

EMERGENCY  
VEHICLE  
ENTRY



A photograph of a tree with a teal text overlay. The tree is the central focus, with its trunk and branches visible. The leaves are green and dense. The background shows a grassy area and some other vegetation. The text is white and bold, set against a teal rectangular background.

### **3.0 DEMOGRAPHIC AND COMMUNITY CONTEXT**

---

## 3.1 Historic and cultural context

### 3.1.1 Aboriginal heritage

*This following Aboriginal heritage account has been prepared and endorsed by the Tweed Byron Local Aboriginal Land Council:*

The traditional landowners of Kingscliff and surrounding environs are the indigenous people of the Bundjalung nation of the Nganduwal dialect tribal group who inhabited the Kingscliff and surrounding coastal areas where they lived as hunters and gathers due to the plentiful supply of food and fresh water.

‘For many thousands of years, the indigenous people flourished in the Tweed Valley, one of the richest and most reliable sources of sustenance known to any indigenous people in Australia.’ (Between River and Sea: Historic Images of Kingscliff, Chinderah and Cudgen) The headland at Kingscliff was an important meeting place for this clan, with numerous middens near the beach which still exist today proving testimony to the plentiful supplies of seafood.

Aboriginal sites and places are recognised by traditional custodian descendants as tangible evidence of our ancestor’s cultural practice and traditions; as such, they retain a very real and meaningful value through to the present day.

Scientific assessment of cultural evidence from some selected sites supports the fact that Aboriginal people were living in the Tweed from at least 10,000 years ago, and a Carbon-14 dated midden and occupation site on Stradbroke Island (in South East Queensland) is recorded as more than 20,000 years old. Our Aboriginal oral tradition tells a story of ‘Three Brothers’ who came to this land and its people in the ‘Dreaming’, gave the lore, and formed the nucleus of tribes with whom today’s traditional custodian descendants identify.

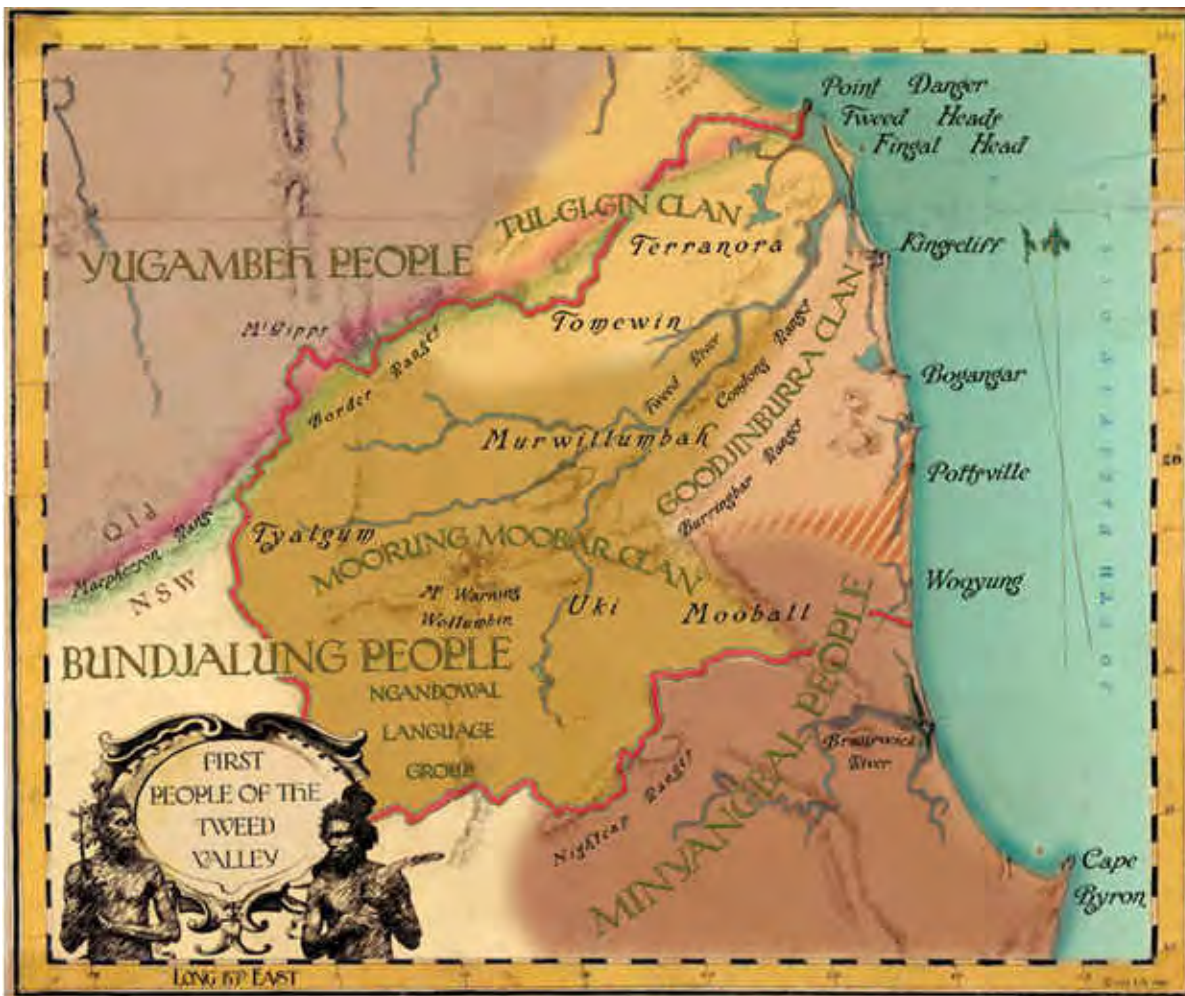
A common feature of our Aboriginal identity is language, which is known in the Tweed and further south as Bundjalung; in south east Queensland people prefer Yugambah; and further west, in Kyogle Shire, people use Githabul as both a language and name for group identification. The language dialect for the Tweed is known as Ngandowal, a name referring to the people who say ‘Ngando’ for the word ‘who’ or ‘somebody’. However, part of the Tweed Coast and south to the Byron area is Minyungbal, where the word ‘Minyung’ means ‘what’ or ‘something’ and can be used as identification for people of this area.

There is general acceptance along our Tweed Aboriginal community for the presence of three main groups in the Tweed River Valley. These were the Goodjinburra people for the Tweed Coastal area, the Tul-gi-gin people for the North Arm, and the Moorang-Moobar people for the Southern and Central Arms around Wollumbin (Mt Warning). However, European settlers used other names and described them as Chubboburri, Gandowal, Duthurinbar, Wirangiroh, Wollumbin, Murwillumbah, Ngarrumbul, Kitabul, and Ngarartbul. These names largely reflected a lack of understanding of our culture, our language and our connection to each other.

Population numbers of these three groups are known to have fallen dramatically, before and after permanent European settlement, mainly through the unchecked spread of European sourced illness and disease. Research suggests that prior to any European contact each of the three groups may have contained from 500 to 700 members, distributed in smaller family groups across what was then their area of ‘country’. With a loss of access to food resources, death from illness and disease, and intolerance shown by some European settlers, population numbers plummeted and were only about 10% of original numbers within 60 years of settlement.

The Tweed Valley around Wollumbin (Mt Warning) was rich in natural resources and supported many plants and animals which were collected and hunted for food by Aboriginal people. Traditional people managed the landscape and avoided overexploiting these resources in a way that is poorly understood and little recognised in today's wider community. Although camp locations were moved regularly to allow resource recovery some natural resources, such as rock outcrops suitable for the manufacture of stone tools, were used extensively for vast periods of time.

High altitude topographical features were often the focus of social and spiritual custom and the location of many of our Aboriginal sites directly reflects the connection and significance value of these places. Wollumbin retains a high cultural and spiritual status beyond the Tweed Valley and this is reinforced by our knowledge of different stories with regional group gatherings for ceremony and cultural expression at certain sites across the Valley. Descendants of traditional custodians maintain that connection and support initiatives to protect and preserve our heritage sites and places.



Map of the First People of the Tweed Valley (Source I.Fox).

---

### 3.1.2 European settlement

*This historic background has been prepared with reference to 'Kingscliff to 1975 We have stories to tell', and 'Between River and Sea: Historic Images of Kingscliff, Chinderah and Cudgen'.*

European settlement of the local Kingscliff area commenced in the early 19th century when the on Sunday 1 November 1823 John Oxley, the Surveyor-General in search of a suitable settlement for a new penal colony landed on the beach at Fingal before making an overland journey to meet a boat which had entered the Tweed River. Oxley and subsequent explorer's to the region found the plentiful natural resources, predominantly the rich timber resources reached Sydney's cedar markets.

'By 1845 numerous cedar-getters were arriving on the Tweed, initially based upon a camp at Taranora (Terranora) but increasingly moving up the river over the next decade. They created their own tracks, often the shortest or easiest means between the beaches (the easiest route of all) and the rivers. One of these tracks linked the beach at Kingscliff with the river at Chinderah and another wove towards the Cudgen plateau.' (Between River and Sea: Historic Images of Kingscliff, Chinderah and Cudgen)

The Cudgen plateau area to the west of Kingscliff soon gained a reputation for the high fertility of the volcanic rich soil. Combined with the high annual rainfall tropical crops such as sugar cane and fruit such as oranges, date plums, breadfruit, mangoes, lychees, bananas, pineapples were soon established.

Given the fast establishing agricultural industry at Cudgen and timber industry further up the Tweed River, most of the regions provisions and exports were handled through a rudimentary wharf established on the Tweed River at Chinderah then know as the Cudgen Wharf. Both Cudgen and Chinderah became the regions first prosperous local centres.

### 3.1.3 Sugar cane and south sea islanders

The story of the Kanakas, and of the infamous practice of blackbirding, or Europeans kidnapping Islanders after luring them on board ships with offers of trade, is an integral part of the story of sugar farming in both Queensland and Northern New South Wales. Farmers required cheap labour to make their plantations economically viable and the solution in the 19th century was to import contract labour from the neighbouring South Pacific Islands, mainly from the Solomon and Vanuatu groups.

Between 1863 and 1904 more than 60,000 South Sea Islanders were taken to Queensland to work on sugar plantations, and approximately 350 are known to have arrived in the Tweed between 1874 and 1918. The *Pacific Islander Labourers Act 1901* allowed Islanders who had married in Australia or had lived here for 20 years or more to stay. This meant that close to half of the Islanders were able to remain in the Tweed.

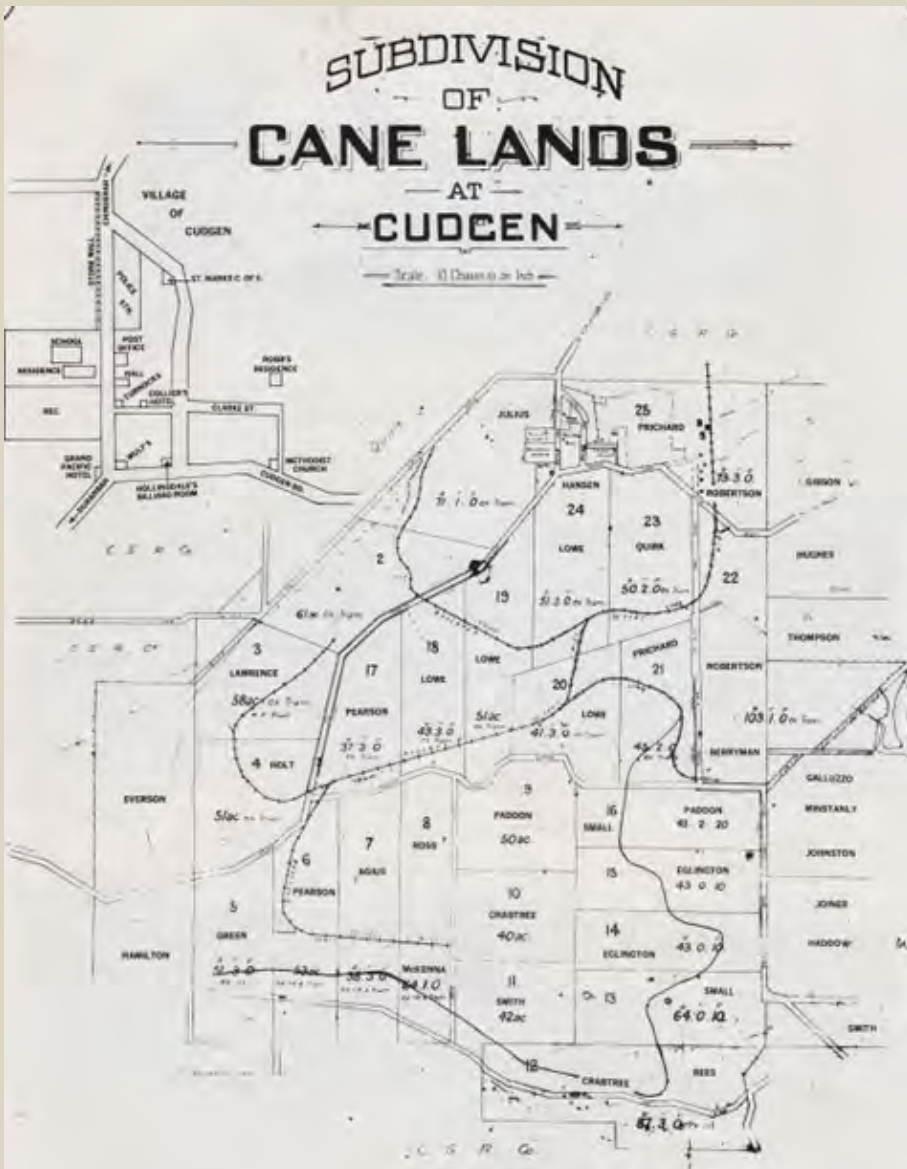
In 1875 William Julius purchased land at Cudgen and established a sugar cane plantation. He also built a mill to process his cane and employed a workforce made up largely of men from the South Sea Islands, also known derogatorily as Kanakas. In 1892 Julius sold to John Robb, who employed 300 men to harvest cane and work at the mill. Robb donated a tract of land for the islanders as a cemetery at the front of Chinderah Golf Course. Both Julius and Robb were well known for their fair treatment of the Islanders and were rewarded with a stable work force.

