

Draft Kingscliff Locality Plan and Development Control Plan

**Community Consultation
Evaluation Report**
Exhibition 20 August – 24 September 2018



Amendments

Version	Effective	Resolution	Description	Authorised
1.0	TBC	TBC	Council Endorsement	Council

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Introduction

The draft Kingscliff Locality Plan and Development Control Plan (referred to in this report as KLP & DCP) form a strategic planning framework to guide the future growth of Kingscliff. Strategies, planning and design principles and development controls within the KLP & DCP seek to strengthen local character, improve green spaces, support business and employment opportunities, encourage housing diversity and improve public amenity, including open space and community and social infrastructure.

This report details the process and outcomes of the formal public exhibition of the draft Kingscliff Locality Plan and Development Control Plan, which was exhibited from 20 August to 24 September 2018. This includes feedback received from the four community roundtable workshops attended by almost 300 people and the 56 written submissions received during the exhibition period.

A range of consultation strategies have been deployed at key milestone stages of the Kingscliff locality planning process including:

July 2014: Community reference panel

15-member community and professional stakeholder external reference panel was formed to provide ongoing feedback and advice throughout the locality planning process.

September – October 2014: Community Vision Workshop and Survey

Over 150 people attended a community workshop to discuss broad community visions, aspirations and issues experienced within Kingscliff. A community vision survey received more than 250 responses and has directly shaped the development of the vision and character objectives of the Kingscliff locality.

September 2015: Enquiry-by-Design Workshop

A 2-day design workshop event brought together land owner stakeholders, consultants and community representatives with Council's technical staff to produce an Enquiry-by-Design Workshop Report. This has informed key locality-wide and precinct-specific strategic planning and urban design strategies.

March 2016: Kingscliff Shopfront Exhibition

A shopfront in Marine Parade was open to the local community and visitors to for a two week period, allowing them opportunity to review concept draft locality wide and precinct specific options and strategies. The shopfront enabled visitors to have direct discussions about the concept material and provide direct feedback on a set of questions relating to key issues. The shopfront exhibition welcomed 828 visitors over the two-week period with 1669 'sticky dot' responses to the trigger questions.

August - September 2018: Formal Exhibition and Round Table Workshops

Four community roundtable workshop sessions were attended by 293 people and gathered over 3400 comments. 56 individual written submissions were received during the formal exhibition period.



Community Engagement

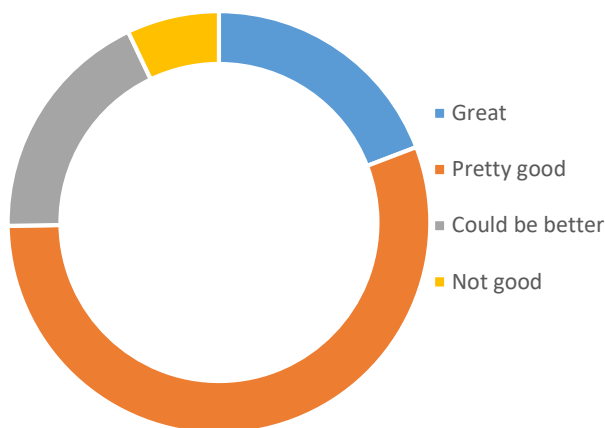
Kingscliff residents and stakeholders were engaged so that Council could gain a better understanding of community support for the key strategies within the draft Kingscliff Locality Plan and Development Control Plan.

The round table workshops enabled the plans to be refined and aligned to community expectation and aspirations.

Consultation Process

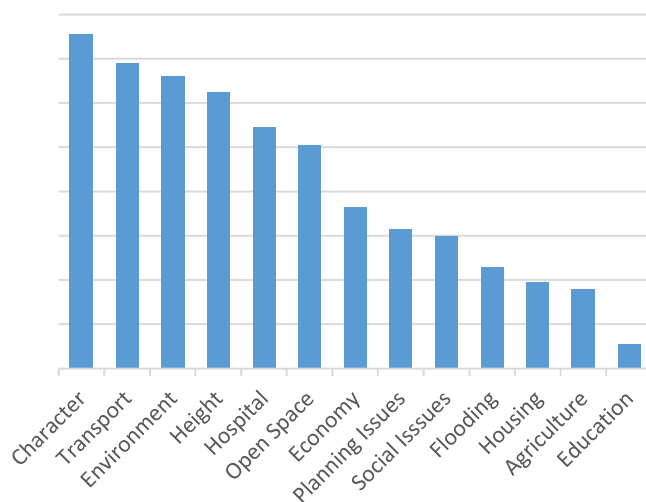
74%

Of roundtable attendees rated the consultation process as either great or pretty good.



Top 10 Issues

The top issues recorded during the roundtable sessions related to character, improving transport, protecting the environment, building height and the Tweed Valley Hospital.



Roundtable comments

3407

received from 293 attendees at the roundtable sessions and via online platforms.



Written Submissions

56

received from individuals, landowners, resident groups and business groups.





Engagement Program

Methodology

The draft KLP & DCP were formally exhibited from 20 August to 24 September 2018. The draft documents were displayed at Council's offices at Tweed Heads and Murwillumbah, and the Kingscliff Library. All exhibition material was also available in digital format on Council's website.

Marketing and engagement involved several approaches and tools to ensure a wide reach to community and stakeholder groups. This included:

Mail out - 4980 letters distributed by Australia Post, inviting target audience to in-person Community Conversation events.

Media Coverage – Several adverts and editorial features published in the Tweed Link.

Social media - A social media campaign consisting of promotional and organic Facebook posts on the Tweed Shire Council Facebook page.

Website Page and Online survey – All exhibition material, including an online survey/feedback page replicating roundtable workshop content, was made accessible on Your Say Tweed's Kingscliff Locality Plan website. 837 people downloaded resources.

Round table workshop events

Four community roundtable workshop sessions were hosted at Kingscliff Bowls Club, attended by a total of 293 people. The workshops were facilitated by Moira McDade (The Generation Business) with Council staff presenting the KLP & DCP content, scribing and supporting conversations. Discussions were centred around five key themes:

- Environment and heritage
- Town centre
- Economy and employment
- Housing
- Open Space and community

Attendees rotated through key themes at 15-minute intervals, discussing each theme and sharing ideas and responses to three 'trigger' questions:

- *What do you value about the plan?*
- *What aspects of the plan concern you?*
- *What alternate solutions or ideas do you have?*

Stakeholder emails, briefings and meetings

Several meetings and briefings have been held with the following key landowners and community groups, to enable an effective two-way discussion on key KLP & DCP issues as well as site specific issues:

- Community and Technical Reference Panel;
- Kingscliff Chamber of Commerce;
- Kingscliff Residents and Rate Payers Association; and
- Land owners of key development sites in and around Kingscliff, including in facilitated Councillor Workshops.

Engagement program limitations

Multiple streams of engagement and feedback during the exhibition period provided ample opportunity for community to be informed of and have input into the planning process. However the volume of comments and feedback that was generated presented challenges for effective analysis and integration with the KLP & DCP. The general and open format and consultative structure resulted in a large portion of feedback that was of a nature beyond the scope or intent of the KLP & DCP to address. This feedback will be redirected to relevant divisions of Council, including where concurrent strategies and public consultation activities are underway.



Submissions

Outcomes

Tweed Shire Council received:

- 3407 comments from the face to face roundtable sessions
- 56 individual written/online submissions

These two primary streams of exhibition feedback have been reviewed, analysed and responded to separately within this report. This is due to the inherent differences in the characteristics of each format. For example, round table workshops sought formalised feedback directed towards a defined set of themes, which resulted in feedback that was broader in nature. In contrast, written submissions tended to be more detailed or site specific, or related to specific parts of the plan.

Round table workshop submissions

A number of platforms for feedback were made available, including:

- Icebreaker exercise provided attendees the opportunity to record *'what's important to you about the future of Kingscliff'* before the commencement of the workshop.
- Oral feedback opportunities at each of the round tables, recorded by Council staff facilitators.
- Individual feedback submissions collected at the conclusion of the sessions.
- Event feedback forms collected for each table at the end of the sessions.

Online submission forms replicating the at-person event were available for those who could not attend the workshop events.

Submissions from the workshop sessions were grouped and analysed by theme. A tabulation of all responses, by theme, is attached as **Appendix 1** to this report.

The quantitative outcomes have been analysed and recorded against key and emerging issues and presented within the section *'Roundtable Submissions: Analysis and Response'* contained within this report.

Written submissions

Written submissions consisted of hard copy or email format submissions received independently from the roundtable workshops.

Each written submission was tabulated, with the key arguments identified, reviewed and considered in terms of the appropriate response and implications for the KLP & DCP. Refer to **Appendix 2** of this report.

The key issues and themes raised within the written submissions are discussed in more detail within the section *'Written Submissions: Analysis and Response'* contained within this report.



Round table feedback: Analysis and Response

Round table workshop attendees were invited to answer three questions designed to trigger open discussions on the key themes of *Environment and heritage, Town centre, Economy and employment, Housing and Open Space and community*. The following key issues emerged as the most significant, and are presented below in hierarchical order according to comment frequency.

Summary of key issues

Character (160 comments)

Mirroring previous community vision consultation outcomes in 2014, strong feedback was given in relation to preservation of character and the need to protect the coastal village atmosphere. Statements concerning the need to preserve the balance between urban and rural parts of the locality, ensuring sense of place and sense of community whilst avoiding overdevelopment were also common.

Traffic and Transport (144 comments)

Traffic management and the need for additional parking to meet future needs were key concerns. There was a broad preference for car parking to remain free and that additional public transportation should be planned for Kingscliff.

Environment (138 comments)

Feedback relating to protecting the environment, in particular natural vegetated areas, beaches, estuary, foreshore and wildlife corridors, were clear and largely synonymous with preserving the character of Kingscliff. A number of responses contained a desire to retain and strengthen public access to these same environmentally protected areas which may give rise to land management conflicts.

Building height (129 comments)

Comments reflect preferences for 'maintaining current height limits' (45 comments) or continuing to impose a 'three storey height limit' (42 comments). There was an indication of support for reducing building height in Marine Parade, which was reinforced during specific round table discussions on the town centre precinct. Feedback identified a general preference to retain a three storey height limit, however, there was a portion of responses (20 comments) that indicated an acceptance for either

retaining the current 13.6m height or increasing building heights in some locations, in some cases to contain and prevent urban sprawl encroaching in highly valued environmental or agricultural land.

Tweed Valley Hospital (117 comments)

A large number of responses indicated either opposition to the site selected by NSW State Government (39 comments), opposition to the hospital in principle (26 comments) and/or concern about the flow-on impacts of the hospital on traffic, parking, congestion and services (23 comments). Counter to these views, a smaller cohort expressed support of a new hospital (19 comments) and of the site selected (10 comments). Concern was raised in comments recorded during the round table sessions that the locality plan does not specifically address the proposed hospital, in terms of the site selected and the broader strategic planning and infrastructure issues and influences on the locality.

Open Space (105 comments)

Throughout the KLP process, including previous rounds of consultation, Kingscliff residents have consistently expressed highly value for the quality, accessibility and diversity of open space areas within the locality, ranging from sporting fields and smaller park areas to the expansive coastal reserves.

Significant value is attributed to the cycle and walking network with further support to expand these networks. A number of participants expressed a need for the provision and management of leash free areas on beaches and the creation of dog park(s).

Economy and Employment (76 comments)

The importance of supporting economic development and employment diversity was identified by 54 respondents as key issues, particularly in relation to existing industry pillars including tourism (18 comments). There was general support at the round table sessions for the specific location of the proposed business and knowledge precinct. In particular, support was expressed for the land use intent, location and access of this site as well for the strategies within the KLP & DCP demonstrating commitment to facilitating future job creation.



Planning Issues (78 comments)

The planning sub-theme captured a variety of subject matters of concern including infrastructure, population and governance in general. Whilst participants were generally appreciative of the KLP process and the key visions presented, much of the workshop feedback focussed on an overriding desire to retain the existing status quo of the settlement and surrounding natural environment and strategies. Comments included the need for infrastructure to keep in step with population increases (15 comments), a desire to limit Kingscliff with a population cap (11 comments) and desire to direct population increase and growth elsewhere including Kings Forest (9 comments). The need for greater planning and design associated with ageing, aged housing and accessibility was also raised by 8 respondents. There was participant interest in the future of Lot 1 & 2 DP 1117599 (formerly Lot 490) (13), with suggestions for the land to be retained for environmental conservation, open space or low key development.

Social and community services (63 comments)

Many of the stated issues which fall under the 'social' themes also apply to a number of other themes and areas of interest. For example, the identified need for additional youth and community facilities (38) is relevant to the consideration of future open space needs and the ability to accommodate appropriate social services and infrastructure in accessible locations. The need for a greater police presence (13) and identification of crime as a concern was also recorded at the round table events. Individual submissions and group round table discussions raised indigenous heritage and the need to further promote aboriginal culture heritage, knowledge and relationships within the community as priorities.

Flooding (46 comments)

The March 2017 floods affected a substantial portion of north Kingscliff and Chinderah and as such, flooding was raised as a significant issue of concern, particularly in relation to the potential impacts of filling additional (greenfield) areas within the locality (40). The need for greater flood modelling and devising flood mitigation strategies was identified in both individual responses and as part of round table sessions.

Housing (40 Comments)

Affordable housing and social housing issues (14) emerged as key points of discussion in all feedback streams. Whilst clear direction on what may constitute 'affordable' or 'social' housing (often used synonymously) was not explored in detail during the workshops, there was a strong response to supporting increased diversity of housing types, including the 'missing middle' low-rise medium density housing types to be planned within greenfield development sites. A number of responses sought to reinforce Kingscliff's coastal design character through more appropriate building and sustainable design outcomes.

Agriculture (37 Comments)

The majority of comments received through individual submissions centre around the protection of State Significant Farmland, recognising Cudgen as the local food bowl, as well as recognising the historic connection between Kingscliff and the working agricultural hinterland (34). Whilst agriculture wasn't presented as a specific theme for round table discussion, feedback across several themes recorded issues around the need to protect agriculture lands for food security and farmer livelihood, and as a significant part of locality character. Ideas included strengthening the nexus between tourism, food and agriculture as well as supporting opportunities brought by a new business and knowledge precinct such as education, food processing and food technology industries.

Education (12 comments)

The need to further expand education uses (primary, secondary and tertiary) was raised in 11 instances. Round table discussions supported the idea of the business and knowledge precinct, the opportunity to facilitate a university, and opportunities for education to support and be supported by existing industries, particularly agriculture and tourism.



Theme 1: Environment and heritage

Key issues and themes were:

- Strong value was assigned to the protection of natural areas including the beach, creek and foreshore areas, bushland, wildlife corridors and key areas of fauna habitat with specific focus on the importance of koalas and birds and their habitat.
- Support was given to the conservation initiatives identified in the plan, including inclusion of E-Zones and the north-south wildlife corridor
- Concern was raised about the future of 'Lot 490' (now known as Lot 1 & 2 DP 1117599).
- Environmental and flooding impact of expanding the town centre footprint, particularly the proposed filling of land along Turnock St.
- Notable concern was also raised in relation to management of feral and other introduced species.
- Highlighting the need for acknowledgement and inclusion of sustainable and water sensitive design requirements (WSUD), climate change and flood response measures within the plan.
- Suggestions for creating appropriately scaled nature based education, recreation and tourism opportunities.

In response the KLP & DCP proposes the following:

- The KLP & DCP identifies significant tracts of land within the locality as having a high ecological significance as well as identifying opportunities to strengthen the connection(s) between these areas. These areas will form the basis of the future Tweed LEP E- Zone review.
- The inclusion of the north-south corridor within locality structure plans provides opportunity to strengthen ecological connections and also add to the existing walking and cycling network.
- There is a current Council resolution to rezone former Lot 490 to an appropriate environmental zone. An approved development consent for a tourist development also exists across Lot 2. Council will continue to work with the Tweed Byron Aboriginal Land Council with regard to Council's E-Zone review process and the future holistic planning and management of the site.
- Part of the Turnock St precinct has approval for fill under DA DA05/0004. Impacts on flooding were considered as part of the assessment process. Significant tracts of land within the Turnock St precinct are identified within the KLP & DCP as being ecologically significant and subject to consideration as part of Council's E-Zone review.
- Actions relating to management of feral animals are beyond the scope of the KLP & DCP. Council's Natural Resource Management Unit have a number of active programs dealing with introduced species.
- Planning principles and development controls around WSUD, flooding, hazards and resilience are embedded within the KLP & DCP. Cross reference to DCP B25 Coastal Hazards will be included in the final documents.
- Environmental tourism, including nature based education and recreation has been included within the vision statements and core strategies within the KLP & DCP.



Theme 2: Town centre

Key issues and themes were:

- A strong desire to maintain the 'coastal village' character within the town centre. Support for the introduction of architectural design guides addressing good design, coastal character materials and building sustainability.
- Strong support for the proposed reduction in building height to 11m along Marine Parade in the town centre precinct.
- General support for retaining the existing 13.6m building height limit for other business zones within the town centre.
- General support for extension of the commercial centre down Turnock St and activation of Pearl St frontages, however some concerns remained regarding the environmental and flood related impacts of filling low lying land, and the economic and overall character impact of increasing the scale of the town centre.
- Broad support for providing safe pedestrian connectivity between Marine Parade and Pearl and Turnock Streets, including activation of laneways and encouragement of laneway experiences.
- Support for the activation of upper levels along Marine Parade with restaurants or other commercial uses that cross both day and night time economies.
- Need to address current and future traffic and parking issues within Kingscliff and ensure new development provides sufficient car parking.
- There was a broad indication that car parking should remain free and that there should be additional public transportation planned for Kingscliff.

In response the KLP & DCP proposes the following:

- Reinforcement of character objectives through planning principles and development controls relating to building form, active retail frontage, building materials, urban design, streetscape and public domain.
- Building height changes would be implemented through an amendment to the Tweed Local Environmental Plan 2014
- No change to the 13.6m building height in town centre business zones.
- Turnock St precinct development would be subject to a design led master planning process by a future developer proponent in consultation with Council. Adequately addressing issues of fill, flood, environmental protection to inform structure planning, urban design and land use outcomes would be central to that process.
- Sites where pedestrian thoroughfares can be achieved have been identified within the KLP & DCP.
- The ability to develop upper level retail, food and beverage uses is currently permissible with consent and is further encouraged through the KLP & DCP.
- KLP & DCP includes a strategy to develop a multi-storey car park across the Kingscliff Village Shopping Centre and Turnock St greenfield development sites. Additional road connections will expand the road network. The Business and Knowledge Precinct would include retail and commercial land uses which would serve to reduce development and traffic pressure on the existing Kingscliff town centre.
- The Tweed Public Transport Strategy includes actions to improve public transport patronage and connectivity into and from Kingscliff. A new bus station/interchange would be proposed within the Kingscliff town centre.



Theme 3: Economy and employment

Key issues and themes were:

- Support for a point of difference for Kingscliff when compared to Tweed Heads, including innovative and niche industries and collective creative spaces.
- General support for the concept of a Business and Knowledge (B&K) precinct, with the opportunity for educational facilities, agriculture and tourism industries and/or the precinct complementing/ supporting the hospital.
- A need to balance any new precinct against the resulting economic and social impacts on existing commercial centres in the area e.g. Kingscliff town centre and Tweed Heads South.
- The importance of protecting the local agriculture industry for traditional employment and local food production, as well as new opportunities including agri-tourism, paddock-to-plate and other ancillary supportive industries.
- A need to diversify employment and economic growth opportunities and create more employment to support the population growth.
- Support for a range of services to be provided within Kingscliff including retail, commercial, tourism, restaurants/cafes.
- Need for better connectivity, including public transport, between B&K, TAFE/high school and town centre.

In response the KLP & DCP proposes the following:

- The KLP & DCP strategies recognise Kingscliff's unique strategic position and economic context in terms of access, desirable coastal location, working rural hinterland and a strong tourism industry. Strategies seek to build on the existing business strengths and industry pillars.
- The proposed B&K precinct would facilitate these however the final mix of land uses would be determined as part of a more detailed site specific master plan.
- As part of the more detailed site specific master plan process which is required under the KLP & DCP, proponents would need to undertake an economic impact study which would investigate the relationship between the new and surrounding business centres.
- The 'farmland-meets-the sea' character of the Kingscliff/Cudgen area is highly valued and important for cultural identity, business, and tourism. The 'Green Edges Precinct' will be amended to include additional strategies with regard to agri-tourism opportunities.
- The KLP & DCP includes a range of strategies to facilitate economic and business growth opportunities both within the existing town centre and the B&K precinct. These uses would seek to expand on the existing industry pillars of tourism, agriculture, health and construction.
- The KLP & DCP provides opportunity to expand the existing town centre west along Turnock St. This would allow for an increase in retail, commercial and residential floor area to meet the needs of an expanding population.
- The KLP & DCP seeks to strengthen the passive movement network between the existing town centre and new B&K precinct and hospital site adjoining TAFE. Additional bus routes linking the localities precincts would be expanded in step with the release and development of greenfield areas.



Theme 4: Housing

Key issues and themes were:

- Strong support for a variety of housing types and increasing housing diversity including 'missing middle', shop top housing and live work options.
- Strong support for more affordable housing and concern over rising housing costs.
- Support for the height limits proposed within residential zones in the plan.
- Strong concern over traffic and car parking implications of new housing developments.
- Need for service and infrastructure provision to 'keep up' with increased housing and population growth.
- Strong support for good design, amenity and sustainability measures in housing and subdivision designs.
- Concern over the impact of increased housing on the character of Kingscliff.

In response the KLP & DCP proposes the following:

- Housing strategies relating to increasing housing diversity across greenfield development sites. This includes planning for more housing density within walking distance from the town centre, and includes residential flats and low rise medium density housing.
- Affordable housing outcomes will be achieved through coordinated negotiations between Council, developers of greenfield sites and affordable housing providers to meet agreed affordable housing benchmarks.
- Lowering of maximum building height on land zoned R3 Medium Density Residential from 13.6m to 12.2m.
- Future development will need to provide on-site car parking spaces in accordance with relevant Council or SEPP provisions. The KLP & DCP includes strategies to expand existing road and cycle network to provide new links and connectivity within the locality to lessen reliance on short range vehicular transport.
- Future development of Kingscliff's residential greenfield development sites will be subject to a master plan process where projected housing density and yield will be investigated in detail against required civil, open space and community infrastructure.
- New development sites will be master planned. The first step will be the development of a site and context analysis to derive sustainable site responsive subdivision design.
- Whilst recognising Kingscliff is a growth area undergoing transition, the KLP & DCP divides the locality into different precincts where the existing character, precinct specific objectives and planning controls are specified. This distinction between precincts is focussed on retaining and strengthening existing character and ensuring future growth is tempered and balance to retain the key locality character objectives.



Theme 5: Open space and community

Key issues and themes were:

- Strong support for increased walking / bike paths and linkages and the proposed plans to expand the existing network.
- Both support for and opposition to leaving the library in its current location but overall consensus that it requires upgrade and expansion, and suggestions for multi-function uses including education and events.
- Both support for and opposition to a youth precinct / skate park, with concern primarily centred on location, security and proximity to residential areas.
- Widespread expressions of value for the coastal foreshore and reserves, including Rowan Robinson Park, Jack Bayliss Park and Lions Park.
- Some suggestions that parks could be embellished to a higher level or more appropriate to all ages and abilities, with some also seeking areas be left as open space with no embellishment.
- Need for upgrades and diversification in community and sports facilities.
- Support for community events and projects, outdoor cinemas, music events, community gardens and night markets.

In response the KLP & DCP proposes the following:

- KLP & DCP includes strategies to expand the walking and cycling network particularly through the green field development sites and a focus of connecting and linking key areas of open space and activity nodes including the town centre with surrounding residential areas.
- Whilst the KLP & DCP identifies an opportunity to relocate a new library and or multi-purpose community centre in either the Town Centre or Turnock St Precincts, final determination of the need and most suitable location will be determined in consultation with Council's Community and Cultural Services Unit and the development of the Community Infrastructure Network Plan and is beyond the scope of the KLP & DCP alone.
- The KLP & DCP identifies the location of a future Skate Park within the Jack Bayliss coastal reserve which is consistent with a Council endorsed Kingscliff Coastal Foreshore Master Plan. The final location and timing of skate park development will be determined in the context of the Open Space Strategy, specific community consultation which has taken place and the development of a Shire wide youth recreation action plan.
- The coastal foreshore reserve has been designed as the centrepiece of the Kingscliff town centre and important public domain area for community based events and activities.
- Whilst the KLP & DCP identifies strategies for the provision of open space, particularly within identified Greenfield development areas, embellishment of existing open space areas will be determined in the context of the Shire wide Open Space Strategy.
- The KLP & DCP identifies opportunity and strategies for future development of open space and community facilities particularly across green field development sites.
- The KLP & DCP includes preparation of a development application over key public domain areas within the Kingscliff Town Centre to facilitate consent for community based events which would help cut red tape for event organisers.

Written submissions: Analysis and Response

56 written submissions were received during the formal exhibition period. They represented a broad cross section of the community including:

- Private individuals
- Landowners and land owner consultants
- Chamber of commerce
- State agency and
- Resident groups.

