



## **PART B – PRECINCT PLANS**



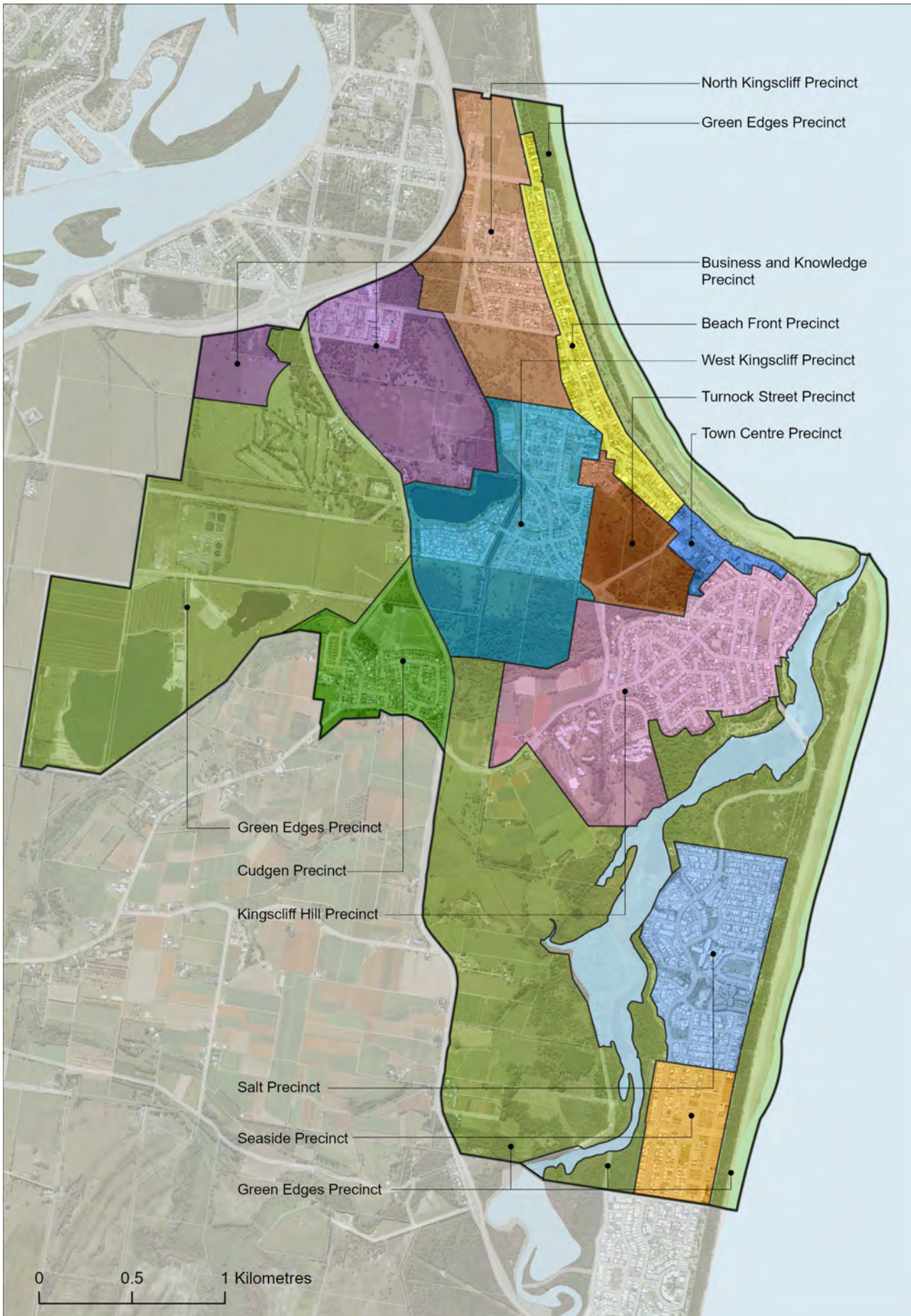


Figure 8.0 Kingscliff locality precincts

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## 8.0 Introduction

Building on *Part A: Context and Locality Wide Strategies*, *Part B: Precinct Plans* provide more focussed contextual information and strategies as they relate to each of the locality precincts as illustrated in Figure 8.0 which includes:

- Kingscliff Town Centre Precinct
- Coastal Foreshore Precinct
- Turnock Street Precinct
- Beachfront Precinct
- North Kingscliff Precinct
- Business and Innovation Precinct
- West Kingscliff Precinct
- Kingscliff Hill Precinct
- Salt Precinct
- Seaside Precinct
- Cudgen Precinct
- Green Edge Precinct

These precinct plans provide contextual information, planning and design principles and strategies to inform the preparation of masterplans, planning proposals and development applications. These strategies have also be used to inform the development of the Kingscliff Development Control Plan (KDCP). Each of the precincts have been designated based on existing pattern of development, land use functions and future development and conservation opportunities. Whilst each of the precincts have their own distinct and defining characteristics; there are strong landuse and functional interrelationships between all precincts. Collectively each of the precincts underpin the overall locality urban structure and character.

Town centre expansion will be accommodated within the Turnock Street Precinct and will be supported by a new retail centre, business park and education opportunities within the Business and Innovation Precinct. Combined with the Tweed Valley Hospital site the Business and Innovation Precinct will facilitate new economic development and employment opportunities servicing he sub-regional area. Greenfield development areas within Turnock Street, West Kingscliff, North Kingscliff, Cudgen and the Business and Innovation Precincts will deliver additional housing supply to meet housing need for the next 30 years. The focus will be on providing more diversity of housing typologies to meet Kingscliff's demographic and affordability need. New development sites will be guided by planning and design principles including nominated density targets. This will ensure the finite greenfield areas will achieve a balance of meeting housing supply demands within a contained urban footprint. Increasing density and diversity of housing types in well located areas will reduce the future pressure on developing the agricultural and environmental protection land on the edge of the settlement.

As such the Precinct Plans forms an important part of the strategic planning process for guiding the future development of the KLP and should be read in conjunction with *Part A: Context and Locality Wide Strategies* and *the KDCP*.

The structure of each of the precinct plans has been broken down into the following sections:

- **Existing character** – a brief description of the precinct including the key environmental and physical elements.
- **Desired future character principles** – a description of the defining built form and landscape elements which underpins the precincts character.
- **Public domain and open space** – A description of the existing availability or future planned open space and public domain elements within each of the precincts.
- **Precinct strategies and indicative structure plan** – Precinct specific strategies which coalesce contextual considerations, community and stakeholder input with the planning and design opportunities. The prepared indicative structure plans represent one potential designed outcome and do not necessarily represent the required final designed outcome.

## 8.1 Kingscliff Town Centre Precinct

### 8.1.1 Existing condition and character

The natural beauty of the ocean beach and Cudgen Creek are the visual draw cards of the town centre and where the community and visitors naturally gravitate towards. It is the centre of retail and commerce activities and heart of the locality's social and community life.

Centred around Marine Parade, Seaview, Pearl and Turnock Streets, the existing town centre contains a range of retail, commercial, entertainment, food and beverage and accommodation uses. Within the precinct there are two distinctly differing town experiences; Marine Parade being a more typical linear 'High Street', (albeit single sided) and Kingscliff Shopping Village which is an internalised shopping mall anchored by the Woolworths supermarket and a series of smaller speciality stores located on the corner of Pearl and Turnock Streets.

The Marine Parade component of the Kingscliff Town centre is characterised by its predominantly low scale buildings ranging from single up to three storey buildings (approximately 5 – 13 m). The age and physical condition of these low rise buildings vary as do the architectural style and material finish. It is this diversity of built form, representative of its evolving development history, which underpins its eclectic character.

The larger three storey buildings within the precinct represent 'newer' infill developments each developed following the amalgamation of a series of smaller allotments. These developments includes Paradiso, Azure and NorNor East developments which are shop top tourist accommodation along Marine Parade. The Kingscliff Professional Centre and Kingscliff Central are commercial developments which front Pearl Street. These newer larger buildings all have basement car parking configurations whereas the older buildings within the town centre do not.

The general low set character of the town centre buildings do not capitalise on the existing 13.6m building height available under the Tweed LEP 2014, which could accommodate a building up to 4 storeys. Without the height, many of the single and two storey buildings currently do not capitalise on the available ocean views otherwise achieved through upper level uses, decks and verandahs. For many existing buildings the activity focus is rightly at the street level where many businesses have incorporated outdoor dining areas.