The South Sea Islanders came from diverse cultural and linguist backgrounds, reflected in their settlement. The Solomon Islanders generally settled in Chinderah and the Vanuatu settled in Cudgen and Duranbah. The community lived relatively isolated from the white township of Tweed Heads.

Between 1909 and 1942 the community of islanders faced discrimination, similar to the Aboriginal community when legislation imposed an additional excise on cane for non-white labour. This prohibited their employment and they were unable to obtain financial assistance from banks.

In 1994 the Commonwealth officially recognised the Australian South Sea Islanders as a distinct ethnic group with its own history and culture. A strong South Sea Islander community remains in the Chinderah, Cudgen locality.

Source: Caldera to the Sea, J Boileau 2006



Subdivision of Cane Lands at Cudgen.  
 When the Robb Mill was sold to CSR in 1911 the land was subdivided into approximately 40 acre lots. These were then sold to farmers.  
 Many of the sugar cane farms were linked by rail transporting the cane to the mill.



South Sea Islander Cane cutters in front of tent – taken at Cudgen on Geo. McCollum's farm 1928. Tweed Regional Museum Collection. No: TH01-10.

---

### 3.1.4 Growth of Cudgen and Kingscliff

Whilst Cudgen had commenced settlement, Kingscliff remained largely undeveloped serving as a popular day trip for the growing Cudgen residents to 'Cudgen Headland' to swim and fish. The first coastal selection was by William Shaw in 1882 who applied for 40 acres of land at the mouth of the Cudgen Creek.

Given the treacherous reefs and outcrops first noted on Captain Cook's 1770 voyage and subsequent naming of Tweed's Point Danger, NSW most northerly lighthouse at Fingal head was erected in 1878. Despite the provision of the lighthouse, shipwrecks remained a frequent occurrence along this part of the coastline.

'The locality first gained prominence following 19 October 1890, when the 3398 ton screw steamship Alberta, carrying coal was wrecked on the Sutherland Reef.' (Between River and Sea: Historic Images of Kingscliff, Chinderah and Cudgen) Remnants of this shipwreck can still be found on the reef known as Alberta Reef.

Cudgen Village continued to grow and by the 1880's had a post office, police station, general store, two hotels, a butcher, a baker, a school and a church. It was also the location of the popular Cudgen Races, an event particularly enjoyed by the local South Sea Islander population by this stage had added a multicultural vibrancy to the locality reflected in their brightly coloured housing, clothing and enthusiastic interest in religion and sport including fishing and swimming.

The first residential estate at Kingscliff was acquired for development by German immigrant Carl Hans Gaenshirt, who built a cottage and established a vineyard. The location of this land is generally bound by Seaview and Olga Streets to the west, Viking Street to the south, the creek to the east and Marine Parade to the north. Upon his death, the property was sold to Murwillumbah solicitor Hedley Hungerford in 1912 who subdivided the estate and auctioned the land in 1915. Three years later 8 homes were established. Further estates soon followed including the Kingscliff Estate auctions by the Colonial Sugar Refining Company in 1918. The natural beauty of the Kingscliff area combined with the growth of private motor vehicle and access roads contributed to the area's rise in popularity for new residents and 'tourist' from Tweed, Gold Coast and Brisbane seeking the quiet beauty, safe swimming and good fishing of Cudgen headland.

The Old Moreton Bay Fig Tree in Marine Parade was planted by John Anderson, who planted many trees in Kingscliff around 1920. With its shade and central location, the tree has been a popular meeting place for locals and now stands as an iconic landscape element of the Kingscliff town centre. The Kingscliff Chamber of Commerce have recently embellished the tree with lights transforming the tree at night time.

Cudgen Headlands continued to grow as a popular holiday resort and by the height of the depression in 1931, included four stores in operation, several boarding houses, a bakery, a butcher and the establishment of the Grand Pacific Hotel along Marine Parade in 1932.

The hotel was transferred from an older hotel of the same name in Cudgen with many of the building materials coming from the dismantled Cudgen Grand Pacific. One of Kingscliff's oldest surviving buildings today, the hotel was renamed the 'Kingscliff Hotel' in 2007. In 2014, the Hotel underwent extensive internal and external renovations which included the extension of a beer garden and small outdoor stage. It is now known as the Kingscliff Beach Hotel.



Marine Parade 1912



View south west along Cudgen Creek 1914



---

By the early 1930's, 60 private houses had been erected and the coastal foreshore saw scores of tents erected particularly during the holiday periods. Even at this stage of the townships development, local residents were having doubts about the exponential increase in the areas popularity: *"With the advent of the crowds, is Cudgen losing one of its chief attractions? A few residents claim that its privacy has been its charm – a place where a family could enjoy a quiet, undisturbed weekend."* (Tweed Daily 10 January 1931)

Although the Postmaster general's Department had changed the name of the township to Kingscliff officially in 1927, the original name of Cudgen Headland remained widely used until the second world war. In fact, the existing surf club is still called Cudgen Headland Surf Life Saving Club to this day.

Many streets in the older sections of Kingscliff were named after prominent early European settlers, such as Hungerford Lane, Turnock, Quigan, Moss, Gibson and Faulks Streets, McPhail and Dawes Avenues and Quirk Place. Parks also were named after residents who contributed significantly to Kingscliff, such as Jack Bayliss, Mrs. Faulks, Ed Parker and Jack Julius.

One early resident of the area was Mrs. Faulks who bought several allotments beside the Cudgen Creek and fronting Marine Parade. Neither time nor money was spared in preserving the little picnic reserve on the corner near the creek. She had the stone wall erected at her expense. She had the area levelled and grassed, trees planted and she preserved surviving native species. She not only had most of the tables and chairs placed there but was also responsible for having a creek side bitumen car park constructed. Faulks Park was recently updated after a significant section of the park was lost to coastal erosion in 2012 and is now one of the locality's most popular coastal reserves. The new park works include new picnic and bbq facilities, a new playground area, basketball half court and amenities building which was completed at the end of 2013.

By 1946, the township had become increasingly established with many businesses and homes established in and around the existing Marine Parade, over Kingscliff Hill and the Cudgen Headland. The and District Bowls Club was established in 1949.

By this stage a boom in sand mining on Queensland's Gold Coast had moved south to the Tweed Coast and operations had commenced in and around Kingscliff Beach, down to Bogangar Beach. Extensive dredging and mining for valuable ores such as rutile, titanium and zircon would be carried out in the local area for the next 35 years.

Despite what would be perceived today as the environmental devastation of the coastal dunal system, the industry became the impetus for the construction of the first modern sealed road construction along the length of the Tweed Coast which in effect opened the area up to additional tourism and residential development. Cudgen Creek Bridge erected in 1959 was also constructed by sand mining companies requiring ready access to their operations south of Cudgen Creek. Before the bridge was constructed, visitors would hire boats from Charnock's Boat Hire to reach the south beach for picnics or fishing. This infrastructure enabled continued development South of Kingscliff, contributing to the settlements of Cabarita and Pottsville, which were previously unconnected by road.

The sand mining industry also established electrical infrastructure which would in turn service the entire growing coastal settlement. The establishment of this essential infrastructure opened up a major population influx in 1956/57 and subsequent housing boom with many families moving into the area to work in the sand mining industry where over 800 people were employed. Additional services and businesses followed including new shops, service station, Kingscliff Public School (Orient Street), ambulance station and Lions Club were all established in 1957.



## 1944

- Marine Parade centre of built form activity.
- Predominantly holiday village.
- Established coastal foreshore reserve.
- Residential subdivision on Kingscliff Hill.
- Intact Cudgen Creek and South Kingscliff.
- South Kingscliff dunal system extending to Cudgen Creek.
- No bridge crossing Cudgen Creek.
- Unpaved roadway access along Cudgen Road.



## 1962

- Significant growth particularly around Kingscliff Hill and extending north along Marine Parade and Kingscliff Street and additional growth of the Marine Parade and Pearl Street retail centre corresponding with the arrival of sand mining operations.
- Bowls Club developed.
- Amenities hall constructed (1961).
- Kingscliff Public School (1957)
- Established coastal foreshore reserve including Faulks Park.
- Intact Cudgen Creek and South Kingscliff.
- South Kingscliff dunal system extending to Cudgen Creek.
- New bridge crossing Cudgen Creek.
- Unpaved roadway access along Cudgen Road.

---

Other local committees were also forming including the Kingscliff Urban Committee which was formed in 1960 combining the Kingscliff Progress Association and Wommin Bay Progress Association. The committee was quick to raise funds through its management of the towns two public caravan parks and were key lobbyists to the Tweed Shire Council and NSW State Government for key district and foreshore improvement works. The committee was the key driving force behind the reticulation of the town's water supply and new Kingscliff Amenities Hall in 1961. The amenities hall, representing an example of modernist public architecture, is today listed as a heritage item despite needing some improvement and maintenance works.

Other key infrastructure works at this time included the Kingscliff sea retaining walls. The first stage of walling Cudgen Creek was completed in 1968, in an effort to keep the creek mouth from becoming silted, and flooding upstream farming lands.

Kingscliff Swimming Pool in McPhail Street was constructed from a community fund-raising effort in the 1970s and was officially opened on 1 December 1979. The 25-metre has been the training ground for many Olympic and Commonwealth Game athletes including Chris Fydler (4×100 m freestyle Gold 2000 Olympics) and Matt Abood (4×100 m freestyle Gold 2014 Glasgow Commonwealth Games), Josh Watson (Backstroke Silver 2000 Olympics) and Sophie Eddington (backstroke and medley Gold 2006, 2010 Commonwealth Games).

Over the intervening years, new residential estates were released to the north of the township along Marine Parade and Kingscliff Street and to the west along Elrond Drive, as well as a significant amount of infill development in and around the village town centre.

The growth of these additional new residential areas and the retail centre into Pearl Street was largely facilitated by the provision of additional essential infrastructure services. This included the commissioning of the first sewage treatment plant in the early 1970's which serviced the township until 2007/8 when it was decommissioned. The new sewage treatment plant was established to the west of the township off Altona Road which has a capacity to treat 6 megalitres per day, which can serve a population of approximately 25,000 people.

In recent years, residential pockets along Marine Parade and Kingscliff Street have seen the redevelopment of the smaller coastal cottages with much larger residential flat buildings and other alternate forms of medium density housing. This higher density residential precinct takes advantage of the relative level access to the town centre and offers direct access to the coastal reserve and ocean beach.

Other more recent key public building development in the Kingscliff area included the Kingscliff High School located at the end of Oxford Street built in 1986. With an average annual enrolment of over 1200 students, the school has a proud scholastic and sporting record and has recognized strengths in the creative and performing arts.

Kingscliff Public Library first opened in 1979. It was a demountable classroom situated beside the Cudgen Headland Surf Club, with views towards the beach. In 1984 it was relocated to a shopfront within the Kingscliff Shopping Village. Keeping pace with the district's rapidly growing population, a modern, purpose built library was constructed within the rainforest remnant off Turnock Street in 2000. The award-winning design was by architects Fulton Trotter & Partners. Kingscliff Community Health Centre, located next to the library, was officially opened in 2002, by the then NSW Minister for Health, Craig Knowles. The \$1.04 million facility was built to accommodate a range of health services previously only available in Tweed Heads or Murwillumbah.



## 1974

- Sewerage Treatment Plant.
- North and south seawalls constructed (1968).
- Further infill development in and around the town centre, Kingscliff Hill and extending north.
- Further subdivision extension of Kingscliff Hill down towards existing high school location.
- Sand mining operations extend further south. Construction of early Casuarina Way road alignment.
- Thriving agricultural industry west Kingscliff to Cudgen and west of Cudgen Creek heading south.



