service there are then numerous telecommunication and internet service providers facilitating individual connections.

The National Broadband Network (NBN) is a national open-access data network which is under development and roll out across Australia. It is based on the premise that fixed line and wireless broadband connections are sold to retail service providers (RSP), who then sell Internet access and other services to consumers. Currently, the NBN Co is planning to acquire and build up to 20 fixed wireless facilities across the Tweed Shire including Kingscliff. The fixed wireless system use cellular technology to transmit radio signals to and from a small antenna fixed on the outside of a home or business, which is pointed directly towards the fixed wireless facility (antenna).

Service Infrastructure Issues

The ultimate capacity will be to provide for a district population catchment of 50,000 people which will include the Kings Forest release area. The existing water and sewer systems will therefore require increased capacities and staged future planning and upgrades to meet this projected population. In addition to new infrastructure servicing new release areas, the existing water and sewer infrastructure, particularly within older residential estates will also require staged upgrading and improvement to ensure efficient services capable of meeting increased demand.

Infrastructure Opportunities

- The construction of a trunk main to connect the areas north and south of Cudgen Creek, which will provide an additional source of water during main breaks. Opportunity to increase water supply capacity at Duranbah Reservoir and to meet future population needs.
- Opportunity to for developers to incorporate demand management into their developments, such as third pipe and other reuse strategies, to reduce water demand.

- Opportunity to expand existing Kingscliff Wastewater Treatment Plant to meet future population needs.
- Opportunity for appropriate sites to reuse the Kingscliff Wastewater Treatment Plant A Class water and biosolids.
- Greenfield development sites to incorporate NBN ready infrastructure.
- Undertake an integrated stormwater drainage strategy which takes into account existing drainage regime and capacity and future need based on identified greenfield development sites.

2.12.2 Objectives

01. Progressively implement the design and construction of essential services for Kingscliffs' existing settlement areas and greenfield development sites and ensure coordinated and efficient delivery.
02. Preserve existing catchment boundaries and utilise existing water courses and gully lines for conveyance where practical and environmentally sustainable;
03. Provision of minor and major stormwater collection and conveyance systems for the development land;
04. Provision of stormwater quality control devices to meet Council's stormwater quality objectives in accordance with Development Design Specification D7 – Stormwater Quality;
05. Provision of stormwater detention / retention devices and level spreaders to ensure that stormwater discharge from the development does not create significant adverse impacts on receiving water bodies, wetlands and environmental land.

2.12.3 Development Controls

The following information is to be submitted with any Development Application for subdivision:

- Water Servicing Plan
- Sewer Servicing Plan
- Stormwater Management Plan
- Erosion and Sediment Control Plan (ESCP)

- C1. Any proposal must comply with the Demand Management Strategy adopted by Council employing minimum sized rainwater tanks and connected roof areas as well as reduced infiltration gravity sewers and other measures to reduce demand on water supply and load on wastewater systems.
- C2. Land affected by potential water infrastructure, as depicted in Figure 2.17, shall not be used for any other purpose than for water supply infrastructure unless Council specifically determines that the land is no longer required for that purpose.
- C3. A stormwater management plan is to accompany all greenfield development which will take account of potential development scenario's and implement a more holistic and water sensitive urban design approach to managing stormwater drainage. This would include revisiting preferred design of key drainage corridors particularly in dealing with the existing north-south drain and potential acid sulfate soil issues.
- C4. Demonstrate the location of a fibre ready, pit and pipe network (including trenching, design and third party certification) to NBN CO's Specifications, to allow for the installation of Fibre To The Home (FTTH) broadband services.
- C5. Demonstrate existing or propose new lawful point(s) of discharge from greenfield development sites into adjoining natural areas or receiving stormwater drains.

2.13 Key Greenfield Site - Turnock Street Precinct

2.13.1 Character Statement

Turnock Street will form the primary access route into the Kingscliff township. Given the proximity to the existing Kingscliff Town centre the precinct presents a significant opportunity for character defining built form and urban development fronting Turnock Street. Opportunity includes increased residential density and diversity of housing typologies strong passive movement links (pedestrian and cycling) and defined environmental protection. The key planning and design opportunities for this precinct include:

- Expansion of town centre uses west along Turnock Street incorporating active ground floor retail/commercial uses adjoining the Kingscliff Shopping Village site and shop top housing mix uses extending further west along Turnock Street.
- New mixed use buildings fronting Turnock Street to have a public domain interface with the street including widened footpath, areas for outdoor dining and street trees.
- Encourage a mix of low rise medium density housing opportunities across the northern portion of the precinct to take advantage of the flat site topography and good walking proximity to the existing town centre.
- Design Turnock Street as a well landscaped visually attractive connector street integrating traffic movement, cycle and pedestrian movement, parking, shade, lighting and WSUD befitting of the primary access road from Tweed Coast Road into the Kingscliff township.

2.13.2 Planning and Design Principles:

- P1. Undertake a design led structure planning and master planning process to achieve a balance of character defining town centre built form and public domain, medium density residential housing, network of open space, strong passive movement links (pedestrian and cycling) and areas of environmental protection. The structure plan / master plan process should:
- Facilitate town centre staged growth and expansion along Turnock Street to include an expanded range of retail, commercial, community, open space, tourist and shop top residential uses through appropriate B4 Mixed Use zoning with building height to 13.6m (post fill).
 - Facilitate residential flat building development immediately west of the town centre expansion area along Turnock Street through a R3 zoning with a building height to 12.2m (post fill).
 - Facilitate a mix and diversity of medium density housing opportunities through R2 and R3 zoning including affordable and aged housing across the northern portion of the precinct to take advantage of the flat site and good proximity to the existing town centre with building heights to 12.2m (post fill). Land use and density targets based off the Turnock Street indicative structure plan have been identified in Table 3.
 - Achieve affordable housing outcomes through co-ordinated negotiations between Council, the developer and affordable housing providers to meet master plan agreed affordable housing benchmarks.

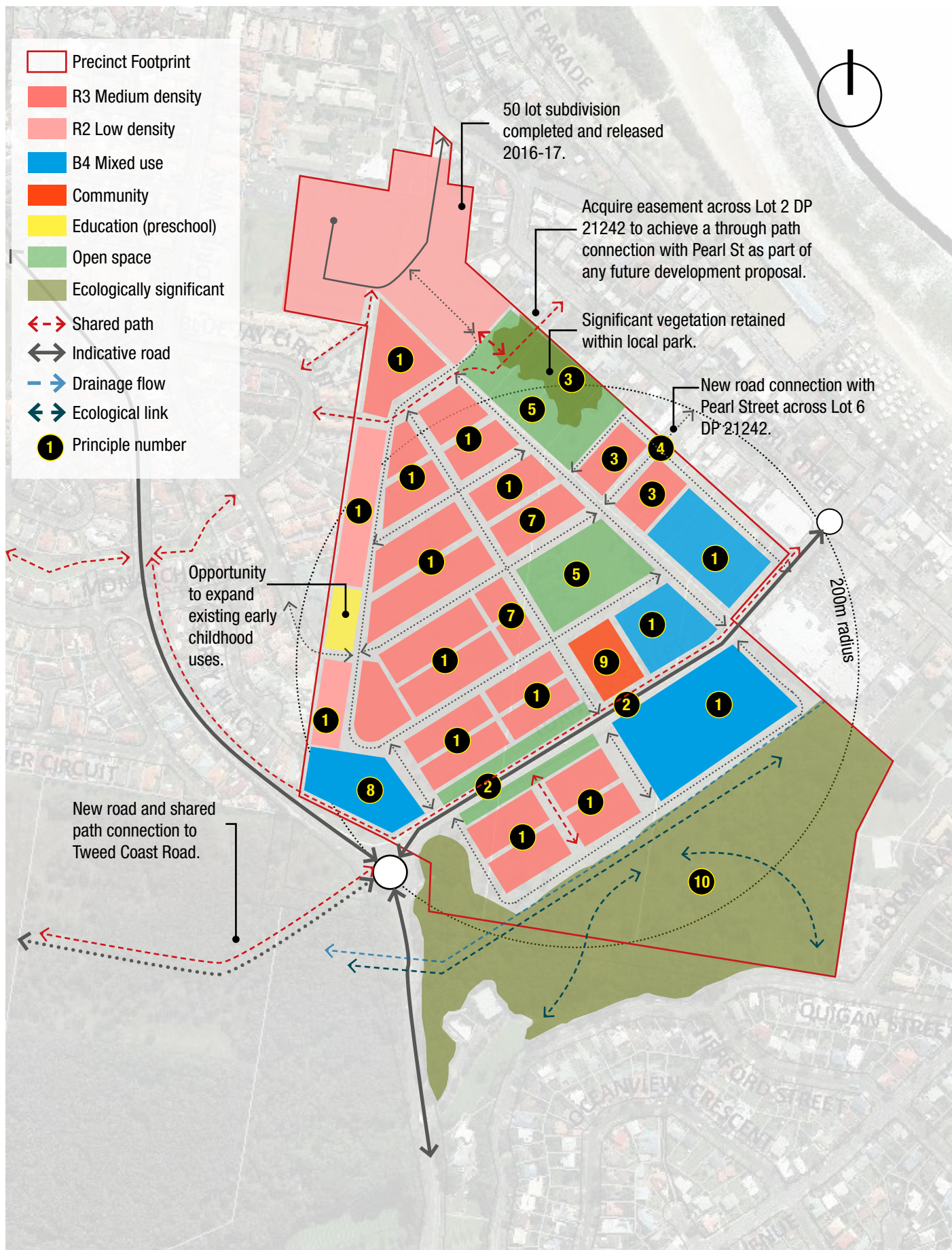


Figure 2.17 - Indicative Turnock St Precinct Structure Plan

- P2. Reinforce Turnock Street as the principle connector road which will ultimately link the Tweed Coast Road with the Kingscliff township by:
- designing Turnock Street as a tree lined boulevard with widened drainage swale to provide a high level of visual amenity and ecological habitat;
 - co-ordinated access points for development fronting Turnock Street to avoid multiple driveway access points off Turnock Street;
 - inclusion of a dedicated shared pedestrian and cycle lane linking areas of west Kingscliff with the town centre with shade, seating, lighting and water points at regular intervals;
 - public domain interface for new buildings fronting Turnock Street (east);
 - integrated street lighting, parking, landscape bays and WSUD streetscape elements.
- P3. Retain an identified Endangered Ecological Community (EEC) within the northern portion of the precinct as an environmental zone set within an area of public open space RE1. Within this area of RE1 create a pedestrian connection which has the capacity to link through to Pearl Street across Lot 2 DP 21242 to achieve a through path connection with Pearl St as part of any future development proposal.
- P4. Utilise Lot 6 DP 21242 as a road reserve providing access from Pearl Street into the development site.
- P5. Develop a network of connected open space within the precinct. This includes the creation of a neighbourhood park within this precinct to cater for the passive recreational needs of future residents which should be appropriately sized and open on all sides to encourage a high level of accessibility and visibility as a defining element of the future character of the precinct.
- P6. Within the future subdivision design achieve strong pedestrian and cycling connections throughout the precinct to connect existing and proposed residential areas with the network of open space and key movement corridors and have a high level of amenity in terms of street trees for shade and regular way points with water and seating.
- P7. Encourage the development of 'soho' live work opportunities with a retail/commercial unit on the ground level and residential accommodation above.
- P8. Investigate opportunity to relocate town centre service station to a new site fronting the Turnock St roundabout which could be co-located with other retail tenancies or small scale commercial work space.
- P9. Investigate opportunity within either the Turnock or Town Precinct for a new multi- purpose community building within this precinct to include community centre, library, community meeting rooms, incubator work space, preschool and early childhood facilities. Ideally this building should be highly visible and accessible adjoin either Turnock Street and/or the neighbourhood park.
- P10. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.

Turnock St Precinct - Land Use & Residential Density Targets

Land Use	Area (ha or sqm)	Building Height	Density Target (dph)	Dwelling Unit No.	Projected Pop. (1.8 or 2.6 per dw)
R2 Low Density	4.7ha	9m	16	75	195
R3 Medium density	5.5ha	12.2 -13.6m	50	275	495
R3 Medium density	2.5ha	9m	30	75	135
B4 Mixed Use	3.5ha	13.6m	50	175	315
Community Use	0.35ha	13.6m	-	-	-
Open Space	1.8ha	-	-	-	-
Environmental Protection	6.7	-	-	-	-
Road Reserve / Infrastructure	1 ha (25%)	-	-	-	-
TOTAL	25ha	9-13.6m	16-50 dph	600	1140 persons

Open Space Required

Open Space Type	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	1.93ha	-	-	-1.93ha
Passive	1.13ha/1000	1.28ha	-	1.8ha	+0.52ha

Table 3 - Turnock St Land Use and Residential Density Targets



Figure 2.18 - Indicative Turnock Street Section - Mixed Use Interface

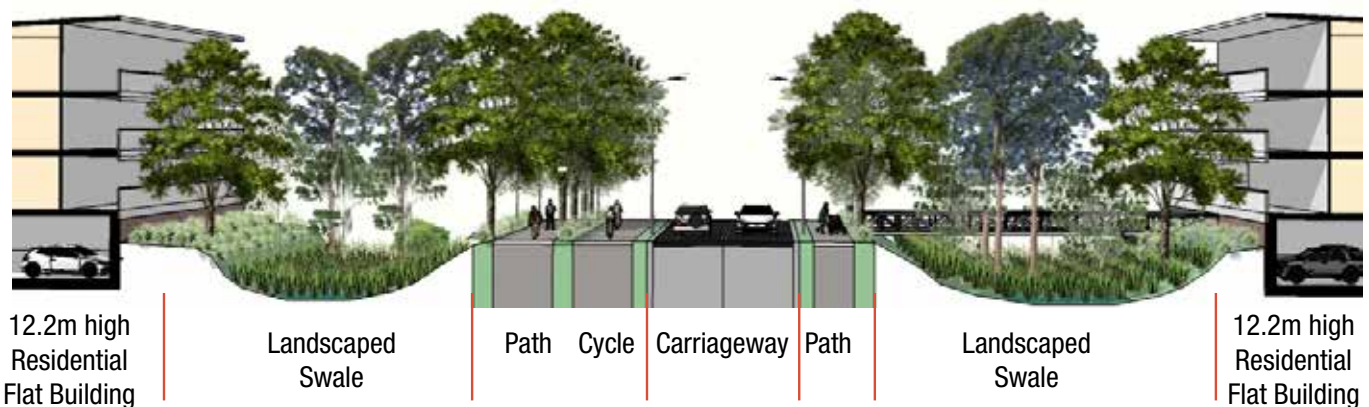


Figure 2.19 - Indicative Turnock Street Section - Residential Interface

2.14 Key Greenfield Site - West Kingscliff Precinct

2.14.1 Character Statement

The greenfield development site within the West Kingscliff Precinct will be accessed from the Turnock Street (west) extension which will form the primary vehicular access from the Tweed Coast Road into the Kingscliff township. The greenfield development site presents opportunity to develop a range of low rise medium and low density residential housing types with the southern development boundary defined by the Turnock St extension alignment and areas of environmental protection south of the road alignment. Well defined north-south and east-west strong passive movement links (pedestrian and cycling) will connect the greenfield development site to existing residential precinct areas to the immediate north and the Kingscliff township to the east. Areas of environmental protection delineated by the Turnock St (west) extension will form a continuous ecological connection from the Tweed Coast Road through to the Kingscliff Town centre.

The key planning and design opportunities for this greenfield development site include:

- Construction of the Turnock Street extension which will form the new primary connector road and gateway from the Tweed Coast Road into the Kingscliff township to include a dedicated cycle and walking path.
- Facilitate a mix of low rise medium density residential development heading west along the extended Turnock Street to take advantage of the close proximity to the existing centre and encouragement of higher densities along principle movement corridors.
- Pursue the embellishment of the north-south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses.

2.14.2 Planning and Design Principles:

- P1. Undertake a design led structure planning and master planning process to develop a range of low rise medium and low density residential housing types framed by the Turnock St extension and areas of environmental protection to the south. The structure plan / master plan process should:
- Delineate areas of environmental protection from the developable portion of the site by the Turnock St (west) extension.
 - Integrate the development site with the existing West Kingscliff residential areas to the immediate north by way of road network, pedestrian and cycling paths and compatible interface land use and housing types.
 - Integrate principles of passive subdivision design (solar orientation, prevailing breezes, landscape) have been embedded into the design process and designed outcomes to include a generally gridded street network resulting in regular shaped allotments with good solar and passive design opportunities for future buildings.
 - Integrate water sensitive urban design treatments and designed outcomes as part of the existing drainage corridor and overall subdivision design.
 - Address all potential flood impacts and mitigation strategies including design flood levels and flood evacuation routes.

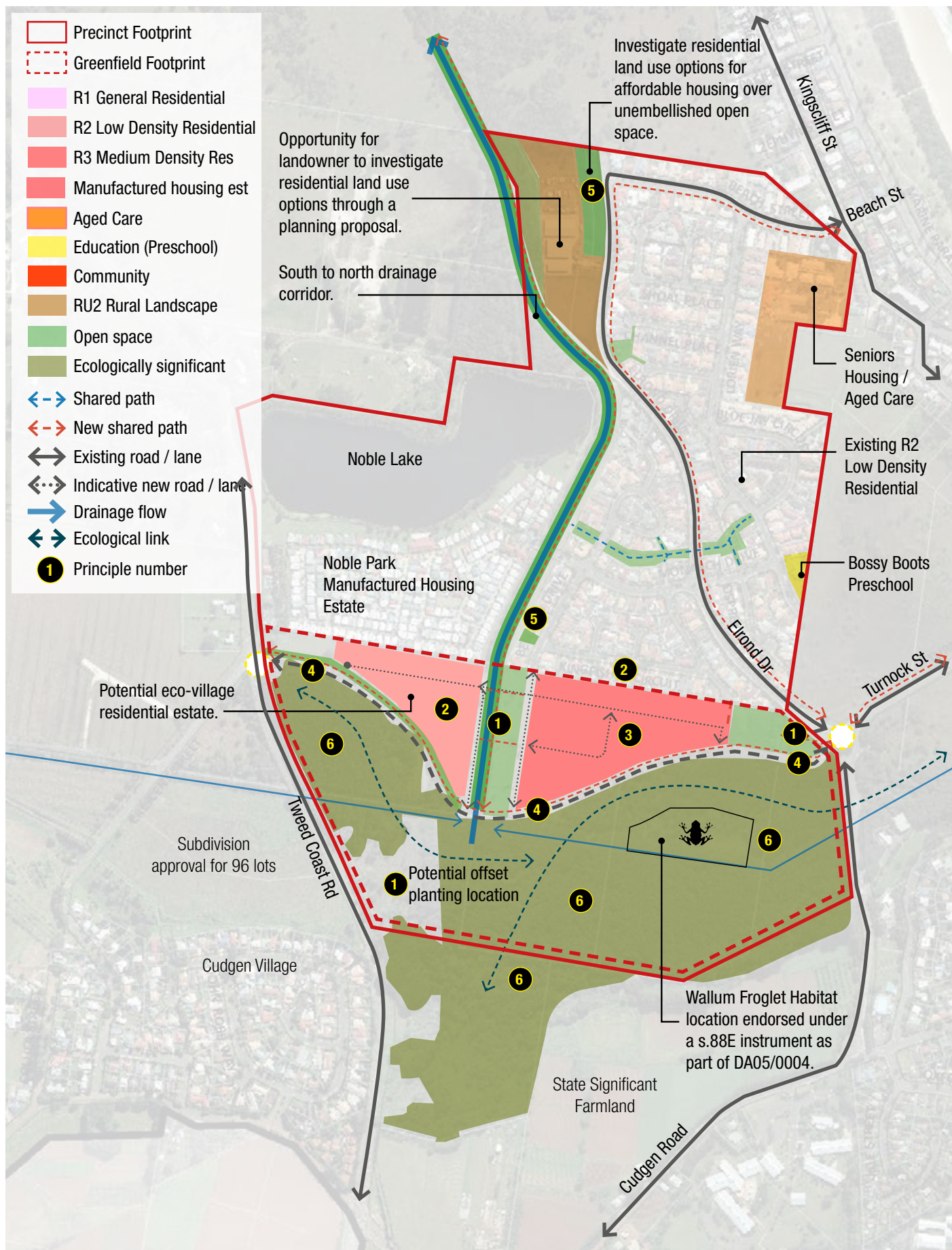


Figure 2.20 - West Kingscliff Precinct Indicative Structure Plan

- Embellishment of the north south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses.
 - Allocate passive open space adjoining the north-south drainage corridor and a local park which adjoin the Turnock St roundabout to the east to be appropriately sized, planted and embellished to meet the passive open space needs to the local residents resulting in a green edge to the precinct.
 - Identification of lands to be dedicated for on site compensatory planting as a result of any vegetation clearing which may be nominated for removal from part of the identified development site as part of the concept/master plan process.
- P2. Facilitate the rezoning of land immediately south of the Noble Park Manufactured Home Estate from RU1 2 Rural Landscape to R1 General residential. This land could form part of an extension to the manufactured housing estate, a residential eco-village estate or form part of the broader West Kingscliff greenfield development subdivision.
- P3. Achieve a balance and mix of housing types including a mix of low rise medium density housing to 9.0m and small residential flat buildings to 12.2m. Land use and density targets have been identified in Table 4.
- P4. Reinforce the extended Turnock Street as the principle connector road which will ultimate link the Tweed Coast Road with the Kingscliff township by:
- designing Turnock Street as a tree lined boulevard with widened drainage swale to provide a high level of visual amenity and ecological habitat;
 - utilising the alignment of the Turnock Street extension to delineate between developable area (north of alignment) and area of high ecological significance / environmental protection (south of alignment);
 - co-ordinated access points for development fronting Turnock Street to avoid multiple road / driveway access points off Turnock Street;
 - inclusion of a dedicated shared pedestrian and cycle lane along the northern side of the Turnock St extension linking areas of West Kingscliff with the town centre with shade, seating, lighting and water points at regular intervals;
 - Integrated street lighting, parking, landscape bays and WSUD streetscape elements.
- P5. Investigate residential land use options (affordable housing) over Council managed land (operational and community) against site constraints including proximity to environmental protection areas, flooding, bush fire and community expectation including land fronting Elrond Drive (Lot 45 DP 830193, Lot 56 DP 840688, Lot 68 DP 855991, Lot 76 DP 855992, Lot 36 DP 793925) and land fronting Bellbird Drive (Lot 41 DP 873094).
- P6. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.

West Kingscliff Precinct - Land use & Residential Density Targets

Land Use	Area (ha)	Building Height	Density Target (dph)	Dwelling Unit No.	Projected Pop. (1.8 or 2.6 per dw)
R2 Low Density (existing)	32.2ha	9m	16	497	1292
R2 Low Density (greenfield)	2.6ha	9m	16	41	107
R3 Medium density (greenfield)	2.75ha	12.2m	50	137	246
R3 Medium density (greenfield)	2.7ha	9m	30	82	147
Noble Park Estate (existing)	21.9ha	9m	-	254	305
Open Space (Passive)	2.76ha	-	-	-	-
Environmental Protection	39.5ha	-	-	-	-
Road Reserve / Drainage Corridor / Infrastructure	19.3ha (16%)	-	-	-	-
TOTAL	122ha	9m	16-50 dph	977	2096

Open Space Required	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	3.56ha	-	-	-3.56
Passive	1.13ha/1000	2.36ha	1.76ha	2.76ha	+2.16ha

Table 4 - West Kingscliff Land Use and Residential Density Targets

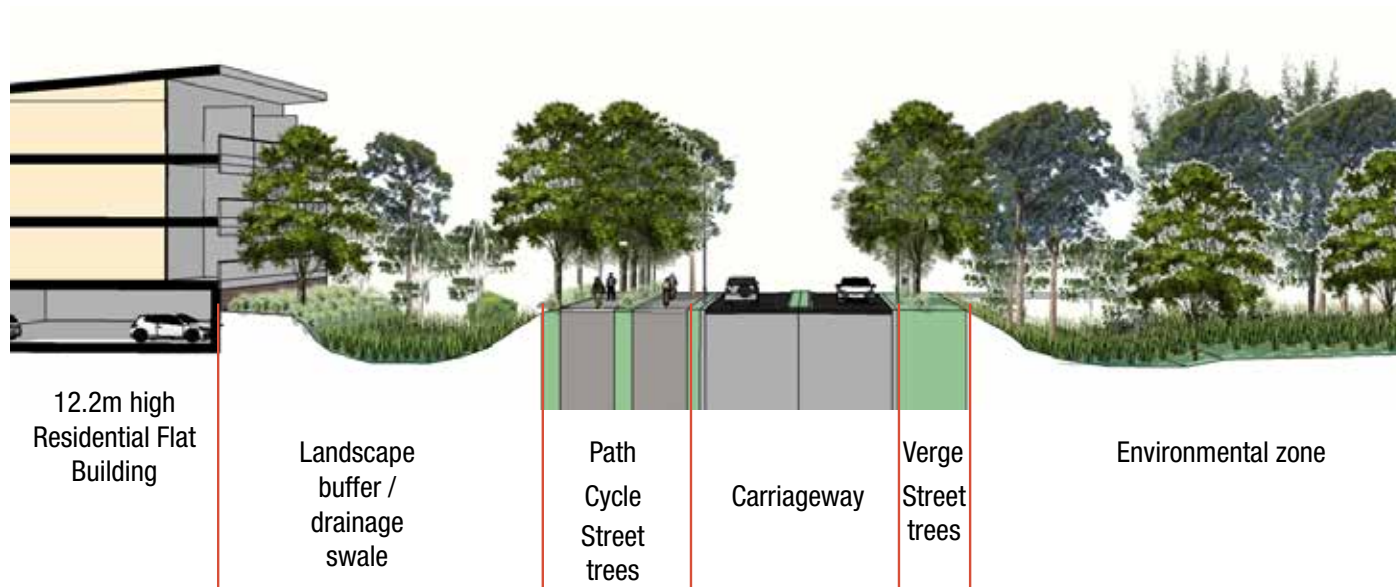


Figure 2.21 - Indicative Turnock Street (West) Extension Section

2.14 Key Greenfield Site - North Kingscliff Precinct

2.14.1 Character Statement

North Kingscliff Precinct greenfield development site adjoins existing low density residential dwellings north of Ozone Street and low density and low rise medium density dwellings south of Sands Street. The infill residential development site will facilitate additional low rise medium density housing types including small lots, terrace houses, row houses, courtyard housing, plexes and multi-unit development as well as additional suburban allotments adjoining the existing North Kingscliff residential areas. Given the location of the future business and knowledge precinct to the immediate west, the greenfield development site will provide additional east-west and north-south vehicle and passive movement connections.

The key planning and design opportunities for this greenfield development site include:

- Development of the north Kingscliff Precinct greenfield development site as a mix of housing types including low density residential housing, small lot housing and low rise medium density residential including small residential flat buildings fronting Kingscliff Street.
- Subdivision configuration of this site needs to consider the broader locality movement (vehicular and passive) opportunities and open space network. This may include; Ozone Road connection west to a future intersection with Tweed Coast Road; and a new north south road connecting Elrond Drive with Sands Street.
- Increasing residential density and building heights fronting Kingscliff Street which is the key north south connector road and public transportation route and Shell St fronting the Kingscliff playing fields with an R3 zoning and building height of 12.2m.
- Reducing minimum lot size to encourage coastal small lot housing and additional dual occupancy infill development whilst maintaining a low density character.
- Encouraging secondary dwelling development within the existing residential areas providing affordable housing, aged housing in place and inter generational family housing opportunities.
- Embellish north south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses and pursue a dedicated on road cycle path the length of Kingscliff Street / Pearl Street.

2.14.2 Planning and Design Principles:

P1. Undertake a design led structure planning and master planning process to develop a range of low rise medium and low density residential housing types between sands and Ozone Street and facilitate additional residential flat buildings along the western side of Kingscliff Street. The structure plan / master plan process should include:

- A neighbourhood park appropriately sized and embellished to meet the passive open space needs to the local residents.
- A new north south road connecting Elrond Drive with Sand Street.
- A new east-west road(s) connecting an Elrond Drive with the green field development site (business and knowledge precinct) to the west.
- A continued east-west alignment of the local road network resulting in predominantly north-south allotments to achieve a predominantly gridded street structure and optimum solar orientation for future buildings.

