



PART 04 RESIDENTIAL AREAS

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4.1 Residential Development – Locality Wide

4.1.1 Preamble

Vision

Kingscliff's residential precincts will deliver a diverse range of housing types with a strong focus on responding to the local character and subtropical coastal context. This includes undertaking site analysis to determine design opportunities, designing to integrate passive design principles and using appropriate building materials to improve household comfort whilst reducing energy usage. Greenfield development precincts will include a diversity of housing types with increased density in and around activity centres taking advantage of the walkable access to the town centre and coastal reserve areas. An increased housing supply with a more diverse range of housing types will facilitate housing which caters to a wider demographic and affordability profile.

Housing diversity mix

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

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

Site Planning and Sustainable design

Undertaking a site analysis is the first step in understanding a sites opportunities and constraint and provides valuable information to inform design decisions. All residential development sites including large greenfield development areas or individual allotments should integrate passive design principles including a consideration of solar orientation, prevailing winds direction, shading or landscape considerations.

Understanding these elements will assist in determining best site design and floor plan configurations to maximise natural light and air flow to indoor and outdoor living spaces. The consideration of passive design principles will assist in achieving thermal comfort levels throughout the year as well as reducing overall energy usage.

Building materials

The choice of building materials not only has an influence on the visual appearance of the building itself but also influences streetscape character, thermal performance, building health, maintenance requirements and running costs.

Finishes and building materials chosen should be appropriate to the local climatic conditions, solar orientation and the site specific aspects of a site and building design. It is also important to consider how your building materials are produced particularly in relation to the use of VOC's (Volatile Organic Compounds) some of which can have long term health effects.

New residential buildings should aim to use a mix of materials which provide visual interest which breaks down bulk and scale as well as assisting with a buildings thermal performance.

Consideration should also be given to the life cycle of materials and the longevity and maintenance requirements of particular materials to a given location. For example, some metals will rust and corrode very quickly within a coastal context. Similarly many hardwoods (apart from the extremely dense varieties such as Ironbark) which are exposed to the elements (salt, sea, sun and wind) will require regular maintenance to avoid cracking and deterioration.

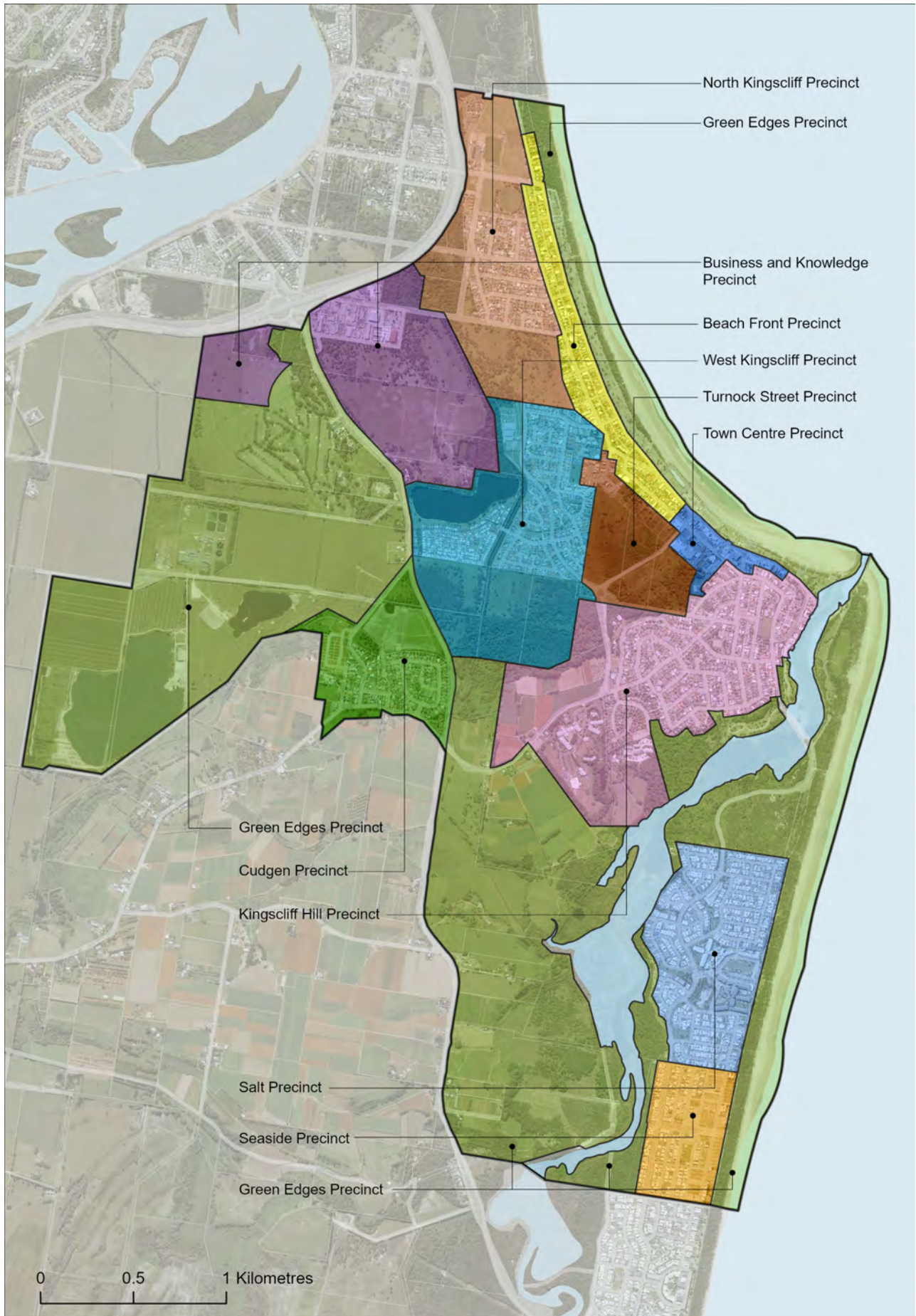
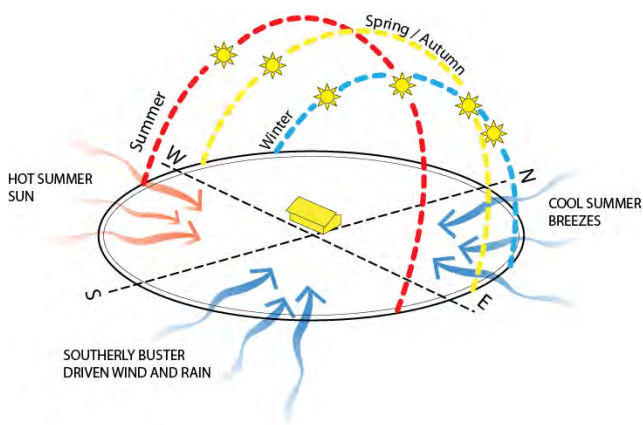
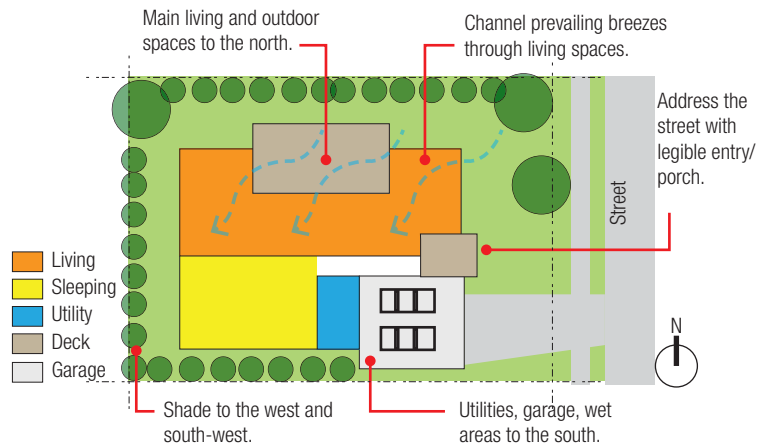


