

8.7 West Kingscliff Precinct

8.7.1 Existing condition

West Kingscliff precinct contains a mix of existing low density residential areas accessed off Elrond Drive, the existing Noble Park Lakeside Park manufactured estate and a large low lying undeveloped tract of land between Turnock Street and Tweed Coast Road.

The precinct also contains substantial areas of land which are ecologically significant including native vegetated areas adjoining the Tweed Coast Road as a large tract of ecologically significant land located across the southern portion of the precinct. A substantial proportion of this land has been mapped as coastal wetlands under the State Environmental Planning Policy (Coastal Management) 2018.

When combined these areas form a ecological link from the Tweed Coast Road east to the Kingscliff Town centre only broken by Turnock Street.

The vegetative communities within this area include pockets of coastal rainforest and low lying wetlands, melaleuca and swamp she-oak forests. These vegetative communities are known habitats for the endangered Wollum Froglet and Mitchells Rainforest snail which have been recorded in the area. An area of land within this precinct has been nominated as Wallum Froglet Habitat location endorsed under a s.88E instrument as part of DA05/0004.

Given the ecological significance of much of this undeveloped land, this precinct has a significant role in retaining and strengthening the areas of ecological and biodiversity value by linking large tracts of vegetation as well as maintaining a strong character defining 'green edge' through this part of the Kingscliff settlement. At the time of writing, much of this land is currently under review in terms of allocating environmental zones appropriately in accordance with the Department of Planning and Environments Review of North Coast E-Zones.

Outside of these key environmental areas, the large undeveloped parcel also provides significant infill residential development opportunity. This greenfield site has the capacity within the existing planning framework (currently zoned R1 General Residential) to develop a diversity and range of residential accommodation types. The development of this key site will provide critical north-south and east-west connections, linking the North Kingscliff and Elrond Drive Residential Precincts with Turnock Street and Tweed Coast Road.

In terms of connectivity, Elrond Drive is the principle collector road which runs through this precinct in a north-south direction providing access to Turnock Street in the south connecting through to Beach Street and Kingscliff Street to the east.

To improve the local road network by providing a more direct route between Tweed Coast Road and the Kingscliff township, Turnock Street will be extended through to a new intersection with Tweed Coast Road. The timing and alignment of this new collector road will be dependent on the development of the West Kingscliff precinct in consideration of traffic generation from these release areas as well as the resolution of the environmental and flooding constraints.

The preferred alignment option has been illustrated at Figure 8.27. The final alignment will need to consider the environmental constraints, Wallum Froglet Habitat (endorsed under s88E instrument as part of DA05/0004 as well as optimising the balance of the developable footprint.

On the northern side of the Kingscliff ridge line, surface water moves into an east west drain running parallel to Turnock Street before merging and travelling along an open northern drain which runs parallel to Elrond Drive, across the open North Kingscliff site, under the Pacific Highway before draining into the Tweed River at Chinderah. Whilst the transfer of water is the primary purpose, this corridor presents a significant opportunity to integrate pedestrian and cycle pathways linking through to the Business and Education Precinct to the north.

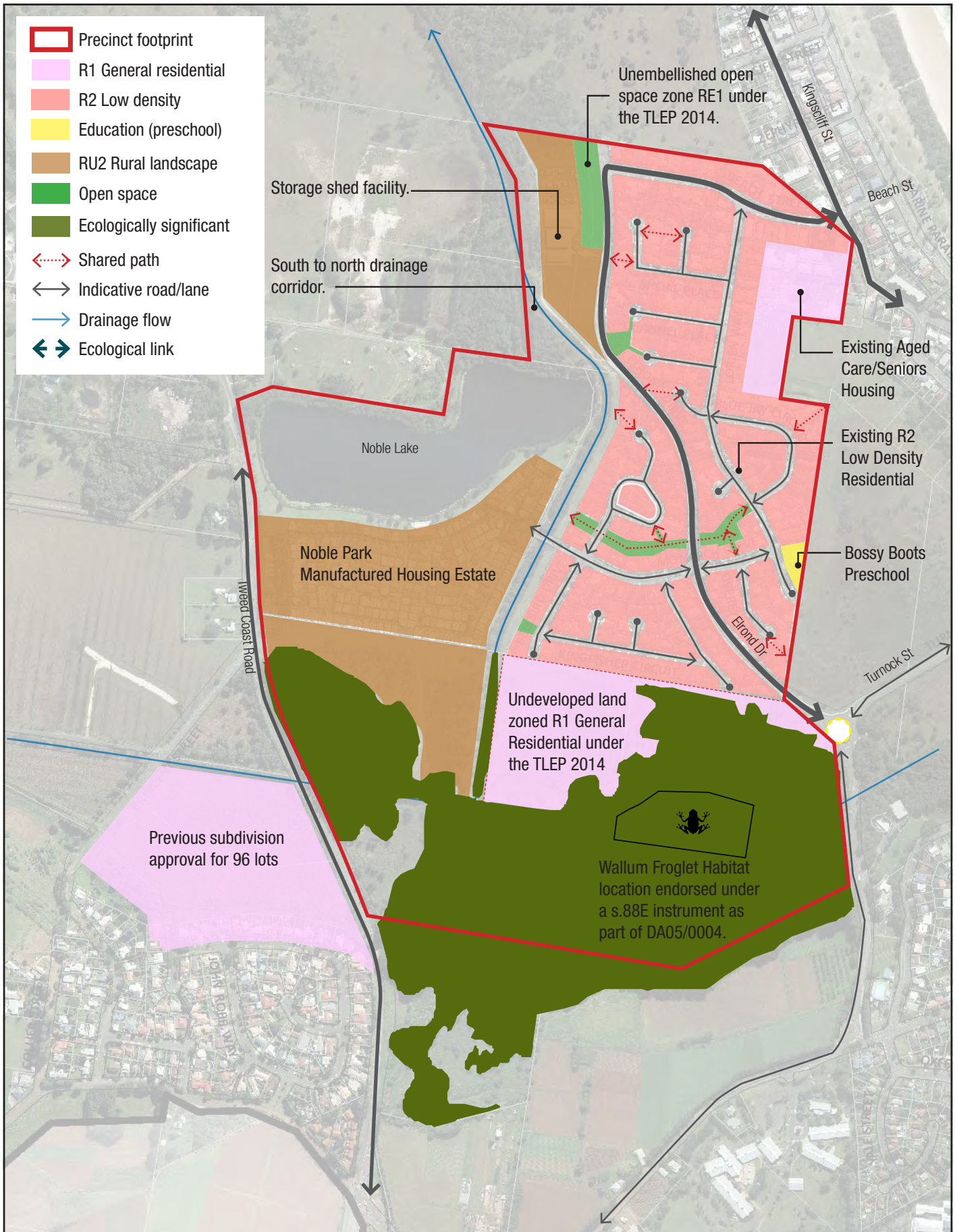


Figure 8.25 West Kingscliff Precinct (existing)

8.7.2 Built form character

Elrond Drive residential precinct was developed in the late 1990's with fill spoil from the Noble Lake site utilised to elevate the precinct above required design flood levels.

The subdivision has a sinuous or curving road network configuration with many cul-de-sacs accessed off Elrond Drive which is the collector road. While this road network configuration is not conducive to through movement and legibility, there are a number of pathways connecting the cul-de-sacs dead ends together some of which then link through to an open space spine which run through the precinct.

Dwellings within the precinct is predominantly single and two storey detached dwellings on 600 – 700 sqm allotments; however, a number of dual occupancies and a multi-unit aged care development are present.

Directly adjoining the Elrond Drive residential precinct is the approximately 22 ha over 50s Noble Lakeside Park. This manufactured home estate contains 254 lots configured around a large artificial lake and provides an affordable form of seniors housing within a leasehold arrangement. The site is accessed via Monarch Drive, however, it also has a 370 m frontage to Tweed Coast Road which is currently fenced off.

The remaining existing residential neighbourhoods within the precinct consists of typically low density single and double storey residential dwellings predominantly of a brick and tile construction.

Whilst the housing of the precinct was primarily developed through the late 1990s, many of the homes have been renovated and expanded with contemporary features. In consideration of the flat walkable and cycle proximity to the town centre to the east, this precinct particularly over the greenfield development areas has the potential to provide additional housing types and future density increases to take advantage of these contextual opportunities.

There is a tract of land on the western side of Elrond Drive which is currently developed as a storage shed facility. Given the size of these parcels of land, frontage onto Elrond drive and adjoining residential land uses, this site presents opportunity to be rezoned to expand additional residential uses within this part of the precinct.

8.7.3 Open space and public domain

There is currently limited existing embellished public domain or public open space areas within the existing precinct. Open space within the existing Elrond Drive neighbourhood consists of two small unembellished pocket parks and a thin open space spine which run through the precinct.

The greenfield development sites within the precinct provide the best opportunities to improve the quantity and quality of open space within the precinct. This will be achieved by including:

- **Tree lined entrance boulevard** – an opportunity for Turnock Street as the principle collector road into the township of Kingscliff to be a tree lined character defining access route which includes higher street amenity for pedestrian and cycle pathways connecting West Kingscliff including the residential areas off Elrond Drive with the town centre.
- **North-south and east-west pedestrian and cycle paths** - 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. This includes opportunity to embellish the drainage corridor with a new pedestrian and cycle path. The Turnock Street Road extension will integrate a dedicated pedestrian and cycle path along its length.
- **New neighbourhood park** - Creation of an area of passive open space adjoining the Turnock Street extension and north-south drainage corridor to cater for the passive recreational needs of future residents which should be appropriately sized and open on all sides to encourage a high level of accessibility and visibility as a defining element of the future character of the precinct.
- **Turnock Street landscape interface** – opportunities for new buildings fronting Turnock Street to be set back from Turnock Street to accommodate a wide landscape swale providing an opportunity for landscape and ecological habitat.
- **Dedicated Environmental protection** – Allocation of appropriate environmental zones to lands identified as having ecologically significant in accordance with the North Coast E-Zone criteria. Whilst not a form of traditional open space, environmental zones present opportunity for nature based recreation including connecting (or elevated) walking paths.



West Kingscliff character – West Kingscliff precinct contains a mix of land uses including existing low density residential areas, the Noble Park Lakeside Park manufactured estate and ecologically significant lands. Part of the large undeveloped allotment south of Elrond Drive currently has an R1 General Residential Zoning and presents opportunities for a mix of residential housing types and local open space opportunities.

8.7.4 Planning and design opportunities

The existing West Kingscliff will be retained as a low density residential character whereas the greenfield development sites unlocked by the Turnock Street extension have the potential to provide for more diverse forms of housing including residential flat buildings and low rise medium density housing types.

The Turnock Street extension will redefine the primary access route into Kingscliff and as such will be designed as a character defining collector road which delineates the urban footprint to its north and conservation footprint to its south.

Open space will be expanded within the precinct through the provision of an additional neighbourhood park and new pedestrian and cycle pathways. Areas that are ecologically significant will be protected and strengthened by linking up with lands further to the west.

Some of the key planning and design opportunities within the West Kingscliff precinct include:

- Retain the existing low density residential character of the existing residential areas.
- Design Turnock Street as a character defining collector road integrating traffic movement, cycle and pedestrian movement, parking, shade and lighting with landscaping including street trees.
- Provide opportunities for a mix of medium density residential development including density residential flat buildings (12.2 m) and low rise medium density (9.0m) heading west along the extended Turnock Street to take advantage of the close proximity to the existing centre and encouragement of higher densities along principle movement corridors.
- Review Council managed lands (community and operational lands) within the precinct in the context of providing opportunity for affordable housing developments.
- Encouraging secondary dwelling development within the existing residential areas providing affordable housing, aged housing in place and generational family housing opportunities.
- Opportunities to embellish the north south drainage corridor for combined drainage, vegetation, open space and pedestrian and cycle paths.
- Encourage strengthened pedestrian and cycle links throughout the precinct including a dedicated on-road cycle lane along Elrond Drive and Beach Street.

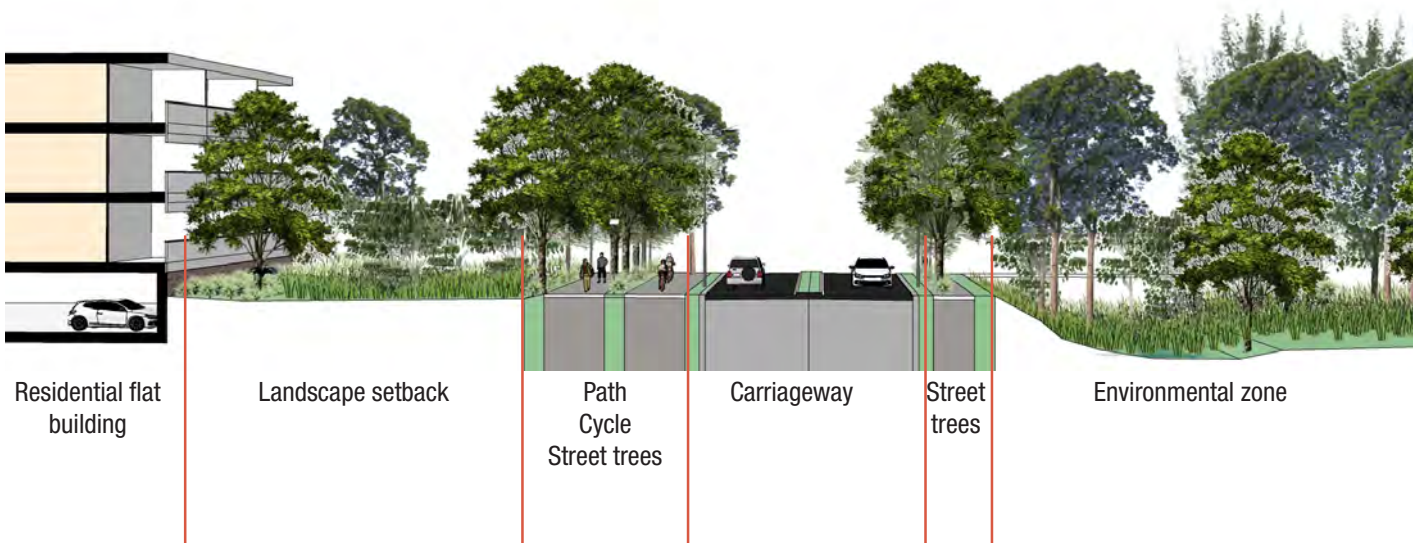


Figure 8.26 Indicative Turnock Street extension section



Figure 8.27 Indicative Turnock Street extension alignment option. Detailed design including intersection type and location, final road alignment, road pavement design and cross sections including fill levels, batters, drainage, integration of shared pathways will be subject to a separate a more detailed design review and approvals process.