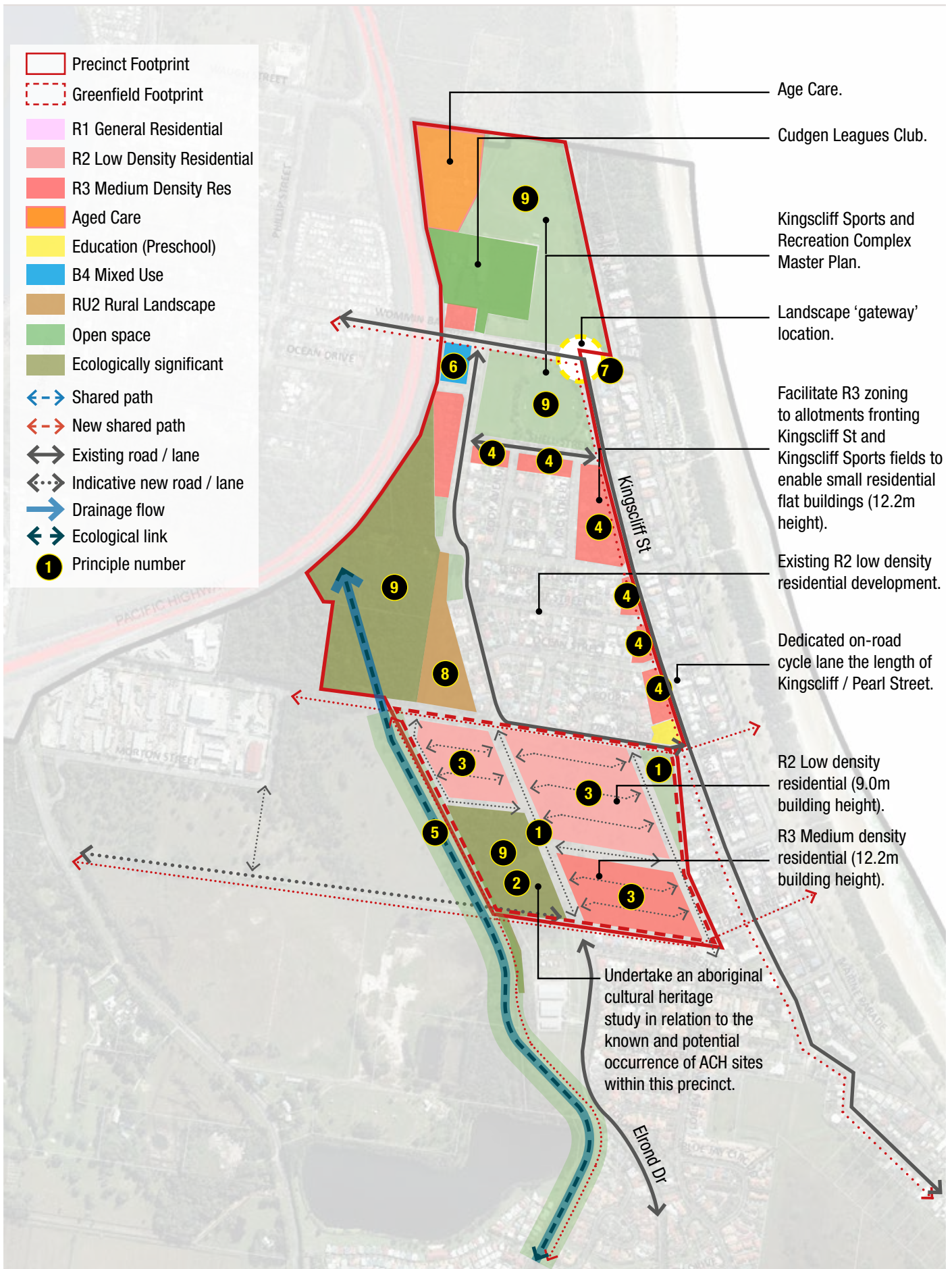


Figure 2.22 - Indicative North Kingscliff Precinct Structure Plan

- P2. Given the known and potential occurrence of Aboriginal Cultural heritage sites within this precinct, there will be a requirement to undertake an Aboriginal Cultural Heritage Assessment in consultation with the Tweed Byron Aboriginal Land Council regarding the future planning, design and construction of development within this precinct.
- P3. Achieve a balance and mix of housing types including a low density housing to 9.0m (post fill), low rise medium density housing to 9.0m (post fill) and small residential flat buildings to 12.2m (post fill). Land use and density targets have been identified in Table 5.
- P4. Increase densities from R2 Low Density Residential to R3 Medium Density Residential with a 12.2m building height to:
- allotments fronting Kingscliff Street (western side) which is the key north south connector road and public transportation route to allow additional housing types including residential flat buildings;
 - allotments along Shell Street fronting the Reg Dalton Oval and Merv Edwards Field;
 - allotments on the western side of Sands Street north of Terrace St; and
 - allotments on the north side of Wommin Bay Road adjoining Cudgen Leagues Club.
- P5. Achieve strong pedestrian and cycling connections throughout the precinct. Pathways should connect residential areas with the network of open space and key movement corridors and have a high level of amenity in terms of street trees for shade and regular way points with water and seating. This includes:
- Strengthen pedestrian and cycling links towards the coastal foreshore reserve.
 - Embellishment of the north south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses.
 - Dedicated on-road cycle lane along the length of Kingscliff Street / Pearl Street.
- P6. Encourage the development of a local centre fronting Wommin Bay Road within the northern portion of this precinct which may also provide some live work opportunities, small scale food and beverage, small general store and/or relocated town centre service station site.
- P7. Investigate residential land use options over Lot 118 DP 572524 against site considerations including proximity to environmental protection areas, potential for aboriginal cultural heritage sites, flooding and bush fire.
- P8. Pursue the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.

North Kingscliff Precinct - Land Use & Residential Density Targets

Land Use	Area (ha)	Building Height	Density Target (dph)	Dwelling Unit No.	Projected Pop. (1.8 or 2.6 per dw)
R2 Low Density (existing)	22.2ha	9m	10.9	242	678
R3 Medium Density (existing)	0.76ha	9m	28.9	22	46
R2 Low density (greenfield)	7.8ha	9m	16	125	325
R3 Medium Density (Rezone)	3.4ha	12.2m	50	170	272
R3 Medium Density (greenfield)	3.5ha	9m	50	175	315
Open Space (greenfield Passive)	0.8ha	-	-	-	-
Open Space (existing Active)	12ha	-	-	-	-
Open Space (Private Recreation)	3ha	-	-	-	-
Environmental Protection	11.25ha	-	-	-	-
Road Reserve / Drainage Corridor / Infrastructure	11.19ha (14%)	-	-	-	-
TOTAL	78.9ha	9m	10-50 dph	734	1636

Open Space Required

	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	1.23ha	-	12ha	+10.77ha
Passive	1.13ha/1000	1.84ha	0.86ha	0.78ha	-0.2ha

* North Kingscliff Sportsfields serves broader locality active open space need.

Table 5 - North Kingscliff Land Use and Residential Density Targets

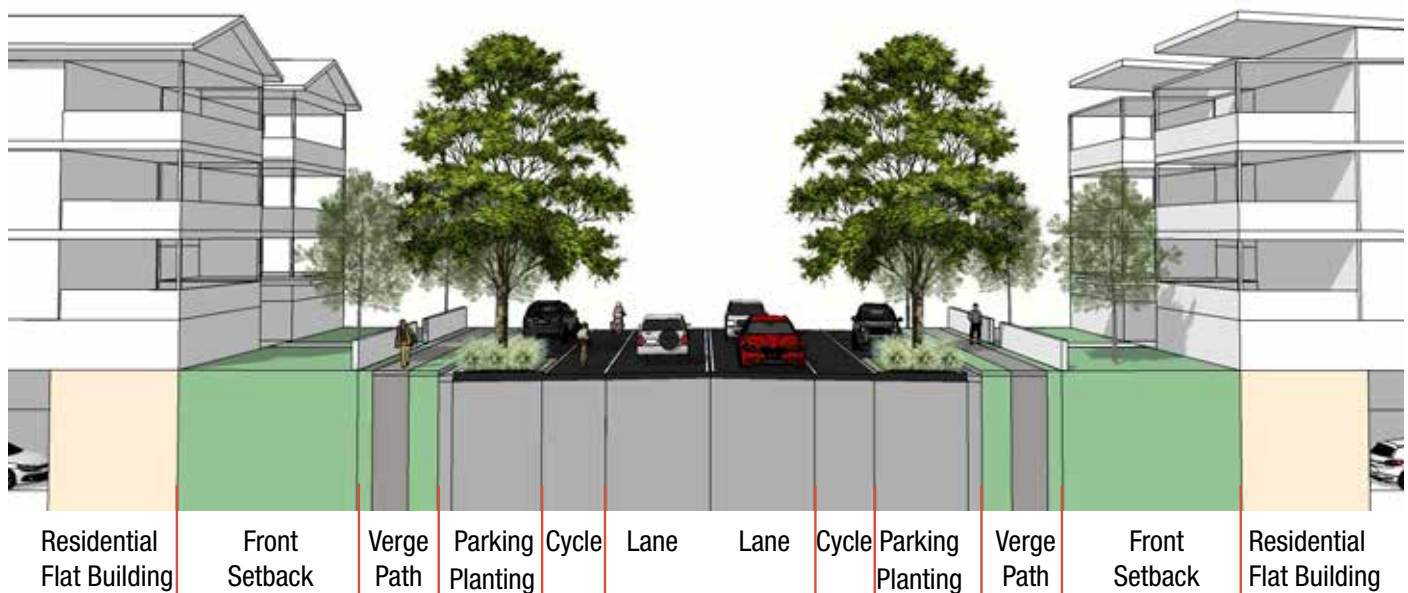


Figure 2.23 - Indicative Kingscliff St Section

2.15 Key Greenfield Site - Business and Knowledge Precinct

2.15.1 Character Statement

The business and knowledge precinct will play a strong transformative role to expand economic and employment generating land uses servicing both Kingscliff and broader sub-regional area. Given the large site area (47.5ha) and ready access to the Pacific Highway, the Business and Knowledge Precinct is strategically positioned to deliver a range of employment generating land uses including a business park, health and/or education campus, creative industries hub, cultural and entertainment uses, community facilities and a new local centre. These employment generating land uses will be supported by a mix of medium density residential housing types and embellished network of open space and public domain areas. The key planning and design opportunities for this greenfield development site include:

- The development of a regionally scaled business park (approx 75000sqm).
- Opportunity for the establishment of a regional education and/or health services campus.
- Development of a new local retail centre to serve the immediate future resident population and compliment the existing Kingscliff town centre (approx 10-15000sqm).
- Facilitate the transformation of the existing Chinderah Industrial Estate into a business park landuses including creative industries hub.
- Establish a character defining mixed use main street.
- Providing opportunity for the development of a range of medium residential housing typologies.
- Provide open space including additional active open space (sportsfields) to meet the future need of the growing locality population.

2.15.2 Planning and Design Principles:

- P1. Facilitate the future development of the Business and Knowledge Precinct as a regionally significant employment generating precinct through a design led structure planning and master planning process. The business and knowledge precinct will establish an integrated and connected urban structure and diverse mix of employment generating land uses including a business park (B4), a retail centre (B2), light and creative industries (IN1), cultural and entertainment uses, community facilities, opportunity for a health and/or education campus (SP), network of open spaces and a mix of residential housing types. The structure plan / master plan process should include:
- A developer initiated and funded economic and retail centres feasibility assessment to evaluate proposed staged land use and floor area development scenarios/projections within the context of the broader Tweed retail and centres hierarchy;
 - A developer initiated and funded site specific flood study and mitigation strategy which identifies lands to be filled, evacuation routes and location of surface drains as integrated with the road and open space structure / networks with reference to the Tweed Valley Floodplain Risk Management Strategy (TVFPRMS).
 - A developer initiated built form character study reviewing relationship between building heights and 3d massing study, FSR, site coverage, network of open space and public domain, view and visual impact analysis to underpin development standards within any future planning proposal.
 - A developer initiated traffic impact study based on envisaged land use and projected GFA / density outcomes with reference to the Tweed Road Development Strategy (TRDS).

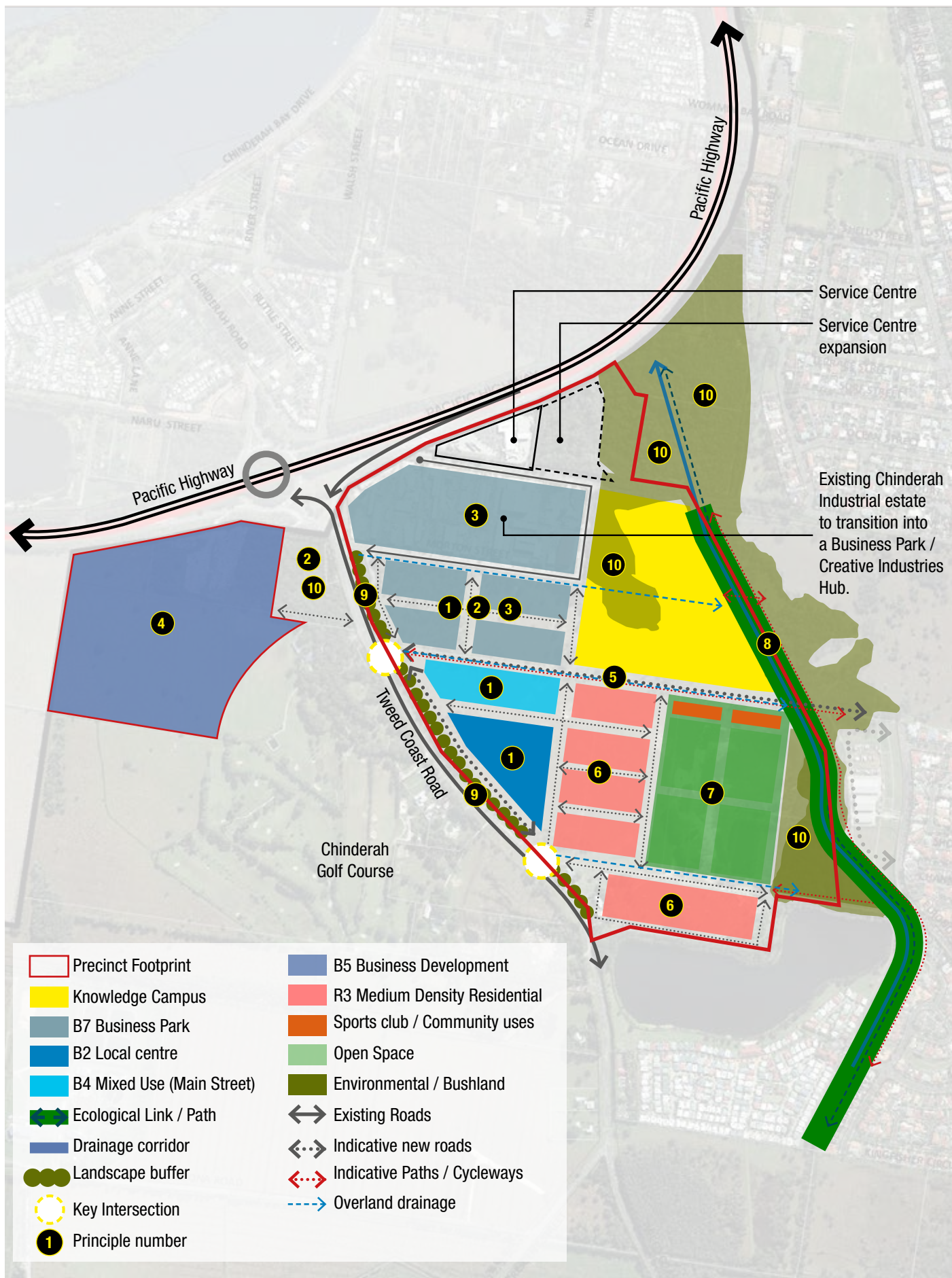


Figure 2.24 - Indicative Business & Knowledge Precinct Structure Plan - Business & Education Campus Option

- A Site Contamination and Rehabilitation Plan over the decommissioned WWTP site to determine appropriate future uses.
- P2. Given the known and potential occurrence of Aboriginal Cultural heritage sites within this precinct, there will be a requirement to undertake an Aboriginal Cultural Heritage Assessment in consultation with the Tweed Byron Aboriginal Land Council regarding the future planning, design and construction of development within this precinct.
- P3. Provide opportunity for the development of a commercial / business park within the precinct up to 13.6m in height to encourage more intensive employment generating land uses, commercial and business opportunities.
- P4. Facilitate change of land use from IN1 General Industrial to B5 Business Development over lands to the west of Tweed Coast Road providing opportunity for larger floor plate and light industrial uses if traffic access, environmental management, aboriginal cultural heritage and flood management related issues can be satisfactorily demonstrated through a design led structure planning and master planning process.
- P5. Create a principle east-west connector road linking Tweed Coast Road across the precinct as a tree lined boulevard to the east to intersect with a future Elrond Drive extension. This connector road should:
- Facilitate the development of a mixed use / main street development over part of its length which may provide fine grain active retail street level with residential and or commercial uses above and public domain street edge.
 - Integrate street lighting, parking, landscape bays and WSUD streetscape elements.
 - Include a dedicated shared pedestrian and cycle lane network throughout the precinct with shade, seating, lighting and water points at regular intervals.
- P6. Facilitate a mix and diversity of medium density housing opportunities through an R1 or R3 zoning including residential flat buildings up to 13.6m, affordable and aged housing, student accommodation (ancillary with an education or health campus). Achieve affordable housing outcomes through co-ordinated negotiations between Council, the developer and affordable housing providers to meet agreed affordable housing benchmarks established through an Affordable Housing Strategy to be undertaken by the developer. Land use and density targets have been identified in Figure 2.6 and Section 2.8 of this DCP.
- P7. Allocation of a large open space area (approximately 9.5ha) to cater for the active and passive recreational needs of future residents. Open space area adjoining the north-south drainage corridor, over part of the rehabilitated WWTP site could act as an overland flow storage area and buffer to area of high ecological significance.
- P8. Embellish the north-south drainage corridor as a defining 'green corridor' for combined drainage, vegetation link, open space and shared pathway uses.
- P9. Create a 10m wide vegetative buffer to Tweed Coast Road frontage providing a 'green edge' to the site with opportunity plant out with large street trees and under storey vegetation.
- P10. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.

Business & Knowledge Precinct - Land Use & Residential Density Targets

Land Use	Area (ha)	Building Height	Density / Employment	Dwelling /GFA (A/2xh)	Projected Pop. / Jobs
SP1 Knowledge Campus	10ha	13.6m	1/50sqm (E)	150 000sqm	3000 jobs
B7 Business Park**	5ha	13.6m	1/20sqm (E)	75 000sqm	3750 jobs
B4 Mixed Use (Dwellings)	2ha	13.6m	50 (D)	100	180 people
B4 Mixed Use (Business)	2ha	13.6	1/44sqm (E)	10 000sqm	227 jobs
B2 Local Centre (Retail)	2.6ha	10m	1/44sqm (E)	13 000sqm	295 jobs
B5 Business Development**	16.5ha	10m	1/90sqm (E)	82 500sqm	916 jobs
IN1 Industrial (Existing)	8.0ha	10m	1/50 (E)	40000sqm	800 jobs
Service Centre	4.0ha	10m	1/44sqm (E)	2000sqm	45 jobs
R3 Medium Density (greenfield)	4.4ha	12.2m	50 (D)	220 (D)	396 people
R3 Medium Density (greenfield)	4.4ha	9m	30 (D)	132 (D)	238 people
Open Space (Passive - District Park)	1.4ha	-	-	-	-
Open Space (Active)	8.1ha	-	-	-	-
Environmental Protection	8.6ha	-	-	-	-
Road Reserve / Buffers /Drainage / Infrastructure	13.7ha (15%)	-	-	-	-
TOTAL	90.7ha	9m	50-100 dph	452 dwellings 370 500sqm	814 people 9000 jobs

Open Space Required

	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	1.38ha	-	12ha*	+10.62ha
Passive	1.13ha/1000	0.92ha	-	0.8ha	-0.12ha

* Employment density derived from City of Sydney Floor Space and Employment Survey 2012, City of Perth 2009.

** Business Park and Business Development serving a broader regional catchment.

Table 6 - Business & Knowledge Precinct Land Use and Residential Density Targets



Business and Knowledge Precinct: This precinct has the opportunity to play a strong transformative role to expand sub-regional economic and employment generating land uses. Future employment and economic growth has the opportunity to diversify opportunity within existing industry pillars including tourism, agriculture, education, health and construction.

2.15 Key Greenfield Site - Cudgen Village Precinct

2.15.1 Character Statement

The Cudgen greenfield development site will extend the existing village urban footprint north over lower lying land bounded by the Tweed Coast Road and Crescent St. The development site will facilitate additional low density residential housing types complimenting the existing Cudgen residential character as well as providing opportunity to develop low rise medium density development which may include seniors housing. This future residential area will be visually screened from the Tweed Coast Road by a vegetative buffer along its length. The parcel of land with frontages to both Tweed Coast Road and Crescent Street presents opportunity for a small retail centre and/or service station servicing the convenience needs of the immediate resident population and Tweed Coast Road travellers. Following the conclusion of sand extraction to the west of the settlement there is also long term opportunity to develop regional active open space facilities as well as a holiday park with associated facilities fronting the artificial lake (private recreation).

The key planning and design opportunities for this greenfield development site include:

- Retain the low scale landscape residential character of Cudgen Village.
- Pursing a subdivision pattern based around principles of sustainable design which will allow a range of housing typologies and mix of density including opportunity for some low rise medium density housing and seniors housing.
- A small local centre accessed off the Tweed Coast Road to fulfil day-to-day convenience needs.
- Long term active and passive recreation uses and holiday or tourist accommodation surrounding the future artificial lake.

2.15.2 Planning and Design Principles:

- P1. Facilitate future development of the developable portion of the R1 greenfield development site (Lot 1 DP 828298) and investigate a B2 Local Centre or B4 Mixed Use zoning over part of Lot 4 DP 727425 (bounded by Tweed Coast Road and Crescent St) through a design led structure planning and master planning process. The structure plan / master plan process should include:
- A mix of housing types including low density residential, and low set medium density residential housing, seniors housing, provision of a small local centre combined with open space and environmental protection where appropriate. Land use and density targets have been provided at Table 7.
 - How the development site integrates with the existing West Kingscliff residential areas to the immediate north by way of road network, pedestrian and cycling paths and interface land use and housing types.
 - Detailed design of the intersection of Crescent St, Altona Road with Tweed Coast Road in the context of the preferred alignment for the Turnock Street extension.
 - Demonstration of how passive solar design principles have been embedded to include a generally a grid street network resulting in regular shaped allotments with good solar and passive design opportunities.
 - Integration of water sensitive urban design as part of the overall subdivision design.

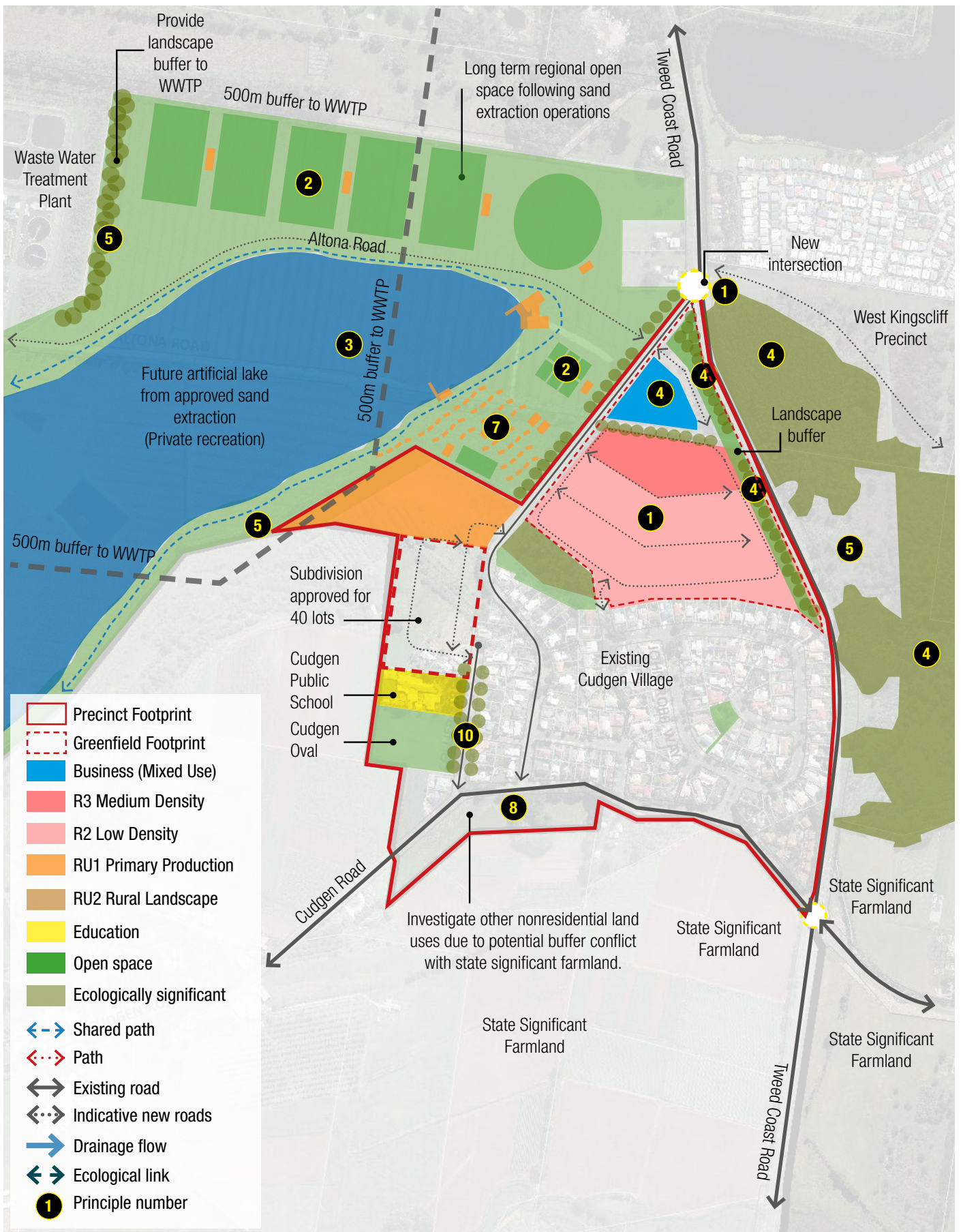


Figure 2.25 Cudgen Village Indicative Structure Plan

- P2. Provision of active and passive open space integrated with a future artificial lake (private recreation) resultant from future sand extraction works. If Council's Open Space Strategy indicates there is no need for further active and passive open space areas within this location, Council will consider the potential for light industrial uses adjoining the wastewater treatment plant outside a minimum 200m buffer.
- P3. Maintenance of a 500m buffer surrounding the waste water treatment plant restricting residential development within that buffer.
- P4. Retention and enhancement of a 10m wide landscape buffer to interface edges with Tweed Coast Road.
- P5. Identification of lands to be dedicated for compensatory planting as a result of any vegetation clearing which may be nominated for removed from part of the identified development site as part of the concept/master plan process.
- P6. A developer initiated and funded stormwater drainage strategy for the precinct, and identify methods to fund and implement the works necessary to achieve development of the precinct, while protecting the integrity of receiving environmental land.
- P7. Investigate future opportunity to establish a holiday park tourist accommodation adjoining the future artificial lake (private recreation) as part of the precincts concept or master plan process to address key opportunities and constraints including flooding constraints.
- P8. Review the existing R2 Low Density Residential zoning over Lot 101 DP 1056576 for a more appropriate land use given the incompatibility between this use and the adjoining state significant farmland and buffers required. This may include retail uses associated with adjoining agricultural land uses including a fresh produce market, small scale retail uses servicing the existing Cudgen Village.
- P9. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provision for ongoing habitat management.
- P10. Undertake appropriate heritage assessment to investigate the potential to heritage list the stand of Norfolk Island Palms along Collier Street under Schedule 5 of the Tweed LEP 2014.

