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## 8.5 North Kingscliff Precinct

### 8.5.1 Existing condition

North Kingscliff precinct has a low density residential character. Housing within the precinct was primarily developed through the 1970s and 1980s. More recently many of the homes have been substantially renovated and expanded with contemporary features and inclusion of secondary dwellings. The relatively large suburban blocks which has good proximity to the beach and coastal foreshore reserve make this a popular precinct for residing families.

There is a large undeveloped parcel of land zoned R1 General Residential under the TLEP 2014 located to the south of Ozone Street. This key site has the capacity within the existing planning framework to develop a diversity and range of residential accommodation types and provide a built form transition along the interface of medium and low density residential. The development of this key site will provide critical north-south and east-west connections, linking the North Kingscliff and Elrond Drive Residential Precincts.

Another significant land use within the precinct is the North Kingscliff Sports fields which host a range of 'active open space' pursuits including cricket, soccer and athletics. A sports fields masterplan has been developed which focuses on progressively updating sporting facilities and amenities to meet growing needs. In terms of movement and access Kingscliff Street is a collector road forming the precincts eastern boundary which intersects with Wommin Bay to the north. Wommin Bay Road connects with Chinderah Road and provides north access to the Pacific Highway.

Other land uses within this precinct include the Wommin Bay aged care facility with 70 residents and United Church Aged Facility with 90 residents. The Cudgen Leagues Club and associated Ned Byrnes Field (Rugby League) are also a key land use which is accessed off Wommin Bay Road to the north of the precinct.

On the opposite side of Wommin Bay road is two parcels of land (Lot 1 & 2 DP 12746) with a site area of 5,128 sqm and has a B2 Local Centre zoning. A service station has previously operated over the site however approval for its demolition was granted in 2001. A subsequent approval for a service station, restaurant and retail shops was approved in 2002 but was never built. This site presents an opportunity to develop a small local centre which will meet the day-to-day convenience needs of the local residents. Given the previous use and approvals granted, this site presents a good opportunity for the relocation of the existing town centre service station.

### 8.5.2 Built form character

The North Kingscliff Precinct has a low density residential character with detached single and two storey dwellings being the predominant housing type. While the existing subdivision was developed in the mid 1970s, old aerial photographs indicate ribbon development fronting Kingscliff Street dating back to the 1940s.

Given the subdivision age there is a mix of residential dwelling types and materials within the precinct which reflect different time periods. For example the smaller timber framed and clad cottages fronting Kingscliff St are the older building stock built in the 1940s and 50s. Houses west of Kingscliff St are predominantly face brick, render and tile roofs which were developed through the 1980s and 1990s. Most of the dwellings are on relatively large allotments (over 600 sqm) with equally wide road reserves. Most of the streets have an open feel with only a dispersed number of street trees throughout the precinct.

As much of the housing within the precinct was primarily built from the late 1970's to later stages in the 1990's, many of the homes have since been renovated and expanded. These relatively larger homes, combined with the walkable proximity to the beach and the coastal reserve underpins the popularity of residing within the precinct.

The development of secondary dwellings is also increasing in popularity within this precinct as land owners take advantage of the relatively large allotments.

With ready access to the Pacific Highway north and significant development potential of an 'activity centre' to the west uniquely positions the north Kingscliff precinct to provide additional housing types and future density increases to take advantage of these contextual opportunities.

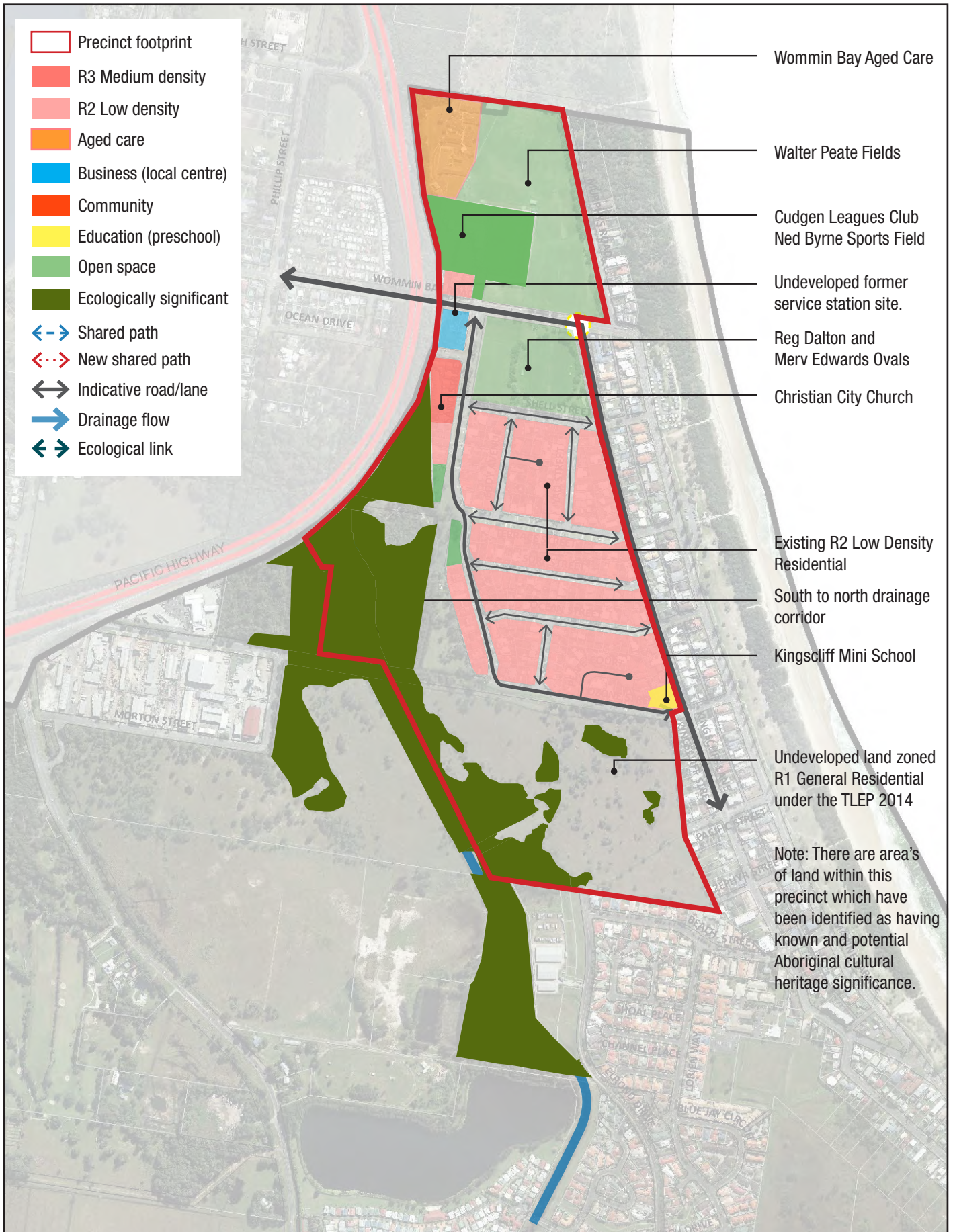


Figure 8.15 North Kingscliff Precinct (existing)

### 8.5.3 Open space and public domain

Open space within the North Kingscliff Precinct is centred around the North Kingscliff sporting fields which includes:

- Walter Peate Sports Field.
- Merv Edwards Oval
- Ned Byrnes Field.
- Reg Dalton Oval combined with the Cudgen Leagues Club.

