

8.3 Turnock Street Precinct

8.3.1 Existing condition

Located to the immediate west of the Kingscliff town centre, the undeveloped Turnock Street Precinct is zoned R1 General Residential. The site is low lying (approximate elevation RL 1.0) and flood liable. Previous development applications have granted consent to the filling of part of this precinct.

Part of the site is mapped as coastal wetlands under the State Environmental Planning Policy (Coastal Management) 2018 and has ecologically significant coastal rainforest, known habitats for the endangered Wollum Froglet and Mitchells Rainforest Snail.

Outside of these ecologically significant areas, the precinct presents good urban development opportunities given its adjoining proximity to the town centre.

Turnock Street is a key collector road and the primary access route from the Tweed Coast into the Kingscliff Township via Cudgen Road. To improve future road access options into the Kingscliff there are plans to extend Turnock Street through to Tweed Coast Road as part of the 'Tweed Road Development Strategy' (TRDS). The timing and of this new collector road will be dependent on the development of the West Kingscliff precinct. The alignment will be informed by a consideration of the environmental and flooding constraints.

An on road pedestrian and cycle path is currently located along the northern edge of the Turnock Street carriageway, but provides little amenity in terms of shade, rest spots and seating, lighting or physical (safety) separation from the road lanes.

A substantial part of the Turnock Street Precinct has historically been cleared, however a significant amount of vegetative regrowth has occurred in more recent years.

On the northern part of the precinct, water currently drains north into a stormwater drain at Blue Jay Court. An endangered ecological community (EEC) has been identified along the north eastern edge of the precinct backing onto development which fronts Pearl Street.

To the south of Turnock Street, an open drain runs from east to west. South of the drainage line are remnants of coastal rainforest and identified coastal wetlands which are known habitats for the endangered Wollum Froglet and Mitchells Rainforest Snail.

8.3.2 Built form character

Apart from the Turnock Street and the low density subdivision to the north, the Turnock Street Precinct remains largely undeveloped. Having such a large parcel of undeveloped land which directly adjoins the town centre is unique given that lands which surround (to the east, north and west) have now largely been developed. It is also a key advantage in that its role and function of this site in accommodating the town centre and housing needs of a growing population can be more strategically considered.

Despite the low set nature of the land and high water table, the Turnock Street precinct area offers a unique development opportunity to accommodate town centre expansion and higher density housing. Approved site filling over part of the sites will facilitate future urban development above the nominated design flood level.

The more recent subdivision development to the north of the precinct released 50 allotments which gain access off Pearl Street. Despite the sites R1 General Residential zoning and good proximity to the town centre, the subdivision accommodates low density detached dwellings. Whilst the subdivision provides additional much needed housing stock, the low density yield does not capitalise on the locational advantages.

With this in mind it will be important that development over the balance of this greenfield development sites provides for a more diverse range of housing types which increases both housing stock and density.