## 1986

- Further infill residential development around the town centre and Kingscliff Hill.
- Kingscliff library Opens 1979.
- Development of Kingscliff High School (1986).
- Sand mining operations cease with significant areas revegetated.
- Kingscliff tennis club established on Kingscliff Hill.
- Kingscliff 25 m pool constructed (1979)

---

The most recent 'wave' of development growth has predominately focused on the Salt and more recently Seaside City developments, at the southern end of Kingscliff. The original Salt development application included 160 houses, a 312 apartment hotel and retail facilities. To mitigate the flooding risk, development included considerable fill of the precinct by up to two metres. With development commencing in 2004, the Salt Precinct has a strong tourism focus, particularly the Salt development, which includes a number of dedicated tourist facilities such as Peppers and Mantra Resorts.

The precinct of Seaside City is one of the oldest subdivisions along the Tweed Coast with the original plans dating back to the 1920s. The 35 hectare parcel of land included 205 titled lots and includes a strong grid road urban street structure with a hierarchy of Main Street linking the beach with Casuarina Way and north south residential streets many supported by rear lanes. A development control plan was first adopted in 2008 and reviewed in 2013 with the aim of guiding development to include a mix of coastal housing typologies centred around a small local centre.

In order to maximise the amenity and services of the area, a number of properties have sought approval for the dual use of dwellings and units to enable both permanent and tourist accommodation, as well as capitalising on the emergence of short-term 'Air BnB' type tourism. The popularity of this type of accommodation has changed the way in which landowners are designing new homes with separate self contained floorspace, and given rise to secondary dwellings.

Perhaps the most significant land use which will have far reaching influences on the future of the Kingscliff locality and surrounds will be the development of the Tweed Valley Hospital. The site opposite Kingscliff TAFE on Cudgen Road was selected by NSW Health Infrastructure in April 2019 following a two staged site selection process. Notwithstanding the State Significant Farmland status, the site was ultimately selected having regard to its elevation above the Probable Maximum Flood (PMF), proximity to the road network including the M1 highway and central location. Consideration was also given to the sites amenity including favourable orientation, slope and opportunity for panoramic views. The new Tweed Valley Hospital will be a referral hospital serving the surrounding region. As of July 2019 the site has been acquired and State Significant Development (SSD) approval granted for site early works (Stage 01) with Stage 02 SSD application for building works lodged.

### **3.1.5 Historical context issues**

- Lack of historic and cultural representation within the locality including landscape morphology, Aboriginal cultural heritage, South Sea Islander heritage and European cultural and built environment heritage.
- Integrate and cross reference Aboriginal Cultural Heritage Study with the KLP.
- Unaccounted heritage within the area including South Sea Islander dry stone walls, and remnant Cudgen sugar cane mill and infrastructure.
- The growth of residential and tourist development is rapidly changing the urban landscape of Kingscliff and, if not managed properly, will continue to disturb and change the character and sense of place of this coastal town.

### **3.1.6 Historical context opportunities**

Opportunity for more interpretive displays and representations within the locality which creatively display and represent stories and the Aboriginal and European cultural heritage into open space and public domain areas. Key representations could include:

- Landscape morphology of the Caldera and coastline.
- Stories of the Nganduwal tribal group of the Bundjalung nation.
- South sea islander heritage.
- Cudgen farmland workers (Pacific Islander, Aboriginal and European).
- Sugar industry.
- Sand mining industry.



## 1996

- Sewerage Treatment Plant expands to create additional treatment ponds.
- New North Coast TAFE constructed.
- The release of West Kingscliff residential subdivision stages and subsequent formation of Noble Lake.
- The release of Cudgen residential subdivision stages.
- Development of Kingscliff Shopping Centre off Pearl Street.
- Further rehabilitation of sand mined areas at South Kingscliff.
- Revegetation between Tweed Coast Road and Kingscliff Town centre.



## 2004

- Development of Turnock Street linking Pearl and Marine Parade with the expanded West Kingscliff subdivision including Noble Lake Mobile Home Park.
- Additional infill and higher density development extending north along Marine Parade, Pearl and Kingscliff Streets.
- Earthworks in preparation of the SALT development commence.
- Kingscliff shopping centre expanded to current configuration.

---

### 3.1.7 Historical context strategies

1. Co-ordinate information from the Aboriginal cultural heritage strategy and Tweed Community Based Heritage Management Plan/and Heritage DCP.
2. Undertake Aboriginal Cultural Heritage due diligence assessment on all planning proposal and subdivision applications.
3. Integrate appropriate information displays and urban artworks that reference stories of Aboriginal, South Sea Islander and European cultural heritage into key open space and public domain areas throughout the locality to create stronger links with the locality's historic context.
4. Liaise with Local Aboriginal Land Council, local South Sea Islander community, local artists and historians as part of public domain concept design phases and make provision for public art and interpretive projects within all future public domain projects.
5. Undertake heritage assessment to investigate and appropriately manage:
  - Potential for burial sites within the Business and Innovation Precinct.
  - Burial sites on the western side of Tweed Coast Road.
  - Remnant Cudgen sugar cane mill and infrastructure within the locality including tram lines over Lot 3 DP 828298.
  - Significant trees within the locality including the Fig Tree in the Marine Parade Seaview Street roundabout Kingscliff and the Norfolk Pines in Collier Street in Cudgen.
  - South Sea Islander heritage including built dry stone stack walls within the locality.



## 2012

- Kingscliff town centre infill development including Paradiso, Nor Nor East, both three storey shop top housing/tourist developments.
- SALT development released and developed including town centre and tourist development buildings.
- Significant erosion events along Kingscliff Beach which led to the installation of temporary dunal protection measures and the construction of a protective pile wall fronting the Kingscliff SLSC.
- Construction of new sewerage treatment plant along Altona Road and the decommissioning and rehabilitation of the old sewerage treatment plant.



**Creating historic links** – Interpretive representations within built form, open space and public domain areas create stronger links and appreciation of a locality's historic context while enriching the public life experience.



---

## 3.2 Demographics and housing

### 3.2.1 Demographic and community profile district

The Kingscliff demographic profile is based on the Kingscliff Census District Catchment, as illustrated in Figure 3.0. This catchment is bounded by the Tweed River in the north and west, the Coral Sea in the east, and the locality of Casuarina, Cudgen Creek and the locality's of Cudgen and Stotts Creek in the south. It also includes the settlements of Fingal Head, Chinderah, Cudgen and more of the outlying rural areas around the Cudgen Plateau. This demographic area acknowledges the role of Kingscliff as a centre, servicing the outlying rural and coastal communities in addition to settlements within the study boundary. A understanding of the demographic profile of the area is needed to plan for the future needs for social and community infrastructure including housing, child care, schools and education, aged care and health services.

### 3.2.2 Existing population

The 2016 census recorded **9,611 usual resident population** within the North Coast-Kingscliff Statistical Area living in 4,967 dwellings with an average household size of 2.23 per dwelling. This represents an increase of 1,152 persons or 13.6% increase since the 2011 census. Of this population 48.7% (4,677) are males, 51.2% (4,924) are female and 4.9% (472 persons) identified as being Aboriginal or Torres Strait Islander.

For profiling purposes the Kingscliff census area is bounded by the Tweed River in the north taking in Fingal Head and Chinderah, the Tweed River to the west taking in Stotts Creek and Duranbah and the suburb boundary with Casuarina in the south. The intent of the extended demographic boundary is to acknowledge the subregional influence of Kingscliff as well as providing a more co-ordinated catchment and base level of data with other Council frameworks, most notably the Open Space Strategy and the Community Infrastructure Plan. If the population of Fingal Head (590 people) and Chinderah (1566 people) were subtracted the study area would comprise a population of approximately 7455 people.

### 3.2.3 Age structure

Age Structure data provides insight into the level of demand for age based services and facilities, such as child care, schools and healthcare including aged care. The census data is presented by age categories that reflect typical life stages.

When compared to data for regional NSW, Kingscliff has a lower proportion of infants and preschoolers, secondary schoolers, tertiary education enrolments and younger workforce but has a higher proportion of residents over 60 years comprising 34.1% of the total population. This is particularly the case within the seniors category (70 – 84 years) which represent 14.8% of the population compared to the regional NSW average of 11.4%. This also corresponds with a higher proportion of single and couple households (without children) 53.9% compared to the state average of 46.6%.

Presumably, on account of the more recently released residential land (Salt, Seaside) house and land prices and primary and secondary school infrastructure, parents and home builders (35 – 49) account for the highest service group comprising 17.4% of the population which is slightly lower compared to the regional NSW average of 18% and the State average of 20%.

Kingscliff's older age structure presents challenges for the locality, particularly because of an increased demand for seniors and aged housing, health, social security, aged appropriate open space and other community facilities. Aside from the provision of adequate land to provide for services likely to be required, particular consideration is required for mobility strategies, specific to the needs of both young and elderly residents.

Conversely, there is an opportunity to encourage land uses which will support a Kingscliff's demographic and affordability profile including younger persons and younger families. This can be achieved by facilitating additional employment, education, community infrastructure and more affordable housing opportunities.



Figure 3.0 Kingscliff Census District

For profiling purposes the Kingscliff census area is bounded by the Tweed River in the north taking in Fingal Head and Chinderah, the Tweed River to the west taking in Stotts Creek and Duranbah and the suburb boundary with Casuarina in the south.

The intent of the extended demographic boundary is to acknowledge the broader subregional influence of Kingscliff as well as providing a more co-ordinated catchment and base level of data with other Council frameworks, most notably the Open Space Strategy and the Community Infrastructure Plan.

### Kingscliff – Fingal Head population

Population	Number	Percentage	Regional NSW
Total population	9,611		
• Males	4,677	48.7	49.4
• Females	4,924	51.2	50.6

### Kingscliff – Fingal Head age structure

Age structure	Number	Percentage	Regional NSW (%)
0 to 4 (Babies and pre-schoolers)	455	4.8	5.8
5 to 11 (Primary schoolers)	741	7.7	8.9
12 to 17 (Secondary schoolers)	660	6.9	7.3
18 to 24 (Tertiary education and independence)	581	6.1	7.9
25 to 34 (Young workforce)	767	8.0	11.0
35 to 49 (Parents and home builders)	1,663	17.4	18.0
50 to 59 (Older workers and pre-retirees)	1,442	15.1	13.8
60 to 69 (Empty nesters and retirees)	1,507	15.7	13.1
70 to 84 (Seniors)	1,415	14.8	11.4
85+ (Elderly aged)	347	3.6	2.7

Source: Profile ID based on census 2016.

---

### 3.2.4 Housing data

By analysing dwelling structure (the type of dwelling residents live in), the number of persons usually resident and the number of bedrooms within the dwelling, information can be gleaned regarding the variety of dwellings available and how effectively those dwellings serve the population. A variety of dwellings and dwelling sizes is highly desired as this provides housing choice appealing to a wider socioeconomic sector of the community. It is also important that housing type responds to the attributes and context within a locality. This can be achieved through a number of solutions, for example by providing a greater density of housing closer to public transport, provision of cycleways, open space and commercial development.

According to the 2016 Census, of the total 4955 dwellings, the prevailing dwelling types are 'separate houses' (51%), medium density (18.9%), 'Caravan, cabin, houseboat' (14.6%) and high density (14.5%). These results are clearly evident 'on-the-ground' by way of the low density residential housing throughout the locality, residential flat buildings along Marine Parade and Pearl Street and the Noble Park manufactured home estate. An increasingly popular housing structure within the development industry is a granny flat or secondary dwelling. At present there are only 20 (0.4%) of such dwellings within Kingscliff. However this 'soft' way of increasing population and providing more affordable housing and may prove appealing to accommodate larger family units and provide additional more affordable rental housing stock to the market.

Kingscliff has a high proportion of single and couple (without children) households: 70.1%, compared to the state average of 51.2%. Review of current demographic trends appears to indicate that proportion of single and couple households is likely to increase in step with the ageing population. This will increase demand for smaller housing types which provide independent living within close walkable proximity to goods and services.

Within dwellings, 7.72% are one bedroom, 23.24% two bedroom, 28.85% three bedroom and 14.75% four bedroom. However 23.31% of dwellings are occupied by one person, 29.37% two person, 9.92% three persons and 9.03% by four persons. This data suggests that many of Kingscliff's residents are 'ageing in place' within their traditional family home, or alternatively purchasing property based on perceived resale benefits. Potentially unlocking these 'spare' bedrooms will result in positive and negative economic, amenity and population impacts which require consideration and discussions with the community. It is acknowledged that Kingscliff and the Tweed Coast (Fingal Head, Kingscliff, Salt, Casuarina, Cabarita Hastings Point and Pottsville) already have a higher percentage of holiday housing when compared to the remainder of the Tweed Shire.