Combined these fields currently fulfil a sub-regional active open space role serving the Kingscliff population catchment. In addition to the active open space role, these sporting fields form an open 'green entry' to this part of Kingscliff and is an important landscape and visual feature highly valued by surrounding residents.

The future management and planning of these sports fields have been addressed within the **Kingscliff Sports and**

### Recreation opportunities

- Progressively implement the actions of the Recreation Complex Masterplan (KSRC Masterplan) including:
  - Create a central recreation area at Walter Peate Sports Field and at Reg Dalton Oval/Merv Edwards Field.
  - Suitable clubhouses with views across premier fields, amenities, change rooms and storage servicing both the northern and southern sides of the Complex.
  - Shaded spectator mounds and grassed grandstand seating.
  - Path system providing loops.
  - Four formal car park areas within the complex and additional overflow car parking opportunities.
  - Significant planting of additional shade trees in key locations.

### Recreation Complex Masterplan (KSRC Masterplan)

A Masterplan undertaken over the North Kingscliff Sportsfields was undertaken in February 2015. The principle aim of the KSRC Masterplan is to provide a future vision for the complex, where the growing facility needs of the user groups, community and Council are established and envisaged. Figure 8.16 illustrates the proposed 'ultimate' embellishment for the complex, achieved through a staged development process, including:

### Sporting opportunities

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



**North Kingscliff character** – The North Kingscliff Precinct has a low density single and double storey residential character. As the precinct was progressively development through the 1970s, 1980s and 1990s the existing buildings are a combination of face brick and tile as well as timber framed and light weight clad dwellings on relatively large allotments. The large undeveloped allotment south of Ozone Street currently has an R1 General Residential Zoning and presents opportunities for a mix of low rise medium density housing types and local open space opportunities.

## 8.5.4 Design and planning opportunities

- Facilitate the protection and management of land along the drainage corridor and south west of Morton Street identified as environmentally and/or ecologically important through appropriate land use zoning and provisions for ongoing habitat management.

- Undertake due diligence and Aboriginal Cultural Heritage Assessment in accordance with the Office of Environment and Heritage Guide to Investigating Assessing and Reporting on Aboriginal Cultural Heritage in NSW (2011) over greenfield development sites and in consultation with the Tweed Byron Aboriginal Land Council as part of any future planning, design and construction of development within this precinct.

- Development of the Ozone Street site as a mix of housing types including low rise medium density and low density residential. Subdivision configuration of this site needs to consider the locality movement (vehicular and passive) opportunities and open space network.
- New road connections between Elrond Drive and Sand Street and a new road which provides an east-west connection between the North Kingscliff Precinct, across the Business and Innovation Precinct connecting with the Tweed Coast Road.

- Increasing residential density and building heights fronting Kingscliff Street which is the key north south collector road and public transportation route with an R3 zoning and building height of 9m to encourage low rise medium density housing types.
- Continue to facilitate secondary dwelling development within the existing residential areas providing affordable housing, 'aged housing in place' and inter generational family housing opportunities.
- Opportunity to embellish north south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses.
- Dedicated on road cycle path the length of Kingscliff Street/Pearl Street.



**North-South drainage corridor** – As part of the North Kingscliff Open Space Strategy there is opportunity to embellish the drainage corridor to include a shared cycle and pedestrian path along its length connecting the northern and southern precincts.

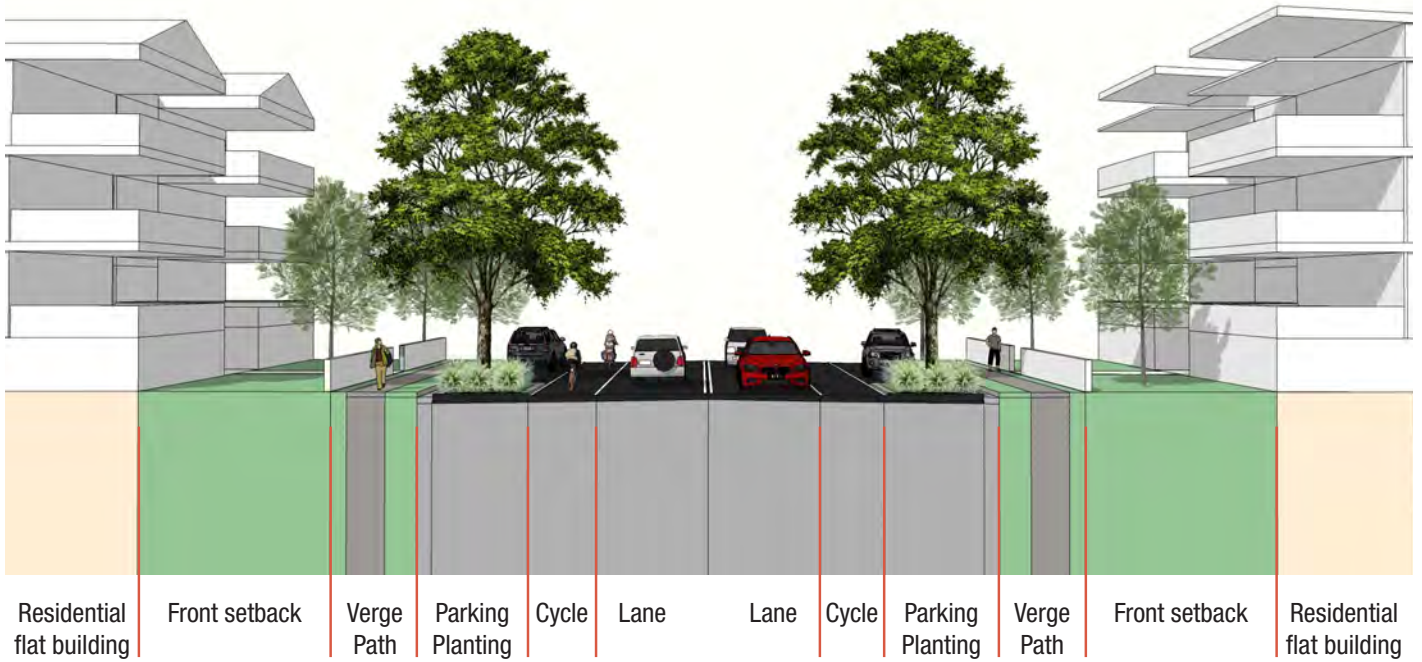


Figure 8.16 Indicative Kingscliff Street section

### Complex Master Plan - Overall layout

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



Figure 8.17 Kingscliff Sport and Recreation Complex Masterplan Source: Ross Planning