Each written submission was tabulated, with the key arguments identified, reviewed and considered in terms of the appropriate response and implications for the KLP & DCP. The review includes Council's response to the submission content and identification of any key amendments made to the KLP & DCP as an outcome of that submission. This detailed written submission review table has been attached at **Appendix 2** of this report.

The following represents some of the key issues and recommendations which were raised.

Summary of key issues and themes

E-Zone Review / Conservation footprint

Gales Holdings Pty Ltd submission(s) are seeking amendments to lands nominated as 'ecologically significant' within certain diagrams in the KLP & DCP, in light of an ongoing vegetation assessment.

Gales Holdings Pty Ltd are the landowners of a significant amount of 'greenfield' land within Kingscliff. Throughout the KLP process, Council officers have been progressing negotiations with Gales Holdings' consultant team with regard to the vegetation classification over the Greenfield sites to determine both conservation and development footprints. Gales Holdings are in the process of preparing a biodiversity assessment method (BAM) over their land which will inform bio-diversity value. This process is ongoing, awaiting seasonal surveying.

In parallel, Council have been preparing vegetation mapping across the Kingscliff locality (and beyond) to identify lands which meet environmental zone criteria in accordance with the NSW Department of Planning and Environment's (DP&E) E-Zone guidelines.

There is currently no consensus between Council and Gales Holdings with regard to the developable and conservation footprints. This particularly relates to land east of Tweed Coast Road, land adjoining Turnock St roundabout and land adjoining Quigan St. Gales Holdings dispute the ecological / conservation value of these lands.

The current KLP documents and diagrams reflect Council's vegetation mapping. The extent of the nominated conservation and developable footprints combines the current available vegetation mapping, which has been rationalised in certain areas to accommodate more orderly design of adjoining developable areas.

Council to date has provided Gales Holdings with the opportunity to provide detailed vegetation mapping, including nomination of offset planting areas to compensate for vegetation which may need to be cleared for development of their land. This more detailed information has not yet been forthcoming. Given Gales Holdings own multiple sites across Kingscliff, there has been an ongoing preference to consider all sites collectively in terms of developable and conservation footprints, to ensure an appropriate balance of clearing and replanting locally can be achieved. This is an approach which Council has endorsed by resolution.

The KLP & DCP encourage precinct specific nomination of developable and conservation footprints as part of a design led structure and master planning process for Greenfield areas. This is a process which would enable the more detailed overlay and consideration of site constraints and areas of high ecological value against proposed urban structure and development outcomes.

In addition, Council is continuing to pursue the E-Zone review, as it applies to the Tweed 'coastal area' within the short term. This review will include the nomination of candidate E-Zone land within the Kingscliff locality. This consultative process, separate to the KLP & DCP, will afford Gales Holdings with the opportunity to present findings of their assessment including an offset planting strategy to compensate for any unavoidable clearing of existing habitat..

Recommendation: *For the purposes of the diagrams within the KLP & DCP, utilise Council's current draft E-Zone criteria mapping as the basis for the nomination of 'ecologically significant land'. Provide Gales Holdings with the opportunity to make representations of their ongoing BAM assessment and offset planting strategy as part of Council's forthcoming E-Zone Review process.*

Tweed Valley Hospital (TVH)

A number of written submission, including one from Health Infrastructure NSW and several individual submissions, reference the site nominated for the new Tweed Valley Hospital.

At the time of writing the KLP & DCP, the hospital site had not yet been nominated. As such the draft documents could not and do not acknowledge the current Tweed Valley Hospital site on Cudgen Road opposite the TAFE or consider the immediately adjoining land use and planning related issues.

At the time of writing of this report, the DP&E were preparing a site specific State Environmental Planning Policy (SEPP) to facilitate the lawful development of the TVH on this site. It is understood that the SEPP will prescribe no maximum building height development standard for the site and seeks to expedite the strategic planning and approvals process.

The Health Infrastructure NSW submission

The Health Infrastructure NSW submission highlights the importance of inclusion of the site and hospital as a significant land use within the KLP given it will be a significant social and economic anchor. The submission states that Kingscliff's location, its role as a sub-regional centre, its demographic composition and continued growth provide the strong strategic planning support for the development of the TVH in this location.

The submission also states that the location is consistent with the economy, employment and infrastructure key vision statements in that the hospital will significantly expand employment opportunities, deliver health services as well as create opportunities for educational clustering partnerships with Kingscliff TAFE. It is noted that this strategy aligns with Action 6.1 of the NCRP 2036.

The Health Infrastructure NSW submission further acknowledges the importance of the surrounding green edge and surrounding agricultural activity, identifying the existing TAFE and residential areas as demonstration that an urban and rural interface can coexist. In this regard it is attested that the hospital would not serve to fragment the Cudgen plateau and would limit flow-on impacts to other farmland.

Individual submissions

A number of individual written submissions express concern that the hospital site is not specifically identified and mentioned within the locality plan and that there will be significant impacts on the amenity and character of the locality on the basis of building height and significant vehicle movements. A further 5 individual submissions raise concerns regarding developing State Significant Farmland, not only from a loss of productive agricultural land perspective, but also a loss of faith in governance and lack of consultation around this issue. These issues largely mirror concerns which were raised during the roundtable workshop sessions.

Whilst the exhibited KLP & DCP did not specifically identify the selected TVH site, the draft plan did foreshadow the development of a hospital on an alternate site. As such, and in land use terms, there has been due consideration given for the expanded growth of economic and employment generating land uses associated with the new hospital.

This includes substantial opportunity for education, ancillary business and allied health services in the business and knowledge precinct (90ha site) and increased opportunities for diverse forms of housing to meet the expanded employment base across other greenfield development sites (approximately 1600 dwellings to accommodate 3750 people). It is, however, acknowledged that the ultimate release and development of this land is dependent on developer led progression of detailed master planning and rezoning processes.

In terms of building height, scale and character, Council staff have continued to liaise and provide technical feedback to Health Infrastructure NSW with regards to planning and urban design issues related to the hospital site. This has included involvement of the DP&E in relation to the development of the Tweed Head Action Plans which has included a specific Hospital Precinct study.

Council will continue to liaise with DP&E, particularly with regard to broader land use planning implications and measures to ensure the protection and safeguarding of the remainder of the Cudgen plateau State Significant Farmland.

Recommendation: *In acknowledgment of the significance of the Tweed Valley Hospital as a major land use, social and economic anchor, it will be necessary to review the KLP & DCP to:*

- *Update diagrams and references to the TVH Site throughout the KLP & DCP documents;*
- *Include narrative references to the TVH across each of the KLP & DCP documents, particularly in terms of locality wide strategies, economic, employment and social context sections;*
- *Expand the Kingscliff Hill Precinct to include the TVH Site and update the narrative within that section to discuss the planning and design implications of the TVH including a discussion on land uses on the immediate adjoining sites; and*
- *Continue ongoing consultation with NSW Health and the DP&E with regards to hospital planning and design issues and protecting Cudgen State Significant Farmland.*



Image: *Tweed Valley Hospital Site*

Building height

A number of written submissions reference building height, including representations from Gales Holdings (3) and several individual submissions.

At Council's meeting of the 16th March 2017, Council resolved to nominate building heights to be integrated into the draft Kingscliff Locality Plan and DCP including:

- 11.0m to Marine Parade within the town centre precinct;
- 13.6m to other business zones; and
- 12.2m to R3 medium density zones

Following this resolution, the KLP documents were updated to reflect these building height nominations.

Gales Holdings Pty Ltd submissions

The Gales Holdings submissions, which also supported by submissions from Morton's Urban Solutions and LFA Urban Design, request that building heights be realigned with those as proposed at the Kingscliff Shopfront Exhibition, being 6.6m to the western portion of the Kingscliff town centre (west of Pearl St) and 20m within parts of the Business and Knowledge Precinct.

Whilst the Gales submission makes representations to increase building heights in certain areas (along Turnock St and within the Business and Knowledge Precinct in particular) this is not further justified or substantiated in terms of understanding the potential positive alternative outcomes on development and housing yield, expanded retail opportunities, increased business economic opportunities or public benefit.

A review of feedback from the Kingscliff Shopfront Exhibition indicated no unanimous view on introducing larger building heights, with half of the respondents indicating a preference and half indicating objection. The shopfront exhibition did, however, identify unanimous support to reduce building height along Marine Parade (within the town centre precinct) to 11.0m in recognition of the predominant low scale character of this retail strip.

Individual submissions

A total of 8 written submissions expressed a preference for the exhibited buildings heights and generally retaining the 3 storey status quo.

Outside of the Gales Holdings submission, three additional individual submissions including one from

the Kingscliff Chamber of Commerce (KCC) indicated support for increased building heights in some locations. The KCC submission stated that whilst they would not like to see high rise in the area the Chamber does not oppose some increase in height in some areas including Pearl St, the education or hospital precinct, to facilitate efficient development and reduction of urban sprawl and to encourage development.

Additional submissions (4) raised objection to the proposed B4 Mixed Use zoning with a corresponding 13.6m building height across the Police Station site on Marine Parade. Objection related to potential amenity impacts from active ground floor uses (noise, traffic) and potential for a higher building in this location to block ocean views from the residential buildings behind.

Recommendation: *In the context of the exhibited Council endorsed building heights, the formal exhibition period through both the round table workshops and written submissions did not give rise to overwhelming community objection to those exhibited building heights. On balance, more people supported the building heights or maintaining the 3 storey status quo than those advocating for building height increases. In this regard there will be no recommended amendments to the exhibited building heights.*

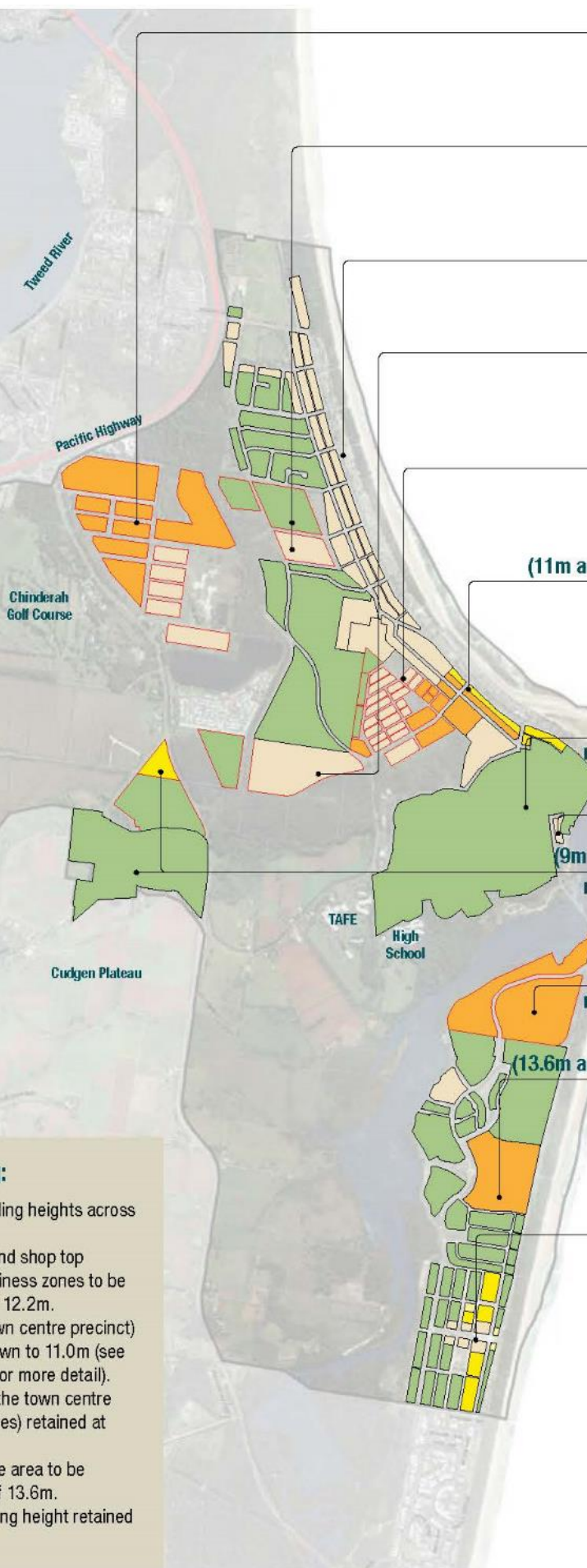
Given the long term nature of the development of Kingscliff's greenfield development sites, there will be future opportunity for Gales Holdings or other landowner/developer entities to revisit building height development standards as part of the precinct or site specific master plans and subsequent planning proposals. This more detailed and site specific investigations may identify land uses with alternate building typology outcomes which warrant a review of appropriate building heights. These more site specific master plans and building form investigates would at that time be subject to additional Council review and community consultation.

With regard to the Kingscliff Police Station site, it is proposed to amend the KLP to remove reference to the proposed change to B4 Mixed Use. Upon review, the existing R3 Medium density zoning can accommodate a range of medium density housing types including shop top housing which is permissible with development consent. Also the existing 12.2m maximum building height could accommodate 3 storey building, which is in keeping with the existing and desired future character of the beachfront precinct.

Building Height Changes

Legend

- Existing areas
- New greenfield areas
- 13.6m (applied to all business zones and SP Zone in Salt)
- 12.2m – reduced from 13.6m (applied to all Medium density zones)
- 11.0m – reduced from 13.6m (applied to Marine Pde within town centre and existing coastal housing precinct in Seaside and small mixed used area in Cudgen)
- 9.0m (applied to low density zones)



- (13.6m) Business and Knowledge Precinct**
+3.6m Increase height from 10m to 13.6m for business zones and 12.2m for medium density residential zones.
- (12.2m) North Kingscliff**
-1.4m R3 Medium density zones reduced from 13.6m down to 12.2m. R2 low density zones would be retained at 9.0m.
- (12.2m) Beach Front Precinct**
-1.4m R3 Medium density zones reduced from 13.6m down to 12.2m.
- (12.2m) West Kingscliff Precinct**
-1.4m Future R3 Medium density zones reduced from 13.6m down to 12.2m. R2 low density zones would be retained at 9.0m.
- (12.2m) Turnock Street Precinct**
-1.4m Future R3 Medium density zones reduced from 13.6m to 12.2m. Business zone areas would be retained at 13.6m.
- (11m and 13.6m) Town Centre Precinct**
-2.6m Marine Parade would be reduced from 13.6m to 11.0m. Other parts of the town centre including Kingscliff Shopping Village Site would be retained a 13.6m building height except for shop top housing reduced to 12.2m.
- (9m) Kingscliff Hill**
no change Existing 9.0m building height retained (including R3 zoned area).
(12.2m) Existing R3 medium density zone east side of Sutherland St reduced from 13.6m to 12.2m.
- (9m and 11m) Cudgen Village**
no change R2 low density zones would be retained at 9.0m. Potential mixed use zones would be 11.0m.
- (13.6m) Lot 1 and 2 DP 1117599 (Lot 490)**
no change Existing building height of 13.6m retained (Special Purpose Zone).
- (13.6m and 12.2m) SALT Precinct**
-1.4m Existing building height of 13.6m retained (Special Purpose Zone). R3 Medium density zones would be reduced from 13.6m to 12.2m. R2 low density zones would be retained at 9.0m.
- (12.2m) Seaside Precinct**
-1.4m R3 Medium density zones would be reduced from 13.6m to 12.2m. R2 low density zones would be retained at 9.0m. B4 zone retained at 13.0m.

What we are proposing:

- An **overall reduction** in building heights across the Kingscliff locality.
- Medium density zones (R3) and shop top housing developments in business zones to be reduced from 13.6m down to 12.2m.
- Marine Parade (within the town centre precinct) to be reduced from 13.6m down to 11.0m (see Town Centre Precinct board for more detail).
- Other business zones within the town centre (and new future business zones) retained at 13.6m.
- New Business and Knowledge area to be capped at a building height of 13.6m.
- Low density zones (R2) building height retained at 9.0m.

Extension of urban footprint Turnock St

Gales Holdings submission(s) have made representations that some of the land within the Turnock St precinct, which has been nominated as 'ecological significant land', is in fact not significant but 'cleared grass land'. The submission(s) make representation that this land be included as part of the precinct's developable footprint which would include 'community parklands'. Gales Holdings formally lodged a development application (DA17/0554) over this site for filling and drainage works to facilitate urban development. This land is currently zoned R1 General Residential under the Tweed LEP 2014.

Notwithstanding this zoning, the site falls within the Coastal SEPP mapping area and as such is affected by the Coastal SEPP provisions. It is also constrained by flooding, by proximity to known endangered species habitat (Mitchells Rainforest Snail, Wallum Froglett) and is within close proximity to a substantial flying fox colony. These constraints have been communicated with the land owner as part of the DA process along with a request for additional information.

Flora and fauna survey and mapping over this site and surrounding land currently forms part of the broader ecological assessment which is currently being pursued by Gales Holdings. Where it is likely that lands deemed to have a high ecological significance will be nominated as candidate E-Zone sites, there is opportunity for the balance of the site (land previously cleared/slashed) to form candidate vegetation offset planting sites. The revegetation of this land south of the existing drainage channel would continue to strengthen connected areas of vegetation within the area which was identified as a being a high priority by the community in the round table workshop sessions as well as previous stage of community consultation.

Whilst the notion of community parklands across part of this site would achieve opportunity for connected open space and pathways linking Quigan St with Turnock St, this would need to be considered in the context of the need for localised offset planting areas and open space. There would be opportunity for some 'nature based recreation' including raised walking trails through this site if it were nominated as offset planting / E-zone candidate site.

Recommendation: *For the purposes of the diagrams within the KLP & DCP, utilise Council's current draft E-Zone criteria mapping as the basis for the nomination of 'ecologically significant land'. Provide Gales Holdings with the opportunity to make representations of their ongoing BAM assessment and offset planting strategy as part of Council's forthcoming E-Zone Review process.*

Consider the 'cleared' area of land within the Turnock St precinct as a candidate 'offset planting site' which can also be utilised for nature based recreation.

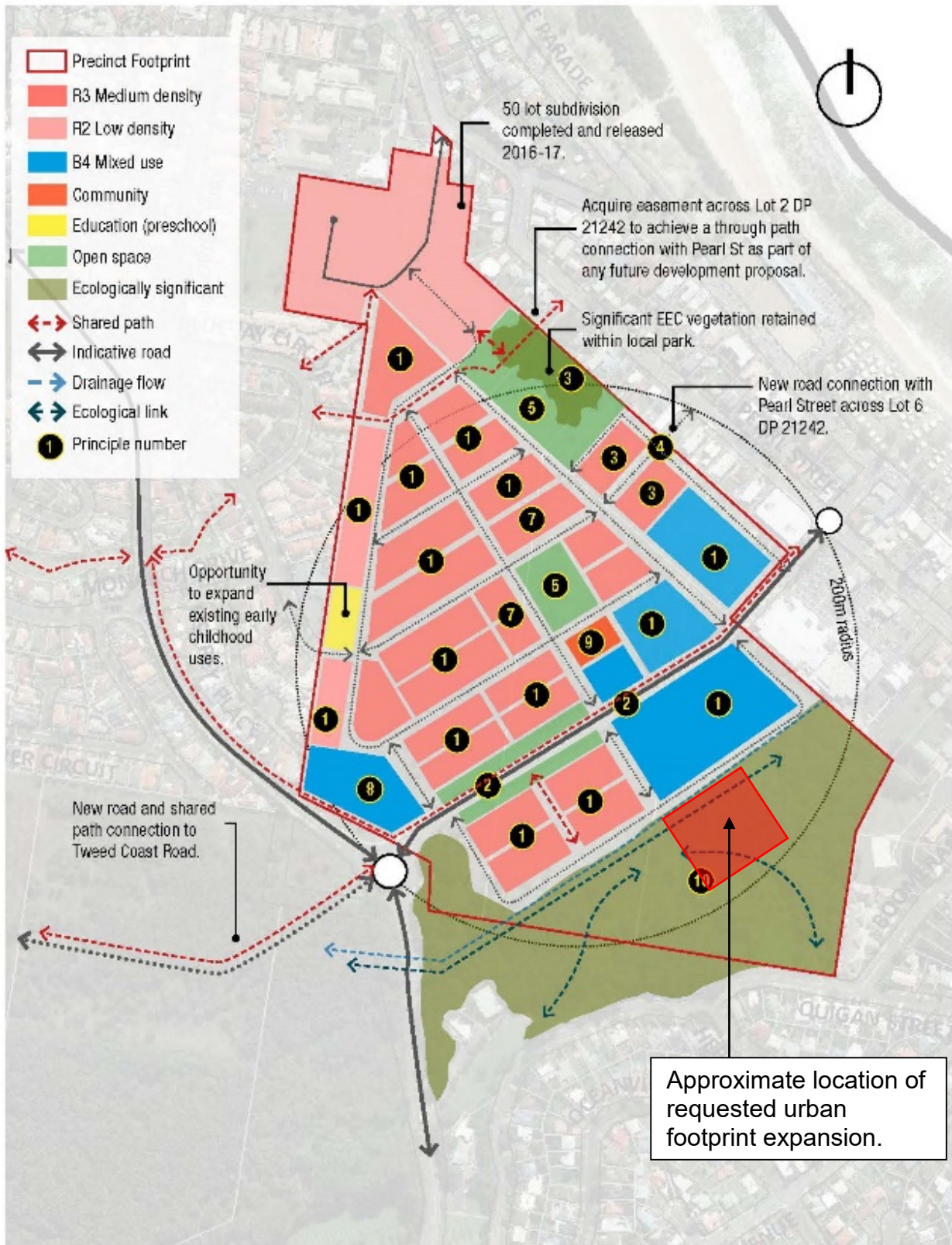


Figure 2.17 - Indicative Turnock St Precinct Structure Plan

Image: KLP & DCP Extract Turnock St Precinct

Extension of urban footprint surrounding artificial lake at Cudgen

Gales Holdings submission(s) have made representations that the Cudgen urban footprint should be expanded west from Crescent St to the edge of the proposed lake, which would be the result of sand extraction major project (Cudgen Lakes Sand Extraction Project P05_0103). It is noted that the sand extraction project has a nominated project timeframe of until 2047. Expansion of the nominated urban footprint in this location would effectively facilitate future master plan investigations into housing and other ancillary land uses in this location.

The idea of investigating some tourist based accommodation was tabled as part of the *Enquiry by Design Workshop*. This was based on the assumption that at the cessation of the sand extraction an artificial lake would be created and be of a size that may be capable of supporting some non-motorised water based recreation as an RE2 Private Recreation land use. Within RE2 Private Recreation tourist accommodation is permissible with consent. In consideration of this long term strategy, the KLP & DCP also identifies the opportunities for some tourist accommodation associated with a future artificial lake. The precinct plan however does not identify the site for greenfield residential housing (R1, R2 or R3).

Investigations of this site for these potential 'tourist accommodation' uses directly relate to the location and extent of the lake and cessation of sand extraction operations in addition to a detailed consideration of the sites constraints including flood impacts.

This position has been communicated to Gales Holdings in previous correspondence on 20/12/18 (incorrectly dated 17/5/18). It was indicated that due to the long term timeframe of the sand extraction operation, the availability of other greenfield development sites and the untested site constraints including flooding that the nomination of this site as future urban footprint would not form part of the current KLP & DCP strategies for the Cudgen precinct.

Recommendation: *Retain the strategy to investigate future opportunities to establish a holiday park or tourist accommodation adjoining the future artificial lake (private recreation) as part of the precincts master planning process, which should also address key constraints including flood impact. Do not nominate the extension of urban footprint in this location as part of the current KLP & DCP.*

Design of Altona, Crescent & Turnock St

Gales Holdings submission(s) have made representations that the diagrams within the KLP & DCP do not currently reflect the current approved road alignment of Altona Road or consider the potential to realign Crescent St in consideration of a future intersection with Tweed Coast Road and Turnock St extension.

As per previous discussions and written correspondence with Gales Holdings, the ultimate road alignment of Altona Road, Crescent St and the intersection with Tweed Coast Road is determined by alignments approved as part of the sand extraction major project (Cudgen Lakes Sand Extraction Project P05_0103). The indicative structure plan will be updated to reflect the approved road alignment.

In terms of the realignment of Crescent St and the ultimate intersection with Tweed Coast Road, the KLP & DCP currently provides a strategy that the road alignment / intersection design should be considered as part of a developer initiated master plan process which would then be used to inform any subsequent planning proposal and development application.

Council staff have previously provided in principle support for the preliminary Turnock St extension road alignment (27301-ALL-P002 Amend A) submitted by way of correspondence dated 27/8/2018. However the road alignment / intersection design should be considered as part of a developer initiated master plan process which would then be used to inform any subsequent planning proposal and development application.

Recommendation: *Diagrammatic references to the future Altona Road alignment will be updated to reflect the current approved road alignment. In-principle support be provided in reference to potential to realign Crescent St, location of intersection on Tweed Coast Road and alignment of Turnock St extension.*

Notwithstanding the in-principle support for the preliminary road alignment and intersection location, detailed design including final alignment and dimensions, road pavement design and cross sections including fill levels, batters, drainage, integration of shared pathways and detailed intersection design along with consideration of potential impacts on the adjoining sites is deferred to a more detailed developer led master plan process for consultation and review by Council.