The use of detached housing as short term tourist accommodation, particularly around many of the Kingscliff estates, has recently come under investigation in the context of the Tweed Local Environmental Plan 2014. As part of the process of translating previous urban expansion zones and the 'suburban' footprint of Salt into the Standard Instrument, the use of dwellings as tourist accommodation within the R2 Low Density Residential areas is now a prohibited use. This is largely on account of the potential zone objective conflicts of providing for a permanent residential accommodation in terms of available housing stock and potential amenity impacts between permanent residents and holiday makers. Council has resolved to undertake an analysis of the short term tourism accommodation throughout the R2 zone to understand the extent and nature of potential impacts in the context of the character of the locality, micro-economic impacts and the rise of largely unregulated internet based accommodation booking.

At the time of writing the State Government is preparing a policy position and legislation around short term holiday letting. It is likely that short term holiday letting will be permissible across a range of zones subject to meeting certain criteria and code of conduct conditions.

In terms of meeting future housing needs the North Coast Regional Plan identified a housing supply action to deliver a minimum of 11 600 additional dwellings by 2036 across the Tweed Shire. Whilst the two major land release sites of Kingsforest (4500 dwellings) and Cobaki Lakes (5500 dwellings) would largely achieve this housing supply target, Kingscliff has a key role to play in the provision of additional housing stock. This is particularly the case in recognition of the development of the new Tweed Valley Hospital and new future Business and Innovation Park which will increase the need for more housing within the immediate area. Kingscliff's greenfield development sites which is estimated to deliver an additional 2000 dwellings accounts for approximately 20% of meeting this overall housing supply target for the Tweed Shire.

## Kingscliff – Fingal Head dwelling structure

Dwelling structure	Number	Percentage	Regional NSW (%)
Separate house	2532	51.0	80.0
Medium density	939	18.9	14.3
High density	720	14.5	2.5
Caravans, cabins, houseboats	723	14.6	1.9
Other	3	0.1	0.4
Not stated	42	0.9	0.7

## North Coast – Kingscliff – Fingal Head number of persons usually resident

Household size	Number	Percentage	Regional NSW (%)
One person	1224	32.3	27.5
Two persons	1432	37.8	36.3
Three persons	428	11.3	14.2
Four persons	425	11.2	13.2
Five persons	186	4.9	6.0
Six persons or more	90	2.4	2.8
Total classifiable households	3786	100.0	100.0

## North Coast – Kingscliff – household composition

Household size	Number	Percentage	Regional NSW (%)
Couples with children	873	20.0	25.4
Couples without children	1137	26.0	27.0
One parent families	415	9.5	11.0
Other families	40	0.9	0.9
Group household	150	3.4	3.1
Lone person	1220	27.9	25.5
Other	218	5.0	5.1
Visitor	317	7.2	2.0
Total households	4373	100.0	100.0

## North Coast – Kingscliff – number of bedrooms

Number of bedrooms	Number	Percentage	Regional NSW (%)
0 or 1 bedroom	538	12.5	4.5
2 bedrooms	1136	26.3	16.9
3 bedrooms	1307	30.3	40.4
4 bedrooms	722	16.7	24.5
5 or more bedrooms	200	4.6	
Not stated	414	9.6	

## North Coast – Kingscliff – dwelling type

Household occupation	Number	Percentage	Regional NSW (%)
Occupied private dwellings	4 356	87.6	87.3
Unoccupied private dwellings	610	12.3	12.3
Non-private dwellings	6	0.1	0.4

Source: Profile ID based on census 2016.

---

### 3.2.5 Housing tenure

In North Coast – Kingscliff, 63% of households were purchasing or fully owned their home, 23.7% were renting privately, and 2.9% were in social housing in 2016 (source: profile id).

In addition to housing type, housing tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples or those unable to afford to enter the housing market, while a concentration of home owners (63% full owned or mortgaged) indicates a more settled area with mature families and empty nesters.

The Kingscliff locality has the highest proportion of renters within the Shire (27.1% combined renters), and the highest number of persons living within cabins and caravans, on account of the Noble Park manufactured home estate located off Elrond Drive. The current redevelopment North and Central Kingscliff Holiday Park has phased out permanent resident opportunities.

A recent analysis of demographic and market trend conducted by On Track Community Programs (2014) indicates that there is a high degree of income, rent and mortgage stress for households within the locality with over 30% of household expenditure on rent or mortgage payments. In North Coast – Kingscliff, 29.8% of households with a mortgage were making high loan repayments of \$2,600 or more per month in 2016 (source: profile id).

Despite the higher than state average of household mortgage and rental stress, there is a significantly lower proportion of public and community housing (11% of stock in region compared to 15% in Sydney). This identifies a need for increased affordability of residential accommodation, which can be achieved by working with and providing incentives to social housing providers to develop dedicated social housing. There is also an opportunity to further encourage a range of housing types including small lot and shop top housing to provide more diversity and affordable housing types.

### 3.2.6 Employment and income

In North Coast – Kingscliff, 8.9% of the population earned an income of \$1,750 or more per week in 2016 (source: profile id). The Kingscliff locality has some of the highest and lowest income earners within the Tweed Shire, however, trends relatively closely to Regional NSW results. Overall, 9.0% of the households earned a high income (those earning \$2500 per week or more) and 32.8% were low income households (those earning less than \$600 per week), compared with 7.2% and 30.5% respectively for Tweed Shire. Predominately individual income amounts were \$200 – \$399 per week (21.28%) and \$400 – \$599 per week (12.14%).

The higher proportion of lower income earners largely reflects the higher proportion of retirees who although may have large capital wealth, have low incomes. Given income levels are generally an indicator for retail spending and therefore commercial floor space needs, these findings may alter or understate the need or provision of commercial floor space, particularly leisure-based retail.

The key industry sectors of employment within Kingscliff include tourism, construction, hospitality, retail, agriculture, education and health. Whilst construction jobs will continue within Kingscliff as remaining release areas become developed, the majority of construction jobs will be outside of the locality. Conversely, hospitality, retail, education and health are likely to become further entrenched within Kingscliff's land use composition, minimising the 'leakage' of jobs and spending outside Kingscliff. The continued presence of these industries is expected to give rise to stronger local networks, clustering of services and greater affordability as work and play occurs within the same locality.

The development of 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 TVH site and Kingscliff TAFE where future growth can be accommodated.



The Kingscliff locality has a range of housing types ranging from older stock low density dwellings to newer shop top housing, residential flat buildings and tourism accommodation. An important housing strategy is to increase housing type diversity to more closely meet demographic housing need, both now and into the future.

### North Coast – Kingscliff – Housing tenure

Housing tenure	Number	Percentage	Regional NSW (%)
Fully owned	1879	43.4	35.5
Mortgage	831	19.2	28.9
Renting – Social housing	125	2.9	4.2
Renting – Private	1026	23.7	21.6
Renting – Not stated	19	0.5	0.7
Other tenure type	15	0.4	1.0
Not stated	430	10.0	8.4
Total households	4328	100.0	100.0

### North Coast – Kingscliff – Weekly individual income

Weekly individual income (annually)	Number	Percentage	Regional NSW (%)
Negative or nil income	510	6.3	7.1
\$1–\$149 (\$1–\$7748)	332	4.1	4.0
\$150–\$299 (\$7,800–\$15,548)	584	7.2	7.7
\$300–\$399 (\$15,600–\$20,748)	897	11.1	10.8
\$400–\$499 (\$20,800–\$25,948)	844	10.4	10.3
\$500–\$649 (\$26,000–\$33,748)	820	10.1	8.7
\$650–\$799 (\$33,800–\$41,548)	601	7.4	8.3
\$800–\$999 (\$41,600–\$51,948)	569	7.0	8.2
\$1000–\$1,249 (\$52,000–\$64,948)	599	7.4	7.6
\$1,250–\$1,499 (\$65,000–\$77,948)	343	4.2	4.8
\$1,500–\$1,749 (\$78,000–\$90,948)	324	4.0	3.9
\$1,750–\$1,999 (\$91,000–\$103,948)	209	2.6	2.8
\$2,000–\$2,999 (\$104,000–\$155,948)	300	3.7	3.7
\$3,000 or more (\$156,000+)	212	2.6	1.8
Not stated	939	11.6	10.2
Total persons aged 15+	8 092	100.0	100.0

Source: Profile ID based on census 2016.

### 3.2.7 Population projections

Figure 3.1 illustrates the key release areas within the KLP boundary. Population growth forecasts within the locality are based on an average annual growth rate of 0.74% to approximately **10,998 persons by 2036** (source: profile id North Coast-Kingscliff Census District) with a forecast increase in the proportion of older workers, empty nesters, seniors and elderly (>50 years). In the context of Kingscliff locality where there are substantial amounts of greenfield development areas, this population growth rate has the potential to significantly spike relating to approval and staged release of additional residential areas.

The table below provides a population estimate within each of the existing release areas based on indicative population density projections/land areas. These projections are indicative only and subject to variation in relation to the ultimate developable area, dwelling type composition and density. These projections indicate that an **additional 5,000 persons** could be accommodated within the Kingscliff locality.

Kingscliff greenfield area projections				
Release area	Developable area (ha)	Density (dwellings per ha)	New dwellings	Population projection
Turnock Street	19.78	16 – 80	627	1144
West Kingscliff	8.78	16 – 80	368	662
North Kingscliff	13.96	16 – 30	400	795
Business and Innovation <sup>1</sup>	76.65 of which 15.68 (IN1)	16 – 80	592	1094
Seaside <sup>2</sup>	32	16	409	961
Altona Road	10	16	144	345
Cudgen (currently being developed) <sup>3</sup>	4.5	16	40	94
<b>Total</b>	<b>165.67ha</b>	<b>16 – 80</b>	<b>2580</b>	<b>5095</b>

<sup>1</sup> Business and Innovation combines a mix of industrial, business park, education campus, retail, open space and residential uses which may significantly vary depending on the final masterplan outcome. 60% of the site can be filled in accordance with the TFMP.

<sup>2</sup> Allotments counted off TSC cadastre 2017.

<sup>3</sup> Based on DA13/0024.

### 3.2.8 Surrounding development influences

In addition to the consideration of population projections within the immediate release areas of the locality, the subregional catchment also needs to be considered in future strategic planning. Given Kingscliff's existing status as a sub-regional catchment for surrounding smaller settlements, this role and function is likely to increase in step with the overall growth of the Tweed Coast in general.

One key consideration is the Kings Forest development which is forecast to generate fourteen (14) residential precincts with a mix of housing types comprising 4,500 dwellings (a new population of over 11,000 residents) covering approximately 437 hectares of net developable land. Whilst the commencement date of the development is currently unknown, the site is likely to be developed in stages over a number of years.

Although Kingsforest will also include its own mixed use town centre with commercial and community uses, it is likely that Kingscliff will retain its hierarchy as a subregional centre which will service the higher order needs of the growing surrounding population. This will result in additional traffic movements into the Kingscliff town centre, beaches and open space areas which will place additional strain on car parking and infrastructure.

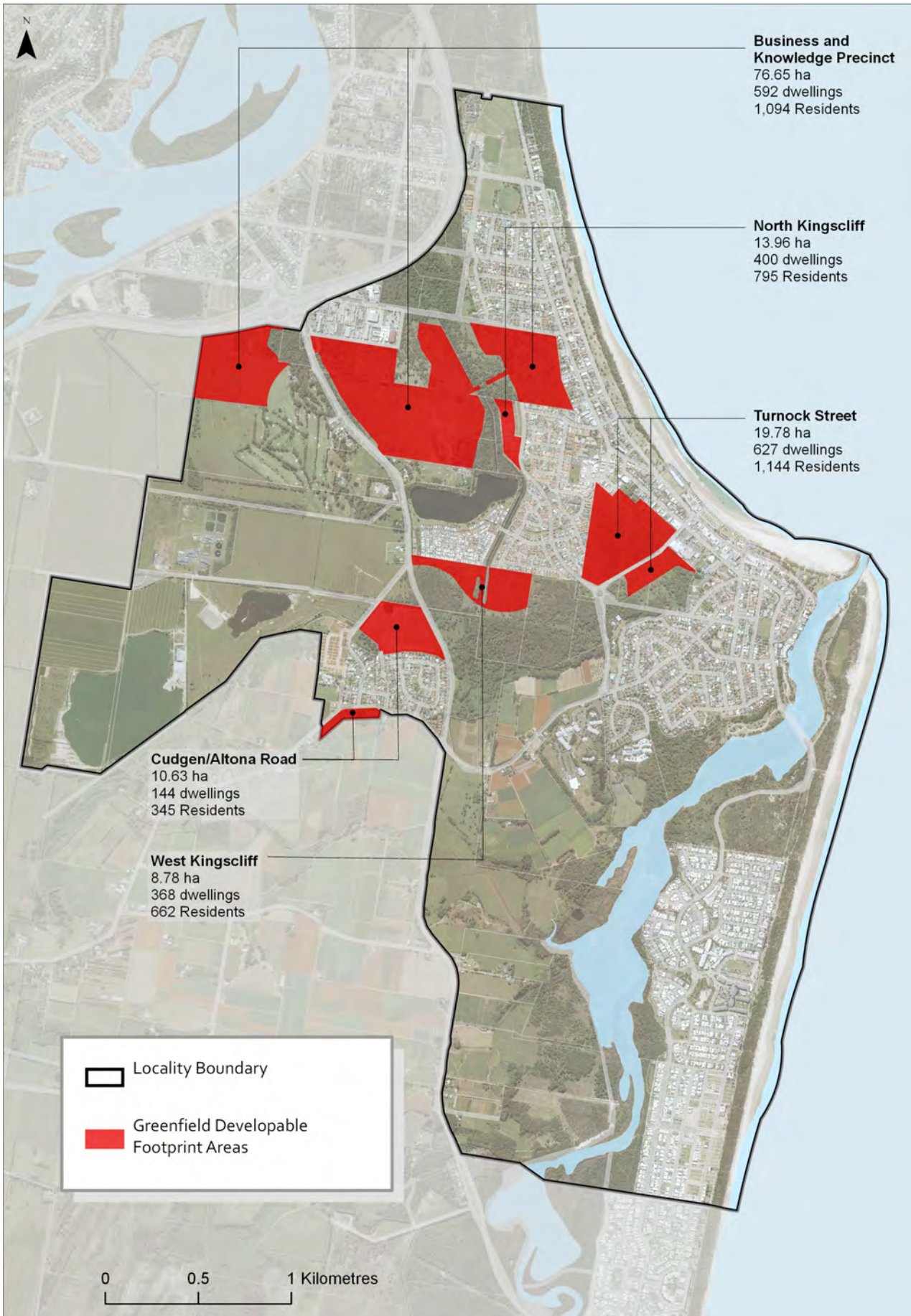


Figure 3.1 Existing and future potential urban release areas within Kingscliff locality – N.B. Identified potential residential release areas does not reflect actual developable footprint.



