



Kingscliff Locality Plan

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Contents

Part A – Context and Locality-Wide Strategies

1.0	INTRODUCTION	7
1.1	Vision for Kingscliff	8
1.2	The need for a locality plan	14
1.3	The purpose of this plan	14
1.4	Study area	16
1.5	Existing planning framework	16
1.6	Locality Plan methodology	22
2.0	ENVIRONMENTAL CONTEXT	25
2.1	Kingscliff environmental context	26
2.2	Threatened flora and fauna	28
2.3	Koala plan of management	30
2.4	Statutory environmental protection	32
2.5	Coastal Management	36
2.6	Cudgen creek estuary management	40
2.7	Flooding	42
2.8	Drainage	46
2.9	Acid sulfate soils	48
2.10	Topography and slope	50
2.11	Views and scenic protection	52
2.12	Geomorphology and soil stability	56
2.13	State significant farmland	58
2.14	Conservation and Developable Footprints	60
3.0	DEMOGRAPHIC AND COMMUNITY CONTEXT	65
3.1	Historic and cultural context	66
3.2	Demographics and housing	80
3.3	Community infrastructure	91
3.4	Open space and recreation	96
3.5	Kingscliff community events, markets and festivals	104
4.0	URBAN STRUCTURE	109
4.1	Regional context	110
4.2	Urban structure and land use context	112
4.3	Building height	131
5.0	ECONOMIC AND RETAIL CONTEXT	139
5.1	Economic context	140
5.2	Retail and commercial centres context	145
6.0	TRAFFIC ACCESS AND MOVEMENT	157
6.1	Regional and local road network	158
6.2	Car parking	164
6.3	Public transportation	172
6.4	Cycling, walking and mobility	178
7.0	SERVICE INFRASTRUCTURE	187
7.1	Service infrastructure planning	188
7.2	Service infrastructure issues	190
7.3	Service infrastructure opportunities	191
7.4	Infrastructure strategies	191

Part B – Precinct plans	193
8.0 Introduction	195
8.1 Kingscliff Town Centre Precinct	196
8.1.1 Existing condition and character	196
8.1.2 Desired future character principles	198
8.1.3 Public domain and open space	200
8.1.4 Town Centre Precinct strategies	202
8.2 Coastal Foreshore Precinct	210
8.2.1 Existing condition	210
8.2.2 Coastal Foreshore Precinct character	210
8.2.3 Open space and public domain	214
8.2.4 Design and planning opportunities	214
8.2.5 Coastal Foreshore Precinct strategies	216
8.3 Turnock Street Precinct	218
8.3.1 Existing condition	218
8.3.2 Built form character	218
8.3.3 Open space and public domain	220
8.3.4 Design and planning opportunities	222
8.3.5 Turnock Street Precinct strategies	224
8.4 Beachfront Precinct	230
8.4.1 Existing condition	230
8.4.2 Built form character	230
8.4.3 Open space and public domain	232
8.4.4 Beachfront Precinct opportunities	232
8.4.5 Beachfront Precinct strategies	234
8.5 North Kingscliff Precinct	236
8.5.1 Existing condition	236
8.5.2 Built form character	236
8.5.3 Open space and public domain	238
8.5.4 Design and planning opportunities	240
8.5.5 North Kingscliff Precinct strategies	242
8.6 Business and Innovation Precinct	244
8.6.1 Existing condition	244
8.6.2 Built form character	246
8.6.3 Open space and public domain	248
8.6.4 Planning and design opportunities	250
8.6.5 Business and Innovation Precinct strategies	256

8.7	West Kingscliff Precinct	260
8.7.1	Existing condition	260
8.7.2	Built form character	262
8.7.3	Open space and public domain	262
8.7.4	Planning and design opportunities	264
8.7.5	West Kingscliff Precinct strategies	266
8.8	Kingscliff Hill Precinct	268
8.8.1	Existing condition	268
8.8.2	Built form character	268
8.8.3	Open space and public domain	272
8.8.4	Kingscliff Hill Precinct opportunities	272
8.8.5	Kingscliff Hill Precinct strategies	276
8.9	Salt Precinct	278
8.9.1	Existing condition	278
8.9.2	Built form character	278
8.9.3	Open space and public domain	280
8.9.4	Planning and design opportunities	280
8.9.5	Salt Precinct strategies	282
8.10	Seaside Precinct	284
8.10.1	Existing condition	284
8.10.2	Built form character	284
8.10.3	Open space and public domain	284
8.10.4	Planning and design opportunities	284
8.10.5	Seaside Precinct strategies	286
8.11	Cudgen Precinct	288
8.11.1	Existing condition	288
8.11.2	Built form character	288
8.11.3	Open space and public domain	290
8.11.4	Planning and design opportunities	290
8.11.5	Cudgen Precinct strategies	294
8.12	Green Edge Precinct	296
8.12.1	Existing condition	296
8.12.2	Green Edge Precinct character	296
8.12.3	Green Edge Precinct opportunities	301
8.12.4	Green Edge Precinct strategies	302



PART A – Context and Locality Wide Strategies





1.1 Vision for Kingscliff

“Kingscliff is a vibrant subtropical coastal town which has a healthy and inclusive community life centred around the beach, the creek, beautiful expanses of open space and natural environmental areas. Future urban growth is contained within development footprints and the highly valued coastal, estuarine and terrestrial environments are protected and strengthened. Greenfield development sites will provide diverse housing to meet generational need and are responsive to the local climatic influences. The Kingscliff town centre will continue to be strengthened as the centre of community life supported by the new business and innovation precinct which will facilitate new business, employment and education opportunities. The Tweed Valley Hospital will deliver state of the art health care for the region and will be a key economic driver across multiple industry sectors. The working State Significant Farmland of the Cudgen plateau will continue to be protected with rural industries and supported through greater land use diversification and agri-tourism opportunities.”