Cudgen Precinct - Land Use & Residential Density Targets

Land Use	Area (ha)	Building Height	Density Target (dph)	Dwelling Unit No.	Projected Pop. (1.8 or 2.6 per dw)
R2 Low Density (existing)	14 ha	9m	13-35	200	460
R2 Low density (undeveloped)	2.9 ha	9m	13	40	104
R1 General Res (low undeveloped)	4.4 ha	9m	16	70	182
R1 General Res (medium undeveloped)	4.4 ha	9m	30	132	237
B2 Local Centre	1.7 ha	9m	-	-	-
Open Space (Existing Passive)	0.65 ha	-	-	-	-
Open Space (Existing Active)	0.97 ha	-	-	-	-
Environmental Protection	0.8 ha	-	-	-	-
School	0.8 ha	9m	-	-	-
Road Reserve / Drainage Corridor / Infrastructure	7.38ha (19%)	-	-	-	-
TOTAL	38ha	9m	13-35 dph	380	983

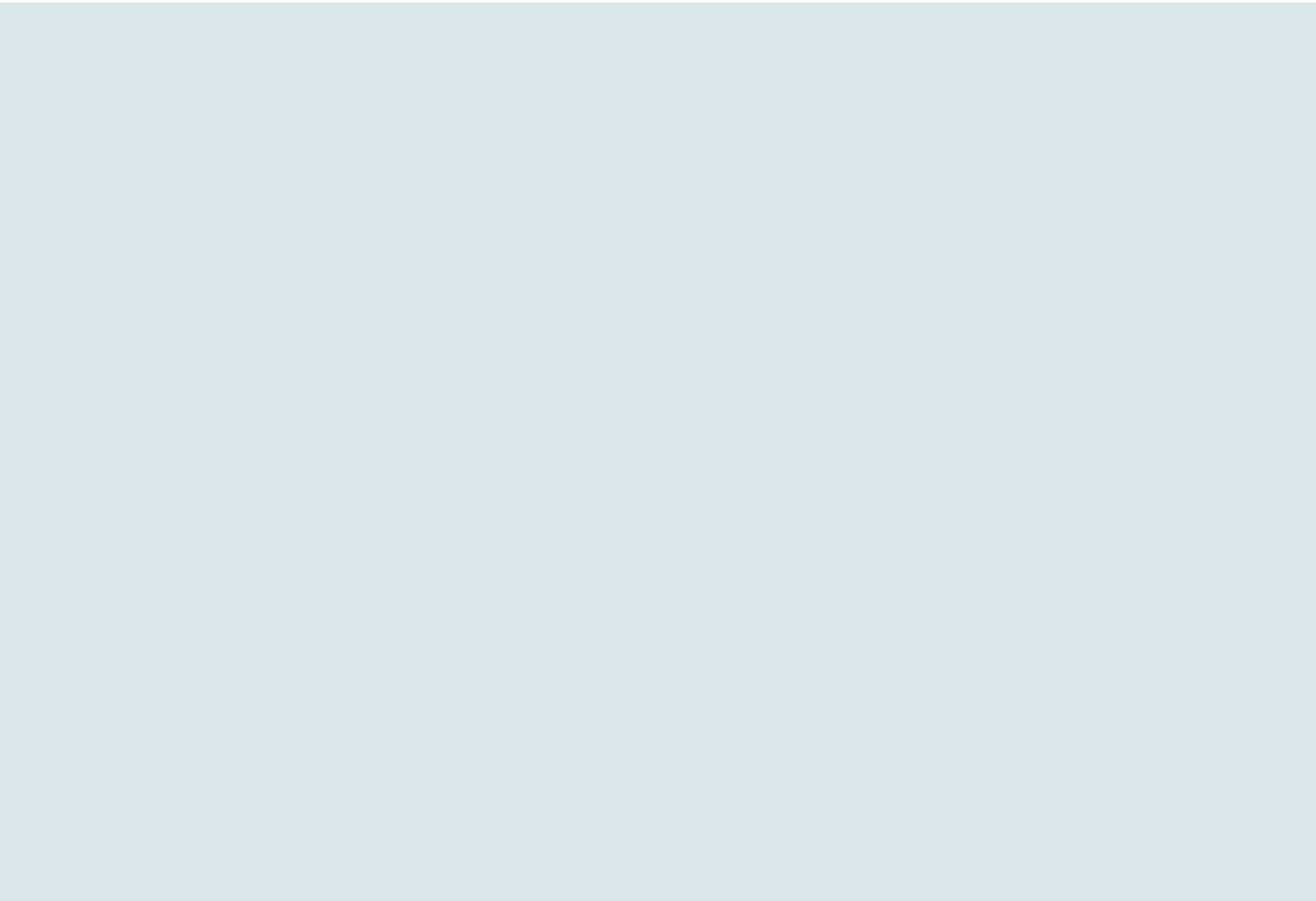
Open Space Required					
	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	1.67ha	0.97ha	-	-0.7ha
Passive	1.13ha/1000	1.11ha	0.65ha	0.5ha	+0.05ha

Note: Potential future open space north of Altona Road alignment not included due to the planned long-term sand extraction over the site.

Table 7 - Cudgen Land Use and Residential Density Targets



Future Artificial Lake: Opportunity for a wide range of active and passive recreation uses as well as tourism accommodation or holiday park fronting a future artificial lake.



PART 03 KINGSCLIFF TOWN CENTRE

- 3.1 Town Centre Precinct Character Statement
- 3.2 Town Centre Precinct Objectives
- 3.3 Site analysis
- 3.4 Townscape and urban design
- 3.5 Building height
- 3.6 Floor space ratio
- 3.7 Site coverage
- 3.8 Setback and building separation
- 3.9 Active frontage and building orientation
- 3.10 Building form, materials and passive design
- 3.11 Mixed use development
- 3.12 Large floor plate development
- 3.13 Corner sites
- 3.14 Awnings and weather protection
- 3.15 Outdoor dining areas
- 3.16 Signage
- 3.17 Access and car parking
- 3.18 Public Domain and Civic Improvements

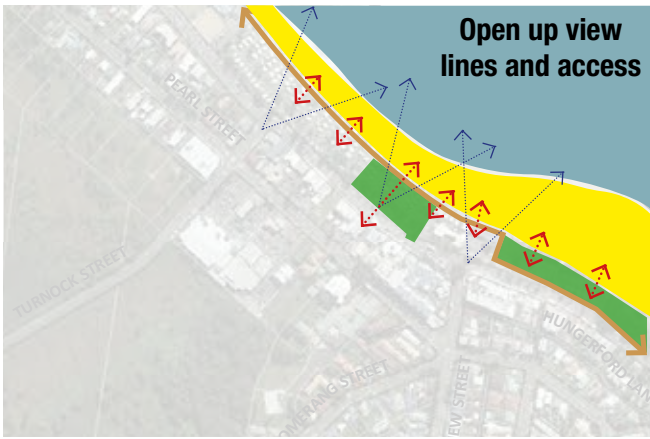


3.1 Town Centre Precinct Character Statement:

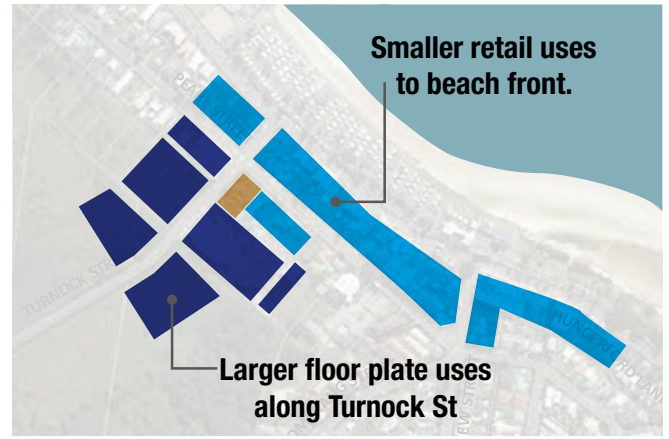
Reinforce the existing role and function of the town centre core as a sub-regional retail centre servicing the local residents as well as a broader network of Tweed coastal towns. The town centre provides a diverse range of retail, commercial, cultural, tourism, recreation, health and accommodation uses with a focus on improving the connectivity, streetscape and pedestrian amenity whilst effectively managing traffic and car parking. Future development is to be distinctively low rise (<13.6m) with a focus on increasing retail and commercial uses as well as residential density within walkable proximity to the town centre. Public domain areas are to facilitate greater pedestrian priority and connectivity, be shaded and well landscaped providing green space and amenity. All buildings are to be designed to take advantage of the sub tropical context to strengthen and enhance the Kingscliff low key coastal character.

3.2 Town Centre Precinct Objectives:

01. Reinforce the structure of the town centre including maintaining the low rise building scale and 'fine grain' retail frontages and outdoor dining areas along Marine Parade whilst encouraging the development of larger retail uses such as supermarkets and mixed use development to the west of Pearl Street.
02. Expand the town centre west along Turnock St and north along Pearl Street and Marine Parade through a B4 mixed use zoning and encourage additional retail, community and mid-rise residential development over the Kingscliff Shopping Town site.
03. Integrate additional community uses including a library, community centre and other community and public uses and facilities within or within proximity of the town centre which will total approximately 3500sqm of floor area.
04. Achieve a high standard of public domain and architectural design reflective of Kingscliff's subtropical coastal context.
05. Improve public domain and pedestrian connections between Pearl Street and Marine Parade and provide comfortable and equitable grades and universal design access throughout the town centre.
06. Create a new town square and area(s) of public domain on the Kingscliff Shopping Village site.
07. To provide an opportunity for additional tourist and shop top housing to increase accommodation supply within the town centre location.
08. Provide extensive integrated and usable green spaces and landscaping throughout the town centre with additional landscape bays and street trees.
09. Embrace and celebrate the coastal edge by improving pedestrian access, embellishing adjoining open space and opening view line opportunities, whilst recognising the need to implement coastal erosion measures.
010. Encourage walking, cycling and use of buses through improved pedestrian and cycle pathways and provision of a new bus interchange along Pearl Street.



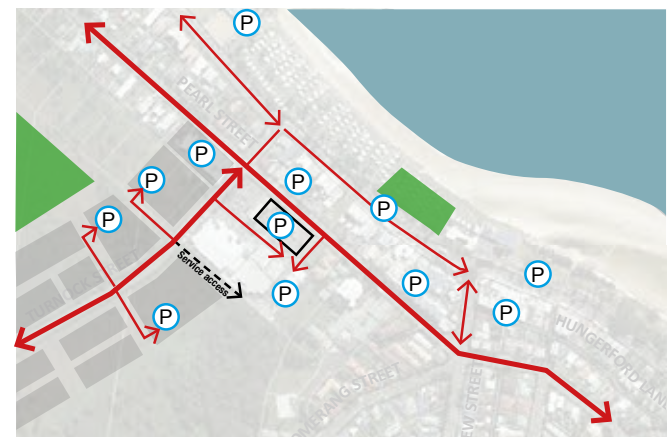
Embrace and celebrate the coastal edge by improving pedestrian and universal access, creating new foreshore park, embellishing coastal reserve and opening view line opportunities.



Reinforce the structure and role of the town centre including the continued 'fine grain' cafe and retail niche along Marine Parade and facilitate larger floor plate uses such as larger retail, supermarkets and commercial uses to the west of Pearl Street.



Expand town centre envelope and mix use development along Pearl and Turnock St and encourage re-development of Kingscliff Shopping Town site to include basement parking and public domain areas.



Manage and integrate traffic and car parking. Encourage multi-deck and part basement car park to Kingscliff Shopping Town site and other new town centre developments and design additional nose-in on street parking along Turnock St.



Improve public domain and pedestrian amenity by improving connections between Pearl Street and Marine Parade. Create a town square over the Kingscliff Shopping Town site. Increase the green spaces through large landscape bays and street trees.



Integrate additional community, education and public uses and facilities within town centre including relocating the library into a larger multi-function community hub.

Figure 3.1 - Key Kingscliff Town Centre Principles

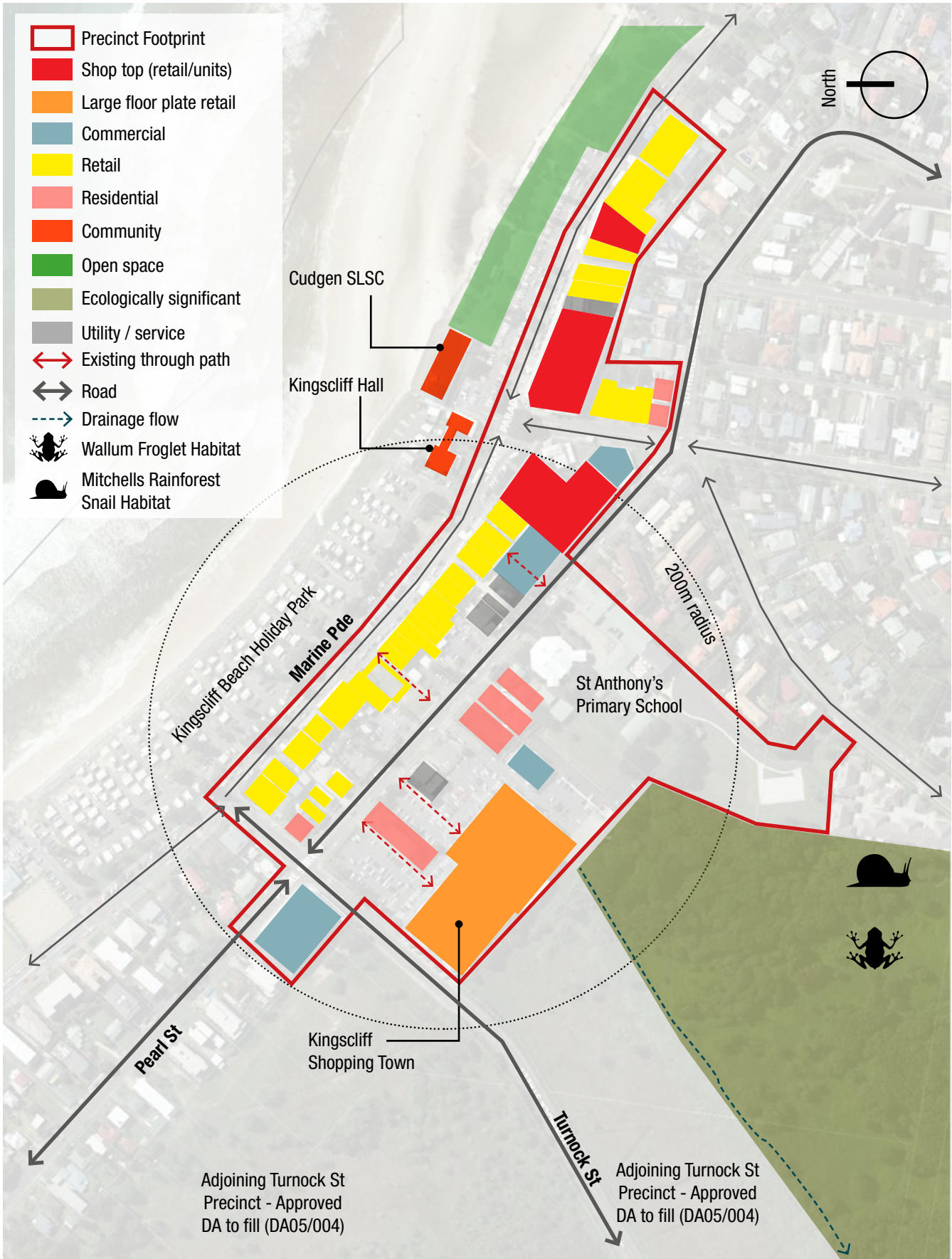


Figure 3.2 - Existing Landuse - Kingscliff Town Centre Precinct

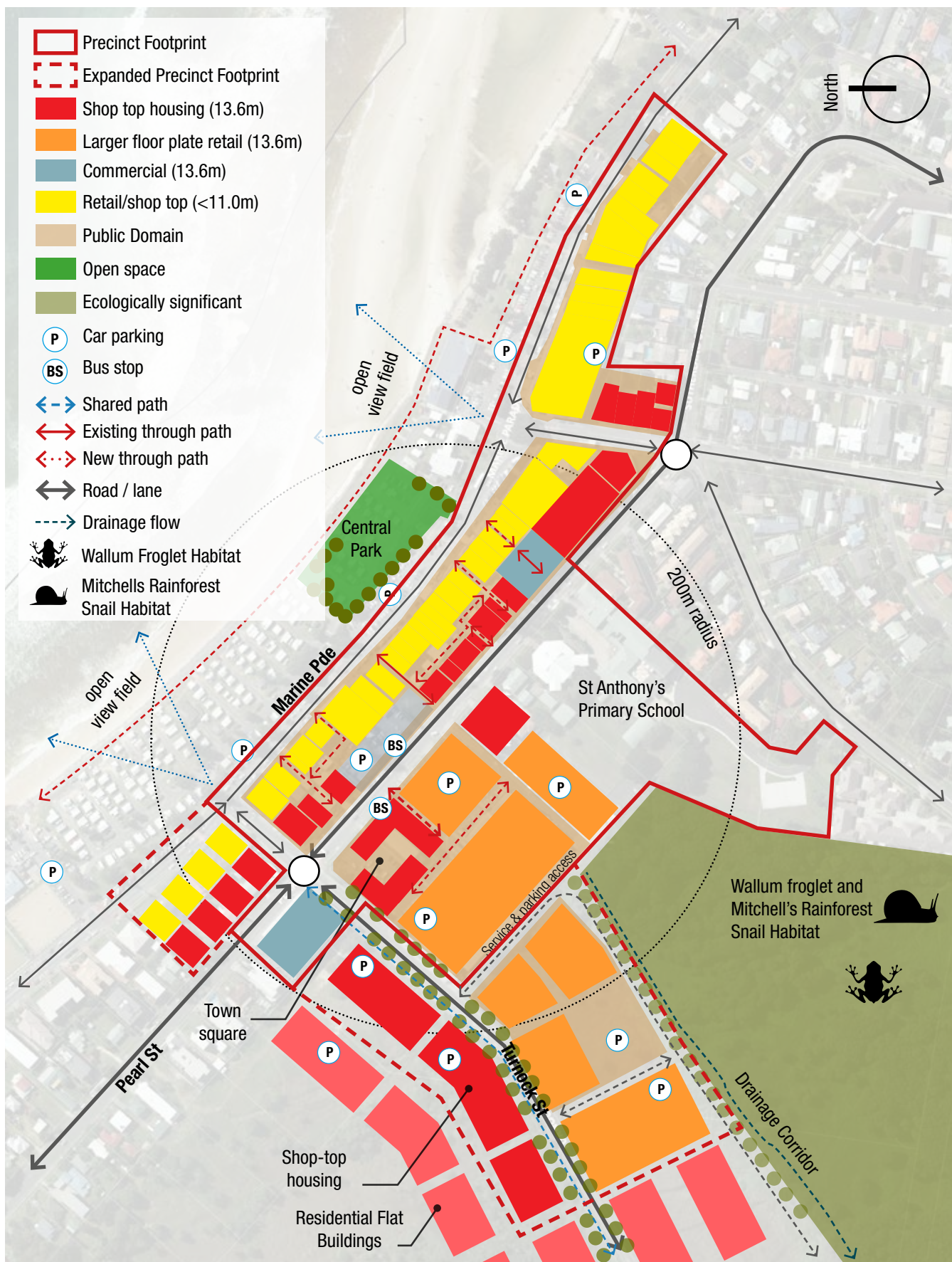


Figure 3.3 - Indicative Structure Plan - Kingscliff Town Centre Precinct

Development Controls

3.3 Site Analysis

3.3.1 Preamble

Site analysis and the subsequent preparation of a responding development outcome is an essential step in the planning process. Undertaking a sound site analysis is particularly pertinent for business style development where large buildings, noise and traffic can significantly impact adjoining land uses.

The first step in good design is to understand the character, context and attributes of the site and the locality. Site analysis and design response comprises two parts:

1. Assessment of the existing condition, opportunities and constraints of a particular site, and
2. Design the development to respond to the characteristics, opportunities, constraints, unique features and potential hazards of the particular site.

3.3.2 Objectives

01. To ensure that the specific opportunities and constraints of the site and its surroundings are considered in the design development of town centre sites.
02. To ensure that key town and streetscape features, adjoining development, existing and new pedestrian connections are considered during concept development.
03. To ensure traffic movements, car parking, local and regional road networks (including the capacity of those networks) are considered during concept development.
04. To ensure that positioning of a building or structure on the site takes into account the intended use and seeks to minimise potential adverse impacts on the amenity of neighbours and the public.
05. To ensure that development occurs in an ecologically sustainable manner, and is energy and water efficient in terms of design and layout, resource consumption, materials, and the provision of additional features such as water sensitive design and renewable energy.
06. To ensure that the site is appropriately and effectively serviced by utility services to support the intended development.

3.3.3 Controls

- C1. All proposals for development within the town centre shall prepare and provide a site analysis in two parts including:
 - i. 'existing condition plan' which identifies the key characteristics, opportunities and constraints of the site and demonstrating a contextual understanding of the site, adjoining site features and the broader surrounding area, and a
 - ii. 'design response plan' demonstrating how the proposed design specifically responds to these opportunities and constraints.

3.3.4 Additional advice:

Proponents for new development within the town centre precinct are encouraged to undertake a pre-development application meeting. Site analysis plans along with concept plans should be developed and submitted for discussion and review as part of the pre-DA meeting.

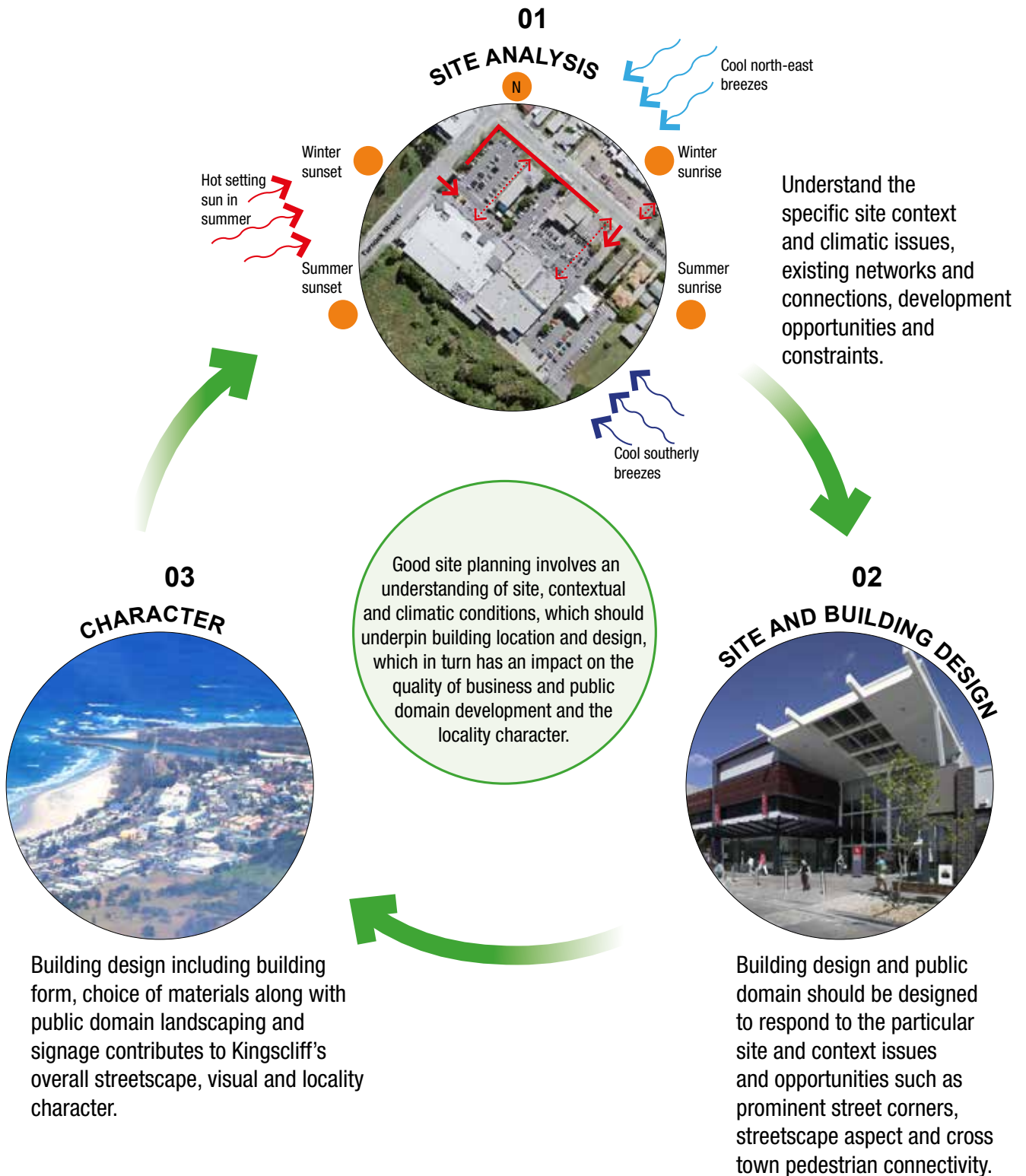


Figure 3.4- Town Centre Site Analysis - An integrated site analysis represents the relationship of a particular site within a given context. It looks at opportunities and constraints to ensure this information is used to inform a design outcome. Buildings are to be designed to specifically address contextual, topographic, climatic as well as economic, social and infrastructure considerations.

3.4 Townscape and Urban Design

3.4.1 Preamble:

The town centre precinct consists of two primary character areas; the low rise 'fine grain' retail shop frontages and outdoor dining areas along Marine Parade, and the larger floor plate retail development across the Kingscliff Shopping Village site. The overriding strategy is to retain the low scale beach front retail area and continue to encourage smaller scale retail and food and beverage uses. Land to the west of the Kingscliff shopping village site provides opportunity for additional smaller retail uses fronting Turnock Street and larger floor plate retail uses behind. Improvement of pedestrian connections and public domain areas will further assist in movement around the town centre and general improvement of the overall visual amenity.

3.4.2 Objectives:

01. Through appropriate design strengthen and enhance the town centre precinct as the retail and commercial heart of the Kingscliff locality.
02. Retain the fine grain retail shop fronts and low rise built form character along Marine Parade and the eastern side of Pearl Street.
03. Facilitate larger floor plate development including supermarkets, mixed use development, basement and multi- storey car parking, new library over the Kingscliff Shopping Village site and greenfield development land fronting Turnock Street to the west of Pearl Street.
04. To achieve best practice urban design outcomes.

3.4.3 Controls:

- C1. The existing allotment configuration along Marine Parade and the eastern side of Pearl Street are to be retained. Allotment consolidation along Marine Parade to create larger development lots will generally not be acceptable as it disrupts the fine grain/narrow shop front character at street level street and results in visually larger, bulkier and horizontally continuous buildings at the upper level.
- C2. All development applications for development on identified key development sites (apart from minor alterations and additions and change of use applications) are to submit a Statement of Design Intent and relevant documentation and diagrams to supplement the development application. The Statement of Design Intent should address core urban design principles as they relate to the site and broader town centre including:
 - i. **Architectural and urban design** excellence – Demonstrate how the development achieves a high quality architectural and urban design outcome and design consistency with the Kingscliff coastal character by way of building form, roof design, materials, street interface, public domain, landscape and application of sustainable design principles.
 - ii. **Connectivity Legibility** – Demonstrate how the development site is integrated with and contributes to pedestrian connectivity, legibility and way finding around the site and town centre with ease and clarity.
 - iii. **Human scale** – Demonstrate an appropriate scale or range of scales of building form, public domain and areas of outdoor amenity. It is important for design to incorporate

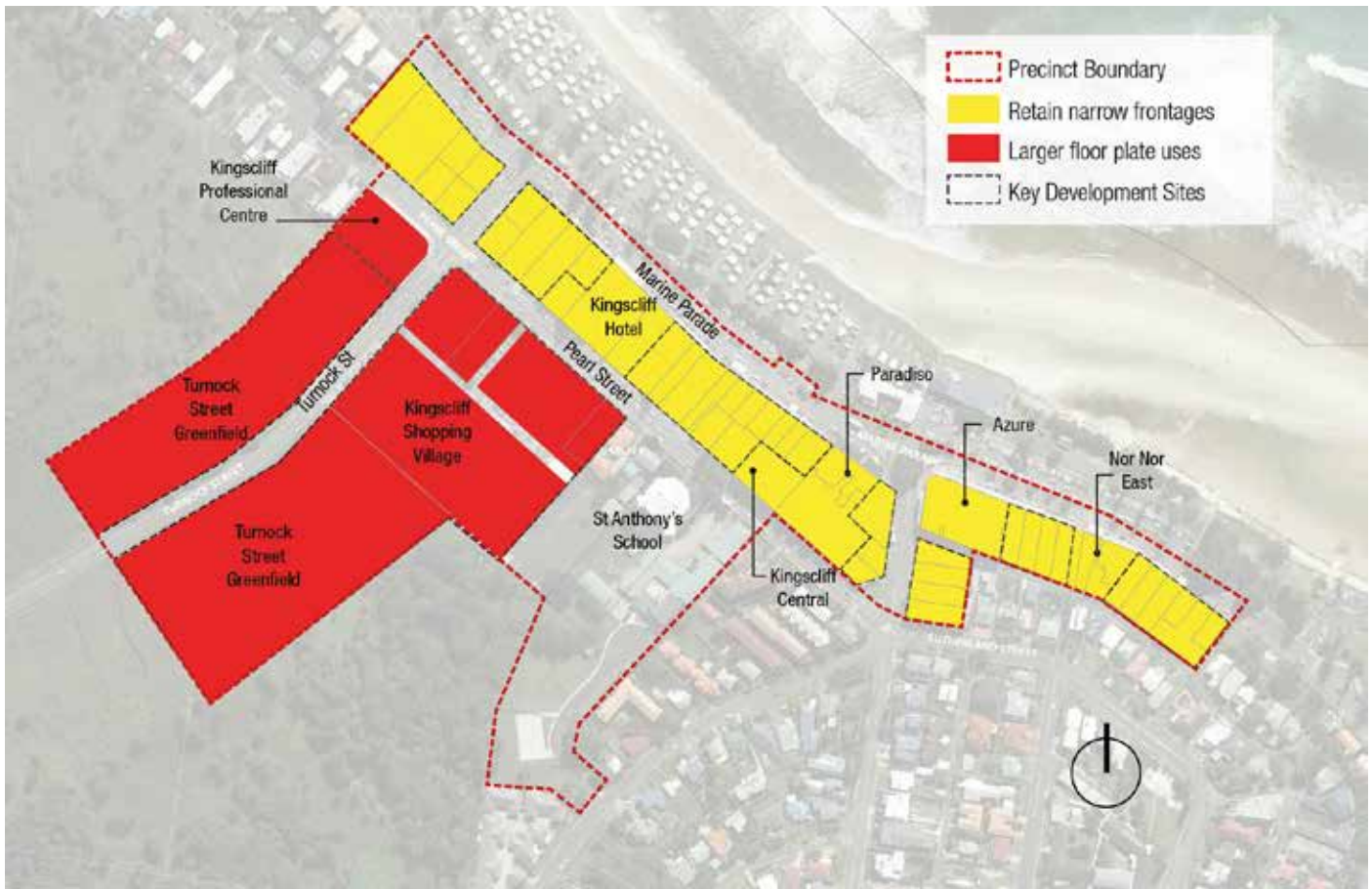


Figure 3.5 - Key Development Sites - Map of Extents

smaller or 'human scale' elements in buildings and in the public domain, to improve usability, legibility and visual quality.