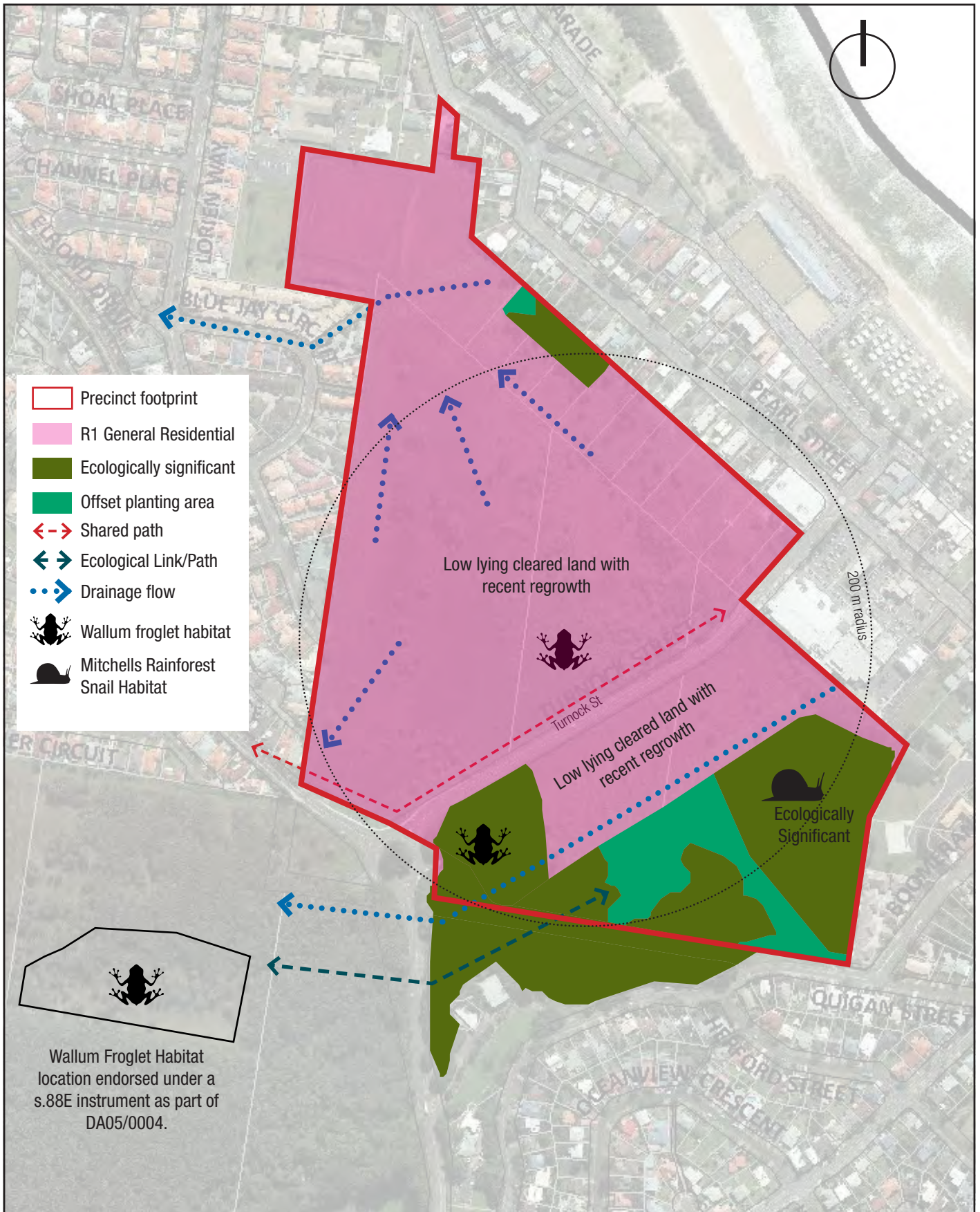


Figure 8.8 Turnnock Street Precinct (existing)

8.3.3 Open space and public domain

The Turnock Street Precinct is largely undeveloped and as such there are currently no open space or public domain elements apart from the on-road pedestrian and cycleway on the northern side of Turnock Street carriageway. Despite the share paths popular use, it has a low level of amenity in terms of shade, rest spots and seating, lighting or physical (safety) separation from the road lanes.

Considering the precincts proximity to the town centre there are a number of key open space and public domain opportunities including:

- **Tree lined entrance boulevard** – an opportunity for Turnock Street to be a tree lined character defining principle collector road which includes dedicated pedestrian and cycle pathways which would connect West Kingscliff including the residential areas off Elrond Drive with the town centre.
- **Passive recreation opportunity** – creation of a new neighbourhood park within the northern part of this precinct 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.
- **Precinct connectivity** – Given the proximity to the town centre and opportunity for medium density housing typologies, it will be important to 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.
- **Integrated community facilities** – opportunity for a new neighbourhood park to be co-joined with community based uses which may include community and early childhood facilities in alignment with Council's Community Facilities Plan.
- **Dedicated environmental protection** – opportunity for the lands to the south of the drainage channel (south side of Turnock street) to be allocated an environmental protection zoning consistent with this areas ecological significance.
- **Turnock Street landscape setback interface** – opportunity for new buildings (outside of expanded town centre area) fronting Turnock Street to be set back from Turnock Street to accommodate a wide landscape setback to support street trees to provide shade and improve streetscape amenity.



Turnock Street Precinct character – Located immediately adjacent to the Pearl Street Shopping precinct and still only situated 250 m from Marine Parade, the Turnock Street precinct is characterised by flood liable low lying lands north and south of Turnock Street is flood liable along with significant stands of vegetation, ecological and habitat areas principally located on the southern parcel at the foot of Kingscliff Hill. Existing development consents exist over the northern and southern portions of this land to fill facilitating future urban development.

8.3.4 Design and planning opportunities

The Turnock Street extension will redefine the primary access route into Kingscliff. As such the precinct presents significant urban development opportunity which will enable the expansion of the town centre and provide higher density housing types which capitalise on the proximity to the town centre and coastal foreshore areas. There is opportunity to integrate public domain areas, traffic management and increased carparking as well as more dedicated pedestrian and cycle paths.

There is also good opportunities to strengthen and protect areas of ecological significance by linking up with lands further to the west.