The Kingscliff Hotel, which was extended in 2016 has the widest street frontage to Marine Parade contributes to the diverse built form character with operable bi-fold doors along its beer garden street edge thereby opening up to the street. The refurbished two storey building now includes a restaurant on the first floor taking advantage of available ocean views.

The Marine Parade streetscape experience is underpinned by the generally low set building height, narrow retail shop frontages and series of out door dining areas running along its length which make it an appealing and valued people place.

Retaining this sense of scale along this part of Marine Parade has been strongly expressed through community consultation. However, the lack of landscaping and mature trees, clutter of signage, lack of cohesion of alfresco structures and proximity of road carriageway to outdoor dining areas have been identified as a detractor from the overall streetscape amenity and experience.

In terms of pedestrian connectivity, there is only one pedestrian thoroughfare running along the southern boundary of the Kingscliff Hotel. There is an opportunity to establish greater connectivity and cohesion between the different parts of the town centre and achieve a greater balance between vehicular movement and dedicated pedestrian spaces. This has somewhat been addressed as part of an overall Kingscliff Foreshore Revitalisation works (2018) over part of the existing Holiday Park where the Rowan Robinson Park now adjoining Marine Parade and the beach; a well used and valued open space area connecting the town centre with the beach.

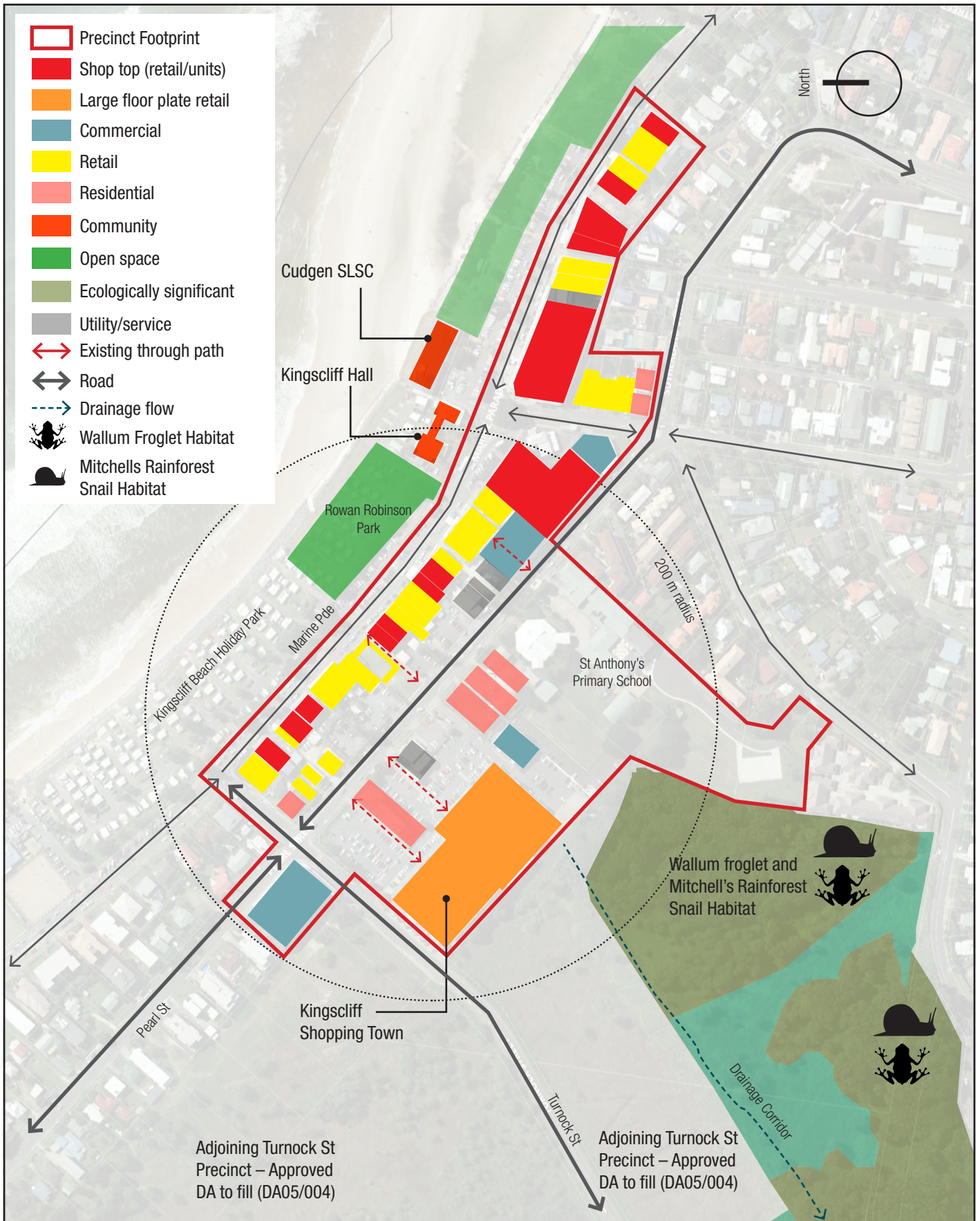


Figure 8.1 Existing land use – Kingscliff Town Centre Precinct

The existing character of Pearl Street and the Kingscliff Shopping Town site differs significantly from the Marine Parade experience. Pearl Street and the Kingscliff Shopping Village site has limited buildings fronting and defining the street edge and a much more 'open' and undefined feel. The Kingscliff Shopping Village site is dominated by at grade hardstand car park and internalised shopping centre.

Further along Pearl Street, the street edge interfaces are a combination of the Kingscliff Hotel Car Park and back of house access to retail units fronting Marine Parade, a 3 storey commercial building, rear elevation to the Paradiso mixed use building and the St Anthony's Primary School. In combination, apart from the commercial building to its southern end, Pearl Street has little street edge definition, shade or streetscape resulting in an area with a low visual and pedestrian amenity.

### 8.1.2 Desired future character principles

The vision for the town centre precinct is:

*Reinforce the existing role and function of the town centre core as a sub-regional retail centre servicing the local residents as well as the network of Tweed coastal settlements fulfilling a diverse range of retail, commercial, cultural, recreation, health and accommodation uses with a focus on improving the connectivity, streetscape and pedestrian amenity whilst effectively managing traffic and car parking. Future development to take advantage of and design to the subtropical context to strengthen and enhance the Kingscliff coastal character.*

Key planning and design principles to achieve this vision and desired future character include:

- Reinforce the existing town centre core and provide growth opportunity along the eastern and western side of Pearl Street and along Turnock Street for the expansion of the town centre to include an expanded range of 'task based' goods and services.
- Maintaining generally low scale coastal character buildings along Marine and eastern side Pearl Street.
- Promote mixed use and shop top housing opportunities within the town centre which will provide more opportunity for tourism and low cost accommodation.
- Integrate community services within or directly adjoining the town centre to foster greater accessibility, town centre presence and community relevance to these services.

- Provide the opportunity for higher buildings along Turnock street and the southern side of Pearl Street to facilitate additional housing where basement car parking can be provided.
- Improving pedestrian amenity and walkability within the town centre shifting from the existing dominance of traffic and car parking.
- Make adequate provision for car parking and traffic to enable convenience without compromising public domain and more pedestrian orientated spaces.
- Improve public domain and open space areas including building upon the existing cycle and path network to connect up all the surrounding suburban areas with the town centre.
- Visually improve the town centre, both in terms of streetscape and building design.
- Improve access to the beach and creek from the town centre, the two most valued natural assets.

### Marine Parade

- Retain the low scale building height by reducing the existing building height from 13.6 m down to 11 m along Marine Parade. Retain the fine grain retail and building frontages and varied coastal architectural mix.
- Continue to promote Marine Parade as the pedestrian focussed high street experience where the existing cafe and restaurant niche with outdoor dining along with smaller retail shops is encouraged.
- Provide opportunities for shop top and holiday accommodation where access and parking permits.
- Strengthen the pedestrian amenity along Marine Parade as predominantly 'pedestrian priority' areas and improve pedestrian amenity along both sides of Pearl Street. This means widened footpaths with a consistent paving material, more landscaping, more street furniture and upgraded lighting within a coastal landscape design theme. To be implemented through a staged public domain and streetscape masterplan.
- Encourage rear on site car parking/driveways between Marine Parade and Pearl Street to become activated as 'shared zones' with opportunity for additional small scale retail, food and beverage uses, pedestrian access, and co-located parking.
- Implement building design guidance and controls to enable retail and commercial uses above the ground floor level and, where appropriate, potentially in a roof-top format (e.g. roof top and balcony restaurants).