8.7.5 West Kingscliff Precinct Strategies

1. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management including areas for offset planting.
2. Facilitate future development of the urban footprint portion of the R1 General Residential through a masterplan process to achieve a balance and mix of housing types including low density residential and small lot housing with building height to 9m and medium density residential including residential flat buildings with building height to 12.2m. The masterplan should also include:
 - Demonstration of how the developable land integrates with the existing urban structure in terms of road network, development sites, proposed housing typologies in consideration of required buffers and setbacks.
 - Detailed design of the extension of Turnock Street and intersections west to meet the Tweed Coast Road.
 - Integration of sustainable design principles and water sensitive urban design principles as part of the overall subdivision design.
 - Address potential flood impacts and mitigation strategies including nominated filled levels above design flood level and flood evacuation routes.
 - Provision of passive open space adjoining the north-south drainage corridor and a local park which adjoin the Turnock St roundabout to the east to be appropriately sized, planted and embellished to meet the passive open space needs to the local residents resulting in a green edge to the precinct.
 - Identification of lands to be dedicated for on site compensatory planting as a result of any vegetation clearing which may be nominated for removed from part of the identified development site as part of the concept/masterplan process. A compensatory rate of 12:1 will generally be applied.
3. Facilitate the rezoning of land immediately south of the Noble Park Manufactured Home Estate from RU2 Rural Landscape to R1 General Residential. This land must be considered as part of the West Kingscliff greenfield development masterplan.
4. Reinforce Turnock Street as the principle collector road which will be the primary route from Tweed Coast Road into Kingscliff by:
 - Designing Turnock Street as a tree lined boulevard with widened drainage swale to provide a high level of visual amenity and ecological habitat.
 - Utilising the alignment of the Turnock Street extension to delineate between urban footprint (north of alignment) and conservation footprint (south of alignment) generally in accordance with Figure 8.27.
 - Co-ordinated access points for development fronting Turnock Street to avoid multiple driveway access points off Turnock Street.
 - The inclusion of a dedicated shared pedestrian and cycle lane linking areas of west Kingscliff with the town centre with shade, seating, lighting and water points at regular intervals.
 - Integrating a generous landscape buffer/setback within the Turnock Street extension reserve capable of sustaining street trees and understory vegetation adjoining development sites with appropriate fencing treatments to achieve a high level of visual amenity, landscape and urban design. Fences shall not be the dominant the visual element along this road extension.
 - Integrated street lighting, parking, landscape bays and WSUD streetscape elements.
5. Achieve strong pedestrian and cycling connections throughout the precinct. Pathways should connect residential areas with the network of open space and key movement corridors and have a high level of amenity in terms of street trees for shade and regular waypoints with water and seating. This includes opportunities to embellish north south drainage corridor for combined drainage, vegetation, open space, pedestrian and cycle paths.
6. Develop a dedicated on road cycle lane the length of Elrond Drive and Beach Street linking through to Turnock St and Kingscliff St.
7. In consultation with the land owner of Lot 130 DP 1039348 investigate rezoning from RU2 Rural Landscape to R3 Medium Density Residential to allow a greater range of medium density housing types with a building height limit of 9.0m in consideration of site constraints including but not limited to ecological buffers, flood and bushfire.

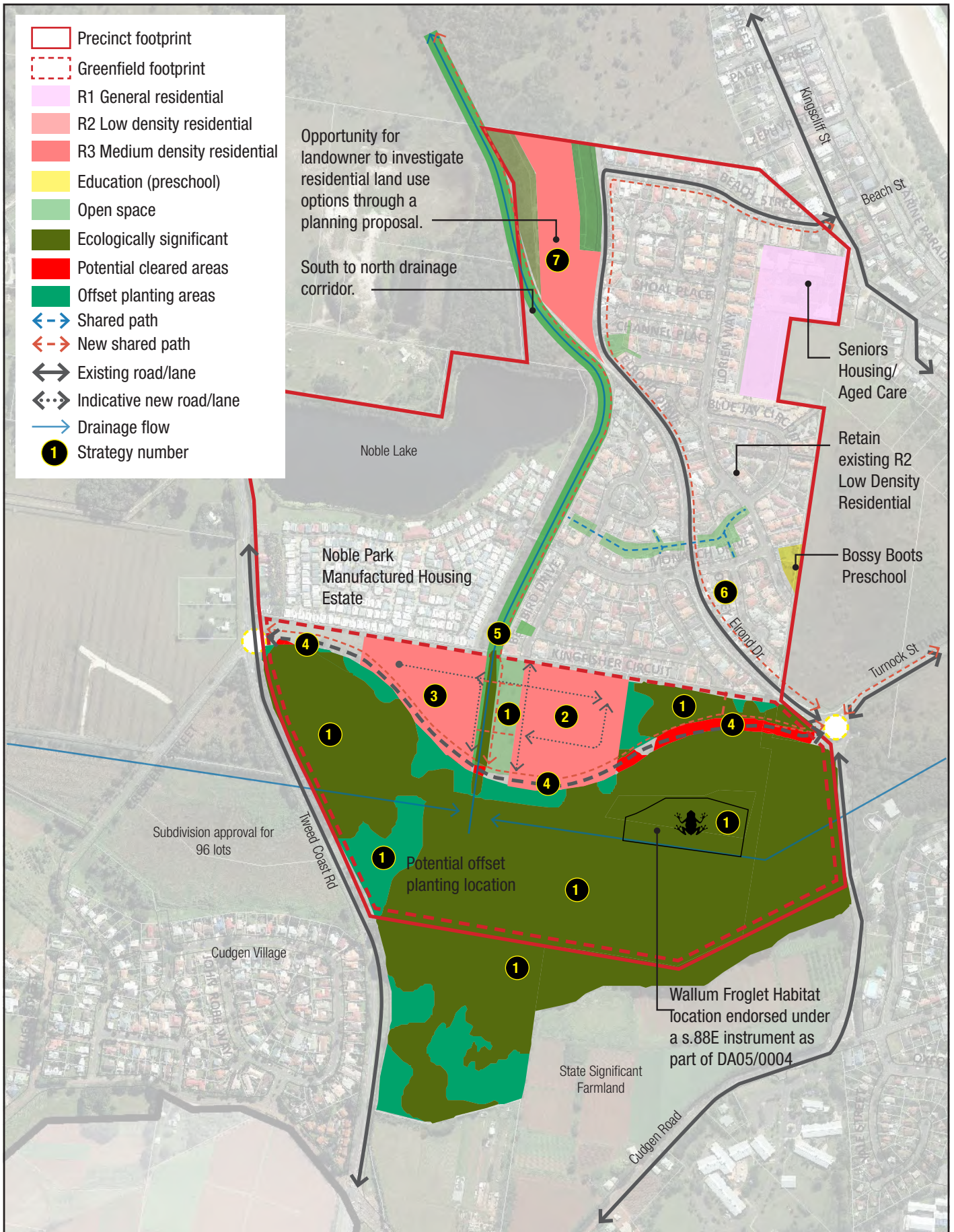


Figure 8.28 West Kingscliff Precinct indicative structure plan

8.8 Kingscliff Hill Precinct

8.8.1 Existing condition

The first residential estate at Kingscliff was acquired for development by German immigrant Carl Hans Gaenshirt, who built a cottage and established a vineyard on what is now known as Kingscliff Hill. This estate was subsequently subdivided into the predominantly low density pattern of development which exists today. The favourable elevated aspect and high visual amenity of the precinct provides some expansive views across the township of Kingscliff, Cudgen Creek, the Pacific Ocean and north-east towards Cook Island.

Accessed off Cudgen Road, McPhail Avenue is the key spine road which runs through the precinct and largely demarcates the Kingscliff Hill ridge line reaching an elevation of approximately 50 m. Many of the local access streets typically run either perpendicular to the slope or along the slopes contours forming a high side and low side of the street enabling viewing opportunities from most allotments.

Other key access routes through this precinct include Sutherland Street which links Casuarina Way to the south and Viking Street which links Sutherland Street to McPhail street; a popular route for Salt and Seaside Precinct residents seeking access to Tweed Coast Road.

In terms of land use, the Kingscliff Hill Precinct is quite diverse. Apart from the predominant residential areas the precinct also includes the Kingscliff TAFE and Kingscliff High School, Kingscliff Public School, Kingscliff pool, library and community Health building, a respite care facility, Kingscliff tennis club at Hansen Park as well the open space areas along Cudgen Creek.

More significantly, the Kingscliff Hill Precinct also includes the site for the new Tweed Valley Hospital. The site was announced in April 2019 following a two staged site selection process undertaken by NSW Health Infrastructure. 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 favourable site amenity including orientation, slope and opportunity for views. The new Tweed Valley Hospital will be a referral hospital serving the surrounding region and a key economic driver for the locality and sub-region.

8.8.2 Built form character

Residential areas

Kingscliff Hill possesses an eclectic built form character of smaller coastal cottages, large modern homes and small residential flat buildings. The diverse built form character within the precinct being reflective of the evolving development history and sloping topography. Now that the residential areas are predominantly 'built out', more recent development typically involves the demolition of smaller older housing stock to make way for more substantial contemporary homes that seek to better take advantage of additional floor space, height and view opportunities.

Whilst the Kingscliff Hill precinct presents as having a low density residential character, there is an area of R3 Medium Density Zoning with a 9.0m building height which extends from Olga Street down to Moss Street fronting Cudgen Creek. There are a number of lower rise medium density housing types including multi-unit developments which have been constructed within this zone. The Kingscliff Primary School is also located within this R3 Medium Density Zone.

Outside of this existing R3 zone, the remainder of the precinct contains predominantly single and double storey residential character. Of the older stock housing building materials are typically a combination of face brick and tile as well as timber framed and light weight clad dwellings on relatively large allotments. The contemporary replacements utilise a wider range of typically lighter weight materials (weatherboard, FC sheeting) with larger elevated verandahs and decks. Given the trend within this precinct to demolish smaller houses and replace with more substantial homes with greater building heights, the issue of view sharing and view retention is a principle concern.

Library, Community Health and Pool Precinct

The Kingscliff pool, Kingscliff library and Kingscliff Community Health form a collective of community facilities accessed off Cudgen Road and Boomerang St. Whilst currently well used, there is limited growth potential over each of the site due to the steep surrounding terrain and ecologically significant lands.

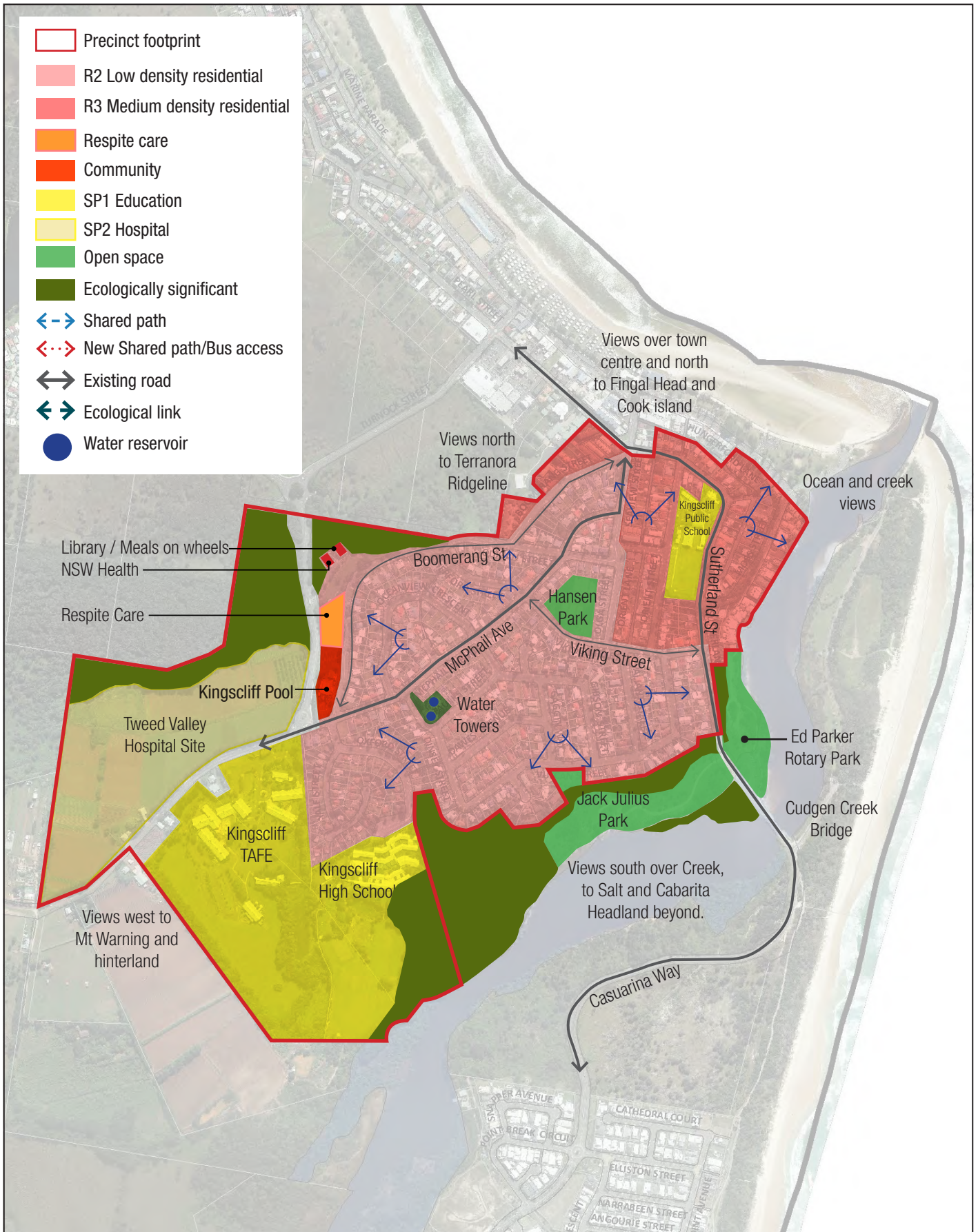


Figure 8.29 Kingscliff Hill Precinct

The library, which currently has a total GFA of approximately 600 sqm is undersized in consideration of the resident population catchment it services. Given the site limitations to expand this facility, the development of a new larger library to service the Tweed Coast area will be considered in the context of Council's Community Facilities Plan. This may include the retention of the Kingscliff library as a branch library and development of a larger library elsewhere.