The key planning and design opportunities for this precinct include:

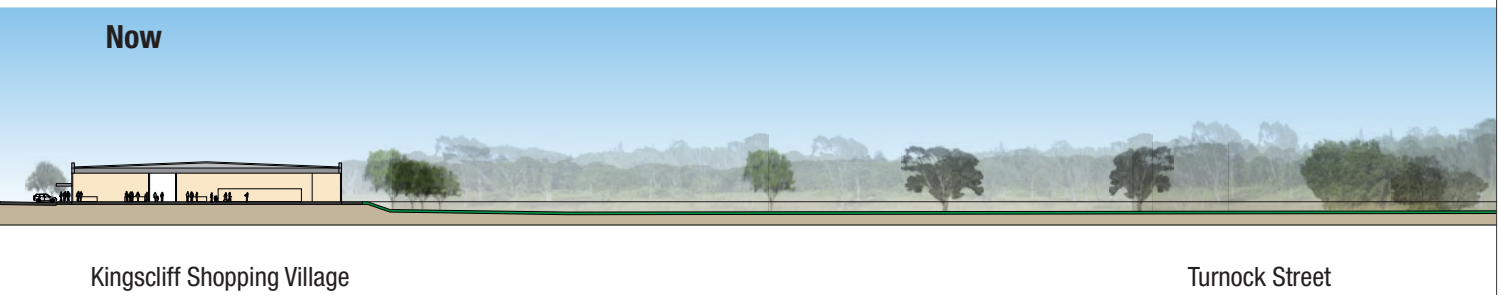
- Promote opportunities to expand town centre uses along Turnock Street through the allocation of appropriate land use zoning to facilitate a wide range of town centre and medium density residential land uses.
- By expanding town centre growth along Turnock Street reduce traffic and car parking load on Marine Parade and Pearl Street.
- Promote opportunity for mixed use development along part of Turnock Street incorporating active ground floor retail uses closer to the Pearl Street intersection, and shop top housing mix uses extending further west along Turnock Street.
- Provide opportunity for mixed use and residential flat buildings (13.6 m) heading west along Turnock Street to take advantage of the close proximity to the existing centre and encouragement of higher densities along principle movement corridors.
- 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.
- Encourage a mix of medium density housing (shop top housing, residential flat buildings, low rise medium density housing) opportunities across the precinct to take advantage of the flat site topography and good walking proximity to the existing town centre.
- Given increased density opportunities, there is opportunity to integrate a new park as a defining precinct element.

- Limit points of access off Turnock Street with development sites gaining access off secondary access roads. Encourage direct pedestrian connections from development sites to Turnock Street.
- Integrate service vehicle access to service the existing and proposed retail uses off a common access point(s) to avoid regular vehicle and pedestrian circulation conflicts.
- Investigate opportunity for community based uses including a multipurpose community buildings in alignment with Council's Community Facilities Plan. Thee new community facility could be within or directly adjoin the new park.
- Identify significant vegetation and wildlife habitat areas and instigate appropriate land use zones and management plans.

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

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

Now



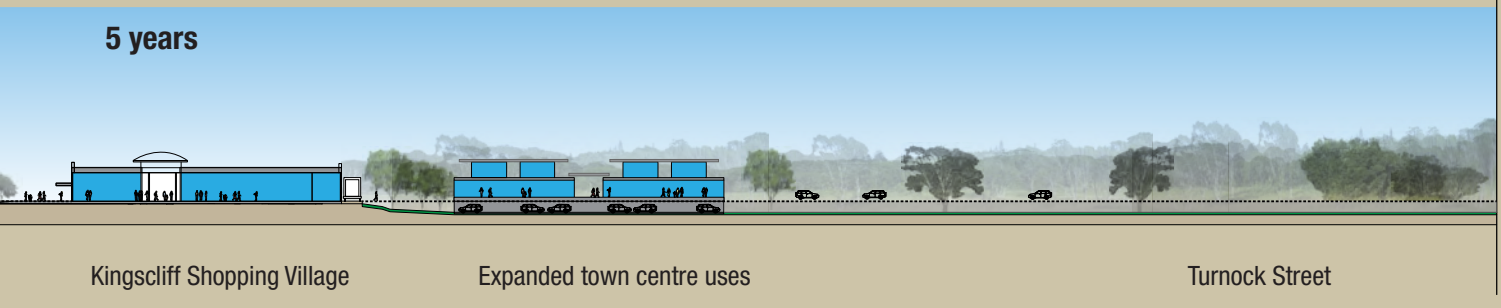
Expanded retail functions including improved car parking areas.

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

Street tree embellishment along Turnock St.