## 8.5.5 North 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 nominated for offset planting.
2. Undertake an Aboriginal Cultural Heritage Assessment in consultation with the Tweed Byron Aboriginal Land Council regarding the future planning, design and construction of development within this precinct given the known and potential occurrence of Aboriginal Cultural heritage sites within this precinct.
3. Facilitate future development of the Ozone St site (existing R1 General Residential zone) through a design led masterplan and planning proposal process as required to achieve balance as a mix of housing types including low density residential, low rise medium density residential housing. The masterplan should also include:
  - Nomination of low density development where green field development adjoins or interfaces with existing low density development.
  - A local park appropriately sized and embellished to meet the passive open space needs to the local residents.
  - A new north south road connecting Elrond Drive with Sand Street.
  - A new east-west road(s) connecting an extended Elrond Drive with the greenfield development site (Business and Innovation precinct) to the west.
4. Facilitate rezoning from R2 Low Density to R3 Medium Density with a building height of 9m to:
  - Allotments fronting Kingscliff Street (western side) which is the key north south collector road and public transportation route to allow additional medium density housing types. (Lot 1 DP758751, Lots 12-16 Sec 13 DP758571, Lots 6-10 Sec 14 DP758751, Lots 6-7 Sec 15 DP758751, Lot 50 DP1112250 being Lots 1-2 SP78936, Lots 1-2 Sec 16 DP 758571, Lot 30 DP1130320 being Lots 1-2 SP81156, Lot 4 Sec 16 DP758571 being Lots 1-2 SP39784, Lot 1 DP1183849, Lots 7-21 Sec 16 DP 758571).
  - Allotments on the western side of Sands Street north of Terrace St (Lot 37-39 DP249808, Lots 1-2 SP22189, Lot 101 DP1240865 being Lots 1-2 SP99903).
  - Allotments on the north side of Wommin Bay Road adjoining Cudgen Leagues Club (Lot 1 DP391999, Lot 5 DP878585, Lot A DP370864, Lot B DP370864, Lot 1-2 SP63190).
  - NB: Some of the above allotments may need to demonstrate adequate site vehicular access can be achieved. In some cases this may only be achieved through allotment amalgamation.
5. Consider land owner initiated rezoning residential options including R3 Medium Density with a 9.0m building height over Lot 118 DP 572524 against site considerations including proximity to environmental protection areas, potential for aboriginal cultural heritage sites, flooding and bush fire. Noting that these may be prohibitive factors.
6. 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 way points with water and seating. This includes:
  - Opportunity to embellish north south drainage corridor for combined drainage, vegetation, open space and passive movement (shared path) uses.
  - Dedicated on-road cycle lane along the length of Kingscliff Street/Pearl Street.
7. Continue to encourage the development of a small local within the northern portion of this precinct which may include a convenience store, small scale food and beverage, and/or relocated town centre service station site.
8. Continue to promote and embellish the Kingscliff sports and recreation complex as the locality's premier key active sporting areas in alignment with the Kingscliff Sports and Recreation Complex Masterplan. Investigate options to further expand active and passive open space opportunities with a preference for good accessibility to residential populations.
9. Undertake a future design and upgrade of the Wommin Bay Road, Kingscliff Street and Sand St intersections to prioritise the collector road traffic movement (Kingscliff St – Wommin Bay) and provide additional landscaping and streetscaping opportunities befitting of the locality gateway location(s).

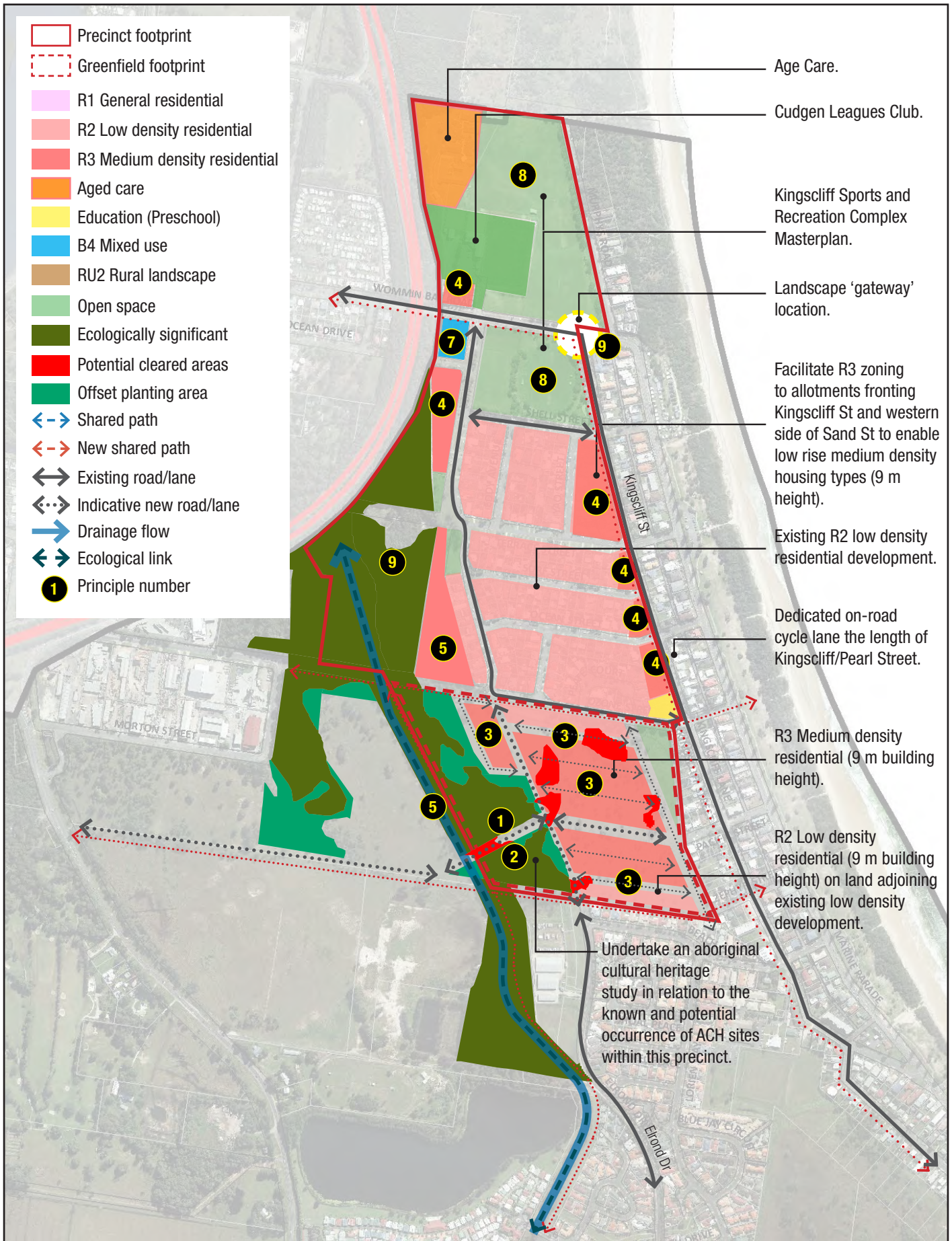


Figure 8.18 Indicative North Kingscliff Precinct structure plan



## 8.6 Business and Innovation Precinct

### 8.6.1 Existing condition

The Business and Innovation precinct is bounded by the existing Chinderah Industrial Estate (Ozone Street) to the north, undeveloped industrial lands to the west of Tweed Coast Road and the large tract of land (approximately 47.5 ha) to the south of the existing Chinderah Industrial Estate.

The existing Chinderah Industrial Estate gains access off Tweed Coast Road via Morton Street. This industrial area has an overall site area of approximately 8.6 ha and currently accommodates a range of light industrial type uses including but not limited to building and landscape supplies, automotive and mechanical repairs workshops, recycling depot, concrete batching plant, kitchen and joinery workshops, showrooms and adult services.

Despite having a 'circular' road configuration the estate is essentially a 'no through road' although local traffic often uses Ozone Street as an alternate back access to the service centre to access fuel, fast food and other ancillary retail goods. The service centre provides access both to Tweed Coast Road and the Pacific Motorway.

There is opportunity to improve the overall access and connectivity of this industrial area which can be considered in concert with the masterplanning of the large undeveloped site to the immediate south. One option is to pursue a new road connection which would link this precinct east to connect with the North Kingscliff Precinct.

The large (47.5 ha) area undeveloped land to the south of the existing industrial estate and west of the drainage channel presents a significant future development opportunity given its proximity and access to Tweed Coast Road and the Pacific Highway. It currently has an IN1 and 'deferred matter' zoning however given its strategic location, development potential includes accommodating a range of employment generating, business park, retail, education and residential land uses.