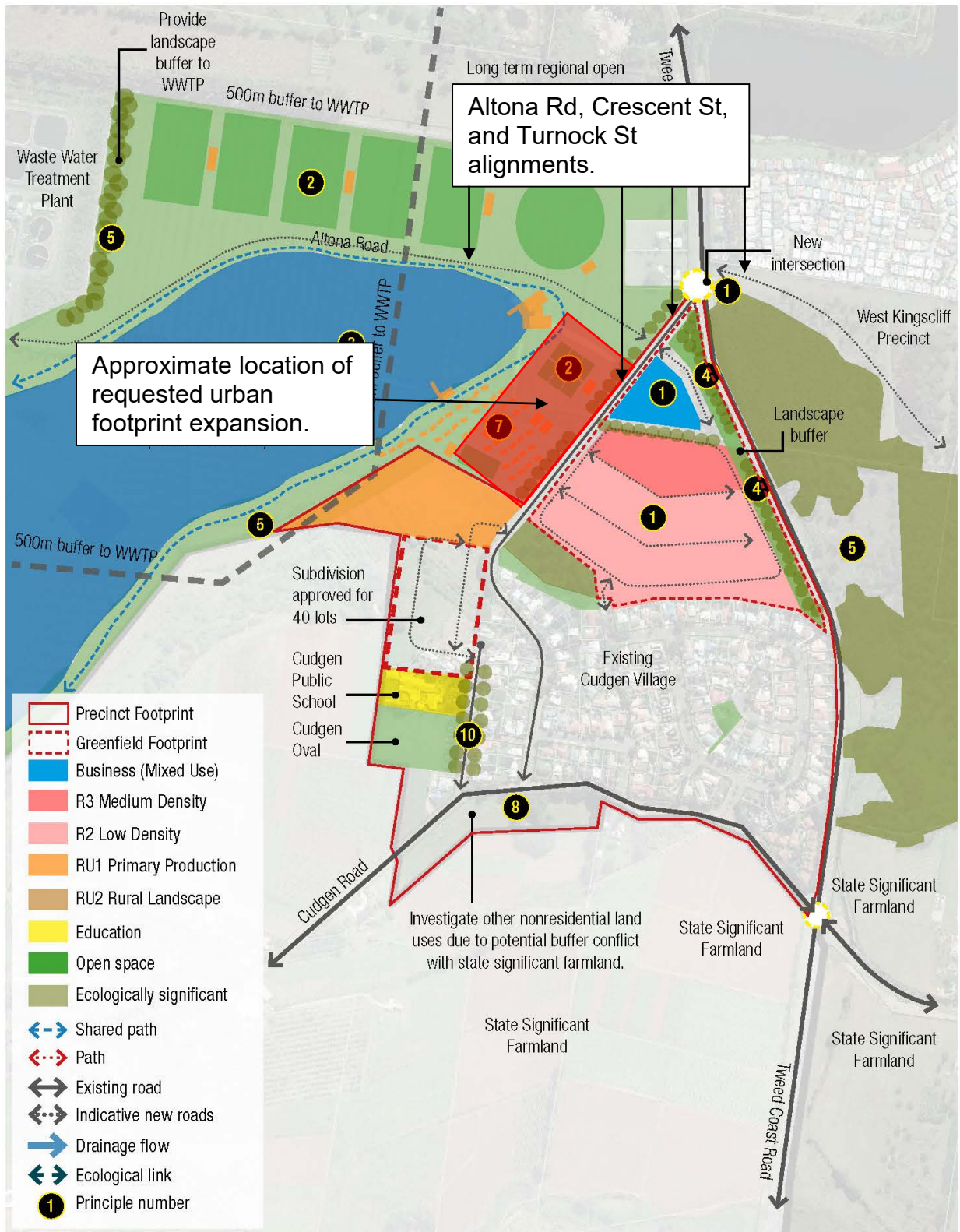


Figure 2.25 Cudgen Village Indicative Structure Plan

Image: KLP & DCP Extract Turnock St Precinct

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Buffer zone to Tweed Coast Road

Gales Holdings submission(s) have made representations to remove the numerical requirement for a vegetative buffer on nominated sites fronting Tweed Coast Rd. Whilst the qualitative intent is recognised, the numerical requirement and frontage extent is considered excessive and counter to the principle of achieving highly visible mixed use development particularly across the Business and Knowledge Precinct.

The KLP & DCP nominates the requirement for a 20m wide vegetative buffer on Greenfield development sites fronting Tweed Coast Road. The intent of this vegetative screen along this edge draws on broader linear landscape characteristics travelling along Tweed Coast Rd.

By way of example, Casuarina has a landscaped edge (average 20m wide) to Tweed Coast Road which establishes a strong landscape character along its length. This landscape buffer is broken at key intersections and streets running perpendicular to Tweed Coast Road along which the fronting business land uses are clearly visible.

The landscape buffer would also serve to visually screen less attractive back of house uses and service areas including loading bays, garbage refuse areas as well as car parking areas. It is also noted that the nominated 20m width mirrors the width of the band of vegetation already established along this road frontage. By deleting reference to the 20m numeric, achieving a vegetative screen would then rely on a qualitative measure which would become difficult to consistently apply.

Recommendation: *Retain reference to the 20m vegetation buffer screen within the KLP & DCP. There is opportunity for future landowner / development proponents to demonstrate how the intent of this is being met as part of design led master planning processes over greenfield development sites. This would provide the opportunity to provide more site specific detail on the relationship between proposed urban structure, built form and providing landscaping to enhance and strengthen the landscape character.*

Community Facilities Location

Gales Holdings submission(s) have made representations that the identified Kingscliff wide civic uses such as multipurpose community building, library, incubator workspace and preschool are more appropriately provided in the Business and Knowledge Precinct so that they can serve as a catalyst for the development of that precinct rather than additional traffic and parking pressures being placed on the Kingscliff Town Centre.

The KLP & DCP currently advocates for locating key community services, including but not limited to, a library and multipurpose community centre within, or within close proximity to, the town centre. This is reflected within both the Town Centre and Turnock St Precinct planning and design principles.

The reason to nominate the preferred town centre or Turnock St Precinct location for community facilities was based on the significant amount of Greenfield development adjoining the town centre. Despite additional development opportunity within the proposed business and knowledge precinct, the Kingscliff town centre will continue to remain the community and business heart of the locality.

The provision of additional community facilities across the Business and Knowledge Precinct may be an additional requirement as an outcome of future proposed master plan across this precinct. In this regard the need for community facilities will be assessed on the basis of proposed land use composition including projected residential yield.

Recommendation: *Retain the planning and design principles to locate key community facilities within either the Town Centre or Turnock St Precincts due to co-locational advantages with the existing business centre and availability of well-located greenfield development land.*

Notwithstanding, the final location of required community infrastructure is best pursued through more detailed developer led master plans in consultation with Council's Community and Cultural Services Unit and the development of the Community Infrastructure Network Plan. This master plan process may also identify the need for additional community facilities to service the Business and Knowledge Precinct.

Land forming and Flooding

26 written submissions including 20 proforma letter submissions (Beach St residents) raise concern about the potential flood impact on existing residential areas resulting from additional greenfield development land fill areas within the North Kingscliff Precinct. This concern was particularly focussed around the North Kingscliff greenfield development area and surrounding neighbourhood including Beach St, Zephyr St, Pacific St and north of Ozone St.

The currency and experience of this heightened flood concern is based on the March 2017 floods which exceeded 5% AEP / 20 year ARI levels in the West Kingscliff basin.

To date, as part of Gales Holding's master planning process, Council has not been provided with any modelling of the flood impacts from proposed urban footprint and resultant road configuration. Such modelling would need to verify the position that the extension of the urban footprint in this area will result in improvement / no worsening of flood impacts.

Whilst the required fill levels for the greenfield development sites have not yet been determined (and only would be as part of a more detailed master plan / subdivision design), a number of land forming objectives and controls to mitigate potential fill, flood and interface issues are specified in KLP Vol 3 DCP which states:

Objective 4: 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. *to ensure that fencing on top of retaining walls does not adversely impact amenity of neighbouring properties or destabilise retaining walls.*

Further, Land forming Control 02 states:

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 the integrated landscape at boundary interfaces to reduce the visual impact of retaining walls and level differential.

This control could be amended to state:

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 between new and existing and settlement areas are to be carefully designed to not result in any exacerbated flooding and drainage issues to the existing settlement areas and level differentials are to be appropriately setback, landscaped and/or retained on the development site to reduce the visual and amenity impacts of retaining walls and level differential.

Recommendation: *Comments and concerns in regards to flood levels, potential fill levels, and stormwater and flood mitigation strategies are noted and have been referred to Council's Engineering Services for further review as part of a future review of the flood plain model.*

Council's current flood plain modelling indicate that the North Kingscliff greenfield Development area could be filled to a commensurate level with adjoining residential areas with legible impact on localised flood levels. {any additional level information which could be added?}

Notwithstanding, any future master plan process over this and any other greenfield development site in Kingscliff, would need to undertake appropriate flood modelling and demonstrate compliance with the provisions of Tweed DCP A3 – Development of Flood Liable Land and Tweed Valley Floodplain Risk Management Strategy (Control 1C1 Design Principle 11: Hazards and Resilience).

North Kingscliff Greenfield Site

20 proforma written submissions have been received from residents of Beach St area all of which identify similar themes / issues including:

- Concerned about R3 medium density buildings 12.2m behind Beach St and impacts including overshadowing, privacy, airflow and sunshine, community liveability and impact on natural flora and fauna.
- Concern about water drainage once buildings are complete due to huge amounts of water that builds up here during rain events and flood.
- Propose a more suitable location for the R3 is the top left (north-west) as this would not back onto or be directly across from any low density residential properties.
- Requesting a minimum (setback) distance of 3-5m from the back fence; and
- Suggesting R2 behind Beach St would be more suitable for R3.

Two additional written submission raised concern with additional road connections through this precinct with concern specifically relating to the increased traffic movements impact on amenity and safety of children and elderly living within this precinct.

Under the current Tweed Local Environmental Plan (TLEP) 2014, the north Kingscliff site is zoned R1 General Residential with a maximum building height of 13.6m. This enables a wide range of residential housing types, including residential flat buildings. Historically, the site was zoned 2(c) Urban Expansion under past planning instruments TLEP 1987 and TLEP 2000 with a maximum building height of 3 stories. It was also identified in DCP No.9 West Kingscliff for medium density housing. As such, this site has been zoned with opportunity for medium density development with a 3 storey height limit for a substantial amount of time. A strategy of the KLP is to reduce building height from 13.6m to 12.2m as a future LEP amendment.

The key strategies within the KLP seek to encourage a range of both low density and low rise medium density housing across this site to facilitate additional housing diversity to appeal to a wide demographic range.

Given the development potential to the immediate west (Business and Knowledge Precinct) and

opportunity for a road connection from north Kingscliff west to the Tweed coast road, this greenfield development site presents a substantial residential housing supply opportunity.

Notwithstanding the long standing zoning and building height associated with this site, any future development would firstly undergo a developer led structure and master planning design process. This process would determine potential flood impacts and mitigation strategies, site design and fill levels, road network, nomination of housing types, open space and infrastructure amongst other considerations. As such, the indicative structure plan within the KLP may not be the final structure plan.

Recommendation: *To address or mitigate potential interface issues raised between the residents of Sand St and the North Kingscliff greenfield development site, there a number of options which warrant Council direction including:*

- *Option 01 - Retaining the existing R1 General Residential zoning (which would be subject to a revised lowering of 13.6 to 12.2m building height) but mandate through additional planning and design principles the need for appropriate land use, setbacks or buffers to the existing low density interface allotments as part of the subdivision design process;*
- *Option 02 - Nominate a combination approach of R3 medium density residential with a predominate 12.2m building height, but reducing building height to 9.0m at the interface of adjoining existing low density residential allotments.*
- *Option 03 - Nominate a combination of both R3 medium density residential with 12.2m building height with the exception of land adjoining existing low density interface allotments which would be R2 low density with a building height of 9.0m;*
- *Option 04 –Nominate the greenfield development site as R3 Medium Density Residential but impose a blanket 9.0m height limit to encourage a variety of low-rise medium density housing typologies*
- *Option 05 - Nominate the site as R2 low density residential (effectively back zoning) and impose a height limit of 9.0m.*

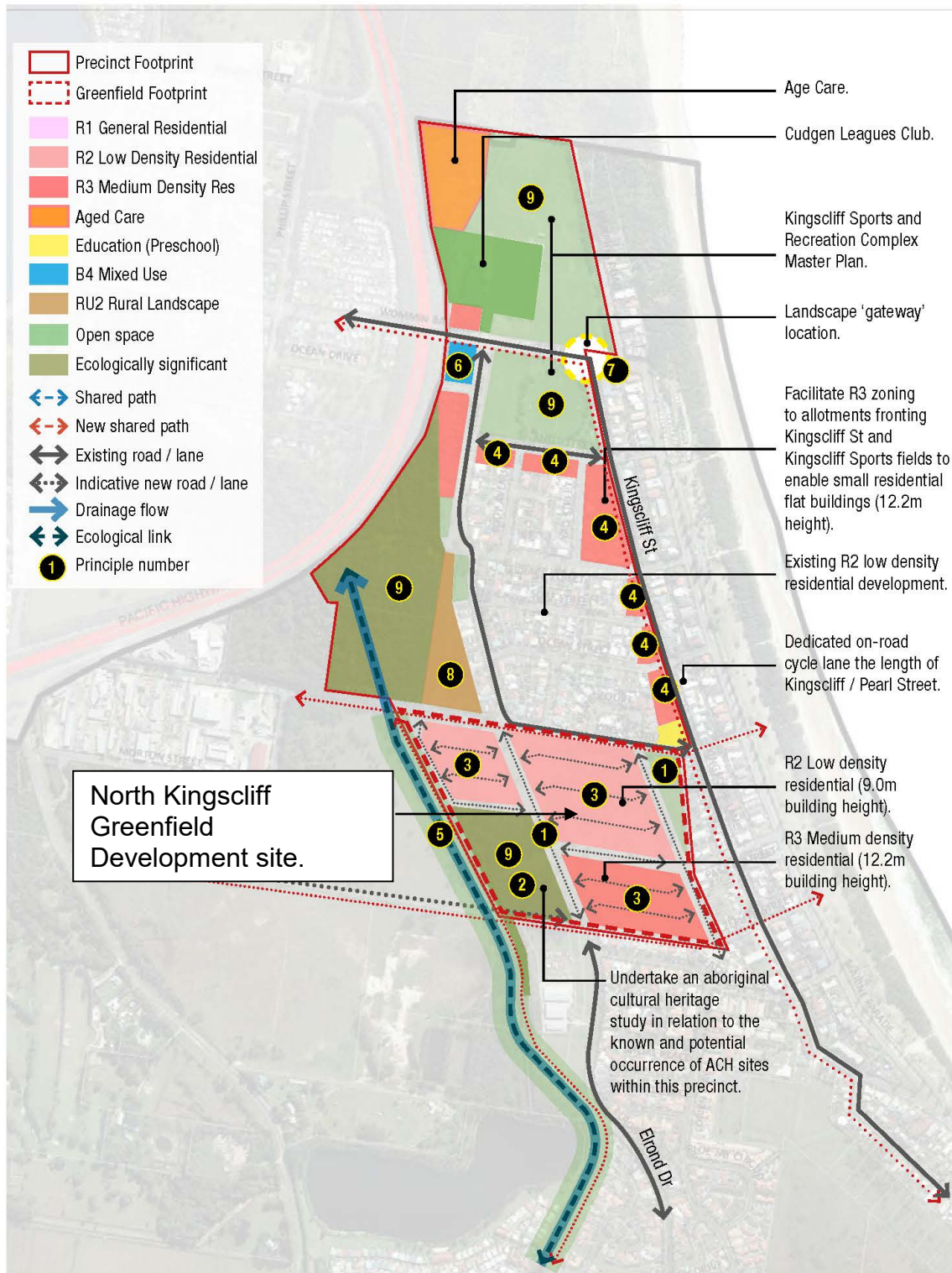


Figure 2.22 - Indicative North Kingscliff Precinct Structure Plan

Image: KLP & DCP Extract North Kingscliff Precinct

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North Kingscliff R3 Medium Density

Two written submissions make representations against strategies within the North Kingscliff Precinct to investigate opportunities to expand R3 Medium density zoning. Basis for objection includes potential for impact on existing residents by way of congestion and increased building heights.

The KLP & DCP North Kingscliff Precinct strategies identify the following streets to transition from R2 low density residential to R3 medium density residential:

- Kingscliff St (western side);
- Shell St (southern side); and
- Sand St (western side).

Kingscliff Street

In relation to Kingscliff St it is noted that the eastern side is currently R3 Medium density with a building height of 13.6m, however the western side north of Ozone St is R2 with a 9.0m building height. As part of the precinct plan investigations it was identified that most of the allotments on the western side of Kingscliff St had similar lot sizes to the eastern side with many comprising older housing stock single detached dwellings.

Given the nature of the older housing stock, lot size and favourable location (two streets back from the coastal foreshore) it is reasonable to deduce that many of these properties will be redeveloped in the near future. Applying a broader residential zone (R3) would provide flexibility for a broader and more diverse range of housing types similar to the low rise medium density housing that has been developed at No. 88 Kingscliff St. It is noted that this form of low rise medium density has a 9.0m building height limit which reduces potential impact to properties to the rear (overshadowing, overlooking, compatible building form and scale).

The key difference however is the allotments on the western side of Kingscliff St would not be serviced by a rear laneway and there would be potential interface issues between R3 12.2m housing types (RFBs) fronting Kingscliff St with R2 low density 9.0m housing types directly to the rear.

One option could be facilitating the transition of these sites from R2 to R3 but maintaining a 9.0m building height limit. This would enable the future development of a range of low rise medium density housing types, but prevent the development of 3 storey residential flat buildings which could impact surrounding properties by way of overlooking and overshadowing.

Shell Street

In relation to Shell St, the strategy to investigate transitioning these allotments from R2 to R3 relates to the direct proximity to the North Kingscliff sports fields. However, upon review of the 10 properties which front Shell St, four properties are dual occupancy strata titled which back onto a number of other dual occupancies in Eddy Avenue and Woram Place. As such there is already a degree of housing diversity within this immediate area.

Given the lack of ability to provide a rear laneway access, achieving larger medium density housing types within this precinct would be problematic without site amalgamation. It is thereby recommended that reference to Shell St for investigate as a potential R3 zoning be deleted.

Sand Street

In relation to identified properties on the western side of Sand St it is noted that an existing R3 zone applies to land to the immediate north which is then adjoined by land zoned B2 local centre (undeveloped). Of the properties identified to be investigated as R3 medium density, No 24-30 form part of the existing Christian City Church (of which Lot 36 DP249808 is already zoned R3). An existing dual occupancy (strata title) and a single detached dwelling which then directly adjoins undeveloped RE1 Public open space to the south. These properties back onto an undeveloped tract of land which is heavily vegetated also owned by the Christian City Church. As such there would likely be negligible amenity based issues to surrounding existing development if low rise medium density housing were to be pursued across these sites.

Recommendation: *In reference to facilitating the transition of identified allotments from R2 low density to R3 medium density, a number of options which warrant Council direction including:*

Option 01 – Retain reference to zone transition across all sites with an R3 zoning and 12.2m building height;

Option 02 – Retain reference to transition to Kingscliff St and Sand St (not Shell St) with an R3 zoning and 9.0m building height;

Option 03 - Remove reference to transition to any additional sites within the North Kingscliff Precinct (retain R2 low density zoning and 9.0m building height).

Council owned Elrond Drive Site

A written submission purporting to represent the interests of 20 residents of Beach St made objection to a strategy to investigate Council owned land fronting Elrond Drive for residential land use options including affordable housing.

The nature of the objection relates to a lack of usable open space within a walkable catchment of Elrond Drive, which will be exacerbated with additional greenfield development on surrounding nearby.

The submission also raises concern with increased traffic and issues of grouping affordable housing in one complex.

The submission specifically raised the following for consideration:

- Preference to retain the current RE1 Public recreation zoning on the site;
- Proposal to enhance the site by making this usable green space a park, which could include a dog park;
- Foreshore is busy on weekends with tourists. With proposed housing in north Kingscliff this park as open space will be highly desirable;
- Increase affordable housing options in the new Kings Forest development.

The site to which this submission is referring consists of Lot 36 DP 793925, Lot 45 DP 830193 and Lot 56 DP 840688. All three lots are vacant Council owned land currently zoned RE1 Public recreation. The site and surrounds is also mapped as a 'known' aboriginal cultural heritage site.

Whilst the embellishment of this land as a park would improve walkable access for residents of Elrond Dr and Beach St, a desktop review of existing casual open space within Kingscliff indicates that there is an oversupply of passive open space against the current and projected populations. The benchmark of 11.16 hectares is exceeded by 51.27 hectares, based on a rate of 1.13 ha per 1000 people. This is largely on account of the expansive coastal foreshore areas which is within a 500m walking radius of most of the North Kingscliff precinct and the capacity of greenfield development sites to further add to the open space network by way of neighbourhood parks, active open space and connecting pathways.

Based on this current casual open surplus and unembellished nature of this land, and in pursuit of

Council's interests in delivering more affordable housing types, this land was identified as being a potential candidate site for investigating affordable housing. Affordable housing could take many forms ranging from low density residential subdivision to a more multi-unit development where a proportion would be subsidised as affordable accommodation managed by an affordable housing provider.

If pursuing affordable housing was Council's preferred approach over this site, there would be a number of stages to facilitate including reclassifying the site from community to operational land and rezoning the site for residential purposes. Both processes would include opportunities for specific community consultation.

Council's draft Open Strategy indicates that residents in West Kingscliff in the vicinity of Elrond Ave and the south end of Sand St are undersupplied with quality parks and playgrounds. In recognition of this, there is also merit in retaining this site as open space to be embellished to an appropriate level in the immediate future.

Recommendation: *In considering the merits of this strategy to transition the identified site from RE1 Public Recreation to R1 General Residential a number of options warrant Council direction including:*

Option 01 – Retain the site as RE1 Public Recreation;

Option 02 – Retain reference in the strategy to transition the site from RE1 Public Recreation to R1 General Residential with a preference for affordable housing;

Option 03 – Defer consideration of the site to the Open Space Strategy.



Image: Council own Elrond Dr Site

Appendix 1: Tabulation of round table workshop results

Feedback Summary Table – By Issue

What's important to you about the future of Kingscliff?			
Theme	Roundtable	Online	Total
Character	160	15	175
Traffic/Transport	144	5	149
Environment	138	13	151
Height	129	15	144
Hospital	117	15	132
Open Space	105	14	119
Planning	78	7	85
Economy	76	2	78
Social	63	1	64
Flooding	46	1	47
Housing	40	1	41
Agriculture	37	6	43
Education	12	1	13
Heritage	4	1	5
		Total	1246

Feedback / Comment Number - By Theme

Environment and Heritage	Round table	Individual	Total
Value	105	85	190
Concern	57	48	105
Ideas	46	19	65
Total			360
Town Centre	Round table	Individual	Total
Value	208	153	361
Concern	93	75	168
Ideas	59	33	92
Total			621
Economy, Employment and Infrastructure	Round table	Individual	Total
Value	67	62	129
Concern	62	45	107
Ideas	85	35	120
Total			356
Housing	Round table	Individual	Total
Value	60	54	114
Concern	64	46	110
Ideas	46	31	77
Total			301
Open Space	Round table	Individual	Total
Value	88	81	169
Concern	46	34	80
Ideas	57	38	95
Total			344

Round table - Ice breaker Question

What's important to you about the future of Kingscliff?

Theme	Response	Quantity
Character	Protect the coastal village feel/atmosphere/charm of Kingscliff	72
	Balanced development / growth	33
	Avoiding overdevelopment of the area	24
	Retain unique sense of place / different to Gold Coast / community	24
	Rural-meets-coastal culture - retain nearby farmland	6
	Beach culture, surf culture	1
	Total	160
Transport	Traffic Management / improved traffic flow / linkages / roads	67
	Planning and thought around more parking / functionality	55
	Free parking	13
	Public transport	7
	No traffic lights	2
	Total	144
	Environment	Protecting the natural environment
Protecting beaches / creeks /coastal veg / foreshore		34
Keeping the creek / beach / foreshore clean, accessible, safe/ clean		26
Protecting wildlife / corridors		17
Protecting the beach from erosion / foreshore protection		9
Developing in environmentally sound ways		9
Koalas		4
Feral animal management		1
Total		138
Height	Retain current height limit	45
	3 storey limit	42
	Low rise - 4/5 storeys ok	23
	Restricting building height on foreshore / 11m Marine Pde	14
	Increase limits – up not out	4
	Increased height with good design	1
	Total	129
Hospital	Against site	39
	Against in principle	26
	Impact of hospital – traffic, parking, congestion, services	23
	For in principle	19
	For site	10
	Total	117
Open Space	Natural / Green / open space and parks	45
	Provision and management of leash free areas / beaches	30
	Bike paths, walking tracks, sport fields/facilities	25
	Community Gardens	5
	Total	105
Economy	Supporting economic development/employment/diversity	34
	Supporting tourism / promoting the area	19

	Local employment	14
	Opportunities for young / youth – employment, innovation	8
	Restricting tourism - let tourists have the Gold Coast	1
	Total	76
Planning	Infrastructure must keep up with population	15
	Future of Lot 490	13
	Population cap	11
	Pedestrian Amenity / safety	10
	Direct growth elsewhere, not Kingscliff	9
	Planning for ageing / special needs population / accessibility	8
	Streetscape Amenity / tree planting	6
	Resist NCRP direction for more housing in Kingscliff	3
	Development for community not developers	2
	Good planning allowing for density	1
	Total	78
Social	Greater youth / community facilities / programs	40
	Greater police presence	14
	Respecting Indigenous heritage	5
	Accessibility	2
	Social issues	2
	Total	63
Flooding	Filling and impacts on / management of floodplain	40
	Flood mitigation	6
	Total	46
Housing	Addressing affordable housing / homelessness issues	14
	Diversity / Encouraging 'missing middle' housing	9
	Sustainability / efficiency / passive design / carbon neutral	7
	Management of short term rental	6
	Increasing density	3
	Emphasis on design /architecture	1
	Total	40
Agriculture	Saving SSF / red soils / local food bowl / historic connection	34
	Supporting the agriculture economy	3
	Total	37
Education	Upgrade high school / TAFE / better education opportunities	11
	Expanding education of historical / cultural significance of the area	1
	Total	12
Heritage	Cudgen memorial trees / pine trees / weeping figs	1
	Aboriginal cultural heritage and knowledge	1
	Acknowledging bushland as country	1
	Harmonious relationship with ATSI community and heritage	1
	Total	4
	TOTAL COMMENTS	1150

Environment and Heritage – Round table

What do you value about the plan?

