

SECTION B4 - WEST KINGSCLIFF

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B4 - WEST KINGSCLIFF

B4.1 INTRODUCTION

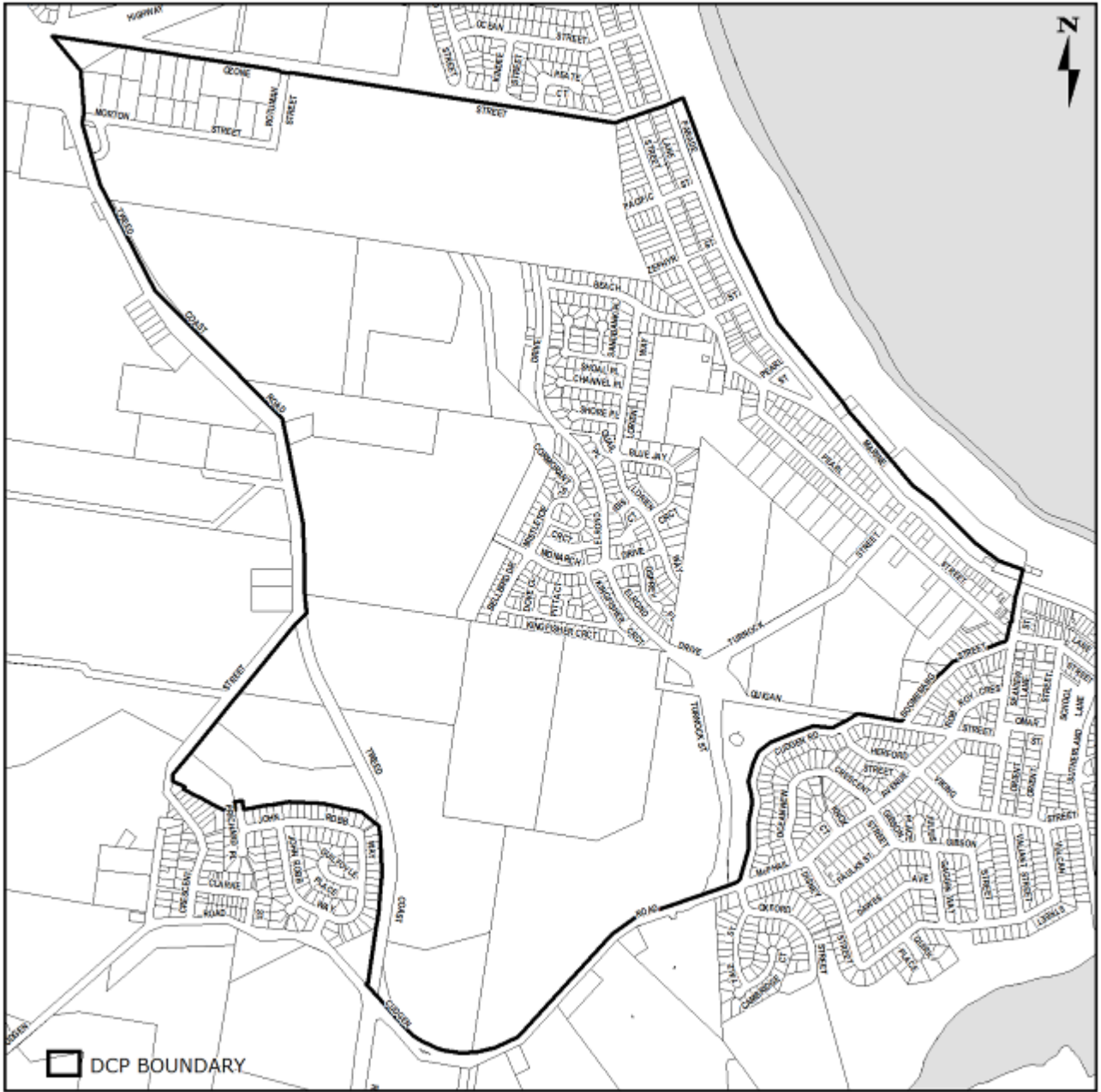
B4.1.1 Aims of this Section

- to set out objectives for the development of West Kingscliff;
- to provide detailed guidance to those wishing to develop within the West Kingscliff area and to indicate Council's policies with respect to that development;
- to provide guidelines for determination of the merits of developments within West Kingscliff as required by Section 90(1)(a) of the Environmental Planning and Assessment Act, 1979.