Creating a sense of place

As part of the Tweed Regional City catchment, Kingscliff will provide additional housing, retail, business, health and education development which will assert the locality as a strategically important town within Tweed’s hierarchy of settlements. Kingscliff will ultimately accommodate a resident population of approximately 12 500 people within its defined urban footprint and serve an important subregional role in providing higher order services to Tweed’s coastal villages.

The Kingscliff town centre will continue to be the retail, social and community heart of the settlement. The low rise building scale along Marine Parade will be retained. Additional public domain and streetscape improvements will provide greater pedestrian priority throughout town centre with additional landscaping areas, street trees, wider footpaths and new through block connections. Town centre buildings and civic spaces will be designed to take advantage of the subtropical context to strengthen and enhance the Kingscliff coastal character set within a landscaped and greened streetscape.

The town centre will expand west along Turnock Street which will accommodate additional retail, commercial and shop top housing development while integrating traffic management and car parking needs. Turnock Street will serve as an important collector road with a new road extension linking the town centre with the Tweed Coast Road as well as forming the primary link to the Tweed Valley Hospital. It will be a tree-lined boulevard with its street edge activated with small-scale retail and outdoor dining opportunities. Dedicated shared pathways will link these key activity centres with the surrounding residential precincts.

The town centre will be supported by other retail and business opportunities including a new additional retail centre within the Business and Innovation Precinct and expanded mixed use opportunities within the Salt precinct. Smaller business landuses will continued to be encouraged within existing resident precincts including Cudgen, North Kingscliff and Kingscliff Hill (Tweed Valley Hospital site) to encourage walkable or cycling proximity to day to day conveniences.

Best practice design and sustainability for new development

Locality wide sustainability will be achieved through the protection and strengthening of ecologically significant lands and a defined conservation footprint. Future urban development will be contained with a defined urban footprint founded on detailed site analysis and sustainable design principles. Hazards and measures to mitigate impacts of flooding, sea level rise, coastal erosion, bushfire and acid sulphate soils will require careful consideration and management throughout masterplanning processes.

Greenfield development areas within Turnock Street, West Kingscliff, North Kingscliff, Cudgen and the Business and Innovation Precincts will deliver additional housing supply to meet housing need for the next 30 years. The focus will be on providing more diversity of housing typologies to meet demographic need. New development sites will be guided by planning and design principles including nominated density targets. This will ensure the finite greenfield areas will achieve a balance of meeting housing supply demands within a contained urban footprint. Increasing density and diversity of housing types in well located areas will reduce the future pressure on developing the agricultural and environmental protection land on the edge of the settlement.

These new residential precincts will demonstrate a high design standard embodying coastal subtropical design principles. The network of residential precincts will be supported by a public transport and pedestrian and cycling path network which connects existing and future residential areas to the activity centres and open space.

Strengthened economic development

New economic development and employment generating opportunities ensures the balance of land uses is in step with the growing Tweed coast population. The new Tweed Valley Hospital will be a regional referral hospital delivering state-of-the-art health services to the Tweed region and beyond. As a key economic driver the hospital will present significant employment opportunities not only for health care professions but the myriad of ancillary businesses associated with its construction and ongoing operation. New opportunities include the creation of a Health and Education Precinct across both the Tweed Valley Hospital site and Kingscliff TAFE where future growth can be accommodated.

Economic development will be further advanced within the Business and Innovation Precinct. This precinct has the potential to accommodate many employment generating landuses including a business park, education campus, a new retail centre as well as new residential precincts and areas of open space. This precinct is of sufficient size and area to accommodate a wide range of new business and land use opportunities which could be associated with, or in support of the new hospital.

Community health and wellbeing

With expanses of open space and natural areas, access to farm fresh food and the development of a new regional hospital the Kingscliff locality has the opportunity to be a recognised 'healthy community'. Healthy living initiatives will be achieved through open space and recreation strategies which are aimed at improving the quality and diversity of spaces and sports and recreation pursuits. The expanses of coastal reserves, network of pathways, open space and natural environmental areas are integral to community health and well being as well as being integral to the landscape and visual character of the locality.

Ready universal access to these highly valued natural areas will provide opportunities for all members of the Kingscliff community. Each of the residential precincts will be connected to the network of open spaces and activity centres via purpose built pathways. This will include achieving new north-south and east-west pedestrian and cycling connections within the masterplanning and subdivision design processes.

Expanded multipurpose community facilities will support the growing population and will be located in easy to access locations designed to respond to existing and future community needs.

Vision



Kingscliff locality vision

The future of Kingscliff will achieve a sustainable balance between a protected and managed environment, a healthy and inclusive community life, a prosperous local economy with employment opportunities, strengthened tourism, agriculture and health industries as well as providing additional housing diversity to meet generational needs.

Environment and heritage

Facilitate the protection of aboriginal and non-aboriginal cultural heritage and management of land identified as environmentally and/or ecologically significant through appropriate land use zoning and provisions for ongoing fauna, habitat and heritage management.

Town centre

Provide opportunities for the growth of the town centre fulfilling a diverse range of retail, commercial, cultural, recreation, health and accommodation uses with a focus on improving the connectivity, streetscape and pedestrian amenity whilst effectively managing traffic and car parking.

Economy and employment

Expand economic and employment opportunities by facilitating additional land use for larger employment generating developments such as a business park, education campus, new commercial and retail precinct to build upon the existing industry pillars of tourism, agriculture, health and local small business. Recognise the significance of the new Tweed Valley Hospital as a major new land use and regional economic driver which will have substantial health care employment, ancillary business and service industry flow on.

Housing

Provide a planning framework which will deliver a diverse range of housing types to appeal to Kingscliff's demographic and housing affordability profile with a strong focus on subtropical subdivision and housing design, connectivity between residential areas with tree lined streets and well located and embellished open spaces.