Theme	Response	Quantity
Ecology	Protection for natural areas, green spaces, parks	18
	Protection for ecological connectivity / wildlife corridors / habitat	14
	Protection for Koala habitat / koala corridors	10
	Protection for birdlife / habitat (Black Cockatoo, Curlew, Osprey)	4
	Opportunity for education/community interest /programs	3
	Protect / enhance shade trees	2
	Protect rainforest around library	1
	Importance of protecting ecology for air quality	1
	Balance between environment and development	1
	Total	54
Beach / creek	Value / protect the beach / creek / waterways / wetlands	21
	Coastal management and maintaining coastal buffers	5
	Dunes and dune foreshore rehabilitation and protection	5
	Protect green spaces around beaches	1
	Total	32
Planning	Supportive of identified conservation areas in plan	4
	Sensitive development of Lot 490	3
	Protection of agricultural hinterland	3
	Environment section of plan most important	2
	Support north-south wildlife corridor	2
	Planning and urban design to respond to climate change	2
	Supportive of an environmental park nature based recreation	1
	Total	17
Visual amenity	Protect natural unbuilt views and scenery	1
	Value 'green and clean'	1
	Total	2
TOTAL COMMENTS		105

Environment and Heritage – Round table

What aspects of the plan concern you?

Theme	Response	Quantity
Ecology	Need strategy to remove introduced trees / species /feral	5
	E-Zones / state government overriding / meet legislation	4
	Opportunity for education / community interest /programs	4
	Improved connectivity / corridors	3
	Consider drainage of wetlands in E-Zone criteria	1
	Need to improve environment not just maintain	1
	Increase ecological aspects of parks	1
	Bushfire mitigation	1
	Concerned about environ. impact of Turnock St extension	1
	Impact of development of wildlife (echidnas)	1
	Undue emphasis on rare frogs	1
	Total	23
	<hr/>	
Planning	Concerned about development / height at Lot 490	6
	Concern about flood impact on existing settlement	5
	Impact of expanding town centre on environment	4
	Impacts of population increases / influx visitors / noise	3
	Lack of response to climate change	2
	Ensure buffers are large enough around development	1
	Turnock St a transition area not consistent with Gales	1
	Development potential in Chinderah	1
	State significant land not mapped	1
	Green space corridors / wildlife corridors need to be wide	1
	Total	25
<hr/>		
Beach / creek	No boating / better management in Cudgera Creek	2
	Impact (of development) on coastal management	1
	Dunes and dune foreshore rehabilitation and protection	1
	Limit walkway to one side of the creek	1
	Beach and creek erosion a concern	1
	Dune care – concerned about losing views	1
	Maintain boating in Cudgera Creek	1
	Concern about potential bridge over Cudgera Creek	1
Total	9	
TOTAL COMMENTS		57

Environment and Heritage – Round table

What alternate solutions or ideas do you have?

Theme	Response	Quantity
Planning	Ensure we are considering climate change	3
	Importance of ecological areas to reduce flooding	2
	Tangible and appropriate tourism / avoid impacts on wildlife	1
	Plan infrastructure and services	1
	Use or lose zoning	1
	Make sure north south drain is wide and planted	1
	Fund environmental works through issuing fines	1
	No built structures in natural areas	1
	Water sensitive urban design	1
	Support agri. based tourism	1
	Total	13
Open space	Increased nature based recreation / boardwalks / trails	7
	Boardwalk on land behind Woolworths	1
	Capture stormwater to irrigate Marine Parade	1
	Total	9
Beach / creek	Protect and improve the creek	2
	Improve pedestrian access along the creek	1
	Better pollution management/prevention in the creek	1
	Remove signage and return creek to ecological	1
	Use the lock for protection works	1
	Expand coastal reserve forth of bowls club	1
	Plant dunes to prevent sand blowing onto pathway	1
	Total	8
Ecology	Ongoing education / community interest /programs	3
	Plant more trees	1
	Green decreases crime improves mental health	1
	Everyone who moves here makes a small change (for better)	1
	Lot 490 to stay environmental	2
	Make sure measures are in place to protect wildlife	1
	Need strategy to remove introduced trees / species /feral	2
	Total	11
Heritage	Preserve old sugar mill and train line	1
	Need more information to promote indigenous heritage	1
	Heritage study needed opposite golf course - Cemetry	1
	Protection of Cudgen Norfolk Pine trees	1
	Protect Kingscliff heritage school, cricket site and pine trees	1
	Total	5
TOTAL COMMENTS		46

Environment and Heritage – Individual

What do you value about the plan?

Theme	Response	Quantity
Ecology	Protecting wildlife / habitat /corridors / environmental areas	25
	Improved connectivity / corridors	5
	Protection for koala habitat / koala corridors	8
	Protecting fauna	4
	Prtecting flora	1
	E-Zones to protect	1
	Rainforest near hospital site	1
	Total	45
Beach / creek	Value / protect the beach / creek / waterways / wetlands	9
	Coastal and estuary management / coastal buffers	5
	Protecting south beach environment	1
	Maintain integrity of foreshore parkland	1
	Total	16
Planning	Support environmental strategies / conservation areas in plan	11
	Zoning lands for environment	1
	Improving accessibility to environmental areas	1
	Total	13
Heritage	Value aboriginal cultural heritage and knowledge	7
	Management of ACH sites – resource / education	1
	Managing heritage	1
	Pleased to hear about aboriginal site mapping	1
	Total	10
Agricultural	Value / protect the agricultural hinterland	1
	Total	1
TOTAL COMMENTS		85

Environment and Heritage – Individual		
What aspects of the plan <u>concern</u> you?		
Theme	Response	Quantity
Planning	Concerned about development / height at Lot 490	12
	Conflict between tourism/development/enviro protection	4
	Would e-zone prevent road link from Turnock to TCR?	1
	How do you identify an e-zone?	1
	Lack of access into green spaces / boardwalks / forest	3
	Community accept sacrifices to sustain endangered species	1
	Not staying true to the plan	1
	Extreme environmental / ecological ideology prevalent	1
	North end all bush with little public access	1
	Total	25
Wildlife/habitat	Conflict between n/s drainage corridor and wildlife (Koala)	2
	Koalas may not have area for diverse gene pool	1
	Narrow wildlife corridors through Gales Land	1
	Wildlife habitat (frogs and snails) in Turnock St	1
	Total	5
Flood/Drainage	Concern about developing flood impacted land	4
	Need better/wider buffers to Kingscliff Creek / drain	1
	Volume of spring water in swamp & Kingscliff Rd reserve	1
	Total	6
Heritage	Recognise and protect aboriginal heritage / sites / culture	4
	Danger of too much heritage emphasis	1
	Total	5
Agricultural	Protect agricultural land	3
	Why isn't SSF east of TCR included in plan?	1
	Total	4
Beach / creek	Impact (of development) on creek / coast	1
	Dune care – concerned about losing views	1
	Fishing/boating/swimmer conflict needs action	1
	Total	3
	TOTAL COMMENTS	48

Environment and Heritage – Individual		
What alternate solutions or ideas do you have?		
Theme	Response	Quantity
Planning / KLP	Need better green corridors along roads	1
	Lot 490 for eco-tourism	1
	Dog management for shared beach arrangement	1
	Balance between the coast and country maintained	1
	People move here for beautiful surroundings and lifestyle	1
	Climate change impacts / erosion	1
	Concern about the loss of natural beauty	1
	Total	7
Ecology	Protect birdlife / habitat (Black Cockatoo, Curlew, Osprey)	3
	Protect all Koala habitat / koala corridors	2
	Replant endemic species	1
	Preserve wetland areas	1
	Protect two Coolamon trees in Kingscliff St (inline Quggant St)	1
	Total	8
Beach / creek	Protect and improve the creek	1
	Fish habitats / nursery	1
	Prevent soil erosion around the creek	1
	Total	3
Open space	Capture stormwater and use it in parks	1
	Total	1
	TOTAL COMMENTS	19

Town Centre – Round table		
What do you value about the plan?		
Theme	Response	Quantity
Building Height	Building Heights reduced to 11m on Marine Parade	34
	Building Heights remain 13.6m behind Marine Parade	18
	Support 3 storey building height limit	4
	Total	56
Car Parking & Traffic	Car parking to Turnock St/shopping centre site/park once and walk concept	20
	New connection road TCR to town centre	14
	Support Multi Level car parking	12
	Minimise car parking / traffic on Marine Parade	7
	Support Turnock St as formal entry to Kingscliff	1
	Retain some car parking on Marine Parade	1
	Total	55
Planning	Activating upper levels on Marine Pde (café, commercial etc)	10
	Support commercial extension down Turnock Street	12
	Maintain coastal village character	8
	Support activated 'laneway' experience	6
	Increase housing density / diversity in town centre	5
	Beachy & natural materials in architecture / good design / architectural design guide	5
	Activating Pearl Street	5
	Total	51
Streetscape	Pedestrian connect Marine Parade to Pearl/Turnock /car park	18
	More trees / shade / landscaping	11
	Streetscape upgrade (Pearl / Marine / Turnock)	7
	Footpath widening (safety/accessibility as well as amenity)	4
	Upper level setback on Marine Parade	3
	Variety in streetscape / building design / articulation	1
	Small scale safe village atmosphere	1
	Total	45
Whole Town Centre	Most outstanding part of the plan – addresses many concerns	1
	Total	1
TOTAL COMMENTS		208

Town Centre – Round table		
What aspects of the plan concern you?		
Theme	Response	Quantity
Traffic & Car Parking	Car parking should not be charged / paid	10
	Visual Impact of multi storey car parking – needs good design	10
	Insufficient car parking – workers, residents Marine Parade	3
	Traffic management and parking	3
	North south traffic capacity – another link needed	2
	Expansion down Turnock impact traffic issues in town centre	2
	If parking is in Turnock what about when it's raining	1
	Total	31
Flooding	Impact of more land being filled / developed – flood/drainage	10
	Flood concerns specifically if Turnock filled / developed	8
	Total	18
Building Height	Should be stepped heights as per shopfront plan	10
	Support retaining existing 13.6m on Marine Parade	1
	3 stories restricts development potential	1
	Visual impact of buildings on sloped land	1
	Blanket height result in urban sprawl	1
	Height levels need to consider changing topography	1
	Worried about precedent with higher buildings	2
	Total	17
Hospital	Plan doesn't address hospital and impacts on town	11
	Total	11
Planning	Turnock Street extension is too extensive	1
	Competition generated from Turnock St extension may affect existing Marine Parade business	1
	Pearl St multi storey car park – challenge to activate Pearl St	1
	Density	1
	Must ensure controls put vision into practice	1
	Needs to include activation of southern end of Marine Parade	1
	Shopping centre the way it is now is fine	1
	Total	7
Streetscape	Road reserve too narrow – cannot provide footpath width	2
	Management of pedestrian traffic across Turnock Street	1
	More pedestrian traffic needs more resources, bins, seats etc.	1
	Don't want to look like Tweed City	1
	It will feel closer when Turnock developed	1
	Total	6
Environment	Environmental impact if extension down Turnock	3
	Total	3
TOTAL COMMENTS		93

Town Centre – Round table			
What alternate solutions or ideas do you have?			
Theme	Response	Quantity	
Traffic & Car Parking	Consider public transport – don't assume cars are the only option / public transport hub / taxi/uber near multi storey	5	
	Pedestrian only Marine Parade	5	
	Regular Shuttle bus network / park and ride system	5	
	Locals free car parking if multi storey / basement are charged	3	
	Limit Marine Pde vehicle access to disabled / emergency	3	
	More car parks within development sites (A2 review)	3	
	Revisit Marine Parade two-way : one-way not working	2	
	Enforcement that tourist walk not drive	1	
	Remove ambulance station from Marine Parade	1	
	Developer contributions to provide more car parking vs broader strategic transport considerations	1	
	Driverless buses – see Darwin case study	1	
	Trucks need to be directed onto Turnock connector road	1	
	Underground service road connecting basements on Turnock	1	
	Total	32	
	Planning / KLP	Keep large floor plate to Chinderah – keep town centre small incl Turnock extension	4
		Better pedestrian / bike path connectivity with Cudgen	2
		Landswap at St Anthony's – traffic issues, better location for commercial, find better site for school.	1
Smaller walkable local commercial centres along Marine Parade – take pressure of town centre		1	
Public access / walkways through caravan parks		1	
Utilisation of schools as meeting places		1	
Promote KC as a sustainable town, beyond BASIX, carbon neutral		1	
Set benchmark – pilot project to be a model town		1	
Partner with universities / students		1	
Design guide for Turnock st		1	
Footpaths on both side of road		1	
Offer incentives to businesses – s64s, rate relief, streamline DAs.		1	
Events be held elsewhere than town centre unless community directly benefits (\$)		1	
Put thought into type of retail – unique, character shopping		1	
Total		18	
Streetscape	Green walls, living roofs, carbon neutral design	3	
	Town Centre clock / statue / water feature	2	
	Pop Up stalls in laneways	1	
	Capture water for Marine Parade irrigation	1	
	Protect the fig tree as an important character feature, lighting, recognition	1	
	Turnock St expansion to include a central green square	1	
	Total	9	
TOTAL COMMENTS		59	

Town Centre – Individual		
What do you value about the plan?		
Theme	Response	Quantity
Streetscape	Pedestrian connectivity – Marine Pde to Pearl St/car park areas	18
	Improving walkability / pedestrian friendly / wider paths / safety	13
	Restaurant / Kerb side dining opportunities	4
	More trees / shade / landscaping	6
	Improved public domain	2
	Streetscape upgrade (Pearl / Marine / Turnock)	2
	Tree line boulevard along Turnock St	1
	Addressing Pearl St streetscape	2
	Foreshore	1
	Total	49
Car Parking & Traffic	Move car parking to Turnock Street / shopping centre site / multi-storey / park once and walk concept	15
	Traffic management and car parking proposals	14
	Minimise car parking / traffic on Marine Parade	7
	Basement car parking	1
	Total	37
Planning	Support KLP (generally)	7
	Maintain coastal village character to Marine Pde	6
	Support commercial extension down Turnock Street	6
	Support shopping centre site redevelopment	1
	Better architecture/coastal design character / design guide	5
	Activating upper levels on Marine Pde (café, commercial etc)	3
	Activate laneways	3
	Diversity of town centre uses	1
	Increase housing density / diversity in town centre	1
	Shop top housing in town centre	1
	Position appropriate infrastructure together	1
	Total	35
Building Height	Support proposed height reductions	26
	Building Heights reduced to 11m on Marine Parade	5
	Keep heights low	1
Total	32	
TOTAL COMMENTS		153

Town Centre – Individual		
What aspects of the plan <u>concern</u> you?		
Theme	Response	Quantity
Traffic & Car Parking	Traffic management and parking	17
	Visual Impact of multi storey car parking – needs good design	5
	Lack ability to remove traffic from Marine Pde	1
	Needs to address Pearl St traffic at school pick up time	1
	Marine Pde – vehicles too close to cafes / safety	1
	Total	25
Planning	Need design guidelines / design quality / fit with character	5
	Population growth and capability to expand	2
	Events in town inconvenience and block access to retail	1
	Kingscliff village needs to be integrated rather than standalone	1
	First floor businesses typically suffer and changeover regularly	1
	Consider noise issues from the pub and clubs	1
	Do not move library / what will happen to existing	2
	Development needs to be viable not so governed	1
	Need to fast track Town centre improvements	1
	No development of a community centre	1
	Inequitable retail rental or lease rates for tenants.	1
	Not allowing business to grow	1
	How do you reduce height and increase density	1
	Total	19
Building Height	Concern about reduction of building height	8
	Buildings height should not be lowered / maintain existing	3
	Preferred previous building height concepts	3
	Police / Fire station should be 12.2m not 13.6	2
	Why are we confident 12.2m restricts 3 storey?	1
	Total	17
Flooding	Flood concerns specifically if Turnock filled / developed	6
	Impact of more land being filled / developed – flood/drainage	3
	Total	9
Streetscape	Outdoor dining amongst petrol fumes / in a car park	2
	Needs upgrades to be dog friendly	1
	Tables on street take away path width	1
	Not much mention of landscaping, greenery	1
	Total	5
TOTAL COMMENTS		75

Town Centre – Individual		
What alternate solutions or <u>ideas</u> do you have?		
Theme	Response	Quantity
Traffic & Car Parking	Pedestrian only Marine Parade / car free	4
	Need transport precinct, buses, taxi's, more thought to public transport	3
	Need 3 storey car park / more car parking	2
	Dedicated bike paths to reduce car reliance	2
	Remove car parking – too much	1
	Move cars away from cafes (without damaging business)	1
	Make Moss St / Marine Pde one way	2
	Marine Pde crossovers allowed to access basement	1
	Slow traffic to 30km per hour	1
	Roads safer with less potholes	1
	Off beach parking must be built by Council	1
	Parking to north of bowls club with shuttle bus into town	1
	Need 4 lane roads	1
	Prevent vehicles crossing footpaths in Marine Pde	1
	Whilst not popular, the reality of the future is parking metres	1
	Total	23
Streetscape	Green walls, living roofs, carbon neutral design	1
	More shade needed	1
	Need pedestrian friendly area	1
	More seating	1
	Include public art and aboriginal culture	1
	Total	5
Building height	Height limits in Turnock to match 12.2m medium density	1
	Buildings on western side of Pearl St could be higher	1
	May need multi-storeys to accommodate tourist overflow	1
	Smaller scale buildings are better – pub dominates	1
	Total	4
Planning / KLP	More services in town – difficult for old people	1
	Need architectural guidelines	1
	More emphasis on sustainable design / materials	2
	Total	1
	TOTAL COMMENTS	33

Economy, Employment & Infrastructure – Round Table

What do you value about the plan?

Theme	Response	Quantity
B&K Precinct	Support B&K precinct /mix of uses/ location / access	13
	Opportunity for B&K precinct to support hospital	3
	Links between agriculture/tourism in B&K precinct	2
	Building height less of an issue in B&K precinct	2
	Should reassess flooding capacity beyond 65%	1
	Need for a university within B&K precinct	1
	Support new east/west road connection to B&K precinct	1
	Total	23
Retail	Good range of retail/commercial/service/amenity/café	10
	Fine grain on main street / scale	2
	Additional retail/restaurants/tourism in north part of town	2
	Total	14
Agriculture	Farm meets sea character of Kingscliff important for business	5
	Support farming industries / stalls / fresh food market	4
	Protect SSFL with appropriate buffers	2
	Support local agri. with secondary / ancillary industries	1
	Opportunity to service and link industry across shire esp. Agri.	1
	Total	13
Employment	Focus on tourism / agriculture	4
	Smaller office/ micro business / studio / work from home jobs	2
	Being able to walk / cycle to work / good access	2
	Total	8
Health	Support good health service access	3
	Support aged care industry	1
	Total	4
Education	Pursue further education prospects/uni/primary/secondary	4
	Building on education / strategize support industries	1
	Total	5
TOTAL COMMENTS		67

Economy, Employment & Infrastructure – Round table		
What aspects of the plan concern you?		
Theme	Response	Quantity
Traffic / transport	Concern about traffic management/car parking/growth	12
	Need to think about transport / shuttle bus	2
	Lack of public transport	2
	13.6m in Turnock lose ability for off street parking	1
	Pearl St only north bound with 5 way roundabout	1
	Poor connectivity to / between school and TAFE	1
	Total	19
B&K Precinct	Review impacts B&K on existing town centre/Sth Tweed	5
	Don't want business park / young tech savvy don't need	3
	Potential for B&K to conflict with green corridor	1
	Real jobs in B&K not just sheds and warehouses	1
	Could turn into another Machinery Dr / cluttered	1
	B&K in greenfield near Turnock closer to TAFE/Hospital	1
	Forgetting about basics focussing on high end	1
	Flooding	1
	Total	14
Planning	Vision statement trying to overtake Tweed as business centre	3
	Keep McDonalds / larger industry near highway (out of town)	3
	Ensure sustainable development principles are embedded	2
	Kingscliff a sub-regional not regional centre	1
	Need to travel to Tweed a lot	1
	Ensure uses are permissible	1
	Flooding around town an issue	1
	We don't need everything on our doorstep	1
	Total	13
Employment	NBN and phone reception an issue	3
	Tourism too seasonal / don't rely only on tourism	2
	More employment need to support residential growth	2
	Growth may change character of town / impacts of growth	1
	Achieve a balance of business/work/jobs/houses	1
	Kingsforest needs its own infrastructure / retail/health	1
	Hard attracting young professionals	1
	Small businesses struggle	1
	Total	12
Agriculture	Protect farmland / promote agri-tourism	1
	Diminishing farmland	1
	Loss of agricultural jobs	1
	Total	3
Health	Need another health precinct	1
	Total	1
	TOTAL COMMENTS	62

Economy, Employment & Infrastructure – Round table		
What alternate solutions or ideas do you have?		
Theme	Response	Quantity
Employment	Diversify economic base / employment opportunities	10
	Need a collective creative space / more small niche / virtual	5
	Need a point of difference to Tweed	3
	Need drivers /direction / marketing assets and value	3
	Keep bigger employers at Chinderah	1
	Total	22
Agriculture	Agri-tourism / Accommodation on farms / paddock to plate	10
	Leverage aquaculture / B&K precinct	4
	Strategy for food value add processing industry	1
	Engaging youth / backpackers in food / farming production	2
	Agriculture industry R&D	1
	Total	18
Infrastructure	Alternative energy (Solar) / Solar streets	3
	Growth needs planned infrastructure to support	2
	Better transport needed esp. between NSW / QLD	2
	Services to suit demographics	1
	More underground services (electricity)	1
	Feeder bus along popular routes	1
	Total	10
Tourism	More accommodation / eco / boutique / low cost / primitive	7
	Tangible and appropriate tourism / avoid impacts on wildlife	2
	Continuance of air b'n'b	1
	Total	10
Education	Medical / education opportunities / expand TAFE	3
	Multi-use library – culture/education/innovation/ 24 hr	3
	Farm education	2
	Total	8
Planning	Maintain character	2
	Better transportation locally and connecting centres	4
	16.6m Pearl St to provide community services	1
	Total	7
B&K Precinct	How to link R&D, medical and IT	3
	Need to connect B&K with town centre / paths / walkways	1
	13.6m building height in B&K	1
	No heavy industries in B&K	1
	Total	6
Retail	Expand range of services /uses/competition (Hardware, Aldi)	3
	Expansion into more restaurants	1
	Total	4
TOTAL COMMENTS		85

Economy, Employment & Infrastructure – Individual		
What do you <u>value</u> about the plan?		
Theme	Response	Quantity
B&K Precinct	Support B&K precinct / well located / positioned / access	25
	Support an anchor use on B&K site – University / Ag college	8
	Support secondary shopping centre in B&K	1
	Expanding and developing existing industrial area	1
	Total	35
Employment	Support commitment to creating employment	12
	Support new business opportunities	4
	Good focus on tourism / agriculture as core strengths	7
	Need to retain/support/create/diversity jobs	2
	Total	25
Infrastructure	Link road linking to Tweed Coast Rd and Kingscliff St	1
	Total	1
Town centre	Relief on existing town centre through new B&K	1
	Total	1
	TOTAL COMMENTS	62

Economy, Employment & Infrastructure – Individual

What aspects of the plan concern you?