B4.1.2 Land to Which this Section Applies

This Plan applies to all that land within the Shire of Tweed generally referred to as West Kingscliff. Its area is defined by the bold line as shown on B4 - Map 1. Boundaries of the area are Chinderah and Cudgen Roads, Ozone Street and Pacific Ocean.

B4 - Map 1



B4.1.3 *How does this Section relate to other Sections and Environmental Planning Instruments?*

Where an inconsistency arises between this Section and any environmental planning instrument applying to the same land, the provisions of environmental planning instrument prevails. An environmental planning instrument means a State Environmental Planning Policy, a Regional Environmental Plan or a Local Environmental Plan.

Where there is an inconsistency between this Section and any other Sections, the provision of this Section shall prevail.

This Section contains development objectives and other provisions in respect of Kingscliff West and relates to the controls within Tweed Local Environmental Plan 2000.

This Section should be read in conjunction with:

- Tweed Local Environmental Plan 2000;
- Section A1 - Residential and Tourist Development Code
- Section A2 - Site Access and Parking Code;
- Section A3 - Development of Flood Liable Land;
- Landscape Manual;
- Section 94 Contribution Plans for West Kingscliff and Lower Tweed Transportation Contribution;
- Tweed Shire Council Urban Stormwater Drainage Manual;
- Clause 35 of Tweed Local Environmental Plan 2000.

B4.1.4 *How to use this Section*

Council's overall objective for the development of the area is to create a safe, pleasant and efficient urban environment in a practical and financially effective manner.

In order to achieve this, this Section aims to ensure that due consideration is given to all relevant physical, social and economic factors affecting the land. While the responsibility for detailed site evaluation and design remains with developers, any proposal for development within the release area must fulfil the objectives and design requirements of this Section.

Intended developers are recommended at an early stage to discuss their proposal with officers of Council's Development Services Division prior to lodging a formal development application.

Compliance with the provisions of this Section does not necessarily imply that Council will grant consent to an application. Council must, in relation to development applications, also take into consideration those matters listed under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

Council may approve variations of the provisions of this Section without amending it, where Council is satisfied that such variation will have only a minor impact and is consistent with the aims and objectives of this Section. Where a developer wishes to seek such a variation, a detailed justification shall be lodged for the consideration of Council. For variations which Council considers are major, an amendment to this Section will be required.

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

- Step 1:** Check the zoning of the site under the Tweed LEP to ensure the proposed development is permissible.
- Step 2:** Determine whether any other Sections or Council Policies apply to the site.
- Step 3:** Carefully work through the General and Specific Development Principles (B4.2 and B4.3).

B4.1.5 Conditions of Development Consent

Section 94 Contributions

In assessing and determining a development application under Section 90 and 91 of the Environmental Planning and Assessment Act, 1979, Council may impose conditions requiring the undertaking of certain works or improvements by developers, the dedication or transfer of land to Council, or the payment of monetary contributions towards public amenities and services, which are needed as a result of the development.

See the Section 94 Contribution Plan for West Kingscliff for more information.

Roadworks and Road Dedication

As a condition of development consent, an applicant may be required to dedicate any part of a site affected by proposed roads, road widening and pedestrian pathways at no cost to Council.

Applicants may be required to provide full width road construction to the appropriate standard including sealed road pavements, drainage and footways along the frontage of both new and existing roads to the land being developed, at no cost to Council.

Council may also require the upgrading of or monetary contribution towards the upgrading of roads not immediately fronting the development to provide suitable access to the development. Each case will be considered on its individual merits.

See the Tweed Road Contribution Plan for further information.

Contributions, Land Dedication or Works

Nothing in this Section or Section 94 Contributions Plan shall limit Council's ability to -

- (a) impose contributions;
- (b) require dedication or transfer of land to Council; or
- (c) require construction of works,

as a condition of consent to a development based on Council's assessment of the application under Section 90 of the Environmental Planning and Assessment Act, 1979.

B4.2 GENERAL DEVELOPMENT PRINCIPLES

West Kingscliff is to provide a high quality, safe and integrated area, to include both low and medium density residential development. The area is served by an arterial road (Chinderah Road), a distributor (Elrond Drive) and collector roads as shown in the layout plan (B4 – Map 2). The introduction of a road hierarchy is an integral part of development of the area. All residential areas are to be served by pedestrian footpaths and cycleways which are to link with the expected destinations of residents - the beach, shops, education facilities and sports fields. The drain which is central to the area will also provide opportunities for the major footpath/cycleway. It is expected that West Kingscliff will, with Kingscliff, form one fully integrated and harmonious urban area.