Figure 4.1 Kingscliff locality precincts



Principle 1: Site Analysis – Understand your sites solar orientation, prevailing breeze, views and aspects to form the basis of design.



Principle 2: Site & Internal Planning – Design with living spaces to the north, utility spaces to the south, generous outdoor living areas, good cross ventilation and good flow from inside to yard spaces.



Principle 3: Mix of Materials – Use a mix of materials appropriate to the sub-tropical coastal context.

Image: DegenhartSHEDD



Principle 4: Design for outdoor living – Integrate indoor and outdoor spaces. Image: Bourne Blue Architects



Principle 5: Address the street – Provide a legible front entry with habitable rooms or decks which overlook the street.

Image: Create Architects / Andy McPherson Photography.



Principle 6: Integrate landscaping – Design yard areas to provide shade, privacy and generous planting areas.

Image: Bourne Blue Architects

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

4.1.2 Objectives:

1. Ensure buildings are designed to respond to site, slope and aspect in terms of building planning, material choice and construction type and in doing so are appropriate to the subtropical climate and local context and character.
2. Achieve design and sustainability excellence through a holistic process and approach to site design including an understanding of solar path, prevailing breezes, as well as integrating landscape, view and privacy and overshadowing considerations as a preliminary stage in building design.
3. Achieve residential development type and density that is appropriate to Kingscliff's urban structure and responds to site constraints.
4. Provide for a range and diversity of housing types to appeal to a Kingscliff's demographic and housing affordability profile including shop top housing, residential flat buildings, medium density housing, low rise medium density housing (row, terrace, integrated, multi-unit), suburban lots, small lots, secondary dwellings and 'tiny' and transportable homes.

4.1.3 Controls:

- C1. All new residential buildings are to be designed in accordance with Tweed DCP Part A1 Residential and Tourist Development Code and where relevant SEPP 65 and the Apartment Design Guidelines.
- C2. All new residential flat buildings are to have a minimum 3.0m side setback. Where new development can not meet the building separation requirements of SEPP 65 Apartment Design Guide, all side facing windows and doors are to be designed to minimise overlooking and privacy issues by ways of size and setout height of windows, and the use of fixed privacy screens.
- C3. Where residential flat buildings are higher than 3 storey's, the upper level shall have as a minimum:
 - 5.0m side setback to the outer edge of building including decks, terraces and balustrades.
 - 9.0m front setback to the outer edge of building including decks, terraces and balustrades.
 - 9.0m rear setback to the outer edge of building including decks, terraces and balustrades.

4.1.4 LEP Considerations:

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

Building heights will be amended across the locality in accordance with KLP Section 4.3 Building Heights.

4.1.5 Additional Information:

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

4.2 Beach Front Precinct

4.2.1 Character Statement

The Beach Front Precinct has been an area in transition for the last 20 years with the gradual redevelopment of small coastal cottages into the predominantly three-storey residential flat building built form character which exists today. The newer and larger buildings capitalise on the ocean views and coastal reserve which provides level pedestrian and cycling access into the town centre to the south. This transition and increase in density has been facilitated by the precinct's existing R3 Medium Density residential zoning.

The future character of the Beach Front Precinct will be defined by the continued development of well designed residential flat buildings and other medium density development which respond to the predominant allotment east-west aspect, ocean views and subtropical climatic context. There is also opportunity for mixed use development in the form of shop-top housing which may provide day-to-day convenience and limited food and beverage outlets servicing the local residential catchment and the north Kingscliff Holiday Park.

A reduced building height and increased side setbacks will result in new development being consistent with the existing scale of development. The promotion of passive design principles will result in buildings which have a better thermal performance, units with a higher level of internal and external living amenity, innovative communal spaces and integrated landscaping. It is important that the overall building form design and use of building materials embody Kingscliff's coastal character.

4.2.2 Objectives:

1. Continue to facilitate the development of medium density and tourist accommodation which meets housing needs and is responsive to the subtropical climatic context.
2. Encourage opportunity for shop top development fronting Marine Parade (246-254 Marine Parade) which could provide a small convenience store and/or opportunity for food and beverage use servicing the local community, North Kingscliff Holiday Park tourists and coastal reserve users.
3. Provide additional street trees with a strong canopy the length of Kingscliff and Pearl Streets visually asserting it as the main north-south collector road.
4. Strengthen and enhance pedestrian connectivity throughout the precinct including new east-west connections from development sites to the west.

4.2.3 Controls:

- C1. All new residential flat buildings are to comply with the setback controls listed in section 4.1.3 of this plan and the SEPP 65 Apartment Design Guideline.
- C2. All new residential buildings are to be designed in accordance with Tweed DCP Part A1 Residential and Tourist Development Code.
- C3. Lot 6 DP 21242 is to be a future road reserve providing access from Pearl Street to the Turnock Street urban development site.

4.2.4 LEP Considerations:

Revise maximum building heights within this precinct from 13.6 metres to 12.2 metres for R3 Medium Density Residential areas to maintain consistency with the existing built form scale of three storey residential flat building developments.

