



**Tweed Development Control Plan  
Part B26 - Kingscliff**

## 2.13 Key Greenfield Site – Turnock Street Precinct

### 2.13.1 Character Statement

The Turnock Street Precinct will accommodate opportunities for town centre expansion as well as a mix of medium density housing types to take advantage of the walkable proximity to the existing town centre and coastal foreshore. The tree lined streetscape of Turnock Street will be befitting of its town centre gateway location and include pedestrian and cycle paths along its length. The protection of ecologically significant areas to the south of Turnock Street will link with lands further to the west strengthening the forming a 'green heart' to the locality as well as providing nature based passive recreation opportunities. The key planning and design opportunities include:

- The expansion of the town centre uses west along Turnock Street incorporating active ground floor retail/commercial uses adjoining the Kingscliff Shopping Village site and shop top housing mix uses extending further west along Turnock Street.
- A mix of use landuses fronting Turnock Street to have a public domain interface with the street including widened footpath, areas for outdoor dining and street trees.
- A mix of residential flat buildings fronting Turnock Street and low rise medium density housing opportunities across the northern portion of the precinct take advantage of the sites flat topography and good walking proximity to the existing town centre.
- The design of Turnock Street as a well landscaped visually attractive connector street integrating traffic movement, cycle and pedestrian paths, parking, shade, lighting and WSUD befitting of the primary access road from Tweed Coast Road into the Kingscliff township.
- The protection of areas identified as being ecologically significant and nomination of areas for offset planting.

### 2.13.2 Planning and Design Principles:

- P1. Undertake a master planning process to underpin future planning proposal, concept development application or subdivision development application(s) as required to achieve a balance of character defining town centre built form and public domain, medium density residential housing, network of open space, strong pedestrian and cycling paths and areas of environmental protection. The master plan process should:
- Facilitate town centre staged growth and expansion along Turnock Street to include an expanded range of retail, commercial, community, open space, tourist and shop top residential uses through a B4 Mixed Use zoning with building height to 13.6 metres (post bulk earth works fill).
  - Facilitate higher density residential development immediately west of the town centre expansion area along Turnock Street through a R3 zoning with a building height to 12.2 metres (post bulk earth works fill). Housing opportunities including residential flat buildings and low rise medium density housing types to take advantage of the flat site and good proximity to the existing town centre. Building heights to 12.2 metres (post bulk earth works fill). Land use and density targets based on the Turnock Street indicative structure plan (refer Table 3).
  - Integrate principles of passive subdivision design (solar orientation, prevailing breezes, landscape) into the designed outcomes and to generally provide a grid road network to achieve uniform development allotments and optimise solar orientation opportunities for future building design.
- P2. Reinforce Turnock Street as the principle collector road which will ultimately link the Tweed Coast Road with the Kingscliff township by:
- Designing Turnock Street as a tree lined boulevard to provide a high level of visual and user amenity.
  - Co-ordinated access to avoid multiple driveway and or building access points off Turnock Street.
  - Inclusion of a dedicated pedestrian and cycle lane linking areas of west Kingscliff with the town centre with shade, seating, lighting and water points at regular intervals.