Adequate open space and community facilities are to be provided for the expected population.

Because of the generally flat topography design of subdivisions and of individual buildings is especially important in order to avoid uniformity, so that a high standard of design will be required.

The population of the West Kingscliff area when fully developed is expected to be about 5,700 people. The assumptions made in reaching this figure are that there will be 20% dual occupancy development in the low density areas and that there will be an average of 20 dwellings per hectare in the medium density areas.

The Chinderah Planning Study (TSC 1991) identified as worthy of preservation a paperbark forest at the south of the site. This area is zoned for environmental protection purposes and is to be protected, in the interests of nature conservation, by a buffer area from any adjacent development. The southern drain is to form part of this buffer.

Subdivision and development of the area are to proceed only in accordance with:

- A1 - Multi-Dwelling Housing;
 - A2 - Site Access and Parking Code;
 - A3 - Development of Flood Liable Land;
 - A5 - Subdivision Manual
- Clause 35 of Tweed Local Environmental Plan 2000.

An archaeological survey will be required, if filling of land is proposed. A report of this survey is to accompany the development application. A water quality report and water quality monitoring program will be required with all applications for filling and subdivision.

B4.3 SPECIFIC DEVELOPMENT OBJECTIVES

B4.3.1 Traffic & Transport

The specific objectives of the traffic network are:

- To provide an efficient road network based on the recommendations of the Lower Tweed Transportation Study.
- To establish a road and pedestrian network which meets safety objectives and high environmental standards, and which seeks to separate through traffic from local traffic and pedestrians from vehicles.

- To ensure roads, cycleways, pedestrian routes and open space are located and designed to achieve maximum accessibility and to ensure all major community facilities are linked into this network.
- To ensure the road system can accommodate an effective and efficient bus service which links all development areas and community facilities.

The road hierarchy is to reflect the two main traffic functions of access and bypass, and is as follows:

Road Type	Traffic/Land Use Function
Arterial	Kingscliff area bypass
Distributor	Access to arterial network, provides for movements between major groups of suburbs and regional, district and industrial attractions.
Collector	Provides access to the distributor system, and movement through a district or group of suburbs. Provides through traffic protection for individual suburbs and access to local facilities (shops, schools, etc).
Local	Provides access to individual sites, and movements through a suburb to the collector road network.

The road hierarchy for the West Kingscliff area is to be developed as follows:

Arterial Road

As specified in the Lower Tweed Transportation Study, Chinderah Road/Old Bogangar Road is to be the arterial road and an alternative to the Pacific Highway for traffic to the coastal villages. No direct access to individual properties will be permitted (unless no viable alternative exists), and all access to the West Kingscliff area is to be by distributor roads as shown on the layout plan.

On completion of the distributor roads access for residents of the approved mobile home park will be gained via a collector road from Elrond Drive, across the main north-south drain, as shown on the B4 – Map 2. The Chinderah Road access to this site will be closed with a locked gate and may only be used for transporting mobile homes to the site. This access road will be closed permanently when the mobile home park is fully developed.

Distributor Roads

Elrond Drive, as the north/south distributor is to utilise the corridor formerly reserved for an arterial road and no longer required for that purpose. As shown on the layout plan, Elrond Drive is to link with a distributor between Pearl Street and Cudgen Road. This distributor system aims to remove much of the through traffic from the residential areas, at the same time providing access from the arterial road to the residential localities. Direct access from individual properties to the distributor road will be prohibited, unless exceptional circumstances exist. Road junction spacings and other requirements shall be as specified in Section A5 – Subdivision Manual.

The extension of the Cudgen Road - Pearl Street distributor is proposed in the longer term only, as an intervening property at 36 Pearl Street is not presently available for purchase. Therefore a temporary connection from this distributor

road to Pearl Street will be constructed to the north of the proposed permanent connection. The permanent connection will be constructed only after 36 Pearl Street has been purchased.

After the permanent connection has been made the temporary road will become a local road with a cul-de-sac at its southern end. See also Clause B4.3.4 - Vegetation, which contains provisions applying to the land on which the temporary access will be located.