Theme	Response	Quantity
Traffic / parking	Lack of public transport / need transport hub	7
	Traffic / car parking impacts of new development	7
	Traffic management and flow is critical	1
	Total	15
B&K Precinct	Flooding impacts of filling	9
	What is a business park?	1
	Potential impacts of traffic (along TCR)	1
	Concerned about aesthetics	1
	Question correct placement – better for bulky goods	1
	Total	13
Planning	Flooding around town an issue	2
	Small town increasingly commercialised / too many businesses	2
	New hospital should be included in the plan	1
	Affordable construction costs	1
	Would like to see growth slowed down	1
	Drainage planning for global warming	1
	Diminishing farmland	1
	Greater land set aside for education	1
	Total	10
Tourism	Shortage of accommodation	2
	No legislation to govern short-term holiday letting	1
	Need to plan how tourism will be accommodated	1
	Total	4
Infrastrucutre	Need to increase infrastructure meet increase population	3
	Need wider streets for on street parking	1
	Improve roads to support Kingscliff Tri and Tweed Enduro	1
	Who will pay for increased infrastructure	1
	Total	3
	TOTAL COMMENTS	45

Economy, Employment & Infrastructure – Individual		
What alternate solutions or ideas do you have?		
Theme	Response	Quantity
Employment	Encourage IT industries	2
	Employment opportunities for the youth	1
	Light industry best kept in Tweed	1
	Kingscliff is a tourist hub not employment hub	1
	Focus on areas of strength	1
	Hub of sustainable industries	1
	Ability for growth in retail and light industry	1
	Support needed for new local businesses / entrepreneurs	1
	Locate compatible businesses near each other	1
	Focus on small business	1
	Encourage engineering	1
	Realistic leasing agreements	1
		Total
Planning	Carbon neutral / positive buildings / sustainable solutions	2
	Events on public spaces provides economic benefits	1
	Work live developments in Chinderah	1
	Draft Regional Urban Design Guidelines 40% tree canopy	1
	Please avoid sterile industrial/retail areas	1
		Total
Education	Education needs more focus – primary, high, tertiary	3
	Education specifically for Kingscliff	1
	Need high school south of Kingscliff	1
		Total
B&K Precinct	Maintain Tweed Heads as main hub	2
	Need to connect B&K with town centre / paths / walkways	1
	Keep B&K precinct to west of Kingscliff only	1
		Total
Agriculture	Focus on agriculture	3
		Total
Infrastructure / Transport	Bus service linking Kingscliff to airport	1
	Wide roads with large trees in median strips	1
		Total
Tourism	Continuance of air b'n'b	1
		Total
Health	Aged care, palliative care creates employment	1
		Total
	TOTAL COMMENTS	35

Housing – Round table

What do you value about the plan?

Theme	Response	Quantity
Housing types	Support variety of housing / missing middle	20
	Shop top in Marine Pde and Turnock St	4
	Affordable home lots	2
	Cluster terrace houses to provide affordable low rise	1
	Small lot housing	1
	Total	28
Height	Support proposed heights	10
	Shop top Marine Parade 11.0m	2
	Okay with current LEP 4 storey	2
	Height and density management	1
	Variety in design in height limit	1
	Total	16
Density	Manage population / gradual population increase	3
	Density close to town / good access / less travel	2
	Total	5
Subdivision	Need wide roads in subdivisions	2
	More tree cover / tree lines streets	2
	Allow for subdivision – secondary dwelling	1
	Total	5
Design	Design guidelines / passive design / sustainability	3
	Subtropical subdivision design	1
	Total	4
Character	Retain character (height/beach feel) in context of growth	2
	Total	2
TOTAL COMMENTS		60

Housing – Round table

What aspects of the plan concern you?

Theme	Response	Quantity
Traffic/Parking	Housing diversity good but need car parking / units	9
	Traffic / car parking impacts of new development	8
	Wider streets for on street parking	1
	Total	18
Housing type	Lack of affordable housing / housing costs	7
	Carefully consider location of housing types	2
	Reduced stock of single dwellings / loss of large blocks	2
	Condensing multiple housing types in one place (Salt)	3
	Where are 2000 houses coming from?	1
	Lack of viable land due to flooding	1
	Total	16
Planning	Increase development impact on character	5
	Need legislation for short term holiday letting / impact	4
	Pressure from Salt on Kingscliff	2
	Crime	2
	Retain R2 in North Kingscliff	2
	Compliance with height restrictions	1
	Total	16
Design	Need appropriate controls (open space, setback, site cover)	3
	Need more building articulation	1
	Increase RFB setbacks to separate buildings	1
	Sustainability and liveability	1
	More landscape character / good private open space	1
	Impacts of amenity, shadow and privacy	1
	Impact of boundary to boundary development in commercial	1
	Total	9
Subdivision	Fill of new land will impact existing / flood impact	2
	Greenfield development road hierarchy	1
	Singular entry to new housing estates	1
	Total	4
Infrastructure	Stormwater management to accommodate increased housing	1
	Total	1
TOTAL COMMENTS		64

Housing – Round table

What alternate solutions or ideas do you have?

Theme	Response	Quantity
Housing type	More affordable housing / rental	9
	More permanent caravans/manufactured homes/tiny homes	4
	More aged care housing	2
	Home business	1
	Housing consideration around hospital and B&K Precinct	1
	Live work options	1
	No concern with airbnb - net gain to community	2
	Total	20
Subdivision	Wide roads / street parking / big roundabouts	4
	Diversity of street hierarchy / street design / streetscape	4
	Development with larger setbacks	3
	Backyards and cul-de-sacs for kids	1
	Greenstar options	1
	Total	13
Design	Promote sustainable design / subtropical housing / materials	3
	Sustainable design education	3
	Shoptop housing – greater setbacks and view corridors	1
	No McMansions	1
	Total	8
Planning	No further housing on state significant farmland – aged care	1
	Incentify for housing diversity	1
	Developers made to consider affordable / inclusionary zoning	1
	Greater clarity around standards	1
	Total	4
Traffic / Parking	Provide car parking at end of street like Casuarina	1
	Total	1
TOTAL COMMENTS		46

Housing – Individual

What do you value about the plan?

Theme	Response	Quantity
Housing types	Support diversity of housing / missing middle	22
	Shop top in Marine Pde and Turnock St	9
	Catering for more affordable accommodation	2
	Turnock St providing medium density housing	1
	Total	34
Design	Support subtropical design	4
	Promote coastal design character suitable for Kingscliff	3
	Total	7
Subdivision	Neighbourhood walkability / connectivity	2
	Allowing / planning for subdivision	1
	More tree cover / tree lines streets	1
	Improving streetscapes	1
	Total	5
Infrastructure	Support the hail and ride shuttle bus idea	4
	Total	4
Planning	Support KLP (generally)	3
	Unable to sprawl	1
	Total	4
TOTAL COMMENTS		54

Housing – Individual

What aspects of the plan concern you?

Theme	Response	Quantity
Planning	Increase development impact on character/environment	6
	Flood impacts / filling new greenfield sites	5
	Urban sprawl / blanket height	3
	Lack of family accommodation	2
	Building approvals and regulation	2
	Affordable housing for locals not short term rental	1
	Concern about short term holiday letting / impact	1
	Lack of ability to downsize locally	1
	Don't agree with mandated social/affordable housing	1
	(Street) trees blocking views	1
	Total	23
Housing type	Needs more focus on affordable housing / housing costs	10
	Relationship between lot size and house size	1
	Small cramped/ noisy accommodation	1
	Shop top more profitable so more likely	1
	Lack of palliative care/24 hr care and mental aged care	1
	Size of lots	1
	Total	15
Subdivision	Lack of leafy green subdivisions	2
	No larger lots planned (800-1000sqm)	1
	Adequate street width for tree lined streets	1
	Total	4
Design	Elevators not viable in 3 storey buildings	1
	Housing size too small to fit garage areas	1
	Too many McMansions built eave to eave	1
	Placement of solar panels impact on neighbours	1
	Total	4
TOTAL COMMENTS		46

Housing – Individual		
What <u>alternate solutions</u> or <u>ideas</u> do you have?		
Theme	Response	Quantity
Housing type	More social housing / public housing / community housing	1
	More affordable housing	1
	More aged care / aged housing	1
	Townhouses with small courtyards (pets)	1
	Modern style aged care – improve current	1
	Educate people to embrace medium density	1
	Christies Walk in Adelaide a good precedent	1
	Avoid too many 1 and 2 bed units which become rundown	1
	Row houses / townhouses must be on separate titles	1
	Total	9
Subdivision	More landscaping and leafy streets	3
	Larger lots peripherally – Cudgen	1
	Connect walking path from boat shed to Cudgera Ck	1
	Pathways suitable for scooters	1
	More green space	1
	Total	7
Design	Promote sustainable design / subtropical housing / materials	2
	Promote housing conducive to coastal town	2
	Promote alternative energy requirements for new housing	1
	Improve and maintain design standard	1
	No McMansions	1
	Total	7
Planning	Need adequate green space	2
	Casuarina is not included in plan	1
	Diversity needs to be well planned	1
	2.3ha greenfield site in Nth Kingscliff kept for water storage	1
	Total	5
Infrastructure	Public transport to new development areas	1
	Reduce traffic speed around TAFE and schools	1
	Need footpath from Viking to Creek/Bridge	1
	Total	3
TOTAL COMMENTS		31

Open space and Community – Round table

What do you value about the plan?

Theme	Response	Quantity
Parks	Coastal foreshore / Rowan Robinson and Lions Park	7
	Like embellishment level of parks / value of parks / reserves	6
	Exercise equipment in parks	2
	Increased sports complexes/facilities	2
	Chairs placed around community centre	1
	Jack Bayliss Park – fabulous open space	1
	Smaller parks and connections in residential areas	1
	Passive open space – don't fill with stuff	1
	Open space opportunities at the (artificial) lake	1
	Coastal reserves	1
	Total	23
Youth/skate	Support skate park / visible / passive surveillance	11
	Support youth precinct / plan for youth	6
	Total	17
Path/Cycleways	Increased bike path network / plans to expand	18
	Connectivity between existing pathways and new residential	2
	N/S connectivity and using drainage corridors for paths	2
	Lighting of pathways / solar lighting	1
	Pedestrian access across and between sports fields	1
	Green connections along cycle/pathways	1
	Total	25
Community	Keep current library location / expand / update	12
	Like idea of moving library closer to town	6
	Community projects to bring community together	1
	Total	19
Planning	Increased street tree planting / shade / improved aesthetics	4
	Total	4
TOTAL COMMENTS		88

Open Space and Community – Round table

What aspects of the plan concern you?

Theme	Response	Quantity
Parks	Need better park facilities bbq /bins /furniture/art/exercise	6
	Need to balance the green space/development/residential areas	4
	Need better wheelchair access / beach wheelchairs	2
	Concerned about losing open space	1
	No wet weather facilities for families and kids	1
	Total	14
<hr/>		
Youth/skate	Move skate park site away from residential /near sports fields	6
	Skate park location is an issue	4
	Total	10
<hr/>		
Path/Cycle ways	More light/seating/shade required along pathways	4
	Cycle / pedestrian conflict – keep paths separate	2
	Already enough pedestrian space in Marine Pde	1
	Total	7
<hr/>		
Planning	Ensure library plans for future are clear in KLP	2
	Climate change impacts	1
	Make sure there is enough open space for hospital	1
	Increased population will lead to OS overuse	1
	Don't want to lose open space/parks for car parking	1
	Losing visual quality / aesthetics	1
	Total	7
<hr/>		
Sports	Keep Kingscliff tennis courts	2
	Reduce conflict between sporting groups / uses	2
	Who will pay to maintain sports fields?	1
	Total	5
<hr/>		
Traffic / Parking	Lack of parking at parks / beaches / along creek	3
	Total	3
TOTAL COMMENTS		46

Open space and Community – Round table

What alternate solutions or ideas do you have?

Theme	Response	Quantity
Community	Library as multi-function use/education/events/work /access	7
	More night time markets / events / outdoor cinema / music	5
	Community garden near community facilities / tennis courts	2
	Cross utilise community uses / education / car parking	2
	Community gardens in rural areas	1
	Move library south of the creek	1
	Activate hall with audio visual	1
	New social infrastructure spread out / developer funded	1
	Total	20
Parks	Playgrounds / park spaces near sports complexes	2
	Make parks more useful to all ages / adequate size	2
	More embellishment north of bowls club	1
	Remove asphalt from around Faulks Park	1
	Better wind breaks in Rowan Robinson Park	1
	Public involvement for parks maintenance	1
	Too much concrete in Rowan Robinson Park	1
	Next park to be named after a woman	1
	Total	10
Planning	Need to address illegal camping	2
	Cudgen Head master plan / uses for camping	2
	Review plan as population grows (every 5 years)	1
	Redo open space plan showing walking distance 400-500m	1
	Lot 490 as open space / no development	1
	Investigate alternate uses for Sutherland Point	1
	Consider moving bowls club	1
	Total	9
Off leash areas	Maintain / support current areas	4
	Dogs on/off leash in all beach areas (no prohibited areas)	1
	More education on cleaning up after animals	2
	Total	7
Youth/skate	Skate park locations - Chinderah or Harry Henson	2
	Consider night time use of skate park / lights/cameras	1
	Indoor skate park (privately run)	1
	Make open space for kids	1
	Total	5
Sports	Sped up / improve infrastructure on sports fields / parks	3
	Diversify sporting facilities / volley ball	2
	Total	5
Path/Cycleways	Use drainage corridor from Cudgen leagues to Noble Park	1
	Total	1
TOTAL COMMENTS		57

Open space and Community – Individual

What do you value about the plan?

Theme	Response	Quantity
Path/Cycleways	Value pedestrian cycle path network / plans to expand	21
	N/S connectivity and using drainage corridors for paths	1
	Total	22
Parks	Value open space (generally)	10
	Coastal foreshore / Rowan Robinson / Lions Park	4
	Upgrade parks and foreshore	2
	Accessibility is great	1
	The balance of uses	1
	Like Lot 490 and land behind the creek open space	1
	Promotion of outdoor activity	1
	Local parks	1
	Total	21
Community	New library/community facility/closer to town	13
	Community centre	2
	Keep current library location / expand / update	1
	Like revamped community hall	1
	Total	17
Youth/skate	Support youth precinct / plan for youth	10
	Support skate park in town	1
	Total	11
Planning	Support KLP (generally)	6
	Gales Holding plans (cycle, seating, viewing platforms)	1
	Total	7
Sports	Retention of sporting areas	2
	Upgrade of sporting facilities	1
	Total	3
TOTAL COMMENTS		81

Open Space and Community – Individual

What aspects of the plan concern you?

Theme	Response	Quantity
Path/Cycleways	More light / solar light required along pathways	4
	Safety / Crime prevention	3
	N/S link doesn't extend far enough north – Fingal	1
	Total	8
Community	Concern about future of library / keep it where it is	5
	What is planned for the surf club	1
	If library/community facility relocated – not in sensitive area	1
	Limited opportunity for church buildings to contribute	1
	Total	8
Parks	Too much coastal foreshore has been developed	4
	Parks need 100% canopy cover / more shade	2
	Jack Bayliss Park needs to be protected (as open space)	1
	Total	7
Youth/skate	Skate park location needs more thought	3
	No skate Park in coastal reserve	1
	Need commitment and timeline for skate park	1
	Concern about skate park	1
	Total	6
Sports	Passive open space could become active – both needed	1
	Developers need to create what the people want	1
	Concern sports complex plan controlled by licenced club	1
	Total	3
Planning	Need to increase Police / Ranger presence	1
	Spread OS resource – not only in town centre	1
	Total	2
TOTAL COMMENTS		34

Open space and Community – Individual

What alternate solutions or ideas do you have?

Theme	Response	Quantity
Community	Library as multi-function use/education/events/work /access	2
	Build library in Pearl Street / top of shopping centre	2
	Need for community hubs / gardens	2
	Move library to where most benefit to all users	1
	Address community uses for all ages	1
	Arts precinct / studios and communal creative spaces	1
	Library should be on hill with nice outlook	1
	Total	10
Path/Cycle ways	Need more shade and water along pathways / cycleways	2
	Stronger links from town to library to TAFE to hospital	2
	Cycleway from Cudgen School to Kingscliff town centre	1
	Separate path for walkers / cycle	1
	Extend boardwalk from surf club to creek and boat ramp	1
	Walking and cycle (scooter) access to all facilities	1
	Total	8
	Parks	Need fenced dog park / off leash areas
Coastal foreshore for everyone – improve for better use		1
Active open space for young and old		1
Can never have too much open space		1
Nice to have accessible spaces less manicured		1
Need to ensure physical accessibility (for disabled)		1
Education and development of passive open space		1
Total		8
Planning	More landscaping / trees within town	1
	Cudgen Head master plan / uses for camping	1
	Need more generous buffers around waterways and WSUD	1
	Recycled street furniture materials	1
	Retain passive space for Kingscliff to keep beauty	1
	Total	5
Youth/skate	Skate park site away from residential /put near sports fields	3
	Men's shed with skate park - security, mentoring, maintain	1
	Total	4
Sports	Sped up / improve infrastructure on sports fields / parks	1
	Upgrade swimming pool	1
	Total	2
Boating	Open Cudgen creek mouth to allow rec fishing boats through	1
	Total	1
TOTAL COMMENTS		38

Online Submissions		
What's important to you about the future of Kingscliff?		
Theme	Response	Quantity
Character	Protect the coastal village feel/atmosphere of Kingscliff	8
	Rural-meets-coastal culture - retain nearby farmland	3
	Avoid overdevelopment of the area	2
	Retain unique sense of place / local community feel	2
	Total	15
Health/Hospital	Oppose hospital site (Cudgen)	6
	Oppose hospital in principle – overdevelopment for Kingscliff	6
	Support hospital in principle	2
	Support hospital on current site	1
	Total	15
Height	No high rise	4
	Retain height restriction – keep unique from Gold Coast	3
	3 storey limit	3
	Restricting building height on foreshore / 11m Marine Pde	2
	Keeping current building height – not lowering	1
	Planners should have discretion for merit assessment of height	1
	Remove building height restrictions – allow 5 storey buildings	1
	Total	15
Open Space	Ron Robertson park is great / Like music events	5
	Maintain current leash free beaches / w more patrols	3
	No leash free dog beaches	2
	Passive creek use vs boat ramp conflict	1
	Reinstate viewing platform next to surf club	1
	'Baby beach' in front of tower – make accessible, safe, shadier	1
	Encourage boardwalks	1
	Total	14
Environment	Developing in environmentally sound ways	4
	Invest in protecting beaches / creeks /coastal veg	3
	Keep creek clean, accessible, environmentally protected	2
	Turnock should be wetland reserve, boardwalks & education	1
	Need to address use of south side of creek	1
	Protect natural environment	1
	Protect beach from erosion	1
	Total	13
Planning	Planning for ageing / special needs population / accessibility	4
	Development for community not developers	1
	Direct growth to Kings Forest, not Kingscliff	1
	Resist NCRP direction for more housing in Kingscliff	1
	Total	7
Agriculture	Save SSF / red soils / local food production / for the next generation	6
	Total	6

Traffic / Parking	Need planning and thought around more parking	3
	More room for mobility scooter circulation and parking	1
	No traffic lights	1
	Total	5
Economy	No need to increase tourism – let tourists have the Gold Coast	1
	Think about growing economy without overdevelopment	1
	Total	2
Flooding	Council should purchase Turnock St land – keep as flood reserve	1
	Total	1
Heritage	Heritage link to farmland is essential	1
	Total	1
Social	Need bigger/more police	1
	Total	1
Other	Restricted flight paths	1
	Total	1
Housing	Housing diversity / choice / encourage townhouse	1
	Total	1
Education	Expand education historical / cultural significance of the area	1
	Total	1
	TOTAL COMMENTS	98

Online Submissions		
What aspects of the plan do you value?		
Theme	Response	Quantity
Open Space	Like more cycle paths separate from cars/pedestrians	4
	New skate park	3
	Ocean Pool idea	3
	Encouraging locals to walk /cycle /more cycleways	2
	Like focus on connectivity and user amenity	1
	Parks and open space are loved – more as we grow is supported	1
	Total	14
Traffic / Parking	Increased parking on shopping centre site	3
	Reduced parking on Marine Parade	3
	Underground / multi storey parking	2
	Encourage park once and walk from Turnock / shopping centre	1
	Turnock connection through to Tweed Coast Road	1
	Total	10
Town Centre	Increased pedestrian connectivity / circulation	4
	Encouraging redevelopment of shopping centre site	2
	Shifting shopping focus away from Marine Parade	1
	Increased density along Turnock St	1
	Coastal character reflected in architecture	1
	Total	9
Environment	Preservation / protection of creek	2
	Environmental Protection and E Zones	1
	Local wildlife preservation	1
	Protecting environmentally significant areas for future gens	1
	Support this part of the plan – environment is reason we moved here from Brisbane	1
	Protection for future generations	1
	Detailed koala plan	1
	Total	8
Overall	Very good/like the plan/good to set strategic direction	4
Height	Reduced/restricted building heights	1
	3 storey limit	1
	Total	2
Economy & Employment	Commitment to enhancing local education / employment opportunities	2
Housing	Support greater density / more density needed	1
	TOTAL COMMENTS	50

Online Submissions		
What aspects of the plan concern you?		
Theme	Response	Quantity
Traffic/Parking	Need better / safer traffic management	5
	Make Marine Pde pedestrian only	4
	Look at alternative public transport options	2
	New development must have sufficient off street parking	1
	Visual impact of multi storey car park	1
	Multi storey causing more congestion on Pearl St	1
	'Car-centric' design over community amenity	1
	Increased traffic due to Elrond/Sand St connections	1
	Total	16
Height	Return to original shopfront height plan	6
	3 stories won't address shortage / ageing population / growth	5
	Shopping centre site should not be restricted to 3 storeys	2
	Sorry to see building heights reduced	2
	Total	15
Planning	What is purpose when hospital consequences aren't addressed	4
	Kingscliff as growth hub without available space or infrastructure	1
	Will Council be on the front foot to meet pressures of hospital	1
	Plan sees Town Centre overdeveloped	1
	Total	7
Flooding	Filling land will exacerbate flood impacts elsewhere in town	6
Housing	Don't increase density – infrastructure/services / out of character	3
	Needs to address Air B'n'B	1
	Height restrictions result in unaffordable housing	1
	Total	5
Economy	Jobs 15 mins away in centres ok, leave Kingscliff for play time	2
	Capitalising on tourism will lead to more unwanted development	1
	Data is incorrect – more work on Gold Coast than Council think.	1
	Keep opportunities in character – enhance existing tourism, ag etc	1
	Total	5
Library	No need to relocate, just upgrade / expand	3
	Can library have longer opening hours?	1
	Add community centre to library	1
	Total	5
Environment	Height reduction will reduce green space and add to urban sprawl	1
	Not enough detail around feral animal management	1
	Need to elevate protection of South K'cliff beach foreshore	1
	Impact on wildlife of developing Turnock St wetlands	1
	Total	4
Open Space	Open space is good but only for residents, not tourist attractions	2
	Total	2
	TOTAL COMMENTS	65

Appendix 2: Tabulation of written submissions and responses

Summary of written submissions received during public exhibition – 20 August 2018 – 24 September 2018

SUB No	ITEM	SUBMISSION SUMMARY COMMENT	PLANNING COMMENT	RECOMMENDATION
1	1	Generally support the draft documents as exhibited, however a number of matters should be amended in light of information provided to Council by Gales and ongoing investigations, particularly BAM assessment and discussions between parties with respect to determining a development/conservation footprint.	Further to Council's resolution of the 7th December 2018 with regards to E-Zone and offset options in the west Kingscliff area, Council Officers have been progressing negotiations with Gales and their consultants, in specific relation to vegetation classification and redefinition of development envelopes. Gales and their consultants are currently preparing a biodiversity assessment method (BAM) over all Gales Holding sites and are awaiting appropriate seasonal timeframe to undertake fauna surveys, which will inform the bio-diversity value across the Gales holdings sites. Outcomes of this BAM, along with identified urban footprint areas, will inform options for balancing areas to be cleared against areas requiring offset planting. This process has now been ongoing since at least December 2017. Whilst there has been advancement in achieving negotiated positions across a substantial portion of Gales Holdings land, there are a number of sites, including land to the east of Tweed Coast Road, land adjoining Turnrock Street roundabout and land adjoining Quigan St, in addition to lands to be nominated for offset planting, which remain unresolved.	For the purposes of the diagrams within the dKLP & DCP utilise Council's current draft E-Zone criteria mapping as the basis for the nomination of 'ecologically significant land'. Provide Gales Holdings with the opportunity to make representations of their ongoing BAM assessment and offset planting strategy as part of Council's forthcoming E-Zone Review process.
1	2	Turnrock St Precinct - Text and figures 3.2 do not note the potential for development on relatively unconstrained zoned land between Quigan Street and east west drain. Request to add text: <i>"To investigate opportunities for further urban development on unconstrained land and the relocation of the drain to the south to form a boundary to urban development."</i> The concept plan for the Turnrock St Precinct should reflect the further development opportunity.	Whilst it is acknowledged Council is currently in receipt of a current development application (DA17/0554) for filling over this site, this land falls within the Coastal SEPP Mapping, is constrained by flooding, is constrained by proximity to endangered species habitat and a substantial flying fox colony. Further, in recent discussions with the landowner/proponent team and correspondence these lands have been identified by Council as opportunity for vegetation offset planting areas. This could include an element of nature based recreation including connecting walkways linking Quigan St with Turnrock Street precinct.	No change to the greenfield urban footprint diagram. Given the site constraints and opportunity for offset planting continue to identify the site as part of the localities conservation footprint identifying opportunity as a candidate offset planting site. Include an additional strategy which states: <i>"Investigate opportunity for nature based recreation through connecting Quigan St with Turnrock St development area"</i>
1	3	Business and Knowledge Precinct – Land shown as environmental bushland is irregular and will not facilitate an efficient development pattern. The opportunity to rationalise this boundary with an adjacent area that would be available for rehabilitation should be identified in the document.	See item 1	See item 1