Apart from stands of ecologically significant native vegetation across the northern part of the site much of the balance of the site is cleared and currently used for agricultural purposes. A decommissioned wastewater treatment site is located in the south-eastern corner of this allotment which has been undergoing decontamination and rehabilitation works for a number of years.

### Flood condition

Although the site presents significant future development opportunity, it is relatively low lying and flood liable. Council's flood modelling indicates that this site is affected by the 1% AEP flood to a level of 3.2 m AHD, or approximately 1 m inundation depth across the floodplain. Council's policy for greenfield development is to adopt a design flood level governing fill and flood related building controls that take into account predicted climate change effects, namely sea level rise and increased rainfall intensities.

This increases the design flood level to 3.6 m AHD in this precinct. Floor levels for residential development require a further 0.5 m freeboard (to 4.1 m AHD – approximately 2 m above existing ground level), so a large degree of filling is foreshadowed in the development of this precinct. The Tweed Valley Floodplain Risk Management Study and Plan (TVFRMS 2014) examined a range of possible filling scenario's which takes in this precinct to assess the cumulative impacts of loss of flood storage due to the filling of this and surrounding sites.

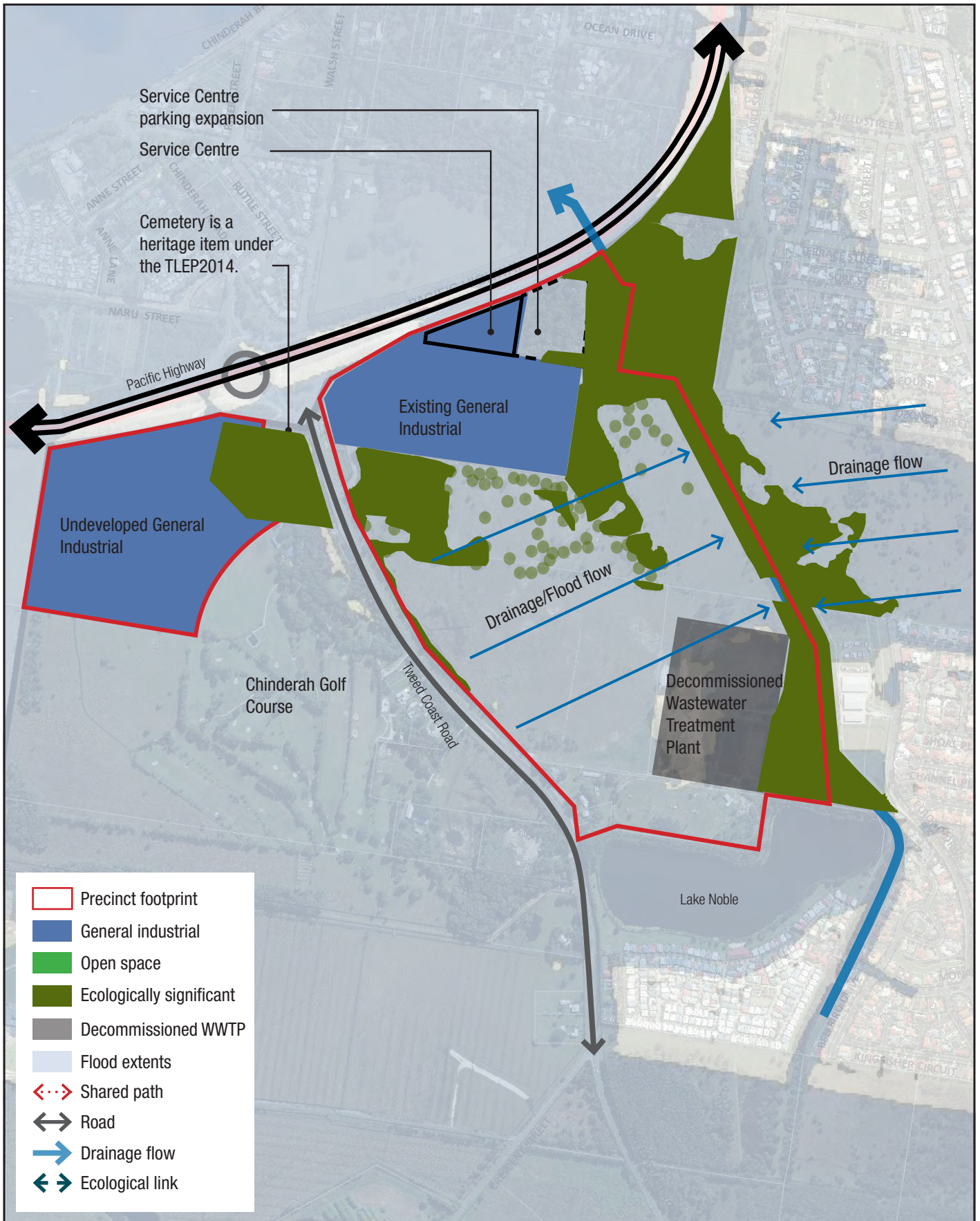


Figure 8.19 Business and Innovation Precinct constraints

## 8.6.2 Built form character

### Industrial estate

The built form character of the Chinderah industrial estate is typical of many 'light' industrial estates with a combination of concrete tilt up and colourbond clad warehouse style buildings, smaller clustering of industrial units and storage sheds, and open building material sales yards (timber, paving, landscape materials) with site offices.

The width of the road reserve caters to service delivery vehicle circulation and although there are some street trees, there is generally little streetscape amenity, open space and public domain areas for the local work force. Very few buildings within the industrial estate actively address the street with most being set back from the street boundary typically utilised for off street car parking. In most cases however, this setback has not been landscaped or used for outdoor amenity areas with generally poor pedestrian access or circulation across individual sites and across the estate on a whole.

Given the industrial estates strategic location but limitations for further light industrial expansion, there is opportunity over time to transition more towards a business park and or mixed use precinct which could facilitate a wider range of landuses including food hub production in association with the agricultural industry, creative industries hub, food and beverage offer and entertainment uses. Precedents include 'Habitat' in Byron Bay and Miami marketta.

### Undeveloped land

The large 47.5 ha undeveloped parcel of land to the south of the Chinderah Industrial Estate presents opportunity to establish a Business and Innovation precinct providing a diverse mix of business, retail, commercial, education, entertainment, community, cultural, health, open space and residential uses. In doing so this site presents one of the most significant development opportunities within the Tweed Coast.

As this site has a long frontage to the Tweed Coast Road and in this regard is highly visible, it is important that the masterplan acknowledges the need to achieve a high quality design resolution of urban development, built form, landscape and streetscape. The street frontage should including street trees and a vegetative buffer to Tweed Coast Road to enhance

the landscape character and integrate pedestrian and cycle links. In consideration of the need to full a substantial portion of the site above the design flood level, addressing the level differential between the Tweed Coast Road and filled development site will be an important urban design and landscape consideration.

Some of the key built form opportunities within the Business and Innovation precinct include:

- Pursue a design led structure/masterplanning process to underpin a planning proposal which establishes a mix of employment generating, retail, residential and open space land uses.
- Provide opportunities for a business park development to encourage more intensive employment generating land uses, commercial and business opportunities.
- Facilitate opportunities for the development of a health and/or education precinct which may include a regional hospital and health related services, tertiary education campus with ancillary uses including retail, open space and student housing.
- Provide opportunity for a retail centre, the size and range of uses to be determined through a economic and retail centres feasibility assessment within the context of the Tweed retail and centres hierarchy.
- Promote opportunities for mixed use development along a new 'main street' incorporating active ground floor retail use, street edge public domain and shop top housing mix uses.
- Encourage a mix of medium density housing opportunities including residential flat buildings to take advantage of the close proximity to the future Business and Innovation and principle movement corridors.
- Encourage the creation of a creative industries/startup hub which could be combined and co-located with other cultural and entertainment landuses centred around an area of public domain.