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

5 years



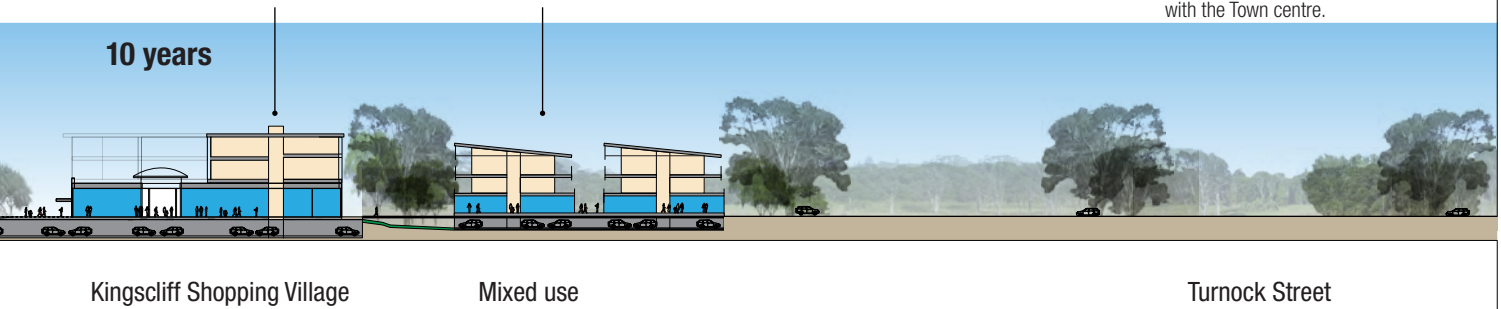
Expanded commercial uses over shopping centre to 13.6 m with basement car parking below.

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

Street tree embellishment along Turnock St.

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

10 years



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

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

New residential flat building development with basement car parking.

Retain view corridors between buildings.

20+ years

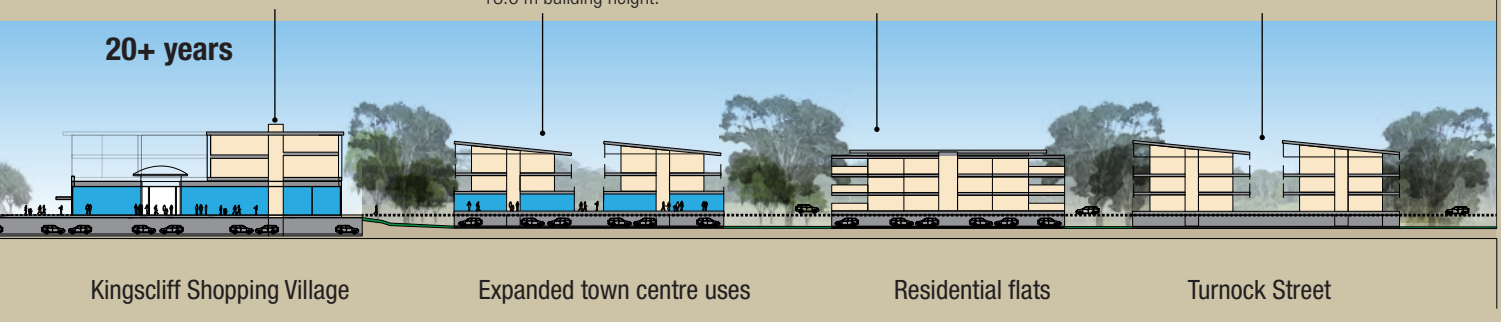


Figure 8.9 Turnock Street Precinct sections

8.3.5 Turnock Street Precinct Strategies

1. Facilitate the future development of the Turnock Street precinct through a design led masterplan process and planning proposal process which will enable the expansion of the town centre and provide higher density housing types which capitalise on the proximity to the town centre and coastal foreshore areas. Land uses will include a mix of business, residential, open space and community uses. More dedicated pedestrian and cycle paths will improve connectivity. Areas of ecological significance will be appropriately zoned and strengthened by opportunities for offset planting and rehabilitation to more degraded natural environment areas.
2. 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.
 - 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.
 - Public domain requirements for new buildings fronting Turnock Street.
 - Integrated street lighting, parking, landscape bays and WSUD streetscape elements.
3. Facilitate town centre staged growth and expansion along Turnock Street through a B4 Mixed use zone to include an expanded range of retail, commercial, community, open space, tourist and residential uses through appropriate land use zoning with building height to 13.6 m.
4. Facilitate residential flat building development along the western portion fronting Turnock Street adjoining the town centre expansion area with a building height to 12.2 m (post site fill).
5. Facilitate a mix and diversity of medium density housing opportunities through an R1 General Residential or R3 Medium Density zoning including affordable and aged housing across the northern portion of the precinct to take advantage of the flat site and good proximity to the existing town centre. Achieve affordable housing outcomes through coordinated negotiations between Council, the developer and affordable housing providers to meet the masterplan and the agreed affordable housing benchmarks.
6. Develop a network of connected open space within the precinct. This includes the creation of park(s) within the northern part of this precinct 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. There is opportunity to embellish the small littoral rainforest patch within this park.
7. Achieve strong pedestrian and cycling connections throughout the precinct. Pathways should connect activity areas with residential areas through a network of open space and key movement corridors that have a high level of amenity in terms of street trees for shade and regular way points with water and seating.
8. Encourage the development of 'soho' live work opportunities with a retail/commercial unit on the ground level and residential accommodation above.
9. Relocate the town centre service station to a new site fronting the Turnock Street roundabout which could be co-located with other retail tenancies or small scale commercial workspace.
10. Develop a new multipurpose community building within either the Turnock Street or Town Precinct for in alignment with Council's Community Facilities Plan. This building could be co-located with a preschool and/or early childhood facilities and area of open space.
11. Facilitate the protection and management of land identified as ecologically significant through appropriate land use zoning and provisions for ongoing habitat management including areas nominated offset planting.