The town centre Fig Tree is an important landmark.



Marine Parade is a popular cafe and restaurant strip.



More recent development includes larger shop top housing building.



Narrow fronted (fine grain) and lower building forms underpin favourable pedestrian scale.



Commercial uses fronting Pearl Street.



Kingscliff Shopping Village has opportunity to expand its retail offer and integrate public domain, community uses, additional car parking and some shop top residential housing.

**Town Centre Precinct** – Effective structure planning, land use and urban design strategies need to play a stronger role in guiding new development to strengthen the coastal character and improve pedestrian connectivity and town centre amenity. This will be achieved through planning and built form controls (height, FSR, setback, frontage, active edges) and design guidance (form, materials) within a development control plan.



## Pearl Street

- Promote development along the eastern side of Pearl Street to create more of an active edge whilst retaining the existing 13.6 m height limit.
- On the western side of Pearl Street provides more height to encourage mixed use development including shop top housing and tourist accommodation with a maximum building height of 13.6 m – where onsite car parking in basement configurations can be accommodated.
- Improve pedestrian connection between Pearl and Marine Parade with a new pedestrian thoroughfare between No 15 Pearl and No. 88 Marine Parade.
- Rationalise access along Pearl St into the Kingscliff Shopping Town site.
- Promote the relocation of the petrol station from the current town centre site to either the vacant B2 Local Centre zoned land in North Kingscliff, a site along Turnock Street adjoining the roundabout or a suitable site along Tweed Coast Road.
- Retain the Norfolk Pine trees on the eastern side of Pearl Street but conceding future development may require the removal of at least one to enable driveway access to a basement car parking area.

## Kingscliff Shopping Village

- As part of future redevelopment opportunities encourage the Kingscliff Shopping Village site to include a strongly built form edge to Pearl and Turnock Street and provide a public square/public domain area demarcating the Town Centre. Retain building height across the site at 13.6 m.
- Town centre expansion requires a more integrated consideration of traffic movement and car parking opportunities to service the town centre precinct. This will include the need for a combination of publicly accessible basement and/or multi-storey car parking configurations within the Kingscliff Shopping Village Centre site to meet increasing car parking needs.

## Turnock Street

- Promote opportunities to expand town centre uses along Turnock Street.
- Promote opportunity for mixed use development along Turnock Street incorporating active ground floor housing/ tourist accommodation to upper levels.
- Design Turnock Street as a well landscaped visually attractive connector street integrating traffic movement, cycle and pedestrian movement, parking, shade, lighting

and water sensitive urban design (WSUD).

### 8.1.3 Public domain and open space

The Kingscliff town centre lacks a recognisable centre or public domain heart. Whilst there are a number of different public domain and open space elements distributed across the town centre, they aren't well connected for pedestrians and cyclists. Apart for the recently revitalised foreshore area there are currently limited public domain areas which add to the town centre character and provide opportunities where the community can come together. Where there is a lack of public domain, landscaping and 'people places', roadways and car parks tend to dominate the visual character. This is the case within parts of the Kingscliff Town Centre.

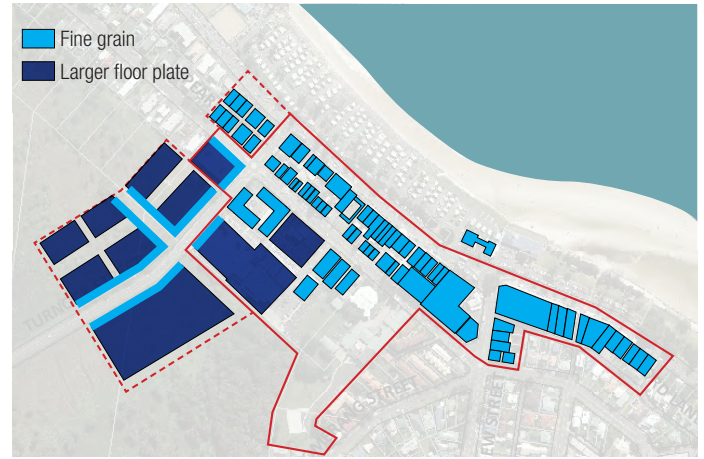
The open space area adjoining the Town Centre Precinct is the coastal foreshore reserve within which the recently renovated community hall and Surf Life Saving Club (SLSC) are located. This coastal reserve hosts a range of passive recreation uses including informal bbq areas, exercise and play equipment and shade structures. The coastal foreshore also hosts the Rotary and Night Lantern markets as well as a number of other sporting events including the annual triathlon, surfing events, SLSC events and the Anzac day memorial service.

Within the town centre there are opportunities to create stronger pedestrian linkages and amenity through wider footpaths along Marine Parade and Pearl Street and improve connectivity between Pearl Street and Marine Parade with additional through block connections.

As part of a more long term vision, there are opportunities to create a town square providing a civic and public domain heart to the Kingscliff town centre. Additional public domain and streetscape improvement works will further connect surrounding landscape and large tracts of adjoining native vegetation into the town centre including additional street trees forming a continuous canopy.



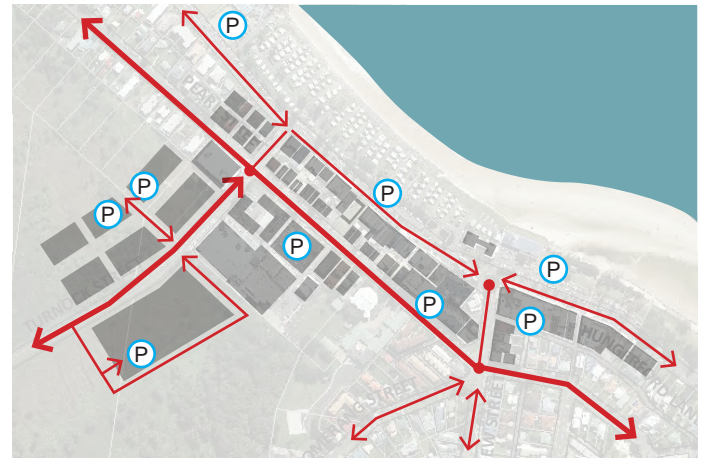
**Embrace the coastal edge.** Improve universal pedestrian access to the coastal edge, connect open space and where possible open up new view lines.



**Reinforce the town centre scale and structure.** Retain 'fine grain' shop fronts to Marine Parade and locate larger retail and commercial uses to the expansion areas west of Pearl Street.



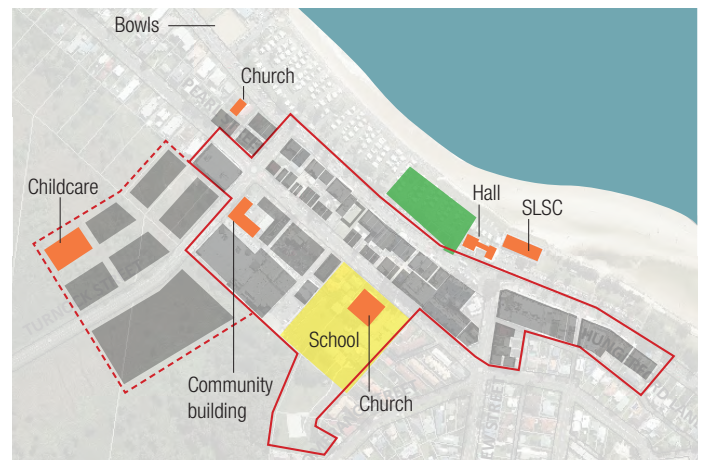
**Expand the town centre.** Extend the town centre along Turnock St to include mixed use development and shop top housing and encourage redevelopment over Kingscliff Shopping Village site to activate Turnock and Pearl Street.