Fencing and Landscaping for Access-Denied Roads

Access denied roads, that is the arterial and distributor roads, are to have consistently designed and developed landscaping treatment to separate the road from adjoining housing or other land uses.

Fencing and landscaping are to be coordinated within each residential district to avoid the possibility of different styles, colours and heights of fencing and different landscaping being developed for adjoining properties.

Fencing is to be at least 1.8m in height, and can be of solid construction (eg palings, metal) or mesh with dense plantings of native vegetation.

No access by vehicles or pedestrians will be permitted through this fencing and landscaping except at designated points if required for footpath or cycleway design. Each allotment backing onto such an access denied road shall have legal restrictions placed on its title by means of an instrument under Section 88b of the Conveyancing Act, to prohibit access to such roads.

Collector Roads

The collector roads aim to collect traffic from local residential areas and feed it into the distributor/arterial road system, thus removing through traffic from local streets. The layout plans shows the preferred location of the collector roads, which will link with local roads.

All collector road design and construction is to be in accordance with Council's subdivision requirements as set out in Section A5 - Subdivision Manual. These roads are to be designed to accommodate a local bus service.

Minor changes to the location of these roads which may become necessary due to detailed design will be permitted by Council. However any major changes to location must be subject to an alteration of this plan and to the agreement of any other landowners who depend on the collector road for access to their land.

Local Roads

The primary function of these roads is to provide direct access to properties and they are to be designed as relatively short lengths, encouraging traffic onto the collector roads from each housing precinct. All local road construction is to be in accordance with Section A5 - Subdivision Manual.

Crescent Street

Residents of Crescent Street are to be advised when that street is to be closed.

Pedestrian Footpaths/Cycleway

The layout plan shows a system of linked footpaths/cycleways between residential areas, shops, community facilities, active and passive open space and the High School/TAFE complex. These footpaths/cycleways are to be separated from distributor and collector roads, but local roads may be used for cycleways. If

local roads are used for this purpose then a pedestrian footpath must be provided at one side of the street.

The location of the footpaths/cycleways is to be regarded as a firm requirement only as they relate to the open space and drainage system and the road hierarchy. The routes within residential areas are to be designated at the subdivision stage.

Pedestrian access between the beach and the shopping centre is desirable, and in any redevelopment of the commercial area between Pearl Street and Marine Parade, will be encouraged generally in the location shown on the map.

Footpaths/cycleways shall be designed along reasonably gentle gradients, shall link into existing developed areas and shall take the most scenic route. Footpaths/cycleway shall generally be 2 metres in width and wider as appropriate at corners and pathway intersections. Footpaths with no cycleway components shall be 1.2 metres in width. These shall be provided along bus routes where there is no pedestrian footpath/cycleway or where the residential road system can accommodate cyclists.

Likely destinations of cyclists, eg. sports fields, community facilities, shops etc, are to include bicycle racks to enable storage and locking of bicycles.

The cycleways will be funded by all developers of residential land in the release area, in accordance with the Section 94 Contributions Plan for Cycleways.

Where a footpath or cycleway must cross a major road then the developer will provide suitable road crossing facilities, such as a pedestrian island, warning signs for traffic or an overpass/underpass.

B4.3.2 Residential Development

The objectives for development in the residential areas are to:

- encourage sufficient variety of housing form, size and locations so that residential choice in the area is possible;
- ensure convenient access from dwellings to destinations outside the area and to all necessary resources within the area;
- preserve existing landscape features and to use these features harmoniously; and
- encourage efficient use of land to facilitate more economical arrangement of buildings, circulation systems and utilities.

Three (3) types of housing designations are provided for within this plan, namely:

- (a) Low density - predominantly single detached dwellings with dual occupancy permitted. A density of at least 10 single dwellings per hectare is expected.
- (b) Medium Density - predominantly housing of the type generally known as townhouses and villa homes, at densities of 16-24 dwellings per hectare.
- (c) Special residential areas eg. mobile home parks etc, generally at a density of 24 dwellings per hectare.

The development standards relating to residential development are contained within Section A5 - Subdivision Manual and Section A1 – Multi-Dwelling Housing.

Restrictive covenants that require extensive use of brick or prohibit lighter types of material in house design (eg. galvanised iron, timber) are not to be used as they inhibit building styles that are more responsive to a coastal climate. The Department of Planning publication "North Coast Design Guidelines" is recommended as an indication of the type of housing design suitable for the Tweed coastal climate.