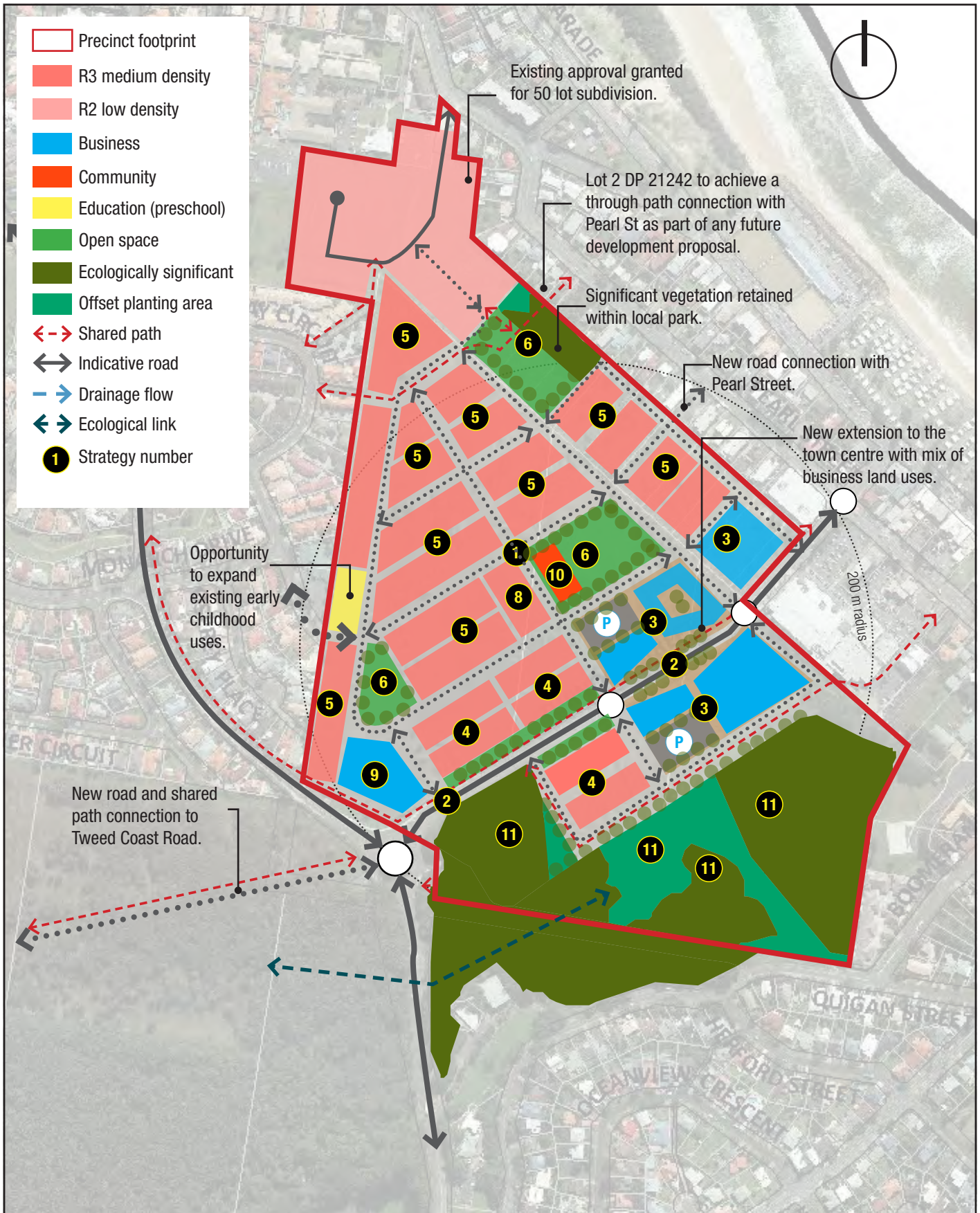


Figure 8.10 Indicative Turnock Street Precinct structure plan



Figure 8.11 Indicative Turnock Street Section – Mixed Use Interface

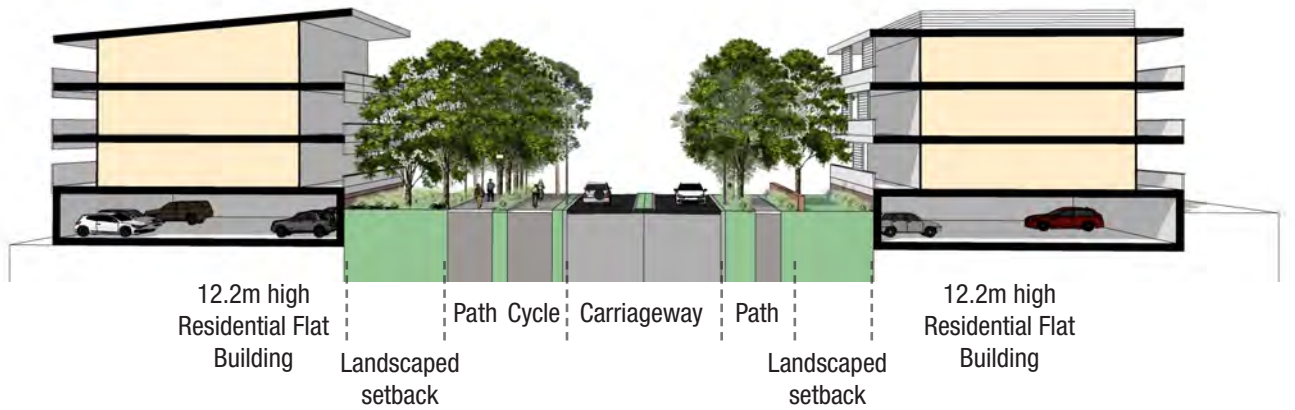


Figure 8.12 Indicative Turnock Street Section – Residential Interface



Existing condition



Indicative montage

Turnock Street – As the primary gateway entrance into Kingscliff from the Tweed Coast Road, Turnock Street will be designed as a character defining collector road integrating traffic movement, cycle and pedestrian movement, parking, shade and lighting with landscaping including street trees.



Turnock Street Precinct – The precinct will enable the expansion of the town centre and provide higher density housing types which capitalise on the proximity to the town centre and coastal foreshore areas. Land uses will include a mix of business, residential, open space and community uses. More dedicated pedestrian and cycle paths will improve connectivity. Areas of ecological significance will be appropriately zoned and strengthened.



Legend

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

8.4 Beachfront Precinct

8.4.1 Existing condition

The Beachfront Precinct is located to the east of Kingscliff Street heading north from the town centre to Wommin Bay Road.

The land use within this precinct is predominantly residential, with many three storey residential flat buildings fronting Marine Parade which take advantage of views over the coastal reserve and the Pacific Ocean to the east. The predominant residential flat building housing type found within this precinct is consistent with the R3 Medium Density Residential zoning.

In terms of access and movement, Kingscliff St, Pearl St and Marine Parade are the primary north-south roads providing access onto Wommin Bay Road which then connects through to Chinderah Bay Drive which in turn provides access onto the Pacific Highway. Since the implementation of the Marine Parade one-way system south of the Turnock St intersection, Pearl and Kingscliff Streets carry the primary north-south traffic movements linking the north precincts through the town centre to the southern precincts (Salt, Seaside and beyond).

