



**Tweed Development Control Plan  
Part B26 – Kingscliff**

## Amendments

<b>Version</b>	<b>Effective</b>	<b>Resolution</b>	<b>Description</b>	<b>Authorised</b>
1.0	20.08.18	19.07.18	Public exhibition draft document	Council
2.0	03.12.19	07.11.19	Public exhibition draft document	Council
2.1	01.07.20	04.06.20	Final Draft for Council Adoption	Council

Prepared by:  
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Adopted:  
04.06.20

Public Notice:  
01.07.20

Version:  
2.1

Published:  
01.07.20

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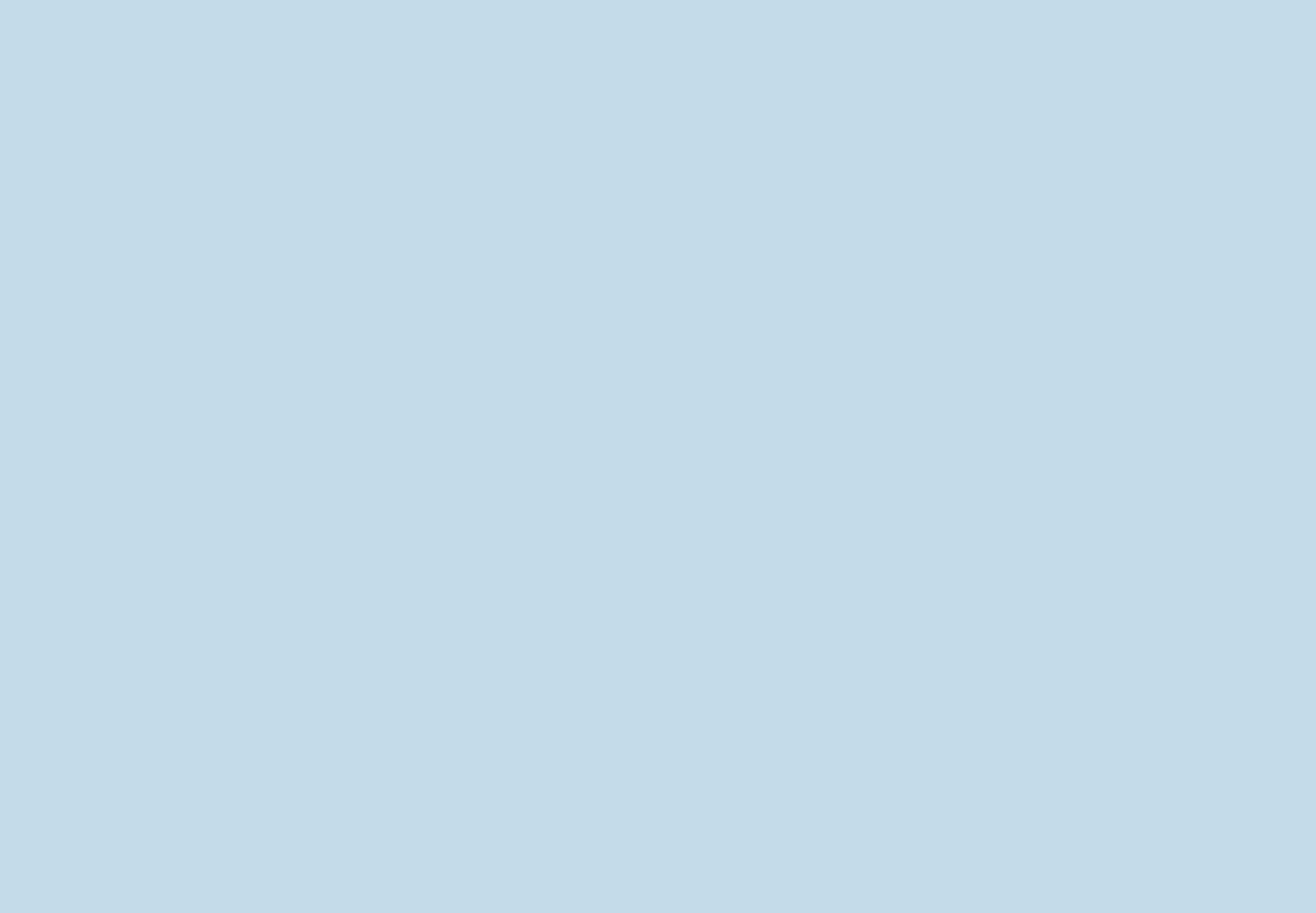
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## **PART 01 INTRODUCTION**