Filling of Land

Filling of land for residential development shall be to 3.4m AHD.

Applications for development which involves filling of land will include information to demonstrate that fill will have no adverse effects on flooding or drainage characteristics of nearby land.

Applications for development involving any excavation to obtain fill will include information to demonstrate that excavation will have no adverse effects on the watertable of nearby land. Such an application will also demonstrate compliance with Council's "Land Use Guidelines for Acid Sulphate Soils."

Low Density Areas

These are for standard detached housing, with perhaps 20% dual occupancy. Cluster housing would also be considered here, in accordance with Section A1 – Multi-Dwelling Housing. The areas designated for this type of housing comprise 77.5 hectares, housing approximately 2600 people, based on the assumption that this 20% dual occupancy will occur.

Medium Density Areas

The housing form in this area will be in the form of attached buildings such as are known as villas or townhouses. Integrated housing may also be developed within this area.

These areas preclude the development of conventional detached housing, unless the development proposed is in the form of dual occupancy.

All housing is to be designed and constructed so as not to cause any loss of privacy or loss of winter sunlight to adjacent dwellings.

Within the West Kingscliff area there is approximately 39 hectares set aside for medium density development, which could generate 780 dwellings accommodating approximately 1750 persons.

Special Residential Areas

In this area a higher density of housing can be accommodated and more affordable housing types can be developed. This area covers land on which consent for a caravan park has been issued, and movable homes are expected to be developed. This area could accommodate 1300 persons.

Non-Residential Development in the Residential Areas

- While the 2(c) Urban Expansion Zone within the LEP permits a range of non-residential uses, the primary purpose of the residential area is for residential development and the commercial area of Kingscliff will provide for non-residential development. As a consequence, only in special circumstances, will Council permit non-residential development within the residential areas. Such non-residential development may include general stores, child care centres or home industries.

- In determining any application for non-residential development within the residential areas, Council will generally -
 - i. advise adjoining property owners and others who may be affected by the development and advertise the application in the local newspaper;
 - ii. allow the public 14 days to comment on the proposal; and
 - iii. consider any comments made by the public on the proposal before determining the application.

An additional fee may be required to cover the costs of advertising.

Furthermore, Council will be particularly concerned that these non-residential developments

- i. do not create a noise or lighting nuisance;
- ii. are located on roads appropriate to the expected volume of traffic generated by the development;
- iii. provide adequate car parking;
- iv. provide measures to ensure the privacy of adjacent dwellings; and
- v. do not adversely affect the amenity of the neighbourhood.

B4.3.3 Open Space

The objectives are:

- To ensure adequate provision of public open space for all parts of the residential area.
- To ensure that the public open space provided meets the Council's "useability", "access" and "maintenance" criteria.
- To ensure that the public open space provided maximises the range of recreation settings available for public use.

Local open space (excluding drains and lakes) shall be provided at the rate of 2.83 hectares per 1000 population plus reasonable embellishment costs, and shall be provided generally in accordance with the guidelines in Section A5 - Subdivision Manual. Open space is to be provided in the following proportions:

- i. 60% as structured open space, ie constructed sports fields for organised sports
- ii. 40% as casual open space - ie parks for relaxation, informal games, etc.

For the expected population of 5700 people a total of 16.4ha of open space will be required. Structured open space will comprise 9.4ha, casual open space will comprise 6.4ha.

Casual Open Space

Casual open space should be provided by dedication within each development area. Where this is not the case a contribution will be required. The amount of open space dedication or contributions will be required on the basis of the ultimate population yield of the area.

Casual open space in the form of neighbourhood parks are to comprise at least 2500m², but preferably closer to 5000m² in each park and are to be located so as

to be within 500m of every household. This area can be made up by dedications from adjoining subdivision developments amalgamated to form the larger park, which is preferable to having small 'pocket' parks scattered throughout the residential area. Pedestrian or bikeway connections between parks may be included in the dedicated open space.

Casual open space should not be regarded as the "left over" pieces of land unsuitable for other land uses. If more than the required amount of suitable casual open space is provided Council may consider its dedication as parkland, although not at the expense of providing structured open space and provided the area is suitably developed to reduce Council's maintenance costs.