As such this north-south collector road plays a key role in defining the character of this part of Kingscliff. The streetscape character along Marine Parade, Pearl Street and Kingscliff Street are relatively wide and open road reserves. Although there are street trees interspersed along the length of these streets, they do not currently form a strong landscape element. Whilst the presence of overhead power lines would interrupt more structured street tree planting, there is a significant opportunity for additional street trees along its length.

In addition to the strong north south movement along Marine Parade and Kingscliff/Pearl Street, the Beachfront Precinct is also serviced by rear laneways. These laneways also running in a north south alignment between Marine Parade and Pearl Street and provide service and car parking access to adjoining properties which enjoy a dual street frontage.

8.4.2 Built form character

The Beachfront Precinct has been an area in transition for the last 20 years with the gradual redevelopment of the small coastal cottage into larger multi-unit developments capitalising on ocean views and proximity to the linear coastal reserve and flat walkable proximity to the town centre to the south.

Although there are still a number of smaller dwellings on relatively large blocks within the precinct, the low density built form character has shifted due to the prevalence of the large three storey residential flat buildings and other medium density housing types. This is reinforced with this precincts current R3 Medium Density Residential Zoning with many of the smaller dwellings marketed as much larger 'development opportunities'. This precinct currently has a 13.6 m height limit although most buildings would be below 12.2 m in height.

Given the transformation of this precinct has been relatively gradual over a 20 year period, there is not a strong architectural cohesion or built form reference to the coastal subtropical context.

Many of the older stock of the residential flat buildings within this precinct are reflective of the 'six pack' face brick walk up format, most with limited outdoor living opportunities. More recent residential flat buildings generally present as larger buildings (representative of higher floor to ceiling clearances) with more of a material mix with larger balconies to take advantage of the views.