The Kingscliff Swimming Pool site presents similar challenges for future growth and expansion. The swimming pool facility current includes an outdoor 25 m pool, an enclosed swimming lessons pool and ancillary change facilities, front reception, office, storage and pool pump room. Whilst there is vacant land to the immediate north of the existing facility, it is steeply sloping and as such largely unsuitable or costly for further pool development. Further, despite the growing Tweed coast population Council's Recreation Services Unit have indicated there is not a need to build a 50 m pool on the coast, as the Murwillumbah Pool currently fulfils that regional function.

Tweed Valley Hospital

The new Tweed Valley Hospital will be a major referral hospital serving the surrounding region as far south as Byron Bay and north to the southern end of the Gold Coast. Given the size and scale of this hospital it will be the largest singular land use and building within the Kingscliff locality. Given the sites substantial frontage along Cudgen Road, site elevation and 'edge of settlement' location, it will have significant influence on the future built form and visual character along this part of the Kingscliff Hill Precinct and Kingscliff locality.

At the time of writing, the site had been rezoned to SP2 Health Services Facility and development consent had been issued by the Minister of the Department of Planning and Environment for Stage 01 Early Works. A State Significant Development application Stage 02 for the development of the hospital has been submitted for the Ministers approval.

As part of these processes Council has made a number representations and formal submissions to the DP&E and NSW Health Infrastructure. In terms of built form outcomes these comments sought to:

- Reduce the overall height of the building so that it would be more amenable to the existing context and character.
- Revisit the buildings design, form and materials so that it would be more reflective of the subtropical coastal character and incorporation of more sustainable design features such as green walls, landscaped roof terraces and courtyards to soften the buildings form.

- Undertake a more comprehensive masterplanning across the site to consider future construction stages thereby providing more certainty on the overall height size and scale of the 'completed' hospital precinct.
- Further consideration of road and pedestrian networks and connections, areas of public domain, legible access and egress points.
- Further consideration of visual impact assessment of affected views.

Education Precinct

NSW North Coast TAFE Kingscliff Campus and Kingscliff High School are located off the southern side of Cudgen Road.

Travelling eastward from the Tweed Coast Road intersection, the TAFE buildings forms the transitional interface between the agricultural areas to the south and west and the urban footprint to the east. The 16.697 ha site has a series of buildings configured in an open campus format set within landscaped grounds. Over recent years facilities have been incrementally developed as the TAFE service requirements expand. It is likely that the TAFE site will undergo further transformation to accommodate additional future uses and buildings which may be associated with the Tweed Valley Hospital on the opposite of the road.

The 8.515 ha Kingscliff High School site, to the immediate east of the Kingscliff TAFE, is configured as a series of connected linear building forms which step down and follow the contours of the sloping site. The school site includes expanses of open grassed playground areas, hard courts and a sports field which adjoins the creek. The school site also adjoins a significant tract of native vegetation along its eastern and southern boundaries.

Both the high school and TAFE occupy large sites and are considered to hold the opportunity to intensify through additional buildings. Despite a recent drop in enrolment numbers, Kingscliff TAFE maintains an enrolment of approximately 7600 students. With the development of the Tweed Valley Hospital opposite it is likely that the TAFE will expand its health care related course work and enrolments.

Kingscliff High School, which is the only public high school along the Tweed Coast, currently has 1143 students has a present capacity for 1281 students. Given expected population growth rates combined with a desire by State Government to consolidate existing facilities, it is also likely that the Kingscliff High School campus will need to expand.



Kingscliff Hill visual character – Due to its proximity to Cudgen, favourable elevated aspect and high visual amenity, many of the residential allotments on Kingscliff Hill today enjoy expansive views across the township of Kingscliff, Cudgen Creek, the Pacific Ocean and north to Cook Island.

Any expansion over both sites will need to consider the cumulative traffic impact, particularly the Kingscliff School site which is currently a no through road where students already occupy a substantial proportion on-street car parking in adjoining local streets.

In terms of access and traffic management within this precinct, one opportunity would be harnessing greater cross utilising between the High School and TAFE sites to include more co-ordinated bus access and on-site car parking.

8.8.3 Open space and public domain

Located off Viking Street and positioned almost at the top of Kingscliff Hill, the Kingscliff Tennis Club located within Hansen Park which has a site area of 1.198 ha. The club currently has a total of six courts and a small club house with amenities. Whilst Hansen Park has a long street frontage to Viking Street, it is bounded on its other three rear fence boundaries to residential allotments fronting McPhail, Quigian and Olga Streets.

With available site area there is an opportunity to further embellish Hansen Park for the greater benefit of the residential catchment. This could include children's play equipment, seating, shelters and BBQ area. As a long term strategy, and in view of future expansion options for the tennis clubs, alternate sites to accommodate this growth may need to be investigated. One option would be to co-locate the tennis club with other active open space uses as part of a sub-regional facility. This would then make available the balance of Hansen Park for public passive open space uses.

Other areas of public recreation within the precinct includes Jack Julius Park accessed off Vulcan Street which links through to the linear open space area fronting Cudgen Creek. Although modestly embellished with some children play equipment and a shelter with amenities further towards the creek, this parkland is well used by local residents. Particularly for accessing Cudgen Creeks water edge. There are also some substantial trees within this park which add to the overall visual and landscape character of the park.

The only other area with an RE1 Public Recreation zoning is the parcel of land upon which the two water reservoirs are sited. An unformed road reserve adjoining the reservoirs currently provides informal access between McPhail Avenue and Disney Street.

8.8.4 Kingscliff Hill Precinct opportunities

Residential

Whilst essentially a largely 'developed' residential precinct with no new residential greenfield development opportunities, most new development is in the form of infill development with older housing stock being replaced with larger contemporary homes. There is currently a significant amount of land which is zoned R3 Medium density capable of providing for more dense and varied housing types into the future, with many of those allotments currently occupied by single detached dwellings. As such, there is no need to zone further lands to encourage additional density and housing diversity.

There is an opportunity provide additional design guidance to promote architectural design outcomes that are more reflective of the coastal subtropical context. This includes more generous outdoor living rooms, more generous landscape areas for rainwater infiltration, shaded and screened facades deep eaves and use of materials that reduce heat loads. The first step to achieving good design is to understand and design to the site context.

Health and Education Precinct

The close proximity between the existing Kingscliff TAFE and the site of the new Tweed Valley Hospital creates the opportunity to establish a health and education precinct. With the hospital being a major landuse and health sector employment there is opportunity for the TAFE to incorporate a range of health related courses and training taking advantage of the physical proximity to both the hospital and other allied health opportunities.

One opportunity is that a Health and Education Precinct Masterplan be developed between both the Tweed Valley Hospital site and the Kingscliff TAFE site to understand interrelations and plan for future built form needs. Masterplan would be a collaboration between NSW Health Infrastructure and the NSW Department of education in consultation with TSC.

Additional land uses which can not be accommodate over the Tweed Valley Hospital site or TAFE site are encouraged within other defined greenfield development sites including the Business and Innovation Precinct. These uses may include additional larger scale education campuses, expanded ancillary health services and industries, residential housing and accommodation associated with or complimentary to the Tweed Valley Hospital. As such there is no current need to consider the rezoning of any additional adjoining rural land to meet this need.



Kingscliff Hill residential character – In response to topography and view, Kingscliff Hill possesses an eclectic character of traditional coastal cottages, large modern homes and small residential flat buildings with a mix of materials including the 1980's brick and tile dwellings to more contemporary buildings which tend to use a mix of materials combining masonry with lighter weight materials such as weatherboard, FC sheeting, metal cladding often including hardwood detailing to balustrades, posts and screens.

Kingscliff Library

The library, which currently has a total GFA of approximately 600 sqm is significantly undersized for the size of the resident catchment it services. There is a recognised need to provide a new larger library which will service the whole of the defined 'coastal district' which extends from The Tweed River south to Wooyung. With this service district in mind there will be a need to consider central location for a future new library to service this Coastal District. A site feasibility process will be conducted to consider site options.

Given the under sized nature of the existing building combined with constraints otherwise enabling on site expansion, one clear opportunity is to retain the existing library as a smaller branch library and develop a larger multi- functional community use building including larger community meeting rooms and other community floor space requirements within or within proximity to the town centre to improve access, efficiency and quality of service.

The development of any new community facilities will be considered in the context of Council's Community Facilities Plan.

Kingscliff Pool

The TRAC Kingscliff Pool has a 25m outdoor pool and smaller learn to swim indoor pool facility. The Kingscliff Pool is a highly valued community and sporting facility used for school carnivals, squad training, learn to swim classes and aqua-aerobics. Despite its limited size, the Kingscliff Pool has been the training venue for a number Australian swimming champions including Olympic and Para-Olympic athletes. The elevated nature of site affords views north east over the Pacific Ocean towards Cook Island which contributes to its unique relaxed setting.

Due to the facilities age and limitations of expansion due to surrounding sloping context it will be necessary at some point in the future to review the facilities operational options.

This review should consider the existing condition of the facility, the sub-regional requirements for an aquatic facility along this part of the Tweed coast as well as a range of options to procure the desired future service outcomes.

Some of these options may include the investigation of development potential over vacant land to the immediate north of the Kingscliff pool which is currently zoned R2 low density residential with an area of approximately 2,200 sqm. Although unsuitable for further pool expansion due to the excessive slope, there is an opportunity to investigate the future the site

for residential uses which could in turn fund Kingscliff Pool facility improvements. Those investigations over the vacant site could include:

- Capitalise on the existing R2 zoning and subdivide the site for low density residential development.
- Rezone the site R3 Medium density to allow for more integrated and denser residential outcome.
- Council enter into a joint venture with an affordable housing provider to develop affordable and or aged housing over the vacant land site.
- Sell the whole site for an alternate use such as a combined emergency services facility.

Access and movement

In relation to vehicular and pedestrian access, there is an opportunity in the future to improve pedestrian and cycling access through the precinct in alignment with many of the recommendations which emerged from the Pedestrian Access and Mobility Plan (PAMP) 2014.

Viking Street, in recognition of the higher volumes of traffic by residents from Salt and Seaside estates accessing the Cudgen Road and the Tweed Coast Road, could be one street where the pedestrian and cycling access is improved given the frontage of Hansen Park and the opportunity it holds for further future embellishment as a community park.

There is also opportunity to achieve a greater degree of connectivity between the Kingscliff TAFE and High School with a bus access road and a shared path for pedestrians and bikes which could take some traffic pressure of Oxford Street. Given the general state wide trend of increased vocational based curriculums within high schools, a physical connection could encourage future land use synergies and shared facilities, including on-site car parking, between them.

View sharing

In recognition of ongoing view sharing issues within the Kingscliff Hill precinct, there is opportunity to require the submission of a view sharing analysis as part of all future development applications which expand development footprints.

The view sharing analysis could consider the four key planning principle assessment steps established from the Land and Environment Court case *Tenacity Consulting v Warringah Council* (2004) NSWLEC 140 relating to view loss as part of submitted statements of environmental effects (SEE).



Education Precinct to the south of Cudgen Road includes the Kingscliff TAFE and Kingscliff High School which both take the form of a series of connected buildings within in a landscaped campus configuration over their respective sites. There is opportunity for greater future physical connectivity and infrastructure sharing between these two education facilities.



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



Hansen Park.



Kingscliff Pool.

Kingscliff Hill Community Infrastructure – The TAFE, Kingscliff High School, Kingscliff Pool, Kingscliff library and Health building form the collection of community uses located within this Precinct to the west of the town centre.