4.2.5 Additional Information:

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

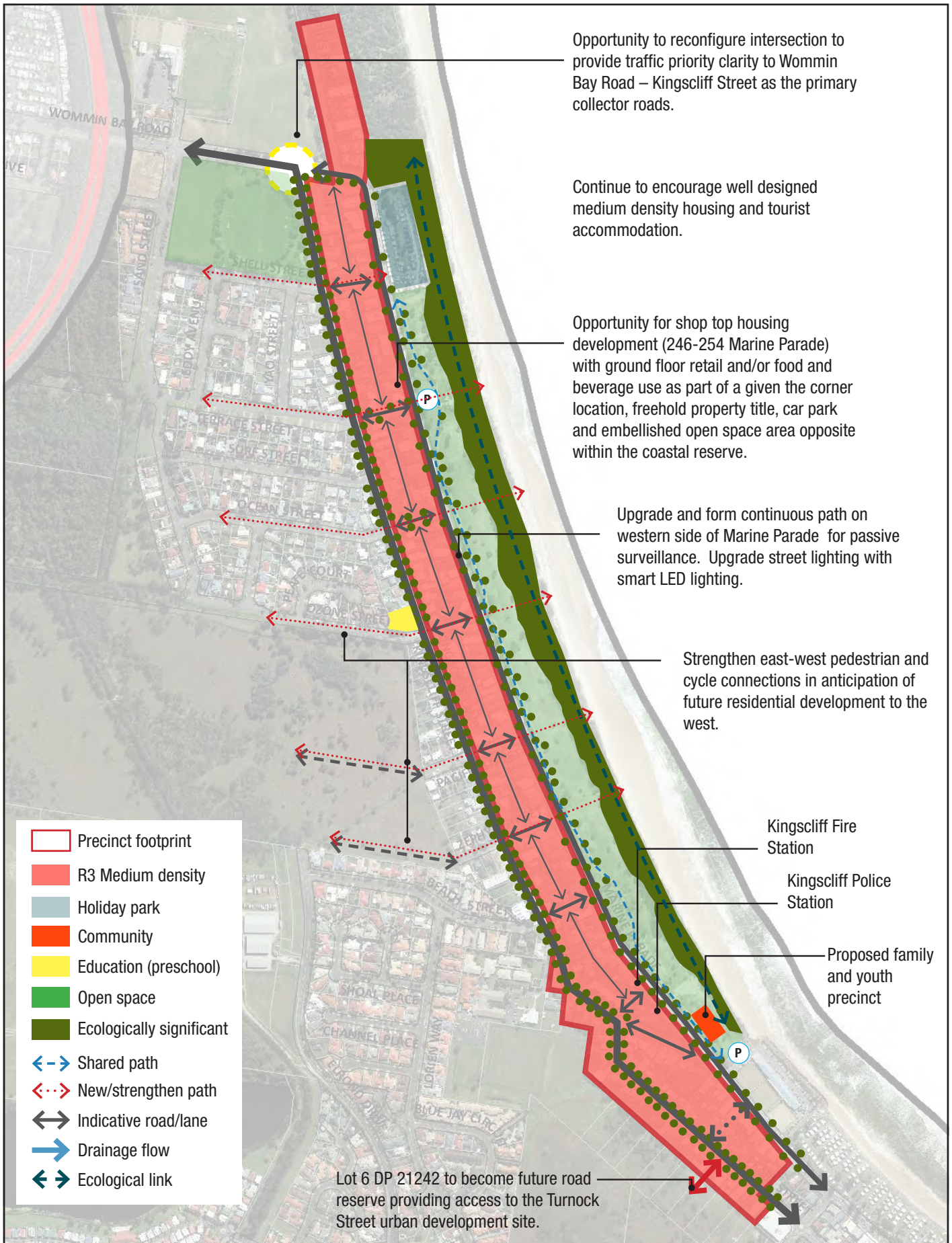


Figure 4.2 Beach Front Precinct

4.3 North Kingscliff Precinct

4.3.1 Character Statement

The North Kingscliff residential precinct consists of predominately low density, single and double storey dwellings on suburban allotments. Predominant dwelling materials include a combination of both face brick and tile buildings as well as timber framed and lightweight clad construction. Due to the relatively wide road reserves, limited front fences and dispersed street trees, the precinct has an 'open' streetscape character. The strategy for this area is to retain its low density residential character, whilst allowing for additional infill development such as dual occupancies and secondary dwellings where appropriate.

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

4.3.2 Objectives:

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

4.3.3 Controls:

- C1. All new development within the precinct is to meet minimum design flood level requirements.
- C2. All new residential buildings are to be designed in accordance with Tweed DCP Part A1 Residential and Tourist Development Code and where relevant SEPP 65 and the Apartment Design Guidelines.
- C3. The greenfield development site is to be considered as part of a design led master planning process in consultation with Council.

4.3.4 LEP Considerations:

1. Facilitate the rezoning of the western side of Kingscliff Street from R2 Low Density Residential to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9m.
2. Facilitate the rezoning of the western side of Sand Street (Lot 37-39 & 41 DP 249808, SP22189) from R2 Low Density Residential to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9m.
3. Facilitate the rezoning of the allotments on the north side of Wommin Bay Road from R2 Low Density Residential to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9m.

4.2.5 Additional Information:

For all greenfield development refer to Part 02 of this DCP, Tweed DCP Part A3 Development of Flood Prone Land and DCP A5 Subdivision Manual.