## Surrounding release area projections

Release area	Land area (ha)	Density <sup>1</sup> (dwellings per ha)	Dwellings/lots	Population projection
Kings Forest	437	13 <sup>1</sup>	4500	11,000
Miramar	16.65	10.6	177	425
Casuarina	Combined	–	790	1,896
First Light	4.733	14	88	211
Cotton Beach	Combined	–	330	792
Total				14,324

<sup>1</sup> Based off density yields within the residential community concept plan and supporting documentation within MP06\_0318.

<sup>2</sup> Household occupancy assumes 2.4 persons per dwelling which is the ABS national average of occupants per household.

### 3.2.9 Key demographic and housing issues

Given existing and projected population age structures, future development and land use will need to respond to demographic need and opportunity by way of a developing a range of housing types, promoting density around activity centres, improving access and mobility within the public domain and promoting greater connectivity and public transport opportunities.

#### Housing diversity

There will be an increasing need to diversify housing types and civic spaces to meet different housing needs. With the development of the new Tweed Valley Hospital it is anticipated that there will be an increasing demand for aged and seniors housing and aged care facilities. This however needs to be balance with providing housing that will appeal to other younger demographic cohorts. With the development of a future Business and Innovation Precinct and potential for a tertiary education campus and business park there would be a corresponding need for student housing, live work opportunities, low rise medium density and medium density housing types to meet the housing needs of a wide demographic range.

Subdivision and dwelling design will also need to be design-responsive to ensure the services and houses provided are compatible with the changes in demographically driven demands, such as households for first home owners, empty nesters, aged, single parent and families. There should also be a strong focus on promoting diverse housing types, particularly within walkable catchments of activity centres and along public transport corridors. Encouraging better designed small lot housing, one bedroom housing options, home office responsive dwellings and more innovative integrated housing projects will be important to meet these demographic sectors.

#### Housing Affordability

The Tweed is one of the least affordable housing markets for middle-income households according to the 13th Demographia International Housing Affordability Survey. With increasing housing and land prices, lack of available housing diversity and slow release of greenfield development sites housing affordability within the Tweed is becoming increasingly more difficult to address. At the time of writing the median house price within Kingscliff is \$1.11 million and the median house price for a unit is \$542 500. These median prices are not affordable leaving many sectors of the community unable to enter the housing market and/or be under significant mortgage or rent stress.

Affordable housing providers who operate within the Tweed Shire Council are similarly faced with the constraint of high land prices and as such have generally opted to develop affordable housing developments in other locations. There is general consensus amongst affordable housing providers that without clear affordable housing policy positions requiring a proportionate allocation of subsidised land and other government funding there will increasingly be a lack of affordable housing available within the area. This is of particular concern in an area that experiences high rates of people in need of affordable housing including housing for lower income essential service workers.

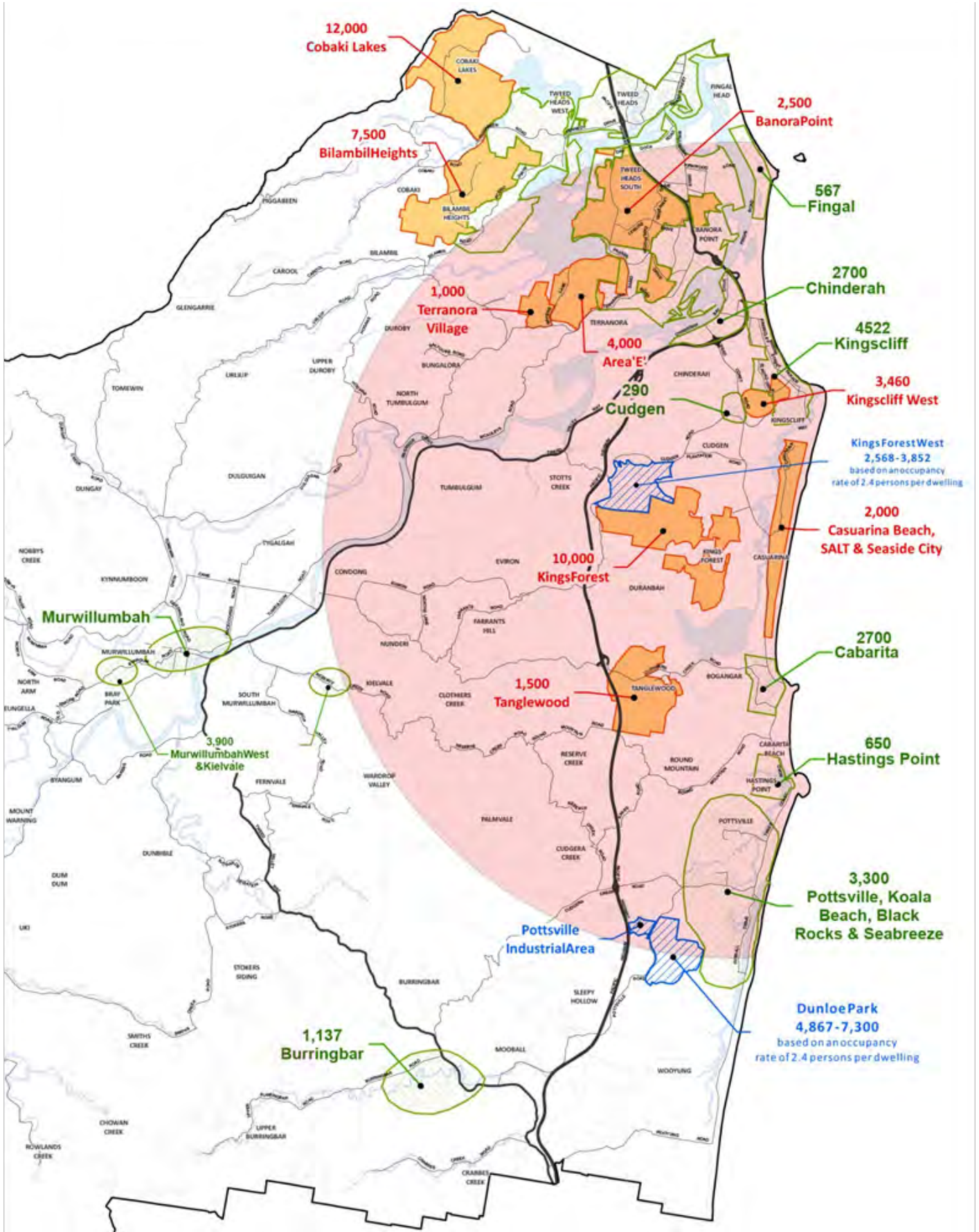


Fig 3.2 Release areas surrounding the Kingscliff locality

### 3.2.10 Demographic and housing opportunities

- An ageing population will see an increasing demand for aged housing, aged care, health services, age appropriate open space and recreation, public and community transportation.
- Existing and forecast socio-economic demographic reveals a high instance of rent and mortgage stress indicating a need for more affordable forms of accommodation.
- The size of available developable land in and around Kingscliff will see a continued increase in the number of families with school aged children within the locality which will require the additional provision of schools, support services including youth facilities and open space areas within a walking catchment of residential areas.
- More detailed exploration of secondary dwelling, one bedroom dwelling, SOHO and small lot housing opportunities, both within infill and greenfield development.
- Aim for sustainable population structure through ensuring that desired lifestyle options for all age groups are met.
- Provision of smaller yet well located independent housing types to provide options for those looking to down size or get into the housing market. This will have the flow on effect of increasing existing family home stock.
- Siting varied and flexible housing types meeting the demographic need within walkable catchments of required retail, commercial and health services and along public transport corridors will be an important land use strategy.
- Provision of additional housing in association with the new Tweed Valley Hospital. This includes short term and tourist accommodation for visitors as well as additional seniors housing developments which typically seek to co-locate near major health facilities.
- Civic and urban design measures including wide and safe pedestrian and mobility paths which have a good level of amenity including shade and seating connecting residential estates with the town centre and open space opportunities.
- Promotion of a locally based transportation services which provide links between residential areas and the town centre.

### 3.2.11 Demographic and housing strategies

1. Increase housing supply and housing diversity (2000 new dwellings) across Kingscliff's greenfield development sites which will contribute to the overall housing supply target set within the North Coast Regional Strategy to accommodate an additional 11 600 dwellings by 2036 across the Tweed Shire. This will include increasing housing density close to activity centres, developing a more diverse range of housing types.
2. Continue to monitor and reported data on housing approvals and commencement through the NSW Land and Housing Monitor. Targets may need to be recalibrated based on whether key greenfield development sites are developed and released to market.
3. Promote housing type diversity, housing affordability and accessibility in both new residential development areas as well as within infill and town centre redevelopment which respond to a Kingscliff's demographic and socio-economic profile. This includes additional housing to meet the needs of hospital staff, students and short term accommodation in association with the new Tweed Valley Hospital as well as additional aged care and seniors housing developments within proximity of this major health facility.
4. Require each new greenfield development site to undertake a housing affordability strategy in co-ordination with State Government requirements, Tweed Shire Council and an affordable housing provider.
5. Require future development sites and civic improvements will respond to demographic need and opportunity by improving access and mobility within the public domain, promoting greater accessible connectivity and providing a range of open spaces to meet different demographic needs.
6. Promote a local minibus public transportation system linking residential areas with the town centre and key community and health services.

## 3.3 Community infrastructure

### 3.3.1 Community infrastructure planning

The Community Infrastructure Framework (CIF) adopted in October 2014 is a methodology for planning, delivering and managing Tweed Shire Council community and cultural facilities now and in to the future. The CIF adopts a network planning approach that highlights when Council is considering new infrastructure or when making substantial changes to existing facilities, that where and how the facility is located, designed and managed is considered to contribute to the full complement of community facilities and spaces across Tweed Shire.

The Community Facilities Plan (CFP) 2019 – 2036 provides direction on the where and when community infrastructure is required across the Shire in the next 20 years. This work supersedes the Whole of Shire Cultural and Community Facilities Plan, prepared by SGS Planning and Economics on behalf of Council in 2007. The CFP refers to social infrastructure as State and Federal operated and/or funded infrastructure including Education, Centre-based Child Care, Health and Emergency Services.

The CFP outlines standards of service at a local, district and regional level. The CFP has considered changing demographics now and in to the future; completed an audit of existing facilities; considered future demand for community facilities and detailed community consultation which has informed the three District and local network plans.

Within the CFP, the changing nature of Kingscliff and demand for community infrastructure has been considered at a regional level and future community infrastructure planning included in the Coastal District and local network plan (see Coastal District and Local Network Plan Table).

Through the KLP planning framework there is an opportunity to identify suitable sites both within the existing town centre, adjoining the town centre and/or within other surrounding greenfield development sites to accommodate future community and social infrastructure. In identifying suitable sites, key location criteria should include accessibility and visual prominence within the locality, be within walkable catchment of residential and commercial growth areas, be co-located with other retail, community and or open space uses as well as presenting opportunities to expand.

This can be further supported by land use planning strategies (and implemented through rezoning) and revised/new s.7.11 Developer Contributions.

Whilst outside of the KLP study area, a number of community facilities and social infrastructure will be provided within Kings Forest. As part of the approved concept plan, 12.7 ha of land has been allocated for community and education facilities. It is expected that these community and education uses will meet the needs of the projected Kings Forest population.