- iv. **Quality of edges** – The areas where buildings interface with the street are the most public and visually prominent spaces. Define edges, including a balance of active and engaging edges with landscaping and awnings where relevant. Edges also define entrances and accessibility, improving navigation and legibility.
- v. **Adaptability and versatility** – Consider including in the design, the ability of a site or building to adapt to changing needs over time in terms of use, size, scale, future subdivision and ability to connect into adjoining parcels of land.
- vi. **Environmental sensitivity and sustainability** – Consideration of the inherent environmental features and climatic context of the site combined with an understanding and application of best practice passive and sustainable design measures.

3.4.4 Additional advice:

Applicants are encouraged to engage the services of a qualified architect in the preparation of design concepts, documentation and administration of construction in order to achieve high quality design and detail in construction and best practice in sustainability. On identified key development sites, a qualified architect is expected to be engaged.

3.5 Building Height

3.5.1 Preamble:

'Building Height' is defined and mapped within the Tweed Local Environmental Plan 2014. Building heights in Kingscliff have been determined by a range of factors including:

- a strategy to preserve a low set building scale along Marine Parade.
- to encourage positive benefit outcomes through increased development potential on key town centre sites where car parking, public domain and community facilities can be integrated.
- to enable an increased density of people, housing and tourist accommodation within the town centre.

3.5.2 Objectives:

01. Ensure that the height of buildings does not negatively impact on the amenity of the public domain.
02. Step building heights back from the coastal reserve to reduce visual impacts and overshadowing of public spaces.
03. Ensure appropriate solar access to adjacent public and private space.
04. Provide an incentive for revitalisation and renewal of the Kingscliff Shopping Town site and development of greenfield land adjoining the existing town centre.
05. Provide opportunity for additional housing supply and tourist accommodation within the town centre.

3.5.3 Controls:

- C1. The maximum allowable height within the Kingscliff Town Centre is illustrated in Figure 3.5
- C2. Ground floors of all new buildings within the town centre precinct are to have a minimum floor to floor height of 3.6m in order to provide for flexibility of future use. Newer retail units within Marine Parade can provide lower heights where it can be demonstrated that this would be consistent with adjoining development and existing retail built form character.
- C3. Above ground level, residential uses are to have a minimum floor to ceiling height of 2.7m.
- C4. Above ground level, commercial and retail uses are to have a minimum floor to floor height of 3.3m.

3.5.4 Additional advice:

For shop top housing and residential flat buildings refer to SEPP 65 and the Apartment Design Guide and Tweed Development Control Plan DCP A1 Part C.



Figure 3.6 - Building Height- Map of Extents

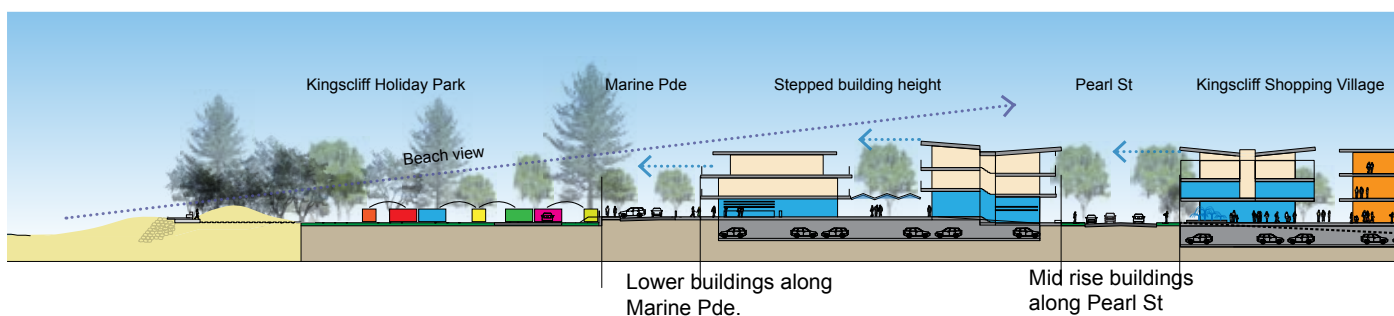
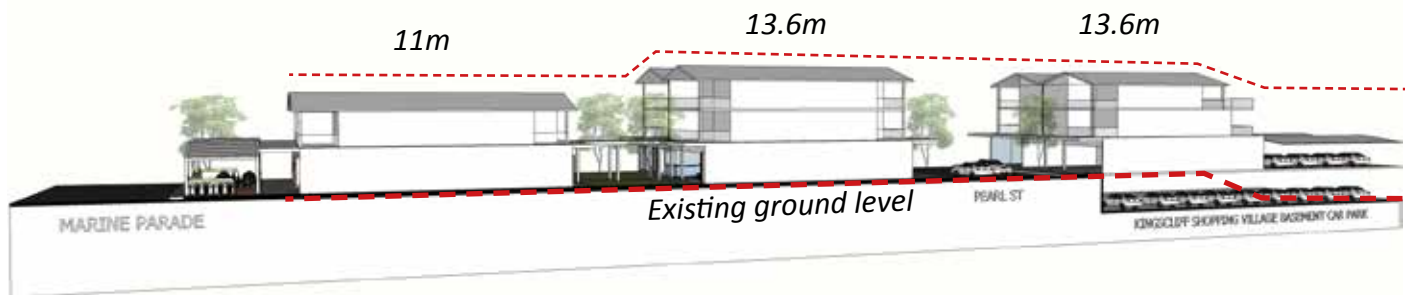


Figure 3.7 - Stepping Town Centre Building Height Diagram - Buildings step up in heights back from the beach and coastal reserve to retain the low set character along Marine Parade but facilitate redevelopment of the Kingscliff Shopping Village site and greenfield development sites along Turnock St.

3.6 Floor Space Ratio

3.6.1 Preamble:

'Floor Space Ratio' or FSR is defined and mapped within the Tweed Local Environmental Plan 2014. Floor space ratios can be used as a measure of the density of development on a site, and as a mechanism for defining the total development potential of a site, providing the market with a clear indication of potential viability and a means of assessing the potential external impacts of development. Together with height, setback, site coverage and building design considerations, FSR also forms part of the suite of building envelope controls which determine the bulk, scale and mass of a building within a given context.

3.6.2 Objectives:

- O1. Limit the potential for over development and underdevelopment of sites.
- O2. Provide incentives for positive redevelopment and revitalisation through flexibility and uplift of development potential for key sites.
- O3. Ensure the potential density of development for a site is coordinated with other built form controls and provision of parking.

3.6.3 Controls:

- C1. Development on any site within the Kingscliff Town Centre Precinct is not to exceed an FSR of 2:1 and is to have a minimum FSR of 1:1.
- C2. In order to encourage the positive redevelopment of the Kingscliff Shopping Town site, town centre expansion and greenfield development sites along Turnock Street, Council may permit a floor space bonus of up to 2.5:1 where the applicant prepares a Voluntary Planning Agreement with Council that would provide, at a minimum, the following community benefits:
 - i. Demonstrated general compliance with other guidelines of this DCP.
 - ii. Exemplary architectural design.
 - iii. Incorporation of a town square on the corner of Pearl and Turnock Street (could be framed with buildings) with a minimum site area of 1000sqm.
 - iv. Street address and active frontages to Pearl and Turnock Street.
 - v. Upgrade of the streetscape immediately adjacent to the development site.
 - vi. Provision of a minimum of 1500m² of floor area to be made available to Tweed Shire Council for a library purpose.
 - vii. Provision of publicly available car spaces within a basement and/or multi- storey car park configuration (10% of total car parking spaces).

3.6.4 Additional advice:

Approval of the FSR bonus referred to in 3.6.3 C2 will be at Council's discretion administered through a Clause 4.6 Variation to the TLEP 2014 based on satisfaction of the above criteria and endorsement of an agreed voluntary planning agreement.

Where developments include through-block connections in the form of arcades or pedestrian pathways (covered or uncovered) this area is excluded from gross floor area calculations.



Figure 3.8 - Floor Space Ratio - Map of Extents



Figure 3.9 Floor Space Ratio Diagram

Promote an appropriate scale of development and avoid under-development within the Town Centre.

3.7 Site Coverage

3.7.1 Preamble:

Site coverage is defined in the Tweed Local Environmental Plan as the proportion of a site that is covered by buildings and is impermeable. It includes all enclosed buildings and at-grade hardstand parking. Limiting site coverage can achieve improved natural ventilation between buildings, improved amenity, improved solar access and greater opportunities for landscape planting and storm water infiltration.

The Kingscliff Town centre has an established character of less than 100% site coverage. Whilst buildings fronting Marine Parade typically have a zero lot setback, some buildings have rear setbacks containing areas of landscape and some have side setbacks providing vehicular access. It is expected that infill development and redevelopment of allotments with dual frontage to Marine Parade and Pearl Street will incorporate an area of landscape open space.

3.7.2 Objectives:

01. Provide an area over town centre sites that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.
02. Encouraging mid block green areas to enable appropriate building separation, act as light wells and enable natural ventilation and movement of air as well as opening up potential for views and outlook from upper level units.
03. Limit building bulk on town centre sites and improve the amenity of developments, allowing for good daylight access, ventilation and provision of high quality private and semi-public landscaped spaces.

3.7.3 Controls:

- C1. The maximum site coverage of any development within the Kingscliff town centre is not to exceed 80%.

3.7.4 Additional advice:

For the purposes of this Plan, site coverage is defined in accordance with the Tweed Local Environmental Plan.

Where developments include through block connections in the form of arcades or pedestrian pathways (covered or uncovered) this area may be excluded from site coverage calculations.

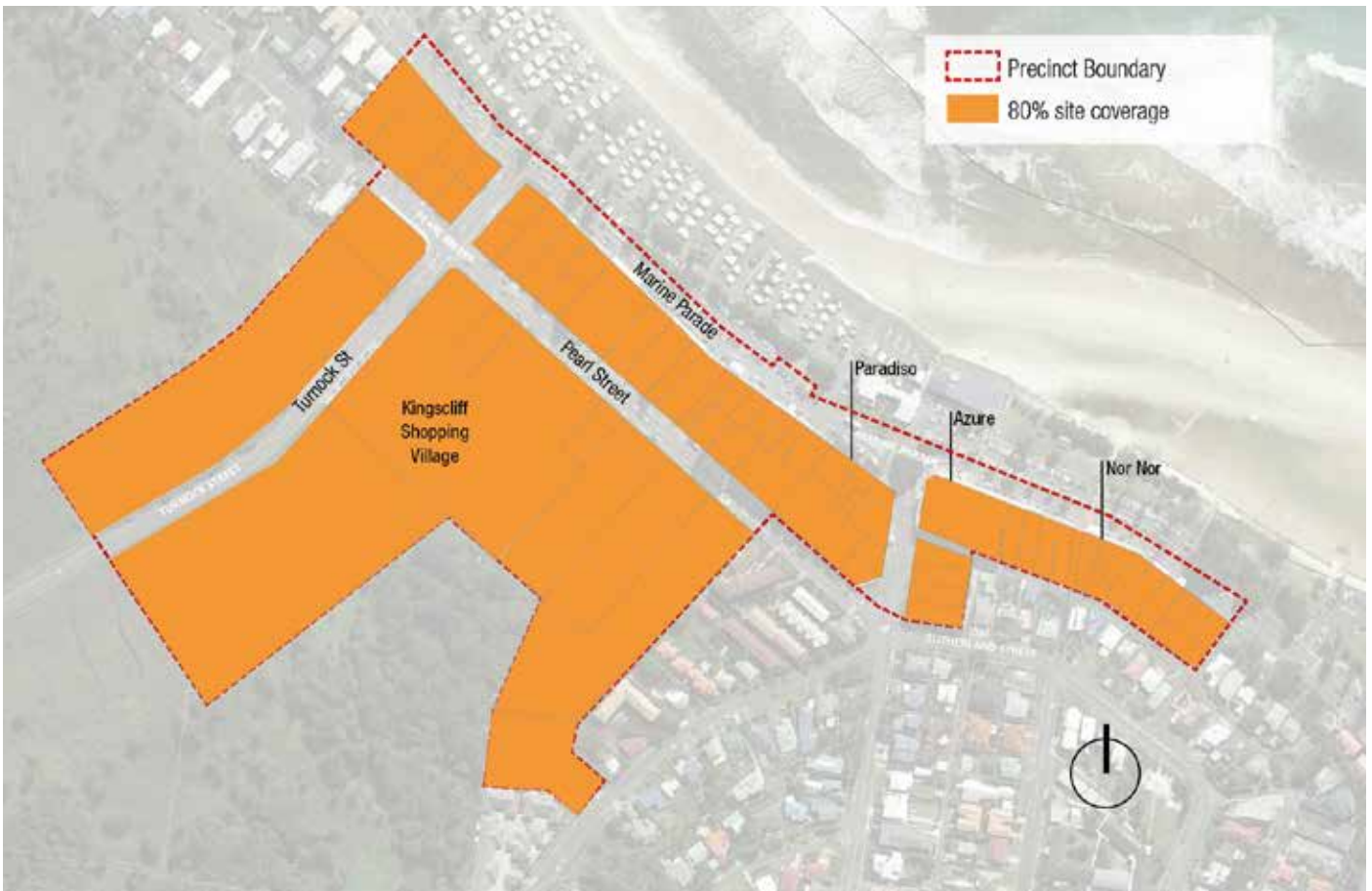


Figure 3.10 - Site Coverage - Map of Extents

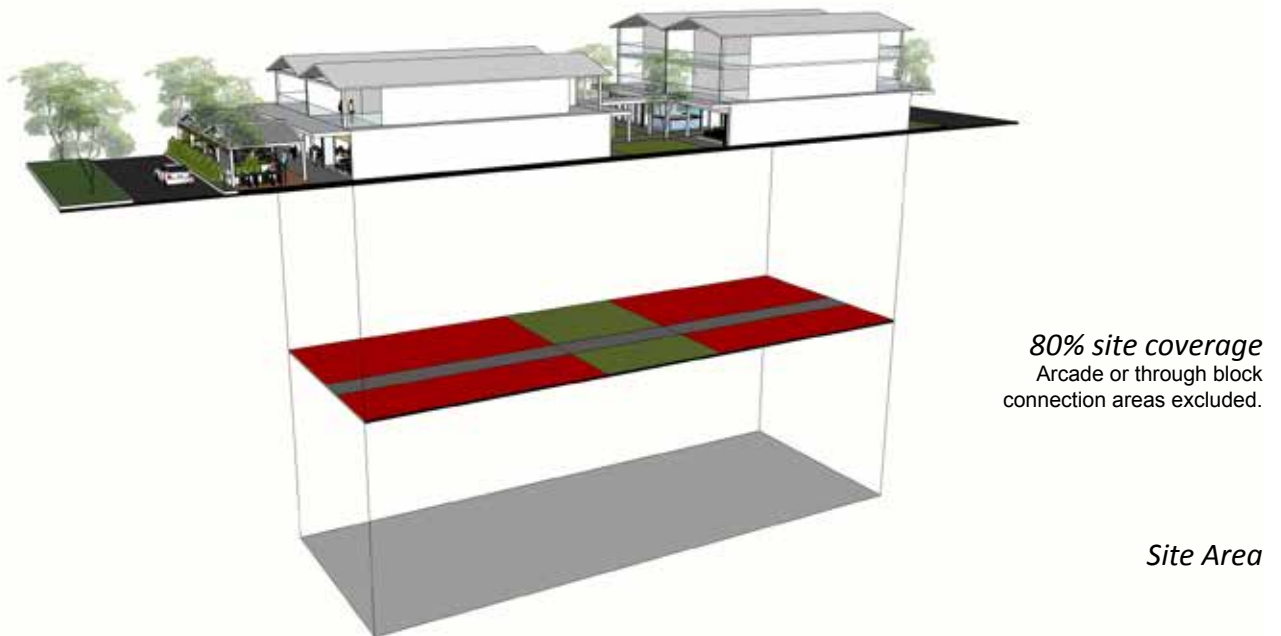


Figure 3.11 - Site Coverage Diagram

Promote development which is of a scale, bulk and mass amenable to the Marine Parade character.

3.8 Setback and Building Separation

3.8.1 Preamble:

The lower scale built form character of Marine Parade combined with consistent zero setback, narrow shop fronts and outdoor dining areas creates a pleasant and engaging pedestrian environment. New development and infill development should contribute to and strengthen this defining character. Setbacks to upper levels will allow long elevations to access light and air. Achieving building setback and insulation is particularly important between residential and tourist uses and lower level food and beverage uses where there maybe a greater incidence of noise and odour based amenity issues.

3.8.2 Objectives:

01. To ensure that new buildings and development maintain a compatible relationship with existing buildings in their presentation to the street and minimise their visual impact on the streetscape.
02. To avoid bulky and continuous upper level development along Marine Parade and Pearl Street, which would undermine the existing built form character, and to provide additional visual interest and diversity to the streetscape.
03. To assist in providing for occupant amenity by way of natural light access, natural ventilation, and views achieved through building separation.

3.8.3 Controls:

- C1. Ground floor front building setbacks are identified in Figure 3.11. New development along Marine Parade and Pearl Street are to have minimum 85% of the ground floor building frontage aligned with the street property boundary (zero setback).
- C2. Additional front setback space is allowable on the Kingscliff Village Shopping site and for developments on greenfield sites fronting Turnock Street, provided that the setback area is designed and used as public domain and comprises outdoor dining and/or usable landscaping and embellishment that contributes to the activity, vitality and pedestrian priority of the street edge.
- C3. Upper levels are to be setback 3.0m from the predominant front building line of the ground floor. This setback area may be roofed and utilised as balcony or external living however should retain an open outdoor appearance.
- C4. Minimum separation distances between buildings within the town centre shall be in accordance with SEPP 65 Apartment Design Guide (12m between habitable rooms and balconies; 9m between habitable and non-habitable rooms; 6m between non-habitable rooms).
- C5. The building separation provisions of C4 above do not apply to side setbacks for properties fronting Marine Parade or the beach side of Pearl Street within the town centre precinct. Over these sites a zero ground floor side setback is acceptable, and upper floor levels are expected to have a 2m setback from side boundaries to create a 4.0m building separation between allotments. Windows along these side elevations must be designed to achieve privacy between upper level tenancies and can project 600mm into the setback to gain access to natural light, ventilation and views.

3.8.4 Additional advice:

In recognition of the narrow (less than 15m wide) allotments fronting Marine Parade and the allotments that adjoin more recent developments with zero side setbacks to upper levels, there may be opportunity to vary the above side setback controls through alternative solutions. Any such proposal must still meet the objectives of this section, and must be presented in concept stage where the merits of the alternative solution can be discussed prior to lodging any development application.

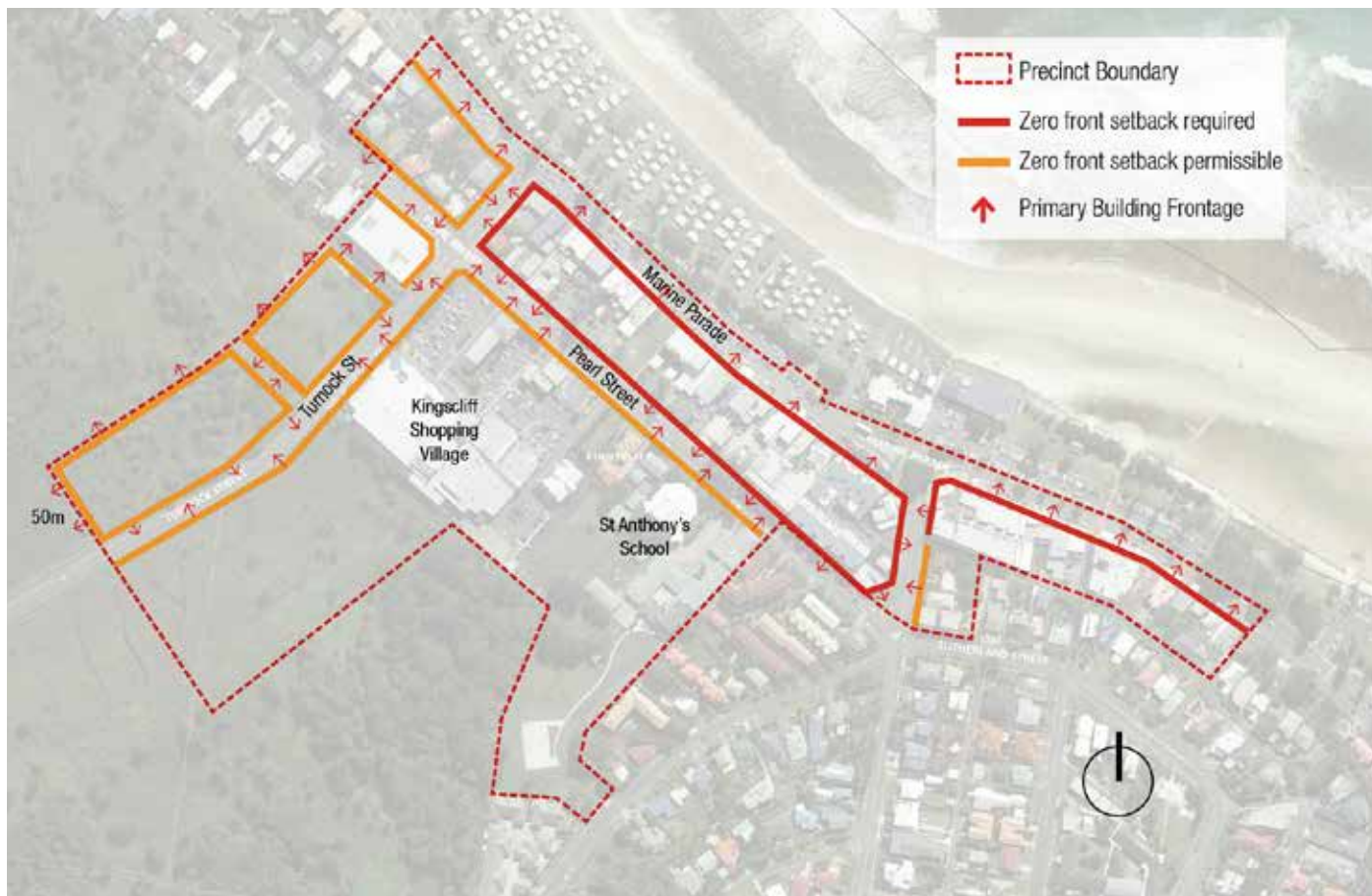


Figure 3.12 - Setbacks - Map of Extents

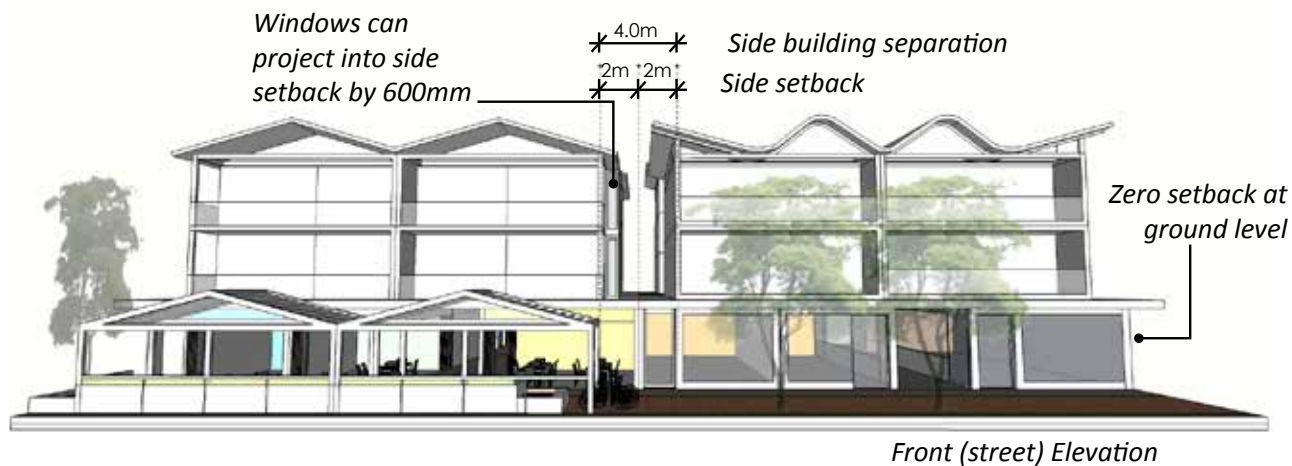
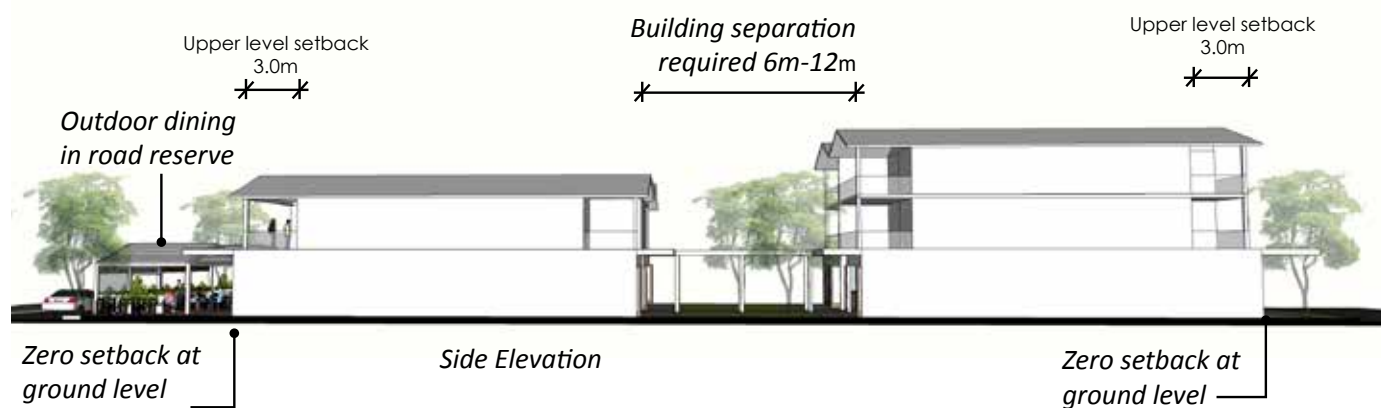


Figure 3.13 Setbacks and Building Separation Diagram

3.9 Active frontages and building orientation

3.9.1 Preamble:

It is important that new buildings and uses within the Kingscliff Town Centre contribute to a strong definition of the street and public domain with activated and lively uses. The vitality of a town centre relates directly to its land uses particularly at ground level. Narrow shop frontages with multiple varied businesses is the existing character along Marine Parade which offers visual and retail diversity with an average shop front width of 6m. There is opportunity to extend this 'fine grain' retail character to street edges along Pearl St and along Turnock Street. Larger floor plate development such as markets should be shrouded in smaller retail units, particularly to street and public domain edges.

3.9.2 Objectives:

01. Achieve a strong definition and create lively and interesting frontages to urban spaces and primary street frontages.
02. Achieve a mix of retail and commercial unit sizes and land use diversity to encourage place vitality and business prosperity.
03. Achieve public surveillance over public spaces and the street.
04. Reinforce a visual connection between street, pedestrian realm, building entrance and upper level uses.
05. Encourage active uses including food and beverage to upper levels fronting Marine Parade to take advantage of view and aspect whilst achieving privacy and amenity for any upper level residential uses.