Open space and community facilities

Build upon Kingscliff's diverse network of active and passive open space areas including sportsfields and courts, parks, civic open space, bushland, coastal foreshore areas, cycle and walking paths with a strong focus on achieving a greater level of connectivity and user amenity. Expand and strengthen community facilities and networks including planning for a new multipurpose community facility within the town centre.

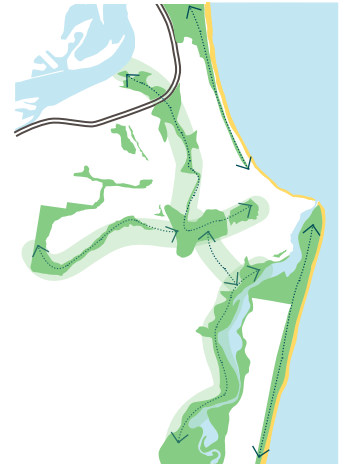
Strategies

Protecting and strengthening ecologically significant land.	Facilitate new employment and economic growth.
Meeting housing, open space, infrastructure and community needs for a population of approximately 12,500.	Implement design and planning guidelines for existing and future development precincts.
Enhance and strengthen coastal character through architectural design, landscape and public domain.	Ensure adequate provision of utility and community infrastructure to meet growing population needs.
Appropriately zone ecologically significant land.	Manage aboriginal and non-aboriginal cultural heritage.
On going enhancement and management of environmental protection areas.	Ongoing flora and fauna management.
Ongoing coastal and estuary management.	Enhanced Koala habitat.
Retain low scale character along Marine Parade.	Increase density and housing diversity in and around the town centre.
Facilitate town centre expansion along Turnock Street.	Improve pedestrian connectivity and public domain.
Architecture and design guidelines to reflect coastal character.	Improve car parking and traffic management.
Facilitate development of a new Business and Innovation precinct including additional retail centre.	Promote and support agriculture including value add industries and businesses.
Promote and support the tourism including agri-tourism.	Facilitate additional business development and light industrial land.
Recognise the significance of the new Tweed Valley Hospital as a major new land use and regional economic driver.	Support and facilitate local cultural, sports, market events.
2500 additional new dwellings which could accommodate an additional 5000 people.	Mix of dwelling types and lot sizes to meet different demographic and affordability needs.
Additional low rise medium density housing types.	Focus on subtropical subdivision and house design.
Additional shop top housing within and surrounding the town centre.	Improved connectivity and access to and between open space areas.
Further embellish Kingscliff Sports and Recreation Complex.	Expand community facilities within Kingscliff town centre location.
New active and passive open space including a district park and skate park.	Additional north-south and east-west pedestrian and cycling paths connecting residential areas with the town centre.
Continue to embellish coastal foreshore areas and beach access.	Embellish existing parks and the provide new parks in future greenfield development.

Vision: The key principles

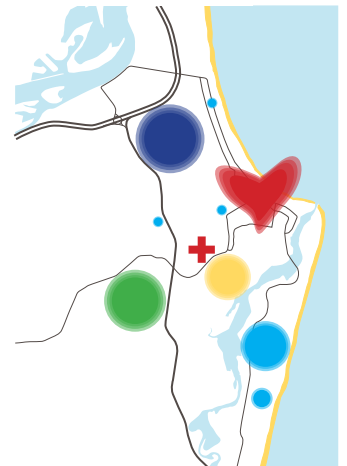
1 Protected ecological areas

Protect and enhance areas of environmental significance and strengthen connections between them. Natural areas frame and contain the urban footprint with connected open space embraced as key community spaces for recreation.



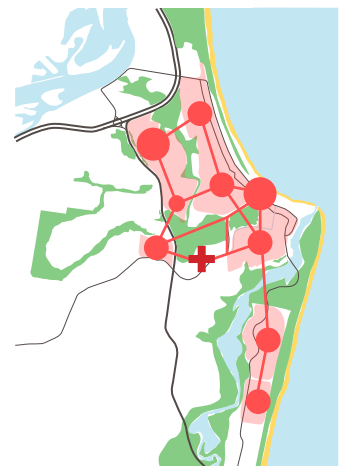
2 Promote economic development

Facilitate the growth and development of economic and employment opportunities through land use planning including expansion of the existing Town Centre. The development of a future Business and Innovation Precinct, expanded industrial areas and providing opportunities for the growth of retail, health, education, tourism and agricultural industries. The new Tweed Valley Hospital will be a regional referral hospital and significant local economic driver that will generate additional ancillary health, education and other service related industries within the locality.



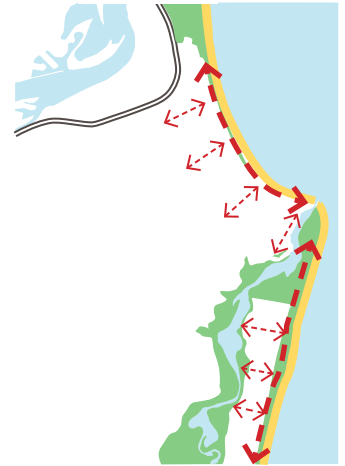
3 Connected residential precincts

Create 'village scaled' precincts framed by natural areas and interconnected open spaces and network of pathways. New subdivision and housing design to reflect the coastal subtropical climatic context including optimising solar access, prevailing breezes, retained natural environment and topographic features and permeable surfaces for water infiltration and to reduce heat island effect.



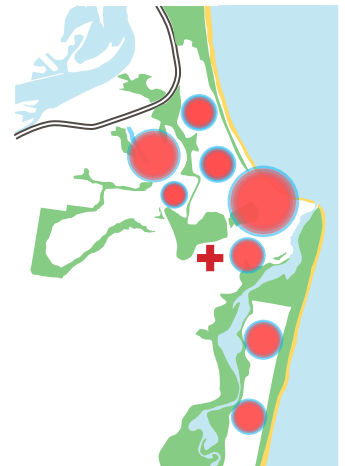
4 Embrace the coastal edge

Strengthen and enhance connections and access to the coastal foreshore, beach and creek edge through universal access. New development and an expanded network of parks and pathways will promote walking and cycling and reduce car movements.