The character of the older smaller coastal cottages takes the form timber framed structures clad with lightweight materials including weatherboard and FC sheeting cladding, timber detailing. This contrasts to the newer larger development which typically utilise a heavier material palette of rendered concrete block, face brick, steel and glass.

As such, there is an opportunity to introduce a suite of design guidelines. The priority is to achieve housing which responds to the climate by including generous outdoor living areas, shaded elevations and generous landscaped areas as well as achieving a good mix of materials which reflects the coastal character. Given the gradual transformation of this precinct from low to a higher density will also give rise to the need for additional ancillary land uses to service the growing residential population which could include small scale local retail and food and beverage outlets.

8.4.3 Open space and public domain

Whilst there are no open space or public domain areas within the defined precinct boundary (see Coastal Foreshore Precinct), there are two of Kingscliff's principle active and passive open space areas which directly adjoins the precinct.

These include the coastal foreshore reserve which runs along the precincts eastern boundary and the Kingscliff Sports Fields to the north of Wommin Bay Road and west of Kingscliff Street.

The coastal foreshore reserve combines dunal vegetation, open grass areas, small playground, bbq and seating shelters. A shared path along the length of the coastal reserves provides pedestrian and cycle access between these embellished park elements as well as provides a link to town centre to the south. Weekend markets are held twice a month within the southern portion of the reserve adjoining the Kingscliff Bowls Club.

The Kingscliff sportsfields which include the Walter Peate Fields, Reg Dalton and Merv Edward Ovals adjoin the precincts north-western boundary. These active open space areas provide a visually attractive green edge demarcating to the north extents of the locality. This sporting precinct is an important community asset which brings great value to the local community and hosts a range of sporting pursuits including cricket, rugby league, soccer and athletics.

8.4.4 Beachfront Precinct opportunities

- Reduce maximum building height from 13.6m to 12.2m for medium density development to ensure new development is compatible with existing development in terms of overall height and scale (3 storeys).

- Encourage more innovative, contextual and climatic responsive medium density housing and tourist accommodation through additional design guidelines.

- Encourage opportunity for a small local retail store to provide day-to-day convenience and opportunity for food and beverage which could meet the needs of local residents and those staying at the North Kingscliff Holiday Park.
- Provide additional street trees providing a strong canopy the length of Kingscliff and Pearl Street visually asserting it as the main north south collector road.
- Provide additional street trees along the length of Marine Parade and more specifically the coastal reserves shared path providing a higher percentage of shade along its length.

- Verges along Marine Parade and Pearl Street to be progressively embellished with street lighting and pathway as sites develop.

- Encourage the future mixed use redevelopment of the Police Station site with active ground floor uses and engaging public domain or other civic improvements to interface streets.
- Reinforce east-west pedestrian connections in anticipation of additional population densities to the west particularly along Zephyr Street, Pacific Street and Ozone Street.



Beachfront Residential character – The built form character of the Beachfront Precinct is dominated by three storey residential flat buildings which for the last 20 years have been replacing the smaller coastal cottages. There is an opportunity for a more integrated street tree landscape scheme to improve the streetscape visual amenity, and design controls to achieve a built form outcome which more reflective the subtropical coastal context. The coastal foreshore reserve adjoining the precinct and the beach provides a high amenity lineal open space area with a shared path connecting through to the town centre.

8.4.5 Beachfront Precinct Strategies

1. Encourage medium density housing and tourist accommodation buildings which respond to the Kingscliff subtropical coastal character by considering:
 - Increased side setback provision to increase building separation.
 - Site analysis planning.
 - Embedding passive design principles.
 - Built form and building massing considerations.
 - Generous outdoor living areas (decks, terraces).
 - Using a mix of appropriate building materials.
 - Landscaping and communal open space.
 - Preferred for rear lane vehicular access and basement car parking where possible.
2. Retain rear laneway access to service and access medium typologies fronting Pearl and Marine Parade. Encourage infill development including 'Fonzie Flats' over garages.
3. Encourage the opportunity for a mixed use and/or tourist development with active ground floor retail uses within the precinct providing neighbourhood centre retail and/or food and beverage uses for the local residents and North Kingscliff Holiday Park. Shop top housing is permissible with consent within the R3 Medium Density Zone. Ideal sites include 132, 218, 230, 232, 248, 250 Marine Parade given the corner locations and existing freehold property title.
4. Undertake formal street tree planting to the length of Pearl Street to create a green canopy along its length visually demarcating it as the key north-south collector road. Encourage progressive under grounding of electrical and telecommunication infrastructure to enable a more considered street tree planting pattern.
5. Provide additional street tree planting along Marine Parade to increase the amount of shade to pedestrian pathways, improve visual amenity as well as to strengthen the ecological link with coastal reserve. Encourage and support the underground of electrical and telecommunication infrastructure to enable a more considered street tree planting pattern.
6. Strengthen connecting east-west pedestrian and cycling connections in anticipation of future development sites and increased residential density to the west. These terminating street end to align with beach access connections.
7. Continue design investigations into the construction of a youth activity area including a skate park, half court basketball and associated amenities with Jack Bayliss Park being one option.
8. Investigate the traffic prioritisation by way of reconfigured road alignment at the intersection of Kingscliff Street and Wommin Bay Road as part of future TRCP review based on revised population projection and traffic movement thresholds. Demarcate this intersection by way of additional landscape, signposting and potential artwork as a gateway location.
9. Require Lot 6 DP 21242 to become future road reserve providing access to the Turnock Street urban development site.
10. Require Lot 2 DP 21242 to incorporate a 3.0 m path connection between Pearl St and future development site to the west as part of any future development proposal.