**Business and Innovation Precinct** – Located directly adjoining the Tweed Coast Road and Pacific Highway this precinct includes a relatively small light industrial area accommodating a range of building, landscape supply, mechanical repair, recycling uses. When combined with the undeveloped 47.5 ha parcel of land to the immediate south, there is significant opportunity to develop this precinct as a key subregional activity centre. This site has the potential to significantly expanding employment generating land uses within the region including larger integrated developments such as a business park, hospital, university campus, commercial and retail uses, as well as a range of student, tourist and residential accommodation types.

### 8.6.3 Open space and public domain

There is currently no public domain or public open space areas within the existing precinct boundaries, although the Chinderah Golf Course is located to the west of Tweed Coast Road.

Given the future development potential of this site which may accommodate a range of business, industrial, residential and the town centre there are also significant open space and public domain opportunities for this precinct including:

- **Tree lined entrance boulevard and street edges** – opportunities for a tree lined frontage along Tweed Coast Road (20 m wide landscape setback) as well as a tree line boulevard along an east west primary collector road intersecting with Tweed Coast Road to the west and connecting through to Kingscliff Street to the East. In addition to a strong pattern of street trees within the precinct, streets should be designed to facilitate a higher streetscape amenity for pedestrian and cyclists including pathways, shade, lighting, seating.
- **Network of public domain spaces** – Whilst dependent on the final masterplan and land use configuration, there is an opportunity to provide a central area of public domain and or network of public domain areas which may adjoin active land uses such as a regional retail centre, business park, hub of creative industries, entertainment and cultural uses.
- **Open space and recreation opportunity** – Depending on the masterplan and land use outcomes there is opportunity to create an open space area to cater for the open space and recreational needs of future residents and employees. This area 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. Given the flood constraint over the site, part of these open space areas could directly adjoin the north-south drainage corridor and act as an overland flow and storage area during times of high rainfall and flood.
- **Precinct connectivity** – Given the range of land uses which may be investigated across the site, and the relatively good proximity to the beach and coastal reserve to the east, 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. Collector roads should have on-road cycle paths.
- **Integrated community facilities** – Opportunity for a centralised open space area to be co-joined with community based uses and buildings which may include sporting club(s) building, community facilities in alignment with Council's Community Facilities Plan, and potentially a privately operated preschool and/or early childhood facilities.
- **Dedicated environmental protection** – Opportunity for the lands along the existing drainage corridor as well as vegetation across the sites north and north west extents to be allocated an environmental protection zoning consistent with the identified ecological significance.
- **Landscape drainage swales** – Given the flow of surface water is currently towards the existing north-south drain there is an opportunity to integrate east-west landscape swale which provide a drainage and flood event flow management whilst also integrating opportunity for landscape and ecological habitat. There is also significant opportunity to provide a wider north south drainage corridor which would serve to reinstate riparian vegetation communities strengthening local ecological links which would also treat and filter receiving waters. As part of this north-south corridor, there is also opportunity to integrate linear open space including a shared pathway which would link this precinct to Elrond Drive.