8.8.5 Kingscliff Hill Precinct Strategies

1. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.
2. Continue to promote a mix of residential development within the existing R3 Medium Density and R2 Low Density zones with 9.0m building height.
3. Encourage more innovative, contextual and climatic responsive medium density housing within the precinct which should specifically address:
 - Site planning and site analysis to determine constraints and opportunities.
 - Building on sloping sites.
 - Passive design principles.
 - Built form and building massing.
 - Building materials.
 - Landscaping and communal open space.
 - View sharing.
4. Initiate a precinct specific development control which requires all residential development applications which will effectively increase the building envelope within the precinct to submit as part of the Statement of Environmental Effects considerations of the four key planning principle assessment steps established from the Land and Environment Court case *Tenacity Consulting v Warringah Council* (2004) NSWLEC 140 relating to view loss and are a relevant point of reference as part of a statement of environmental effects.
5. Improve existing pedestrian and cycling connections throughout the precinct by:
 - Providing improved pedestrian pathways crossing thresholds within proximity of the Kingscliff Public School (PAMP Ref King 17, 18).
 - Providing pedestrian pathway (1.2 m) along Sutherland Street (PAMP Ref King 17, 26).
 - Continuing the pedestrian pathway the length of Viking Street.
 - Providing a dedicated on-road cycle lane network through the precinct which may include along the length of Sutherland Street, Viking Street and McPhail Street.
6. Investigate greater connectivity for buses with bikes and pedestrians between Kingscliff TAFE and Kingscliff High School as part of any future expansion plans over the two sites to achieve a greater level of connectivity and encourage future land use synergies and shared facilities between them.
7. Undertake additional embellishment works within Hansen Park and Jack Julius Park for the greater benefit of the Kingscliff Hill residential catchment included new or updated children's play equipment, seating, shelters and bbq area. Further review options for the long-term use and expansion of the Kingscliff Tennis Club which may include alternative sites to be co-located with other active sporting uses.
8. Coordinate the actions of the Community Facilities Plan to plan for future community facilities within Kingscliff and servicing more the defined Coastal District which extends from the Tweed River south to Wooyung.
9. Investigate future long term planning and land management opportunities over lands fronting Turnock Street (and Cudgen Road) including the Kingscliff Pool site including vacant lands to the immediate north of the Kingscliff Pool site, lands currently leased to Tweed Valley Respite Care, North Coast Area Health and the Kingscliff library. This review should consider the existing condition of the facilities and future operational needs. One option maybe investigating residential development or rezoning opportunities particularly over the vacant land site to generate revenue for future improvements.
10. In co-ordination with NSW Health and TAFE undertake a masterplan for a health and education precinct over the Tweed Valley Hospital and Kingscliff TAFE sites (not adjoining rural lands). Investigate land use opportunities across the proposed Business and Innovation precinct and other defined greenfield development sites leveraging economic development opportunities which may be associated with the Tweed Valley Hospital. This includes facilitating additional education, commercial, retail and accommodation land uses within the locality. There is also opportunity for the Cudgen plateau farmlands to diversify produce and supply fresh food to the health and education precinct and Kingscliff locality in general.

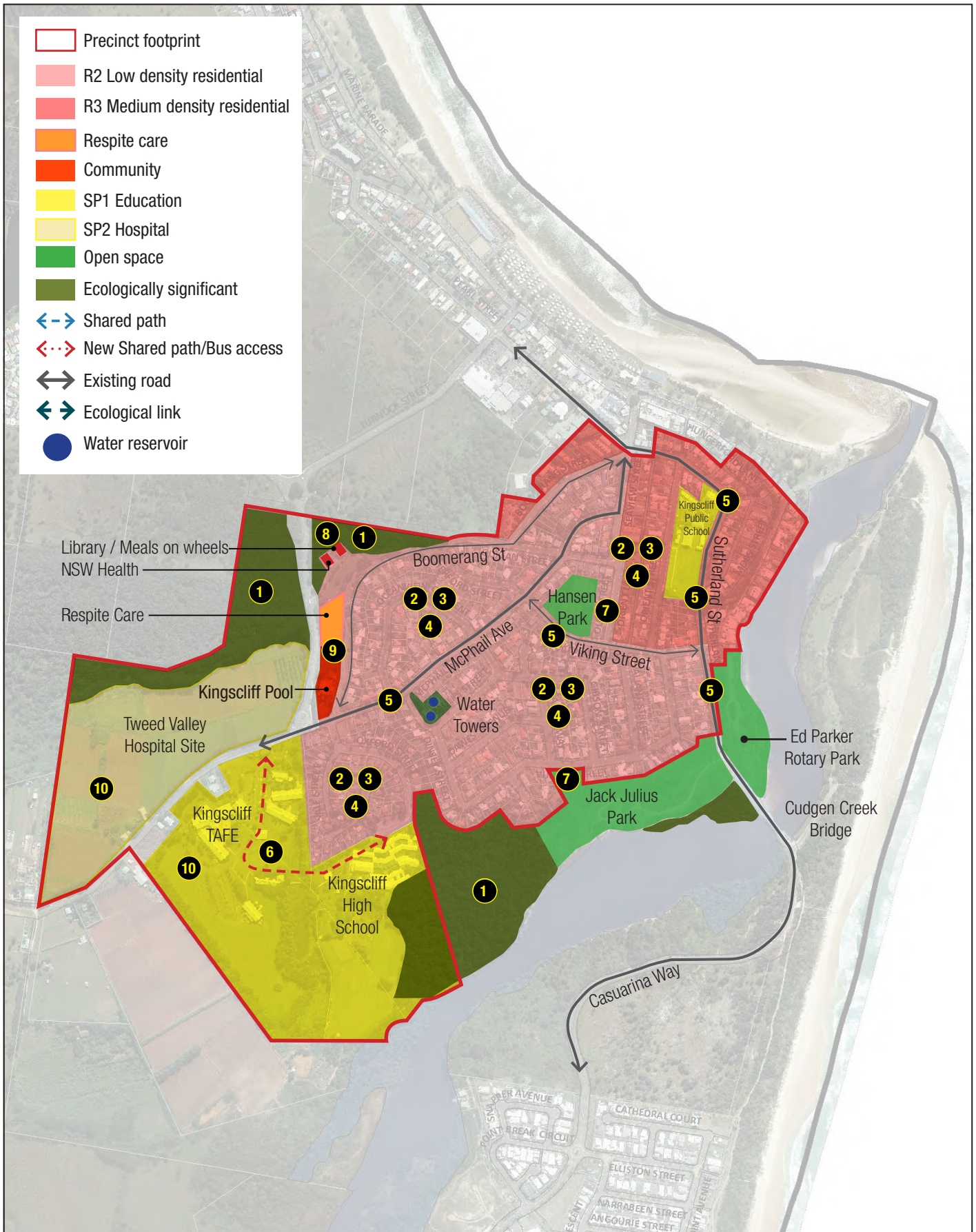


Figure 8.30 Kingscliff Hill Precinct indicative structure plan

8.9 Salt Precinct

8.9.1 Existing condition

The Salt precinct is located to the south of the Cudgen Bridge and represents one of the newest precincts within the Kingscliff locality with development commencing in the early 2000's. The precinct combines retail, open space and tourism land uses at its core and is surrounded by low density residential housing. The precinct currently has two large hotels (Peppers and Mantra). The local centre has a strip of predominantly cafe, restaurant and boutique retail units fronting Bells Boulevard as well as a pub and convenience store. The built form of the hotels and retail strip enclose and look over the Salt Central Park open space area. This open space area links through to the coastal reserve providing access to the ocean beach. The remainder of the Salt precinct comprises large single and two storey homes with a predominately low density residential character.

The Salt Precinct is a masterplanned community undertaken by the Ray Group. The land release within this precinct has represented a substantial proportion of housing growth within Kingscliff from the early 2000's to present. Within the precinct, only a handful of residential lots and one significant development lot on the fringe of the tourist area now remain vacant.

In combination of the now established tourism landuses, distinct urban structure and quality of built form the Salt Precinct has recognisable 'coastal village brand' and in doing so has asserted itself as an more exclusive precinct. Outside of the tourism core residential development is predominantly large single and two storey detached dwellings which have a high median house price relative to the remainder of Kingscliff and the Tweed more broadly. This is largely due to the precincts proximity to the beach and village centre and the high quality architecturally designed houses which have been built within the area.

In terms of movement, Casuarina way is the primary collector road. Heading south Casuarina Way connects to the Tweed Coast Road at Casuarina Town Centre. Heading north it connects south Kingscliff across Cudgen Creek to Sutherland Street. This traffic can then enter the town centre at Pearl St/ Moss St or use the local access streets (Viking st and McPhail Ave) to connect with Cudgen Rd and the Tweed Coast Road beyond.

Recent trends in holiday accommodation being arranged by online internet booking systems have given rise to more informal holiday accommodation within suburban homes along the entire Tweed Coast, particularly within the Salt precinct.

Whilst the increase in informal tourist accommodation within the area has increased the supply and range of accommodation types available, it has on occasion given rise to conflict between permanent and holiday residents based around amenity issues of noise and on-street car parking concerns. Increases in this form of holiday accommodation also reduces the availability of housing stock for permanent residents.

8.9.2 Built Form Character

Within the tourism core the hotel and mixed use built form maximises its locational advantages and is predominately 3 storeys throughout which encloses and looks over the Salt Central Park open space area.

The distinct built form character within tourism core is an outcome achieved through the application of developer-led design covenant. This includes a consistent use of white and light colours across building forms and materials. Building materials include a mix of heavier rendered structural elements which is offset with lighter weight weather cladding and timber detailing. The tourism core is well landscaped and there is generally a high level of urban design finish reflected within the streetscaping, footpath pavement, landscape bays, outdoor dining areas and street furniture.

Outside the tourist footprint, the residential areas are predominantly single and two storey architecturally design dwellings. As such there is a diversity of housing design and material finish. Most dwellings are large and occupy a substantial proportion of the suburban sized allotments.

As a masterplanned community the precinct is now predominantly 'built out' with little opportunity for further or increased density within existing residential areas. Accordingly, the character is predominately defined as either tourist development (core) or low density (surrounding) residential.

The exception relates to a relatively large undeveloped parcel on the southeastern fringe of the tourism core, bound by Barrel Street, Gunnamatta Avenue and Bells Boulevard. This lot has the potential to deliver an alternative form/s of housing including higher density complemented with further nonresidential uses.

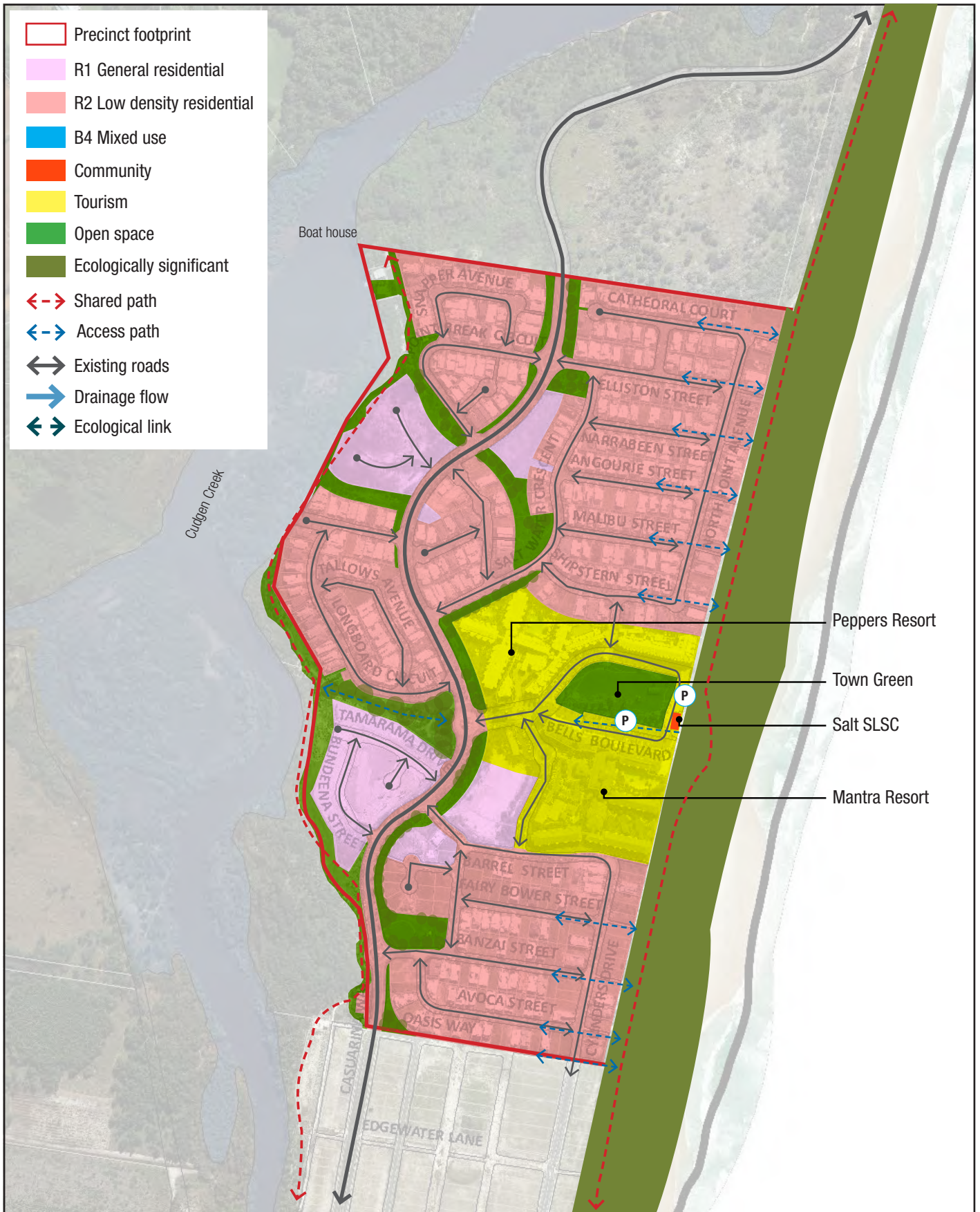


Figure 8.31 Salt Precinct

8.9.3 Open space and public domain

The 12,490 sqm Salt Central Park forms the open space and community focal point for the precinct. The space is large enough to host some major community events such as Christmas Carols and other music concerts. Children's play equipment, barbeques, shade structures and seating steps are located on edge of the park adjoining the at grade car parking areas. The Salt Central Park is adjoined by retail shops, restaurants, pub and café options with the Salt Surf Lifesaving Club to the east. In this regard this open space area is well used and activated by a variety of different complimentary uses.

Linear open space is provided along the eastern edge of the precinct, enabling cycling and pedestrian access north to Kingscliff and south along the coast. Likewise, Casuarina Way, the north-south spine road servicing Salt, Seaside City and Casuarina further South, is flanked by narrow linear open space, which provides a softer visual experience when moving through the precinct as well as further pedestrian corridors. On the western side of Casuarina Way, east-west orientated linear open space is provided at regular intervals, reducing the scale of 'neighbourhoods', providing improved permeability and assisting with the conveyance of stormwater.

8.9.4 Planning and design opportunities

Mixed use development

Lot 169 DP 1075495 and Lot 930 DP 1079118 represent the remaining development lots within the precinct. These lots are located on the fringe of tourist footprint and transition into the surrounding low density area. Existing approvals are in place for a three storey mixed use development; however, the sites remain vacant.