The Kingscliff Community Hall was renovated in 2018.

## Coastal District and Local Network Plan

Facility type	Possible sites	Potential delivery partners	Funding opportunities	TSC Role	Timeframe
General use community facility	<p>Casuarina</p> <p>Consider partnership approach with private provider (lease arrangement).</p> <p>Consider feasibility of upgrade of Council recreation facilities to include community facility.</p> <p>Consider larger facility in Kings Forest in the long term.</p>	<p>Private Providers Developer</p>	<p>State Government grants</p> <p>Commonwealth Government grants</p> <p>s7.11</p> <p>Contributions Plans 19</p>	Lead	<p>Short term</p> <p>0 – 5 yrs</p>
General use community facility	<p>South Coast – Pottsville</p> <p>General use community facility – land considerations at Dunloe Park and State Government land at Seabreeze, Pottsville, need to closely consider best practice models and CIF principles.</p> <p>Consider ageing buildings at Pottsville Beach Neighbourhood Centre and possible new general use community space.</p>	<p>Developer</p> <p>NSW Government – Department of Education</p> <p>Pottsville Beach Neighbourhood Centre</p>	<p>State Government grants</p> <p>Commonwealth Government grants</p> <p>s7.11</p> <p>Contributions Plans 15</p>	Collaborate	<p>Medium term</p> <p>5 – 10 yrs</p>
General use community facility	<p>North Coast – Kingscliff</p> <p>General use community facility – consider partnership approach with private provider (lease arrangement).</p> <p>Consider future use of existing library space.</p> <p>Consider new green development sites at West Kingscliff.</p> <p>Consider Kingscliff TAFE and new Tweed Valley Hospital site.</p> <p>Consider new Business and Education precinct.</p>	<p>Developer</p> <p>NSW Government – Department of Education &amp; NSW Health</p>	<p>State Government grants</p> <p>Commonwealth Government grants</p> <p>s7.11</p> <p>Contributions Plans 15</p>	Collaborate	<p>Short – Medium term</p> <p>0 – 10 yrs</p>
Coastal Library	<p>Need to consider central location for new library to service Coastal District. Site feasibility to be conducted to consider site options.</p> <p>Required gross floor area: 1,575 sqm</p>	<p>NSW Government State Library NSW</p> <p>Richmond Tweed Regional Library</p>	<p>State Government grants</p> <p>Commonwealth Government grants</p> <p>s7.11</p> <p>Contributions Plans 11</p>	Collaborate	<p>Short – Medium term</p> <p>0 – 10 yrs</p>
Kings Forest – Multipurpose community centre	<p>Existing masterplan for Kings Forest – community facilities included.</p> <p>Recommended minimum land size: 10,000 sqm</p> <p>Recommended minimum gross floor area: 1,500 sqm</p> <p>Further exploration of co-location of State Government social infrastructure required.</p>	<p>Developer</p> <p>NSW Government – Department of Planning and Environment</p>	<p>State Government grants</p> <p>Commonwealth Government grants</p> <p>s7.11</p> <p>Contributions Plans 11</p>	Collaborate	<p>Short – Medium term</p> <p>0 – 10 yrs</p>

Table: Community Facilities Plan – Coastal District and Local Network Plan

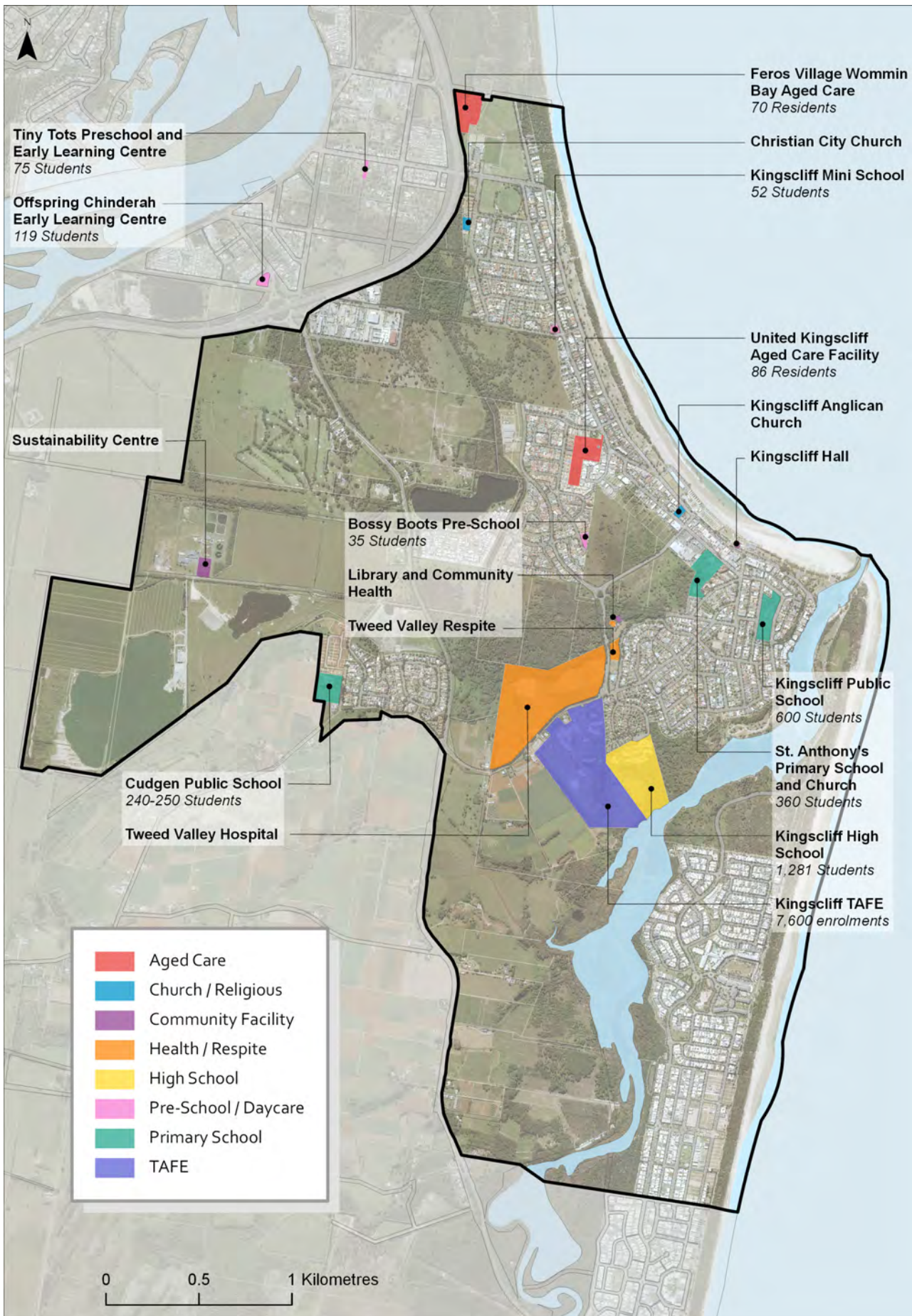


Figure 3.3 Distribution of social and community facilities within the Kingscliff locality

### 3.3.2 Existing social and community facilities and services

Figure 3.3 illustrates the existing distribution of social and community facilities and services in and around the Kingscliff locality. Specifics of each facility are detailed in the table below.

<b>Kingscliff – Council facilities</b>		
<b>Use</b>	<b>Location</b>	<b>Comment</b>
Kingscliff Community Hall	Marine Parade	Heritage listed multi- function hall upgraded in 2018 including removal of non-heritage built elements, open up of hall space to adjoining Rowan Robinson Park, upgrade of amenities and visitor information office.
Kingscliff Library and tenant area (Meals on wheels)	Cudgen Rd/Turnock St	Co-located with NSW Health and Meals on Wheels with a floor area of approximate 600 sqm. Based on the current local population a library would need to have a floor area of approximately 1,575 sqm. It is likely that a future new regional library will be located further south from Kingscliff as to be more central to the 'coastal district'. In this scenario, Kingscliff library may be retained as a branch library.
Sustainable Living Centre	Altona Road	Council-owned sustainability centre runs educational programs for surrounding schools as well as being regularly used for various Council meetings and training courses.

<b>Kingscliff – Aged care</b>			
<b>Use</b>	<b>Location</b>	<b>Residents</b>	<b>Capacity</b>
Ferros Village Wommin Bay	Wommin Bay Road	70 residents	70 residents
United Kingscliff Aged Care	24a Kingscliff St	86 residents	86 beds

<b>Kingscliff – Child care/preschool</b>			
<b>Use</b>	<b>Location</b>	<b>Enrolment</b>	<b>Capacity</b>
Bossy Boots Preschool	Lorien Way	34 students	35 students
Kingscliff Mini school	Kingscliff Street	52 students	52 students
Smiley Tots Preschool and Early Learning	65 Wommin Bay Rd Chinderah	75 students	75 students
Offspring Chinderah Early Learning	Naru St Chinderah	90 students	119 students
Kool Kids	Casuarina Way	98 students	98 students

<b>Kingscliff – Schools/education</b>			
<b>Use</b>	<b>Location</b>	<b>Enrolment</b>	<b>Capacity</b>
St Anthony's Primary School	Pearl Street, Kingscliff	317 students	360 students
Kingscliff Public School	Orient Street, Kingscliff	540 students	600 students
Cudgen Public School	11 Collier Street, Cudgen	190 students	240 – 250
Kingscliff High School	33 Oxford Street, Kingscliff	1,044 students	1,281 students
Kingscliff TAFE	Cudgen Road	7,600 enrolments	–

<b>Kingscliff – Health</b>		
<b>Use</b>	<b>Location</b>	<b>Comment</b>
Kingscliff Community Health	Cudgen Road	Co-located with Kingscliff library and Meals on Wheels, KCH offers a range of health consultation services including child and family health clinics and counselling amongst other services.  Growing need to expand this facility, especially as the residential population expands.
Tweed Valley Respite	Cudgen Road	A not for profit organisation which provides disability services, support and training.

### 3.3.3 Key community infrastructure issues

Future development sites will need to ensure the adequate provision of appropriately sized and located community and social infrastructure is accommodated in consideration of the projected population and age structure. This community and social infrastructure also needs to be considered in the context of the shire wide network of community infrastructure to ensure efficient delivery of service and reduce surplus or redundant facilities. In this regard, community infrastructure planning needs to co-ordinate the likely future roles and functions of Kingscliff locality with the emerging needs for the surrounding subregion. In terms of providing an equitable distribution of community infrastructure across the Tweed Coast, not all new facilities performing subregional roles will be necessarily provided within the Kingscliff locality. The emerging community infrastructure issues include:

- Significant amounts of residential development in and surrounding Kingscliff, in particular, Kings Forest which is forecast to accommodate up to 11,000 persons will influence the type, standard and location of community facilities.
- More detailed review and identification of shared or joint planning opportunities for community and social infrastructure to be located within Kingscliff and surrounds.

### 3.3.4 Community infrastructure opportunities

- The development of any new community facilities will be considered in the context of Council's Community Facilities Plan. Opportunity to rationalise community infrastructure into more coordinated and visible locations within the locality within or directly adjoining the existing town centre as the preferred location.
- Identification of appropriate sites and locations for new social/cultural/community facilities within the Kingscliff locality for future provision with a particular focus on locating a combined multipurpose community facility, civic hub and branch library to improve accessibility, efficiency and quality of service.

### 3.3.5 Community infrastructure strategies

1. Co-ordinate community infrastructure issues and opportunities within the locality with Council's Community and Cultural Services Unit regarding the implementation of the Community Facilities Plan.
2. Identify through a masterplanning processes preferred sites to accommodate future community buildings including a multipurpose community facilities within the Town Centre Precinct or adjoining Turnock Street Precinct.
3. Continue to monitor existing Kingscliff facilities in terms of current usage, condition, capacity and opportunity for expansion, renovation and refurbishment within the context of the Shire wide community facilities network planning.
4. Acknowledge the increasing population within Kingscliff and surrounding residential areas including Kings Forest in the context of planning, coordinating and distribution of community facilities.



The Kingscliff library, community health and meals on meals currently form a community facilities precinct accessed off Cudgen Road and Boomerang St.



---

## 3.4 Open space and recreation

### 3.4.1 Open space and recreation facilities

The distribution of key open space areas within Kingscliff are detailed in Figure 3.4. As illustrated, the network of existing open space areas include a concentration of active open space facilities to the north of the Kingscliff settlement (including Walter Peate Sports Fields, Reg Dalton Oval and Merv Edwards Field), with passive open space widespread throughout the settlement. The most utilised passive open space areas include the coastal and creek reserves, as well as the smaller parks located within each residential precinct.