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- 1.2 Purpose of the Locality Plan and DCP**
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## 1.1 Vision for Kingscliff

*“Kingscliff is a vibrant subtropical coastal town which has a healthy and inclusive community life centred around the beach, the creek, beautiful expanses of open space and natural environmental areas. Future urban growth is contained within development footprints and the highly valued coastal, estuarine and terrestrial environments are protected and strengthened. Greenfield development sites will provide diverse housing to meet generational need and are responsive to the local climatic influences. The Kingscliff town centre will continue to be strengthened as the centre of community life supported by the new Business and Innovation precinct which will facilitate new business, employment and education opportunities. The Tweed Valley Hospital will deliver state of the art health care for the region and will be a key economic driver across multiple industry sectors. The working State Significant Farmland of the Cudgen plateau will continue to be protected with rural industries and supported through greater land use diversification and agri-tourism opportunities.”*

### Creating a sense of place

As part of the Tweed Regional City catchment, Kingscliff will provide additional housing, retail, business, health and education development which will assert the locality as a strategically important town within Tweed’s hierarchy of settlements. Kingscliff will ultimately accommodate a resident population of approximately 12 500 people within its defined urban footprint and serve an important subregional role in providing higher order services to Tweed’s coastal villages.

The Kingscliff town centre will continue to be the retail, social and community heart of the settlement. The low rise building scale along Marine Parade will be retained. Additional public domain and streetscape improvements will provide greater pedestrian priority throughout town centre with additional landscaping areas, street trees, wider footpaths and new through block connections. Town centre buildings and civic spaces will be designed to take advantage of the subtropical climate and context to strengthen and enhance the Kingscliff coastal character set within a landscaped and greened streetscape.

The town centre will expand west along Turnock Street which will accommodate additional retail, commercial and shop top housing development while integrating traffic management and car parking needs. Turnock Street will serve as an important collector road with a new road extension linking the town centre with the Tweed Coast Road as well as forming the primary link to the Tweed Valley Hospital. It will be a tree-lined boulevard with its street edge activated with small-scale retail and outdoor dining opportunities. Dedicated shared pathways will link these key activity centres with the surrounding residential precincts.



The town centre will be supported by other retail and business opportunities including a new additional retail centre within the Business and Innovation Precinct and expanded mixed use opportunities within the Salt precinct. Smaller business landuses will continued to be encouraged within existing resident precincts including Cudgen, North Kingscliff and Kingscliff Hill (Tweed Valley Hospital site) to encourage walkable or cycling proximity to day to day conveniences.

## **Best practice design and sustainability for new development**

Locality wide sustainability will be achieved through the protection and strengthening of ecologically significant lands and a defined conservation footprint. Future urban development will be contained with a defined urban footprint founded on detailed site analysis and sustainable design principles. Hazards and measures to mitigate impacts of flooding, sea level rise, coastal erosion, bushfire and acid sulphate soils will require careful consideration and management throughout master planning processes.

Greenfield development areas within Turnock Street, West Kingscliff, North Kingscliff, Cudgen and the Business and Innovation Precincts will deliver additional housing supply to meet housing need for the next 30 years. The focus will be on providing more diversity of housing typologies to meet a broader demographic need. New development sites will be guided by planning and design principles including nominated density targets. This will ensure the finite greenfield areas will achieve a balance of meeting housing supply demands within a contained urban footprint. Increasing density and diversity of housing types in well located areas will reduce the future pressure on developing the agricultural and environmental protection land on the edge of the settlement.