1	4	<p>Gales believes that the 20m vegetated buffer to Tweed Coast Road is excessive and presents an unnecessary impediment to the viability of future mixed use development. Refer to submission prepared by LFA.</p>	No change
1	5	<p>Business and Knowledge Precinct (Pg 66,67,68)</p> <p>Request to add text to: <i>The development and conservation footprints will be determined by BAM assessment, and consideration will be given to rationalising the shape of this area potentially enabling a more efficient development footprint with reduced edge effects and setbacks to be achieved as shown by the indicative dashed line on figure 6.5.</i></p>	<p>See item 1</p> <p>The intent of the KLP to embed a vegetative screen along this edge draws on broader linear landscape characteristics travelling along Tweed Coast Rd. By way of example, Casuarina has a landscaped edge (average 20m wide) to Tweed Coast Road which establishes a strong landscape character to that part of Tweed Coast Road. The landscape buffer is broken at key intersections where the business uses are revealed and can be identified. The landscape buffer would also service to visually screen less attractive car park and building elements including back of house, loading bays, garbage refuse areas etc. Further the nominated 20m width mirrors the width of the band of vegetation already established along this road frontage.</p>
1	6	<p>Request to amend text in Vol 2 Precinct Plan – Business and Knowledge Precinct – Item 8 (Page 66) to: <i>Create a landscape edge to Tweed Coast Road frontage providing opportunities to plant feature trees and understorey vegetation to soften the built form whilst providing exposure of commercial features to passing traffic and allowing views to the west from the Business and Knowledge Precinct.</i></p>	<p>See item 4</p> <p>The suggested rewording removes reference to the provision of a local park to the east of this precinct on land which directly adjoins the Turnock St roundabout.</p> <p>The intent of this park location was to provide a green edge to this development precinct. Further, due to the proposed Turnock Street extension alignment, this part of the site would be difficult to develop for residential purposes due to the narrowing width. Notwithstanding it is acknowledged that the detailed design of this precinct would be undertaken as a master plan at a future point in time. As such it is suggested to include the word “investigate” as part of that strategy.</p>
1	7	<p>Request to amend text to Vol 2 Precinct Plan - West Kingscliff Precinct – Strategy 2 dot point 5 (Page 76) to: <i>“Provision of open space adjoining the north-south drainage corridor and the provision of a local park appropriately located sized, planted and embellished to meet the passive local space needs of future residents.”</i></p>	<p>Suggested rewording of strategy in relevant parts of the plan to: <i>“Investigate the provision of 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.”</i></p>

1	8	Request to amend text to Vol 2 Precinct Plan - West Kingscliff Precinct – Strategy 4 (Page 76) to: “ <i>Reinforce the extended Turnock Street as the principle connector road which will connect Cudgen and Tweed Coast Road with the Kingscliff Township.</i> ”	The suggested rewording includes reference to the Turnock St extension connecting Cudgen which is implied by Cudgen’s access to TCR via Crescent St and then TCR to Kingscliff via the extension. The current wording however indicates this extension as a principle connector where it would form part of the broader road network that includes other connector roads. As such there is opportunity to reword to reflect this.	Suggested rewording of strategy in relevant parts of the plan to: “ <i>Facilitate the extension of Turnock St as a connector road providing a more direct linking between Tweed Coast Road, Cudgen and the Kingscliff township by...</i> ”
1	9	Request to add a further dot point to Vol 2 Precinct Plan - West Kingscliff Precinct – Strategy 4 (Page 76) to state: “ <i>Design Turnock Street to achieve an appropriate intersection location with Tweed Coast Road that provides for an efficient and safe road link to Crescent Street and Altona Road.</i> ”	The inclusion of this dot point is generally supported. Given the identified need of this Turnock Street extension is directly related to future greenfield development, a relevant strategies will be amended to nominate road and intersection design are to be developer initiated and funded.	Support additional dot point in relevant parts of the plan to read: “ <i>The developer initiated and funded design of the Turnock Street extension is to achieve an appropriate intersection location with Tweed Coast Road that provides for an efficient and safe road link to Crescent Street and Altona Road.</i> ”
1	10	Request to amend Figure 7.3: “ <i>Show the more realistic alignment of the Turnock Street extension and adjust the residential and conservation precincts to reflect the new alignment as illustrated.</i> ”	Council staff acknowledges and generally supports the preliminary Turnock Street extension road alignment (27301-ALL-P002 Amend A) submitted by way of correspondence dated 27th August 2018 provided that details of the Draft Development / Conservation Footprint (GHD dated 18 Apr 2018 (ref: 22-19265 Rev B) are updated to reflect the nominated conservation area footprints generally consistent with Council’s resolution of the 24th January 2018. Notwithstanding the in principle support for the preliminary road alignment and intersection location, comments relating to detailed design including road pavement design and cross sections including fill levels, batters, drainage, integration of shared pathways and intersection design and potential impacts on the adjoining development is deferred to a more detailed review process.	Amend the indicative structure plan to illustrate the road alignment to be generally consistent with 27301-ALL-P002 Amend A.
1	11	Cudgen Precinct Request to amend Figure 11.1: “ <i>Figure 11.1 Cudgen Village indicative structure plan has omitted the approved route of Altona Road. Altona Road provides access to the waste water treatment plant and the two sand quarries and will be an important consideration in the road and land use planning for this precinct. Gales has provided advice to Council with regard to the preferred future location of this road. Land use precincts and the indicative sports fields should be repositioned to suit the alignment of Altona Road. The introduction of Altona Road to the intersection of Tweed Coast Road and Turnock Street extension will require consideration of a realignment to Crescent Street.</i> ”	The alignment of Altona Road has previously and currently been the subject of a major project (Cudgen Lakes Sand Extraction Project P05_0103) of which the DP&E are the consent authority. The indicative structure plan will be updated to reflect the approved road alignment.	Update Figure 11.1 to reflect the approved Altona Road alignment project (Cudgen Lakes Sand Extraction Project P05_0103) at the time of writing.

1	12	<p>Request to amend Vol 2 Precinct Plan - West Kingscliff Precinct – Strategy 4 dot point 01 (Page 104) to state:</p> <p><i>“Detailed design and location of the intersection of Altona Road with Tweed Coast Road and the Turnock Street extension to consider the potential need to realign Crescent Street. The alignment of Altona Road to be considered as part of a future Planning Proposal or Concept Development Application.”</i></p>	<p>As per previous discussions with Gales Holdings, the ultimate road alignment of Altona Road, Crescent St and the intersection with Tweed Coast Road is dependent on alignments approved as part of the major project.</p> <p>The intent of strategy 4 is to facilitate the future development of the developable portion of R1 lands (Lot 1 DP 828298). This strategy notes that the road alignment / intersection design should be considered as part of a developer initiated master plan process which would then be used to inform any subsequent planning proposal and development application.</p>	<p>Amend wording of strategy 4 dot point 01 to state:</p> <p><i>“Detailed design and location of the intersection of Altona Road with Tweed Coast Road and the Turnock Street extension to consider the potential need to realign Crescent Street.”</i></p>
1	13	<p>Green Edge Precinct</p> <p>Submission that the 20m vegetated buffer to Tweed Coast Road is excessive and presents an unnecessary impediment to the viability of future mixed use development. As noted in item 3, the KLP should provide a degree of flexibility so that the communities’ expectations are managed and the commercial realities of development are accommodated.</p> <p>Request amend Figure 12.1 and Strategy 4 dot point 01 (page 112) to state:</p> <p><i>“Create a landscape edge to Tweed Coast Road frontage providing opportunities to plant feature trees and understory vegetation to soften built form and provide a green gateway to the Tweed Coast. The width and density of planting will consider the quality of the built form proposed and the desirability / need for exposure to passing traffic.”</i></p>	<p>See item 4</p>	<p>No change</p>
1	14	<p>Request to amend Figure 2.3 and 2.13</p> <p><i>“The KLP precinct plans identify potential greenfield housing opportunities between Crescent Street and the proposed lake. The DCP should be consistent with the precinct plans.”</i></p>	<p>The precinct plan does not identify potential for greenfield housing in this location. The strategy within the precinct plans (Page 104) states:</p> <p><i>“Investigate future opportunity to establish a holiday park or ‘eco-village’ accommodation adjoining the future artificial lake as part of the precincts concept or master plan process to address key opportunities and constraints including flood constraints.”</i></p> <p><i>The corresponding strategy within the DCP (Page 83) states: “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 flood constraints.”</i></p> <p>Investigations of this site for these potential ‘tourist accommodation’ uses directly relate to the location and extent of the lake and cessation of sand extraction operations in addition to a detailed consideration of the sites constraints including flood impacts.</p>	<p>For consistency, amend the strategy within the precinct plans and DCP to state:</p> <p><i>“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 which should also address key constraints including flood impact.”</i></p>

1	15	Turnock St Precinct The text and figure 2.17 do not note the potential for development on relatively unconstrained zoned land between Quigan St and the east west drain. Request to add text to Vol 03 2.13.2 Planning & Design Principles (Pg 68) to state: "P. 11 Investigate opportunities for further urban development on unconstrained land and the relocation of the drain to the south to form a boundary to urban development." <i>Amend Figure 2.17 to reflect</i>	See item 2	No change
1	16	Vol 3 DCP 2.14 West Kingscliff Precinct Request to amend text in item P1 dot point 7: "Provision of passive open space adjoining the north-south corridor and the provision of a local park appropriately located, sized, planted and embellished to meet the passive local space needs of the future residents."	The suggested rewording removes reference to the provision of a local park to the east of this precinct on land which directly adjoins the Turnock St roundabout. The intent of this park location was to provide a green edge to this development precinct. Further, due to the proposed Turnock Street extension alignment, this part of the site would be difficult to develop for residential purposes due to the narrowing width. Notwithstanding it is acknowledged that the detailed design of this precinct would be undertaken as a master plan at a future point in time. As such it is suggested to include the word "investigate" as part of that strategy.	Suggested rewording of strategy in relevant parts of the plan to: "Investigate the provision of passive open space adjoining the north-south drainage corridor and a 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."
1	17	Vol 3 DCP 2.14 West Kingscliff Precinct Request to amend text in item P4 dot point 1: "Remove reference to widened drainage swale. A swale will be provided if needed, and otherwise would unnecessarily increase the cost of the road, force the road southwards, or reduce the developable area. If required the area would be better provided on the ecological (south) side."	A widened drainage swale may not necessarily be required in this location in lieu of other drainage arrangements which would be documented as part of a more detailed road reserve and alignment design process. Specific reference to a widened drainage swale can be removed.	Remove reference to widen drainage swale to state: "Design Turnock Street as a tree lined boulevard to provide a high level of visual and landscape amenity."
1	18	Vol 3 DCP 2.14 West Kingscliff Precinct Request to add additional dot point in item P4: "Design Turnock St to achieve an appropriate intersection location with Tweed Coast Road that provides for an efficient and safe road link to connect existing and future Cudgen developments via Crescent St and Altona Rd."	The requested addition of a principle referencing the new intersection with Tweed Coast Rd is generally warranted however the proposed wording pre-supposes that there will be additional future developments within Cudgen. As per previous discussions with Gales Holdings, the ultimate road alignment of Altona Road, Crescent St and the intersection with Tweed Coast Road is dependent on alignments approved Altona Rd alignment as part of the existing sand extraction major project application. The road alignment / Intersection design	Add additional dot point to state: "Detailed design and location of the intersection of Turnock Coast Road and Altona/Crescent St to the west of Tweed Coast Road be considered as part of a

			should be considered as part of a developer initiated master plan process which would then be used to inform any subsequent planning proposal and development application.	<i>developer initiated master plan process and or as part of approvals sought for the Sand Extraction major project."</i>
1	19	Vol 3 DCP 2.14 West Kingscliff Precinct Request to Amend Figure 2.20 "Show the more realistic alignment of the Turnock St extension and adjust the residential and conservation precincts to reflect the new alignment as illustrated below."	Council staff acknowledges and generally supports the preliminary Turnock Street extension road alignment (27301-ALL-P002 Amend A) submitted by way of proponents correspondence dated 27th August 2018 provided that details of the Draft Development / Conservation Footprint (GHD dated 18 Apr 2018 (ref: 22-19265 Rev B) are updated to reflect the nominated conservation area footprints generally consistent with Council's resolution of the 24th January 2018. Notwithstanding the in principle support for the preliminary road alignment and intersection location, comments relating to detailed design including road pavement design and cross sections including fill levels, batters, drainage, integration of shared pathways and intersection design and potential impacts on the adjoining development is deferred to a more detailed review process.	Amend the indicative structure plan to illustrate the road alignment to be generally consistent with 27301-ALL-P002 Amend A and adjust the residential and conservation areas accordingly.
1	20	Vol 3 DCP 2.16 Business and Knowledge Precinct Request to Amend text in item P9: "The Development and Conservation footprints will be determined by BAM assessment, and consideration will be given to rationalising the shape of this area potentially enabling a more efficient development footprint with reduced edge effects and setbacks to be achieved as shown by the indicative dashed line on figure 2.24."	See item 1	See item 1
1	21	Vol 3 DCP 2.16 Business and Knowledge Precinct Request to Amend text in item P10: "Create a landscaped edge to Tweed Coast Road frontage providing opportunities to plant feature trees and understorey vegetation to soften built form whilst providing exposure of commercial features to passing traffic and allowing views to the west from the Business and Knowledge Precinct."	See item 4	No change
1	22	Vol 3 DCP 2.17 Cudgen Precinct Request to Amend text in P7 to be consistent with Vol 2 Precinct Plans of the KLP: "Investigate opportunities for holiday park tourist accommodation and/or expansion of a residential land use into part of Lot 21 DP 1082482 and Lot 2 DP 216705 through an integrated concept or master plan planning proposal process to achieve a balance and mix of housing types including low density residential and medium density residential housing."	See item 11 See item 14	See item 11 See item 14

1	23	Vol 3 DCP 2.17 Cudgen Precinct Request to add additional dot point in item P11: <i>“Detailed design and location of the intersection of Altona Road with Tweed Coast Road and the Turnock Street extension to consider the potential need to realign Crescent Street. The alignment of Altona Road to be considered as part of a future Planning Proposal or Concept Development Application.”</i>	See item 18	See item 18
1	24	Request to amend Figure 2.25 Altona Road alignment.	See item 11	See item 11
1	25	Vol 3 DCP 2.17 Kingscliff Town Centre <i>“Figure 3.2 does not note the potential for development on relatively unconstrained existing zoned land between Quigan Street and the east west drain.”</i>	See item 2	See item 2
1	26	Vol 3 DCP 4.8 Cudgen Village Request amendment to 4.8.2 objective 2 to state: <i>“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 and to investigate expansion opportunities to the west of Crescent Street.”</i>	The requested amendment to this objective seeks to facilitate the additional consideration of land to the west of Crescent Street for residential purposes. As stated in item 14 above this land was identified as having potential to investigate tourist accommodation in association with the future artificial lake. However investigations of this site for these potential ‘tourist accommodation’ uses directly relate to the location and extent of the lake and cessation of sand extraction operations in addition to a detailed consideration of the sites constraints including flood impacts.	Amend wording to 4.8.2 objective 2 to state: <i>“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 and to investigate expansion opportunities to the west of Crescent Street for tourist related accommodation in associated with the future artificial lake at the cessation of sand extraction operations.”</i>
2	27	Vol 1 Context and Locality Wide Strategies Use of land post extraction to benefit from amenity created by lake and new open spaces. Include opportunity for long term future residential north of Cudgen Village after sand extraction complete. Requested amendment: <i>Include future green field development on Figure 4.5 Future locality urban structure plan (p125).</i>	See item 26 above. Figure 4.5 nominates the site as potential future open space and having a future artificial lake. In the context of the future open space and lake opportunities the notation could be expanded to reference potential opportunity for future tourist accommodation uses which is consistent with strategies within Vol 2 Precinct Plan and Vol 3 DCP.	Update notation on Vol 1 Page 125 Figure 4.5 to state: <i>“Future Open Space Opportunity to expand the localities active and passive open space facilities. Existing DA for sand extraction will create a water body which may present opportunities for private recreation (RE2) which may include water based recreational activities and associated tourist accommodation.”</i>

2	28	<p>Provide a geometry suitable for road design responding to existing land holdings, topography, Turnook Street extension and conservation areas.</p> <p>Requested amendment:</p> <p><i>Include realignment of Altona Road on Figure 4.5 Future locality urban structure plan (p125).</i></p> <p><i>Include on realignment of Altona Road on Figure 6.1 - Kingscliff locality road network (p151).</i></p>	See item 11
2	29	<p>Tweed Valley Hospital site not shown.</p> <p>Future development to support Tweed Valley Hospital and related services.</p> <p>Requested amendment:</p> <p><i>Show site for Tweed Valley Hospital on Figure 4.5 Future locality urban structure plan (p125).</i></p>	<p>See item 11</p> <p>Relevant diagrams will be updated to indicate the site currently being investigated for the Tweed Valley Hospital. At the time of writing the dKLP & DCP the TV/H site had yet to be confirmed State Government. In terms of acknowledging the broader implications of the regional hospital the locality plan makes provision to facilitate a range of land uses including residential, business and education uses within the broader catchment which would be able to broadly meet the needs of an expanded allied health industries, workforce and resident base. Similarly the Tweed Road Development Strategy will be reviewed to acknowledge to increased vehicle movement volume on the local road network.</p> <p>Council staff have also been liaising with both NSW Health with regards to planning and urban design issues related to the hospital site to inform the planning and design phases and with the Department of Planning in relation to the development of the Tweed Head Action Plans which has included a specific Hospital Precinct study. Council will be continuing to liaise with DP&E particularly with regard to the broader land use planning implications including measures to ensure the protection and safeguarding of the remainder of the Cudgen plateau state significant farmland.</p> <p>Given the significance of the Tweed Valley Hospital as a major land use, and social and economic anchor, it will be necessary to review the dKLP&DCP to ascertain the influence and flow-on effects throughout the locality and subregion. Whilst the dKLP&DCP foreshadowed the development of a hospital on an alternate site, a further review of the hospital in terms of dKLP&DCP would include:</p> <ul style="list-style-type: none"> • Identification of the Tweed Valley Hospital site; • Inclusion of the Tweed Valley Hospital in narrative across each of the KLP&DCP documents particularly in terms of locality wide strategies, economic, employment and social context; • Inclusion of the hospital site and narrative within the Kingscliff Hill Precinct; and • A review and discussion of land uses on immediate adjoining sites. • Ongoing consultation with NSW Health and the DP&E with regards to hospital planning and design issues.

2	30	<p>Vol 02 Precinct Plans and Vol 3 Development Control Plan Kingscliff Town Centre Precinct:</p> <p>Extent of maximum building heights for Kingscliff Town Centre Precinct in Planning Proposal inconsistent with KLP and previously exhibited building heights. Amend maximum building heights to reflect the maximum heights in the draft KLP 2016.</p> <p>Requested amendment: <i>Amend maximum building heights to reflect the maximum heights in the draft KLP 2016 of 16.6m.</i></p>	<p>Comments requesting the reinstatement of proposed building heights as exhibited at the Kingscliff shopfront exhibition are noted.</p> <p>At Council's meeting of the 16th March 2017 Council resolved to nominate building heights to be integrated into the draft Kingscliff Locality Plan and DCP including:</p> <ul style="list-style-type: none"> • 11.0m to Marine Parade; • 13.6m to other business zones; and • 12.2m to R3 medium density zones <p>Following this resolution, the dKLP documents were updated to reflect these building height nominations.</p>	<p>There is a need to undertake a more detail review of building height feedback to more fully aggregate the results of the exhibition period (round table and written submissions) to document the alternate suggestions and options presented by submitters for Councils consideration and direction for the final drafting of the KLP&DCP.</p>
2	31	<p>Minimum FSR - Section 3.6.3 Control C1 limits logical incremental development if there is no provision for staged development. E.g. In the situation that development of ground floor retail is viable, however development above ground floor it is not viable, the FSR of 1:1 will not be achieved.</p> <p>Amend Section 3.6.3 Control C1 to allow a staged DA to satisfy this control.</p> <p>Requested amendment: <i>Insert wording in square brackets in DCP Section 3.6.3 Control 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 [unless it can be demonstrated that the minimum FSR can be achieved with further development of the site].'</i></p>	<p>The requested amendment to the minimum FSR control (Section 3.6.3 Control C1) recognises that in some instances development is staged and therefore the minimum FSR may not be initially achieved. However, the suggested amended wording relies on an applicant's demonstration that the FSR could be met without necessarily being linked to a staged development approval.</p> <p>As such more appropriate wording could include: <i>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 [unless it can be demonstrated that the minimum FSR can be achieved through a staged development application].'</i></p>	<p>Update the wording to state: <i>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 [unless it can be demonstrated that the minimum FSR can be achieved through a staged development application].'</i></p>
2	32	<p>Section 3.6.3 Control C2 – required community benefits apply to different sites/landowners which means not all community benefits can be achieved in single application.</p> <p>Re-word Control C2 to avoid interpretation issues at DA stage.</p> <p>Requested amendment: <i>Insert wording in square brackets/ remove wording with strike through in DCP Section 3.6.3 Control C2 '...where the applicant prepares a Voluntary Planning Agreement with Council that would provide, at a minimum, [one or more of the following community benefits:']</i></p>	<p>Comments related to interpretation noted.</p> <p>For clarity update wording to state: <i>C2 '...where the applicant prepares a Voluntary Planning Agreement with Council that would provide, the following community benefits where relevant to the development site:'</i></p>	<p>Update wording to state: <i>C2 '...where the applicant prepares a Voluntary Planning Agreement with Council that would provide, the following community benefits where relevant to the development site:'</i></p>
2	33	<p>Kingscliff wide civic uses such as multipurpose community building, library, incubator workspace and preschool are more appropriately provided in the Business and Knowledge Precinct so that they can serve as a catalyst for the development of that precinct rather than additional traffic and parking pressures being placed on the Kingscliff Town Centre. The Kingscliff Town Centre should focus on providing for neighbourhood and tourist needs. Provide flexibility for location of civic uses. Undertake further investigations to determine the most suitable location for civic uses as part of Gales master planning/ planning proposal.</p>	<p>Comments in relation to undertaken a review to determine the best location for a multi-purpose community facility and library are noted.</p> <p>However given the significant amount of greenfield development opportunity within the Turnock St precinct, this precinct presents to date the best opportunity to collocate important community and town centre uses. Despite additional development opportunity within the proposed business and knowledge</p>	<p>No change</p>

		<p>Requested amendment:</p> <p><i>Insert wording in square brackets in order to provide flexibility as to the final and best location of future community facility: "Integrate a new multi-purpose community building within this precinct for the Business and Knowledge Precinct, subject to further studies to determine the most appropriate location] to include a community centre, library, community meeting rooms, incubator workspace, preschool and early childhood facilities." (KLP Vol2 p12) "Integrated community facilities - opportunity for this central park to be co-joined with community based uses which may include a community centre, library, community meeting rooms, incubator workspace, preschool and early childhood facilities [or to locate such facilities in the Business and Knowledge Precinct, subject to further studies to determine the most appropriate location]." (KLP Vol2 p30)</i></p>	<p>precinct, the Kingscliff town centre will continue to remain the community and business heart of the locality.</p> <p>The final location of required community infrastructure is best pursued through more detailed developer led master plans in consultation with Council's Community and Cultural Services Unit.</p>	
2	34	<p>The indicative costs in Table 8 of DCP do not appear to include land value. As a new or amended section 7.11 (former s.94) Plan has not been exhibited, it is unclear whether the section 7.11 plan will levy new development in the Kingscliff locality to provide for both the cost of land/lot dedication and the cost of major civic improvements. It is also unclear whether parking provided in items 2 and 3 of Table 8 of the DCP would serve the parking requirements/needs for the community centre. Include land value/acquisition in Section 7.11 Plan.</p> <p>Requested amendment: <i>Council exhibit a new/amended S7.11 Plan and DCP which provides for community facility to be provided either in the Kingscliff Town Centre or in the Business and Knowledge Precinct. Council to clarify parking requirements associated with a new community facility and incorporate requirements into the plan. Defer DCP Section 3.18 (KLP Vol 3 p124-127) subject to adoption by Council of a Section 7.11 Plan for Kingscliff.</i></p>	<p>Land values are not assigned in the indicative cost column of Table 8 Kingscliff Town Centre Public Domain and Civic Improvements as the as land would either be held in public ownership (works within road reserve), land held in private ownership (such as Kingscliff Shopping Village) or land which would be dedicated to Council as part of a broader master planned subdivision (such as open space and a site for a library / community centre facility).</p>	<p>Given the schedule of public domain, civic improvements and community facilities, an implementation plan would be required which set out mechanisms to procure prioritised public domain items either through voluntary planning agreements or via a new or amendeds 7.11plan.</p>
2	35	<p>There is inadequate information or analysis included within the KLP and DCP to determine the form and location of WSUD initiatives, the unqualified requirements for swales is not supported. Provide flexibility to enable the most suitable form of Water Sensitive Urban Design for each Precinct.</p> <p>Requested amendment: <i>Amend caption to '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 [where appropriate]'. (Vol 3 p39)</i></p>	<p>Integration of WSUD measures within the new greenfield development sites is a key strategy to manage stormwater runoff in a more environmentally sensitive and aesthetic way. The illustrated swales provide one option which could be explored that would both manage stormwater and provide a landscaped buffer between Turnrock Street and future development to its north. As such, the inclusion of the wording 'where appropriate' in the caption of Figure 2.8 rather than mandating swales is appropriate in this instance.</p>	<p>Update wording in the caption of Figure 2.8 to state: '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 where appropriate.'</p>