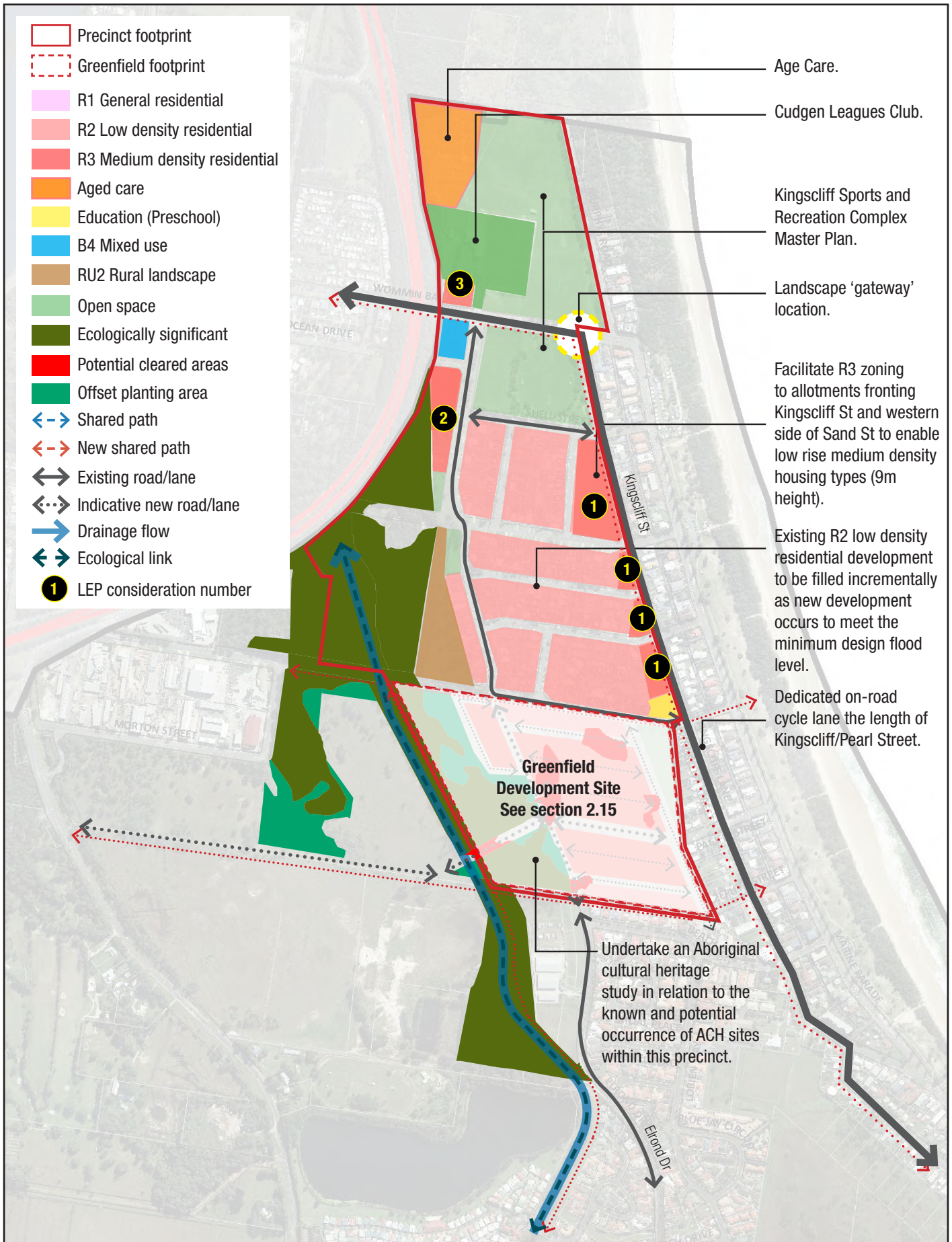


Figure 4.3 North Kingscliff Precinct

4.4 West Kingscliff Precinct

4.4.1 Character Statement

The existing West Kingscliff Precinct was developed in the 1990s and has a low density residential character consisting predominantly of single and two storey dwellings. Other housing types include dual occupancies, low rise multi-unit housing and seniors and aged care accommodation. Elrond Drive is the primary collector road running through the precinct providing access to the local streets, many of which are dead end cul-de-sacs. Whilst this road network limits road connectivity through the precinct, a series of pathways provide some pedestrian connectivity between streets and open space areas. The existing open space areas are relatively small however there is a significant opportunity to further embellish lands adjoining the drainage corridor with pedestrian and cycling pathways linking this precinct with the precinct further north.

The greenfield development site within the West Kingscliff Precinct (see section 2.14) will be accessed from the Turnock Street (west) extension which will form the primary vehicular access from the Tweed Coast Road into the Kingscliff township. The greenfield development site presents an opportunity to develop a range of medium density, low rise medium and low density residential housing types with the southern development boundary defined by the Turnock St extension alignment and areas of environmental protection south of the road alignment.

4.4.2 Objectives:

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

4.4.3 Controls:

- C1. All new development within the precinct is to meet minimum design flood level requirements.
- C2. All new residential buildings are to be designed in accordance with Tweed DCP Part A1 Residential and Tourist Development Code and where relevant SEPP 65 and the Apartment Design Guidelines.
- C3. The greenfield development site is to be considered as part of a design led master planning process in consultation with Council.

4.4.4 LEP Considerations:

1. In consultation with the land owner of Lot 130 DP 1039348 investigate rezoning from RU2 Rural Landscape to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9.0m considered against the site constraints of required ecological buffers, flood and bushfire.
2. In consultation with the landowner of Lot 4 DP 727425 investigate rezoning of part of the allotment outside of identified ecologically significant land from RU2 Rural Landscape to Medium Density Residential allow a greater range of medium density housing types with a building height limit of 9.0m as part of a design led master plan and planning proposal process which considers the broader West Kingscliff Precinct.

4.4.5 Additional Information:

For all greenfield development refer to Part 02 of this DCP, Tweed DCP Part A3 Development of Flood Prone Land and DCPA5 Subdivision Manual.