When accepting dedication of casual open space, Council shall consider the following:

- i. **Distribution and shape of open space** - Council shall ensure that open space is accessible and is equitably distributed to the neighbourhood it is to serve. Long, narrow open space which does not serve as a useable cycle-pedestrian linkage will not be accepted.
- ii. **Variety and complexity** - where possible casual open space will incorporate features which add to its amenity, ie water features (excluding lakes and drains utilised for trunk drainage), remnant urban bushland, areas of scenic strategic location. Council will also give consideration to the required needs of the area in determining the type of casual space required.
- iii. **Useability** - The majority of casual open space must be able to be utilised by the general public. In determining its useability Council will have regard to its topography, soil type, scenic value, size, accessibility, hydrology, vegetation, and conservation value.
- iv. **Maintenance** - Council will assess the future maintenance requirements for casual open space prior to acquisition/dedication. Where more than the required amount of suitable casual open space is provided Council may consider its dedication as parkland provided the area is developed to reduce Council's maintenance costs.

Structured Open Space

Structured open space is to be provided as indicated on B4 – Map 2, on land purchased by Council, with funds from developers for that purpose. An area of approximately 9.7 hectares of open space will be required, based on the projected population for the area. This active open space will be linked to the residential areas by a cycleway/footpath network.

Structured open space will be provided through cash contributions to compensate Council in acquiring the land in the preferred location. Details of such contributions are found in the Section 94 Plan for West Kingscliff.

Contributions will be required as a condition of development consent at the initial stage of development but subsequent contributions may be required if additional development is carried out.

B4.3.4 Vegetation

The objectives of this section are:

- To ensure the recognition and protection of significant natural features, primarily those relating to vegetation.

- To encourage regeneration of natural vegetation and to ensure a comprehensive landscaping and environmental enhancement program forms part of any development plan.
- To provide buffers around existing land uses incompatible with future uses.

Where trees or stands of trees of aesthetic significance remain on land proposed for residential development, attempts should be made to retain these trees if possible, given the need to fill the land. Landscaping plans submitted with development applications are to require predominantly native trees and shrubs. Cocos (Queen) Palms will not be acceptable.

Land to the west of Pearl Street which is to contain the temporary distributor road, contains scattered specimens of Leptospermum whitei, identified as rare and endangered in the Shire. Applications for development of this land must specify the measures to be taken to compensate for the removal of these trees. For example, such measures could be landscaping with the same or other rare and endangered species, following consultation with Council's Recreation Services Unit.

Land in the vicinity of the Cudgen Road/Herford Street intersection contains two specimens of Syzigium moorei, also identified as rare and endangered in the Shire. These trees are to remain in place and protective measures are to be taken to ensure their survival. These measures are to be specified in any development application for the land.

Two areas of significant vegetation are identified in the "Chinderah Planning Study". These are the tall closed forest of Melaleuca quinquinervia (Broadleaf Paperbark) and a remnant stand of mixed subtropical rainforest. These areas are to be protected from encroaching development and public use by buffers, so as to prevent degradation. Council may accept dedication of these areas but not at the expense of other open space contributions.

The southern most drain will provide a buffer for the northern side of the melaleuca forest. If reconstruction is required the drain channel is to be designed so as to be permanently filled with water at a depth sufficient to discourage human and domestic and feral animal intrusion into the forest. Remaining areas within the 7(l) Environmental Protection (Habitat) zone are to be protected by a 20 metre buffer area, to be measured from the outer most trees. Any development application for land within this buffer area must be accompanied by a satisfactory management plan for the landscaping of the buffer area and the protection of the land within the 7(l) zone. The management plan should include the erection of appropriate fencing to act as a barrier to human access and intrusion by domestic and feral animals. The buffer area is to be planted with local native tree and shrub species.

B4.3.5 Drainage & Water Quality Management

The objectives of this section are:

- To prevent flooding and stormwater damage to the built and natural environment.
- To ensure that water entering the Tweed River from the drain is equal to or better than the quality of the receiving waters in terms of sediment, BOD, nutrients & pH.

- To prevent the drains being used as water quality devices by ensuring that sediment and gross pollutants are removed from the water before reaching the drains.
- To provide an efficient and environmentally safe drainage system which utilises open space in a manner which does not detract from its principal function.

Drainage of the area is to be achieved by the drainage system indicated on B4 - Map 2. The 50 metre drainage reserve required for the drains shall be dedicated to Council free of cost, the value of the land so dedicated being credited towards the required S94 contributions for drainage. The drain shall be constructed by Council.