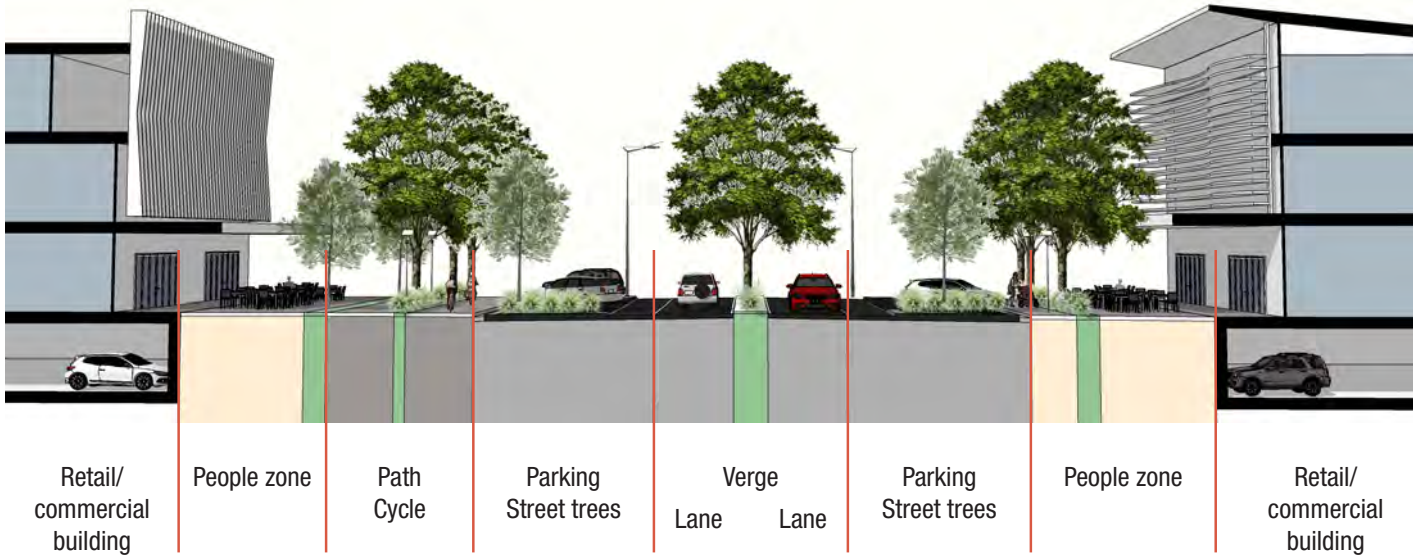


Figure 8.20 Indicative Business and Innovation Precinct Boulevard

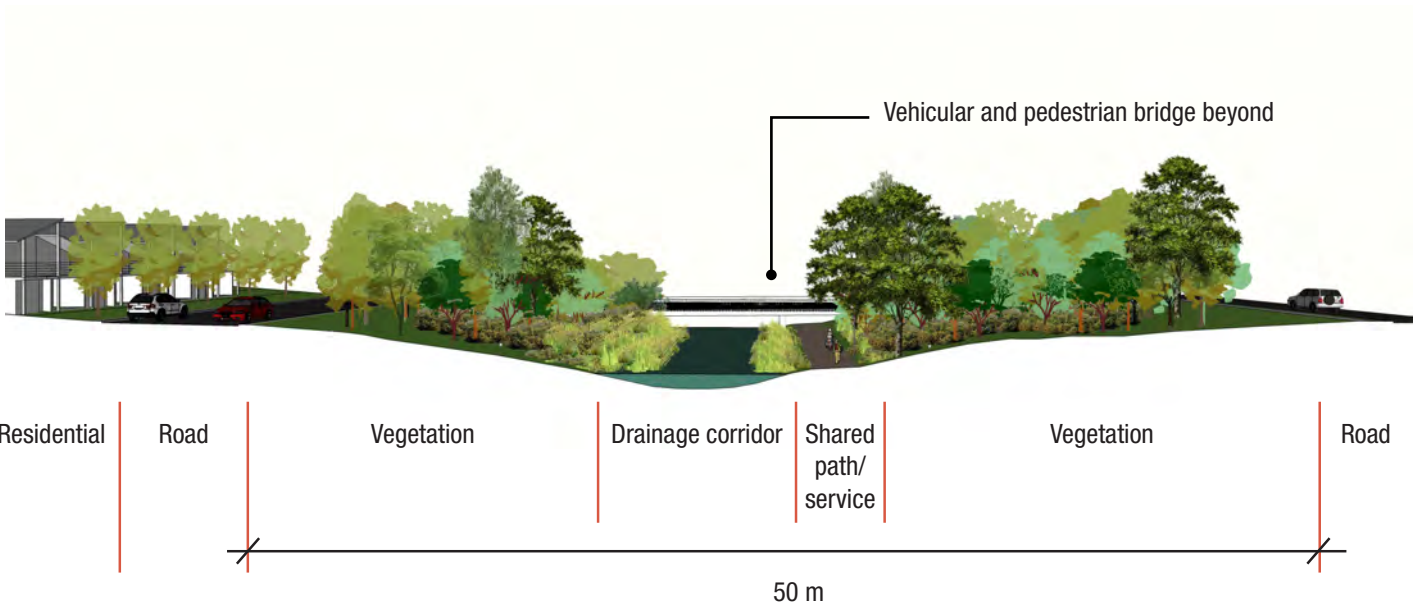


Figure 8.21 North-South landscape drainage corridor

## 8.6.4 Planning and design opportunities

The Business and Innovation precinct site has the opportunity to fulfil a transformative role to expand sub-regional economic and employment activity including opportunity to diversify and expand within the existing industry pillars of tourism, agriculture, education, health and construction.

Due to the large site area, this precinct could be developed to include a mix of employment generating land uses such as a business park, a retail centre, establishment of a creative industries hub, entertainment and cultural uses, creation of a main street along with supporting network of open space and range of residential types including residential flat buildings.

The point of difference of this centre from other sub-regional centres will be in the mix and diversity of land uses. Facilitating a mix of industry, business, retail and education across one site creates opportunity for the establishment of strong business collectives. Business collectives could focus on value adding to existing local industry strengths in terms of research, production, distribution and sales; encapsulating the loop of local production, knowledge and employment.

Another key advantage is the overall size of this development site (47.5 ha) locational advantage adjoining the highway and Tweed-Coolangatta Airport 10mins to the north whilst being within a high amenity beachside location. It therefore has the unique ability to accommodate a range of substantial employment generating land uses and supporting retail and residential uses over one site.

In recognition of the range of possible outcomes, three indicative structure plan scenario's have been illustrated within this precinct plan including a mixed use centre (Figure 8.21), a centre with a larger sub-regional business park and retail centre component (Figure 8.22) and also an sub-regional centre with a large education campus focus (Figure 8.23).

### Business Park

There is opportunity to develop a business park within the precinct which builds on existing industry strengths and facilities new economic development opportunities.

Business parks are predominantly office parks with a component of warehouse and in some cases a component of research and development as well as high-technology users.

Taking advantage of the proximity to the Pacific Highway there is good potential for businesses and commercial operators to establish new premises in a well designed business estate, rather than locating in light industrial estates which is the current trend due to lack of commercial floor space.

To maximise employment generating opportunity, there is opportunity for a commercial business park within the precinct to encourage large businesses into the region and generate more employment, commercial and business opportunities.

### Retail Centre

One of the key strategies identified Tweed Coast Strategy (adopted in 2003) is the provision of a District Centre in Kingscliff servicing the Tweed Coast to provide between 10,000-20,000 sqm of retail floor space.

Whilst Council's current or previous planning framework has not directly nominated a site on the Tweed Coast for a District Centre, the attributes of the Business and Innovation Precinct and previous submissions from the landowner have resulted in it being the preferred site. The key opportunities for an additional retail centre within this precinct include:

- Expanding the existing retail and supermarket offering within the service catchment.
- Providing opportunities for 'higher order' and larger floor plate retail uses to complement rather than compete against the existing Kingscliff town centre.
- Greenfield site providing opportunities for greater level of design integrating with primary employment generating land uses.
- Reducing traffic pressure on the existing Kingscliff town centre.



The Business and Innovation Precinct has the opportunity to establish a well scaled main street providing a mix of active ground floor uses whilst integrating pedestrian connectivity and amenity.



A new retail centre would form part of the Business and Innovation Precinct which could accommodate larger floor plate retail uses.



Providing a balance of activated street edge uses and public domain with a range of commercial floor space opportunities is a key objective within the Business and Innovation precinct. Source: The Commons Casuarina Harley Graham Architects



The establishment of a creative industries hub combined with incubator work and exhibition space could be combined with other food and beverage, entertainment and cultural uses to over time transform the existing light industrial estate. Source: Miami Marketta



Given the proximity and ready access to the Pacific Highway there is an opportunity to establish a regional business park which would could leverage off existing businesses and light industries, the new Tweed Valley Hospital combined with opportunity for a new retail centre and university campus.

**Business and Innovation Precinct** – This precinct has the opportunity to play a strong transformative role to expand sub-regional economic and employment generating land uses. Future employment and economic growth has the opportunity to ‘play to existing locality strengths’ and focus on diversifying opportunity within existing industry pillars including tourism, agriculture, education, health and construction.



To justify a new retail centre on this site, an economic and retail feasibility study would need to establish existing and future need to inform an appropriate development and floor space allocation. Part of this feasibility study would need to specifically address Council adopted a retail principles strategy which in essence support retail provision in a scale commensurate with the existing individual settlements they service and to date have directed major retail uses to Tweed Heads/Tweed Heads South.

These retail principles were at the time supported by recommendations within the Tweed Shire Retail Strategy (prepared by Core Economics 2005). Now 10 years along, the context of that economic assessment and local context has evolved. This includes various changes to various planning and development policies and additional development which has now eventuated along the Tweed coast including the development of Casuarina town centre, staged expansion of the South Tweed Retail Centre. Substantial expansions of Robina Town Centre and Pacific Fair further north on the Gold Coast also have an influence in retail and recreational habits of Tweed residents. As such, there is now a need to reappraise the Tweed Retail centres hierarchy and strategy to considered contextual changes.

Whilst the retail threshold detailed within the Tweed Coast Strategy (10,000 – 20,000 sqm) would comprise less than 10% of the site area, any future retail centre proposals within this Business and Innovation Precinct would need to be underpinned by an economic and retail centres feasibility assessment.

Accordingly, the following heads of consideration are considered critical towards the establishment of an appropriate planning framework and successful sub-regional centre:

1. Achieve a renewed understanding of the current and future needs of the service catchment including updated economic impact assessment/market trends analysis/projections.
2. Acknowledge the opportunities and constraints of the current centres – Tweed Heads, Tweed Heads South and Murwillumbah.
3. Provide a planning framework that ensures the Business and Innovation Precinct maintains a diverse, high-density employment base as opposed to becoming another single land use retail centre.

By addressing these three heads of consideration the Council will be in a position to appropriately resolve upon the size and scale of the retail component within the precinct.

## Education

The combination of industry and business with education uses could provide a strong economic driver for the future, by providing; investment opportunities, growth of local knowledge capital, industry diversification and future job creation outside of more traditional light industrial estates and employment bases.

There is opportunity to establish a education/university campus as part of the precinct masterplan. The education precinct focus could be developed around the predominant adjoining land uses and existing industry pillars including health, tourism, construction, business and sustainable agriculture.