**Manage and integrate traffic and car parking.** Encourage multi-deck and part basement car park to Kingscliff Shopping Village site and integrated parking within all new development along Turnock St. Reduce car primacy along Marine Parade.



**Strengthen town centre public domain.** Create a town square over part of the Kingscliff Shopping Village site to create a civic heart, increase through block connections and increase green spaces through landscape bays and street trees.



**Community uses within the town centre.** Locate community uses within town centre including the renovated Kingscliff hall, new multipurpose community building and opportunity for additional child care.

Figure 8.2 Key Kingscliff Town Centre planning and design principles

## 8.1.4 Town Centre Precinct Strategies

1. Reinforce the role and function of the Marine Parade/Pearl St as the town centre core where the existing retail, cafe and restaurant uses within a pedestrian friendly public domain areas are strengthened. This would be achieved by:
  - Retaining the scale and character of Marine Parade and continue to require active ground floor uses. Encourage uses which will further building on the cafe, restaurant and boutique retail niche which work well with narrow shop fronts. There is also an opportunity to explore upper level and roof top food and beverage uses along Marine Parade which would take advantage of ocean views.
  - Retain the low scale coastal character buildings along Marine Parade by reducing the building height from 13.6m down to 11m. Provide design controls for upper level development for sunlight and cross ventilation access, views and privacy. Retain 13.6m along Pearl Street with co-ordinated basement car parking facilitating shop top housing where car parking can be accommodated.
  - Resist allotment amalgamation which results in larger buildings that erode the low set scale and narrow shop front character of Marine Parade.
  - Provide pedestrian links over redevelopment sites between Pearl Street and Marine Parade between No 15 Pearl and No. 88 Marine Parade and encourage the creation of a back of house pedestrian laneway network as a shared zone. Encourage development of smaller retail opportunities which front onto pedestrian laneways and shared zones within these back of house locations (between Pearl and Marine Parade).
2. Provide developer opportunity to make 100% car parking contribution payment for non-residential uses in lieu of providing on-site car parking for allotments fronting Marine Parade and the eastern side of Pearl Street.
3. Facilitate town centre staged growth and expansion further along Pearl Street and along Turnock Street to include an expanded range of retail, commercial, community, open space, tourist accommodation and residential uses.
4. Encourage mixed use development along Pearl Street. Retain 13.6 m height limit along the northern side and south side of Pearl Street and across the Kingscliff Shopping Town site.
5. Achieve a strong active edge along Pearl and Turnock Street and include a town square public domain area with the future redevelopment of Kingscliff Shopping Village. Opportunity for a mix of retail, commercial and community uses combined within a 13.6m height limit. Rationalise and consolidating car park into basement and multi-storey car parking areas. If a multi-storey car park has a frontage to Pearl Street, integrate active uses along that Pearl Street edge with car parking behind.
6. Implement actions within the Kingscliff Foreshore Masterplan including the staged development of coastal reserve park as the premier passive community open space for Kingscliff and integrating any future foreshore protection works with public domain and good urban design outcomes.
7. Strengthen the pedestrian amenity and streetscape character of Marine Parade as predominantly 'pedestrian priority' areas initiated through a staged Public Domain and Streetscape Masterplan and improved pedestrian amenity along Pearl Street. This would include:
  - A set of design guides and material palettes for public domain and streetscape works.
  - Widened footpaths with a consistent paving material, more landscaping, more street furniture and upgraded lighting within a coastal landscape design theme.
  - Design guidelines for alfresco dining structures.
  - Strengthen key lines of sight and physical connections to the beach.
  - Identify measures to generally improve the visual amenity of the town centre including the screening of unsightly back of house service and refuse storage areas.
8. Implement a suite of planning and design guidance and controls for buildings within the town centre to enhance and strengthen character relating to building height, setbacks, FSR, materials, shop front design and width and passive design principles.
9. Integrate a new multipurpose community building within this precinct in alignment with Council's Community Facilities Plan.
10. Review s.7.11 Contributions Plans to ensure future identified public domain and community infrastructure projects are funded by developer contributions.



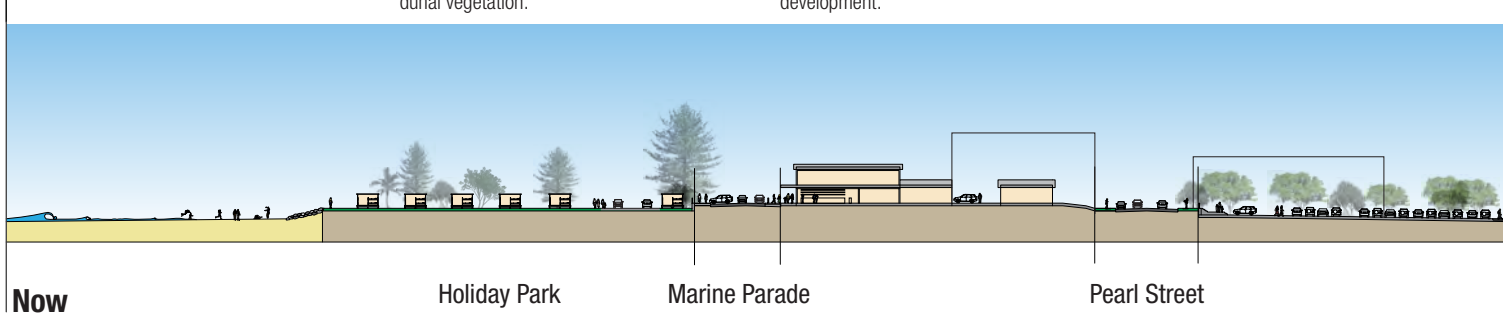
Figure 8.3 Kingscliff Town Centre Precinct strategies

Limited coastal erosion defence threatening Holiday Park and Marine Parade.

Limited coastal access. Limited sand dune profile and dunal vegetation.

Existing 13.6 m height limit although predominantly 1 and 2 storey development.

Pearl St lacks building frontage definition, activation and landscape.

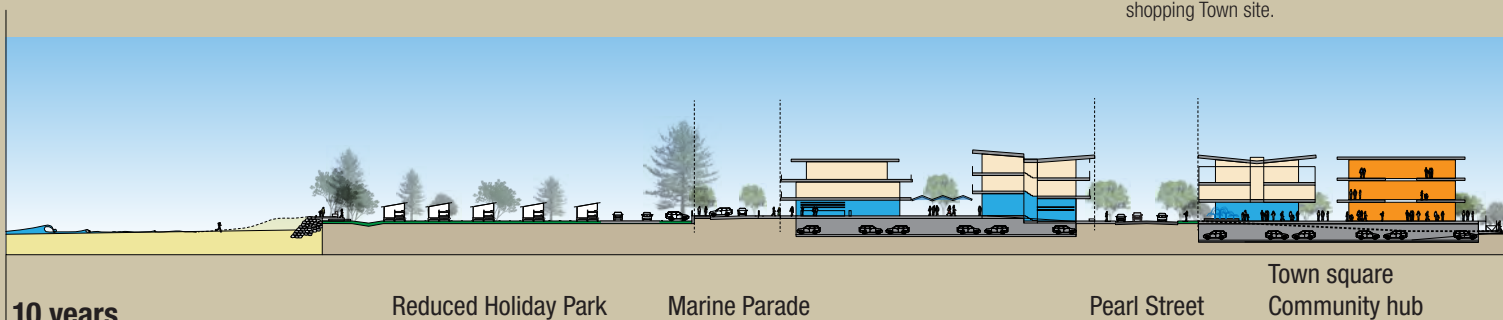


Seawall with public foreshore access constructed. Additional foreshore dunal planting.

Holiday Park envelope reduced and Ocean Beach Park developed. Additional landscape plantings within coastal reserve.

Low scale development to 11 m along Marine Parade 13.6 m along north side of Pearl St with coordinated basement car parking enabling shop top housing.

Expanded mixed use redevelopment to 13.6 m along south side of Pearl Street and Kingscliff Shopping Town. New town square and pedestrian connections across Kingscliff shopping Town site.

