

Kingscliff Locality Plan & DCP - Key Activity and Council Resolution Time Line

The following timeline summarises the key project events and Council resolutions pertaining to the Kingscliff locality plan process:

September - October 2014 - Community Vision Survey and Workshop – Initial community consultation included a community vision workshop attended by more than 150 people who sought to discuss broader 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 opportunity established the core values and important character elements which underpin the Kingscliff locality. Key deliverables from this stage included:

- Statutory Planning Framework Report
- Community Vision survey (250 responses)
- Community vision workshop (150 attendees)

2015 - Draft Context Issues and Opportunities Report – Background documents prepared which provided a contextual overview of the locality including environmental context, demographic context, urban structure, economic and retail context, traffic access and movement and service infrastructure. In part the report identified the need to increase housing types in well located areas to service a growing diverse resident population. This included retaining low scale buildings 3-4 storeys within the town centre core but investigate option of increasing building height (4-6 stories) along Turnock Street.

2nd 3rd September 2015 - Enquiry by Design Workshop – Idea of Kingscliff supporting additional building height (up to 6 stories in some parts) surrounding the town centre and within the proposed Business and Knowledge Precinct generally supported by workshop participants. An Enquiry by Design Workshop Report was produced and published on Council's YoursayTweed website.

September 2015 - January 2016 – Draft Precinct Plans – Utilising community feedback from the community vision survey and workshop, feedback from the EbD workshop and draft strategies from the Context Issues and Opportunities Report, the Draft precinct plans identified draft strategies and urban structure opportunities for the identified 12 precinct areas. These draft strategies included indicative building height amendments for the purpose of seeking community feedback.

7th-18th March 2016 - Kingscliff Shopfront Exhibition – Community feedback sought on draft strategies and proposals exhibited at the shop front exhibition which included the reduction of building heights along Marine Parade from 13.6m to 11.0m (80% support by attendees), retain 13.6m along Pearl Street and increase height to 16.6m over Kingscliff Shopping Village (49.5% favour, 47.5% not in favour 3% undecided), increase height across the Turnock Street greenfield site to 16.6m (47% in favour, 47% not in favour, 6% undecided) and a 20m building height within Business and Knowledge Precinct (43% in favour, 55% not in favour, 2% undecided). Given the mixed view on building height, one of the key recommendations of the Shopfront Exhibition Feedback Report was to facilitate additional community based workshops focussing on building height options.

July 2016 - LEP Building height workshop – A series of four public workshops (Murwillumbah, Tweed Heads, Kingscliff and Pottsville) held to provide clarity and education around the way building height is defined and measured since the implementation of the NSW Government's Standard Instrument (Local Environmental Plan) Order 2006 (Standard Template LEP). Workshops supported by a static exhibition, factsheets and an online audio-visual presentation.

August 2016 – First Drafting of the consolidated Kingscliff Locality Plan and DCP – Draft Locality Plan and DCP based on Context Issues and Opportunities Report, Draft Precinct Plans, Enquiry by Design Workshop and feedback from the Kingscliff Shopfront Exhibition.

16th March 2017 - Council Report – Kingscliff Locality Plan Community Consultation – A Council report which recommended an additional round of community consultation on building height as an outcome of the shopfront exhibition. A number of different community consultation options were presented seeking Council advice and preference. Rather than pursue additional community consultation, Council resolved to nominate building heights to be integrated into the draft Kingscliff Locality Plan and DCP including:

- 11.0m to Marine Parade;
- 13.6m to other business zones; and
- 12.2m to R3 medium density zones.
- Kingscliff Hill be limited to 9.0m

20th April 2017 – Notice of Motion and Recession Motion – Recession motion seeking to instigate additional Kingscliff Locality Plan Community Consultation specifically relating to building height and Kingscliff Shopping Village – Recession motion lost.

March – June 2017 - Second Drafting of the Kingscliff Locality Plan and DCP - Amended Draft Kingscliff Locality Plan and DCP to reflected Council resolved building height prepared.