There is an opportunity to review the planning framework for these sites, particularly in light of the maturing of the Salt Precinct, growth of surrounding estates and evolution in housing typologies. This review could include opportunities for introducing further housing diversity within Salt (medium density and shop top housing) with an additional offer of retail and commercial-based uses more directly targeting the permanent residential population and providing additional local employment opportunity.

Open space

The Salt Precinct has the opportunity to build upon its strong open space assets. The use of the Salt Central park should be encouraged to be more actively used for community based events.

At present, whilst the foreshore reserve provides a generous footpath width and landscaping the pathway which is well used by surrounding residents. There is however a need to update street furniture and fixtures along its length which due to the age and marine environment require repair or replacement. In the replacement of these items, material longevity is now the priority. Council is also progressively updating or including lighting along this path to improve legibility and safety.

Further, the vegetation corridors parallel to Casuarina Way as well as the east-west corridors could be further embellished to enable vegetation to permeate the settlement further enhancing the landscape and streetscape character.

Access

Representations were made during community and stakeholder consultation sessions regarding traffic movements through the Salt precinct, principally relating to gaining more direct access to Tweed Coast Road.

One tabled future possibility was the construction of a new east west road off the Banzai St/Casuarina Road linking through to the Tweed Coast Road.

Whilst such a new road would improve access and convenience for residents within the Salt precinct, current population projections within this precinct do not necessitate the need of this new road based on cost-benefit. Further, compared to the initial masterplanned projections for Salt and Seaside, the resultant the residential development yields and population densities are significantly lower. As such the lack of demonstrated need combined with lower population catchments will therefore not support funding priority for such a new road into the foreseeable future. There are also a number of ecological constraints of this potential alignment given the sensitive estuarine context.



Salt character – Salt precinct combines retail, open space and tourism land uses at its core surrounded by low density residential housing which is in turn surrounded by regenerating native vegetation over Lot 490 to the north and Cudgen Creek to the west. The formal tourism component currently accommodates two hotels (Peppers and Mantra) with retail units fronting Bells Boulevard, which in turn defines a large town green/open space area where a number of community based events are held throughout the year. The tourism and small neighbourhood centre is surrounded by predominantly low density residential characterised by large contemporary coastal homes.

8.9.5 Salt Precinct Strategies

1. In collaboration with the landowner of Lot 169 DP 1075495 and Lot 930 DP 1079118 review the existing planning framework to capitalise on the evolution and maturing of the precinct. Intended land uses to be pursued should reinforce the local centre role by building on the existing retail and commercial offerings and medium density housing opportunity.
2. Implement more densely planted vegetation corridors along Casuarina Way, east-west pedestrian corridors and public reserves and Lot 465 DP1092331 to improve ecological/canopy connections through the precinct linking the coastal reserve with Cudgen Creek as well as improving the visual amenity with a defined vegetated edge to the precinct.
3. Review the public domain of the foreshore reserve level of embellishment and assess opportunities to afford users greater levels of comfort, namely through additional shading, seating, drinking fountains and night lighting in key locations. These areas of higher embellishment along the north-south shared path should correspond with the east-west pathway intersections from residential areas.
4. Encourage the use of the Salt 'green' within Kingscliff's events calendar, as well as other community based and recreation programming opportunities.
5. Encourage opportunities to sensitively increase the use of the Salt Boathouse and foster its point-of-difference from open space within the precinct and the Tweed Coast.
6. Rezone areas of R1 General Residential to R2 Low Density Residential to reflect the existing pattern of development.
7. Provide on-road cycleway along the length of Casuarina Way.
8. Review the need for a new east-west road as part of the next review of the Tweed Road Development Strategy. Previous strategies have tabled a possible connection between Salt and the Tweed Coast Road, however projected vehicle movements do not currently support this as an economical option. There are also significant environmental constraints. As a long-term option the constructing a new east-west road across Cudgen Creek as a viable option would need to be justified based on the number of vehicle movements and road network capacities.
9. Explore future beach and creek car parking options by utilising existing closed road within the coastal reserve to the south of Cudgen Creek to cater for additional demand from future locality population increases including future Kings Forest residents. This could adjoin an embellished passive open space area fronting the shared pathway.
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). Pending the outcome of Council's E-Zone review and application of the Department of Planning and Infrastructures E-Zone criteria to these subject sites and consultation with the Tweed Byron Aboriginal Land Council pursue a planning proposal to rezone the site for environmental protection as per Council resolution on the 10th April 2014 and 4th September 2015.

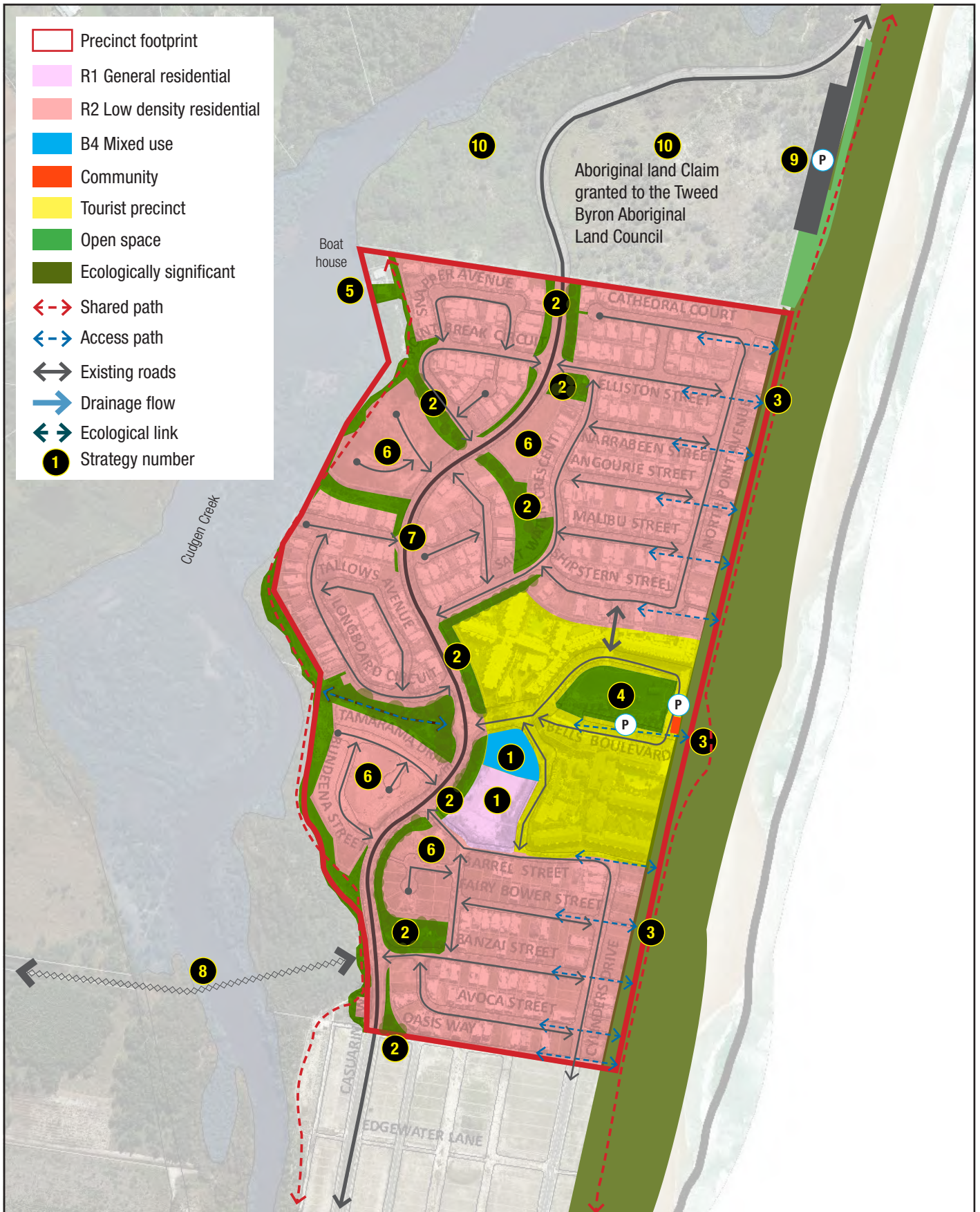


Figure 8.32 Salt Precinct indicative structure plan

8.10 Seaside Precinct

8.10.1 Existing condition

Seaside City is located at the southern extremity of the Kingscliff locality, approximately 3 km from the Town Centre. Whilst the original subdivision design dates back to the 1920's, the site remained undeveloped until 2012. Since this time a substantial proportion of the site has been subdivided and developed although there are still a number of vacant development sites.

Whilst offering a similar housing type and lifestyle to adjoining Salt and Casuarina residential areas, Seaside City offers a point of difference that is primarily driven by its strong grid-based road layout, and mix of housing types achieving density through smaller-lot housing, low rise medium housing types and shop top developments within its own mixed use precinct.

Similar to the Salt precinct and the Kingscliff locality as a whole, tourism is recognised as an economic driver within Seaside City. The rise of online booking interfaces and transitioning away from dedicated tourist developments to more community integrated accommodation types can both dilute and intensify the impacts on the permanent community. Ensuring the amenity of permanent residents is not compromised by short term holiday letting will need to be carefully managed.

8.10.2 Built form character

The design intent of Seaside City as set out within Tweed DCP A1 Part D seeks to reflect the coastal and subtropical context of the site through its built form. In this regard, built form has been encouraged to use a variety and mix of materials and embed and integrate both solar passive designs principles and landscaping with dwelling design. To date a variety of architectural forms have been constructed throughout the precinct, with a number of dwellings embodying high levels of design finesse and detail.

Undoubtedly the built form will further mature as the higher density housing product is delivered in the immediate future and the (not yet completed) mix use town centre ensures a strong sense of arrival and manifests a genuine town atmosphere.

8.10.3 Open space and public domain

The subdivision design possesses an integrated network of open spaces and pathways orientated both towards Cudgen Creek, the town centre, and coastal reserve where cycle and pedestrian access can be gained north to Kingscliff or south to Casuarina and Cabarita. The Seaside Precinct includes two formal casual open space parks, a discreet viewing platform to Cudgen Creek and a town square which directly connects the town centre to the beach and foreshore reserve.

The Precinct enjoys a strong public domain experience through its spine road, Ocean Avenue, which incorporates generous pedestrian widths and a quality paving treatment. In the future, this street and space will be framed by mixed use buildings which will include active retail uses to the street edge.

As built form addresses Ocean Avenue, the street and fronting development has the opportunity to provide one of the best and most direct public domain foreshore addresses along the Tweed Coast.

8.10.4 Planning and design opportunities

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

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

In addition, there is opportunity for shop owners and Council to collaborate to ensure appropriate facilities are available to users, such as publicly accessible toilets, shade/drink stations, bike racks and/or general locker areas, beach showers, water and electrical supply points etc. Such facilities will turn ensure the town centre as a desirable rest point for those using the foreshore cycleway, assisting the vibrancy and sustainability of the centre including hosting small temporary events and markets.



Seaside character – Seaside Precinct is a new residential release area which has a variety of lot sizes aimed at encouraging a diversity of housing typologies with provision for a small mixed use area adjoining the beach front. Ensuring density targets are retained is fundamental to the viability of the planned mixed use development sites.

8.10.5 Seaside Precinct Strategies

1. Encourage the integrity and intent of the medium density and mixed use development is pursued and is of high quality and reflects the Seaside City vision as outlined within the prevailing DCP A1 Part D Seaside City which is:

Seaside City, a casual coastal community with a comfortable and welcoming atmosphere and a vibrant and attractive town centre. The town is to have a high degree of pedestrian amenity and a strong physical and visual connection with the surrounding coastal and creek environments. A community that has a clear individual identity of its own while contributing and connecting to the Tweed Coast as a whole.

Ensuring density targets are retained is fundamental to the viability of the planned mixed use development sites.

2. Encourage landowners within the mixed use precinct to realise the development of a town centre with approximately 1,000 – 1,500 sqm of nonresidential floor area, shop-top housing, temporal events and trading within public spaces and appropriate public facilities.
3. Encourage landowners fronting Ocean Avenue to provide an active and interesting street frontage and encourage home-based businesses outside the mixed use footprint.
4. Ensure compliance with Council's short-term rental accommodation and tourist accommodation policies as developed.
5. Review the public domain of the foreshore reserve level of embellishment and assess opportunities to afford users greater levels of comfort, namely through additional shading, seating, drinking fountains and night lighting.
6. Review the public domain of the precinct post construction of the town centre development to identify any gaps or further enhancement opportunities to the five casual open space areas. Opportunities to sensitively augment the Cudgen Creek viewing platform are particularly encouraged as this provides a desirable point-of-difference from open space within the precinct and the Tweed Coast.
7. Creation of stronger vegetation corridors along Oasis Way, Windsong Way and east-west mid-block connections/overland flow paths.