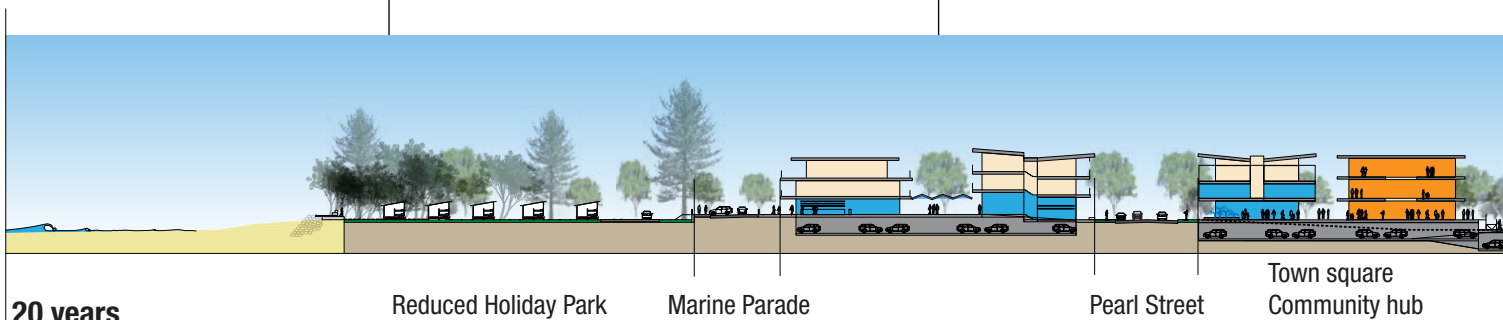


Sand dune reinstated with stabilising dunal vegetation. Seawall buried below with beach access retained.

Additional landscape plantings within coastal reserve.

Rear laneways between Marine Parade and Pearl Street activated with small scale retail, food and beverage uses.

Opportunity to activate Pearl and Turnock Street frontages with fine grain retail edge. Opportunity for a community hub building to be integrated into site redevelopment.



Sand dune reinstated with stabilising dunal vegetation. Seawall buried below with beach access retained.

Holiday Park relocated. Key infrastructure retained for markets and events. Coastal reserve embellished and revegetated.

Continued low scale development to 11 m along Marine Parade.

Continued low rise mixed use development to 13.6 m along west side of Pearl Street.

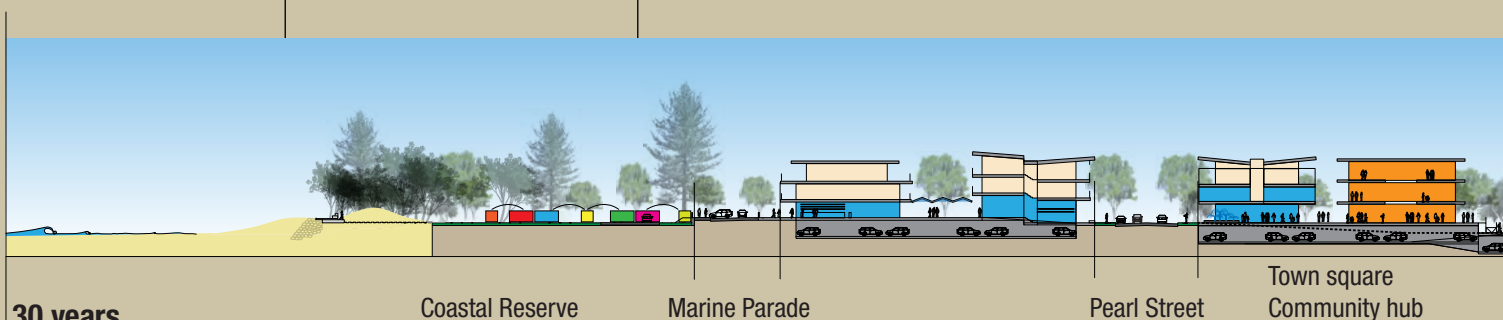


Figure 8.4 Conceptual 30 year section of Kingscliff's Town Centre

Kingscliff Shopping Village currently dominated by at grade car park. Limited perimeter retail activation, shade and pedestrian spaces.

Visually open ecological area.  
Low lying with drainage corridor heading west.



Kingscliff Shopping Village

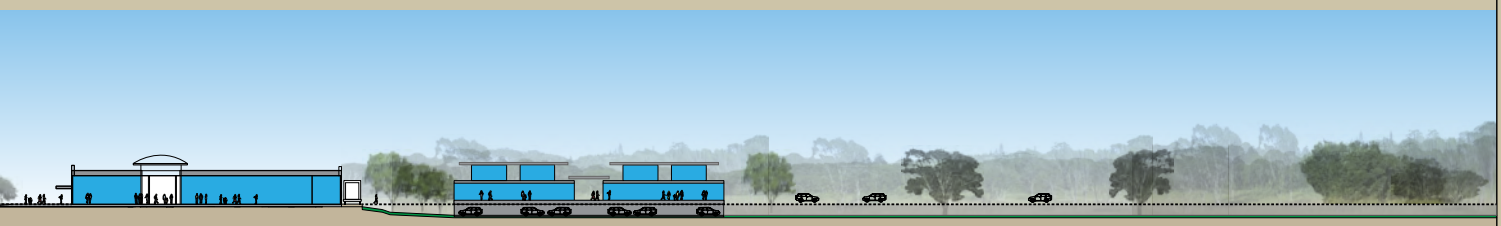
Turnock Street

Expanded retail functions including improved car parking areas.

Town centre uses extended west along Turnock Street with small scale business incubator/office space opportunity to upper level.

Street tree embellishment along Turnock St.

East west pedestrian cycle connection linking West Kingscliff Development areas with the Town centre.



Kingscliff Shopping Village

Expanded town centre uses

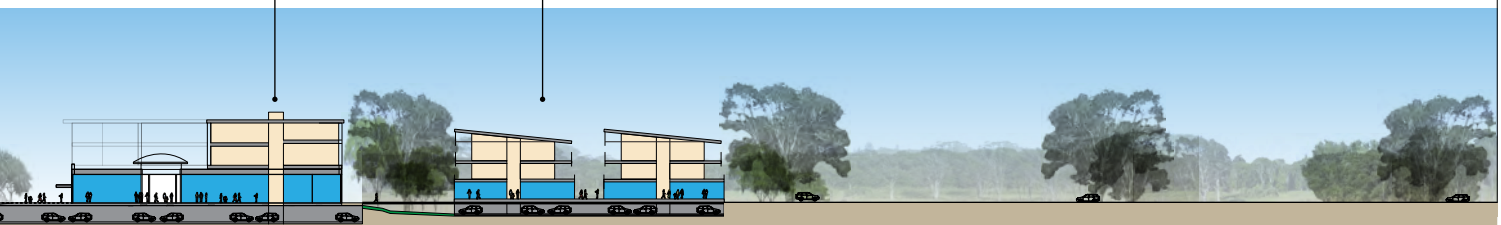
Turnock Street

Expanded commercial uses over shopping centre to 13.6 m with basement car parking below.

Expanded mixed use and residential uses along Turnock Street to with an 13.6 m building height.

Street tree embellishment along Turnock St.

East west pedestrian cycle connection linking West Kingscliff Development areas with the Town centre.



Kingscliff Shopping Village

Mixed use

Turnock Street

Expanded commercial uses over shopping centre to 13.6 m with basement car parking below.

Expanded mixed use and residential uses along Turnock Street to with an 13.6 m building height.

New residential flat building development with basement car parking.

Retain view corridors between buildings.



Kingscliff Shopping Village

Expanded town centre uses

Residential flats

Turnock Street



**Marine Parade Streetscape** – Opportunities for footpath widening, new pavement and footpath surface, creation of additional street dining areas, new street furniture, street trees and larger landscape areas.



**Marine Parade built form** – Retain low building height (11 m). Opportunities to include food and beverage and limited accommodation, where onsite car parking allows, to upper levels.



**Laneway activation** – Opportunities for a laneway network between Marine Parade and Pearl Street.



**Pearl Street** – Opportunities for mixed use development along Pearl Street with retail and commercial uses activating the street edge and defining a new town square.





**Town Centre Precinct** – Retain smaller scale developments along Marine Parade and Pearl Street with a vibrant mix of retail and commercial uses activating a landscaped street edge with opportunity for expanded town centre uses including larger floor plate retail and commercial development west along Turnock Street.