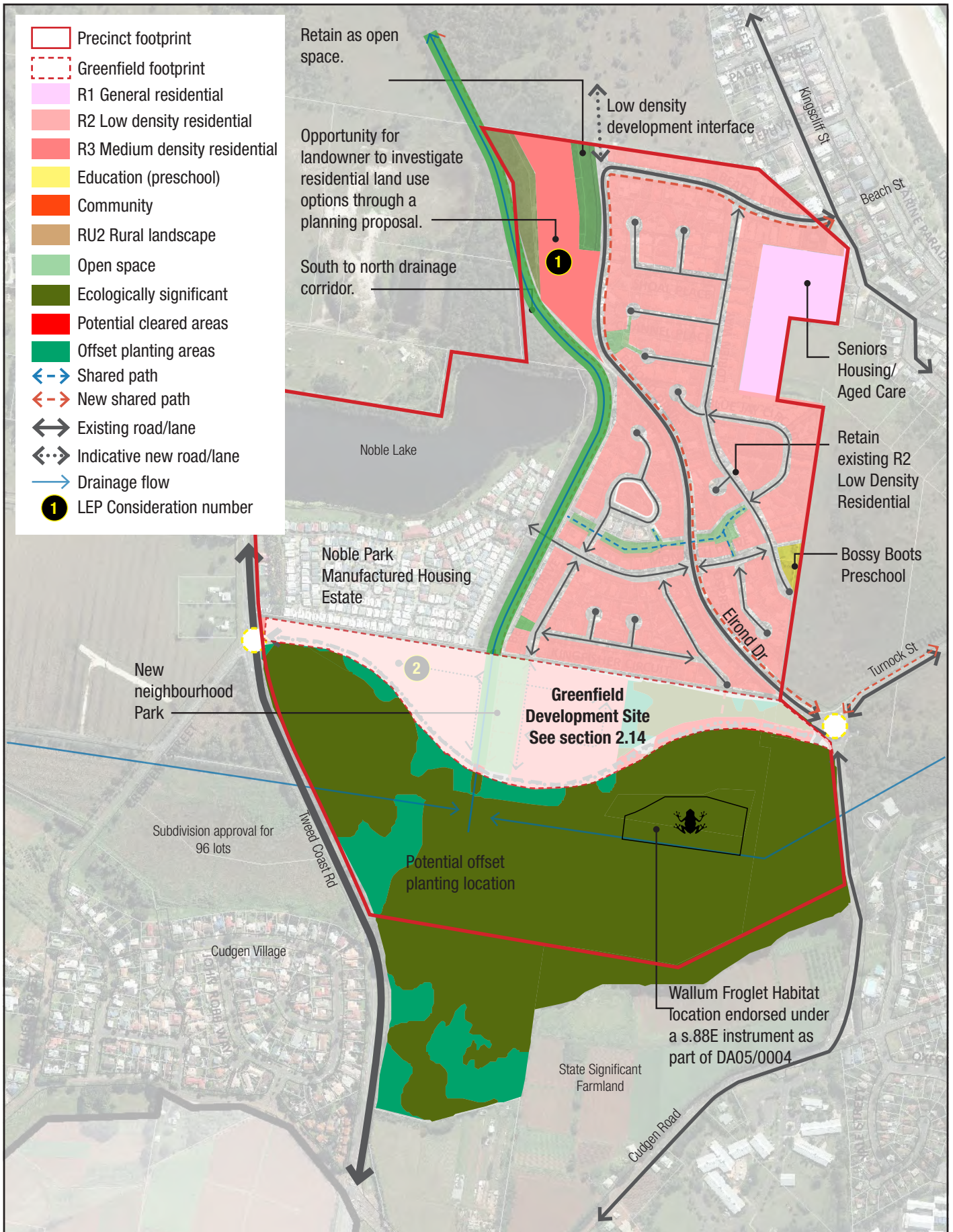


Figure 4.4 West Kingscliff Precinct

4.5 Kingscliff Hill Precinct

4.5.1 Character Statement

The Kingscliff Hill precinct was the first part of Kingscliff to be subdivided and developed by settlers. Its character is defined by its elevated and sloping topography and expansive views over the creek, ocean, town centre and hinterland to the west.

The precinct is also characterised by its diverse land use mix which includes areas of residential, education, health, community, recreation land uses as well as land of ecological significance particularly along the Cudgen Creek foreshore. In terms of residential land uses, the precinct contains a mix of R3 medium density low rise residential flat buildings along Moss Street and parts of Sutherland Street but more predominantly R2 Low Density Residential consisting of predominantly detached low density single and double storey residential dwelling. Given the trend of smaller housing being redeveloped as substantially larger houses, the consideration of view sharing is a principle consideration for all new development applications.

Other significant land uses within the precinct include the Kingscliff TAFE and Kingscliff High School, Kingscliff Public School, Kingscliff Pool, library and community uses as well as recreation uses (Kingscliff Pool, Tennis club, parks). The Kingscliff Hill Precinct will also include the Tweed Valley Hospital which when developed together with the TAFE will establish a health and education precinct. As a regional referral hospital, there will be substantial ancillary land use opportunities for the locality including expanded public transport routes, expanded education programs as well as ancillary commercial, retail and accommodation land uses. There is also opportunity for the Cudgen farmlands to provide fresh food to the hospital precinct and locality in general. Additional traffic movements will require road and intersection upgrades.

4.5.2 Objectives:

1. Continue to facilitate the development of low density housing and low rise medium density housing within the existing residential precinct which meets housing needs and is responsive to the sloping site conditions, view sharing, aspect and subtropical climatic context.
2. The establishment of a health and education precinct with the development of the Tweed Valley Hospital opposite Kingscliff TAFE.

4.5.3 Controls:

- C1. Refer to Tweed LEP 2014, Tweed DCP, SEPP 65 and the Apartment Design Guidelines.
- C2. All development applications within the Kingscliff Hill Precinct which will effectively increase the building envelope (height, site coverage, floor space ratio) must submit a view analysis as part of the Statement of Environmental Effects supplemented by photographs and building envelope montages over affect views fields. The view analysis is to consider the four key planning principles set out within *Tenacity Consulting v Warringah Council* (2004) NSWLEC 140.

4.5.4 LEP Considerations:

1. Investigate future long term land use and master planning opportunities over lands fronting Turnock Street and Cudgen Road (Kingscliff Pool site including vacant lands to the immediate north, Tweed Valley Respite Care, North Coast Area health and the Kingscliff Library) with reference to the broader strategies within Council's Community Facilities Plan.
2. Investigate land use opportunities to establish a health and education precinct across the Tweed Valley Hospital site and Kingscliff TAFE sites, Lot 1 DP 803772 and Lot 1 DP 810063.