Of recent times, refurbishment works have occurred in Rowan Robinson Park and Lions Park as part of the Kingscliff Foreshore Masterplan. The foreshore park projects have included improvements to beach access, the provision of picnic shelters and BBQs, a grassed area with an entertainment stage, table tennis table, landscaping and tree planting, an extension to the cycleway and path lighting. Open space improvements have also occurred in Faulks Park including a playground, half-court basketball court, amenities block and car parking and Jack Bayliss Park including outdoor fitness equipment, shelters, BBQs and an amenities block upgrade.

Council has adopted the Open Space Strategy 2019 – 2029 which provides a framework for the embellishment and provisional of additional active and passive open space facilities and needs based on population projections. The Open Space Strategy should be read in conjunction with the following documents and related plans:

**Tweed Sports Field Strategy (TSFS)** – Adopted in 2015 this shire wide strategy identifies the existing sports field facilities (along with their age and quality) and details the likely demand for new sports facilities given the anticipated population growth for the area. The TSFS considers sport provision trends and issues, as well as presenting community based ideas and aspirations. The scope of the TSFS is limited to outdoor field, oval and court based sports located in Tweed Shire.

The TSFS is broken down into different precincts with Kingscliff falling under the Mid-Coast Precinct. The TSFS finds that based on the existing and projected population the existing Reg Dalton Oval and Merv Edwards Field, combined with new sports fields proposed at Depot Road (6 ha) and within the planned Kings Forest estate (8 ha) will generally meet sports field need for the Mid-Coast Precinct until 2031. After this time there will be a gap or deficit in the provision of sports fields requiring the allocation of additional active and passive open space areas. The large sand extraction site to the west of Tweed Coast Road, as previously identified by Gales Holdings could potentially fulfil this need as could greenfield development land to the north of the settlement.

**Kingscliff Sports and Recreation Complex Masterplan (KSRC Masterplan)** – Dated February 2015, the KSRC Masterplan focuses on the existing 11.7 ha sports field complex which includes the Walter Peate Sports Field, Merv Edwards Field and Reg Dalton Oval. The principle aim of the KSRC Masterplan is to provide a realistic and achievable vision for the complex, where the needs of the user groups, community and Council are established and balanced. Stage 1 of the masterplan has been funded and will be delivered in 2020. Figure 3.5 illustrates the proposed ‘ultimate’ embellishment for the complex, achieved through a staged development process, including:

#### Sporting opportunities

- New clubhouse for Walter Peate Oval.
- New change rooms for Walter Peate Oval Cricket – turf field, two full size ovals with synthetic wickets and a smaller junior field with synthetic wicket. Three-net lit cricket practice facility.
- Hockey – two full sized playing fields (one lit to competition standard) and additional lit field space for training.
- Football – premier field (lit and fenced) and second full sized field available year-round and a range of additional fields (approximately 4.5 fields total in the winter season).
- Little athletics – grass track with suitable field event facilities and upgrade to existing building.
- Rugby league – access to one full sized field lit to training purposes directly to the north of the Cudgen Leagues Club.
- Oztag – access to at least 4 fields outside the Cudgen Leagues Club.

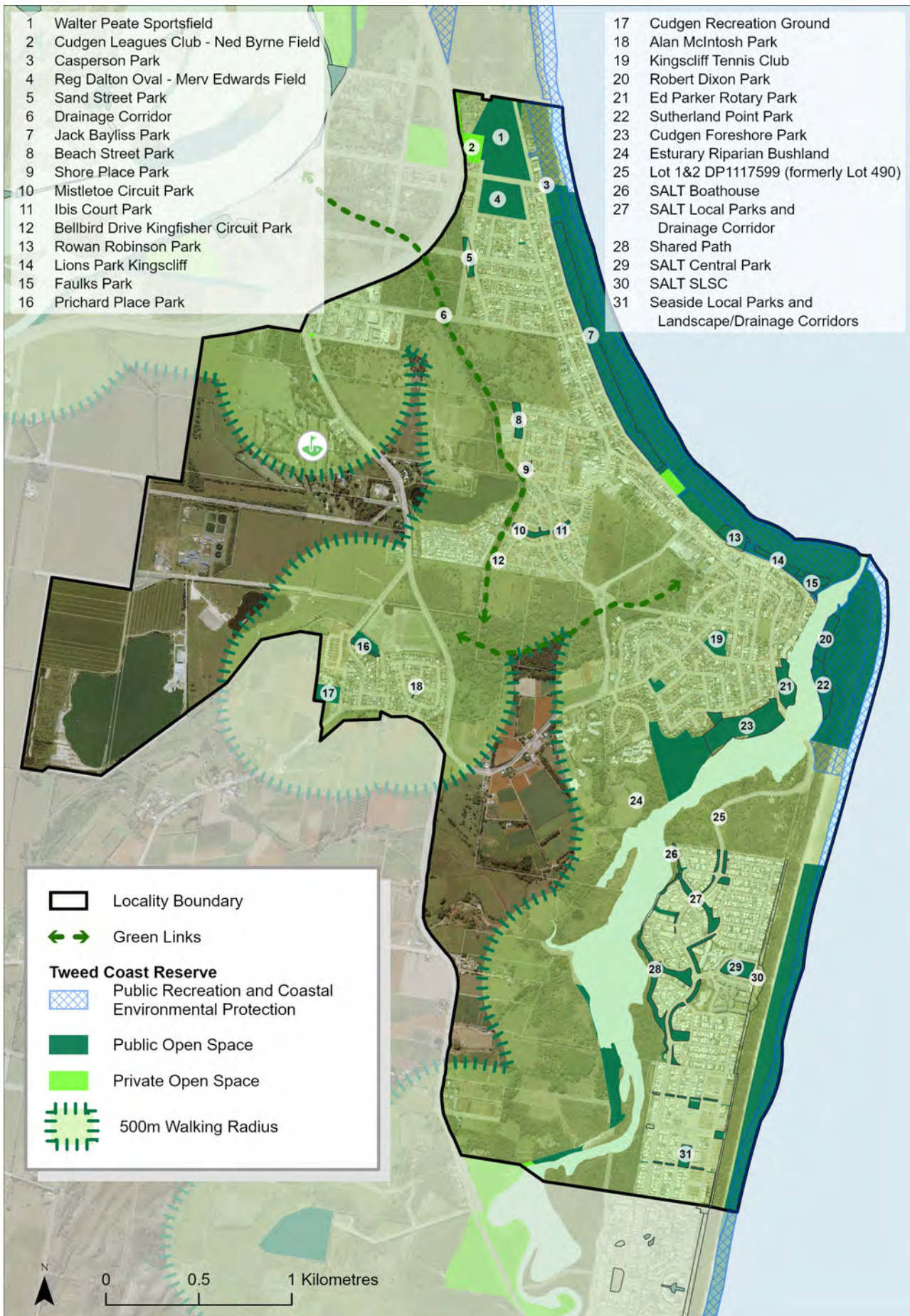


Figure 3.4 Distribution of Open Space and Recreation Areas within the Locality

---

## Recreation opportunities

- Create a central recreation area at Walter Peate Sports Field and at Reg Dalton Oval/Merv Edwards Field.

## Common areas

- Suitable clubhouses with views across premier fields, amenities, change rooms and storage servicing both the northern and southern sides of the Complex.
- Shaded spectator mounds and grassed grandstand seating.
- Path system providing loops.
- Four formal car park areas within the complex and additional overflow car parking opportunities.
- Significant planting of additional shade trees in key locations.

**Kingscliff Foreshore Masterplan 2007 (KFMP)** – In July 2007, Council adopted the Kingscliff Foreshore Masterplan for the town's coastal strip from Cudgen Creek to Wommin Bay Road. The planning document establishes a vision for future upgrade works to be realised over a period of up to 20 years, to protect Kingscliff's main commercial precinct, upgrade the parks and preserve the beach and foreshore. Council has been progressively constructing components of the KFMP with the following major recommendations recently completed (2018):

- Pathway – A pathway that runs the length of the beach protection area from south of the Kingscliff Beach Bowls Club to south of the Cudgen Headland Surf Life Saving Club.
- Rowan Robinson Park – An upgrade of the area between the Holiday Park and Kingscliff Community Hall took place in 2018. Changes included the reduction in the length of the Holiday Park to make room for public space, the RSL Centograph to become the central focus of the area with an enlarged ANZAC memorial space surrounding it and a promenade that connects Marine Parade directly to the beach (Figure 3.6).
- Lions Park – Improvements to park facilities, pathways and path lighting.

The following recommendations are yet to be implement :

- Family and Youth Precinct (including skate park) – The location for the proposed skate park is subject to further consultation with the community. The southern end of Jack Bayliss Park (adjacent to the Kingscliff Beach Bowls Club) is a proposed location.
- Marine Parade & Moss Street Park – An upgrade of the picnic and shower facilities, path connectivity and a car parking improvements.

**Ed Parker Rotary Park concept** – In addition to the Kingscliff Foreshore Masterplan a concept plan was developed in consultation with Rotary which resulted in access and car parking improvements and park embellishments on the east side of the Tweed Coast Road.

## Complex Master Plan - Overall layout

- |   |  |  |  |  |  |
|---|--|--|--|--|--|
| 1. Linemark existing car park   | 6. Rugby league and otago field (realigned slightly south and west)  | 10. Raised clubhouse with spectator area       | 17. Sealed car park and access to service road                                   | 22. New entry and car parking  | 28. Entry plaza and celebration space      |
| 2. Football and otago fields  | 7. Building reconfigured for little athletics and extended with changerooms and amenities. New storage shed constructed nearby | 11. Premier football field                     | 18. Entry gateway with featured signage and entry statements                     | 23. Walk/cycle loop with exercise stations                             | 29. Cricket practice facility              |
| 3. Re-oriented athletics track and field event facilities   | 8. Tree-lined access boulevard to recreation node with shaded seating opportunities  | 12. Grassed tiered seating                     | 19. Appropriate pedestrian island  | 24. Premier cricket and hockey fields                                  | 30. Consolidated amenities and changerooms |
| 4. Football field within athletics facility   | 9. Recreation node with shade shelters, seating, BBQ and play elements   | 13. Service vehicle delivery area              | 20. Refurbishment of existing bus stops to primary bus layover and drop-off zone | 25. Hockey field   | 31. Recreation node (older children)       |
| 5. Formalise existing on-street nose-in and parallel parking along Murphys Road and McKissock Drive |  | 14. Football field                             | 21. Tree-lined entry walkway into southern precinct                              | 26. Shaded, grass tiered spectator seating                             | 32. Formalised entry and sealed car park   |
|   |  | 15. Football field (half size)                 |  | 27. Refurbished clubhouse with eastern and northern outdoor extensions |  |
|   |  | 16. Tree-lined path and service vehicle access |  |  |  |



Figure 3.5 Kingscliff Sport and Recreation Complex Masterplan Source: Ross Planning



Figure 3.6 Kingscliff Rowan Robinson Park – Completed 2018

---

### 3.4.2 Key open space issues

Themes and issues relating to open space and recreation featured consistently throughout community consultation process. Specifically the community significantly values the beach, creek and natural areas, with survey results identifying 70% frequent the beach and creek areas either daily or weekly basis, with almost 70% of respondents also stated that they utilise the walking/ bike trails on a regular basis (38.9% daily, 29% weekly, 10% monthly). The existing cycleway network is well utilised however initial feedback suggests there is an opportunity to improve the amenity of the network through wider paths, additional shade, more seating , water fountains and lighting.

In light of this community's feedback, it is important that future open space strategies acknowledge the embedded value of retaining and enhancing these spaces within its future decision making. Kingscliff's open spaces provide an integral component of its character and should not be viewed as 'left-over' spaces which are sacrificial to emerging and short-term infrastructure needs. Implementing appropriate upgrades and design solutions will be increasingly critical as Kingscliff's population increases and ages to ensure usability and overall amenity are retained.

Open space issues and opportunities which were identified by the community during consultation processes included:

#### Active open space

- Not enough sporting fields, often a conflict between the use of sports fields with some sporting clubs needing to travel further afield to play home games.
- The need for more youth focussed open spaces including a skate park and basketball court and shade structures. Jack Bayliss Park is a proposed location.
- One opportunity raised during vision consultation included the construction of ocean pool along the north break wall. This has been discounted given overall cost and ongoing maintenance requirements. Kingscliff does not have the same coastal geology as places in Newcastle and Sydney which have rock pools.

#### Passive open space and conservation

- More open space for community based activities including concerts, music, food and wine festivals (such as Miami Mini Marketta) and farmers markets in addition to the regular markets.
- More planting, shade and general improvement of amenities (including shade, seating, BBQs and lighting) required.
- More street trees throughout the locality and landscaping along the coastal reserve.
- Need to reserve Lot 490 for environmental protection.
- Improve amenity along Marine Parade (between Turnock Street and Fig Tree).

#### Beach and creek

- Improve the coastal foreshore area with a strong greening buffer extending north to south with more shade, trees and green spaces within the coastal reserve.
- Need to improve access to the beach and creek areas including disabled access and provide more showers.
- Resolve existing conflict between boat users (ramp) and other creek users including swimmers.
- Improve cycleways and walkways.
- Need to improve the overall amenity including shade, seating, water, bike stands, wider paths and lighting particularly between the estates of Seaside and Salt through to Kingscliff.
- Provide a boardwalk along the southern side of Cudgen Creek.