2	36	<p>Turnock St Precinct</p> <p>Development footprint does not reflect discussions in relation to modification of DA17/0554. Gales DA records that the area proposed for developed and parkland is zoned R1 General Residential, is slashed grassland and is not Ecologically Significant. KLP figures currently indicate this area as Ecologically Significant. Refer to Attachment A - concept showing development of land south of Turnock Street in line with a modification of DA17/0554 following discussions with Council. The area adjacent to the Turnock Street roundabout as conservation area and a park for passive recreation south of the extended development footprint, with a tree lined boulevard connecting through to Turnock Street, to provide an enhanced urban design outcome by way of connectivity and access to open space.</p> <p>Requested amendment:</p> <p><i>Amend Vol 2 Figure 3.0 (KLP Vol 2 p29) and Figure 3.2(KLP Vol 2 p35) and DCP Figure 2.17 (KLP Vol 3 p67) to show extended development footprint towards Quigan Street and possible recreation area in accordance with Attachment A.</i></p>	See item 2	See item 2
2	37	<p>The maximum building height reductions for 'medium density areas' is not justified with sufficient rationale and evidence. Furthermore the reduction in building height will cause reduction in potential density which is undesirable given that Kingscliff will be the main town servicing the Tweed Coast, close to Kingscliff TAFE, High School and the new Tweed Valley regional hospital.</p> <p>Increase maximum building height heights to reflect the maximum heights in the draft KLP 2016 in accordance with the principles of Figure 3.7 of DCP which proposes stepped building height maintaining beach view.</p> <p>Requested amendment:</p> <p><i>Increase maximum building height to reflect the maximum heights in the draft KLP 2016 of 16.6m.</i></p>	See item 30	No change
2	38	<p>There is inadequate information or analysis included within the KLP and DCP to determine the form and location of WSUD initiatives. There is inadequate information or analysis included within the KLP and DCP to determine the form and location of WSUD initiatives.</p> <p>Requested amendment:</p> <p><i>Amend DCP section 2.13.2 Planning and Design Principle P2 to remove wording with strike through:</i></p> <p><i>“designing Turnock Street as a tree lined boulevard with widened drainage swale to provide a high level of visual amenity and ecological habitat”</i></p>	<p>Refer comments in Item 34 above. Removal of specific reference to widened drainage swales is appropriate.</p> <p>Suggested rewording:</p> <p><i>DCP section 2.13.2 Planning and Design Principle P2 “- designing Turnock Street as a tree lined boulevard with a landscaped buffer to future urban development and integrated WSUD measures where appropriate.”</i></p>	<p>Update wording in DCP section 2.13.2 Planning and Design Principle P2 to state:</p> <p><i>“Designing Turnock Street as a tree lined boulevard with a landscaped buffer to future urban development and integrated WSUD measures where appropriate.”</i></p>

2	39	Business and Knowledge Precinct Maximum building height limits opportunities in precinct. Amend maximum building heights to reflect the maximum heights in the draft KLP 2016. Requested amendment: <i>Increase maximum building height to reflect the maximum heights in the draft KLP 2016 of up to 20m.</i>	Refer item 37 above. The Council resolved building height as it applies to the Business and Knowledge Precinct would be 13.6m for business zones and 12.2m for R3 Medium density zones.	No change.
2	40	Landscape buffer 10m (Vol3) / 20m (Vol 2) to Tweed Coast Road. Tree retention is acknowledged as being important, however the specification of depth is unnecessary. Additionally visibility to the Business and Knowledge Precinct from Tweed Coast Road is essential for viability of development in the Business and Knowledge Precinct. Remove numerical landscape buffer while still providing well defined landscape character along Tweed Coast Road. Requested amendment: <i>Insert wording in square brackets/ remove wording with strike through amend P9 (Vol 3 p80): [Where appropriate] 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 understorey vegetation.'</i>	See item 6	See item 6
2	41	Cudgen Precinct Use of land, post extraction to benefit from opportunities created by lake, relocation of Altona Road and new open spaces. Include opportunity for long term future residential north of Cudgen Village on Sand quarry site. Requested amendment: <i>Volume 2 Section 11.5 Cudgen Precinct draft strategies point 4 - Insert the words "and Lot 2 DP216705" after "part of Lot 21 DP 1082482" as the planned residential development will extend onto Lot 2 DP216705 (KLP Vol 2 p104). Include in DCP 2.15.2 Planning and Design Principles (KLP Vol 3 p82) reference to these lots (above) and acknowledgement for potential residential adjacent to the artificial lake as noted in the KLP.</i>	The requested amendment seeks to facilitate the additional consideration of land to the west of Crescent Street for residential purposes. As stated in item 14 and 26 above this land was identified as having potential to investigate tourist accommodation in association with the future artificial lake. However investigations of this site for these potential 'tourist accommodation' uses directly relate to the location and extent of the lake and cessation of sand extraction operations in addition to a detailed consideration of the sites constraints including flood impacts. As such it is currently premature to consider the likelihood of the site as being suitable for residential investigations.	No change
2	42	Realignment of Altona Road. Proposed modification to extraction approval and investigation into road geometry have identified that the alignment of Altona Road from the Waste Water Treatment Plant to Turrock Street may be designed to provided benefit for downstream flooding and avoid intersection geometry issues on Tweed Coast Road whilst still providing active sports fields.	See item 11	See item 11

		Requested amendment: <i>Include alignment of Altona Road in accordance with mark-up of Volume 2 Figure 2.24 Cudgen Village Indicative Structure Plan (KLP Vol 2 p105 shown in Attachment B.</i>		
3	43	Building height <i>The above studies (referencing Ebd and shopfront exhibition) and community consultation showed significant support for, and certainly no overwhelming community objection to, increasing building heights. The KLP should contain a clause recommending that an independent study be done to objectively recommend on allowing increased heights in the Turnock Street Precinct and the Business and Knowledge Precinct.</i>	Comments requesting an independent review of building heights are note. At Council's meeting of the 16th March 2017 – rather than pursue a building height workshop / community consultation option as reported, Council resolved to nominate building heights to be integrated into the draft Kingscliff Locality Plan and DCP including: 11.0m to Marine Parade; 13.6m to other business zones; and 12.2m to R3 medium density zones	No change
3	44	Location of community facilities: <i>The LFA submission (p4) states 'Kingscliff wide civic uses such as multipurpose community building, library, incubator workspace and preschool are more appropriately provided in the Business and Knowledge Precinct...'</i> <i>This should rather refer to 'Tweed Coast civic uses...'. If the multipurpose community building is meant to be accessible to Tweed Coast residents, as opposed to Kingscliff residents within walking distance, the B&K Precinct has better access and will avoid adding to traffic and parking problems in the Turnock Precinct.</i>	The dKLP nominates sites either in the Kingscliff town centre and or Turnock St as being able to accommodate new facilities given the availability existing greenfield development sites and good proximity to the town centre. Collocating community, civic, retail and businesses uses together would contributing to the town centres vitality function and role. Council will soon be commencing the community infrastructure network plan which will identify what community facilities are needed both now and into the future and where the best locations for new infrastructure will be. As part of that process the strategies will be reviewed and revised if more suitable sites are identified.	No change
3	45	Service station relocation: <i>KLP Vol 2 p34: Investigate opportunity to relocate town centre service station to a new site fronting the Turnock Street roundabout which could be collocated with other retail tenancies or small scale commercial workspace.</i> <i>Gales does not support a service station on its land in this location.</i>	Gale's objection to the location of a service station within proximity of the Turnock Street roundabout is noted. The nomination of this site s in recognition of the long terms desire for the existing service station to be relocated from its current Pearl St frontage location. The alternate location along Tweed Coast Rd within the Cudgen precinct may offer a more practical and easy to access location.	Delete specific reference to a service station within the Turnock Street precinct but retain opportunity for a small 'mixed use' development site on this key corner.
3	46	Aboriginal cultural heritage assessment: Reference: KLP Vol 2 p50 (map on p53):	Council's Aboriginal Cultural Heritage Management Plan which included a comprehensive mapping of the Shire for Known and predicative sites has been undertake and endorsed by Council following an extensive consultation process. The North	No change

		<p>Gales is not aware of any Aboriginal Cultural Heritage matter affecting this land. Gales seeks clarification as to "the known and potential occurrence of ACH sites" on Gales lands, and why this is mapped on Gales land. Incorrect mapping, also in regard to ecological significance, misinforms the community and has resulted in hostility towards personnel and towards Gales plans, characterising Gales as a rapacious developer.</p>	<p>Kingscliff Precinct is mapped in part as a predictive site. As such any proposed works or approvals sought would firstly need to undertake appropriate due diligence reporting and assessment to the significance and value of the site in consultation with the TBALC and secondly determine how to avoid and or mitigate any potential to damage.</p>	
3	47	<p>West Kingscliff local park See Morton's Submission: Reference KLP Vol 2 p76: <i>Provision of 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. [See (1) in Figure 7.3 p77].</i> <i>While the amount of passive open space required will increase with building height, the location of such space should be determined by concept development application.</i></p>	<p>Refer Item 6 above. The intent of this park location was to provide a green edge to this development precinct. Further, due to the proposed Turnock Street extension alignment, this part of the site would be difficult to develop for residential purposes due to the narrowing width. Notwithstanding it is acknowledged that the detailed design of this precinct would be undertaken as a master plan at a future point in time. As such it is suggested to include the word "investigate" as part of that strategy. The location, size and type of park will ultimately be nominated as part of a more detailed master plan over this precinct.</p>	<p>Suggested rewording of strategy in relevant parts of the plan to: <i>"Investigate the provision of 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."</i></p>
3	48	<p>Passive recreation uses associated with conservation lands: <i>As discussed at the meetings and on-site inspections with Gales and Council, it is Gale's strong preference that conservation lands permit passive recreation use so that such areas can be enjoyed and appreciated by the public. We understand that Council is supportive of this position. The KLP should include a clause that passive recreation uses in conservation lands where appropriate is supported.</i></p>	<p>Previous Council advice by letter dated 19 September 2018 indicated that nature based recreation would be permissible through identified conservation areas. This may include walking trails, elevated pathways, and some furniture (bench seats etc).</p>	<p>Various relevant sections of the dKLP will be updated to indicate promotion of 'nature based recreation' including walking trails and other environmental education uses which may be sought as part of a more detailed master planning process. Noting however the envelope of cleared areas to make way for these uses would be included as part of any BAM assessment.</p>
3	49	<p>Compensatory planting rate: <i>Vol 2 p76 and p104: Identification of lands to be dedicated for onsite 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. A compensatory rate of 1:2:1 will generally be applied.</i> Submission notes BAM assessment is currently being undertaken to determine development and conservation footprint and the compensatory planting required, on site where possible.</p>	<p>See response to Submission 1 Item 1 above.</p>	<p>Item 60 above.</p>

3	50	Service lane KLP Vol 3 3.17.3 Controls C3 provides for "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." (p122 and Figure 3.29 below). <i>It should be noted that Gales and Chen Yu entered into a legal agreement in December 2013 which requires Chen-Yu to construct an acoustic fence approximately in the area shown in yellow highlight on Figure 3.29 below in the case of residential development on Gales land.</i> KLP Vol 3 should replace "is to be provided" with "should be considered" and note that provision of the Service Lane can only be done with the agreement of the Chen Yu and Gales owners consistent with any existing legal agreement between the parties.	Collocating a larger service lane between the existing Kingscliff Shopping Village and greenfield land to the west will rationalise access points along Turnock Street and provide access to any future Town centre development land across the land to the immediate west. Whilst this greenfield site is currently zoned R1 general residential, the dKLP proposes that this site be zoned B4 Mixed use. Whilst it is acknowledge a legal agreement is in place for an acoustic fence, residential development is not the preferred primary land use across this site.	No change
4	51	Salt Precinct (Lot 169 DP 1075495 and Lot 930 DP 1079118): Amend the Salt indicative structure plan to nominate potential for B4 mixed use to portion of land fronting Bells Boulevard and to maintain R1 General residential over a larger portion of the combined site fronting Barrel St.	The intent of the proposed rezoning part of this site to B4 mixed use was to encourage a broader retail and commercial offer at the lower level with opportunity for either tourist or residential accommodation to the upper level. As the suggested in the submission, fronting B4 to the Bells Boulevard frontage with an R1 zone retained to the southern portion of the site transitioning to the existing residential areas to the south is a more appropriate outcome.	Amend the Salt indicative structure plan to nominate potential for B4 mixed use to portion of land fronting Bells Boulevard and to maintain R1 General residential over a larger portion of the combined site fronting Barrel St.
4	52	Retain the 13.6m height limit for medium density housing in Salt.	Building height within the Salt Precinct which is zoned SP3 Tourism would retain a building height of 13.6m.	No change
5	53	Building height changes: Agree with Beach front precinct reduction of building height by 1.4m and Town centre precinct reduction of building height by 2.5m.	Comments in relation to proposed building height changes noted.	No change
5	54	Police station building height and land use changes: Object to proposed building height increase on Police Station site having a negative impact on views from Kingsway apartments thereby reduce amenity and property values. Object to the mixed use nomination given the site is within a residential precinct within 100m of the bows club and an existing struggling retail unit on Marine Parade. The immediate street network cannot cope with any more traffic and on street car parking.	The site is zoned R3 medium density residential which can accommodate a range of medium density housing types including shop top housing which is permissible with development consent. The existing building height over this site is 13.6m which is proposed to be lowered to 12.2m. On review there is no need for this site to be rezoned to B4 mixed use as the desired range of uses are accommodated in existing R3 zone.	Amend plan to remove reference to proposed change to B4 mixed use.
5	55	Building height Support the gradation of the building height in the town centre from 13.6m down to 11.0m.	Comments relating to reduction of building height in the town centre (Marine Parade) are noted.	No change

6	56	Building height: Seaview and Sutherland St intersection Concern that given the slope of the site (existing 4-7m retaining walls) that future development permitted on the natural ground level could result in a building in the order of 20m high.	Building height is measured above existing ground level. As such, if the site is already excavated then the excavated height is the 'existing ground level' from which building height is measured.	No change
6	57	Traffic – Sutherland St and feeder streets Traffic grown dramatically in last 16 years. Sutherland St is now a main north-south connector including construction traffic ignoring load limits. When TVH construction commences, even more traffic will use Sutherland St to avoid Cudgen Rd upgrade. Access improvements including the extension of Turnock St need to be instigated prior to any further development and existing load limits need to be managed and monitored.	Comments relating to increased traffic and concerns about further traffic impacts from the TVH are noted. The TRDS has recently reviewed existing and likely future road network requirements. Strategies to build additional road connections will result in a broader distribution of traffic flows and volumes across the locality.	No change
6	58	Additional Village – northern precinct Development of a knowledge precinct and significant expansion of housing to the north of Kingscliff – near Wommin Bay Rd would justify the inclusion of a further, small retail precinct in this location, to support walkability for residents and visitors at this end of town and reduce the need for repeated vehicle movements along Marine Parade and Kingscliff Street. The extension of Elrond Drive, to connect to Wommin Bay Road should also be expedited.	Comments relates to support for a small retail precinct to service the north of Kingscliff are noted. Existing opportunity on land opposite the Cudgen league club (5-7 Wommin Bay Rd zoned B2) could provide for retail/commercial land uses. Further the plan identified opportunity for properties 246-254 Marine Parade to become mixed use give largely freehold title, proximity to Terrace St intersection, rear land access and public car park in foreshore reserve opposite. Addition retail in this location would also improve walkable access to retail and commercial uses from surrounding medium density catchment.	No change
7	59	Appreciative of the overall intent of the new plan to keep the village feel including the building height restrictions along Marine Parade and medium density zones, preservation of green space, desire to link with paths. Imperative that Kingscliff retain its most important quality, its community feel. We'd like Kingscliff to grow organically; suburbs that grow organically tend to have more of a mix of residential styles, along streets which follow the curve of the terrain with plenty of curb and street space.	Comments relating to character and, topographic subdivision design and mix of housing types noted.	No change
7	60	Concern about the proposed rezoning of the police station from a medium density to B4 mixed use allowing a higher height restriction of 13.6m than surrounding residences whilst also introducing retail outlets to the area. We ask Council maintain its existing residential areas and honour the proposed height restrictions, keeping the feeling consistent with what has attracted so many to the area in the first place.	The site is zoned R3 medium density residential which can accommodate a range of medium density housing types including shop top housing which is permissible with development consent. The existing building height over this site is 13.6m which is proposed to be lowered to 12.2m. On review there is no need or purpose for this site to be rezoned to B4 mixed use.	Amend plan to remove reference to proposed change to B4 mixed use.

8	61	<p>More protection of bush stone curlews and fining of people who don't have their dogs on leads.</p> <p>More protection for the birds including pelicans in Cudgen Creek.</p> <p>Promotion and more action on the straw-no-more campaign.</p> <p>More planting and protection of native plants in the beachfront.</p> <p>Blocks of units either need composting education or they need to be allowed to be part of the kitchen green waste to the green bin collection.</p> <p>Push information on plastic debris and waterways.</p> <p>Education and signs on migrating shorebirds to not unsettle them after flying thousands of miles.</p> <p>Osprey population could do with some more nesting posts.</p> <p>Please think of the environment and its protection. Kingscliff would not be as nice if we didn't have a few green spaces and it would be great to have more.</p>	<p>Comments relating to birds, waste and composting noted but largely unrelated to the KLP. Comments referred to NRM and WO Units.</p>	No change
9	62	<p>Concerns about the future development of the Kingscliff police station. The addition of commercial shops with height restrictions being lifted will take the serenity away. Proposed height will be detrimental to obstructing the beach views and limiting ocean breezes, therefore negatively affecting the value and comfort of out properties.</p> <p>Changing the zoning to commercial/residential use will also impact the immediate residents in this area through the increase in traffic and noise. If anything the other end of Kingscliff (northern caravan park) would benefit from a few shops.</p>	<p>See response to Submission 7 Item 60 above.</p>	Item 60 above.
10	63	<p>Object to the proposed rezoning of the police station site to mixed use, it is inappropriate to have the zoning anything but residential. Shop fronts and businesses only a short walk from the police station site. The need for car parking for this proposed rezoning would only add to other car parking issues.</p> <p>Additional concern is that the height for this type of development is to be 13.6m whilst other residential height restrictions are to be 12.2m. The extra 1.4m is not in keeping with neighbouring buildings and will lead to view warfare with affected residents. If anywhere needs shops and restaurants, it is the northern beachfront area that would benefit from this type of development.</p>	<p>See response to Submission 7 Item 60 above.</p>	Item 60 above.
11	64	<p>No high rise hospital on food producing prime agricultural land of state significance.</p> <p>Maintain the current 3 storey (or equivalent) height limit in the town.</p> <p>Maintain our niche spot in the locally market of being the place to eat sleep and play. We don't need to become a health or education hub, we don't need big employer, we offer lots of opportunities for a diverse range of small businesses.</p>	<p>Comments relating to the hospital noted, however the site selection and design of the hospital is a separate processes being co-ordinated by the NSW State government.</p> <p>Comments relating to maintaining 3 storey height limit noted.</p> <p>Comments relating to not wanting to pursue health and education, and larger employment noted however achieving economic and employment diversity is a key strategy not only for Kingscliff but broader subregional catchment. Similarly achieving greater housing diversity to appeal to a broader</p>	No change.

		<p>Emphasis on units and apartments but don't try and rid us oldies of the stand-alone house on block with backyard – that ought to always remain a choice for us while ever we can maintain it. Link up the flora / green spaces. Would like a mural on the water tank.</p>	<p>demographic (including those existing residents wishing to down size) is a key strategy. Comments relating to linking green spaces noted. Comment relating to mural on water tank noted and referred to Water Unit.</p>	
12	65	<p>We feel that the planning process has been high jacked by a vocal minority who have not considered the consequences of placing strict rules and removing the flexibility to consider proposals that may be outside the limits set. The belief that relaxing planning rules will set precedents and the integrity of the plan is then lost is blatantly wrong, as good governance mechanisms can protect the integrity.</p> <p>We are particularly concern that enshrining of a blanket mandatory 3 storey (reduced) height limit in any form of legislation will greatly inhibit the development of Kingscliff as per the plan presented. We believe that there should be flexibility to accommodate certain developments to have the capacity to be greater than 3 stories (but say no greater than 5 storeys) that will provide community benefits such as extra car parking in town, relocation of the library to make it both more accessible and become more of a community hub offering other services. In addition the capacity to build up to 4 or 5 stories on land that is not immediately on the beachfront areas should be considered as the slope of the land would not impact the building line.</p>	<p>Comments relating to perception of process and governance noted.</p> <p>Comments objecting to 3 storey blanket height limit and comments supporting building height flexibility (up to 4 or 5 storeys) back from the beach is also noted.</p> <p>Proposed buildings heights within the draft KLP are in accordance with Council resolution 16th March 2017.</p>	No change.
13	66	<p>Kingscliff mini school are half way through a massive extension and it has come to a standstill as they have no more money. School turns down over 200 kids every year. Any advice or guidance on funding would be appreciated.</p>	<p>Comments in relation to funding Kingscliff mini school and inability to enrol children is noted and referred to Community Services unit.</p>	No change.
14	67	<p><i>Note: This submission largely focusses on observations made during the round table consultation events.</i></p> <p>The consultation should have been held earlier as was envisioned in March 2017 which would have given plenty of time for ongoing consultation.</p> <p>People robbed of opportunity to be informed, educated and or refreshed at what a LP is, stemming from brilliant approach to full consultation via the shopfront consultation that was to my mind a 'whole of community approach'.</p> <p>(In terms of the round table event) the noisy ones overshadowed the quite ones. This is why the shopfront worked well – quite people, hearing impaired, physically limited were seen, assisted, accommodated and heard.</p> <p>(Would have been more beneficial) if each of the areas where presented from the front and people stayed at the one table.</p>	<p>Comments in relation to the round table event is noted and referred to the communications team.</p> <p>Comments relating to preference for previous plan (prior to Council resolved building heights) noted.</p>	No change.

		<p>Each of the assisting staff should have had a series of questions written by senior planner rather than proceeding with their own style and interpretation of the areas which led to loaded questions and statements from the staff.</p> <p>The presence of the mayor and participation at the tables was highly irregular and smacked of political interference. Written contributions from these tables should be discounted, if not the entire workings of session 4 should be discounted.</p> <p>Many round table participants focussed on the here and now without meaningful regard to the future.</p> <p>Many participants treated the employment, economy and infrastructure section flippantly with the overriding impression that most didn't want anything overall. General observations from the table included:</p> <ul style="list-style-type: none"> - Sand extraction will be an ongoing venture - More semi industrial - Knowledge and education precinct a no-go - Happy for younger to travel outside of the area for work <p>Believe the original Draft KLP and DCP (pre Council endorsement of March 2017) is the best way forward.</p> <p>The 'squeaky wheel has done a good job of blinding some people that anything over 3 stories is high rise.</p> <p>Outcome will be big squat boxes, urban sprawl, little green context, no consideration of the young or aging population, lack of diverse employment opportunities, grown locally jobs, cheek to jowl living, lack of affordability and diverse housing types and next to nothing in the provision of s.94 funds.</p>		
15	68	<p><i>Concern that a new road linking Elrond to Sand St will become a new thoroughfare and increase traffic along Sand Street which is not the designated main thoroughfare. Concerned about additional traffic through this residential area.</i></p>	<p>The new road linking Elrond Drive with Sand Street is identified within the Tweed Road Development Strategy (TRDS). This new northern south connector road in the future would also intersect with a new east-west road connecting to Tweed Coast Road. The opening up of multiple accesses road would serve to distribute traffic across the locality and provide more direct access between key nodes. The road network would also be supplemented with improved pedestrian and cycling paths.</p>	No change
16	69	<p><i>My concerns are about the development at Kingscliff North and existing residents backing onto the redevelopment. Flood water and storm water in low areas. A number of photos of the 2017 flood have been attached to the submission illustrating flood height relationship with existing dwelling. Anecdotal statement that height got to same level as 1974 flood. Images indicates that land to the rear (North Kingscliff greenfield development site) would only need to be filled to the height of the picket fence to be out of flood water. If this site was filled to the height of Sand St estate, this would create a 3-4m high wall at the interface of property (10 Pacific St) then on top of the fill a building to 12.2m.</i></p>	<p>Comments and concerns in regards to flood levels, potential fill levels, and stormwater and flood mitigation strategies are noted and have been referred to Council's Roads and stormwater Unit.</p> <p>Whilst the greenfield development site fill levels have not yet been determined, and only would be as part of a more detailed master plan / subdivision design, a number of land forming objectives and controls are specified in KLP Vol 3 DCP which states:</p> <p>Objective 4: Adopt an overall bulk earthworks strategy that seeks to:</p> <ol style="list-style-type: none"> i. limit modification of site levels at boundaries to maintain amenity to adjoining properties; 	Amend plan update wording to control 2 as per planning comment.