One example could be tertiary institutions taking advantage of the existing agricultural land uses (including sustainable farming, and emerging aquaculture industry) by offering internationally recognised sustainable agricultural courses supplemented by on farm training and research. These agricultural industries could then be supported by commercial operations focussed on value adding to raw produce, product development, marketing, sales and export.

This industry and education coupling could also readily apply to the other dominant local industries including the health, tourism, environmental management and the construction sectors.

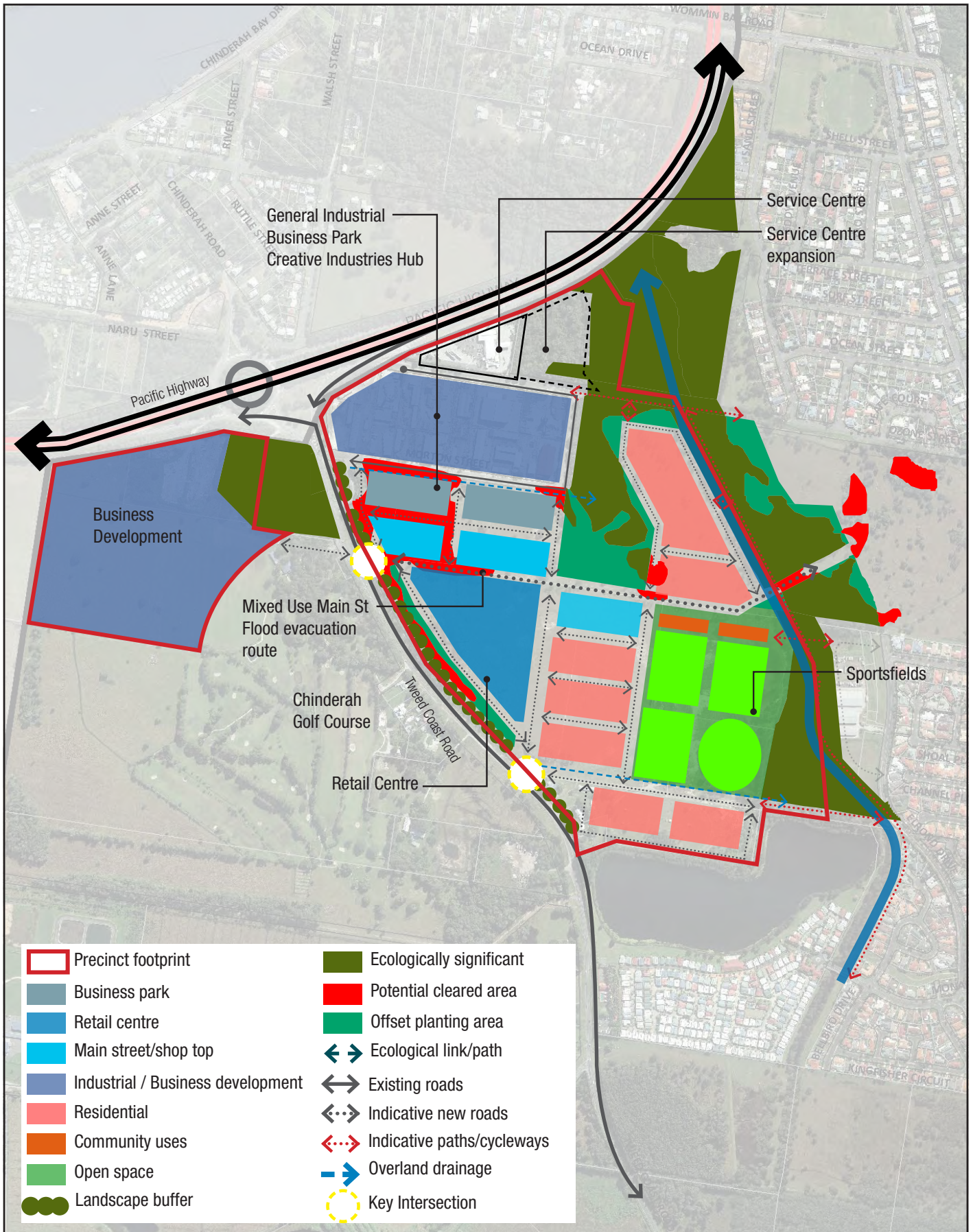


Figure 8.22 Indicative structure plan – mixed use option

## Creative industries hub

In addition to larger scaled growth and development, there is also significant opportunity to cater for smaller scaled businesses and start up industries. The establishment of a creative industries hub combined with incubator work and exhibition space for start up business could be combined with other entertainment and cultural uses to transform the existing light industrial estate.

A recognised precedent is the emerging creative industries hub at Miami (Rabbit and Cocoon) which merges bespoke and artisan production with food, beverage and entertainment. The diversity of industries which have emerged from the Byron Bay Industrial Estate also showcases locally produced items with a national and global market.

### **Bulky goods, home and garden retail, home maker centre**

An opportunity exists over lands currently zoned IN1 General Industrial to the west of the Tweed Coast Road to change the land use zoning to B5 Business Development to accommodate a wider range of large format retail and commercial premises. This site could take advantage of the available land area and access potential to both Tweed Coast Road and the Pacific Highway.

This could include bulky goods, hardware, home and garden retail which when combined could become a subregional home maker centre. Access to the site could be gained from the Tweed Coast Road (south of the existing cemetery) or potentially via an access handle off the existing Pacific Highway roundabout subject to negotiations and approval from the Roads and Maritime Service (RMS).

### **Decommissioned waster water treatment site**

Given its previous use, the future opportunities which can be explored over this site will need to be determined through a site contamination and rehabilitation report. It is envisaged that whilst a significant proportion of this site will be available for redevelopment purposes, the balance of the site may only be suitable for revegetation which could potentially be nominated as a site for offset planting.

## Flood considerations

Flood modelling confirmed that the fill impacts of floodplain development across this site remain within an acceptable level across adjacent urban and rural land providing coverage of the site filling is restricted to a maximum of 65% and the precinct needs to be serviced by a flood evacuation route.

In the development options contemplated in this Precinct Plan, it is unlikely that the 65% site coverage condition can be maintained at the individual site level and achieve a uniform urban structure outcome across the precinct.

Instead, the 65% coverage condition should be considered as part of a more holistic masterplan where full site filling, road network and development footprints are defined and unfilled drainage corridors and green space for flood storage and flow are clearly nominated. If residential land uses are included, then the precinct design must allow for the construction of rising roads to flood free land to the east, to provide effective evacuation routes.

The preferred Precinct Plan would need to be tested against the TVFRMS cumulative development scenario with refined flood modelling, as well as the development of a stormwater management plan as part of any future masterplan or development applications.

In addition to flooding considerations, the drainage corridor which dissects the site and runs south to north effectively draining water from the Kingscliff ridgeline (Cudgen Road), Turnock Street and West Kingscliff north. The drain ultimately reaches the Tweed River at Chinderah where there have been recorded high flocculates indicating presence of acid sulphate soils.