5 Smarter density

Increase housing density around activity centres to take advantage of proximity to retail and commercial land uses, open space and areas of recreation and amenity. Promote housing diversity across greenfield development sites supporting the locality's demographic and affordability needs.



6 Improved connectivity and permeability

Leverage new development to create important north-south and east-west road, pedestrian, bike and public transport links. Enhance landscape and ecological links connecting each of the precincts within the centre, the coastal edge and open space areas.



1.2 The need for a locality plan

For more than two decades the Tweed Coast has seen continued growth with the release of substantial tracts of coastal land for residential, tourist and retail development. The locality of Kingscliff has been a major contributor to this growth with growing with an expanding population and range of landuses elevating its settlement status from a coastal village to now being defined as a coastal town.

In consideration of Kingscliff's service catchment area which takes in the surrounding settlements of Fingal Head, Chinderah, Cudgen, Casuarina combined with the existing undeveloped urban release area of Kingsforest, the population along this part of the Tweed Coast could surpass the population threshold usually associated with a small coastal city (>20,000 residents, Coastal Design Guidelines for NSW). Within the North Coast Regional Plan Kingscliff is identified within the Tweed Regional City catchment.

In consideration the locality's continued population growth, geographically strategic position and regionally significant land uses including the Tweed Valley Hospital and a future Business and Innovation Precinct, the role of the Kingscliff locality as an important regional centre will also continue to grow. In doing so Kingscliff will continue to provide higher order services (regional health, education, retail and employment opportunities) to Tweeds' network of coastal villages including Fingal Head, Cudgen, Casuarina, Cabarita, Hastings Point, Pottsville and the future Kings Forest release area.

The role of the locality plan is to provide a planning framework to manage this growth. Population and growth needs to be coordinated with adequate land for increased housing supply, infrastructure provision, employment opportunities, community and cultural facilities. The planning framework is also required to safeguard environmental, agricultural, character, landscape, visual and other valued qualities.

The Kingscliff Locality Plan (KLP) provides a strategic planning framework for the management of the growth, opportunities and constraints of the Kingscliff district within the context of the Tweed Coast, Tweed Community Strategic Plan and the NSW North Coast Regional Plan 2036.

1.3 The purpose of this plan

The purpose of the Kingscliff Locality Plan and DCP (KLP&DCP) is to provide a 30 year vision and planning framework to guide the future growth and expansion of the Kingscliff locality.

The stated visions and strategies within the plan aim to preserve areas of ecological significance within a conservation footprint whilst facilitating new housing, business and employment opportunities within a developable footprint. The plan also strongly advocates for public domain and streetscape improvements particularly throughout the town centre and further strengthening the network of open space and connecting shared pathways. The KLP&DCP consists of two interrelated documents including:

- **Kingscliff Locality Plan** - Provides a locality wide context and precinct specific strategies which defines the future planning vision and direction for Kingscliff. The KLP has been prepared in two parts:
 - Part A: Context and Locality Wide Strategies.
 - Part B: Precinct Plans.
- **Kingscliff Development Control Plan** - Provides design principles, objectives and development controls to guide the preparation and determination of development applications.

“Kingscliff's growing population needs to be managed to protect its local character.”