### Legend

- |   |   |
|---|---|
| ① Rowan Robinson Park with new beach access and upgraded community hall                               | ⑨ New multipurpose community facility                                       |
| ② Upgraded holiday park with reduced footprint  | ⑩ Expanded town centre west along Turnock Street                            |
| ③ New Foreshore Seawall   | ⑪ New public domain areas fronting Turnock St including new bus interchange |
| ④ Footpath widening and additional landscaping along Marine Pde                                       | ⑫ Medium density residential precinct to 12.2m building height              |
| ⑤ New through block connections   | ⑬ New east-west road connection   |
| ⑥ New infill development along Marine Parade to 11.0m building height                                 | ⑭ New Turnock Street extension to Tweed Coast Road                          |
| ⑦ Expanded retail/commercial uses over Kingscliff Shopping Village Site including public domain areas | ⑮ New passive open space area   |
| ⑧ Multi-storey car park over Kingscliff Shopping Village Site   |   |

## 8.2 Coastal Foreshore Precinct

### 8.2.1 Existing condition

The Coastal foreshore precinct includes the long linear strip of coastal foreshore land extending from Cudgen Creek north to the locality's northern boundary with Fingal Head. It also includes the land on either side of Cudgen Creek taking in Cudgen Headland and Lot 1 & 2 DP1117599 (previously known as Lot 490). The beach and estuarine areas of Kingscliff are key focal points for a range of community and recreational activities.

Community feedback obtained within various community consultation processes consistently identified the beaches and estuarine areas as the most used and loved aspects of Kingscliff. The protection, access and ongoing management a high community priority.

Other issues which emerged during preliminary community consultation include:

- Recognition that these areas are also the most at risk to coastal erosion and sea level rise.
- Ongoing estuary management issues including erosion, and water quality.
- Perceived lack of universal pedestrian access to beach and estuary.
- Perceived conflicts within proximity of existing boat ramp particularly between swimmers, boating and fish cleaning area.
- Some community objection to coastal reserve based events and activities such as the triathlon.

### 8.2.2 Coastal Foreshore Precinct character

This precinct includes the recently redeveloped North Kingscliff Holiday Park, Kingscliff Beach Holiday Park, the Cudgen Headland Surf Life Saving Club (two stories) and the Kingscliff Beach Bowls Club. There are also a number of picnic and bbq shelters within the coastal reserve which also includes the recently completed upgrade to Faulks Park. The now disused Coastguard tower is located on the north side of Cudgen Creek near its ocean entrance.

Of key note within this precinct is the Kingscliff Community Hall which is a listed heritage item under the Tweed LEP 2014. Designed by George Rae & Chapman Architects the hall was opened in 1961. This building is of particular local significance as it was financed by the local community by raising 1000 pounds per annum over 12 years from a self-imposed local rate.

The building was recently restored (2018) reinforcing its strong community focus and public use. As part of the restoration works, 'non-contributory' extensions were removed with the restoration of the original building envelope. Renovations included the reinstatement of a small tourist office and refurbishment of the amenities facilities.

This precinct has been the subject of a number of staged public domain and parkland improvement projects over recent years in accordance with the adopted Kingscliff Foreshore Masterplan including Faulks Park and the completion of the Kingscliff foreshore revitalisation works and Rowan Robinson Park in 2018. The Kingscliff Foreshore Revitalisation Project is a model example of integrating coastal projection infrastructure with best practice landscape and urban design to achieve a high quality public domain area highly valued by the community.

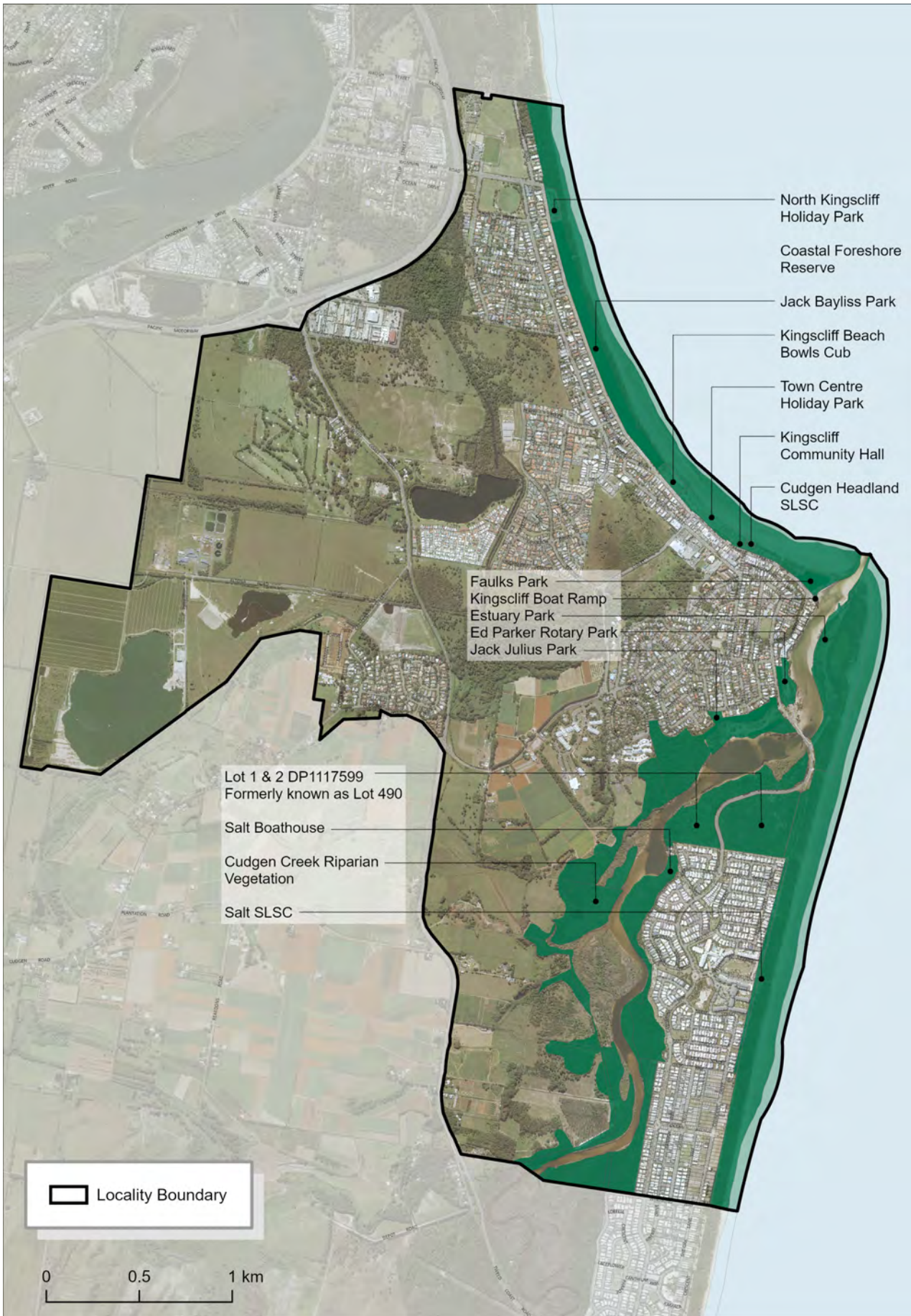


Figure 8.5 Coastal Foreshore Precinct

## Kingscliff Beach Holiday Park

The Kingscliff Beach Holiday Park, one of the settlements oldest land uses, forms part of the Tweed Coast Holiday Parks who hold leases from Department of Primary Industries – Crown Lands 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.

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 (17.5%) were made that Kingscliff Beach Holiday Park should be relocated from the current site and the land be used as open coastal parkland. 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 it. 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.

In 2017 Council completed the \$21.8 million Kingscliff Foreshore Revitalisation project. The project has resulted in the reduction of the holiday park footprint with the balance of the site area embellished as the Rowan Robinson Park. The project consisted of three stages including:

Stage 1 constructed a permanent sea wall to protect the Cudgen Headland Surf Life Saving Club, Kingscliff Beach Holiday Park and Kingscliff Beach Bowls Club from erosion caused by storm events and projected sea level rises.

Stage 2 refurbished and modernise the facilities and services at Kingscliff Beach Holiday Park, to better meet the demands of the visitors to the town, including a greater emphasis on cabin accommodation.