3.9.3 Controls:

- C1. The ground storey of premises within a defined primary frontage (Figure 3.13) are to incorporate active land uses for 85% of that frontage.
- C2. Active uses including food and beverage at first floor level for properties fronting Marine Parade to take advantage of view and aspect are permissible and encouraged subject to compliance with other relevant legislation including National Construction Code and relevant Australian Standards.
- C3. Shop fronts along Marine Parade are to have a maximum width of 6m. Smaller shop frontages will generally be supported. Larger businesses which may extend across multiple retail units should be articulated as multiple shop fronts.
- C4. Shop fronts are to provide a high degree of visual transparency with no dominant graphics obscuring the view between footpath and retail units and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors. Use of bifold doors and/or windows is strongly encouraged to encourage integration with the public domain and take advantage of climatic influences.
- C5. The external facades of buildings are to be aligned with the streets that they front and all building entries are to be clearly identifiable from the street.
- C6. Where a building is located on an allotment that has more than one primary frontage, the preference is to design entries off both frontage.

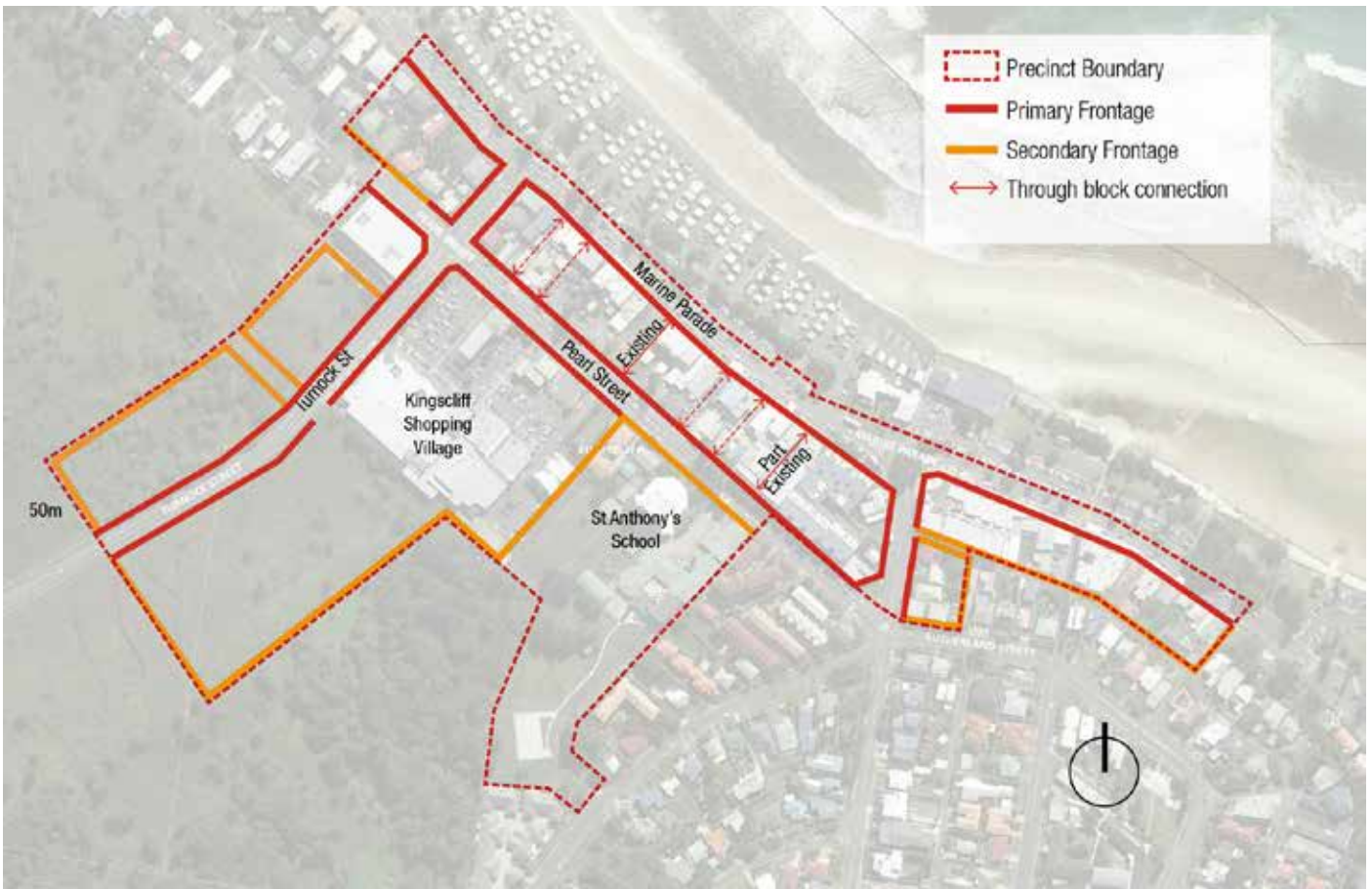


Figure 3.14 - Active Frontages - Map of Extents

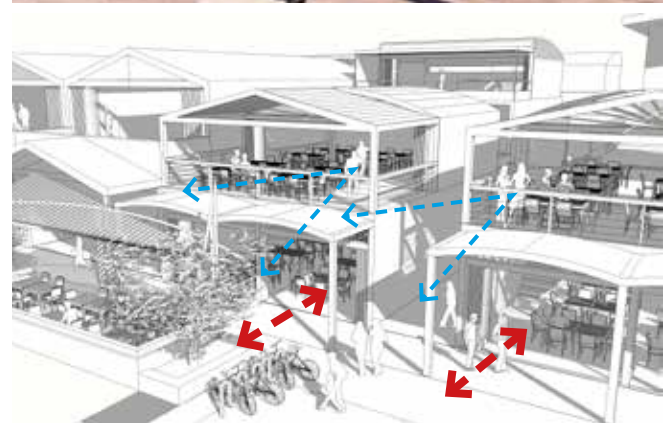
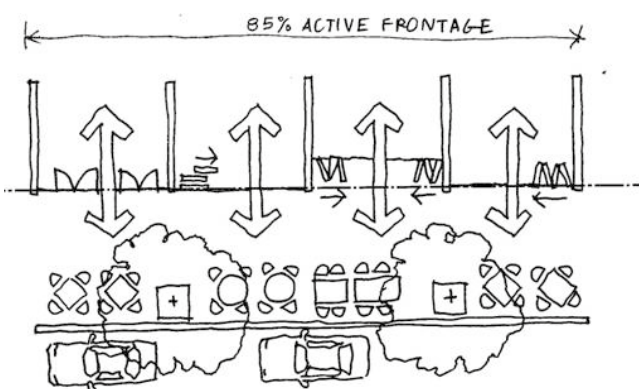


Figure 3.15 Active frontages and Building Orientation Diagrams

Buildings should respond to the street in terms of entrance, overlooking and facade treatment.

Building Design

3.10 Building Form, Materials and Passive Design

3.10.1 Preamble:

Building form combined with material and fenestration composition (windows, doors, openings and skylights) influences the bulk, scale, mass and visual appearance which in turn influences streetscape and the visual amenity of a locality. Particularly within the town centre, it is important to have attractive and well designed buildings which will strengthen the coastal character and enhance the pedestrian experience. Consideration should also be given to the life cycle of materials, the longevity and maintenance requirements to a given location, particularly those sites exposed to the elements of the marine environment.

3.10.2 Objectives:

01. Ensure building form, architectural features, materials and colours are utilised to achieve attractive streetscapes, address other important interface elevations and improve building design.
02. To encourage finishes and building materials appropriate to the local climatic conditions, solar orientation and site specific features.
03. To encourage a mix of materials which serve to break down the overall scale, bulk and mass of large buildings.
04. To encourage building design to present a harmonious coordinated streetscape throughout the town centre.
05. To encourage the use of non-toxic and low embodied energy materials that minimise the impact on the environment.
06. To encourage materials and finishes that are durable, high quality and low maintenance which assist in the thermal comfort and amenity of the building.

3.10.3 Controls:

- C1. Buildings in the town centre precinct are to achieve the following:
 - i. All new buildings should be designed to have a distinctive street level base, middle and top. Articulate the different three dimensional elements of the building by expressing structure and volumes through form and material mix including stepping, recessing, cantilevering or projecting building form elements;
 - ii. Upper levels and roofs of buildings are to contribute to the articulation of the overall building form and roof line.
 - iii. Buildings are to be articulated with at least 3 different building materials to create material variation. Large expanses of single use material is not acceptable. Refer to Figure 3.15 for building articulation and design principles.
 - iv. All upper level uses should include balconies, verandahs, semi indoor/outdoor spaces, light wells and the like to achieve adequate access to natural light and ventilation.

- v. Incorporate the use of screening, sun shading, window hoods and elevation recesses for solar control and privacy to create more interesting and articulated elevations.
 - vi. Provide screens to conceal loading, storage, rubbish disposal, plant, equipment and other similar uses in side and rear areas.
- C2. 3D visualisations of new development including adjoining buildings / streetscape context and a schedule of colours and materials and coloured elevations shall be submitted with development applications.
- C3. Development applications for new buildings are to demonstrate integration of the following passive design principles:
- i. design to control solar access into the building during different times of the day and year to reduce reliance on artificial lighting and to maximise sun entry during winter months, and maximise sun shading (especially north, western and south western elevations) during summer months;
 - ii. design to promote natural cross ventilation and stack ventilation;
 - iii. materials chosen for their climatic/diurnal appropriateness (including thermal mass), low toxicity and having low embodied energies in their production;
 - iv. A high level of energy efficiency through building design, passive solar design, insulation, minimised reliance on mechanical HVAC (Heating, Ventilation and Air Conditioning), and lighting systems and smart metering;
 - v. Collection and reuse of rainwater throughout the building and surrounding landscaping areas;
 - vi. A high standard for an energy efficient hot water supply system; and
 - vii. Reduced non-renewable energy use through efficient heating/cooling systems, water supply systems and use of renewable energies.

3.10.4 Additional advice:

Applicants are encouraged to engage the services of a qualified architect in the preparation of design concepts, documentation and administration of construction in order to achieve high quality design and detail in construction and best practice in sustainability.

For shop top housing and residential flat buildings refer to SEPP 65 and the Apartment Design Guide and Tweed Development Control Plan DCP A1 Part C.

Refer to BASIX, (the Building Sustainability Index, an interactive web-based planning and assessment tool that measures energy and potable water consumption for residential development in NSW and sets minimum requirements for development at www.basix.nsw.gov.au).



Design Principle 1: Large Floor Plate Development - Legible building entry and active frontage - The front elevation of this retail building is articulated with a double volume building entry filling the interior spaces with natural light. Despite the buildings overall length, a mix of materials, building volumes break down the building overall mass and scale. Well scaled shop windows create a visual connection between inside and outside.



Design Principle 2 - Expressed and articulated roof form - The roof form of this mixed use building creates defining architectural expression which responds to its beach front and subtropical context. In situ concrete seating and undercroft semi public / private space to the ground level contributes to the the active street edge.



Design Principle 3 - Facade and Elevation Treatment - This building's facade which expresses its primary and secondary structure with a mix of natural (timber) materials together with some restrained colour breaks down the overall scale and mass. The expressed awning structure and upper level screens and planter beds to balcony edges contribute to its visual interest.



Design Principle 4 - Materials and architectural detail - Use a mix of materials, colours, textures together with architectural detail to improve the design quality of internal as well as external spaces.



Design Principle 5: Break down scale through articulated building form - Despite the relatively large site and building form, this building successfully reduces the overall scale, bulk and mass by breaking the building form and elevations into a series of intersecting volumes and forms and articulating those forms with different materials.



Design Principle 6 - Design spaces for people - In larger retail floor plate developments it is important to design safe and legible circulation spaces for people separated from cars and car parks. Walkways should be shaded, landscaped with opportunity for seating at regular intervals.



Design Principle 7 - Edge and Corner treatment - Despite being a large retail building this building articulates its elevations and corner location with mix of materials, landscaping and design public domain to create a vibrant space.



Design Principle 8 - Activate street edge and pedestrian amenity- Use of perforated metal sheeting over a bowed framed form adds visual interest to this elevation whilst also providing valuable sun shading to this western aspect.

Figure 3.16 - Town Centre design principles - By designing active edges, attractive pedestrian spaces, a mix of materials, upper level decks, screens, shutters, expressive roof forms and landscape all combines to articulate elevations and create more architecturally interesting buildings improving the visual amenity and design character of the Kingscliff town centre.

3.11 Mixed Use Development

3.11.1 Preamble:

Mixed use buildings incorporate various combinations of retail, commercial and residential uses. They are a unique building type that requires specific design elements to ensure a high quality built form outcome.

In Kingscliff, mixed use development is appropriate over a number of key development sites as it widens the available uses in the town centre and provides additional residential or tourist accommodation in close proximity to town centre services. Notwithstanding, there are parts of Marine Parade that are more suited to the addition of upper level retail, commercial and food and beverage uses rather than shop top housing, due to the inability to provide adequate vehicular access and on site car parking that is required by residential use. Within this Core Retail area, vehicle access off Marine Parade for new development will not be supported, and it is expected that upper level commercial uses will be introduced to take advantage of views and aspect.

3.11.2 Objectives:

01. Encourage a mix of land uses contributing to the vibrancy of the town centre.
02. Provide opportunity for additional residential and tourist accommodation within the town centre.
03. Promote mixed use development and shop top housing over development sites within the town centre where there is adequate access and provision of on site parking preferable in a basement configuration.
04. Ensure appropriate residential amenity is fostered in the design of mixed use development in Kingscliff Town Centre.
05. Provide enhanced surveillance and activity within the town centre.
06. Provide opportunities for non-retail development in order to broaden the economic base and attractiveness of the town centre.

3.11.3 Controls:

- C1. The upper floors of mixed use buildings must have clearly defined and separate entrances from the street frontage.
- C2. The entrances for upper floor activities is not to occupy more than 10%-20% of the street frontage.
- C3. Mixed use buildings must establish clear sight lines to the public domain, whilst allowing for suitable privacy for upper storey residential apartments;
- C4. All parking is to be located at the rear or in a basement car park, accessed via a rear lane wherever possible. Vehicle access off Marine Parade will not be supported unless it can be demonstrated this is a development sites only street access.

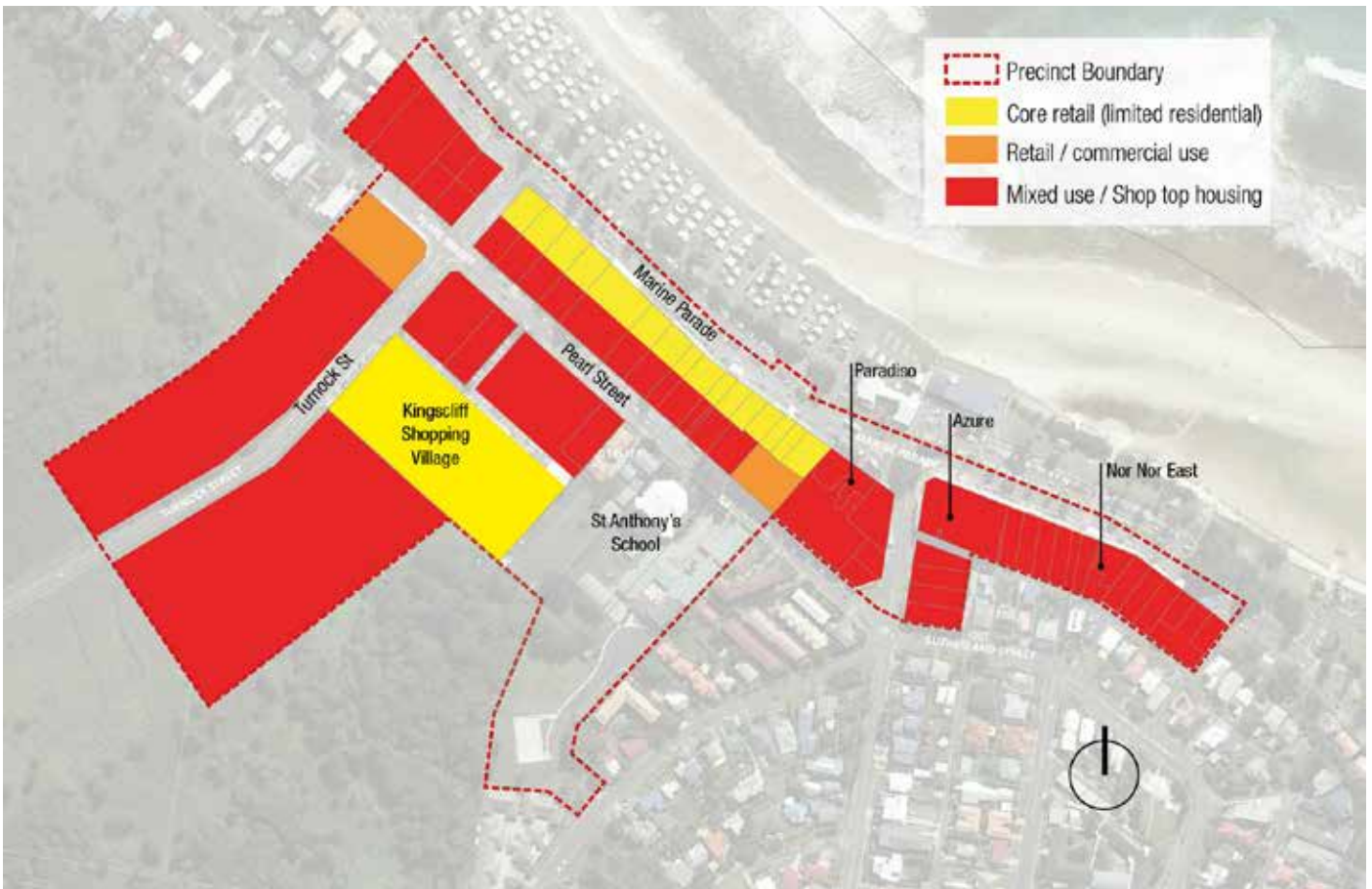


Figure 3.17 - Mixed Use Development - Map of Extents

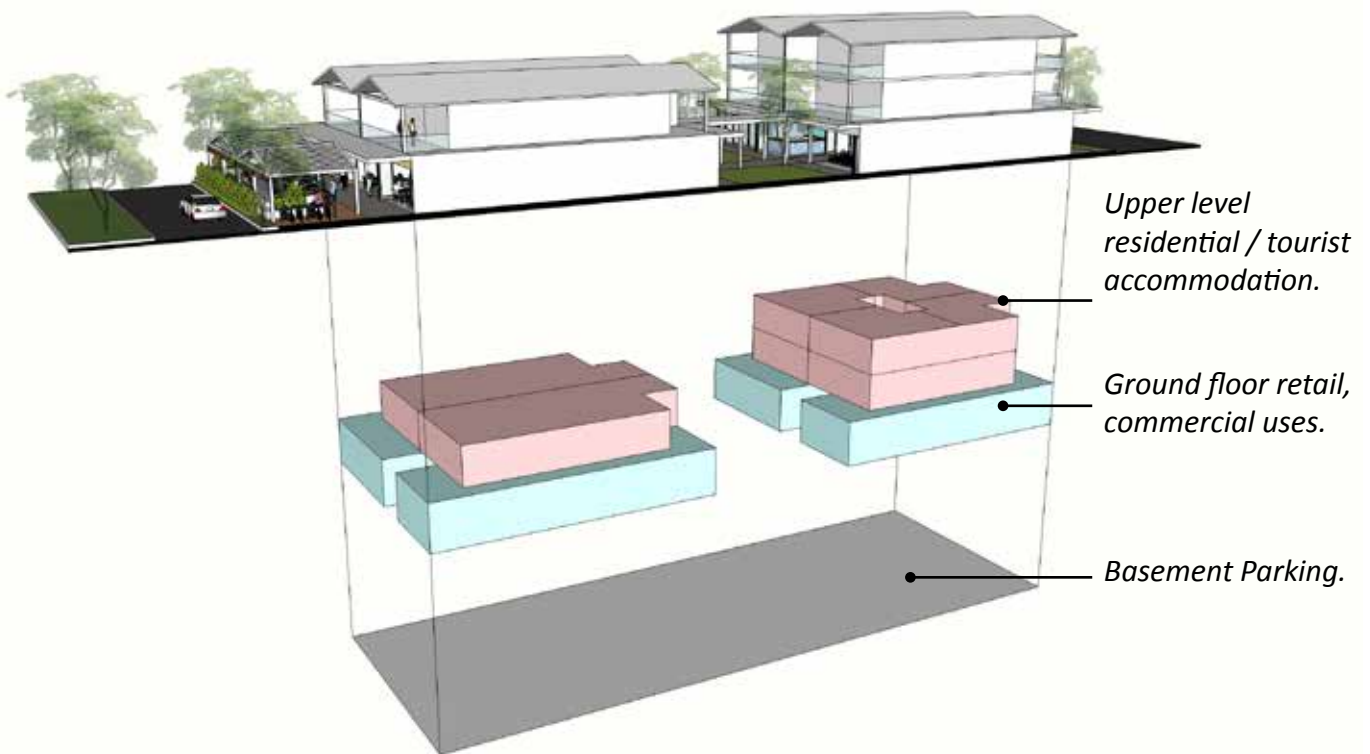


Figure 3.18 - Mixed Use Development Diagram - Promote Infill Development with a mix of uses such as shop top housing.

3.12 Large Floor Plate Development

3.12.1 Preamble:

Large floor plate development comprises development over 1000sqm GFA. In a town centre context large floor plate development typically includes uses such as supermarkets, small department stores and mini majors, fresh fruit markets, health centres, larger commercial office uses and larger civic buildings such as community centres and libraries. The extension of the town centre to the west is likely to include additional retail development which, whilst likely to consist of a variety of small, medium and large floor plate uses, would collectively be considered a large floor plate development.

3.12.2 Objectives:

- O1. Facilitate the future development of larger floor plate development within the Town Centre precinct to the west of Pearl Street in order to broaden the economic base of the town centre.
- O2. To avoid large featureless elevations which front prominent street edges, corners or public domain.
- O3. To ensure traffic management and provision of car parking is appropriately designed to accommodate associated car movements.
- O4. To ensure an appropriate level of pedestrian amenity and connectivity is achieved in association with large floor plate development.

3.12.3 Controls:

- C1. Ensure active building edges and public domain define prominent street frontage rather than car park which can only account for a maximum of 50% of the primary street frontage. Car parking should be designed and located to the rear of the site wherever possible.
- C2. Activate at least 80% of the building frontage with a generous and identifiable building entrance, smaller scale retail units sleeving the larger floor plate development, display windows and human scale built form elements including pedestrian paths, shade structures, awnings, outdoor amenity spaces and landscaping. No large format signage or branding across whole elevations including large format images across display windows.
- C3. No large expanses of blank or unarticulated elevations greater than 15m in length and 5m in height to primary frontages. Incorporate architectural detail and interest at visually prominent building locations such as entrances, lower level front facades, roof tops, on visible corners and at the terminations of street vistas.
- C4. All new large floor plate development applications are to be accompanied by a traffic and car parking management plan demonstrating adequate provision of car parking, co-ordinated access, service, loading and unloading arrangements.
- C5. All new large floor plate development applications are to be accompanied by a public domain and landscape plan including pedestrian circulation arrangements in the broader town centre and site specific context, landscape treatment of car parking areas with adequate areas for water sensitive urban design treatment, infiltration and shade trees.

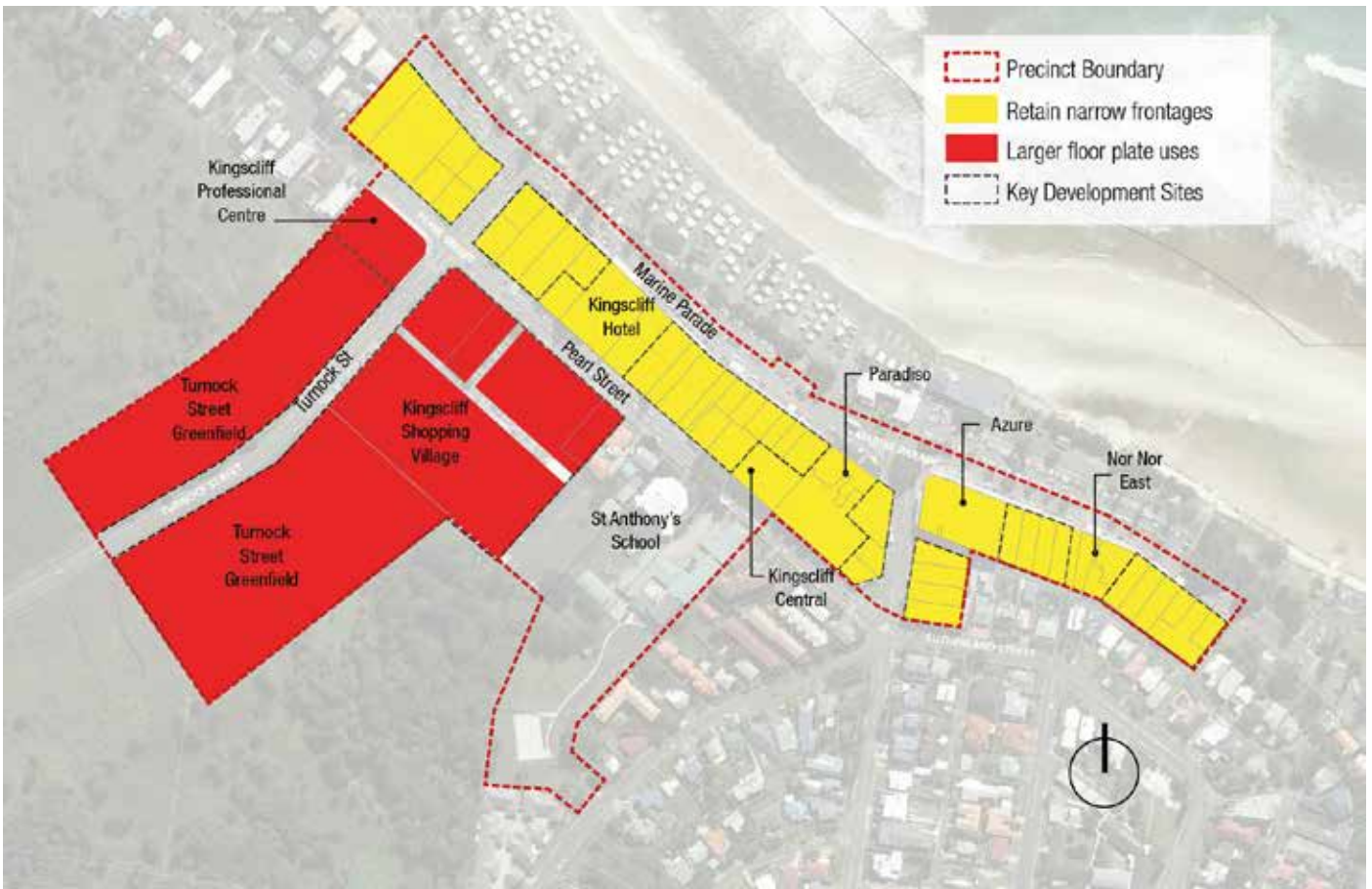


Figure 3.19 - Large Floor Plate Development - Map of Extents



Large floor plate Development - Large retail and commercial uses should be well articulated and provide well designed legible pedestrian friendly spaces.

3.13 Corner Sites

3.13.1 Preamble:

Corner buildings are highly visible and provide the opportunity for notable design solutions. Strong corner buildings can provide valuable street definition and assist in defining the edges and overall visual character of precincts. In this respect, they are important elements contributing to the legibility and overall character of the town centre.

3.13.2 Objectives:

01. Enhance street edge definition, legibility and presentation of key corners within the Town Centre.
02. Provide a strong architectural design address for important junctions to enhance and frame the built form and visual character of the town centre.

3.13.3 Controls:

- C1. Buildings on corner sites are to be designed to express and/or emphasise the importance of their location through unique architectural expression and landscape treatments.
- C2. Development applications are to submit coloured elevations and 3d images / montages of proposals set within the development sites surrounding context and are to display the following characteristics:
 - i. Key building form, architectural and material elements which articulates and addresses the corner context.
 - ii. A strong design contribution to the definition and shaping of the street edge through buildings elevations and roof scape/form.
 - iii. Landscape and footpath treatment to reinforce the significance of the corners.
- C3. Given the preference for a public domain square on the corner of Pearl and Turnock Street over the Kingscliff Shopping Village site, this prominent corner may be expressed through a combination of building edge and public domain and landscape areas.



Figure 3.20 - Montage of Pearl and Turnock Street Corner Treatment - There is opportunity for buildings on the corner of Pearl and Turnock St to frame the pedestrian entrance into a new town square.



Figure 3.21 - Key Corner Sites - Map of Extents



Corner Treatment Images - Corners can be delineated either with an active and/or open edge (left) which blurs the boundary between public and retail unit or articulated with expressive built form (right).

3.14 Awnings and Weather Protection

3.14.1 Preamble:

Awnings assist in providing a pleasant and comfortable pedestrian environment, weather protection and contribute to the creation of a pedestrian scaled environment. Awnings are an important feature in the existing typical shop front design expressed along the frontage of Marine Parade, and contribute strongly to pedestrian comfort and amenity. New development on sites fronting Pearl St and the future town centre expansion area along Turnock Street are expected to continue this characteristic feature, providing continuous awnings to all primary and active edge street frontages. Within these areas consideration will be given to the design of double storey awnings to create outdoor rooms and benefit ground floor as well as first floor uses.