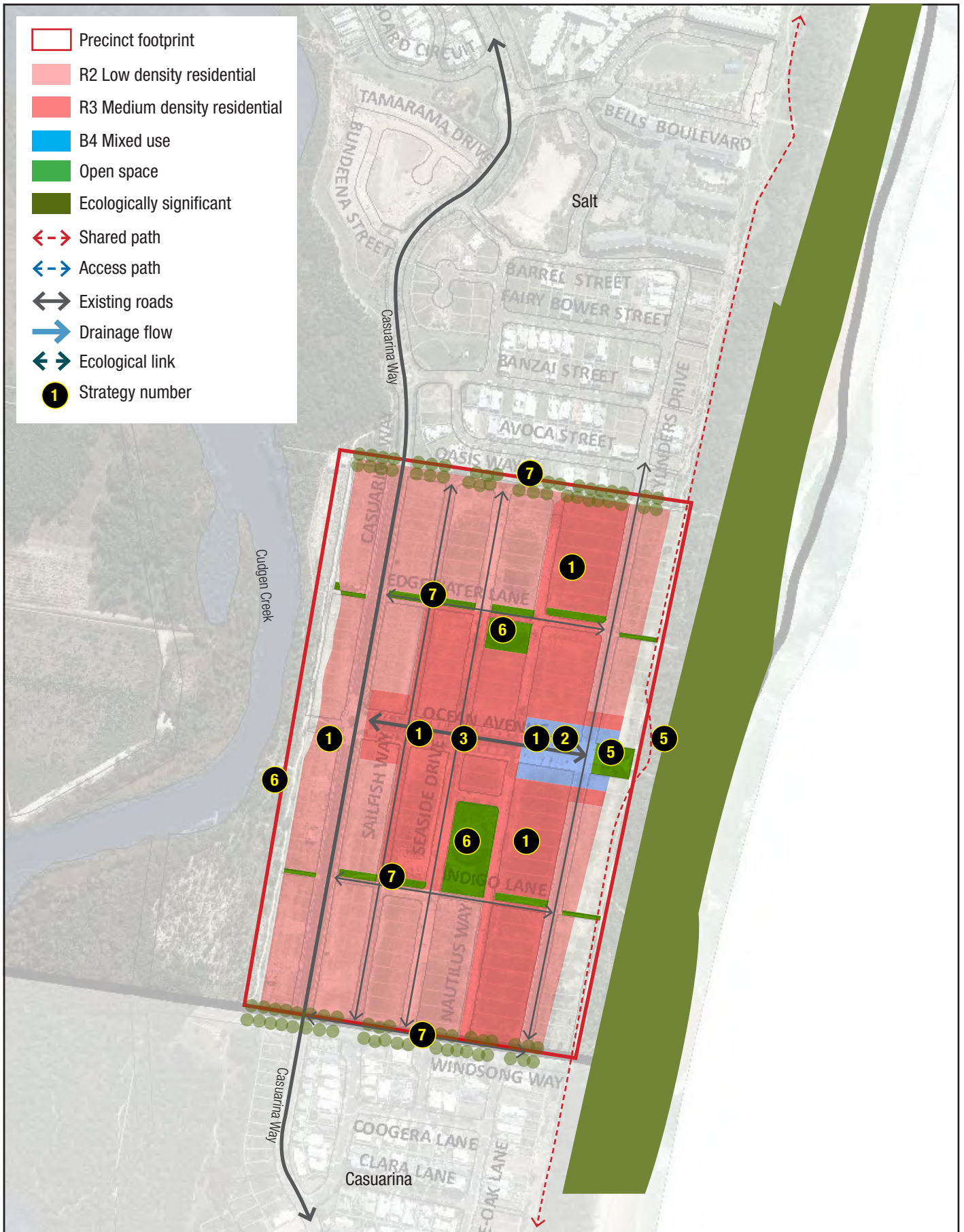


Figure 8.33 Seaside Precinct indicative structure plan

8.11 Cudgen Precinct

8.11.1 Existing condition

Located to the west of Tweed Coast Road, Cudgen Village is the oldest settlement within the locality. Historically a thriving agricultural community at one time Cudgen had a post office, general store and hotel. Today there is very little built form retained reflective of this historic centre although the surrounding agricultural lands remain some of the most productive within the Tweed Shire.

The existing urban structure of Cudgen is curvilinear in form, with several cul-de-sacs anchored from John Rob Way. Crescent Street provides through access linking Cudgen Road with Tweed Coast Road to the north. The Cudgen Public school on the western side of Collier Street forms the western edge to the village which interfaces with state significant agricultural lands.

Land use within the village is predominantly low density residential and includes some dual occupancies and a multi-unit development located on the intersection of Tweed Coast Road and Cudgen Road. At present a 40 lot subdivision development has been released to market providing 37 residential lots at the northern end of Collier Street.

Located to the immediate north of Cudgen is a significant tract of undeveloped land zoned for general residential development. Accessed from Crescent Street, a previous subdivision scheme was approved for 88 allotments.

In addition to residential development there are existing sand extraction operations west of Crescent Street which at its cessation will result in a large artificial lake. This in turn may open up future opportunity for water based recreation and the potential for a holiday park to be developed adjoining.

Despite Cudgen being the historic trading centre for the locality, there are no retail or commercial uses. Given the proximity to the existing agricultural land uses and market gardens, there is an opportunity for fresh produce retail opportunities which could also fulfil day-to-day convenience needs service the local population and day-tripping tourists alike.

Combined, these undeveloped parcels would represent a significant increase to the existing settlement size and development footprint of Cudgen.

One constraint relating to the topography of this precinct is stormwater drainage. In major storm events runoff from agricultural land south of Cudgen Road combines with urban runoff on its passage north, creating overland flow paths that are potentially unsafe for people and damaging to property and infrastructure.

The majority of this flow is conveyed in roadside drainage on the western side of Tweed Coast Road converging at the bottom of the hill. A drainage strategy is currently being investigated by Council and the developer to redirect flow to existing watercourses on the eastern side of Tweed Coast Road to lessen this constraint on the precinct.

8.11.2 Built form character

The existing character of Cudgen is a contained low scale residential settlement surrounded by agricultural land uses.

Housing types includes a combination of single and double storey brick and tile dwellings as well as older housing stock constructed of lightweight materials such as weatherboard with corrugated steel roofs. There are also a number of dual occupancy developments throughout the settlement and a two storey townhouse development adjoining Cudgen Road and Tweed Coast Rd intersection containing 25 dwellings.

The streetscape character within Cudgen is defined by its open landscape streets which typically feature grassed and treed verge with many established front gardens and low set fences, if any fence at all. The large Norfolk Pine street trees along Collier Street add significantly to the landscape visual character for the village.

Being elevated there are a number of long views to the north towards Terranora Ridge and agricultural farmland views to the west and south. To a large extent these longer view fields and sense of openness define the visual setting and character of the town. The other key landscape element which to a large extent defines the Cudgen visual character are the large Norfolk Pine street trees along Collier Street.

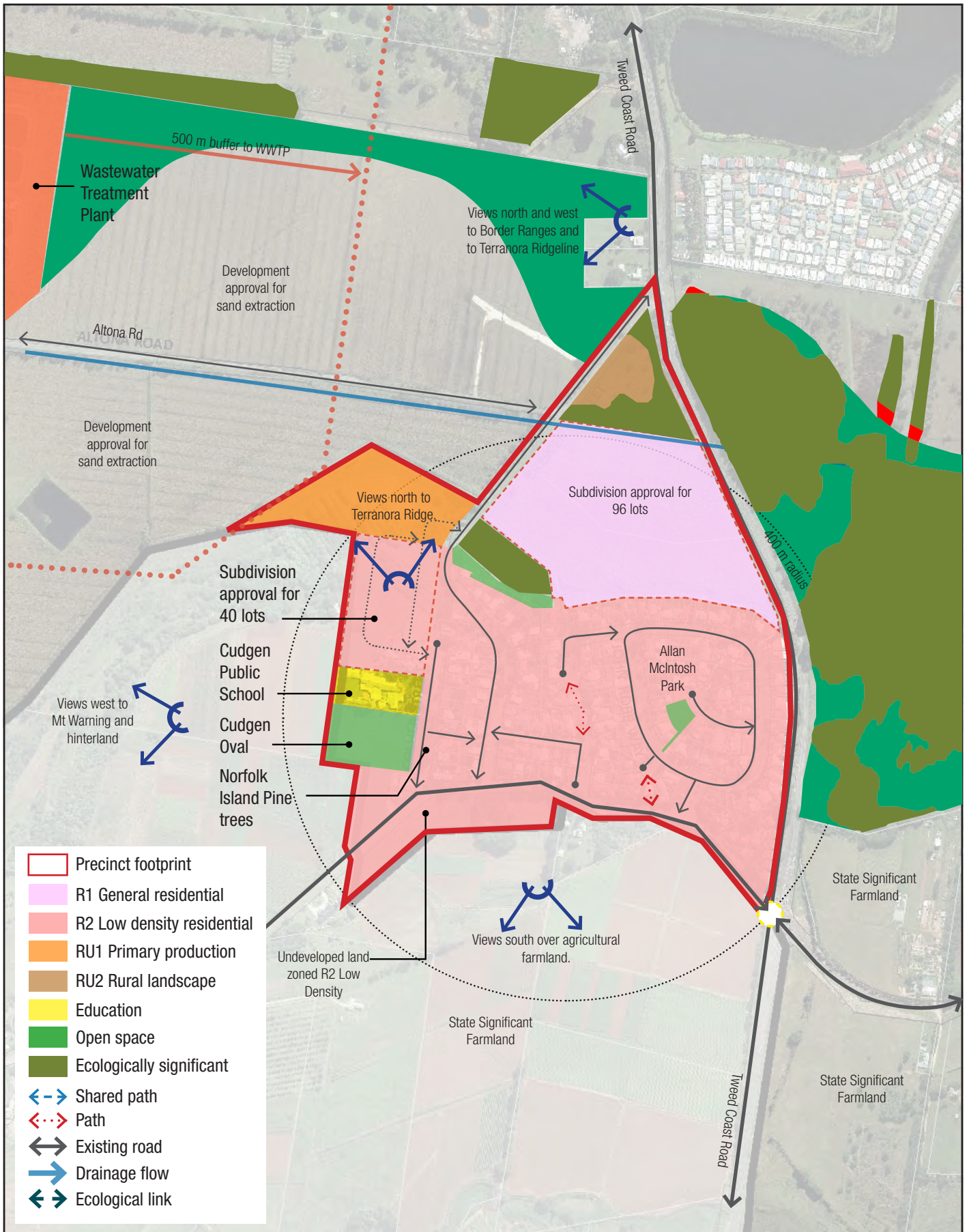


Figure 8.34 Cudgen Village

8.11.3 Open space and public domain

Open space within Cudgen consists of the 1.2 ha Cudgen Oval sportsfield accessed off Collier Street and the small Allan McIntosh pocket park accessed off John Robb Way and Guilfoyle Place. These two areas of open space largely fulfil the requirements of the local residents, however, the level of embellishment is now dated and in need of future renewal. This may include improved cricket and other sporting facilities, shelters, some in situ exercise equipment at Cudgen Oval and improved children's play equipment within Allan McIntosh Park.

In addition to these open space areas, is a small unembellished ribbon of land zoned RE1 which runs between Crescent Street and Prichard Place at the foot of the Cudgen Hill. There is future potential that this parcel could be combined with Lot 199 DP 803329 to the north and embellished as a local park servicing the future residential subdivision to the immediate north.

The most significant open space and public domain opportunity within this precinct, however, relates to lands to the immediate north of the existing town extents over Lot 2 DP 216705 and Lot 21 DP 1082482. A current sand extraction development consent relates to this site which when complete will form a large artificial lake. Previous submissions from the landowner have indicated a desire for lands surrounding this lake to be used for both active and passive open space uses.

The future use and need of additional active and passive open space in this location will need to be determined in the context of the network of open space uses. Whilst the existing sports fields at north Kingscliff on a quantitative level fulfil the existing catchments active open space needs, future development within the locality may necessitate additional facilities.

Ideas which were generated as part of Council Enquiry by Design Workshop (EbD) over this site included a bike track around the lake, a series of passive and active recreational uses as well as water based activities including sailing, canoeing to more commercial ventures such as cable skiing or a surf wave pool.

Outside of a development buffer to the wastewater treatment plant, other ideas generated at the EbD Workshop included the creation of eco-housing or a holiday park taking advantage of the artificial lake as a landscape and recreation asset.

8.11.4 Planning and design opportunities

Whilst the edges of the Cudgen Settlement are predominately defined by constraints, opportunities exist for further detailed analysis to augment the urban footprint. In this regard, presently undeveloped land is located at the south-southwestern perimeter of Cudgen which is zoned for urban purposes; however, the vast majority of urban land uses would cause a direct conflict with the adjoining state significant farmland. Conversely to the north and north-western perimeter of Cudgen, significant approvals are currently in place which may alter the severity of the constraints currently present and potentially result in northward urban expansion.

Settlement expansion

Potential expansion of the Cudgen settlement to the north and northwest is influenced by a number of factors including existing development approvals (particularly for sand extraction), a required 400 m buffer to the existing STP, the need to protect State Significant Farmland from undue land use conflict and the local flooding characteristics. Investigating and rationalising these matters will identify the extent of any expansion of settlement footprint. Once the ultimate footprint is identified the settlement will need to consider its own needs, as well as the synergies with the West Kingscliff Precinct and locality.

A major influence on the condition of Cudgen precinct will be the activation of an existing sand extraction consent to the north and northwest of the precinct. The total in-situ sand resource is proposed to be extracted for over 20 years and includes an average of 124 heavy vehicle movements per day.

The project will also permanently alter the landscape of the area from low lying agricultural land to a largely aquatic landscape. Wetland species are to be planted in appropriate locations around the lake with particular attention to avoiding foreshore erosion.

To the North of Altona Road, the consent prescribes rehabilitation to re-create the existing landform, with pasture where land is to be used for grazing. In light of the flooding constraints and operational requirements of the Kingscliff Wastewater Treatment Plant, this area has previously been earmarked for active open space however the proposed realignment of Altona Road and sand extraction envelope would preclude this.



Cudgen is a contained low scale residential settlement surrounded by agricultural land uses. Being elevated there are a number of long views experienced around the town. In terms of built form, dwellings within Cudgen includes a mix of brick and tile as well as lightweight low density residential dwellings with some dual occupancy developments as well as a two storey, 25 dwelling townhouse development accessed off John Robb Way.

The landowner of the sand extraction site has made representations throughout the consultation process to expand the urban footprint across this land. However, the KLP&DCP demonstrates that there is currently sufficient greenfield development areas (some lands already appropriately zoned) to meet residential growth demands for the next 30 years. Combined with the +20yrs operational life of the sand extraction operation, this site has not been considered to be included as part of the defined urban footprint.

As part of the Enquiry by Design Process one option identified opportunity was for a holiday park across this site which could potentially be developed in association with the artificial lake. Future considerations across this site are best deferred until the cessation of sand extraction operations when future uses can be considered against the extent of the lake and other site constraints including flood impacts.