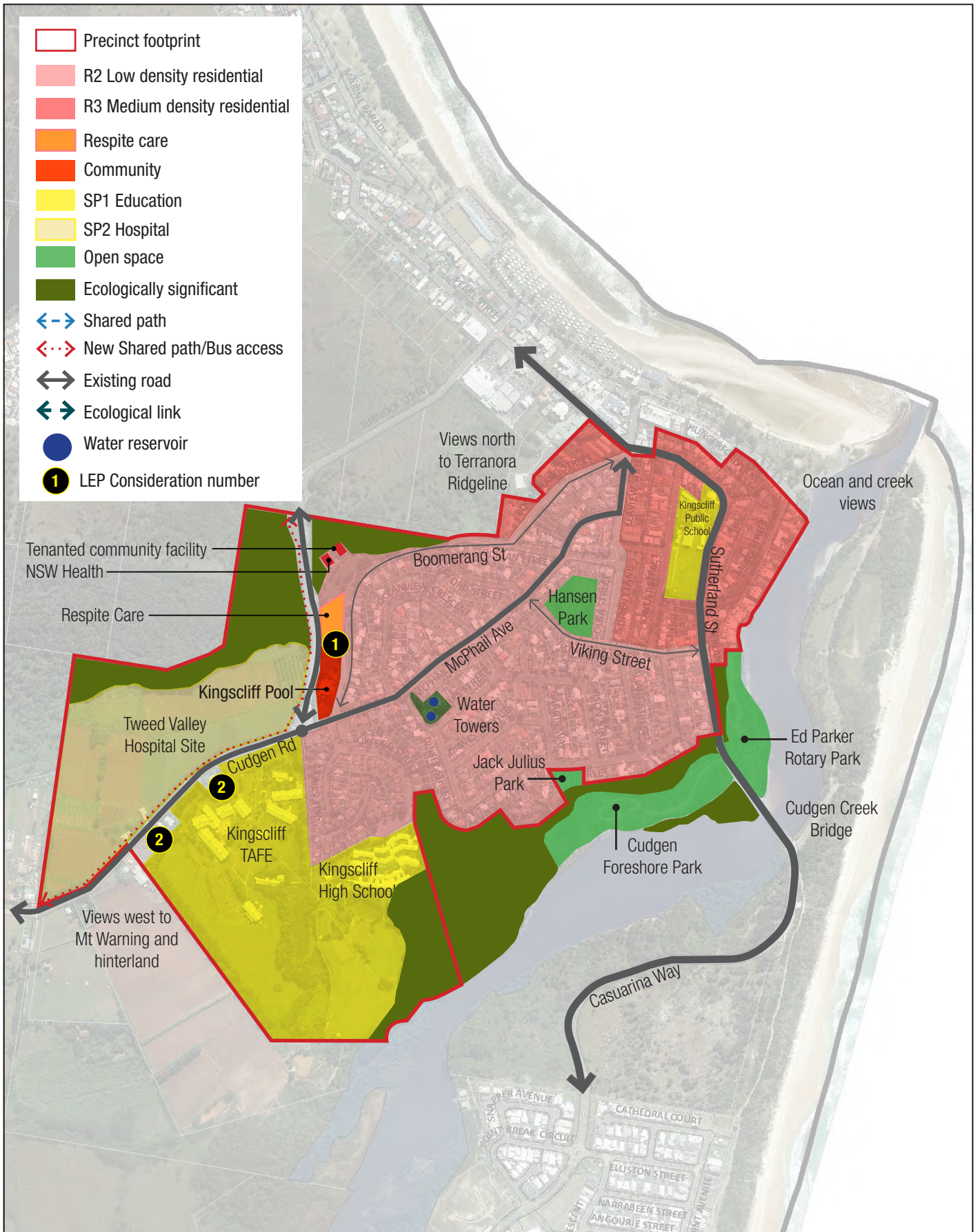


Figure 4.5 Kingscliff Hill Precinct

4.6 Salt Precinct

4.6.1 Character Statement

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

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

4.6.2 Objectives:

1. Continue to facilitate tourist accommodation and tourist related development as well as the growth of the local centre and associated uses to service the needs of both tourists and local residents.
2. To retain the predominantly low density residential character surrounding the local centre in keeping with the estate's existing built form character and design covenants.

4.6.3 Controls:

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

4.6.4 LEP Considerations:

1. In consultation with property owners facilitate the rezoning of Lot 169 DP 1075495 from SP3 and R1 to B4 Mixed Use to activate the street edge and allow a range of residential, tourist, retail, food and beverage and other development uses with a building height limit of 13.6m.
2. Rezone areas of R1 General Residential to R2 Low Density Residential to reflect the existing character of low density development.
3. In consultation with the Tweed Byron Aboriginal Land Council regarding the future planning and management of Lot 1 & 2 DP 1117599 including the rezoning of these lands from SP3 to an appropriate E-Zone.