3.14.2 Objectives:

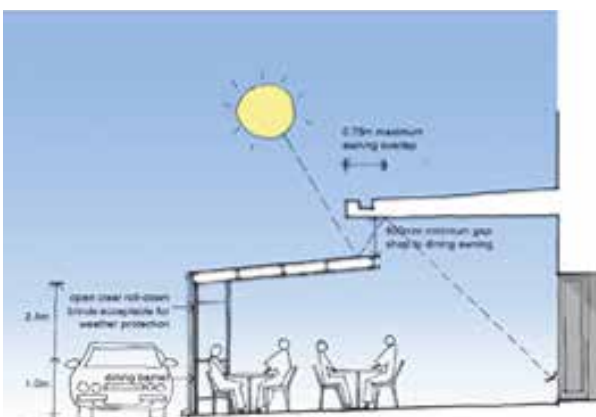
01. Provide weather protection in areas of high pedestrian traffic and in semi-public space;
02. Encourage the use of consistent and continuous awnings where retail shop fronts and active edges are provided.
03. Provide opportunity for double height awnings to create well shaded and landscaped outdoor rooms.

3.14.3 Controls:

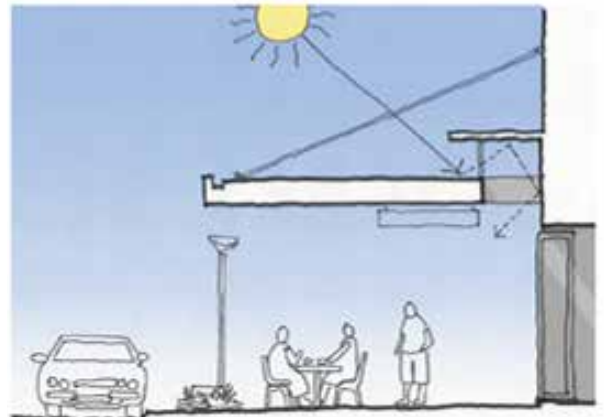
- C1. Provide continuous awnings for all retail and food and beverage shop fronts and active edges that are located within the town centre in accordance with Fig 3.23 cantilevered from facade where possible to minimise obstructions to pedestrians.
- C2. Where buildings are set back from the street frontage boundary, alternate weather protection to the created semi-public space is to be provided. This could include pergolas, fabric screens, shade trees etc;
- C3. Awnings and shade structures should be designed to:
 - i. Exclude hot summer sun but allow for natural ventilation.
 - ii. Articulate significant building entries.
 - iii. Provide shelter to the street, but, where deep awnings occur, bring natural light to shop front.
- C4. Awnings should have a minimum soffit height of 3.3 metres and be coordinated such that there are no more than minor variations in height between awning structures on adjacent buildings. Double volume awning design will however be considered where compatible design, pedestrian amenity and streetscape character can be demonstrated and justified through 3d modelling and contextual street elevations.
- C5. Awnings should have a minimum depth of 3 metres and provide under awning lighting. Where a depth of 3 metres cannot be achieved due to the proximity of the carriageway to the property boundary, the outside edge of the awning is to be aligned to within 500mm of the kerb line.
- C6. Any under awning sign, treatment and lighting is to maintain a minimum clearance of 2.8 metres from the level of the pavement.



Figure 3.22 - Awning and Weather Protection - Map of Extents



Integrated lower set awning over outdoor dining area.



Design opportunity for shade as well as diffuse light.



Higher awnings creates shaded volume to street edge.



Integrate shade features and landscape for pedestrian comfort and visual amenity

Figure 3.23 - Design Consideration for Awnings
Images: Architectus & Cairns tropical urbanism

3.15 Outdoor Dining Areas

3.15.1 Preamble:

There is potential for several additional outdoor dining areas with permanent shade structures to be provided within the Town centre, particularly along Marine Parade and Turnock Street. It is recommended that whilst each shade structure need not be identical, they should draw from the same architectural language of material and form, with each contributing to a cohesive whole.

Conceptually an 'outdoor room' has an inherent lightness of structure and form and visual transparency which should be incorporated to maintain an 'openness' to the streetscape and provide practical shade and weather protection over the outdoor dining areas. To achieve these outcomes, the principles outlined below should be considered during the design process.

3.15.2 Objectives:

- O1. To facilitate outdoor dining areas along the street edge to encourage the food and beverage niche and contribute to the streetscape and activation and vitality of the town centre.
- O2. Ensure that outdoor dining areas are accessible, cool, and attractive spaces that positively contribute to the ambience of the street with the architectural form and materials appropriate Kingscliff's climate and coastal character.
- O3. To ensure a degree of design cohesion and safe accessible pedestrian movement is achieved.

3.15.3 Controls:

- C1. Figure 3.23 identifies priority outdoor dining areas although outdoor dining areas will be considered throughout the town centre precinct.
- C2. All outdoor dining shall be in accordance with Council's Footpath Trading Policy and approval procedures (requires separate approval under s.138 of the Roads Act 1993).
- C3. Where outdoor dining areas would require development over on street car parking, replacement car parking contribution is to be made via a voluntary planning agreement.
- C4. Outdoor dining should be located on the street side of the footpath and maintain at least 2.0m of footpath between the outdoor dining edge and shop front to ensure a clear pedestrian passage. Further, outdoor dining areas should be offset by at least 600mm from the kerb edge to account for vehicle 'over swing'. Where separate outdoor dining areas adjoin, a 1.0m width between is to be maintain to allow movement from the kerb to footpath.
- C5. Outdoor dining areas should be accompanied by a landscape plan and ideally have raised planters at each end (to delineate the space) and a 1.0m deep landscape area (can be planters) to the street edge as a means of physical separation and contribution to the 'greening' of the streetscape. Bollards or a low hob wall with integrated landscaping can also be used to physically define this interface.
- C6. Shade structures and outdoor dining areas are to use materials, colours and architectural detailing that contribute to the coastal identity of Kingscliff and complements the desired streetscape character of the town centre precinct. Consideration should be given to the long term maintenance and corrosive influence of the marine environment.
- C7. The dining areas built into the road reserve should be at footpath level. Level changes must be made with AS1428 compliant ramps.

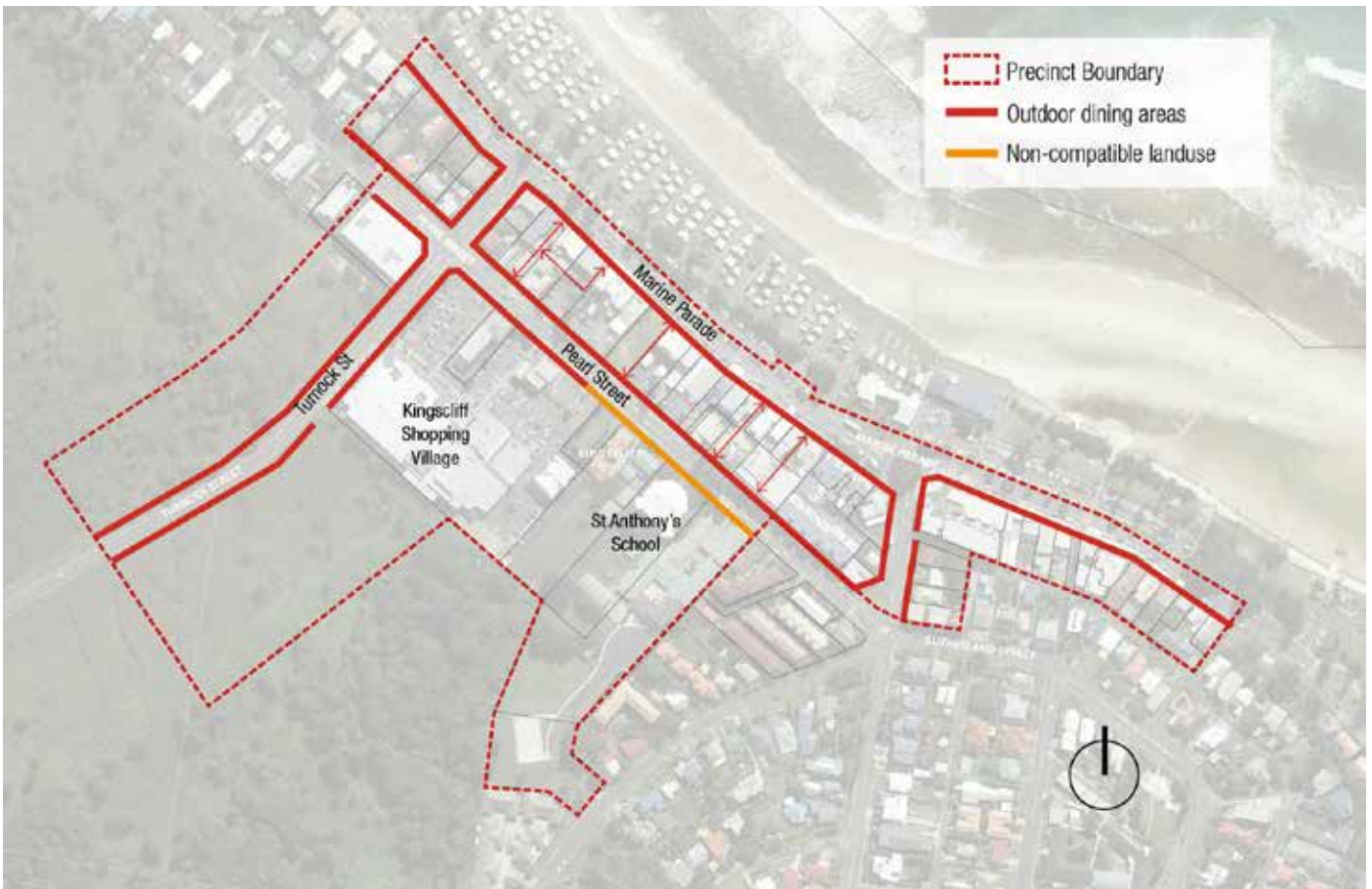


Figure 3.24 - Outdoor dining areas - Map of Extents



Figure 3.25 - Outdoor dining areas diagram - Design outdoor dining areas to achieve universal access, a balance between weather, wind and UV protection, shade and filtered light, mix of materials, integrated landscaping and street furniture.

3.16 Signage

3.16.1 Preamble:

Individual signage is essential to commercial premises. Collectively, signage contributes significantly to the character of the public domain and should be considered in this context. It is important for commercial signage to be of a quality that enhances the character of Kingscliff, while also fulfilling the needs of business operators.

3.16.2 Objectives:

- O1. To confine advertising and signage to appropriate, consistent and visually acceptable locations and ensure the scale proportion and form of advertising devices and entry features are appropriate to the streetscape or other setting in which they are located.
- O2. Promote a high standard of signage quality and prevent excessive advertising and visual clutter within the Kingscliff town centre by encouraging the rationalisation of existing and proposed signs.
- O3. Ensure that advertising and advertising structures are compatible and compliment and do not detract from the coastal character of Kingscliff.
- O4. Promote adequate and effective advertising and recognise the legitimate need for signs to provide for directions, business identification and promotion.

3.16.3 Controls:

- C1. Signs are to be designed and treated as an extension of the architecture of the building reflecting the building in terms of styling, materials and colour so as to minimise visual clutter. Within the primary signage control area under awning signage with a clearance of 2.8m to the footpath is acceptable. Large elevation and fascia signage (to parapets, awning fascias, drop down awnings etc) will not be supported.
- C2. Signage devices are to be constructed of robust materials so as to minimise ongoing maintenance.
- C3. All signage is to comply with SEPP 64 and Tweed DCP A4 - Advertising Signs Code.
- C4. All applications for new buildings or the substantial refurbishment of an existing building shall detail the design provisions made to accommodate future signage within submitted elevations and schedules.
- C5. Signs or large format images and lifestyle pictures are not to cover windows or detract from the architectural qualities of a building.
- C6. Signage devices shall not obstruct the passage of pedestrians or vehicles or impact on traffic safety and do not obstruct sight lines. Signage devices placed on footpaths and street edges (e.g. "a-frame" display boards) are not permitted.
- C7. Pole or Pylon signs are not permitted on key corners. Pole or pylon signs associated with the Kingscliff Shopping Village site are to be located generally in accordance with Figure 3.27.

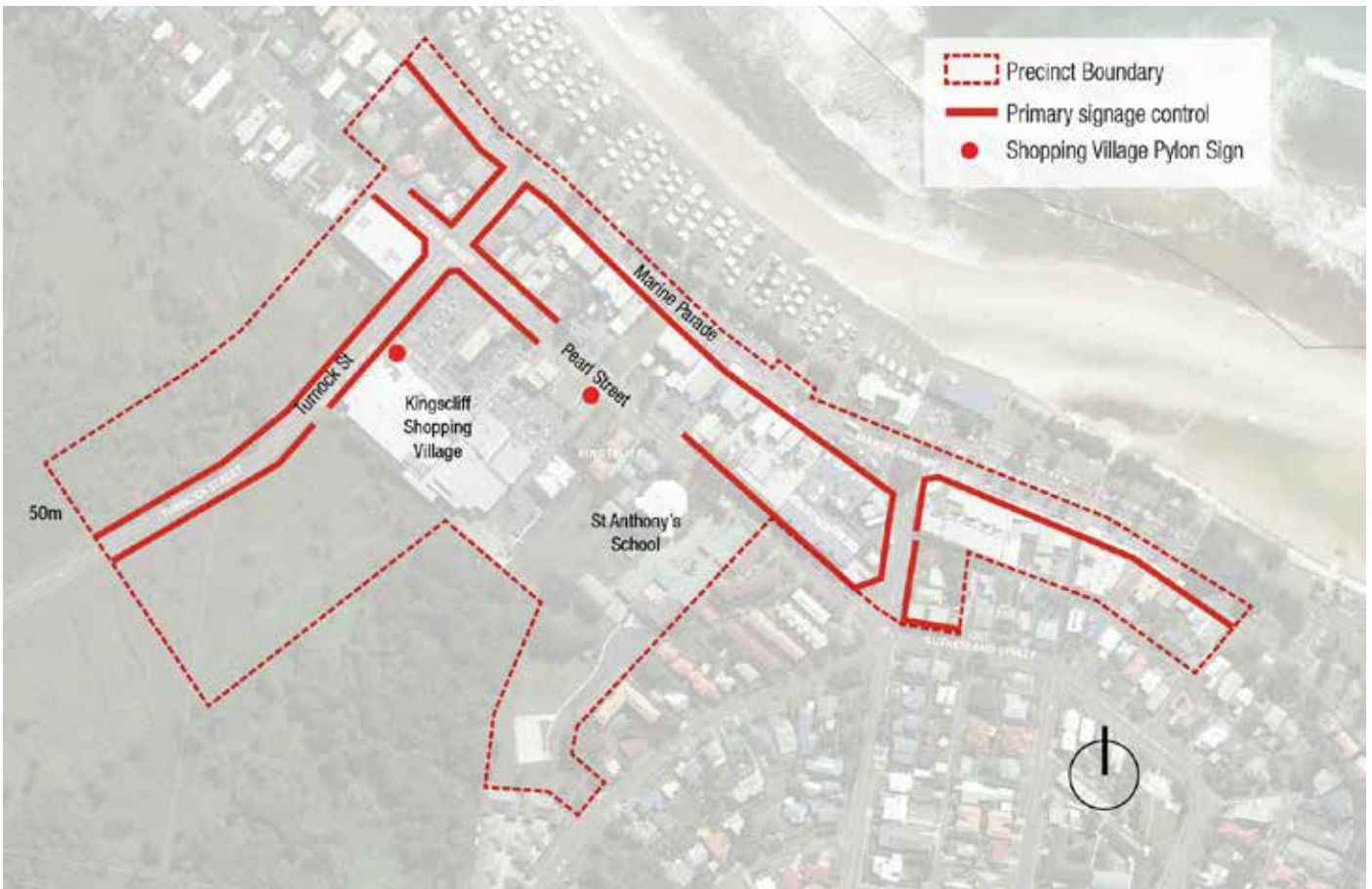


Figure 3.26 - Signage - Map of Extents



Signs are to be designed and treated as an extension of the architecture of the building and land use in terms of styling, materials and colour so as to minimise visual clutter.
 Photo: Bangalow.

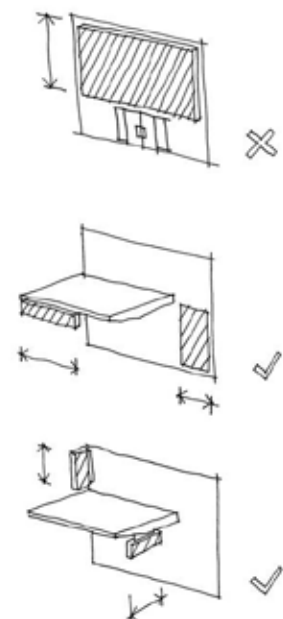


Figure 3.27 - Design Consideration for Signage

3.17 Access and car parking

3.17.1 Preamble:

The existing urban structure and narrow lot configuration fronting Marine Parade and the eastern side of Pearl Street makes vehicular access and provision of on site and basement car parking difficult. As a result, the development potential for these sites is somewhat restricted in terms of providing residential accommodation uses and meeting the required on site car parking provisions.

In order to encourage future redevelopment within this area, there is opportunity through the existing s.94 Plan No.23 Off Site Parking Spaces to make monetary contributions towards a centralised multi-storey car park in lieu of off street parking where suitably justified for non residential development. New development sites along Turnock Street are less spatially constrained and are expected to develop off street car parking including basement car parking.

3.17.2 Objectives:

- O1. Facilitate flexibility in the provision and procurement of car parking within the town centre precinct to achieve land use objectives and greater pedestrian priority along Marine Parade.
- O2. Promote the development of centralised car parking area(s) through basement and or multi-storey car parks over key development sites to service the broader town centre precinct.

3.17.3 Controls:

- C1. The Tweed DCP A2 Site Access and Parking Code applies to the Kingscliff Town centre precinct.
- C2. Development applications proposing over 1000sqm of GFA within the town centre is to be accompanied by a traffic and car parking study.
- C3. A single service lane for co-ordinated access across adjoining sites is to be provided off Turnock Street servicing the existing Kingscliff Shopping Village site and future town centre expansion area west along Turnock Street.
- C4. Over the Kingscliff Shopping Village site any future redevelopment which contains a multi-storey car park should include as part of any development application:
 - i. strong design elevation to Pearl Street which may include a 'green' or dynamic facade to the primary street elevation;
 - ii. integrated pedestrian awning running the length of the car park street frontage which in part could also serve as an upgraded bus stop.

Additional Information:

Car parking within the town centre precinct can be provided off-site via a monetary contribution (in accordance with Section 94 Plan No. 23 – Off Site Parking Spaces) for the land use categories identified in Table 2(c) and 2(g) within Tweed DCP A2 Site Access and Parking Code. Off site monetary contribution provisions does not relate to residential or tourist accommodation land uses where on-site provisions as per DCP A2 apply.



Figure 3.28 - Access and Car Parking - Map of Extents



Multistorey car park design Images - Within the town centre a multi-storey car park will be pursued as part of the Kingscliffs shopping Village site redevelopment. Given it is likely the elevation of the car park will front Pearl St, there is design opportunity to introduce a dynamic or green facade that will soften the car park elevation and contribute to the streetscape.

3.18 Public Domain and Civic Improvements

3.18.1 Preamble:

Within the town centre there is opportunity to create stronger pedestrian linkages and amenity through wider footpaths along Marine Parade and Pearl Street and improve connectivity between Pearl Street and Marine Parade with additional through block connections. As part of a more long term vision, there is opportunity as part of a Kingscliff Shopping Town redevelopment to create a town square providing a civic and public domain heart to the Kingscliff town centre. There is also opportunity to relocate the existing Kingscliff library into a larger facility within the town centre. With a growing resident population there is also a need to locate a new community centre facility within or within proximity of the town centre. As part of additional public domain and streetscape improvement works, there is also an opportunity to further connect surrounding landscape and large tracts of adjoining native vegetation into the town centre including additional street trees forming a continuous canopy along key road and pedestrian networks.

3.18.2 Objectives:

01. To improve pedestrian amenity, connectivity, safety and universal accessibility within the town centre precinct.
02. To create vibrant and safe areas of public open space which are of high quality design and include embellishment befitting of a town centre.
03. To provide a focus for social and recreational activity and public life.
04. To meet the public domain and open space needs of residents in an equitable manner.

3.18.3 Controls:

- C1. Public domain, civic improvements and community facilities are to be provided in accordance with the provisions at Figure 3.28 and Table 8. Public domain and landscape plans should be prepared in consultation with Council, where Council will be the owner and asset manager. Where identified community benefit is indicated over private land, land owners are encouraged to engage with Council in regards to procurement and timing as part of future (re)development.
- C2. New development over key development sites and proponents for super lot subdivision are to submit a public domain and landscape plan as part of any development application. This plan shall detail the treatment of the public domain and open space within the land subject to the 'schedule of identified public domain improvement works' (Figure 3.28 and Table 8). The following considerations and detail should be included where relevant:

<ul style="list-style-type: none"> - general layout - plant species and sizes (at time of planting and maturity) - vehicular, cyclist and pedestrian safety - public art - street furniture - drinking fountains - signage - feature fencing 	<ul style="list-style-type: none"> - earthworks - connections to cycleways and pedestrian paths - utilities and services - hard and soft landscaping treatments - shade structures / outdoor dining areas - play equipment - planter boxes - safety features & lighting
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- C3. Integrate universal design principles and address 'Safer-by-Design' principles (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles) in public and private domain design, and in all developments generally.



Figure 3.29 - Public Domain and Civic Improvements - Map of Extents

- C4. The universal design of public domain areas and facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, AS 2890-1 Off Street Car parking or as amended) and the Disability Discrimination Act 1992 (as amended) including but not limited to:
- Provide continuous and universally accessible paths of travel from all public roads and spaces, as well as unimpeded internal access.
 - Provide durable materials commensurate with the standard of the adjoining public domain (street), with appropriate slip resistant materials, tactile surfaces and contrasting colours for all pedestrian access ways, public domain areas, entry paths and lobbies.
- C5. Provide adequate lighting to the relevant Australian standards to all pedestrian access ways, parking areas and building entries.
- C6. All landscape areas and planter beds including any public water features design are to integrate with WSUD systems and use re-circulate, treat rainwater.
- C7. All pedestrian and cycleway routes and facilities are to be consistent with the Austroads guides for cycleways; Guide to Road Design Part 3 Geometric Design AGRD03-09 and Guide to Road Design Part 6A Pedestrian and Cyclist Paths AGRD06A-09.
- C8. Pedestrian and cycle ways are to be constructed as part of the infrastructure works for each stage of development. The infrastructure staging needs to cover the primary routes as part of the essential street framework.

No.	Public Domain Element	Objective	Location	Area/Dimension/ Quality	Indicative cost	Timing /Delivery	Responsibility
1	Town Square	Provide a defining civic space to the Kingscliff town centre	Kingscliff Shopping Village Site Cnr Pearl and Turnock St	Minimum 30mx30m >900sqm	900sqm @ \$2000psm Total - \$1.8m	Redevelopment of KSV site.	Owners of KSV. Design in consultation with TSC.
2	Basement and multi-storey car parking	Provide 100 public car spaces to serve the broader town centre.	Kingscliff Shopping Village Site off Pearl St	Min.100 public car spaces	100 spaces @ \$25000 per space Total - \$2.5m	Redevelopment of KSV site.	Owners of KSV. Design in consultation with TSC.
3	Basement and multi-storey car parking	Provide 100 public car spaces to serve the broader town centre	Turnock St development sites	Min.100 public car spaces	100 spaces @ \$25000 per space Total - \$2.5m	Development of Turnock Street development sites.	Owners of Turnock St development sites. Design in consultation with TSC.
4	Library and community facilities	Provide a new library, community meeting rooms within the town centre / Turnock St Precinct	Library - Kingscliff Shopping Village Site Cnr Pearl and Turnock St Community Centre - Turnock St Greenfield Development site.	1500sqm 2000sqm	Library - 1500sqm @ \$3000psm Total - \$4.5m Community Centre - 2000sqm @ \$3000psm Total - \$6m	Redevelopment of KSV site. Development of Turnock St Greenfield development site.	Owners of KSV and Turnock St greenfield development site. TSC tenant or PPP. Design in consultation with TSC. Procurement and fit out funded through s.94 plan.
5	Pearl St Footpath Improvements (west)	Upgrade pedestrian footpath	Western side of Pearl Street fronting the KSV site.	Approx. 140m x 3m wide	420sqm @ \$2000psm Total - \$0.84m	Redevelopment of KSV site.	Owners of KSV. Design in consultation with TSC.
6	Pearl St Footpath Improvements (east)	Upgrade pedestrian footpath	Eastern side of Pearl Street.	Approx. 240m x 3m wide	720sqm @ \$2000psm Total - \$0.84m	Redevelopment of KSV site.	TSC funded through s.94 plan.
7	Pearl St bus and taxi stop upgrade	Upgrade bus stop to accommodate future rapid bus transportation system. WIFI and IT integrated.	Western side of Pearl Street fronting the KSV site.	40m length x 3m wide	120sqm @ \$2000psm + IT and wifi upgrades Total - \$0.30m	Short term	TSC funded through s.94 plan.
8	Turnock St Footpath Improvements (south)	Upgrade pedestrian footpath	Southern side of Turnock Street fronting the KSV site.	Approx. 130m x 3m wide	390sqm @ \$2000psm Total - \$0.78m	Redevelopment of KSV site.	Owners of KSV. Design in consultation with TSC.
9	Turnock St Footpath Improvements (south)	New pedestrian footpath	Southern side of Turnock Street fronting the Turnock St development site.	Approx. 370m x 3m wide	1110sqm @ \$2000psm Total - \$2.22m	Redevelopment of Turnock St development site.	Owners of Turnock St development sites. Design in consultation with TSC.
10	Turnock St Footpath Improvements (north)	New pedestrian footpath	Northern side of Turnock Street fronting the Turnock St development site.	Approx. 370m x 3m wide	1110sqm @ \$2000psm Total - \$2.22m	Redevelopment of Turnock St development site.	Owners of Turnock St development sites. Design in consultation with TSC.
11	Turnock Street cyclepath upgrade	Upgrade cycle path within Turnock St road reserve including safety bollards, surface painting, lighting and landscaping.	Northern side of Turnock Street fronting the Turnock St development site.	Approx. 370m x 3m wide	1110sqm @ \$2000psm Total - \$2.22m	Redevelopment of Turnock St development site.	TSC funded through s.94 plan.
12	Through block connections between Pearl Street and Marine Parade	Improve pedestrian connectivity throughout the town centre precinct.	Lot 1 DP 740505 Lot 2/3/DP 11315 Lot 1 DP 573057 Lot 2 DP 400977 Lot 3 DP 418672 Lot 1 DP 781719	Approximately 60m long (varies) minimum width of 3.0m	Varies. Through block connections can be open air or enclosed arcades.	Redevelopment of subject allotments.	Owners of subject allotments. Concessions on site coverage and FSR requirements to offset connection area.

No.	Public Domain Element	Objective	Location	Area/Dimension/Quality	Indicative cost	Timing /Delivery	Responsibility
13	Marine Parade Footpath widening	Improve the pedestrian amenity along Marine Parade and delete parallel parking spaces on western side of Marine Parade.	Western side of Marine Parade.	720sqm	720sqm @ \$2000psm Total - \$0.84m	Short - medium term. Dependent on providing replacement car spaces within a multi-storey car park.	TSC funded through s.94 plan.
14	Marine Parade Landscape Improvements	Increase the amount of soft landscaping along Marine Parade and include additional street furniture concurrently with footpath widening.	Marine Parade (east and western sides)	6 landscape beds Street Furniture Upgraded lighting	\$0.8m	Short - medium term. Dependent on providing replacement car spaces within a multi-storey car park.	TSC funded through s.94 plan.
15	Marine Parade Cycle Path	Include a cycle path within the road reserve along Marine Parade.	Marine Parade road reserve	Paint road surface. 1.2m wide	\$0.08m	Short	TSC funded through s.94 plan.
16	Street tree planting	Increase street tree planting, areas of infiltration and improve visual amenity of the town centre.	Marine Parade Pearl St Turnock St	200 trees	200 @ \$1000 per tree (including planting) Total - \$0.2m	Short	TSC funded through s.94 plan.

Table 8 - Kingscliff Town Centre Public Domain and Civic Improvements



Opportunity for a small town square on the Kingscliff Shopping Village Site.



Opportunity for additional footpath widening and landscape along Marine Parade.