---

## Kingscliff beach holiday park and Rowan Robinson park

The Kingscliff Beach Holiday Park forms part of the Tweed Coast Holiday Parks who hold leases from Land and Property Management Authority to operate. Revenue generated by the holiday parks is used to fund coastal management and environmental projects as well as beach access and public domain projects within the coastal reserves. In 2016 funding was secured from the Federal Government, Tweed Coast holiday Parks and Tweed Shire Council to undertake the Kingscliff Foreshore Revitalisation, a three-stage \$21.8 million project to protect and enhance facilities along the Kingscliff CBD coastline. The three stages included:

- Stage 1. Construction of a permanent sea wall
- Stage 2. Upgrading Kingscliff Beach Holiday Park
- Stage 3. Creation of Kingscliff (Rowan Robinson Park)

The project included the reduction of the Kingscliff Holiday Park footprint from 176 sites down to 60 sites comprising a range of tourist accommodation styles with the balance of the site to be embellished as the proposed which has since been named Rowan Robinson Park in honour of a local soldier and former local Surf Life Saver who lost his life serving in Afghanistan. The project was completed in 2018.

Feedback was sought during different stages of the community consultation with regards to the continued operation of the holiday park in its current location into the future. It should be noted that much of the consultation was undertaken prior to the foreshore revitalisation project completion. There was a mixed opinion during the community vision survey, community workshop and external reference panel regarding the long term future of the Kingscliff Beach Holiday Park. Out of the 297 community vision surveys received, 52 comments were made that Kingscliff Beach Holiday Park should be relocated from the current site and the land be used as open coastal parkland. Relocation sites suggestions include an expanded Kingscliff North Holiday Park and a new site over the coastal foreshore south of Cudgen Creek as identified within the Tweed Coast Regional Crown Reserve Plan of Management. Part of the objection to the caravan park is the perception that it occupies a significant proportion of the town centre beach frontage effectively reducing access to the coastal edge. Other comments related to the caravan park being an 'eyesore' and significantly contributing to Marine Parade traffic congestion during peak holiday periods. In reply, 10 responses to the survey supported the Kingscliff Beach Holiday Park citing affordable holiday family accommodation and economic flow on benefits to the local town centre businesses as the key reasons for its retention.

### 3.4.3 Key open space opportunities

Key opportunities which emerged from the community vision survey and community workshop include:

- Provide a district level park within one of Kingscliff's greenfield development sites.
- Expand the bike and walking trail network with supporting facilities including lighting, seating, water source and shade.
- Create a strong north-south and east-west green link connecting the northern and western precincts (future development sites) with the town centre.
- Investigate the creation of additional 'local parks' within the greenfield urban footprints within 500 m walking radius.
- Where possible allow the landscape to permeate the urban environment and provide a rest point for pedestrians between more substantial green corridors and spaces.
- Investigate the lands to the west of Tweed Coast Road for future active and passive open space and recreation facilities.
- Improve and rationalise pedestrian access to beach and estuary foreshore areas.
- Undertake a boat action plan to mitigate existing conflict between boat users (ramp) and other creek users including swimmers. Consider relocating boat ramp to the west (Rotary Park) or south of the Creek.
- Create a coastal foreshore botanical gardens and embellish with shade, shelters and informative narratives about Aboriginal cultural heritage and local ecology.
- Pursue a skate park in the southern portion of Jack Bayliss Park in accordance with the KFMP.
- Investigate provision of kiosks (permanent and seasonal) at key open space and recreation spaces.

### 3.4.4 Open space strategies

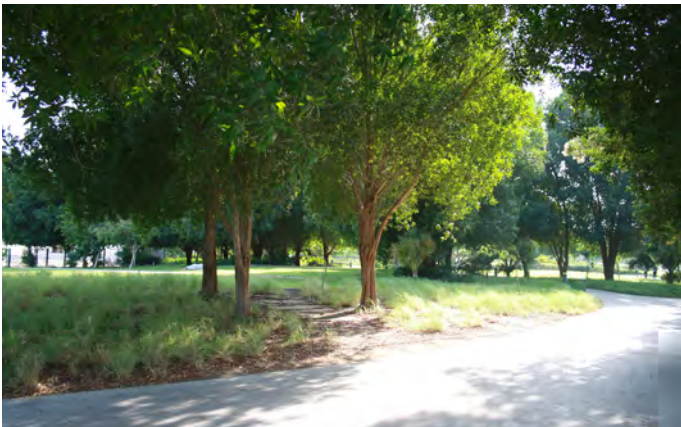
1. Continue to implement Kingscliff Sport and Recreation Complex Masterplan as the premier key active open space areas.
2. Co-ordinate the outcomes of the Tweed Shire Open Space Strategy within precinct plans, masterplanning and subdivision proposals within the locality.
3. Expand active and passive open space in step with greenfield development areas within the locality with a preference for good accessibility to residential populations. Reserve the Depot Road land parcel (8 hectares) for active open space (outside of KLP area). Develop the site with consideration of the progress of Kings Forest Urban Release Area.
4. Continue to implement and promote actions within the Kingscliff Foreshore Masterplan (KFMP) including:
  - Promote Rowan Robinson Park as the premier passive community open space for Kingscliff town centre
  - Investigate options for the construction of a permanent shade structure over the stage area within Rowan Robinson Park.
  - Lions Park and Marine Parade & Moss Park upgraded to improve path connectivity and lighting.
  - Review the location for a family and youth precinct including a skate park, associated amenities, natural shade, seating, drinking water, connecting pathways, bike parking and lighting in consultation with the community. Consider Jack Bayliss Park in accordance with the adopted KFMP.
5. Initiate a streetscape and public domain masterplan for the town centre with a focus on improving connectivity, pedestrian and streetscape amenity integrating the town centre with the Rowan Robinson Park and other *Kingscliff Foreshore Masterplan* concepts.
6. Initiate a street tree planting program within existing residential and town centre areas to improve pedestrian and visual amenity as well as strengthening ecological links.
7. In coordination with the Roads and Maritime Service, NSW Rescue and the SLSC initiate a Cudgen Creek Boating Area Plan to devise a strategy for boating. This would include reviewing the best long term location of the boat ramp with a focus on safe navigation, improvements to the safety for all users and optimise best public domain design and coastal foreshore management outcomes.
8. Extend existing shared path cycle/walkway network into new residential and business areas particularly along the north-south (Elrond Drive) and east-west (Turnock Street) alignments.
9. Provide opportunity for small kiosks (permanent and or seasonal) within strategic open space areas such as the coastal foreshore and Rotary Park adjoining Cudgen Creek framed within the progressive review of plans of management and expressed community/operator interest.



The new coastal foreshore area integrates public domain elements with coastal hazard protection measures.



Opportunity for small kiosks within open space and recreation areas such as the coastal foreshore and Rotary Park adjoining Cudgen Creek.



Additional street and park tree planting significantly improves pedestrian and visual amenity as well as strengthening ecological links. Suggestion has been made to re-imagine the foreshore coastal reserve as a native botanical gardens including coastal bush foods.



Further embellish the Kingscliff Sport and Recreation Complex in accordance with the endorsed Masterplan which aims to provide a better range of facilities to a range of participants.



Permanent shade structures within the public domain improves amenity and usability particularly for events.



Innovative night lighting reinforcing the coastal context.



## 3.5 Kingscliff community events, markets and festivals

### 3.5.1 Existing community events

Kingscliff is increasingly becoming the destination for a number of community, cultural and sporting events. These events bring excitement and opportunities to both the local community and visitors. With these events come a number of significant economic benefits such as the creation of jobs, increased purchase of local goods and services, business opportunities and adding to the quality of life in Kingscliff and along this part of the Tweed coast.

Some of the events which are held either regularly or annually include:

Kingscliff community events		
Event	Location	Frequency
Lions Club Markets	Jack Bayliss Park	2 × month
Kingscliff Lantern Market	Lions Park	Monthly
Long Table Dinner	Salt	Annual
Salt Christmas Carols	Salt	Annual
Relay for Life	Merv Edwards Field	Annual

Kingscliff sporting events		
Event	Location	Frequency
Kingscliff Triathlon	Kingscliff Coastal Foreshore	Bi-annual
Surf Life Saving IRB Championships	Kingscliff Coastal Foreshore	Awarded application basis
SLSC Events	Kingscliff Coastal Foreshore Salt	Seasonal/Weekend/Annual
Battle on the Border Cycling	Kingscliff	Annual
Australian Longboard Championships	Kingscliff Coastal Foreshore	Annual
Casuarina Cup Touch Football	Casuarina	Annual

In addition to these larger events, there are a number of community based activities which operate out the of the Kingscliff Community building on a weekly basis. Some of these activities include seniors events, children's sporting activities, private functions, club and group meetings, business functions, dramas and musicals, exhibitions, dances, and conferences, cultural and religious events.

Feedback received from the Community Vision Surveys and the first Community Workshop indicated that there is generally strong support for community based events within Kingscliff. Many respondents indicated that they would like to see more community based events with some of the respondent suggestions including:

- Farmers markets.
- Food, wine and jazz festival.
- Theatre and comedy shows.
- Concerts and live music in the coastal foreshore parklands especially during summer months.
- Arts festival similar to Bleach, Swell and Sculpture by the Sea.



Kingscliff Markets



Kingscliff triathlon



Cudgen Headland and SALT Surf Life Saving Events



Australian Longboard Open



Salt Village Carols



Kingscliff Long Table

**Kingscliff events** – Kingscliff is increasingly the destination of a number of community, cultural and sporting events. The community vision survey indicated a general support for the existing events with many wanting to further expand the range of community, music, cultural and sporting events held each year.

---

### 3.5.2 Community event issues

On Thursday 12 March 2015, Tweed Shire Council in collaboration with Kingscliff and District Chamber of Commerce and Kingscliff Ratepayers and Progress Association, hosted a breakfast forum at the Kingscliff Beach Bowls Club titled *Kingscliff Matters*.

The initial purpose of this forum was to engage with a range of local stakeholders, regarding the rise in requests to Council for festivals and events to be held at Kingscliff. In assessing these requests, Council sought feedback from the community and business representatives, giving consideration to striking the right balance of maintaining Kingscliff's sought after lifestyle and community ambience with opportunities to contribute to the ongoing economic and social development of the town.

At the Kingscliff Matters forum issues raised by participants include:

- Market stalls are competing and taking business away from the permanent retailers within the town centre.
- Impacts from increased car parking and higher volumes of traffic make it hard for locals, business owners and staff to access the town centre.
- Lack of communication between event managers, resident and business community.
- Lack of Council based co-ordination and communication to address the key traffic and car parking issues.

Other participants at the forum felt that the short term inconvenience of traffic and extra people in town was outweighed by the economic, social and cultural benefits of hosting such events.

### 3.5.3 Community event opportunities

At the Kingscliff matters forum a number of opportunities and ideas were raised by participants for consideration when hosting future events which included:

- Clearer and more transparent event planning protocols which includes advertised and notified approvals process, events based traffic and car parking management plans.
- Need to co-ordinate car parking and traffic movements with event organisers, Council, Chamber of Commerce and residents and clearly communicate traffic and car parking plans to all stakeholders including event participants prior to the event taking place. This may include utilising a car and ride system with parking on the periphery of the town such as the northern sports fields and event participants take a minibus into the town centre.
- Create business owner and staff priority car parking areas within the town centre allowing business and staff access to their business' during event periods.
- The need to consider the nature of market stalls to ensure a preference for local businesses and produce and ensure that there is not too much duplication with existing town centre businesses. This may also include the offer of market stalls to local business owners.

---

### 3.5.4 Community event strategies

1. Continue to promote and where necessary review the existing Events Strategy and Festival and Events Policy to:
  - Ensure that proposed events and festivals are notified and widely communicated within the resident and business communities.
  - Include the provision to prepare traffic and car parking management plans in coordination with Council, business and residential stakeholder groups to ensure access to town centre is maintained, particularly for business owners and staff.
  - Review measures to ensure there is not too much duplication of market stall holders and existing businesses and ensure there is a preference for local business owners and local produce within the markets.
2. Encourage and promote a Kingscliff or Tweed brand which market holders can display indicating that they are local producers.
3. Undertake a 'universal development application' for events which applies to a designated area within the town centre/coastal foreshore and provides consent to host a range of different events and festivals over the course of the year. This would have the effect of:
  - Cutting red tape to event holders and festivals which encourages more diverse events and festivals contributing to the ongoing economic and social development of the town.
  - Setting a calendar of events which could then be widely notified amongst the resident and business communities who would then know when these events would be run.
  - Set up traffic and car parking management plans and protocols with the intent of reducing traffic and car parking impacts during event and festival periods and providing continued access for business owners and staff within the town centre.
  - Provide an opportunity for community and business feedback to improve the coordination of event and festivals within Kingscliff.