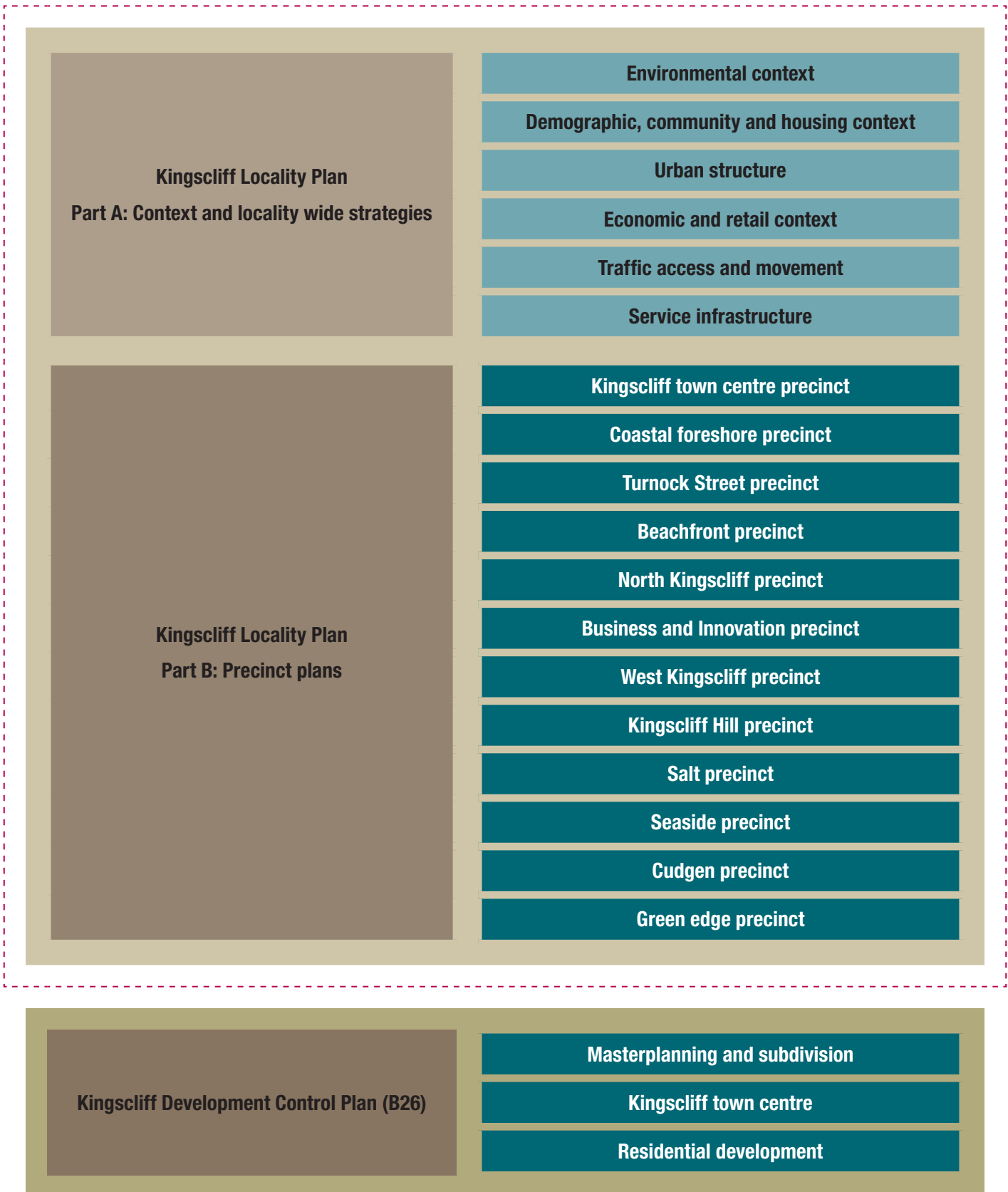


Figure 1.0 Kingscliff Locality Plan and Development Control Plan structure

1.4 Study area

The defined study area is illustrated at Figure 1.1 Locality Plan and DCP Study Area which extends to the Pacific Highway and Fingal Head suburb boundary to the north and the Casuarina suburb boundary to the south. The study area also includes lands to the west of Tweed Coast Road including the Chinderah Golf Course, Kingscliff Waste Water Treatment Plant and Cudgen Village given the proximity and strong historic relationship with Kingscliff. The study area also includes land which falls within the defined Chinderah suburb boundary including the Chinderah Industrial Estate.

The expanded study area beyond the Kingscliff suburb boundary recognises the important land use interrelationships within the study area and the need to more holistically consider opportunities for integrated growth and conservation.

Although focusing on this defined study area, on a more macro scale the locality plan acknowledges Kingscliff's sub-regional role in supporting the network of Tweed Coast settlements including Fingal Head, Chinderah, Casuarina, Cabarita, Hastings Point, Pottsville and Wooyung as well as the more dispersed rural and hinterland settlements.

1.5 Existing planning framework

Figure 1.2 illustrates the existing planning framework relevant to the KLP, of which the key instruments and plans are summarised below:

Tweed Local Environmental Plan 2014 (TLEP2014) and Tweed Local Environmental Plan 2000 (TLEP2000)

The Tweed Local Environment Plan 2014 is the primary statutory planning tool used to control and guide the future development of land. The TLEP establishes land use zones, development permitted within each of those zones, and development standards (such as minimum lot sizes and maximum building heights). Whilst in most instances the TLEP 2014 is the prevailing statutory instrument, there are some areas including some lands within the West Kingscliff Precinct which are nominated deferred areas. Over these allotments the prevailing statutory instrument is the Tweed Local Environmental Plan 2000.

Key implications for the Kingscliff Locality Plan

The TLEP 2014 & 2000 prescribes land use zoning, land use tables and development standards across the study area. The provisions thereby give shape to the settlements urban structure and permissible landuses within the prescribed land uses. These provisions, generally, influence Kingscliff as follows:

- A defined town centre area which has a B4 Mixed Use zone;
- A defined tourism precinct within Salt which has a SP3 Tourist zone;
- The Chinderah Industrial estate which has a IN1 Light Industrial Zone;
- Nomination of R3 Medium Density Zone along the beach front precinct, parts of Kingscliff Hill precinct and parts of the Seaside Precinct which enabling the development of residential flat buildings;
- Nomination of R2 Low Density Residential Zone to suburban areas; and
- Nomination R1 General Residential to greenfield development sites.

Notwithstanding the existing land use and development standard nominations, the KLP makes specific recommendations to amend the TLEP in order to facilitate a particular land use planning and development standard outcome. This includes a review of applicable maximum building height standards across the locality and nomination of future land uses over greenfield development sites which will be an outcome of a masterplan process.

Further many of the deferred areas as nominated within the TLEP 2014 will be addressed subsequent to the NSW Department of Planning & Environment's 'E-Zone Review' process. The application of appropriate environmental zones be an outcome of that E-Zone review process and applied following a consulted planning proposal process.