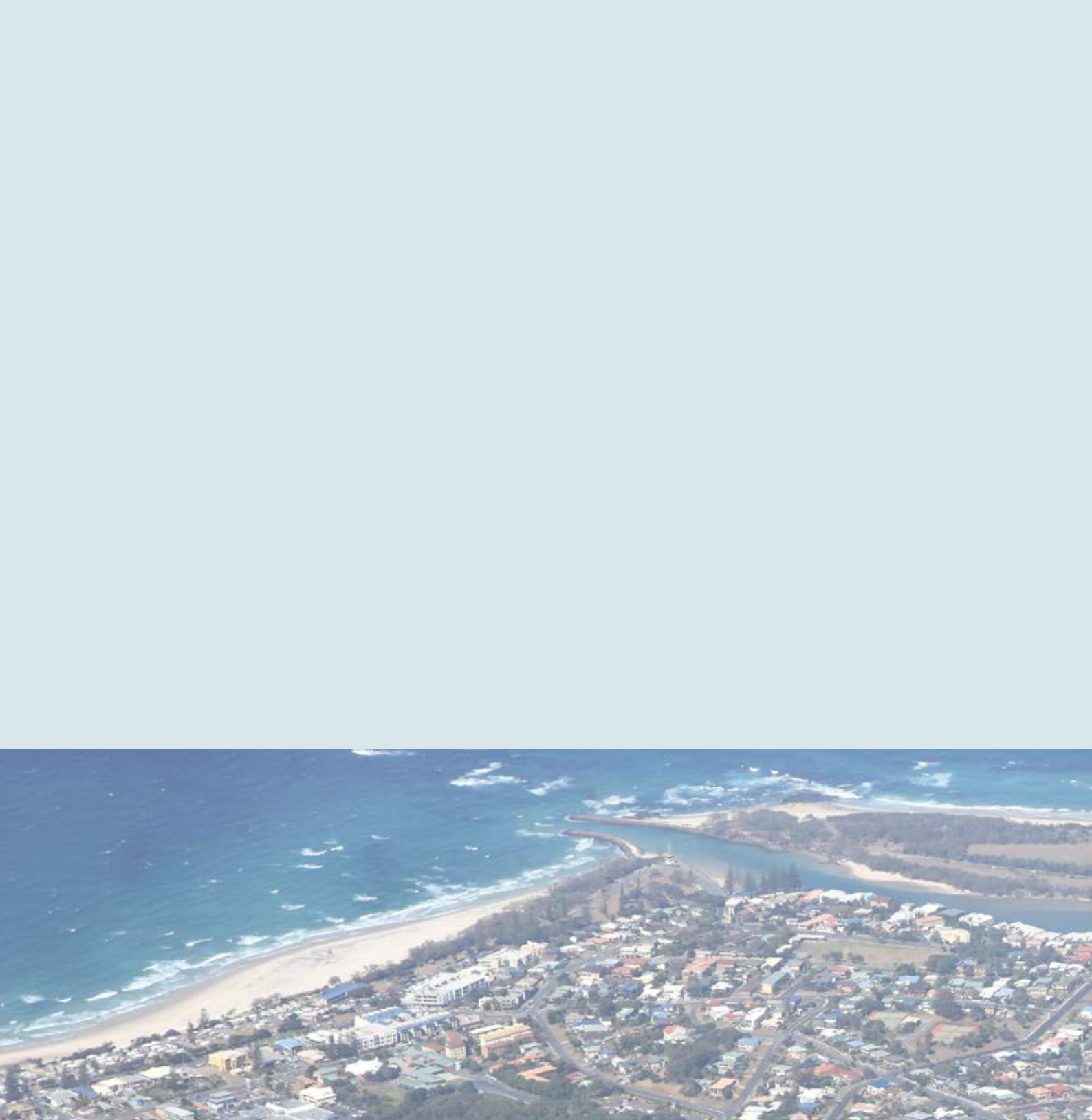


Well designed through block connections and arcades.
Image: DFJ Architects



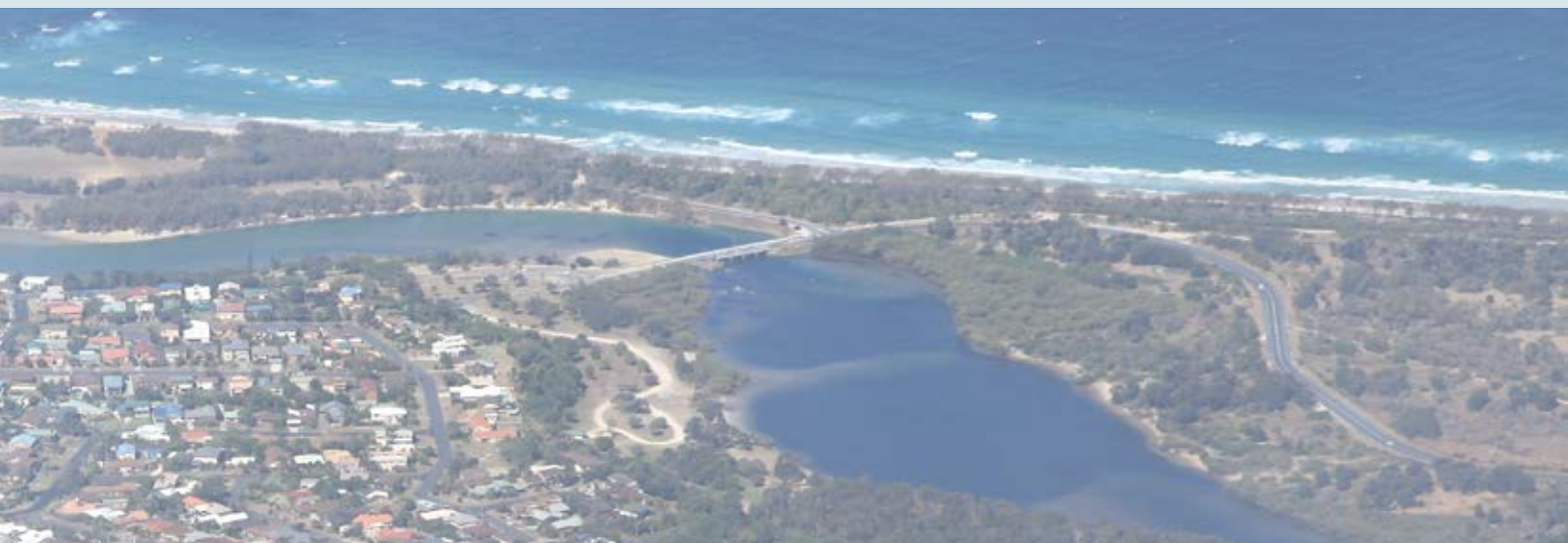
Library and Community Facilities within the town centre.

Public Domain Precedent Images



PART 04 RESIDENTIAL AREAS

- 4.1 Residential Development - Locality Wide
- 4.2 Beach Front Precinct
- 4.3 North Kingscliff Precinct
- 4.4 West Kingscliff Precinct
- 4.5 Kingscliff Hill Precinct
- 4.6 Salt Precinct
- 4.7 Seaside Precinct
- 4.8 Cudgen Village



4.1 Residential Development - Locality Wide

4.1.1 Preamble

Vision

Kingscliff's existing and future residential estates are characterised by the subtropical coastal context, landform, landscape, visual character and lifestyle opportunities. This Code advocates for contextual and climatic responsive housing design, initiated through holistic site planning, active and passive design features, materialities and construction type. A range of dwelling types, sizes and densities is to be provided, catering to a wider population demographic and affordability profile and further contributing to Kingscliff's housing and built form character and diversity.

Site Planning and Sustainable design

Building form and materials should be a response to holistic site planning considerations and be designed to suit solar orientation, prevailing winds, view, landscape, outdoor living areas and privacy. Residential development founded on these principles will result in building form, variety, elevational articulation and materials which effectively respond to the climatic and contextual situation. Undertaking a site analysis as the first step towards residential development is critical in the context of accomplishing a comfortable dwelling and achieving the intent of the objectives and controls established throughout this Code. Residential development that does not respond to the site and climatic conditions, objectives and controls of this Code will not be supported.

Building materials

Finishes and building materials should be chosen based on their appropriateness to local climatic conditions, solar orientation and site specific features of a site, along with the existing or desired streetscape and locality character. A Kingscliff Building Materials Guide has been produced to assist in the planning phase by identifying the desired materials colours and variety of building materials for the Kingscliff Locality. The Materials Guide does not form a development control, nor does it establish the only materials to be pursued within residential development, it is simply a guide. Notwithstanding, landowners should be aware that alternate materials (particularly the use of products that are diametrically opposed to those within the Guide, such as large expanses of brick, masonry or rendered concrete) will need to demonstrate how such materials positively contribute to the streetscape, visual character, residential development vision and objectives identified within this Code.

The Kingscliff Building Materials Guide is available on Council's website or on request.

Housing diversity mix

Achieving housing diversity which caters to the wide demographic and affordability needs of the broader community is a high priority of the Kingscliff Locality Plan. Table 2.1 is provided to guide and encourage residential mix and density throughout Kingscliff's future new residential precincts.

Achieving appropriate housing diversity within existing residential estates which may include additional dual occupancies, manor houses, terrace houses, row houses, small lot houses and secondary dwellings is also encouraged where TLEP development standards (land use zoning, height, FSR, lot size) and TDCP controls can be achieved.

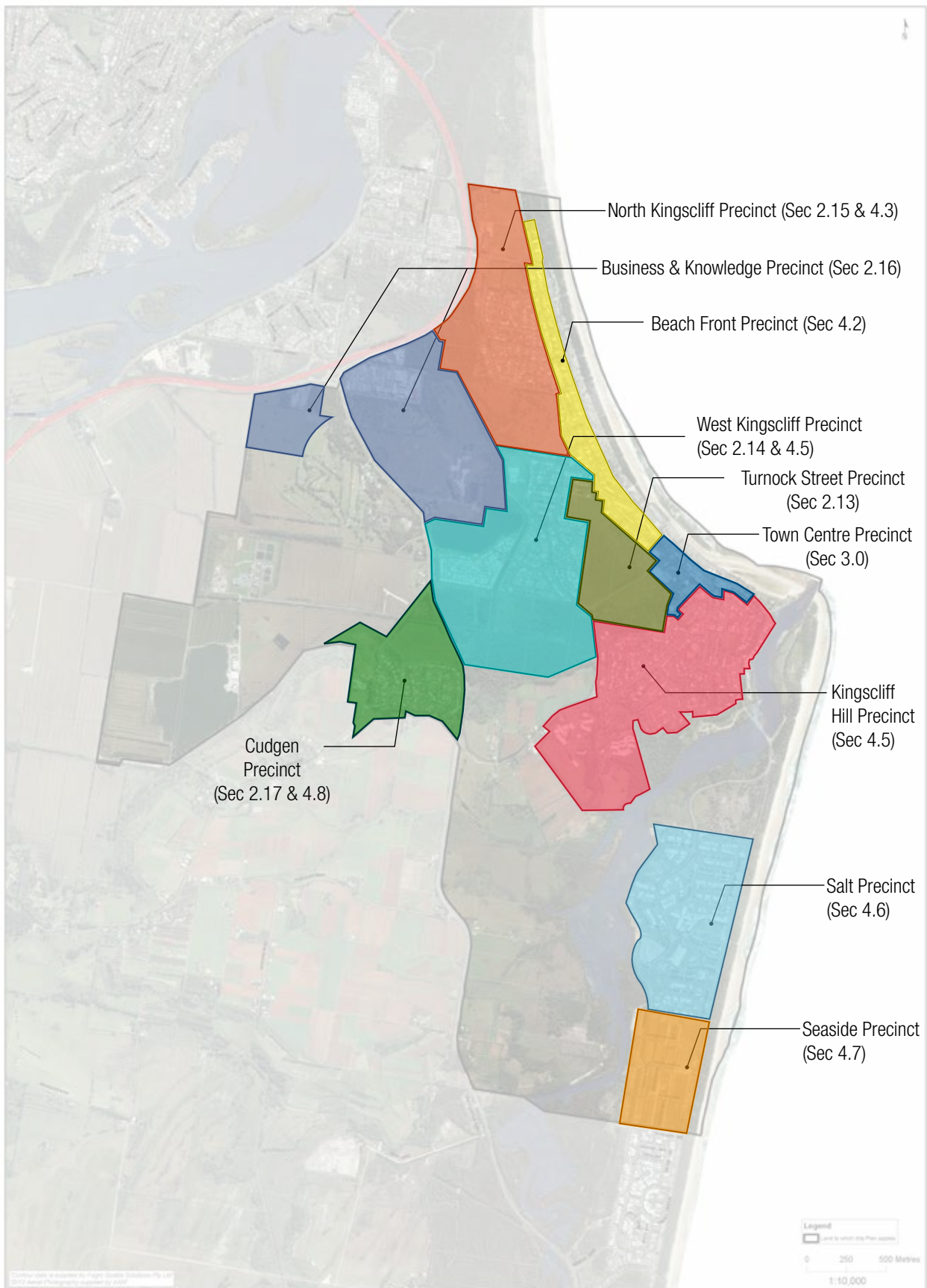
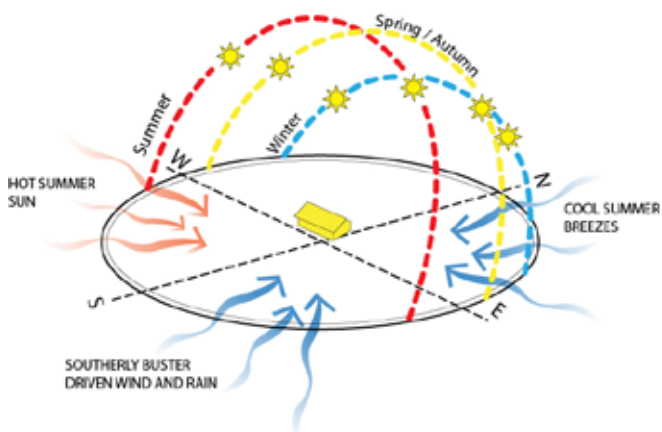
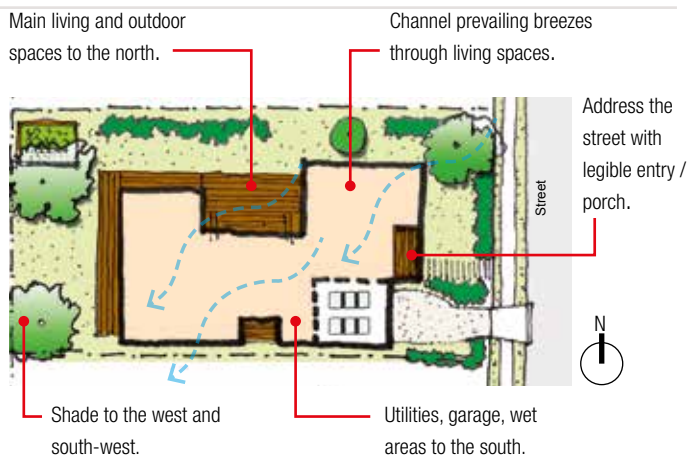


Figure 4.1 - Kingscliff Locality Residential Precincts



Principle 01 - Site Analysis - Understand your sites solar orientation, prevailing breeze, views and aspects to form the basis of design.



Principle 02 - Site & Internal Planning - Design with living spaces to the north, utility spaces to the south, generous outdoor living areas, good cross ventilation and good flow from inside to yard spaces.



Principle 03 - Mix of Materials - Use a mix of materials appropriate to the sub-tropical coastal context. Image: Deicke Richards



Principle 04 - Design for outdoor living - Integrate indoor and outdoor spaces. Image: Bourne Blue Architects



Principle 05 - Address the street - Provide a legible front entry with habitable rooms or decks which overlook the street. Image: Maddison Architects.



Principle 06 - Integrate landscaping - Design yard areas to provide shade, privacy and generous planting areas. Image: Bark Architects

Figure 4.2 - Residential design principles - Designing houses which respond to Kingscliff character and climatic condition starts with a site analysis to understand solar path, prevailing breezes, view and aspect. All homes should have at least one living space which is orientated north. Materials should be selected for thermal performance as well as architectural character.

4.1.2 Objectives

01. Building design should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical context.
02. Pursue design and sustainability excellence through a holistic process and approach to site design including an understanding of solar path, prevailing breezes, as well as integrating landscape, view and privacy and overshadowing considerations as a preliminary stage in building design.
03. Be architecturally and sustainably responsive to the specific site, aspect and climatic conditions through floor plan configuration, window placement, materiality, structure and construction type.
04. Pursue residential development type and density that is appropriate to Kingscliff's urban structure and responds to site constraints.
05. Provide for a range and diversity of housing types to appeal to a broad demographic and housing affordability profile including shop top housing, residential flat buildings, medium density housing (row, terrace, integrated, multi-unit), suburban lots, small lots, secondary dwellings and 'tiny' and transportable homes.

4.1.2 Controls

- C1. All new residential buildings are to be designed in accordance with Tweed DCP A1 Residential and Tourist Development Code and where relevant SEPP 65 and the Apartment Design Guidelines.

LEP Considerations:

All greenfield development sites will be the subject of future master planning / subdivision design led processes which will result in LEP land use and development standard amendments as an outcome of those processes.

Additional Information:

Refer also to Tweed DCP A1, SEPP 65 and the apartment design guidelines and residential design principles in Figure 4.2.

4.2 Beach Front Precinct

4.2.1 Character Statement

The Beach Front Precinct has been an area in transition for the last 20 years with the gradual redevelopment of the small coastal cottage into larger multi- unit developments capitalising on ocean views and adjacency to the linear coastal reserve and flat walkable proximity to the town centre to the south. This is reinforced with this precincts current R3 Medium Density Residential Zoning and prevalence of the three (3) storey residential flat buildings and other medium density housing types. The future strategy of the Beach Front Precinct is continue to facilitate high quality medium density residential development including residential flat buildings which respond to the site and subtropical climatic conditions by way of site planning, internal planning building form and material specification.

4.2.2 Objectives:

01. To continue to facilitate the development of medium density and tourist accommodation which meets housing needs and is responsive to the sub tropical climatic context.
02. Facilitate opportunity for a small mixed use area fronting the coastal reserve to provide day-to-day convenience and opportunity for food and beverage
03. Provide additional street trees providing a strong canopy the length of Kingscliff and Pearl Street visually asserting it as the main north south connector road.
04. Strengthen and enhance pedestrian connectivity throughout the precinct including new east-west connections from development sites to the west.

4.2.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.
- C2. Future development over Lot 2 DP 21242 is to achieve a through path connection (3.0m wide) between Pearl St and development site to the west.
- C3. Lot 6 DP 21242 is to be a future road reserve providing access to the Turnock Street urban development site.

LEP Considerations:

Revise maximum building heights within this precinct from 13.6m to 12.2m for R3 Medium Density Residential areas to maintain consistency with the existing pattern of three storey residential flat building development.

In consultation with property owners facilitate the rezoning of 246-254 Marine Parade and Lot 701 DP 1002309 (Police site) from R3 Medium Density Residential to B4 Mixed Use to allow an active ground floor use (such as retail, food and beverage) with residential or tourist accommodation above with a building height limit of 13.6m.

Additional Information:

Refer also to Tweed DCP A1, SEPP 65 and the apartment design guidelines.

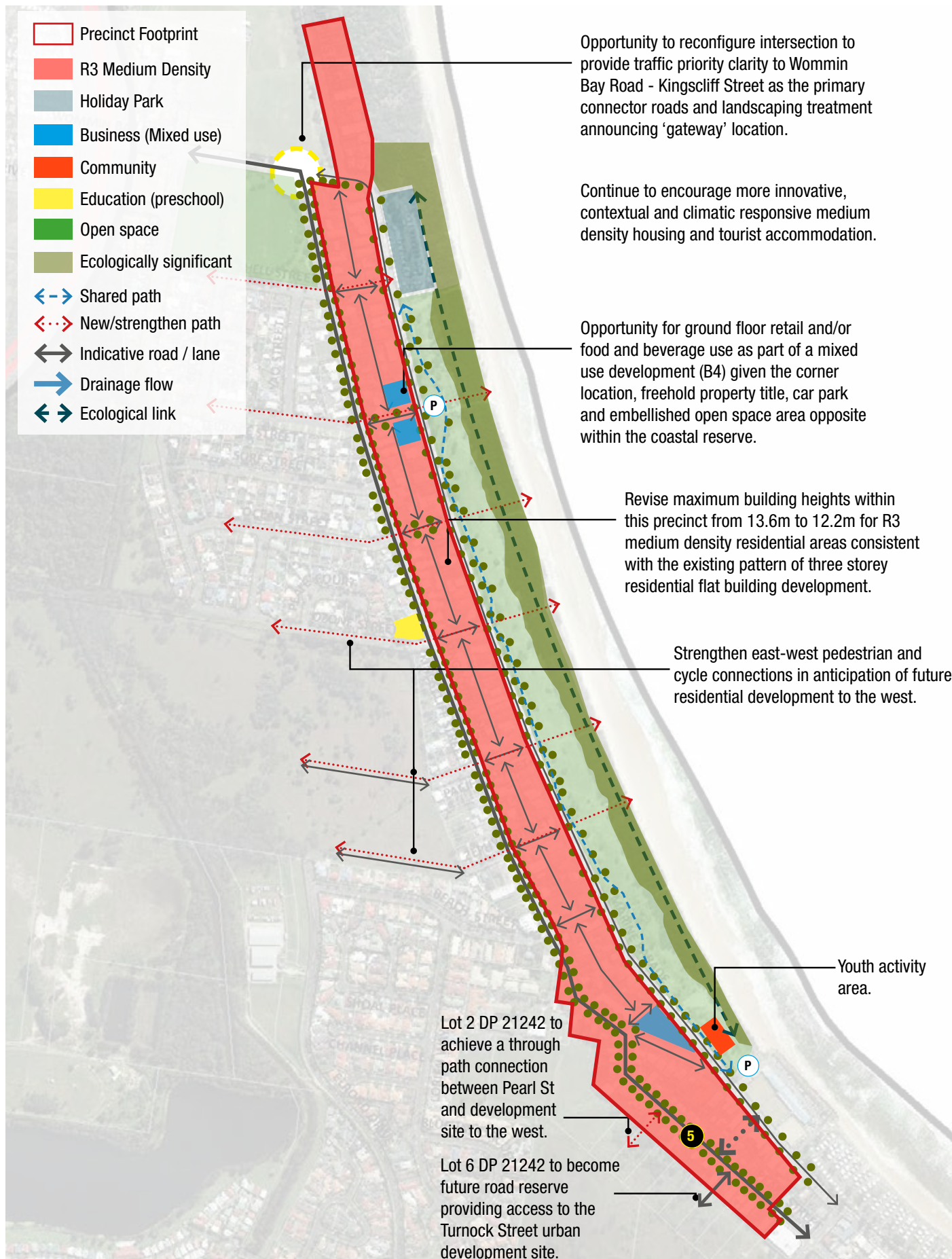


Figure 4.3 - Beach Front Precinct

4.3 North Kingscliff Precinct

4.3.1 Character Statement

The North Kingscliff Residential Precinct consists of predominately low density, single and double storey dwellings on relatively large allotments, with both face brick and tile buildings as well as timber framed and light weight clad dwellings. Due to the relatively wide road reserves, limited front fences and dispersed street trees, the streetscape character has an open and unshaded character. The strategy for this area is to retain its low density residential character, whilst allowing for additional infill development such as dual occupancies and secondary dwellings where appropriate.

The large undeveloped parcel of land located to the north of Beach Street and the south of Ozone Street provides a significant infill development opportunity. This key site already has the capacity within the existing planning framework, being zoned R1 General Residential, to be developed with a diversity and range of residential accommodation types. It is envisaged that appropriate development of this land will provide a transition in built form types from the existing surrounding low density residential to greater densities moving closer to the town centre to the south. The development of this site will provide additional north-south and east-west connections, linking the North Kingscliff and Elrond Drive Residential Precincts.

4.3.2 Objectives:

01. To continue to facilitate low density housing within the existing residential precinct.
02. Facilitate opportunities for a greater mix of low rise medium density housing types over the greenfield development site and western side of Kingscliff St.
03. Encourage additional street trees, providing a strong canopy for the length of Kingscliff and Pearl Street to visually assert it as the main north south connector road.
04. Strengthen and enhance pedestrian connectivity throughout the precinct including new east-west connections from development sites to the west.

4.3.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.
- C2. The greenfield development site is to be considered as part of a design led master planning process in consultation with Council. Refer to KLP Volume 01 and 02 as well as section 02 of this development code as well as the Tweed DCP A5 Subdivision Manual.

4.3.4 LEP Considerations:

Facilitate the rezoning of the western side of Kingscliff Street from R2 Low Density Residential to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 12.2m.

4.2.5 Additional Information:

For greenfield development refer to Part 02 of this DCP and Tweed DCP A5 Subdivision Manual.

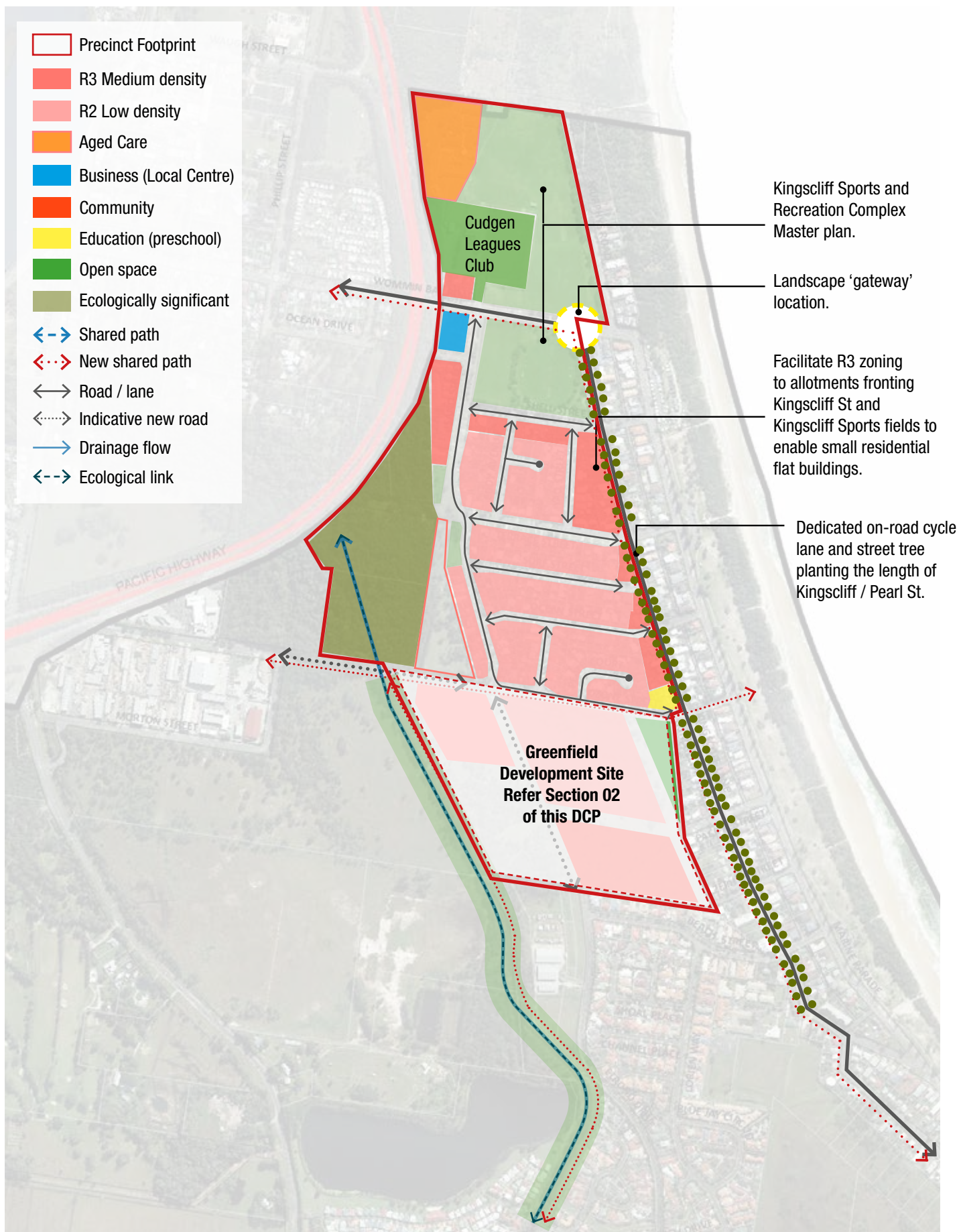


Figure 4.4 - North Kingscliff Precinct

4.4 West Kingscliff Precinct

4.4.1 Character Statement

The existing residential areas within the West Kingscliff Precinct are centred around the Elrond Drive residential area which was developed in the late 1990's. The subdivision has a sinuous curving configuration with numerous cul-de-sacs, which reduces vehicular connectivity between local streets, however many of the cul-de-sacs have connecting pedestrian pathways. The precinct is dominated by single and two storey detached dwellings on 600-700m² allotments; however a number of dual occupancies and a multi-unit aged care development are also present. This predominantly low-density character will be retained.