These new residential precincts will demonstrate a high design standard embodying coastal subtropical design principles. The network of residential precincts will be supported by a public transport and pedestrian and cycling path network which connects existing and future residential areas to the activity centres and open space.

## **Strengthened economic development**

New economic development and employment generating opportunities ensures the balance of land uses is in step with the growing Tweed coast population. The new Tweed Valley Hospital will be a regional referral hospital delivering state-of-the-art health services to the Tweed region and beyond. As a key economic driver the hospital will present significant employment opportunities not only for health care professions but the myriad of ancillary businesses associated with its construction and ongoing operation. New opportunities include the creation of a Health and Education Precinct across both the Tweed Valley Hospital site and Kingscliff TAFE where future growth can be accommodated.

Economic development will be further advanced within the Business and Innovation Precinct. This precinct has the potential to accommodate many employment generating landuses including a business park, education campus, a new retail centre as well as new residential precincts and areas of open space. This precinct is of sufficient size and area to accommodate a wide range of new business and land use opportunities which could be associated with, or in support of the new hospital.

## **Community health and wellbeing**

With expanses of open space and natural areas, access to farm fresh food and the development of a new regional hospital the Kingscliff locality has the opportunity to be a recognised 'healthy community'. Healthy living initiatives will be achieved through open space and recreation strategies which are aimed at improving the quality and diversity of spaces and sports and recreation pursuits. The expanses of coastal reserves, network of pathways, open space and natural environmental areas are integral to community health and well being as well as being integral to the landscape and visual character of the locality.

Ready universal access to these highly valued natural areas will provide opportunities for all members of the Kingscliff community. Each of the residential precincts will be connected to the broader network of open spaces and activity centres via purpose built pathways. This will include achieving new north-south and east-west pedestrian and cycling connections within the master planning and subdivision design processes.

Expanded multi-purpose community facilities will support the growing population and will be located in easy to access locations designed to respond to existing and future community needs.

# Vision



## Kingscliff locality vision

The future of Kingscliff will achieve a sustainable balance between a protected and managed environment, a healthy and inclusive community life, a prosperous local economy with employment opportunities, strengthened tourism, agriculture and health industries as well as providing additional housing diversity to meet generational needs.

## Environment and heritage

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

## Town centre

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

## Economy and employment

Expand economic and employment opportunities by facilitating additional land uses for larger employment generating developments such as a business park, education campus, new commercial and retail precinct to build upon the existing industry pillars of tourism, agriculture, health and local small business. Recognise the significance of the new Tweed Valley Hospital as a major new land use and regional economic driver which will have substantial health care employment, ancillary business and service industry flow on.

## Housing

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

## Open space and community facilities

Build upon Kingscliff's diverse network of active and passive open space areas including sportsfields and courts, parks, civic open space, bushland, coastal foreshore areas and cycle and walking paths, with a strong focus on achieving a greater level of connectivity and user amenity. Expand and strengthen community facilities and networks including planning for a new multi-purpose community facility within the town centre.