Stage 3 create the Rowan Robinson Park, a community hub linking the Kingscliff central business district with the beach by providing oceans views from CBD businesses on Marine Park and establishing paths for improved beach access. This stage also included the refurbishment of the Kingscliff Hall.

Notwithstanding the recent foreshore improvements, a long term strategy (30 years) may be the relocation of the Kingscliff Beach Holiday Park. This would be considered against costs associated with the design life of the holiday park and seawall as well as future population open space needs.

### Lots 1 and 2 DP 1117599 (Lot 490)

Lots 1 and 2 DP 1117599 Kingscliff (previously known as Lot 490) forms a green break between the residential subdivision areas of Salt and the south side of Cudgen Creek. It includes significant riparian vegetation to the west of Casuarina Way and coastal heath linking to the dunal system to the east. Whilst part of this site has been modified, it provides an important ecological link from the beach to the creek. In recognition of the sites ecological value, Council has resolved to rezone the site from SP3 Tourist to E2 Environmental Protection (resolution dated 10 April 2014, 4 September 2015) under TLEP 2014.

As part of this process, Council is currently in the process of reviewing the vegetation mapping over the site to determine the appropriate application of an environmental protection zone in accordance with the criteria within Department of Planning and Infrastructures North Coast E-Zone Review.

It is also material to note however that a tourist development was previously approved over this site. Notwithstanding Council resolved position to rezone this site, the land owners could initiate the development consent at some point in the future.

At the time of writing, Aboriginal Land Claim 36519 initiated by the Tweed Byron Aboriginal Land Council over Lots 1 and 2 DP 1117599 was granted in accordance with S36 of the Aboriginal Lands Rights Act 1983. As the recognised traditional owners of this site, any future planning and land management issues will be undertaken with consultation and coordination with the Tweed Byron Aboriginal Land Council.



**Kingscliff Coastal Foreshore** – Residents of Kingscliff value the outdoor and community life centred around the coastal reserves, beach and creek. The key strategy will be a continued improved network of these valued public spaces combined with a resilient buffer to coastal hazards.

### 8.2.3 Open space and public domain

The coastal and estuarine precinct represents the most highly valued areas by the community in terms of environmental and recreation value contributing to lifestyle and locality character.

The Kingscliff Foreshore Masterplan (KFMP) establishes a vision for the future upgrade of Kingscliff foreshore, extending from Jack Bayliss Park in the north, Faulks Park in the south. Council has been progressively constructing components of the KFMP including:

- Boardwalk – A 3.5 m boardwalk to run the length of the beach protection area from north of the Kingscliff Beach Bowls Club to the south of the Cudgen Headland Surf Life Saving Club.
- Rowan Robinson Park – An upgrade of the area between the Holiday Park and Kingscliff Hall. Upgrades include a reduction in the length of the Holiday Park to make room for the new park, the RSL Cenotaph retained as a central focus of the area with an enlarged ANZAC memorial space surrounding it, mew access to the beach, a large circular grassed area which can facilitate community events, a promenade and series of paths that connects Marine Parade directly to the beach and the restoration of the Kingscliff Community Hall.
- The proposed youth and family precinct (including skate park) which the KFMP identifies Jack Bayliss Park (adjacent to the Kingscliff Beach Bowls Club) as a potential site has yet to be planned or designed.

### 8.2.4 Design and planning opportunities

- The revetment wall along the ocean beach frontage adjoining the town centre and Kingscliff Beach Holiday Park, refurbishment of the Kingscliff Holiday Park, construction of the Rowan Robinson Park and refurbishment of the Kingscliff Hall are now completed.
- Increase coastal foreshore and dunal zone vegetation including additional shade trees adjoining shared pathways particularly heading north from the town centre.
- Improve access to the beach and creek areas including equal access to the ocean beach and Cudgen Creek.
- Develop a long term management strategy and public domain masterplan to resolve existing conflict between boat users (ramp) and other creek users including swimmers and improve pedestrian access within this immediate area.
- Progressively improve the overall amenity of the existing shared paths including additional shade, seating, water, bike stands, and lighting.
- Provide a permanent shade structure / covered stage area within Rowan Robinson Park.
- Co-ordinate TSC Events and Festivals policy and investigate opportunity for a universal development application within the coastal reserve adjoining the town centre for community based activities including concerts, music, food and wine festivals in addition to the regular markets.
- Provide opportunities for small kiosks within key locations along the coastal and estuary foreshore reserve.
- Review an appropriate land use over Lot 1 & 2 DP 1117599 (formerly Lot 490) in consideration of Council resolution dated 4th September 2014. Enhance vegetation link between coast and estuary.



Rowan Robinson Park

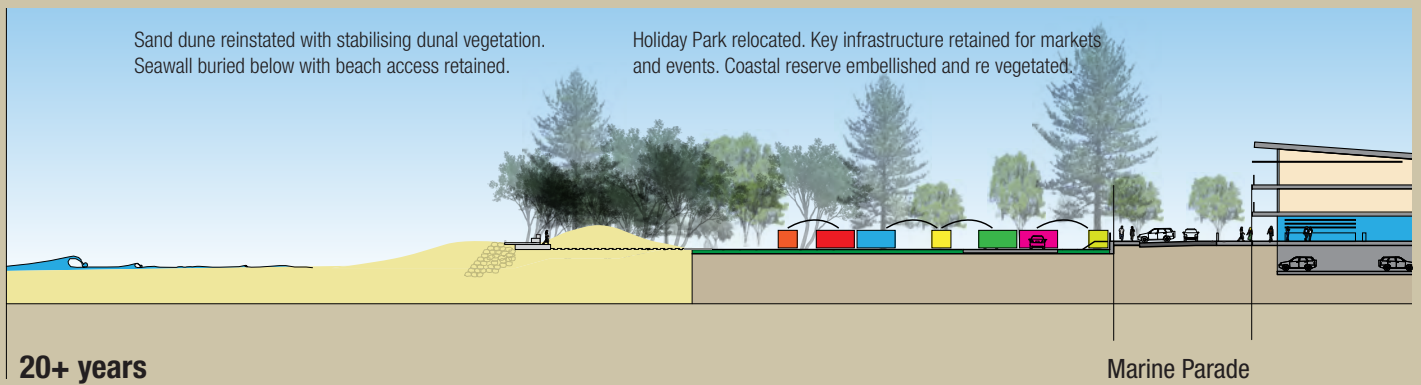
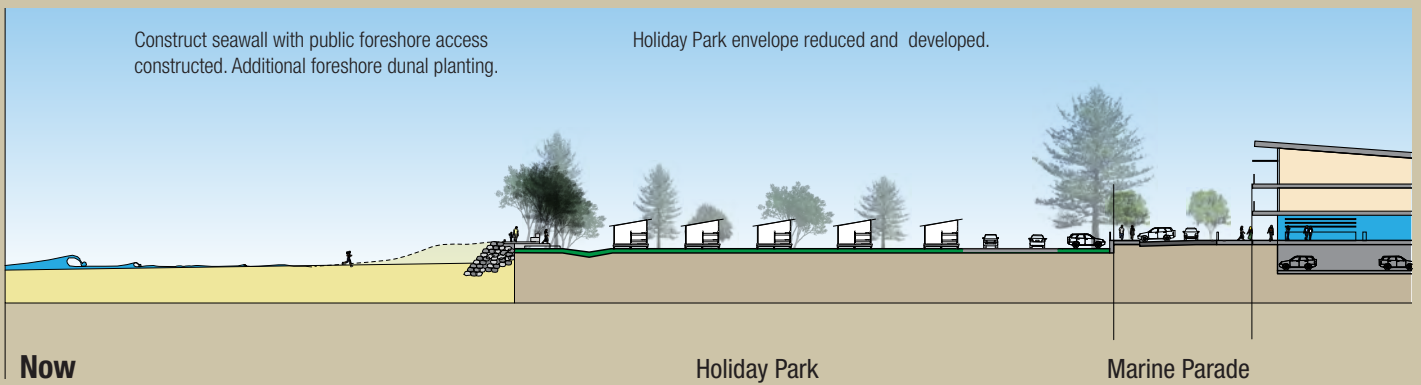
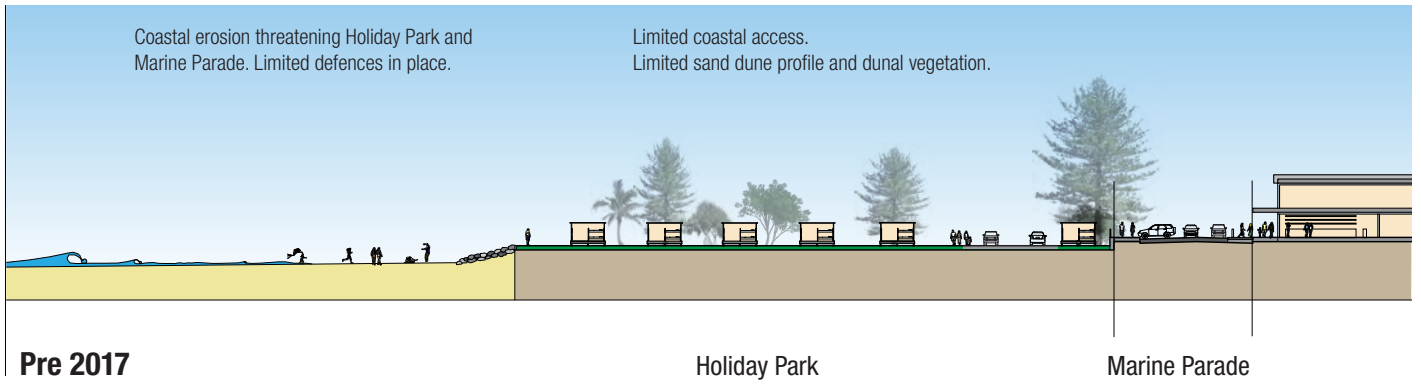