Part of the large undeveloped allotment south of Elrond Drive currently has a R1 General Residential Zoning and presents opportunity for a mix of residential housing types and local open space opportunities. The balance of this undeveloped land is environmentally significant and will be retained to strengthen ecological links between the Tweed Coast Road and Kingscliff Town centre to the east.

4.4.2 Objectives:

01. To continue to facilitate the development of low density housing within the existing residential precinct.
02. Facilitate opportunity for a greater mix of low rise medium density housing types over the greenfield development site across the less constrained parts of the precinct which will front the Turnock Street extension.
03. Design the Turnock Street extension as a tree lined boulevard with shared path delineating between environmental protection land (to the south) and settlement development land (to the north) to provide a improved vehicular, pedestrian and cycling connectivity and a high level of visual amenity and ecological protection;

4.4.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.
- C2. The greenfield development site is to be considered as part of a design led site master planning process in consultation with Council. Refer to KLP Volume 01 and 02 as well as section 02 of this development code in addition to DCP A5 Subdivision Manual.

4.4.4 LEP Considerations:

In consultation with the land owner of Lot 130 DP 1039348 facilitate rezoning from RU2 Rural Landscape to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9.0m. In co-ordination with this parcel investigate residential land use options over adjoining unembellished Council owned open space currently zone RE1 under the TLEP 2014 to R3 Medium Density which requires re-designation of subject land from community to operational.

In consultation with the landowner of Lot 4 DP 727425 to facilitate rezoning of part of the allotment outside of identified high ecologically significant land from RU2 Rural Landscape to Medium Density Residential allow a greater range of medium density housing types with a building height limit of 9.0m

4.4.5 Additional Information:

For greenfield development refer to 02 of this development code and Tweed DCP A5 Subdivision Manual.

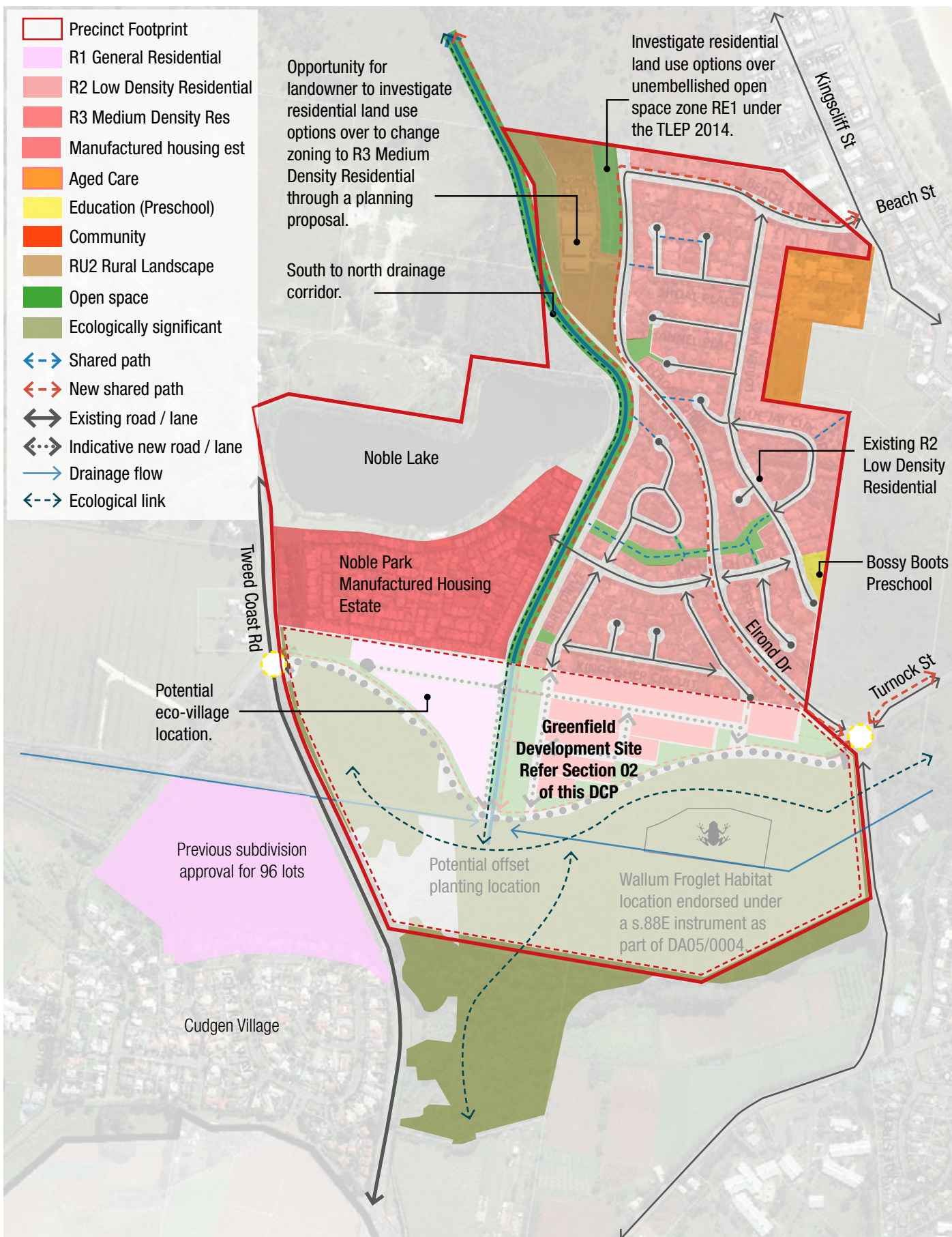


Figure 4.5 - West Kingscliff Precinct

4.5 Kingscliff Hill Precinct

4.5.1 Character Statement

Within the Kingscliff Hill precinct, there are a number of different built form characters which have largely emerged due to the sloping topography and existing land use zoning. A number of low rise residential flat buildings have been developed along Moss Street fronting Cudgen Creek with additional multi-unit developments extending up the hill to the ridge line of Olga Street and Seaview Street reflective of its R3 Medium Density Residential zoning.

Outside of this existing R3 zone, the remainder of the precinct is R2 Low Density Residential consisting of predominantly detached low density single and double storey residential dwellings. Of the older stock housing building materials are typically a combination of face brick and tile as well as timber framed and light weight clad dwellings on relatively large allotments. The contemporary replacements utilise a wider range of typically lighter weight materials (weatherboard, FC sheeting) with larger elevated verandahs and decks. Given the trend within this precinct to demolish smaller houses and replace with more substantial homes with greater building heights, the issue of view sharing and view retention is a principle concern.

4.5.2 Objectives:

- O1. To continue to facilitate the development of low density housing and low rise medium density housing within the existing residential precinct which meets housing needs and is responsive to the sloping site conditions, view sharing, aspect and sub tropical climatic context.

4.5.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.
- C2. All residential development applications within the Kingscliff Hill Precinct which will effectively increase the building envelope (height, site coverage, floor space ratio) must submit as part of the Statement of Environmental Effects supplemented by photographs and building envelope montages over affect views consideration of the four key planning principle assessment steps relating to potential view loss as experienced from surrounding and affected dwellings. The four steps include:
 - **Step One:** An assessment of the value of views to be affected by reference to their nature, extent and completeness.
 - **Step Two:** A consideration of how views are obtained and what part of the property the views are obtained from.
 - **Step Three:** A qualitative assessment of the extent of the impact in terms of severity particularly as to whether that impact is negligible minor, moderate, severe or devastating.
 - **Step Four:** An assessment of the reasonableness of the proposal causing the impact particularly in terms of compliance with applicable planning controls and whether a different or complying design must produce a better result.

4.5.4 LEP Considerations:

Nil

4.5.5 Additional Information:

View sharing principles and steps established from the Land and Environment Court case Tenacity Consulting v Warringah Council (2004) NSWLEC 140

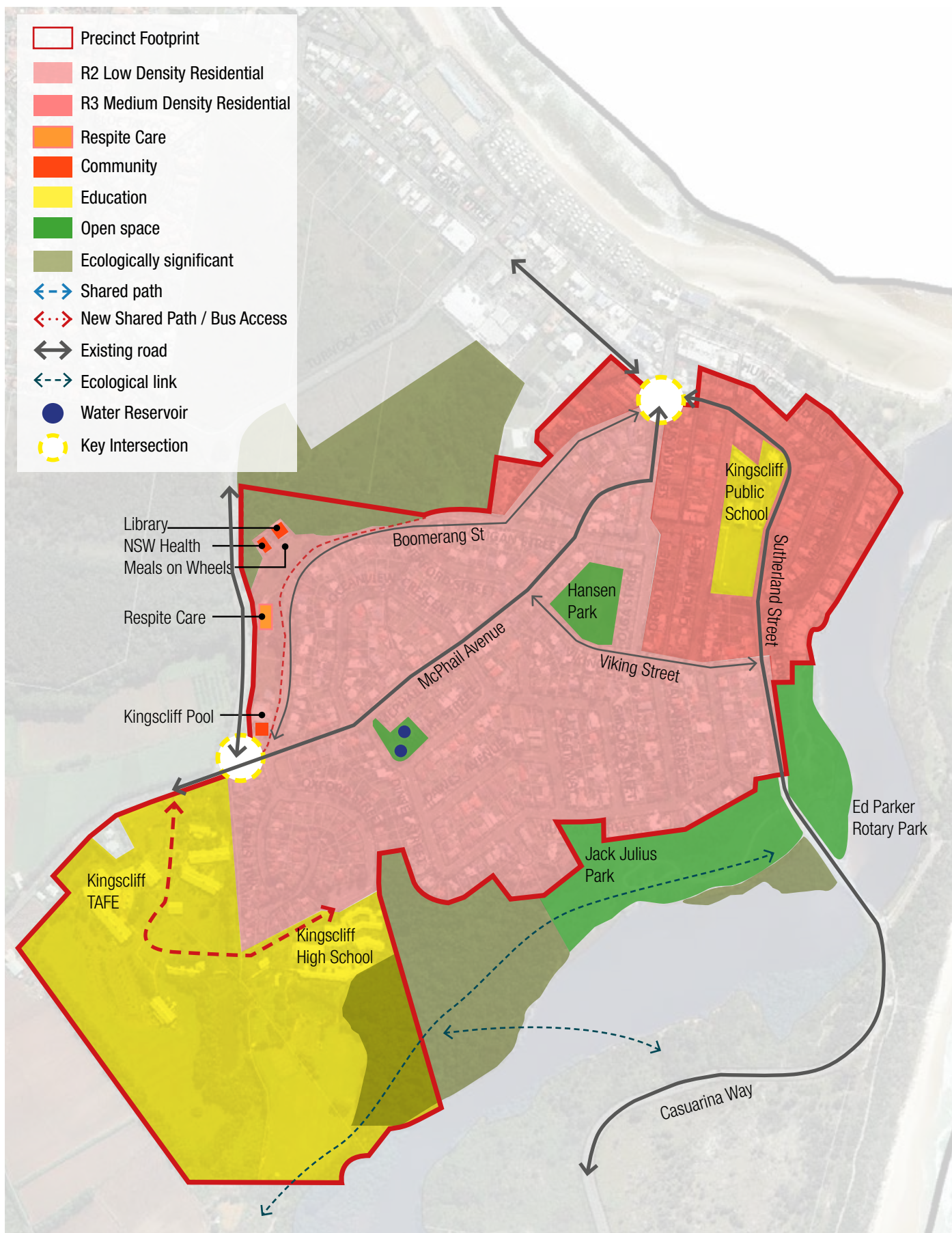


Figure 4.6 - Kingscliff Hill Precinct

4.6 Salt Precinct

4.6.1 Character Statement

The Salt precinct is located to the south of the Cudgen Bridge represents one of the newest precincts within the Kingscliff locality, with development commencing in the early 2000's. The precinct combines retail, open space and tourism land uses at its core and is surrounded by low density residential housing. The formal tourism component currently accommodates two hotels (Peppers and Mantra) with retail units fronting Bells Boulevard, which in turn defines a large central town green/open space area. This open space area links through to the coastal reserve providing access to the ocean beach. The tourism-dedicated built form maximises its locational advantages and is predominately 3 storeys throughout.

Outside the tourist footprint, dwellings are predominately large detached dwellings. The built form character was originally defined by a developer-led materials and finishes covenant and resulted in consistent use of white and grey hues on rendered finishes, complimented by lightweight material throughout the buildings detailing. These materials and large form exude a distinct character that is unique to the Salt precinct. Future opportunities include further development of tourist and business uses over a remaining vacant allotment between the existing local centre and Casuarina Way.

4.6.2 Objectives:

01. To continue to facilitate tourist accommodation and tourist related development as well as the growth of the local centre and associated uses to service the needs of both tourists and local residents.
02. To retain the predominantly low density residential character surrounding the local centre in keeping with the estate's existing built form character and design covenants.
03. Implement more densely planted vegetation corridors along Casuarina Way, east-west pedestrian corridors and public reserves and Lot 465 DP1092331 to improve ecological / canopy connections through the precinct linking the coastal reserve with Cudgen Creek as well as improving the visual amenity with a defined vegetated edge to the precinct.

4.6.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.

4.6.4 LEP Considerations:

In consultation with property owners facilitate the rezoning of Lot 169 DP 1075495 and Lot 930 DP 10791198 from SP3 and R1 to B4 Mixed Use to allow a range of residential, tourist, retail, food and beverage and other development uses with a building height limit of 13.6m.

In consultation with the Tweed Byron Aboriginal Land Council regarding the future planning and management of Lot 1 & 2 DP 1117599 including the rezoning of these lands from SP3 to an appropriate E-Zone.

4.6.5 Additional Information:

Contribution Plan - No. 25 – SALT Open Space and Associated Car Parking

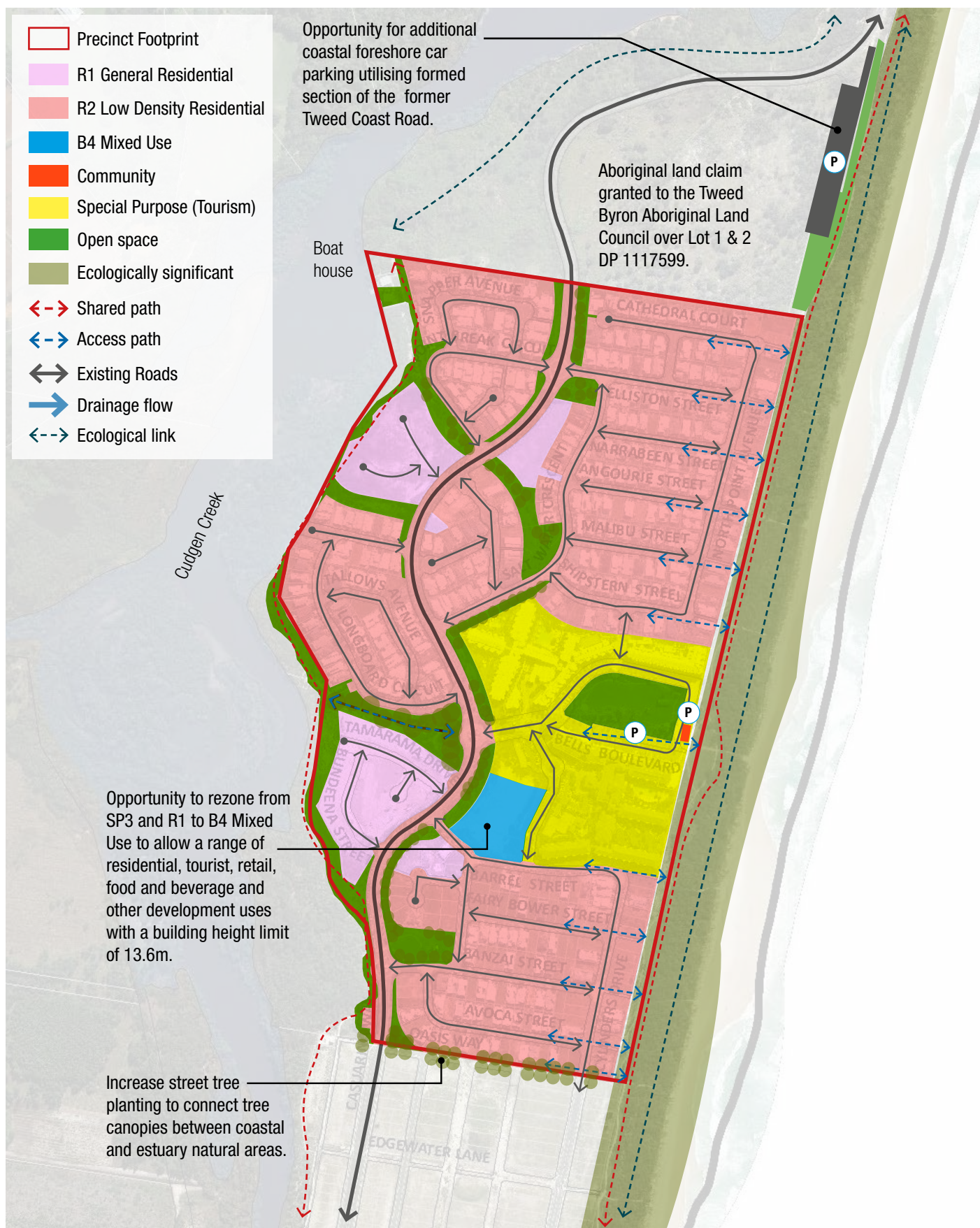


Figure 4.7 - Salt Precinct

4.7 Seaside Precinct

4.7.1 Character Statement

Whilst the original subdivision design dates back to the 1920's, the site was predominately dormant until 2012. Whilst offering a similar housing type and lifestyle to adjoining Salt and Casuarina estates, the Seaside precinct offers a point of difference that is primarily driven by its strong grid-based road layout, achieving of density through smaller-lot housing, substantial areas of R3 medium density land and its own town square adjoining the coastal reserve. Similar to the Salt precinct and the Kingscliff locality as a whole, tourism is recognised as an economic driver within Seaside City.

There is opportunity, particularly within the yet to be constructed medium density releases of the estate, to continue to achieve the established vision for the Seaside Precinct, being:

- Continue to encourage a mix of medium density housing opportunities across the developable greenfield portion of the precinct to take advantage of the flat site topography and good walking proximity to the existing town centre.
- Facilitate shop-top housing within the mixed use footprint and a variety of product within the medium density area will ensure housing options and a varied demographic.
- Facilitate the development of a small town square and surrounding public domain space along Ocean Avenue could include markets and other forms of temporal or seasonal trading, further complimenting permanent stores and the Kingscliff events calendar.

4.7.2 Objectives:

01. To continue to facilitate the development of low density housing and low rise medium density housing within the existing residential precinct which meets housing needs and is responsive to site conditions, aspect and sub tropical climatic context.
02. To continue to facilitate the growth of the local centre including shop top housing as well as tourist accommodation and associated uses to service the needs of tourists as well as local residents.

4.7.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines. Specific controls relating to the Seaside precinct are contained within Tweed DCP A1 Part D.

4.7.4 LEP Considerations:

Nil

4.7.5 Additional Information:

Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.

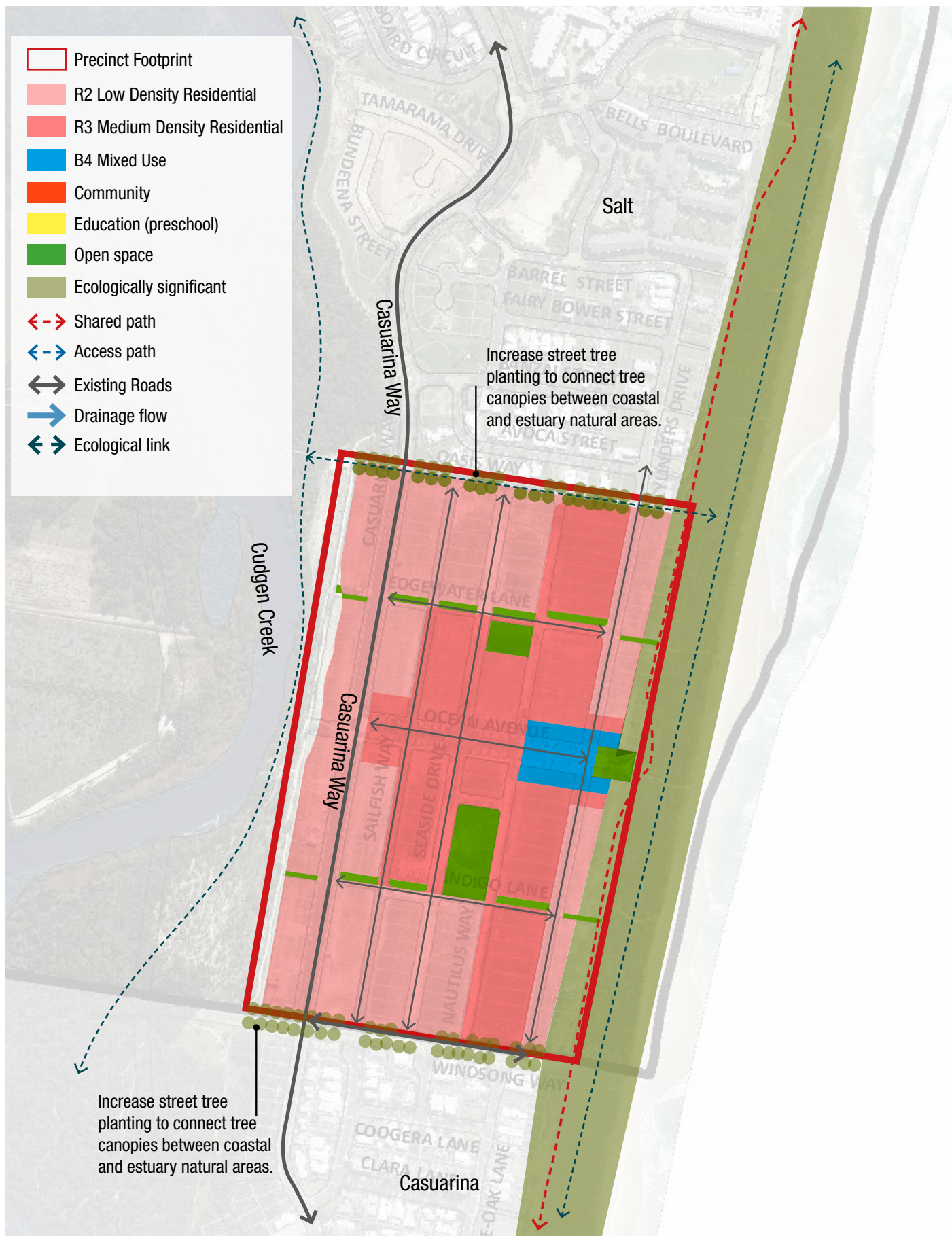


Figure 4.8 - Seaside Precinct

4.8 Cudgen Village

4.8.1 Character Statement

Cudgen Town is the oldest settlement within the locality. In the past, Cudgen had a post office, general store and hotel serving the agricultural areas of the Cudgen Plateau which is some of the most productive farmland within the Tweed Shire.

The present character of Cudgen Village is a contained low scale residential settlement surrounded by agricultural land uses. In terms of built form, dwellings within Cudgen includes a mix of newer brick and tile dwellings as well as smaller older dwellings predominantly constructed of lightweight materials including weatherboard and FC sheeting. In terms of dwelling type, the settlement predominantly consists of single and double storey, low density, detached residential dwellings; however there are also a number of dual occupancy developments as well as a two storey townhouse development consisting of 25 dwellings. Many of the dwellings within Cudgen have an open and welcoming street address with landscaped front gardens and low set fences, if any fence at all.

Being elevated there are a number of long views to the north towards Terranora Ridge and agricultural farmland views to the west and south. To a large extent these longer view fields and sense of openness define the visual setting and character of the town. The other key landscape element which to a large extent defines the Cudgen visual character are the large Norfolk Pine street trees along Collier Street.

4.8.2 Objectives:

01. To continue to facilitate the development of low density housing within the existing residential parts of the village and newer subdivision release area off Collier Street.
02. To facilitate opportunity for a mix of low rise, medium density housing types over the greenfield development site to the north of the existing settlement bordered by Tweed Coast Road and Crescent Street.
03. Facilitate opportunity for a small mixed use area within the greenfield development site to the north of the existing settlement, to provide day-to-day convenience needs for local residents and a potential service station.

4.8.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP.

4.8.4 LEP Considerations:

Facilitate future development of the developable portion of the R1 greenfield development site (Lot 1 DP 828298) and investigate expansion of a residential land use into part of Lot 4 DP 727425 and to the west into part of Lot 21 DP 1082482 through an integrated concept or master plan planning proposal process to achieve a balance and mix of housing types including low density residential, medium density residential housing, provision of a small local centre east of Crescent Street combined with open space and environmental protection where appropriate.

Review the existing R2 Low Density Residential zoning over Lot 101 DP 1056576 for a more appropriate land use given the incompatibility between this use and the adjoining state significant farmland and buffers required.

Review the Norfolk Pine Trees along Colliers street for possible heritage listing under Schedule 5 of the TLEP 2014.

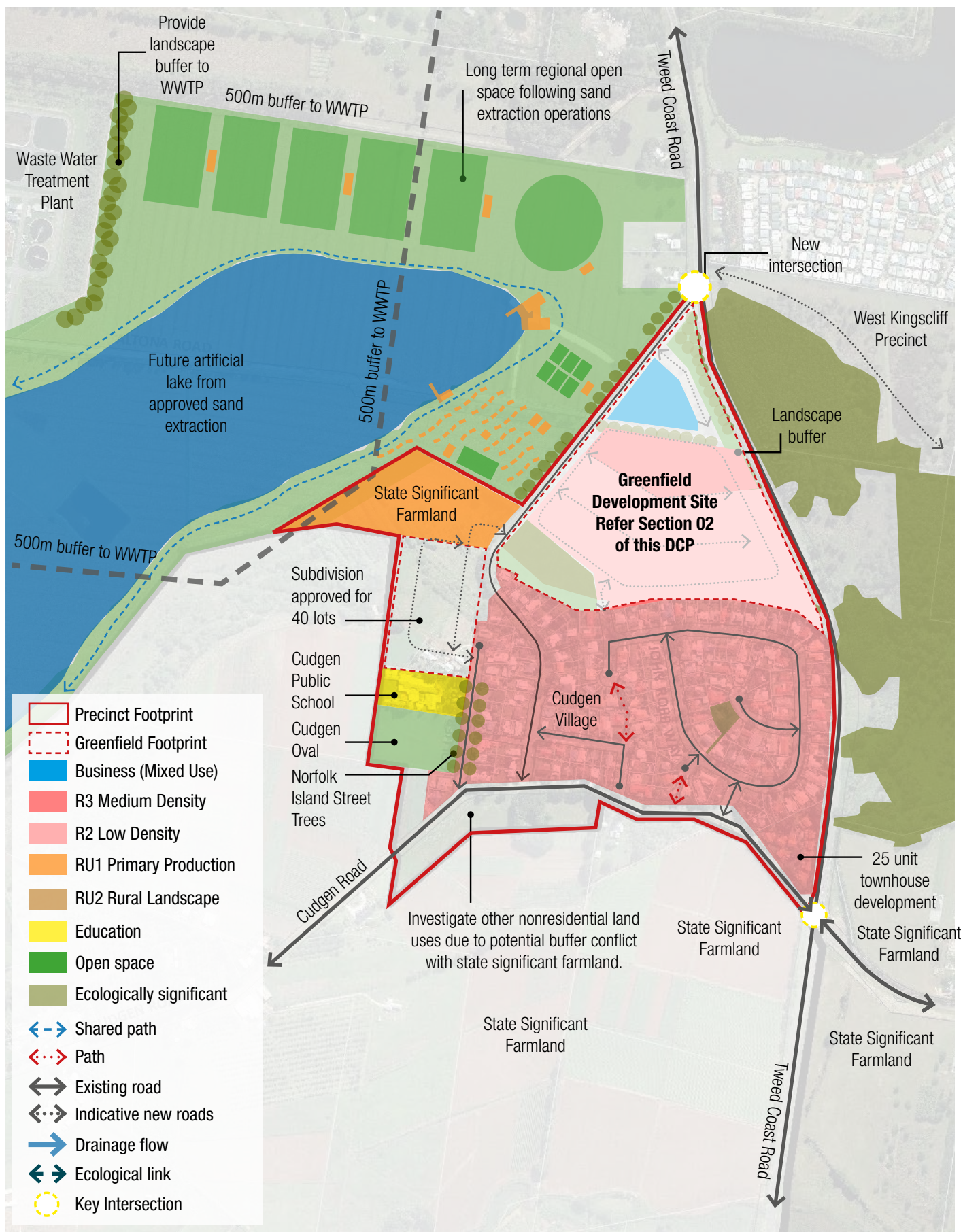


Figure 4.9 - Cudgen Village Indicative Structure Plan