5th June 2017 - Councillor Resolution Harmonise TLEP & DCP building heights – The discrepancy exists due to two different measures of building height: in metres (provided in the Tweed LEP 2014) and in stories (provided in several, often older, sections of the Tweed DCP 2008). A planning proposal to incorporate the height measurement provided in metres and where relevant in stories into the Tweed LEP 2014 has been initiated and forwarded to the DP&E for Gateway determination.

Council received advice from the DP&E in its gateway determination dated 8 August 2018 that the PP in its current form could only proceed subject to a number of requested amendments including the deletion of references to Kingscliff building heights until such time as the locality plan and community consultation processes had been duly considered.

15th June 2017 – Council Report - Provision of Open Space and Public Benefit – Responding to a Councillor Notice of Motion a report was prepared which considered

the distribution of open space. Part of the report discussed the relationship between development yield and the ability to collect developer contributions.

13th July 2017 – Councillor town centre site visit – Contextualise proposed land use and building heights over the Kingscliff shopping village site and Turnock Street precinct.

3rd August 2017 – Council Report - Kingscliff Locality Plan Draft Plan Comparison – A report was prepared which considered the comparison between strategies as presented at the Kingscliff Shopping Front Exhibition and the draft Locality Plan and DCP which reflected the amended building heights as per Council's resolution on the 16th March 2017. The report also sought to place the amended draft Kingscliff Locality Plan and DCP on public exhibitions. Resolved to exhibit the draft plan for 42 days and conduct 2 community public meetings and drop-in sessions.

7th September 2017 - Council Report – Clarification on the purpose and format or structure of the resolved public meetings – A report seeking Council clarification on the structure of the proposed public meetings with one option to include presentations by Gales Holdings and Chen Yu (Kingscliff Shopping Village owners) to discuss their ideas and concepts developed across their sites.

Council resolved to exclude stakeholders from making presentations at the public meetings and to reduce mixed use buildings from 13.6m to 12.2m (excluding the town centre part of Marine Parade proposed as 11.0m) and limit medium density zones to 11.0m including an additional 1.2m for a podium (12.2m).

7th December 2017 - E Zone and offset options in the West Kingscliff area – A report from Council's NRM Unit surrounding the E-Zone review currently underway across the Kingscliff locality include Gales Land. The report sought Council's guidance on proceeding E-Zone negotiations with Gales Holding, location of E-Zones being generally in accordance with Figure 3 within the report and that an offset package be developed in accordance with the principles contained within the report and located within the West Kingscliff area. Council resolved that Council continue to pursue negotiations with Gales over the E-Zone review including offset package and incorporate the findings within the Draft Kingscliff Locality Plan.

Since this resolution, Council Officers have been progressing negotiations with Gales and their consultants in specific relationship to vegetation classification and redefinition of development envelopes. Negotiations as of November 2018 remain unresolved. Gales and their consultants are currently preparing a biodiversity assessment method (BAM) over all Gales Holding sites. Outcomes of this BAM along with identified urban footprint areas will inform options for offset planting.

30th June 2018 - Tweed Valley Hospital Site Announcement - Council is continuing to liaise with NSW Health in relation to consideration of flow on land use, urban structure, traffic and infrastructure implications for the locality within the context of the draft plan. The site selection of the Kingscliff Hospital will likely necessitate revisiting the precinct plans within the context of the KLP & DCP.

19th July 2018 – Council resolution to Exhibit KLP & DCP – An endorsed Councillor Notice of Motion to proceed with the exhibition of the Kingscliff Locality Plan and DCP for a 28 day period. It was resolved that the exhibition be held in a round-table format with all properties and absentee property owners to receive an invitation through Australia Post. The letter was sent to a total of 4980 households. In response, Council received 360 bookings for the round table events and 293 people attended one of the four sessions hosted.

20th August – 24th September 2018 – Formal exhibition period of the draft Kingscliff Locality Plan and Development Control Plan.

20th August and 4th September – Community Roundtable Workshops – The roundtable sessions were hosted with two events on the 4th September with 78 and 82 attendees respectively and two events on the 18th September 2018 with 65 and 68 attendees respectively (293 participants in total). In total over 3400 comments were recorded at round tables sessions in the form of facilitated workshops, individual comments made at the event or as online comments for those who could not attend the round table events.