Figure 1.1 Key Vision Statements and Strategies

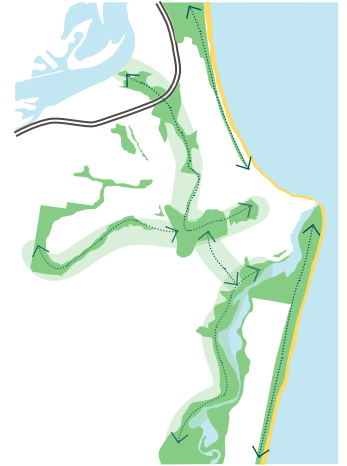
# Strategies

Protecting the environment through land use planning.	Facilitate new employment and economic growth.
Meeting housing, open space, infrastructure and community needs for a population of approximately 12,500.	Implement design and planning guidelines for existing and future development precincts.
Enhance and strengthen coastal character through architectural design, landscape and public domain.	Ensure adequate provision of utility and community infrastructure to meet growing population needs.
Appropriately zone ecologically significant land.	Manage Aboriginal and non-Aboriginal cultural heritage.
On going enhancement and management of environmental protection areas.	Ongoing flora and fauna management.
Ongoing coastal and estuary management.	Enhanced Koala habitat.
Retain low scale character along Marine Parade.	Increase density and housing diversity in and around the town centre.
Facilitate town centre expansion along Turnock Street.	Improve pedestrian connectivity and public domain.
Architecture and design guidelines to reflect coastal character.	Improve car parking and traffic management.
Facilitate development of a new Business and Innovation precinct including additional retail centre.	Promote and support agriculture including value add industries and businesses.
Promote and support the tourism including agri-tourism.	Facilitate additional business development and light industrial land.
Recognise the significance of the new Tweed Valley Hospital as a major new land use and regional economic driver.	Support and facilitate local cultural, sports, market events.
2500 additional new dwellings which could accommodate an additional 5000 people.	Mix of dwelling types and lot sizes to meet different demographic and affordability needs.
Additional low rise medium density housing types.	Focus on subtropical subdivision and house design.
Additional shop top housing within and surrounding the town centre.	Improved connectivity and access to and between open space areas.
Further embellish Kingscliff Sports and Recreation Complex.	Opportunity to expand community facilities within Kingscliff town centre location.
New active and passive open space including a district park and skate park.	Additional north-south and east-west pedestrian and cycling paths connecting residential areas with the town centre.
Continue to embellish coastal foreshore areas and beach access.	Embellish existing parks and the provide new parks in future greenfield development.

## Vision: The key principles

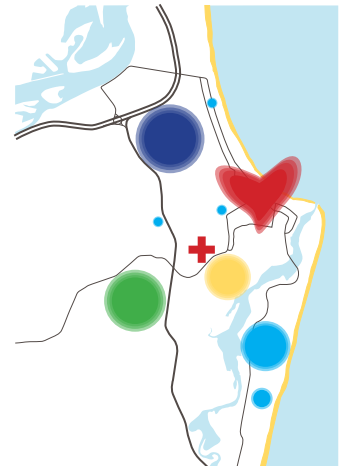
### 1 Protected ecological areas

Protect and enhance areas of environmental significance and strengthen connections between them. Natural areas frame and contain the urban footprint with connected open space embraced as key community spaces for recreation.



### 2 Promote economic development

Facilitate the growth and development of economic and employment opportunities through land use planning including expansion of the existing Town Centre. The development of a future Business and Innovation Precinct, expanded industrial areas and provide opportunities for the growth of retail, health, education, tourism and agricultural industries. The new Tweed Valley Hospital will be a regional referral hospital and significant local economic driver that will generate additional ancillary health, education and other service related industries within the locality.



### 3 Connected residential precincts

Create 'village scaled' precincts framed by natural areas and interconnected open spaces and network of pathways. New subdivision and housing design to reflect the coastal subtropical climatic context including optimising solar access, prevailing breezes, retained natural environment and topographic features and permeable surfaces for water infiltration and to reduce heat island effect.

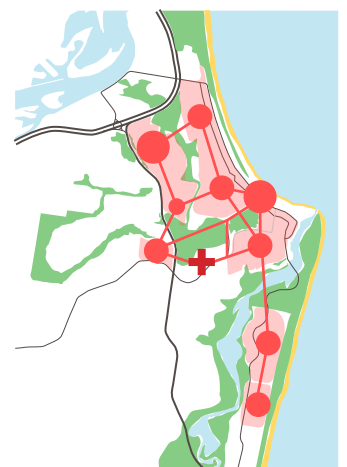
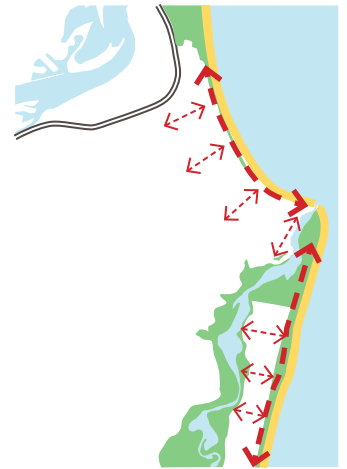