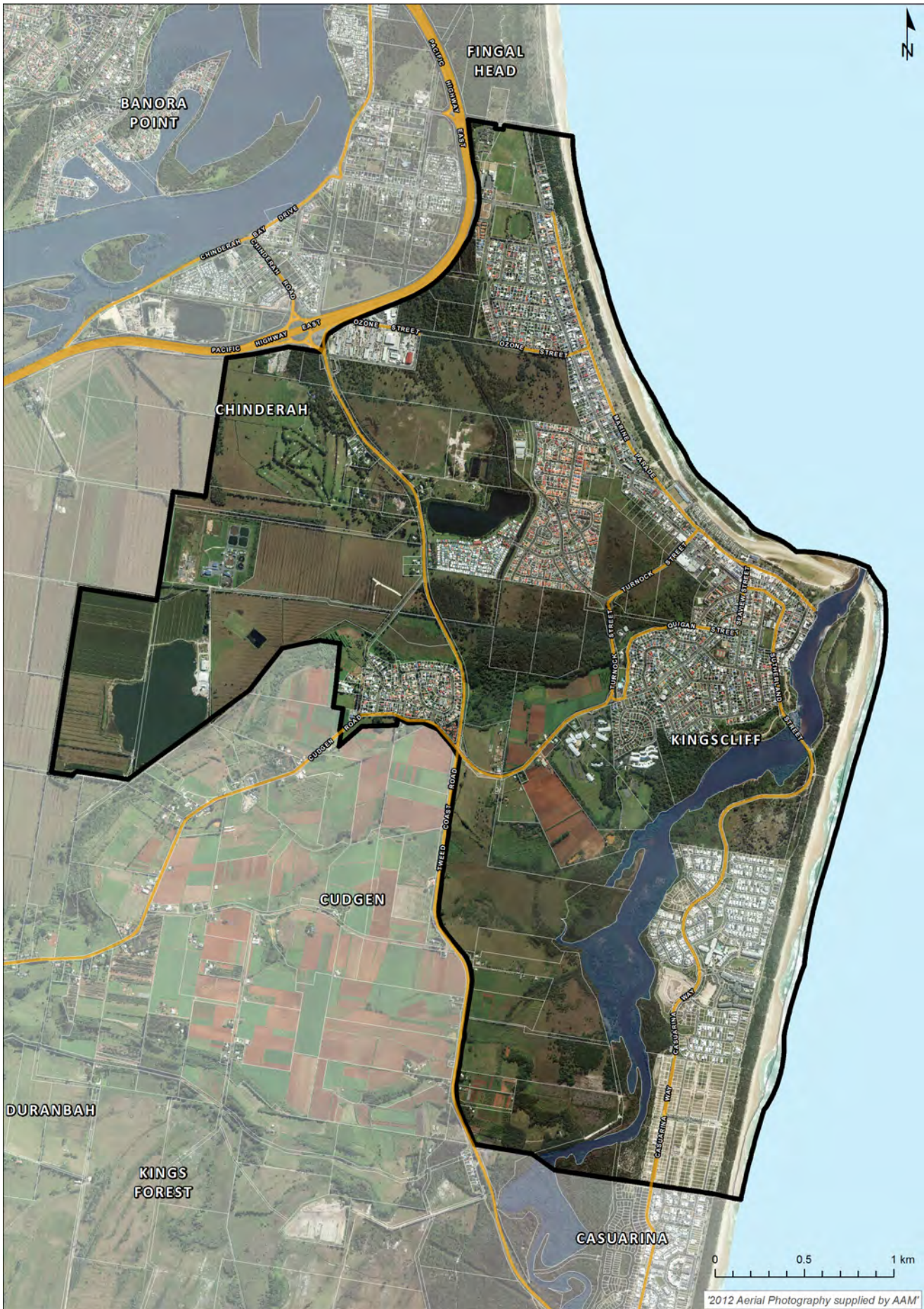


Figure 1.1 Kingscliff locality plan study area

The North Coast Regional Plan

The North Coast Regional Plan (NCRP) provides an overall vision for the region as well as identifying five goals relating to the environment and heritage, growth opportunities, housing choice, economic and infrastructure considerations as well as transport and connectivity networks. A series of actions to implement the goals are also identified within the plan. The plan and defines the location and form of future development within the region through urban growth area maps and growth precincts. These growth maps and growth precincts take into account opportunities for urban and employment growth, environmental assets and key strategic linkages.

In the context of the Tweed Shire the NRCP identified a housing supply action to deliver a minimum of 11 600 additional dwellings by 2036. Across the Tweed Shire the two major land release sites of Kingsforest (4500 dwellings) and Cobaki Lakes (5500 dwellings) would largely achieve this housing supply target. Kingscliff's' greenfield development sites which is estimate to deliver an additional 2000 dwellings (houses and units), only accounts for less than 20% of the overall housing supply target for the Tweed Shire.

Key implications for the Kingscliff Locality Plan

The NCRP identifies the Kingscliff existing urban footprint and nominates a large tract of land to the south of the existing Chinderah industrial estate as 'future knowledge precinct' and a tract of land to the west of the Kingscliff Town Centre (West Kingscliff) as 'urban renewal'. Whilst this area has been identified within the NCRP, a significant proportion of this site has also been identified as having a high level of constraints including a risk of flood inundation and identified areas of environmental significance.

The KLP will seek to uphold the values and actions of the NCRP by ensuring productive agricultural land and environmentally sensitive land is protected, and that urban land provides a variety of employment and housing options. Specifically, the extent and scope of the development potential within the identified growth areas against local constraints and opportunities are identified both within the KLP and precinct specific sections of the KDCP. More detailed context and site analysis is required within future planning proposal and subdivision structure plan processes.

In terms of delivering housing supply targets nominated within the NCRP, the ongoing challenge is that the development and release to market of these residential development sites are landowner/developer dependent. This is often despite the availability of essential services and infrastructure.

Local Strategic Planning Statement

The Tweed Local Strategic Planning Statement presents Tweed Shire Council's 20-year vision for land-use in the local area, the special character and values that are to be preserved and how change will be managed into the future.

The Statement functions as a bridge between the NSW Government's high-level state and regional planning, and Council's local planning framework. In effect, the Statement links the priorities and actions in the North Coast Regional Plan and the Tweed Community Strategic Plan, as well as establishing the reasoning for the planning controls and requirements set out in the Tweed Local Environmental Plans and Development Control Plan.

Key implications for the Kingscliff Locality Plan

The Statement prescribes the land-use planning priorities for the Shire including across the study area. It brings together and builds on Council's current land-use plans, strategies and policies including the Kingscliff Locality Plan, to define how forecast population growth will be accommodated without compromising the unique environment, community values and distinctive local character of our towns and villages.

Tweed Urban and Employment Land Release Strategy 2009

The Tweed Urban and Employment Land Release Strategy 2009 (TUELRS) provides a growth management strategy for urban and employment land throughout the Shire. The TUELRS examines the population profile, the likely demands arising from the anticipated population growth and evaluates the supply of land for residential and employment purposes.