All development applications for subdivision are to contain an assessment of the current water quality within the constructed drain, details of methods to be used during subdivision to ensure such water quality does not deteriorate, together with a monitoring schedule for suspended solids discharged from the site.

All applications for subdivision are to include information on the effects that filling will have on flooding and drainage characteristics of neighbouring land. Applications will be refused unless it can be proved that the land is capable of development without adverse effects on flooding or drainage elsewhere.

Major and minor stormwater drainage systems are to be constructed in accordance with Section A5 - Subdivisions Manual, the Pollution Control Manual for Urban Stormwater (SPCC 1989) and the Australian Model Code for Residential Development (November 1990) and Clause 35 of Tweed Local Environmental Plan 2000.

Each residential precinct (to be determined by Council) is to contain permanent gross pollutant and sediment traps to Council's satisfaction to prevent such material reaching the major drains. These traps are to be located on land to be dedicated to Council. The location of these traps is to be nominated at the subdivision stage. Water from land south of the Kingscliff Beach Estate will drain into the lake constructed for that development shown on B4 - Map 2. This lake will have an important role in sediment and nutrient removal.

"Noble Lake" is to have a controlled connection to the major drainage system. Appropriate mechanisms will be required to ensure that overflow from this lake does not pollute water in the drainage system.

Lot 2 DP 5671088, south of Ozone Street and owned by Gales Holdings Pty Ltd, will be downstream of the Kingscliff Beach Estate lake and must therefore contain its own artificial wetland to remove sediments and nutrients from stormwater before it enters the main drainage system. This artificial wetland is to be constructed in accordance with Environmental Protection Authority guidelines, and its location is to be nominated at subdivision stage.

Any reconstruction of the southern most drain (east-west) is to retain the hydrological regime of the melaleuca forest to the south of the drain. This drain is to drain urban areas only.

The drainage reserve will not be considered for development other than for passive open space purposes such as a walking track, cycleway, picnic seats and tables or appropriate landscaping.

B4.3.6 Community Facilities

The objectives of this section are:

- To indicate Council's intentions in regard to the provision of community facilities for the Kingscliff area.
- To ensure an appropriate site is identified and set aside for the provision of community facilities.

The expected population increase of over 5000 people will justify provision of an extra primary school. The Department of Education has nominated a preferred site, shown on B4 - Map 2. This site will service Chinderah as well as West Kingscliff.

The additional population will also require community facilities. A commonly accepted standard is one neighbourhood or small community centre per 3000 to 6,500 people and such a facility will be provided in the location shown on Map 1. It will be funded by developer contributions as shown in the S94 contributions plan.

This centre would be expected to include:

- office space for visiting community services or for local community groups
- spaces for activities (eg play groups, small employment training groups)
- a covered outdoor activity centre
- a kitchen, toilet and storage space.

The building will comprise 250m² floor space on a site of 1000m².

B4.3.7 Utilities

Water

All lots shall be connected to an approved reticulated domestic water supply.

Water supply contribution charges shall be in accordance with Council's headworks charges nominated in the annually revised "Fees and Charges".

All other requirements for water supply stated in Section A5 - Subdivision Manual are to be met.

Sewerage

All lots shall be connected to the Kingscliff Sewerage Treatment Works. Sewerage contribution charges will be in accordance with Council's headworks charges nominated in the annually revised "Fees and Charges". Sewerage is to be provided in accordance with the requirements of Section A5 - Subdivision Manual.

Electricity

Headworks charges will be levied by Northern Rivers Electricity as part of the Sub-Transmission System Augmentation Cash Contribution (SSACC) system. This is applied on the basis of a charge per lot or per dwelling, or per estimated part demand for other developments such as retail, commercial or educational activities.

Arrangements shall be made by the developer with Northern Rivers Electricity for the provision of underground reticulation of electricity throughout the area covered by this plan.

B4.3.8 Development within Sewage Treatment Works Buffer

The objectives of this section are:

- To permit the development of the land while reducing risks to the health of employees of industrial development.
- To prevent any intensification of residential development in the buffer zone.

The buffer area has a radius of 360 m from the ultimate boundary of the Kingscliff Sewage Treatment Works.

No additional dwellings will be permitted within the buffer area.

Industrial development within the buffer area is to be designed so that uses not requiring permanent or prolonged work station occupation (such as parking, open air storage) will be at that part of the lot closest to the Treatment Works. Open air ventilation of all buildings is to be from the northern side, and air conditioning will be required in any commercial or office component of the building.

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