Figure 1.2 Key Planning and Design Principles

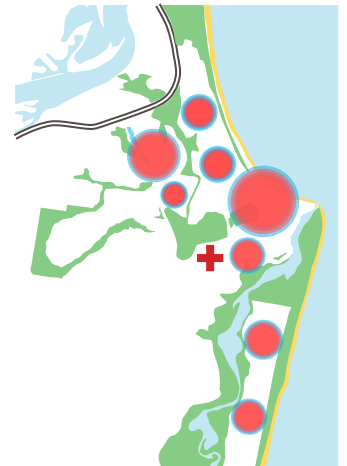
#### 4 Embrace the coastal edge

Strengthen and enhance connections and access to the coastal and creek edge which can be enjoyed by all. New development and an expanded network of parks and pathways will provide and enhance experience, amenity and universal access.



#### 5 Smarter density

Increase housing density around activity centres to take advantage of proximity to retail and commercial land uses, open space and areas of recreation and amenity. Promote housing diversity across greenfield development sites supporting the locality's demographic and affordability needs.



#### 6 Improved connectivity and permeability

Leverage new development to create important north-south and east-west road, pedestrian, bike and public transport links. Enhance landscape and ecological links connecting each of the precincts within the centre, the coastal edge and open space areas.



## 1.2 Purpose of the Kingscliff Locality Plan & Development Control Plan

The purpose of the Kingscliff Locality Plan and Development Control Plan (KLP&DCP) is to provide a 30 year vision and planning framework to guide the future growth and expansion of the Kingscliff locality. The stated visions and strategies within the plan aim to preserve local character and natural environment, facilitate business and employment opportunity, encourage housing supply and diversity and recommend measures to improve public domain to create a more contemporary place to live, work and play. The KLP&DCP consists of two interrelated documents including:

- **Kingscliff Locality Plan** - Provides a locality wide context and precinct specific strategies which defines the future planning vision and direction for Kingscliff.
- **Tweed Development Control Plan - Part B26 - Kingscliff** - Provides design principles, objectives and development controls to guide the preparation, assessment and determination of development applications.



Kingscliff Locality Plan and Development Control Plan Structure

## 1.3 Aim of this Section of the DCP

The aim of this **Tweed Development Control Plan - Part B26 - Kingscliff** (the 'DCP'), is to guide planning and design development within the Kingscliff Locality through the application of planning and design principles, objectives and development controls.

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

## 1.4 Land to which this DCP Part Applies

This DCP Part Applies land within the area illustrated in Figure 1.3 Locality Plan and DCP Study Area which extends to the Pacific Highway and Fingal Head suburb boundary to the north and the Casuarina suburb boundary to the south. The study area also includes lands to the west of Tweed Coast Road including the Chinderah Golf Course, Kingscliff Waste Water Treatment Plant and Cudgen Village given the proximity and strong historic relationship with Kingscliff. The study area also includes land which falls within the defined Chinderah suburb boundary including the Chinderah Industrial Estate.

The expanded study area beyond the Kingscliff suburb boundary recognises the important land use interrelationships within the study area and the need to more holistically consider opportunities for integrated growth and conservation.