Figure 8.6 Kingscliff Beach Town Centre Coastal Zone Section



## 8.2.5 Coastal Foreshore Precinct Strategies

1. Strengthening and enhance the coastal edge through additional coastal foreshore planting/vegetation and improving universal access in key locations.
2. Investigate long term plan (+30 years) to relocate the Kingscliff Beach Holiday Park in response to coastal hazard and the design life of the holiday park and increasing need for additional coastal foreshore reserve adjoining Marine Parade to fulfil a wider range of open space and recreation activities for a growing population.
3. Investigate site adjoining Cudgen Headland on the south side of Cudgen Creek as a primitive camping ground to be made available during holiday periods.
4. Implement actions within the Kingscliff Foreshore Masterplan including:
  - The proposed new coastal foreshore park.
  - Rationalise and improve universal pedestrian access points to coastal foreshore areas including the beach and estuary areas.
  - Pursue the site selection, design and construction of a youth and family precinct area including a skate park, half court basketball and associated amenities.
  - Ensure community consultation processes are pursued in finalising the design for the Kingscliff Foreshore Masterplan projects particularly in relation Family and Youth Precinct and Ed Parker Park.
  - Investigate options for permanent shade structure over the stage area in Rowan Robinson Park.
5. Provide opportunities for small kiosks at strategic locations within the coastal reserves such as within the coastal foreshore reserve within proximity of Rowan Robinson Park and Rotary Park adjoining Cudgen Creek. The kiosks could be modulated/transportable to enable ease of seasonal relocation.
6. Prepare and implement conservation management plan (CMP) for the Kingscliff Community Hall for its refurbishment and future maintenance and management.
7. Integrate findings of the current Kingscliff Coastal Zone Management Plan within the design of any future coastal hazard protection infrastructure or public domain improvements.
8. Coordination with the Roads and Maritime Service, NSW Volunteer Marine Rescue, Kingscliff Fishing Club and the SLSC a Cudgen Creek Recreation Plan to devise a long term strategy to improve safety and reduce conflict with other Creek users.
9. Initiate a universal development application 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 includes small kiosks which could potentially be located within coastal reserves.
10. Liaise and consult with the Tweed Byron Aboriginal Land Council regarding the future planning and management of Lot 1 & 2 DP 1117599 (formerly Lot 490). Include the sites as part of Council's E-Zone review process which will seek to apply the Department of Planning and Infrastructures E-Zone criteria. Consult with the Tweed-Byron Aboriginal Land Council as part of the E-Zone process and where appropriate pursue a planning proposal to rezone the sites or part of the sites for environmental protection.
11. Identify future beach and creek car parking needs and options within the coastal reserve south of Cudgen Creek to cater for additional demand from future locality population increases including future Kings Forest residents on beach and estuary car parking. This could include reusing the road closure stub across part of Lot 1 DP 1117599 as additional car parking.

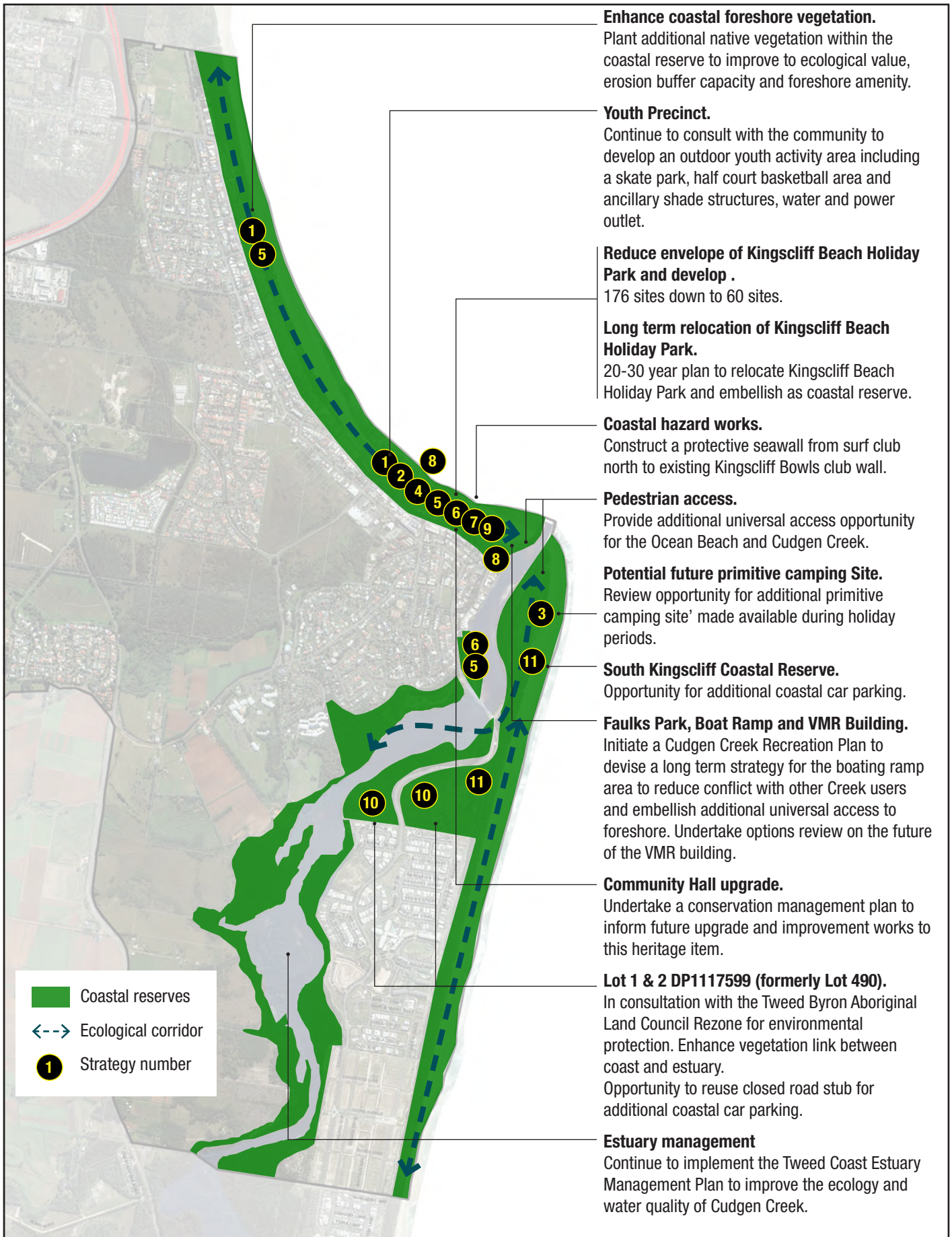


Figure 8.7 Coastal foreshore key strategies