4.6.5 Additional Information:

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

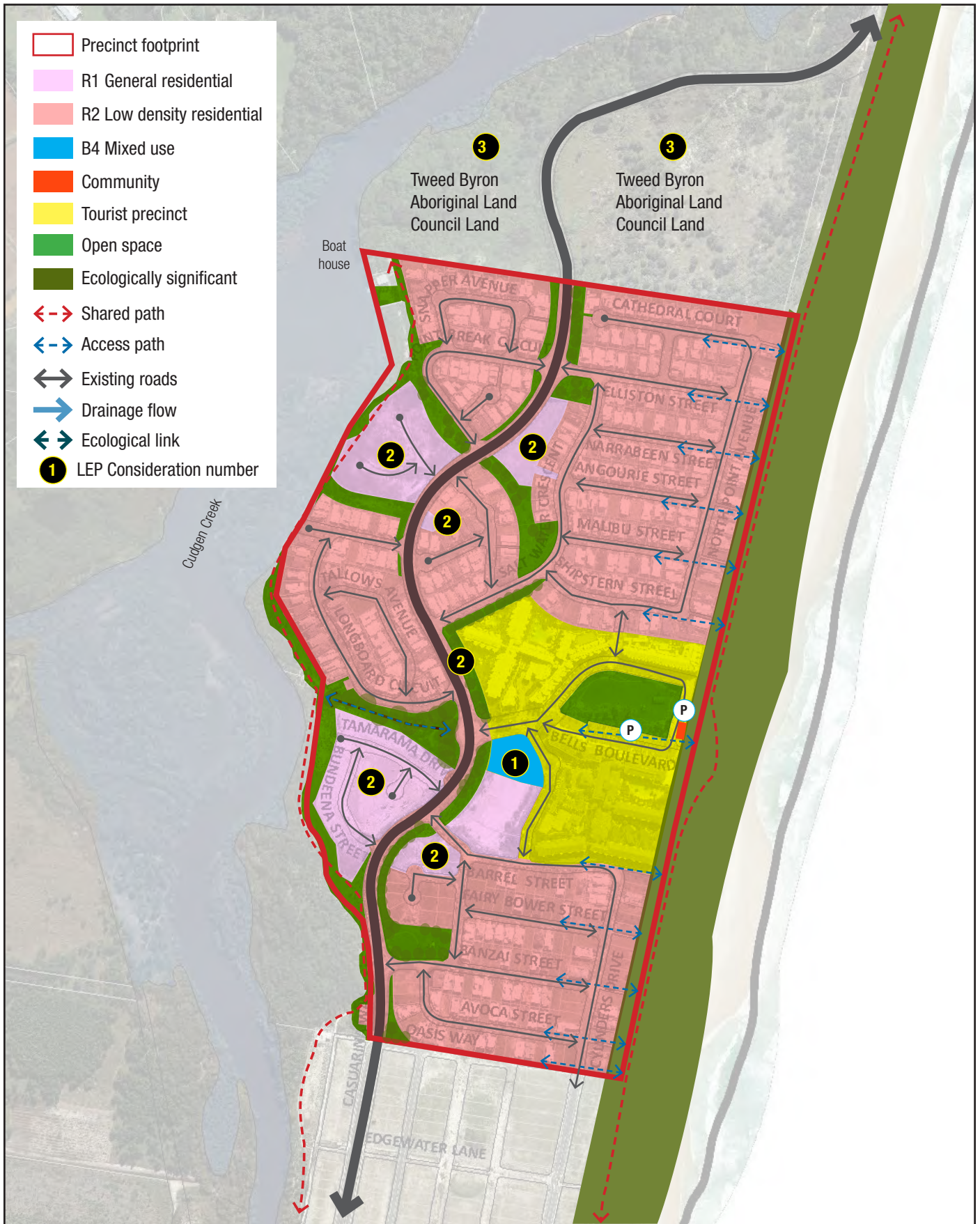


Figure 4.6 Salt Precinct

4.7 Seaside Precinct

4.7.1 Character Statement

Whilst the original Seaside paper subdivision design dates back to the 1920s the site remained undeveloped until 2012. Seaside represents the last of the Tweed Coast master planned precincts to be developed following Salt to the north and Casuarina to the south. Offering a similar character, housing type and lifestyle to both Salt and Casuarina estates, the grid road layout is its point of difference and defines Seaside's urban structure.

Although the Seaside Precinct is still being gradually developed, the precinct will achieve a mix of housing types facilitated through varying allotment sizes and the combination of R2 Low Density and R3 Medium Density zoning. An area of B4 Mixed Use zone where Ocean Avenue intersects with Cylinders Drive will enable the development of multi-storey mixed use development with ground floor retail units on either side of the street and adjoining the coastal reserve.

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

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

4.7.2 Objectives:

1. Continue to facilitate the development of low density housing and low rise medium density housing within the existing residential precinct which meets housing needs and is responsive to site conditions, aspect and sub tropical climatic context.
2. Continue to facilitate the growth of the local centre including shop top housing as well as tourist accommodation and associated uses to service the needs of tourists as well as local residents.
3. Continue to embellish existing open spaces and improve connectivity throughout precinct.

4.7.3 Controls:

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

4.7.4 LEP Considerations:

Nil

4.7.5 Additional Information:

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

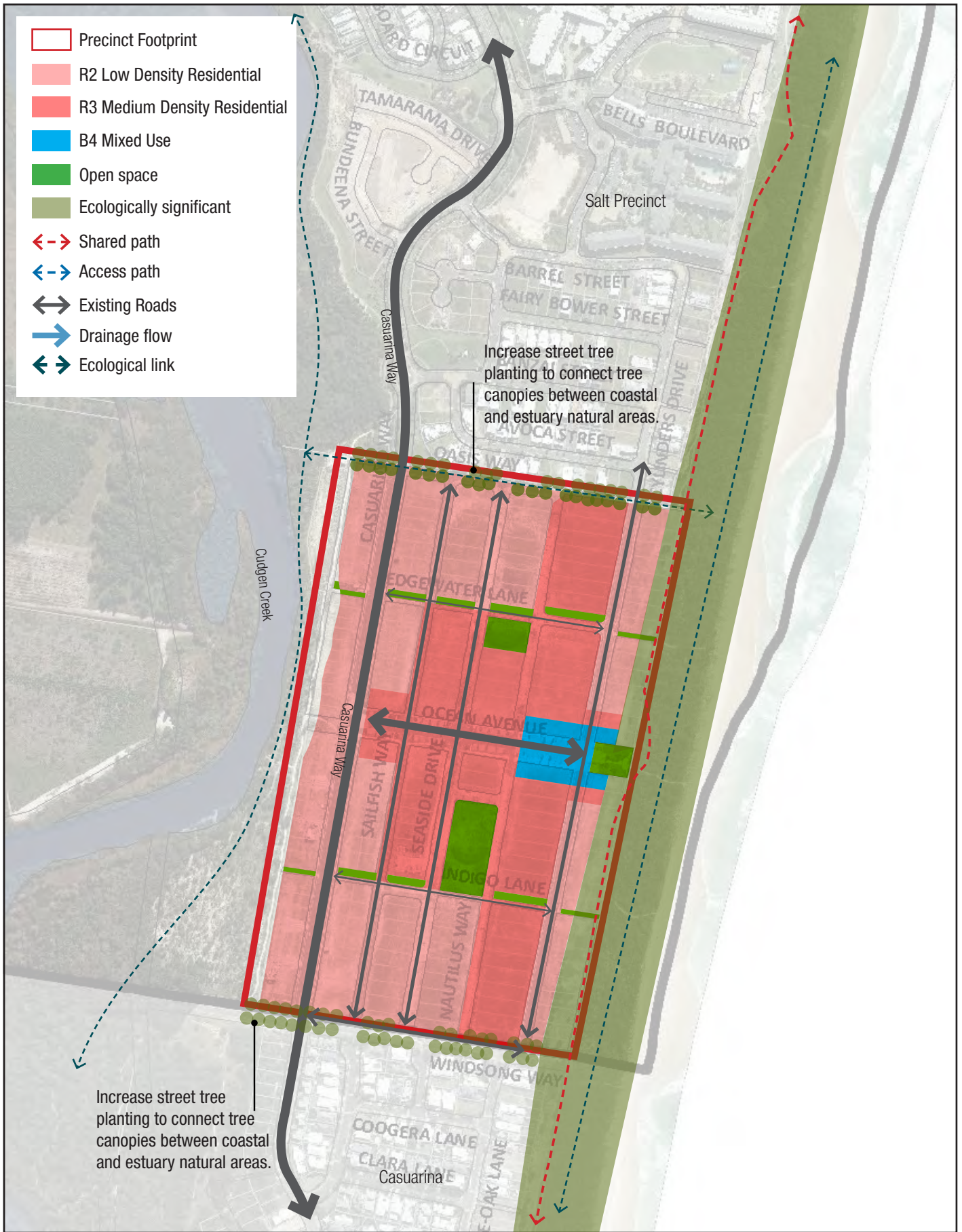


Figure 4.7 Seaside Precinct

4.8 Cudgen Village

4.8.1 Character Statement

In the late nineteenth century Cudgen was a busy agricultural and trading hub and at one point had a post office, general store and hotel. The dry stack stone walls built by the South Sea Islander indentured labourers found throughout the local area and sugar mill site to the east of the Tweed Coast Road are the only remaining remnants of this period.