Lot 101 DP 1056576

Lot 101 is approximately 1.8 ha in size, zoned R2 Low Density Residential and located to the south of Cudgen Road. At present, no other land south of Cudgen Road is zoned for urban purposes as this area has been identified as State Significant Farmland. When considered in isolation the parcel could theoretically accommodate in the order of 30 residential lots. However, these lots would have no capacity to provide an effective buffer to the existing agricultural pursuits on State Significant Farmland and therefore undermine agricultural activity by requiring buffers to be accommodated on the adjoining rural land.

In light of the quality of the adjoining farmland, the impact of losing several hectares of viable agricultural land to minimise land use conflict and the scale of residential benefit, it would seem erroneous to support residential pursuits on Lot 101. Accordingly, the urban footprint of Cudgen is recommended to be confined to land north of Cudgen Road.

Although Lot 101 may not be suitable for residential development, there are a variety of land uses that are likely to be suitable that take advantage of the sites location. Considering the backdrop of active agriculture areas within the immediate area alternate land uses could include but not limited to farmers market, small scale retail or neighbourhood store, function space, food and drink premises or a combined facility. These uses could be facilitated either through a rezoning or application of additional permitted uses.

Neighbourhood centre

When considering the current urban footprint of Cudgen, it is anticipated that an ultimate likely population for the precinct will be between 550 – 700 people. This population catchment is considered to be slightly below the desirable threshold for the provision of a neighbourhood centre to provide retail and commercial services to meet the day-to-day needs of the Cudgen residents alone. However when considering the population catchment of surrounding rural areas and the popularity of the area for day trippers seeking fresh produce, a form of retail land use could be justified to a point at which a neighbourhood centre is economically viable.

Should the development of a neighbourhood centre be appropriate, a site within the subdivision of Lots 1 and 2 of DP 828298 could provide a centralised site, assisting in maximising pedestrian patronage to the centre. Noting however that this area has been nominated for potential offset planting and any clearing would require offset planting in another nominated location.



State Significant Farmland surround Cudgen.



In 2007 Gales Holding produced a masterplan for discussion and consultation over key development sites in Kingscliff including the area to the north of the existing Cudgen Village. This regional open space proposal explored a mix of open space and recreation uses which could be pursued post sand extraction which will form a large artificial Lake.

8.11.5 Cudgen Precinct Strategies

1. Facilitate the protection and management of land identified as ecologically significant through appropriate land use zoning and provision for ongoing habitat management including areas nominated for offset planting.
2. Maintain a 500m buffer surrounding the wastewater treatment plant restricting residential development within that buffer.
3. Continue to maintain the low density character of the existing Cudgen residential areas. Promote climate and slope responsive housing design within the existing precinct and new future development sites through the implementation of site analysis and building design requirements of DCP A1.
4. Undertake a masterplanning process to underpin future planning proposal, concept development application or subdivision development application(s) as required to facilitate:
 - Future residential development across the developable portion Lot 1 DP 828298, zoned R1 General Residential, to achieve a mix of housing types, stormwater works, environmental protection and a 10m landscaped buffer along the Tweed Coast Road frontage.
 - Demonstration of how passive solar design principles have been embedded to include a generally a grid street network resulting in regular shaped allotments with good solar and passive design opportunities.
 - Integration of water sensitive urban design as part of the overall subdivision design.
 - Detailed design of the intersection of Altona Road with Tweed Coast Road and the Turnock Street extension.
 - Investigate future opportunity to establish a holiday park / tourist accommodation adjoining the future artificial lake with a RE2 Private Recreation zoning. As part of the masterplan process address key opportunities and site constraints including flooding and proximity to the wastewater treatment plant.
 - Provision of any active and passive open space integrated with a future artificial lake resultant from and future sand extraction works.
- If a holiday / tourist park is not pursued at the cessation of sand mining operations and Council's Open Space Strategy indicates there is no need for further active and passive open space areas within this location, Council will consider the potential for light industrial uses adjoining the wastewater treatment plant outside a minimum 200m buffer.
5. Undertake a developer initiated and funded stormwater drainage strategy for the precinct and identify methods to fund and implement the works necessary to achieve development of the precinct while protecting the integrity of receiving environmental land.
6. Encourage landowners of Lot 101 DP 1056576, which has a R2 Low Density Residential zoning, to investigate additional permitted uses given the difficulty to achieved required buffers between any future residential development and the adjoining State Significant Farmland. Additional uses may be associated with adjoining agricultural land uses including a fresh produce market, food and beverage uses, rural tourist uses and accommodation and or small scale retail uses servicing the existing Cudgen Village.
7. Embellish and upgrade existing open space facilities including Cudgen Oval and Allan McIntosh Park as part of Council's Open Space Strategy and works program.
8. Investigate appropriate waterbased activities over the future artificial lake could include a range of active and passive uses at the cessation of sand extraction activities.
9. Retain the remaining historic fabric of Cudgen including the South Sea Islander constructed dry stack stone walls, the Norfolk Island Pines in Collier Street and undertake a heritage review of the Cudgen Sugar Mill site.

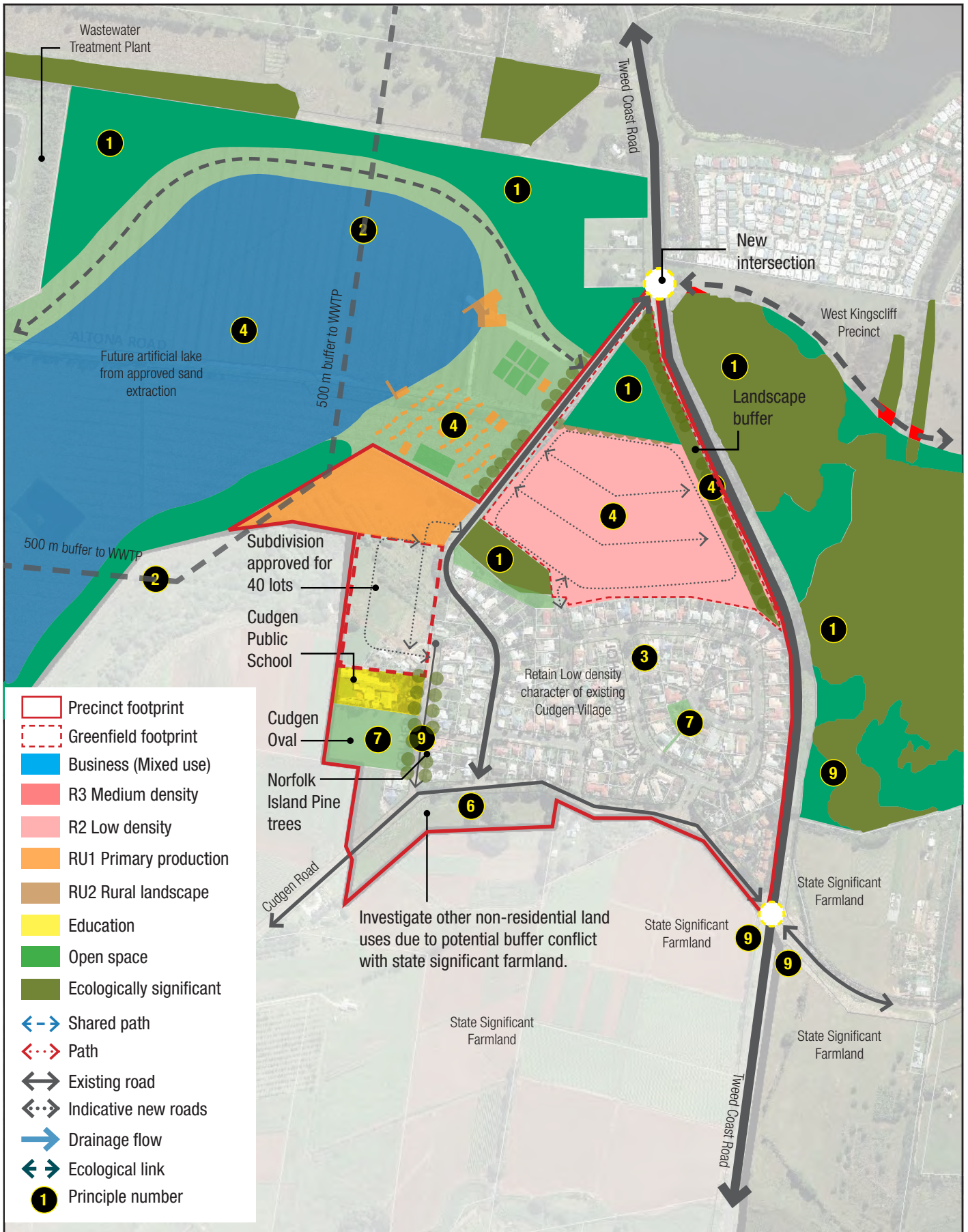


Figure 8.35 Cudgen Village indicative structure plan

8.12 Green Edge Precinct

8.12.1 Existing condition

Kingscliff is valued for its low key coastal settlement character, it is the proximity to the beaches, qualities of Cudgen Creek and the expansive coastal foreshore which when combined with the surrounding agricultural and farming areas define the landscape and visual character of Kingscliff and Cudgen settlements.

The 'green edge precinct' represents an amalgam of the natural and agricultural areas which surround and permeate the settlement of Kingscliff. These areas collectively provide not only valuable ecological links, areas of environmental protection but are also important in underpinning the visual character and identity of the locality. The surrounding working farms provide employment and fresh produce and as such is an important economic driver for the region. The preservation and strengthening of these 'green edge' character elements is important in maintaining the balance between more built up and developed areas with surrounding natural and agricultural landscapes.

Many of these identified 'green edge' areas are experienced in a linear way, such as driving along the Tweed Coast Road, and thereby geographically overlap with other precinct plans as described within this plan. As such the strategies within the 'green edges' precinct should be read in conjunction with adjoining precincts along with land use objectives, permissibility and development standards within the Tweed DCP and Local Environmental Plan 2014.

8.12.2 Green Edge Precinct character

The Green edge Precinct character to the relationship and interface between contained urban footprint areas that are surrounded by natural environment and open agricultural landscapes.

One of the characteristics of the southern Tweed Coast experienced by travelling the length of Tweed Coast Road is the non-contiguous stretches of urban development. Rather each of the coastal settlements is physically separated by large tracts of vegetation and rural landscapes. It is this balance of built and natural environment which underpins the character of this part of the Tweed Coast which can similarly be applied to a more local scale. Within Kingscliff locality many of the different urban footprints precincts are physically separated or broken by different landscape character zones. There are not too many areas within the locality which form continuous urban expanses. In this way landscape which permeates between urban footprints provides visual relief.

The key visual 'green edge' character zones within the Kingscliff and Cudgen locality's include:

The northern approach – Heading south along the Tweed Coast Road from the intersection with the Pacific Highway, the landscape characteristics include a small dense pocket of sclerophyll forest on the western side which visually connects with the more open array of large eucalyptus trees across the Chinderah Golf Course site. This is mirrored on the eastern side of the Tweed Coast Road, where the scattered more open woodland lines the northern extents of the Business and Innovation Precinct and along the eastern edge of Tweed Coast Road.

The combined visual character of the northern approach character zone is one of relatively large eucalyptus trees on both sides forming a strong landscaped edge. Heading south the northern approach then gives way to open farmland to the west which offers panoramic views towards the border ranges and Terranorra Ridgeline.

Melaleuca and she-oak forest – Within proximity of the Altona Road intersection with the Tweed Coast Road is a significant melaleuca forest which covers an area of approximately 36 ha. It extends east to Turnock Street and west to Crescent Street and primarily follows the roads edge and drainage corridor. Trees within this location are approximately 15–20 m in height and form a large pocket of vegetation between the western agricultural areas through to the back of the Kingscliff town centre which underpins its ecologically significant status.



The northern approach – The northern approach defined by sclerophyll forest on the western side and scattered She-Oak Forest on the eastern side.



Melaleuca forest – The melaleuca forest on the eastern and western side of Tweed Coast Road has a canopy height of between 15–20 m and forms part of a larger 36 ha vegetative area (to the east) which is ecologically significant.



Cudgen intersection – Cudgen Road and the Tweed Coast Road intersection is at the confluence of urban and agricultural land uses. Surrounding open agricultural landscapes, including the detail of the stacked stone wall, visually define this character zone. There is opportunity to enhance the landscape character with additional native vegetation buffer planting heading north along Tweed Coast Road.

Cudgen intersection – The signalled four way intersection between Cudgen Road and the Tweed Coast Road is at the confluence of urban and agricultural land uses and visually demarcates the transition from surrounding agricultural land uses to Cudgen Village to the west and access to the Kingscliff township to the east. Being the junction of two main collector roads this is a relatively busy wide and open intersection which breaks the linear visual experienced from the closed forests further north to a more open landscape, as experienced from a moving vehicle. Despite the higher traffic movements across this intersection, it's visual character is primarily defined by the red soil agricultural land uses to the south west of the intersection, Cudgen to the north west and a large open parcel of land currently not farmed to the east which adjoins the Tweed Valley Hospital site. This parcel is designated state significant farmland where a range of farming and ancillary agricultural uses could be pursued. As such this parcel is currently not identified for future urban development.

On two of the intersection's corners are stacked local rock walls defining the agricultural property boundary edge and form an important part of the local South Sea Islander cultural heritage. Whilst relocated from the original position to enable an enlarged intersection, these walls form a small but visually and historically important part of the landscape. It is important that the walls, and other walls within the locality be identified and appropriately managed and protected.

Red soil farmland – Heading south from the Cudgen Road intersection, the landscape opens into undulating red soil farmland which affords long views west to the peak of Wollumbin/Mt Warning the Border Ranges and ocean glimpses to the east. Built form within this area largely consists of farmland dwellings and agricultural structures such as farm sheds. Also of note within this area is the remnant vegetation within farmland. Examples include trees on the edge of paddocks acting as windbreaks. These form important part of the rural landscape that should be retained. Other built form elements include small road side stalls which provide an opportunity for local residents to purchase farm grown fruit and vegetables. The southern end of this character zone is demarcated by a parcel of land utilised for eucalyptus forestry.