Environmental constraints and opportunities that influence the potential suitability of land for future urban use were also analysed. The TUELRS, as adopted by Council, concludes that Council will rely on existing zoned areas and to increase the density of development in key urban areas, such as Tweed Heads Town Centre, Murwillumbah and Kingscliff, to accommodate future growth.

Growth targets documents within TUELRS that are specific to Kingscliff indicated that at the time of writing there was 274ha of land zoned which could yield between 6922-9426 dwellings (depending on density) which could accommodate a projected population range of between 8776-12293 people.

Key implications for the Kingscliff Locality Plan

The TUELRS has significant implications for the KLP, specifically:

- Identification of Kingscliff as one of the key areas within the Shire to accommodate future population growth.
- Augmentation of the identified employment lands extending from Ozone Street east to the drainage channel and south to the decommissioned sewerage treatment plant, as well as land to the west of the Chinderah Golf Course and to the north of the Pacific Highway.

As part of the KLP process an analysis of the greenfield development sites was undertaken with indicative structure plans produced for each site. The purpose of this 'scenario' testing was to understand land use and development outcomes to understand likely housing density yields, infrastructure and open space requirements. Whilst these structure plans represents one possible structure planning configuration over the precinct, it does not necessarily represent the final structure plan which will underpin a future rezoning/planning proposal process. A number of key planning and design principles have been developed to inform the future masterplanning and planning proposal process applicable to all greenfield development sites.

Tweed DCP B9 – Tweed Coast Strategy

Section B9 of the Tweed Development Control Plan (DCP), adopted by Council in 2003, was prepared at a time when significant amounts of greenfield development were being masterplanned along the Tweed Coast including Casuarina, Salt, Kings Forest, West Kingscliff and Seaside City. DCP B9 estimates that the combined population of these developments would be approximately 26,150 people (inclusive of Kings Forest and Casuarina).

In terms of planning additional retail and commercial uses, the strategy within DCP B9 suggests the development of a regional (retail) centre of some 10,000 sqm within Kingscliff.

Key implications for the Kingscliff Locality Plan

As the DCP 9 - Tweed Coast Strategy study area extends beyond the defined study area and has a number of still applicable strategies it will be retained as an active development control plan. However it is noted that many of the identified large areas of greenfield sites within the plan have now been developed and a number of other strategies are no longer relevant or have been superseded by other more contemporary policies. As such it will need to be revised or possibly superseded in the future.

Many of the Kingscliff Policy principles as notes within DCP B9 have been integrated and updated within the KLP&DCP. This includes principles and objectives in relation to urban development areas, centres hierarchy, integrated design, vehicular and pedestrian access.

Tweed DCP B4 West Kingscliff (2007)

The Tweed DCP B4 West Kingscliff study area includes an area bounded by Chinderah Road to the north, Cudgen Road to the south-west, Ozone street to the north and the Pacific Ocean to the east. The DCP was adopted to provide a development framework for lands predominantly to the west of the existing Kingscliff town centre zoned for urban expansion. The general development principle adopted was to provide a high quality, safe and integrated area to include new low and medium density residential development as well as making new traffic and transport connections.

Key implications for the Kingscliff Locality Plan

As part of the KLP process, the strategies and objectives of DCP B4 were reviewed and where relevant incorporated or updated within the strategies, objectives and controls of the KLP&DCP. Many of the objectives and strategies within DCP B4 – West Kingscliff have now either materialised through on the ground development or are now out of date. Some of the other strategies have been superseded by other prevailing planning frameworks.

Whilst it is the intent to ultimately repeal DCP B4 – West Kingscliff, this plan is referenced within the TSC Contributions Plan 07 – West Kingscliff. As such there will be a need to be a review and update to this contributions plan to revise the area of application and replace references to DCP B4 – West Kingscliff with reference to KLP&DCP before it can be repealed.

Until such time as the TSC Contributions Plan 07 – West Kingscliff is reviewed and updated both the KLP&DCP and the DCP B4 – West Kingscliff will be in effect. As the KLP&DCP is a more detailed and contemporary planning framework, its provisions will prevail to the extent of any inconsistencies in the application of strategies, planning and design principles and controls over the study area extents overlap.

.Tweed DCP A19 Biodiversity and Habitat Management

DCP A19 Biodiversity and habitat management was adopted to ensure that, subject to any relevant overarching state or commonwealth legislation, the planning and design of new development maintains or improves ecological values within Tweed Shire. The DCP also provides the following objectives:

- Provide development controls to prevent the degradation of ecological values.
- Provide guidance on information required to enable informed decision-making.
- Ensure that construction and operational impacts of development are avoided and/or mitigated using current best practice standards.
- Provide guidance on acceptable measures to avoid or minimise the impact of proposed development on biodiversity including for proposals affected by Part 7 of the *Biodiversity Conservation Act 2016* (BC Act).
- Compensate for unavoidable habitat losses in accordance with applicable legislation, or in the absence of such legislation, contemporary best practice.

Key implications for the Kingscliff Locality Plan

As identified within the environmental context section of this plan, all areas of native vegetation in the Kingscliff area are considered ecologically significant. Many of the greenfield development sites within Kingscliff may require some degree of native vegetation clearing. Dependent on the type and extent of clearing proposed, any development application which involves clearing will have thereby need to satisfy the provisions of DCP A19 and where relevant BC Act and Regulations.