Today the built character of Cudgen is defined by its contained low scale residential area surrounded by red soil agricultural areas of the Cudgen plateau. Housing types include a combination of single and double storey brick and tile dwellings as well as older housing stock constructed of lightweight materials such as weatherboard with corrugated steel roofs. There are also a number of dual occupancy developments throughout the settlement and a two storey townhouse development adjoining Cudgen Road and Tweed Coast Road intersection containing 25 dwellings.

The streetscape character within Cudgen is defined by its open landscape streets which typically feature grassed and treed verge with many established front gardens and low set fences, if any fence at all. The large Norfolk Pine street trees along Collier Street add significantly to the landscape visual character for the village. Being elevated there are a number of long views to the north towards Terranora Ridge and agricultural farmland views to the west and south. To a large extent, these longer view fields and sense of openness define the visual setting and character of the village.

The future character of Cudgen Village will be to maintain the low density residential character within both the existing settlement areas and greenfield development area. The combination of the greenfield development area to the immediate north, and the 40 lot subdivision currently being developed off Collier Street will substantially increase Cudgen's settlement envelope. In addition there is an existing approval for a sand extraction operation west of Crescent Street which at its cessation will result in a large artificial lake. This in turn may open up future opportunity for water based recreation and the potential for a holiday park to be developed adjoining.

This additional settlement size may generate the need for a small scale retail /convenience shop. Given the proximity to the existing agricultural land uses there is also an opportunity for fresh food production to serve the regional hospital, paddock to plate and fresh produce retail opportunities which could also fulfil day-to-day convenience needs service the local population, day-tripper and agri-tourists alike.

4.8.2 Objectives:

1. Continue to facilitate the development of low density housing within the existing residential areas and newer greenfield development areas.
2. Facilitate opportunity for business uses to meet the day-to-day needs for local residents and opportunities to support ancillary rural land uses including fresh food retail outlets, paddock to plate and other agri-tourism initiatives.
3. Retain the remaining historic fabric of Cudgen including the South Sea Islander constructed dry stack stone walls, the Norfolk Island Pines in Collier Street and undertake a heritage review of the Cudgen Sugar Mill site.

4.8.3 Controls:

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

4.8.4 LEP Considerations:

1. Refer to section 2.17 Key Greenfield Site – Cudgen Village Precinct.
2. Review the existing R2 Low Density Residential zoning over Lot 101 DP 1056576 in consultation with the landowner to investigate other non-residential land uses due to potential buffer conflict with adjoining State Significant Farmland.

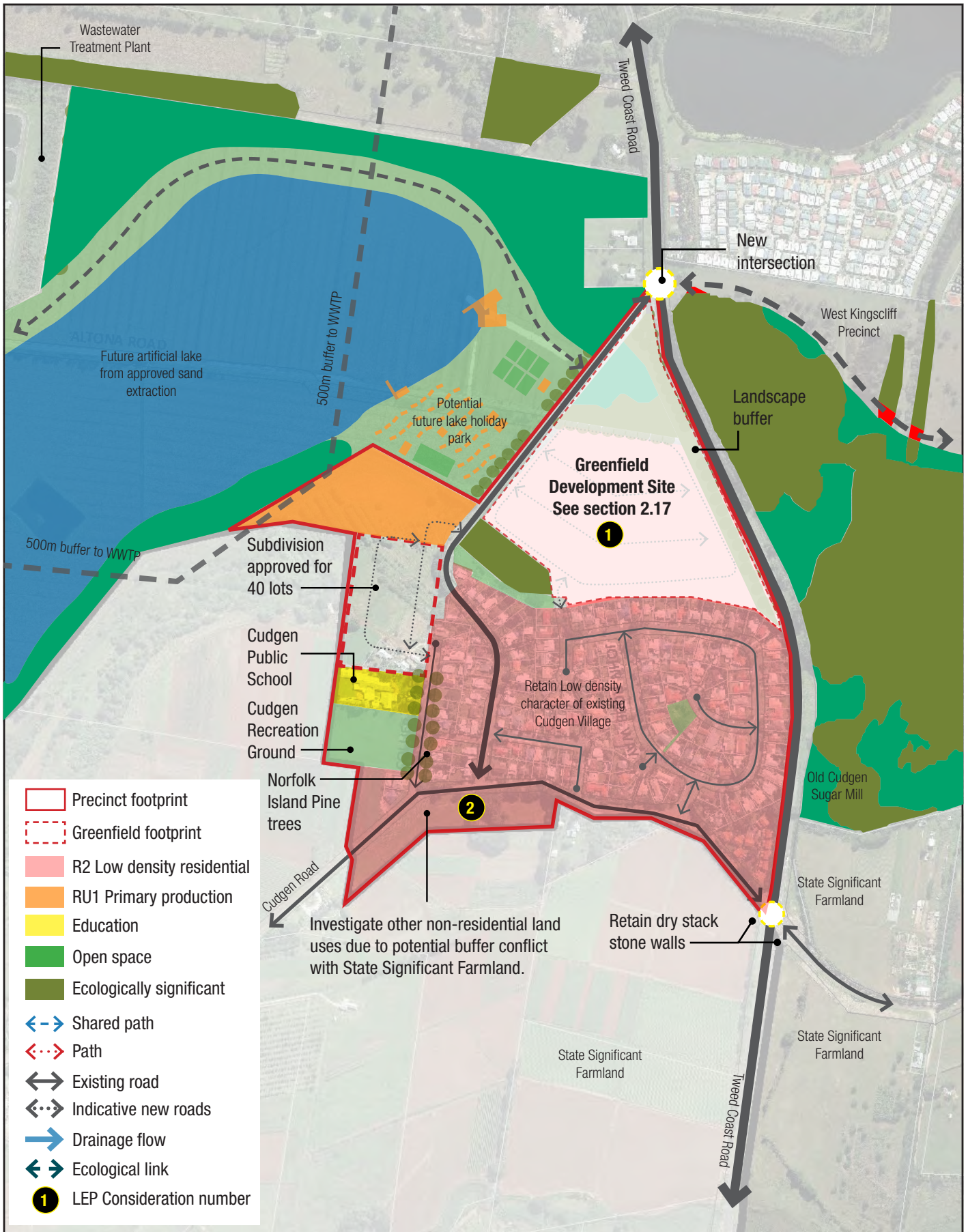


Figure 4.8 Cudgen Village