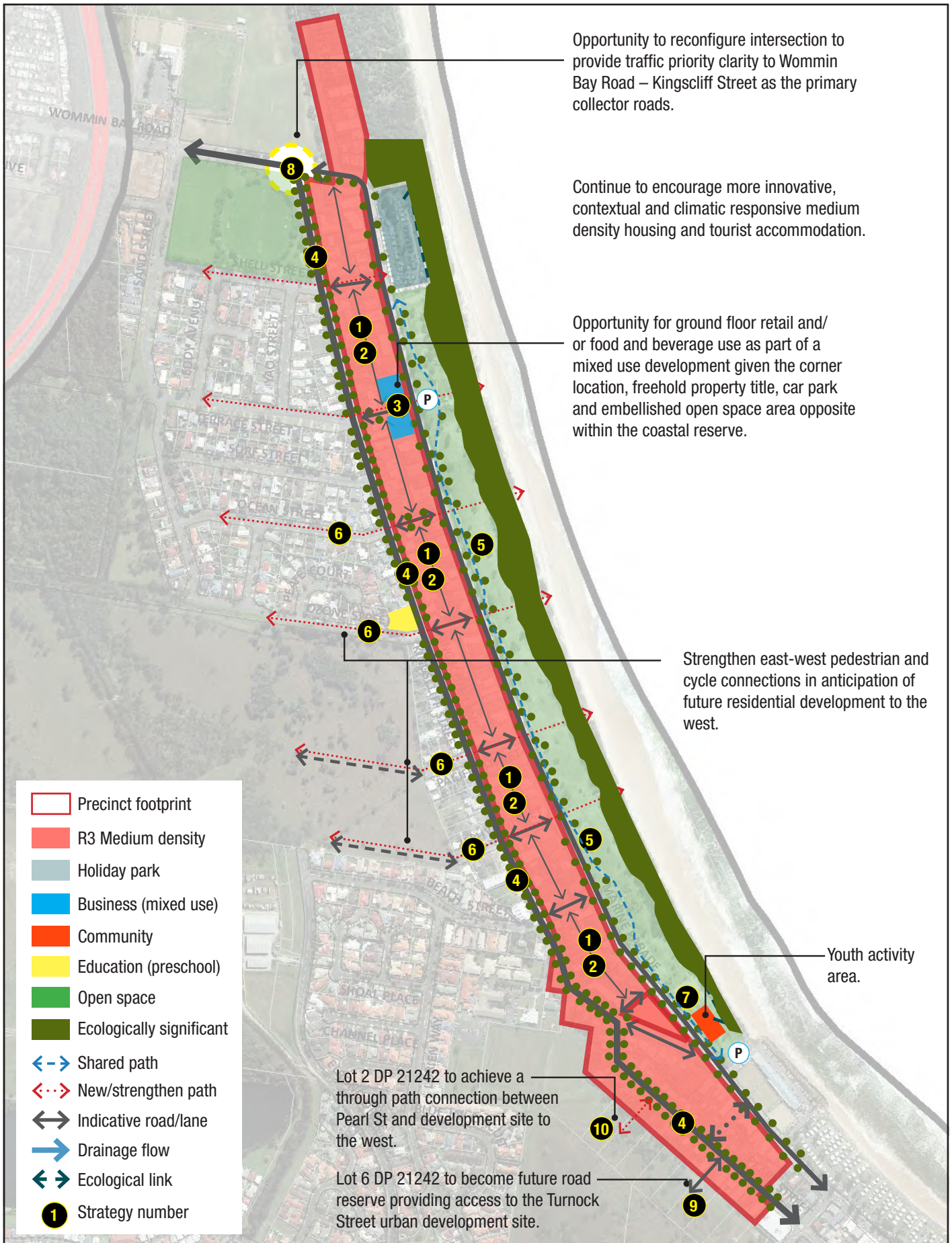


Figure 8.14 Indicative Beachfront Precinct structure plan