State wide legislation

Environmental Planning and Assessment Act 1979

SEPPs

Development Standards Caravan Parks Hazardous & Offensive Development Koala Habitat Protection Canal Estate Development Remediation of Land Advertising and Signage	Design Quality of Residential Apartment Development Affordable Housing (Revised Schemes) Affordable Rental Housing Building Sustainability Index: BASIX Coastal Management Concurrences Educational Establishments and Child Care Facilities	Exempt and Complying Development Codes Housing for Seniors or People with a Disability Infrastructure Mining, Petroleum Production and Extractive Industries Miscellaneous Consent Provisions SEPP (Primary Production and Rural Development State and Regional Development
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Ministerial directions, strategies, management plans, guidelines, studies

Section 117 Directions

North Coast Regional Plan

Northern Rivers Farmland Protection Project

Northern Rivers Catchment Action Plan 2013 – 23

North Coast Urban Design Guidelines

Coastal Design Guidelines for NSW

Settlement Planning Guidelines
Mid & Far North Coast Strategies

E-Zone Review

Tweed Shire wide

Tweed Local Environmental Plan
Local Strategic Planning Statement

DCPs

DCP A1 – Residential & Tourist Development

DCP A2 – Site Access & Car Parking

DCP A3 – Flood Liable Land

DCP A4 – Advertising & Signage Code

DCP A5 – Subdivision Manual

DCP A6 – Biting Midge & Mosquito Control

DCP A7 – Child Care Centres

DCP A8 – Brothels Policy

DCP A9 – Energy Smart Homes Policy

DCP A10 – Exempt & Complying Development

DCP A11 – Public Notifications of Development

DCP A13 – Socioeconomic Impact Assessment

DCP A15 – Waste Minimisation & Management

DCP A16 – Preservation of Trees or Vegetation

DCP A17 – Business, Enterprise Corridor & General Industrial Zones

DCP A18 – Heritage

DCP A19 – Biodiversity and Habitat Management

Strategies, management plans, guidelines, studies

Tweed Shire Community Strategic Plan

Tweed Urban & Employment Land Release Strategy

Tweed Vegetation Management Strategy

Tweed Coast Koala Habitat Study

Tweed Coast Koala Plan of Management

Coastal Zone Management Plan for Tweed Estuaries

Tweed Coastline Hazard Definition Study

Tweed Coastline Management Plan

Tweed Vegetation Management Strategy

Tweed Integrated Water Cycle Management Strategy

Crown Reserve Plan of Management

Tweed Road Development Strategy

Whole of Shire Cultural & Community Facilities Plan

Community Based Heritage Management Plan

Aboriginal Cultural Heritage Management Plan

Locality specific

DCPs

DCP B26 - Kingscliff

DCP B9 – Tweed Coast Strategy

DCP B11 – Seaside City

DCP B18 – Tweed Coast Building Heights

DCP B25 – Coastal Hazards

Strategies, management plans, guidelines, studies

Kingscliff Locality Plan

Kingscliff Foreshore Masterplan

Kingscliff Foreshore Management Options – Cost Benefit Analysis

Kingscliff Catchment & Drainage Management Plan

Kingscliff Beach Coastal Zone Management Plan

Marine Parade Concept Plan

S.711 plans

S.711 No. 7 – West Kingscliff

S.711 No. 19 – Casuarina Beach/Kingsforest

S.711 No. 25 – Salt Open Space & Car Parking

S.711 No. 28 – Seaside City

Figure 1.2 Planning framework relevant to the KLP

Note: Legislation is subject to regular updates. The NSW legislation website is the primary source for NSW legislation.

1.6 Locality Plan methodology

Stage 1 – Project inception: Project initiation stage established a project brief and scope, defined the study area, developed a project plan and methodology and established internal and external reference panels. The external reference panel comprised of 14 people comprising local and business community members selected for demonstrating a diverse range of local knowledge, planning and built environment experience with strong links, and networks with the local community. The key outputs from this stage included:

- Kingscliff locality project plan.
- Formation of the external reference panel.

Stage 2 – Background and community vision: Initial community consultation included a community vision workshop attended by more than 150 people which sought to understand community visions, aspirations and issues experienced within the Kingscliff locality. This was followed by a widely distributed community vision survey which received more than 250 responses. This background and community visioning stage established the core values and important character elements. Key outputs from this stage included:

- Community vision survey and feedback report.
- Statutory planning framework report.

Stage 3 – Context, opportunities and options: The purpose of Stage 03 was to establish a comprehensive background context, issues and opportunities report to understand the locality in terms of the environmental, demographic, urban structure, economic and retail and precinct planning contextual relationships. This was also supplemented with the findings of a stakeholder and community invited Enquiry by Design Workshop. This information culminated in a two week shop front exhibition attended by over 800 people. Key outputs from this stage included:

- Enquiry by design workshop report.
- Context issues and opportunities report.
- Draft precinct plans report.

Stage 4 – Draft Locality Plan and DCP: The draft strategies from Stage 03 were refined following a review of public and stakeholder submissions and developed into a draft Kingscliff Locality Plan and Development Control Plan. The draft plans were public exhibited and a series of community roundtable workshops were held. The key outputs from this stage included the production of the three volume draft Locality Plan and Development Control Plan:

- Volume 1 – Context and locality wide strategies.
- Volume 2 – Precinct plans.
- Volume 3 – Development control plan.

Stage 5 – Final Locality Plan and DCP: Following a formal exhibition period, the draft Kingscliff Locality Plan and DCP was further refined into the final Kingscliff Locality Plan and DCP. The key outputs for this stage include:

- Kingscliff Locality Plan (Context and locality wide strategies + Precinct plans)
- Kingscliff Development Control Plan.

The implementation of the plan will be through ongoing masterplan, planning proposal and development application planning process.

INCEPTION

- Project plan
- Form external reference panel
- Form internal working group
- Liveable cities conference workshop
- Key stakeholder interviews

TALK

- Statutory context analysis
- Urban design context analysis
- Consult 1 – community workshop
- Community vision survey
- Review consultation 1 feedback

SKETCH

- Consult 2 – enquiry by design
- Locality wide options
- Precinct specific options
- Consult 3 – shop front exhibition
- Review consultation 3 feedback

DRAW

- Draft context & locality wide strategies
- Draft precinct plans
- Draft Development Control Plan
- Council endorsement to exhibit

FINALISE

- Consult 4 exhibition and roundtable
- Public exhibition review
- Formal council adoption
- KLP & DCP implementation strategy
- LEP amendments