	<p>What is the proposed height of fill to go into this area and is there a proposed open space area between filled area and existing properties0 to help alleviate impact on existing properties.</p> <p>Would also mean my place could become a ditch for any overflow of water to pool and sit in my property.</p> <p>Can Council guarantee me that flooding on these properties would go no higher than the 2017 flood after this development is complete.</p> <p>If the paddock is filled in storm water drain (at back of my property) needs to be addressed with no outlet points near my property.</p> <p>Consideration of three options:</p> <ol style="list-style-type: none"> 1. Fill all low lying land which is expensive – where does the water that was in these low lands go? 2. Build a levy to 2017 water levels restricting water from going onto the low lands. 3. A spillway (at least the width of a two way road) from the Tweed River across to the beach somewhere on the Fingal peninsula between Fingal and the Highway. 	<p>ii. integrate flood mitigation and drainage works within the overall land forming and subdivision design;</p> <p>iii. to ensure site modifications, retaining walls and engineered elements do not adversely impact on adjoining existing settlement areas or the streetscape character;</p> <p>iv. ensure that fencing on top of retaining walls does not adversely impact amenity of neighbouring properties or de-stabilise retaining walls.</p> <p>Control 02 states:</p> <p>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 the integrated landscape at boundary interfaces to reduce the visual impact of retaining walls and level differential.</p> <p>This could be amended to:</p> <p>C2. <u>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 between new and existing and settlement areas are to be carefully designed to not result in any exacerbated flooding and drainage issues to the existing settlement areas and level differentials are to be appropriately setback, landscaped and/or retained on the development site to reduce the visual and amenity impacts of retaining walls and level differential.</u></p>	
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17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	70	<p>20 letters received from residents of Beach St area all with similar themes / issues.</p> <p><i>Concerned about R3 medium density buildings 12.2m behind Beach St and impacts including overshadowing, privacy, airflow and sunshine, community liveability and impact on natural flora and fauna.</i></p> <p><i>Also concern about water drainage once buildings are complete due to huge amounts of water that builds up here during rain events and flood.</i></p> <p><i>Propose a more suitable location for the R3 is the top left (north-west) as this would not back onto or be directly across from any low density residential properties.</i></p> <p><i>Additionally consider building a minimum distance of 3-5m from the back fence.</i></p> <p><i>R2 behind Beach St would be more suitable for R3.</i></p>	<p>The north Kingscliff site is currently zoned R1 enabling a wide range of residential housing types (including residential flat buildings) and has a building height of 13.6m. This height would be reduced to 12.2m as a future LEP amendment as a strategy within the exhibited KLP. As a note, prior to the TLEP 2014, this site was zoned 2(c) Urban Expansion under TLEP 1987 and TLEP 2000, and had a designated building height of 3 stories. This site was also identified in DCP No.9 West Kingscliff as medium density housing. As such, this site has been identified as a medium density development site with a 3 storey height limit for a substantial period of time.</p> <p>The key strategies within the DKLP seeks to encourage a range of both low density and low rise medium density housing across this site to facilitate additional housing diversity to appeal to a wide demographic range. Given the development potential to the immediate west (Business and Knowledge Precinct) and opportunity for a road connection from north Kingscliff west to the Tweed coast road, this greenfield development site presents a substantial residential housing supply opportunity.</p> <p>Notwithstanding the long standing zoning and building height associated with this site, the dKLP would require that the process of development this site would firstly need to undergo a developer led structure and master planning design process to determine potential flood impacts, flood and stormwater mitigation strategies, site design and fill levels required, road network, nomination of housing types, open space and infrastructure amongst other considerations. As such, the indicative structure plan within the dKLP may not be the final structure plan.</p>	<p>To address or mitigate potential interface issues raised between the residents of Sand St and the development site, there a number of options which warrant further exploration and Council direction, including:</p> <ul style="list-style-type: none"> Retaining the existing zoning and development standards including height, but mandate the need for appropriate setbacks or buffers to the existing low density interface allotments as part of the sites master-planning and subdivision design process; Nominate the site as R3 Medium density but impose a 9.0m height limit to encourage a variety of low-rise medium density housing typologies; Nominating a combination of both medium density development to 12.2m but also low-rise medium density with a building height of 9.0m adjoining existing low density interface allotments; Nominate the site as R2 low density residential (effectively back zoning) and impose a height limit of 9.0m.
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37	71	<p>A letter purported to be on behalf of all residents who signed letters with regards to Beach St.</p> <p><i>Concern about land in front of storage shed on Elrond Drive being considered for affordable housing. Not a suitable location due to the lack of green space in the area which will be exacerbated after developments take place in the Kingscliff north precinct. Residents are also concern with increased traffic which will inevitably flow down Beach St. Residents also concerned that when developments for affordable housing are situated in one complex issues can be amplified.</i></p> <p><i>Items for considerations:</i></p> <ul style="list-style-type: none"> • <i>Currently zoned RE1 Public recreation zone stay the same;</i> • <i>Propose that this space is enhanced by making this usable green space with a park which could include a dog park;</i> • <i>Foreshore is busy on weekends with tourists, with proposed housing in north Kingscliff, this park as open space will be highly desirable;</i> • <i>Increase affordable housing options in the new Kingsforest development.</i> <p><i>Inconsistency of information:</i></p> <p><i>KLP Vol 1 pg 95 refers to site as informal open space;</i></p> <p><i>KLP Vol 2 pg 53 states undertake an aboriginal cultural heritage study;</i></p> <p><i>KLP Vol 3 pg 75 states undertake an aboriginal cultural heritage study</i></p> <p><i>KLP Vol 2 pg 77 states investigate residential land use options for affordable housing over unembellished open space;</i></p> <p><i>KLP Vol 3 Pg 71 states investigate residential land use options for affordable housing over unembellished open space;</i></p> <p><i>KLP Vol 3 Pg 27 illustrates the area coloured pink (indicating low density on the indicative Kingscliff Masterplan).</i></p>	<p>The site which this submission is referring to Lot 36 DP 793925, Lot 45 DP 830193 and Lot 56 DP 840688 which is Council owned and currently zoned RE1 Public recreation but currently unembellished.</p> <p>Whilst the embellishment of this land as a park would improve walkable access for residents of Elrond Dr and Beach Street, a review of existing casual open space within Kingscliff indicated that there is an oversupply of passive open space against the current and projected populations. The benchmark of 11.16 is exceeded by 51.27 hectares based on a rate of 1.13 ha per 1000 people. This is largely on account of the expansive coastal foreshore areas which is within a 500m walking radius of most of the North Kingscliff precinct and the capacity of greenfield development sites to further add to the open space network by way of neighbourhood parks, active open space and connecting pathways.</p> <p>Based on this current casual open surplus and unembellished nature of this land, and in pursuit of Council's interests in delivering more affordable housing types, this land was identified as being a potential candidate site for investigating affordable housing. Affordable housing could take many forms ranging from low density residential subdivision to a more multi-unit development where a proportion would be subsidised as affordable accommodation managed by an affordable housing provider.</p> <p>If pursuing affordable housing was Council's preferred approach over this site, there would be a number of stages to facilitate including reclassifying the site from community to operational land and rezoning the site for residential purposes and opportunity for specific community consultation as part of those processes.</p> <p>Notwithstanding the identified overall casual open space surplus within the locality, Council's draft Open Strategy indicates that residents in West Kingscliff in the vicinity of Elrond Ave and are undersupplied with quality parks and playgrounds. In recognition of this, there is merit in retaining this site as open space to be embellished to an appropriate level in the immediate future.</p> <p>In reference to comments made about 'inconsistency' within the documents, the various descriptions and representations of the subject site have been reviewed with no inconsistency identified. By way of example, the site is accurately defined as being informal open space within Vol 01, is accurately defined as being a known place of aboriginal significance within Vol 01, 02 & 03 (which does not necessarily preclude future development) and</p>	<p>In considering the merits of this strategy to transition the identified site from RE1 Public Recreation to R1 General Residential a number of options warrant Council direction including:</p> <p>Option 01 – Retain the site as RE1 Public Recreation;</p> <p>Option 02 – Retain reference to the strategy to transition the site from RE1 Public Recreation to R1 General Residential with a preference for affordable housing;</p> <p>Option 03 – Defer consideration of the site to the Open Space Strategy.</p>
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38	72	<p><i>Concern about rezoning of Shell Street and the western side of Sand Street to R3 medium density residential. This will impact existing residents by way of increased congestion and impacts from increased building height on surrounding residences in Sands, Eddy and Yao Streets.</i></p>	<p>identifies a strategy to investigate affordable housing within Vol 02 & 03. Dependent on Council's preference, there is opportunity to add a descriptive note to illustrative plans nominating the strategic intent (i.e. either open space or housing).</p>	<p><i>In reference to facilitating the transition of identified allotments from R2 low density to R3 medium density, a number of options which warrant Council direction including:</i></p> <p>Option 01 – Retain reference to zone transition across all sites with an R3 zoning and 12.2m building height; Option 02 – Retain reference to transition to Kingscliff St and Sand St (not Shell St) with an R3 zoning and 9.0m building height; Option 03 - Remove reference to transition to any additional sites within the North Kingscliff Precinct (retain R2 low density zoning and 9.0m building height).</p>
		<p>The strategy to investigate the rezoning of properties fronting Kingscliff Street (western side), Shell Street (southern side), and Sand Street (western side below existing R3 zone) in the North Kingscliff precinct to R3 with a 12.2m building height relates to these properties frontage / proximity to Kingscliff St being a main connector road / public transport corridor and proximity to the north Kingscliff sports fields and coastal foreshore.</p> <p>In relation to Kingscliff St it is noted that the eastern side is currently R3 Medium density with a building height of 13.6m, however the western side north of Ozone St is R2 with a 9.0m building height. As part of the precinct plan investigations it was identified that most of the allotments on the western side of Kingscliff St had similar lot sizes to the eastern side with many comprising older housing stock single detached dwellings. Given the nature of the older housing stock, lot size and favourable location (two streets back from the coastal foreshore) it is reasonable to deduce that many of these properties will be redeveloped in the near future. Applying a broader residential zone (R3) would provide flexibility for a broader and more diverse range of housing types similar to the low rise medium density housing that has been developed at No. 88 Kingscliff St. It is noted that this form of low rise medium density has a 9.0m building height limit which reduces potential impact to properties to the rear (overshadowing, overlooking, compatible building form and scale).</p> <p>The key difference however is the allotments on the western side of Kingscliff St would not be serviced by a rear laneway and there would be potential interface issues between R3 12.2m housing types (RFBs) fronting Kingscliff St with R2 low density 9.0m housing types directly to the rear. In doing so mitigating design and amenity related issues and applying the principles and guidelines of the Apartment Design guideline (ADG) at this interface would be important.</p> <p>In relation to Shell Street, the strategy to investigate transitioning these allotments from R2 to R3 relates to the direct proximity to the north Kingscliff sports fields. However, upon review of the 10 properties which front Shell St, 4 properties are dual occupancy strata titled which back onto a number of other dual occupancies in Eddy Avenue and Woram Place. As such there is already a degree of housing diversity within this immediate area. Given the lack of ability to provide a rear access laneway,</p>		

			<p>achieving larger medium density housing types within this precinct would be problematic without site amalgamation.</p> <p>In relation to identified properties on the western side of Sand Street it is noted that an existing R3 zone applies to land to the immediate north which is then adjoined by land zoned B2 local centre (undeveloped). Of the properties identified to be investigated as R3 medium density, No 24-30 form part of the existing Christian City Church (of which Lot 36 DP249808 is already zoned R3). An existing dual occupancy (strata title) and a single detached dwelling which then directly adjoins undeveloped RE1 Public open space to the south. These properties back onto an undeveloped tract of land which is heavily vegetated also owned by the Christian City Church. As such there would likely be negligible amenity based issues to surrounding existing development if low rise medium density housing were to be pursued across these sites.</p>	
39	73	<p><i>Concern about plans to develop rural space between Ozone St and Beach St and rezoning of land in the Sand St, Shell St and Yao St area.</i></p> <p><i>Concern about increased traffic with new connection between Elrond and Sand St which will increase traffic in our area and pose a hazard to children and elderly.</i></p> <p><i>Concern with regards to the filling of the rural space and increase risk of flooding to the area.</i></p> <p><i>The rezoning of the north end of Sand St, Shell St and Yao St to R3 Medium density residential will significantly impact the future of our area. Do not want to see potential large scale development of units in our area.</i></p>	<p>With regard to land between Ozone St and Beach St, this land is currently zoned R1 with a 13.6m height limit. Whilst currently undeveloped it is not zoned rural.</p> <p>In terms of the proposed road connection between Elrond Dr and Sand St, this connection has been identified within the Tweed Road Development Strategy (TRDS). Given the development potential to the immediate west (Business and Knowledge Precinct) there would also be a road connection from this Elrond-Sand St connection west to the Tweed Coast Road. The opening up of multiple connecting road would serve to distribute traffic across the locality and provide more direct access between key nodes. The road network would also be supplemented with improved pedestrian and cycling paths.</p> <p><i>Comments relating to flood concern are noted. As part of the dKLP, there are flood related strategies which would require the developer demonstrate compliance with the provisions of DCP A3 – Development of Flood Liable Land and the Tweed Valley Floodplain Risk Management Strategy. This would include undertaking site specific flood modelling to determine appropriate design flood (and fill) levels and assess potential impacts on surrounding areas.</i></p> <p>In relation to comment objecting to investigating R3 zoning over certain lands in the North Kingscliff Area, refer to submission 38 item 71 above.</p>	<p>No change to structure plan indicating potential future road connections which are supported by the TRDS.</p> <p>No change to flood provisions within the dKLP.</p> <p>Changes to R3 strategies as noted above (item 72).</p>

40	74	<p>This individual submission contained a number of different themes and subject matters as raised by a local business operator with feedback from customer base:</p> <p><i>Roads need to be improved – Marine Parade breaking up</i></p> <p><i>Need TSC guidelines on building height to be enforced</i></p> <p><i>Decisions made on how many apartments are being constructed in new complexes</i></p> <p><i>Make sure there is enough car parking for new developments;</i></p> <p><i>Important that people can see the beach.</i></p> <p><i>Why are parks being overtaken with signs? Underused parks with much closed off for bird life.</i></p> <p><i>Need to clean up the dunes – Safety issues - Homeless people living in dune bushland.</i></p> <p><i>Clean up park land/ reserve.</i></p> <p><i>More beach access for people with disabilities.</i></p> <p><i>More platform (viewing) areas close to the beach.</i></p> <p><i>More lighting over footpaths.</i></p> <p><i>More events in parkland – kites in Kingscliff.</i></p> <p><i>Let people use parkland without areas being fenced off.</i></p> <p><i>Enforcing car parking along Beach St and Zephyr St.</i></p> <p><i>Enforce people walking dogs off leash.</i></p>	<p>Many of the comments within this submission relate to operational matters rather than strategic planning matters. The submission will be referred to relevant Council divisions for consideration.</p>	No action
41	75	<p>Round table event lack the 18-40 demographic.</p> <p>Online engagement more useful in engaging people with limited time to attend meetings with a small incentive (gift, prize) to lift participation rates.</p> <p>Structure questions based on options within the proposed locality plan to seek more targeted feedback – avoid general questions, the more specific the question the more useful the data gathered.</p> <p>Opportunity to use polls, surveys and online and app participation platforms for targeted feedback.</p> <p>Presenting detailed information is best delivered by interspersing the detail with specific questions to avoid confusion and information overload.</p>	<p>These comments largely relate to a critical review of the round table consultation event and provides a consideration of other engagement techniques which are available rather than strategic planning matters. Valuable critique in the context of planning future community consultation.</p>	No action
42	76	<p>Information often vague (at round table) and extent of zoning changes not clearly explained.</p> <p>A scaled model would help the community to visualise concepts.</p> <p>Concern about the extent of the R3 zoning through North Kingscliff which over time will resemble an overcrowded housing commission estate with increased flood risk to residents.</p>	<p>See response to Item 70 above.</p>	See item 70
42	77	<p>High levels of angst and confusion now existing within the community with the proposed hospital site by the state government impacting a small community by doubling its population and enabling 5 storey development.</p>	<p>See response to Submission 2 Item 29 above.</p>	See item 29

43	78	<p>Agree strongly with cycle path alignments along Casuarina Way and Tweed Coast Rd and extra vegetation along Wingsong Way in Casuarina. Other opportunities for improvement include:</p> <ul style="list-style-type: none"> • Adult exercise facilities in Seaside precinct parks, • Path along south side of Windsong Way, • Vegetation or sound buffers for traffic noise along casuarina Way, • More exercise equipment along the coast walk/cycle path south of Cudgen Creek. 	<p>Whilst the comments relate to some of the open space opportunities within the KLP, most of the suggestions are more relevant to Council's current draft Open Space Strategy which is in development. The comments will be forwarded to Recreation Services for more detailed consideration in the context of that plan.</p>	No change
44	79	<p>Kingscliff is a small Seaside village atmosphere, a village grown by natural progression, organic growth that gives it its charm a feature which should be retained – not departing from the present height limits will help maintain this charm. The statement that Kingscliff has the potential population up to 14000 needs to be questioned. Weekends and holidays population numbers increase. Increasing population numbers runs the risk of deterring those who find congestion uncomfortable. Difficulty in seeing the ocean view through triple line of parked cars.</p>	<p>This submission largely correlates the planning population increase with a potential loss to the existing character and charm of Kingscliff. Kingscliff is a subregional town with significant service and infrastructure facilities combined with greenfield development sites. As such the growth of the locality, as it has done in previous decades is likely to continue into the foreseeable future. The dKLP&DCP however seeks to embed key considerations of character into the planning framework. This includes reducing building heights and introducing strategies to improve the coastal character design and pedestrian amenity particularly within the town centre.</p>	No change
44	80	<p>Inadvisable to develop the lowlands (Turnock St) for housing if this is the existing stormwater runoff area. Additional population may prejudice the charm and ambience which are the main features of Kingscliff.</p>	<p>Any future master plan or subdivision design of this land (zoned R1) would need to address stormwater and flood mitigation issues.</p>	No change
45	81	<p>Parking is a real problem in Kingscliff particularly during the school holidays. Some of the vacant land west of Pearl St needs to be reclaimed, sealed and made available for free parking.</p>	<p>Comments relating to perception of car parking as an issue is noted. The land referred to as 'vacant' whilst undeveloped is privately owned land and the subject of ongoing master plan design processes. The dKLP&DCP has a number of car parking strategies which seek to increase car parking supply in and around the town centre.</p>	No change
46	82	<p>Happy with: Height limits, green spaces, corridors, habitat retention, park redevelopment/improvements, dune restoration and native planting, buffer zones, retaining village atmosphere, streetscaping and planting, pedestrian friendly zones, business and knowledge zone, retain library position and cycle ways. Not so happy about: Housing density at the back of Pearl and Turnock St, proposed location of skatepark – better positioned at the north end of town. Very unhappy about: Impact the hospital will have on character and amenity of the town, lack of government consultation and consideration of the adverse impacts.</p>	<p>Comments relating to the values and concerns associated with the dKLP&DCP will be collated and aggregated with feedback from the roundtable events.</p>	Aggregate comments with consultation evaluation report.

47	83	<p>Many boutique type businesses, cafes, restaurants have struggled to pay rent and historically commercial floor areas has been slow to be taken up. When considering new commercial premises with housing on top you consider the ability for commercial tenants to be able to afford the rents per sqm due to returns required by developer/investor to construct couples with ongoing rates and land tax bills.</p>	<p>Comments relating to business rent affordability and development keeping instep with market need and business affordability are noted. Encouraging a diversity of retail and commercial floor areas is an important consideration in the future expansion of the town centre and business and knowledge precinct.</p>	<p>Review strategies to ensure there is guidance around the provision of a range of retail and commercial floor area tenancies in new development to meet operator and market need.</p>
48	84	<p>Advising of the presence of peat moss on Gales Holdings land, and risk to future buildings if it caught fire.</p>	<p>Comments in relation to the potential presence of peat moss and fire risk is noted and has been referred to Councils Natural Resource Management Unit.</p>	<p>No change.</p>
48	85	<p>Advising of the presence of Burrowing legless lizard, Mitchell Rainforest snail, Coolman Trees and old cycads on Gales Holdings land – unique habitat that needs looking after, not building on.</p> <p>Advising of the presence of springs that supply swamp land with fresh water, contribute to flooding of swamp areas, puts land in category of 'Sensitive Protection Environment' and should not be built on.</p>	<p>Comments relating to local fauna, springs and suggestions that land is environmentally sensitive are noted and have been referred to Council's Natural Resource Management Units. Protection of valued environmental assets is an important consideration in the future expansion of Kingscliff, and is also being carefully considered under a separate E-Zone review process.</p>	<p>No change</p>
49	86	<p>Submission expresses concern over where and how the sand that replenishes the beach at Kingscliff is sourced from.</p>	<p>Comments relating to sand extraction and relocation are noted but are largely unrelated to the KLP. Comments referred to NRM and Eng Units.</p>	<p>No change</p>

51	87	<i>Building Height – not opposed to some increase in height in some areas to facilitate efficient development, reduction of urban sprawl, encourage development.</i>	<p>Comments regarding proposed building heights as exhibited at the Kingscliff shopfront exhibition are noted.</p> <p>At Council's meeting of the 16th March 2017 Council resolved to nominate building heights to be integrated into the draft Kingscliff Locality Plan and DCP including:</p> <ul style="list-style-type: none"> • 11.0m to Marine Parade; • 13.6m to other business zones; and • 12.2m to R3 medium density zones <p>Following this resolution, the dKLP documents were updated to reflect these building height nominations.</p>	<p>There is a need to undertake a more detail review of building height feedback to more fully aggregate the results of the exhibition period (round table and written submissions) to document the alternate suggestions and options presented by submitters for Councils consideration and direction for the final drafting of the KLP&DCP.</p>
	88	<i>Car parking – increasing commercial and residential buildings needs consideration of more parking. Multi-level car parking must be included.</i>	<p>The dKLP nominates sites either in the Kingscliff town centre and or Turnrock St as being able to accommodate new facilities such as car parking given good proximity to the town centre.</p>	No change
	89	<i>Pedestrian amenity, connectivity and safety are essential. Current shopping centre site needs to be enhanced. Request entire plan be reviewed in context of hospital.</i>	<p>Comments relating to increased traffic and concerns about further traffic and parking impacts from future development are noted. The TRDS has recently reviewed existing and likely future road network requirements. Strategies to build additional parking facilities will result in a broader distribution of parking within the locality, and the facilitation of park once and walk approach to town centre distribution of people and cars.</p> <p>Comments on pedestrian amenity, safety and connectivity are noted. The dKLP proposes measures to achieve this.</p> <p>The dKLP encourages redevelopment of the shopping centre site. Comments noted.</p> <p>Comments in relation to hospital, see Submission 2 Item 29.</p>	No change See response to Submission 2 Item 29 above
52	90	<i>Seeks inclusion of the TVH in the plan given the anticipated impacts as a significant social and economic driver</i>	See response to Submission 2 Item 29 above.	See response to Submission 2 Item 29 above

53	91	Submission supports design principles for town centre, activating street frontages, creation of precinct space on shopping centre site, sports precinct in North Kingscliff. Inclusion of skate park opposite leagues club on Wommin Bay Road. Submission also proposes options for development of Jenner's Corner and other areas of Chinderah.	Comment regarding support for dKLP noted. Regarding Jenner's corner and Chinderah, these areas are outside the boundary of the dKLP. Council resolved at its meeting on 5 October 2017 to prepare a locality plan for Chinderah, once the KLP is complete.	No change.
54	92	Submission requests the KLP be 'delayed until the future site of the Hospital is known before the planning proceeds'.	Comments relating to the hospital noted, however the site selection and design of the hospital is a separate processes being co-ordinated by the NSW State government. See response to Submission 2 Item 29 above.	See response to Submission 2 Item 29 above
55	93	Submission raises the following: 1. Keep special village vibe 2. No large chain stores 3. Retain 3 storey building height 4. No more infrastructure 5. No traffic lights 6. Build a skate park 7. Protect the little halls and church on marine parade 8. Keep some history	All comments are noted. Comments relating to maintaining 3 storey height limit noted. See response to Submission 51 above. Comments in relation to traffic lights noted. The TRDS has recently reviewed existing and likely future road network requirements, including where additional traffic control devices may or may not be necessary. Comments related to skate park noted – forwarded to Recreational Services Unit. Heritage listing of certain sites is a separate process largely unrelated to the dKLP, however comments have been noted for consideration in any future heritage assessment of the Kingscliff locality.	No change.
56	94	Submission highlights lack of attention given to planning in Murwillumbah as a locality in preference to Kingscliff.	All comments are noted. The order and priority of strategic locality planning projects is determined by resolution of Council and such priorities flow into the adopted implementation and delivery plans. A locality plan for Murwillumbah is not included in the adopted delivery plan at this time.	No change.