Coastal foreshore – The coastal foreshore can be broken into three distinct landscape character zones: the northern end of Kingscliff Beach, the stretch of Beach that adjoins the town centre (Bowls Club, Holiday Park) and the southern portion of the coastal zone, south of Cudgen Creek.

The view field of the northern portion of Kingscliff Beach curves around to Fingal Head with views to Cook Island beyond. A narrow strip of dunal vegetation separates the beach from a coastal foreshore public reserve and adjoining urban development. A shared pathway runs the length of this portion of the coastal reserve providing walking and cycling access from the northern precincts to the town centre. This reserve is embellished with a series of picnic and bbq shelters, children's playgrounds, exercise equipment and an amenities block.

The town centre portion of the coastal zone currently has a bowls club and holiday park adjoining the coastal reserve, effectively severing public access to the beach in this area. As identified within section 2.0 of this precinct plan report, the kingscliff Foreshore revitalisation reduction the holiday park envelope and developed the new Rowan Robinson Park with improved beach access. The park connects the beach with the town centres and enables panoramic coastal views to the north and south.

The southern portion of the coastal foreshore (south of Cudgen Creek), whilst historically extensively sand mined has regenerated into its natural landscape character with a narrowed dunal system and dense strip of dunal vegetation. A shared pathway positioned at the back of the hind dune runs the length of the southern coastal foreshore area, providing a link between the residential and tourist areas of Salt and Seaside City, and beyond to Casuarina and Cabarita.



Red soil farmland – Heading south from the Cudgen Road intersection, the landscape opens into undulating red soil farmland which affords long views west to the peak of Wollumbin/Mt Warning and ocean glimpses to the east.



Coastal foreshore – The coastal foreshore can be broken into three distinct landscape character zones including north Kingscliff Beach, the highly modified town centre beach stretch and the south Kingscliff Beach stretch.



Estuary edges – Landscape character zones range from modified edges such as the boat ramp area which provide access to the waters edge to less modified more natural edges including areas of significant mangroves, coastal wetlands, saltmarsh and seagrass which contribute strongly to its ecological significance.

Estuary edges – The Cudgen Creek estuary, is highly valued by the community and is a focal point for recreation and tourism. Landscape character zones along the length of the creek range from modified edges such as the boat ramp area which provides access to the waters edge to less modified more natural edges including areas of significant mangroves, coastal wetlands, saltmarsh and seagrass which contribute strongly to its ecological significance.

Lots 1 & 2 DP 1117599, formerly known as 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, particularly the eastern portion, it provides an important ecological link from the beach to the creek. 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 the Department of Planning and Infrastructures North Coast E-Zone Review. At the time of writing, Aboriginal Land Claim 36519 by the Tweed Byron Aboriginal Land Council over Lots 1 and 2 DP 1117599 was granted in accordance with s.36 of the *Aboriginal Lands Rights Act 1983*.

Drainage corridor – A drainage corridor running from south to north receives overland flow from elevated lands east of the Cudgen intersection from farmlands to the west in proximity to Altona Road and from the low lying lands to adjoining the town centre to the east. The drainage corridor extends through Kingscliff's northern precincts ultimately draining into the Tweed River at Chinderah. This drainage corridor is edged by Melaleuca and She-Oak forest along its length. There is a significant opportunity, in the context of future urban expansion over northern greenfield sites, to provide a wider north south drainage corridor which would serve to reinstate riparian vegetation, improving the filtration and treatment of receiving waters and straightening local ecological links. There is also opportunity to integrate linear open space including a shared pathway which would link this precinct to Elrond Drive, North Kingscliff and the Business and Innovation Precinct adjoining the Chinderah Light Industrial Estate.

8.12.3 Green Edge Precinct Opportunities

The coastal and estuarine landscaped, tracts of native vegetation and rural farmlands underpins Kingscliff's unique landscape and visual character. Preserving the visual and landscape character was strongly expressed through community consultation processes where feedback consistently the beach, creek, bushland areas as their favourite parts of Kingscliff.

As part of planning and development processes it is important that key view fields and landscape characters are clearly defined and where appropriate implement mitigating measures to reduce visual and landscape character impact.

Masterplanning and Subdivision

Future masterplanning and subdivision design processes provide an opportunity to strengthen and enhance landscape character. This is achieved by retaining and strengthening existing stands of vegetation and retaining key topographic features. Retention and strengthening of vegetation in particular has the effect of creating a green edge and buffers between precincts.

Subdivision landscape design together with water sensitive urban design (WSUD) opportunities should integrate strong ecological links through precincts and where possible be combined with connecting pathways and cycle routes. Street trees should be specified to suit the local landscape character and streetscape context.

Within subdivision areas street trees should be located to be clear of potential driveway cross overs and to enhance streetscaping and shade opportunities. Increasing landscape and vegetation within subdivision areas improves streetscape character, provides more opportunity for stormwater infiltration and reduce heat island effects.

Scenic Landscape Strategy

Council is currently embarking on the preparation of the Tweed Scenic Landscape Strategy (TSLs) which will act as the overarching framework for the management of scenic quality across the Shire.

There is an opportunity that this framework includes a methodology for assessing landscape and scenic quality across a range of scales including a site by site level which could then be applied to specific development site. This localised scenic assessment could then be undertaken with specific reference to the value the local community places on it and impact on locality visual character.

It is important to note that in terms of view impact some locations have a capacity to accept change whilst still retaining the visual character of the area, whilst others are more sensitive to visual modification. This level of sensitivity contributes to the level of protection required. This should be identified and incorporated into any visual analysis early in the concept design phases prior to development.

Ecologically Significant Lands

Council is currently embarking on an E-Zone review process by mapping and applying E-Zone criteria prescribed within the Northern Councils E-Zone review (2015).

In terms of ecologically significant lands identified within the locality, there is an opportunity for detailed ecological assessment to form a valuable part of defining developable and conservation footprints over key development sites. In these instances there is a requirement to 'avoid and minimise' impacts to protect these areas.

Protecting ecologically significant lands also protects and strengthens the localities landscape and visual character. It is important that masterplanning, planning proposal and development application processes incorporate provision for ongoing habitat management.

Rural and Landscape Character Zones

For land that falls outside of areas of environmental protection zones, but still forms an important part of the visual landscape character, there is an opportunity to preserve and strengthen these character zones.

Within the area there is a substantial amount of rural land that is nominated as State and regionally Significant Farmland. The current Section 9.1 Ministerial Directive 5.3 Farmland of State and Regional Significance on the NSW Far North Coast states that a planning proposal must not rezone land identified as "State Significant Farmland" or "Regionally Significant Farmland" for urban or rural residential purposes. As such the agricultural primacy across these sites, and their rural visual character, will be retained.

There will also be a requirement as part of the KLP&DCP for development sites to address relevant objectives, planning and design principles and controls. These include the creation of landscape setbacks and streetscaping along key movement corridors (Turrook Street, Tweed Coast Road, Casuarina Way, Pearl Street, Kingscliff Street) to strengthen landscape and visual character.

8.12.4 Green Edge Precinct strategies

1. Facilitate the protection and management of land identified as environmentally and/or ecologically important through appropriate land use zoning and provision for ongoing habitat management. Identify areas of planting offset through a masterplanning, planning proposal process and subdivision development application processes.
2. Protect, strengthen and enhance the important environmental qualities of the coastal and estuary zone. These include public foreshore reserves that extend the entire coastline of the district and includes important dunal systems and significant riparian vegetation and wetlands that adjoin Cudgen Creek. Where future development adjoins coastal and estuary zones a 50m buffer to High Water Mark (HWM) is generally required. This buffer distance may increase depending on the specifics of the proposed development and adjoining environments and land use.
3. Protect, strengthen and enhance the areas of high visual amenity within the locality. This will be achieved by ensuring existing agricultural and environmental areas remain protected (including all State significant farmland) and ensuring that new development, particularly on the interface with public and natural areas is compatible and considers impacts on views as part of the masterplanning, planning proposal and development assessment process.
4. Protect, strengthen and enhance vegetative edges, buffers, corridors and street trees which border and permeate each of the precincts. This includes but is not limited to:
 - Require a 20m vegetative buffer edge to the Business and Innovation Precinct site adjoining the eastern side of the Tweed Coast Road and north of the Cudgen Intersection (east side) reflective of the height of trees within this location.
 - Require a 20m vegetative buffer edge to the Cudgen Precinct development site along the western edge of the Tweed Coast Road.
 - Require street tree planting scheme along the extended Turnock Street continuing east along the existing length of Turnock Street. Integration with a future dedicated path and cycleway is recommended. Increasing suitable native coastal vegetation within the coastal reserve north of the town centre including additional shade vegetation on either side of the shared pathway.
 - Increasing street tree planting along north Pearl and Kingscliff streets.
- Increase density of planting along Casuarina Way south of Cudgen Bridge.
- Increase density of planting along Oasis and Windsong Way in Seaside precinct to provide more of a visual separation from adjoining settlements and create a continuous canopy linking Cudgen Creek (west) to the coastal foreshore east).
5. Protect, strengthen and enhance State Significant Farmland and rural areas. The substantial farming potential of the existing agricultural zones in the locality will be protected as a finite resource and remain protected from any conflicting non-agricultural activities. New development must incorporate adequate buffers within development sites rather than within existing agricultural lands. At typical buffer of 80 m to agricultural land is required to residential development. These buffers may increase depending on the specifics of the proposed development and nature of the adjoining agricultural land uses.
6. Encourage landowners of Lots 6 DP 727425 and part of Lot 3 DP 828298 to explore more innovative and publicly accessible agricultural land use pursuits given the sites high visibility and ease of access while acknowledging the sites RU1 Primary Production zoning and State Significant Farmland designation. This could be a combination of a working farm with a range of other agricultural and farmed based activities. Note additional ancillary uses where the agricultural primacy is maintained maybe considered as 'additional permitted uses' which would be the subject of a planning proposal. Landowners are encouraged to discuss any preliminary opportunities with Council.
7. Co-ordinate the Kingscliff Locality Plan and Tweed Scenic Landscape Strategy by identifying the key view fields and landscape elements which require protection and careful management.

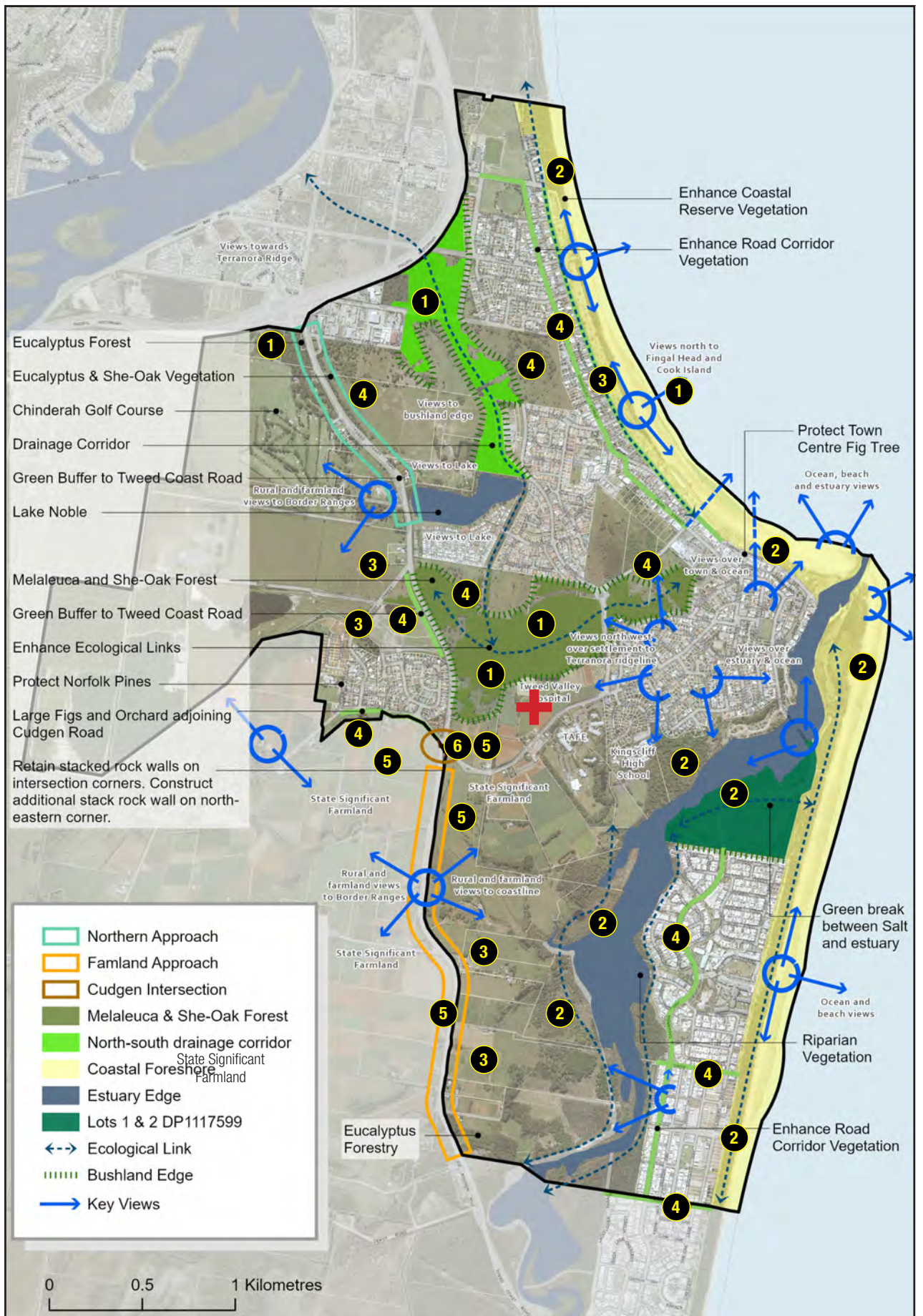


Figure 8.37 Green Edge Precinct character strategies