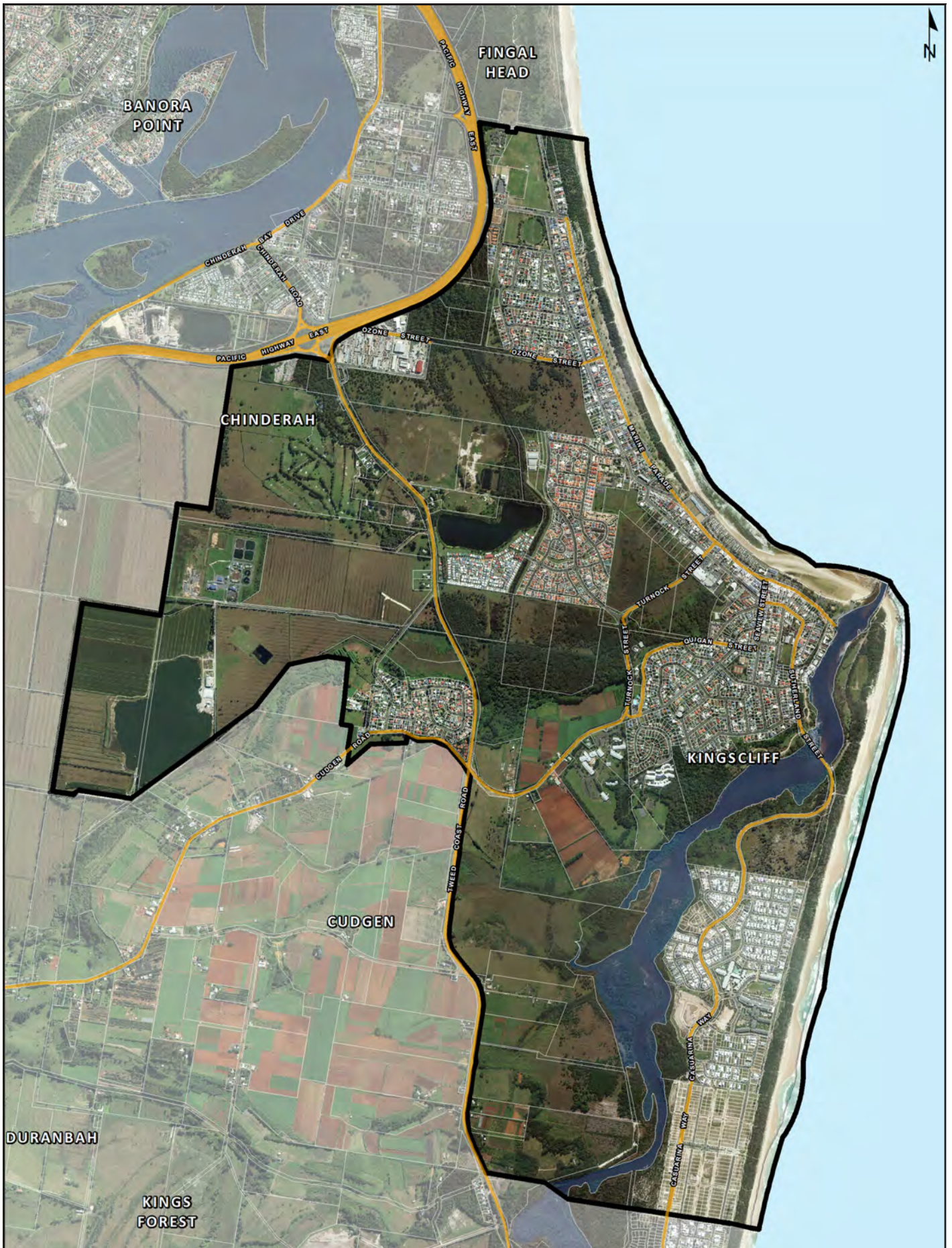


Figure 1.3 Locality Plan and DCP Study Area

## 1.5 Objectives of this DCP

The objectives of this DCP Part Are to:

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

## 1.6 Kingscliff Development Control Plan Structure

This Kingscliff Development Control Plan comprises 4 sections:

1. **Introduction** – Identifies the purpose, the aims, the area of application and the objectives of this DCP.
2. **Master planning and Subdivision** – Identified subdivision and master planning provisions as they relate to the locality and provides specific principle considerations for the structure and master planning of identified key greenfield development sites.
3. **Town Centre** – Details design principles and controls for the each of the defined precincts. This part specifically covers place making and urban design, built form design, community infrastructure, commercial & retail facilities and fostering walkability & integrated movement.
4. **Residential Precincts** – Details actions and implementation strategies.

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

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

**Objectives** – Prescribes desired outcomes to be achieved by development.

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

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

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

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



## 1.7 How to use this Section of the Tweed DCP

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

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

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

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

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

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

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

## 1.8 Variations to this Section of the Tweed DCP

Variations to the provisions within this Section may be considered where it can be demonstrated that the variation provides a better designed solution and or meets the intent of relevant objectives. Any application seeking a variation to a control must be in writing and:

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