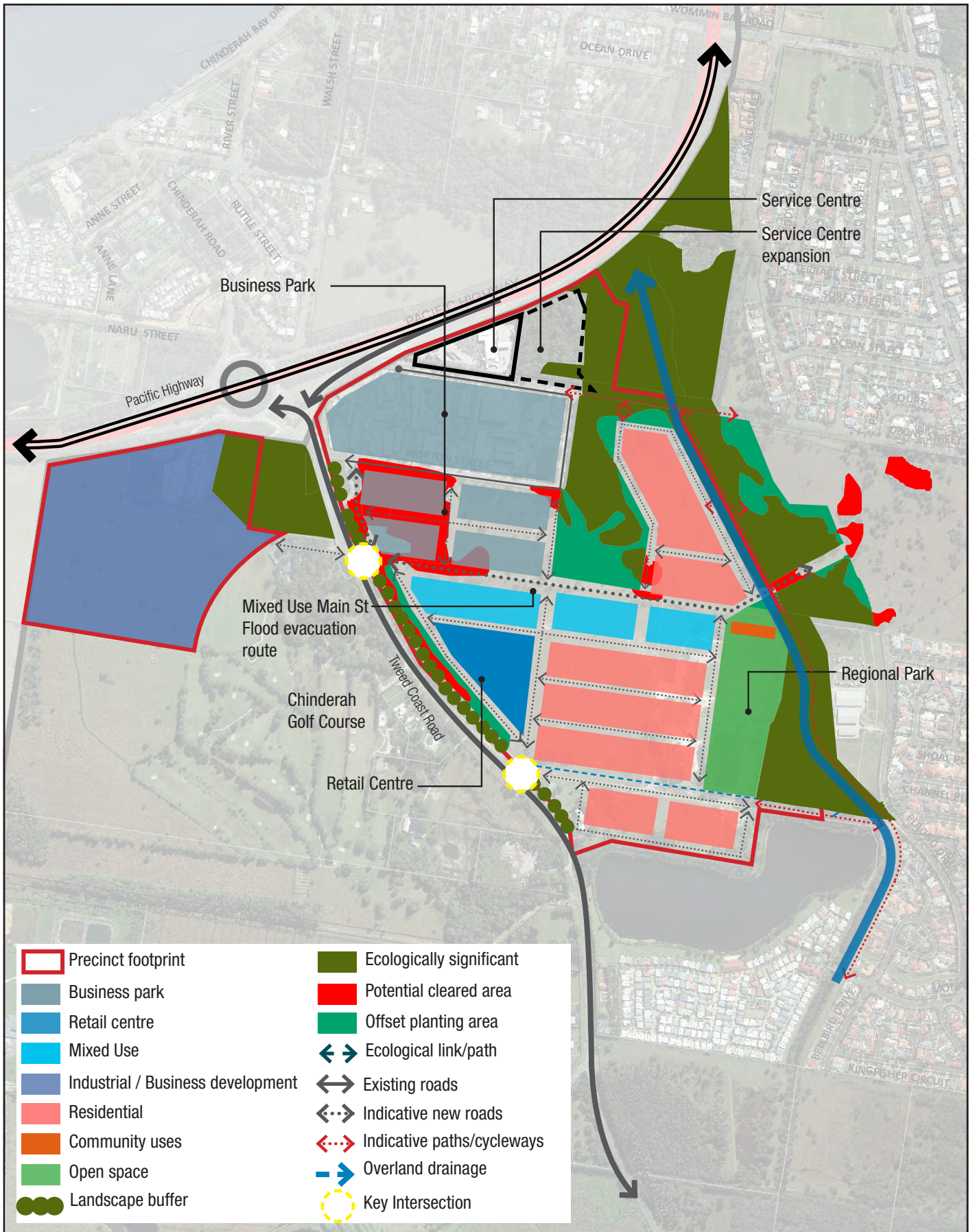


Figure 8.23 Indicative structure plan – business park, retail and residential option

## 8.6.5 Business and Innovation 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 nominated for offset planting.
2. Facilitate the future development of the Business and Innovation Precinct as a regionally significant employment generating precinct through a masterplan and planning proposal process and site specific development control plan (DCP). The Business and Innovation precinct will establish an integrated and connected urban structure and diverse mix of employment generating land uses including a business park, a retail centre, light and creative industries, cultural and entertainment uses, community facilities, opportunity for a health and/or education campus, network of open spaces and a mix of residential housing types. The integrated planning process is to be supported by:
  - A developer initiated and funded economic and retail centres feasibility assessment to evaluate proposed staged land use, floor area and development scenarios/projections within the context of the Tweed retail and centres hierarchy.
  - A developer initiated and funded site specific flood mitigation strategy which identifies lands to be filled, evacuation routes and location of surface drains as integrated with the road and open space structure/networks.
  - A developer initiated site masterplan illustrating urban structure, building heights and 3d massing study, network of open space and public domain, view and visual impact analysis.
  - A developer initiated traffic impact study based on envisaged land use floor area density outcomes.
  - A site contamination and rehabilitation plan over the decommissioned WWTP site to determine appropriate future uses.
3. Provide opportunities for the development of a commercial/business park within the precinct to encourage more intensive employment generating land uses, commercial and business opportunities.
4. Investigate change of land use from IN1 General Industrial to B5 Business Development over lands to the west of Tweed Coast Road facilitating opportunity for large floor plate retail if traffic access and flood management strategies can be satisfactorily demonstrated through a planning proposal process.
5. Create an east-west collector road linking Tweed Coast Road with the precinct including investigating the need for a connection across the drainage corridor to Kingscliff Street to the east. This collector road should:
  - Facilitate the development of a main street configuration within this precinct which may provide shop top housing, fine grain active retail street level and widened pedestrian public domain street edge.
  - Create a tree lined boulevard with widened drainage swale to provide a high level of visual amenity and ecological habitat.
  - Include a dedicated shared pedestrian and cycle lane network throughout the precinct with shade, seating, lighting and water points at regular intervals.
  - Integrate street lighting, parking, landscape bays and WSUD streetscape elements.
6. Facilitate a mix and diversity of medium density housing opportunities through an R1 General Residential or R3 Medium Density zoning including shop top housing, residential flat buildings, low rise medium density housing, aged housing and student accommodation (if aligned with a University Campus). Achieve affordable housing outcomes through co-ordinated negotiations between Council, the developer and affordable housing providers to meet agreed affordable housing benchmarks established through an Affordable Housing Strategy to be undertaken by the developer.
7. Develop a network of connected open space within the precinct. Require the creation of a large open space area to cater for the passive and active 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. Open space area adjoining the north-south drainage corridor, over the rehabilitated WWTP site could act as an overland flow storage area. As part of the overall precinct open space and environmental strategy, embellish the north-south drainage corridor as a defining 'green corridor' for combined drainage, vegetation, open space and shared pathway uses.
8. Create a 20 m wide vegetative buffer to Tweed Coast Road frontage providing a 'green screen' to the site with opportunity plant out with large street trees and understorey vegetation.



Figure 8.24 Indicative structure plan – business park, retail and education campus option



**Business and Innovation Precinct** – This precinct has the opportunity to play a strong transformative role to expand sub-regional economic and employment generating land uses. Future employment and economic growth has the opportunity to diversify opportunity within existing industry pillars including tourism, agriculture, education, health and construction.



## Legend

- |   |  |
|---|--|
| ① Transition light industrial to business park    | ⑩ Medium density residential precinct to 12.2 m building height          |
| ② Business park                                   | ⑪ Tree line boulevard with wide footpath and active uses fronting        |
| ③ Smaller scale and incubator and live/work space | ⑫ New road link to North Kingscliff (intersect with Elrond Dr extension) |
| ④ Larger floor plate business park uses           | ⑬ New active open space (sportsfields) with clubhouse                    |
| ⑤ Shop top main street development                | ⑭ Environmental protection   |
| ⑥ Residential flat buildings                      | ⑮ Casual open space area   |
| ⑦ Education/health campus                         | ⑯ East west drainage corridors   |
| ⑧ Retail and commercial centre                    | ⑰ Green edge buffer planting to Tweed Coast Road                         |
| ⑨ Community/entertainment/cultural uses           |  |