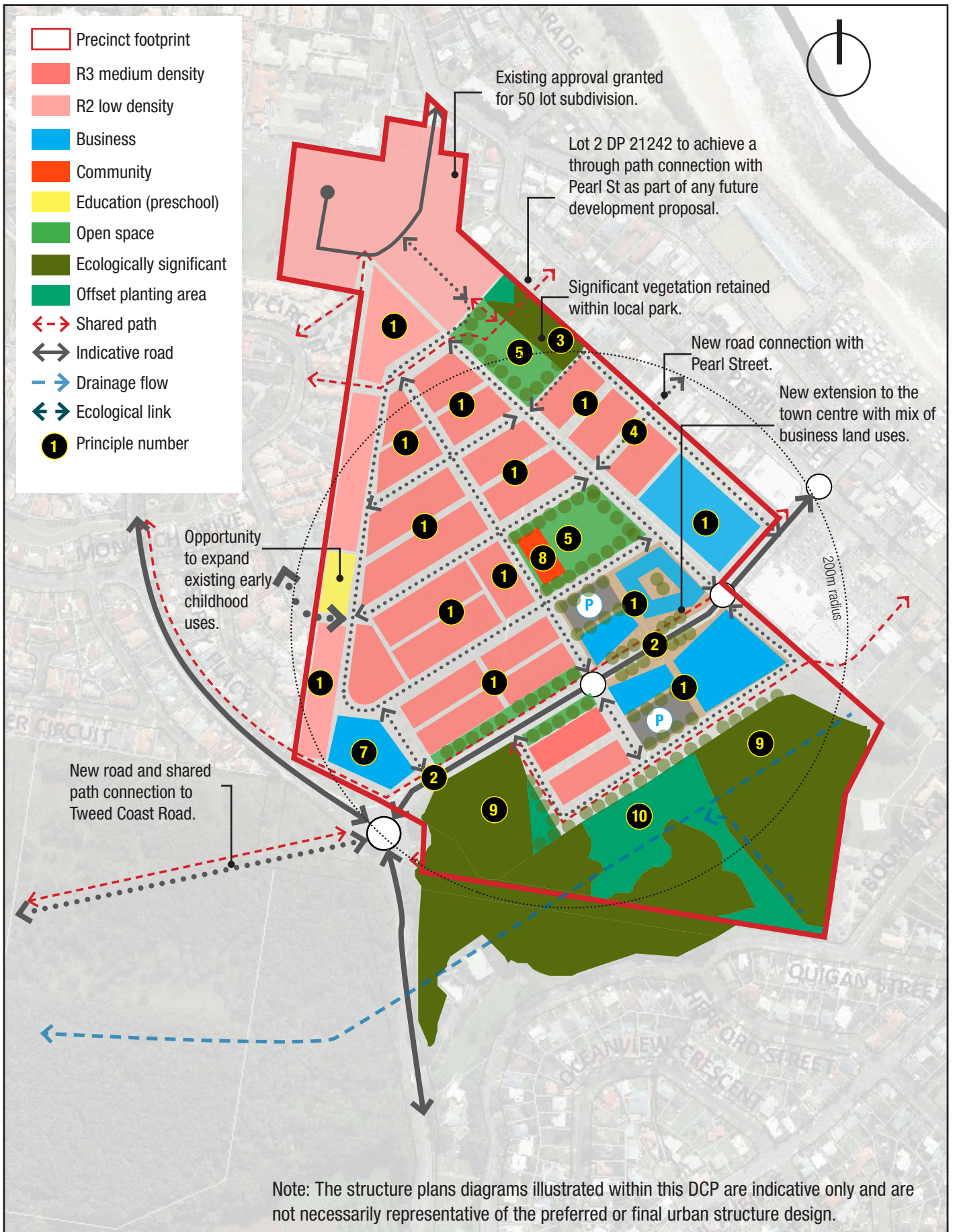


Figure 2.17 Indicative Turnock St Precinct Structure Plan

- Providing public domain interface for new town centre buildings fronting Turnock Street.
  - Integrated street lighting, parking, landscape bays and WSUD streetscape elements.
- P3. Retain the identified Endangered Ecological Community (EEC) within the northern portion of the precinct as an environmental zone set within an area of public open space RE1. Within this area of RE1 create a pedestrian connection which has the capacity to link through to Pearl Street across Lot 2 DP 21242 to achieve a through path connection with Pearl St as part of any future development proposal.
- P4. Utilise Lot 6 DP 21242 as a road reserve providing access from Pearl Street into the development site.
- P5. Development of local and neighbourhood parks within this precinct to cater for the passive recreational needs of future residents. At least 50% of the park perimeter is to have direct road frontage to encourage universal accessibility and visibility. The park should be landscaped and embellished to achieve a high level of user amenity and be a defining element of the future character of the precinct.
- P6. Integrate a pedestrian and cycle path network throughout the precinct and connect with surrounding existing and proposed residential areas and open space. The pathway network is to achieve user comfort and amenity in terms of co-location of street trees for shade, adequate lighting and regular waypoints with water points and seating.
- P7. Relocate town centre service station to a new site fronting the Turnock St roundabout which could be co-located with other retail tenancies or small scale commercial workspace.
- P8. Develop a new multi-purpose community building which could include a community centre, community meeting rooms, incubator workspace. Ideally, this building should be highly visible and accessible. In addition there is a need for additional preschool and early childhood facilities within the locality which could potentially be co-located with the new multi-purpose community building.
- P9. 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.
- P10. Identify lands for offset planting and provisions for ongoing habitat restoration and management.



Turnock Street Precinct – Turnock Street will be a tree line boulevard with pedestrian and cycle pathways along its length. Land uses will be a combination of medium density housing types as well as opportunity for town centre expansion to the east.

### Turnock St Precinct – Land Use and Residential Density Targets

Land Use	Area (ha or sqm)	Building Height	Density Target (dph) (Site Density)	Dwelling/Unit No.	Projected Pop. (2.4 /1.8 per dw)
R2 Low Density	1.68ha	9m	16	26	62
R3 Medium density	5.12ha	12.2m	80	411	740
R3 Medium density	2.5ha	9m	30	75	135
B4 Mixed Use	3.85ha	12.2-13.6m	30	115	207
Community Use	0.35ha	13.6m	–	–	–
Open Space	1.66 ha	–	–	–	–
Road Reserve/Infrastructure	1 ha (25%)	–	–	–	–
<b>Total</b>	<b>16.16ha</b>	<b>9-13.6m</b>	<b>16-80 dph</b>	<b>627</b>	<b>1144 persons</b>

### Open Space Required

Open Space Type	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	1.86ha	–	–	-1.86ha
Passive	1.13ha/1000	1.03ha	–	2 ha	+0.97ha

Table 3 Turnock St Land Use and Residential Density Targets

Note: Target residential densities measured as 'site density' based off indicative masterplan.

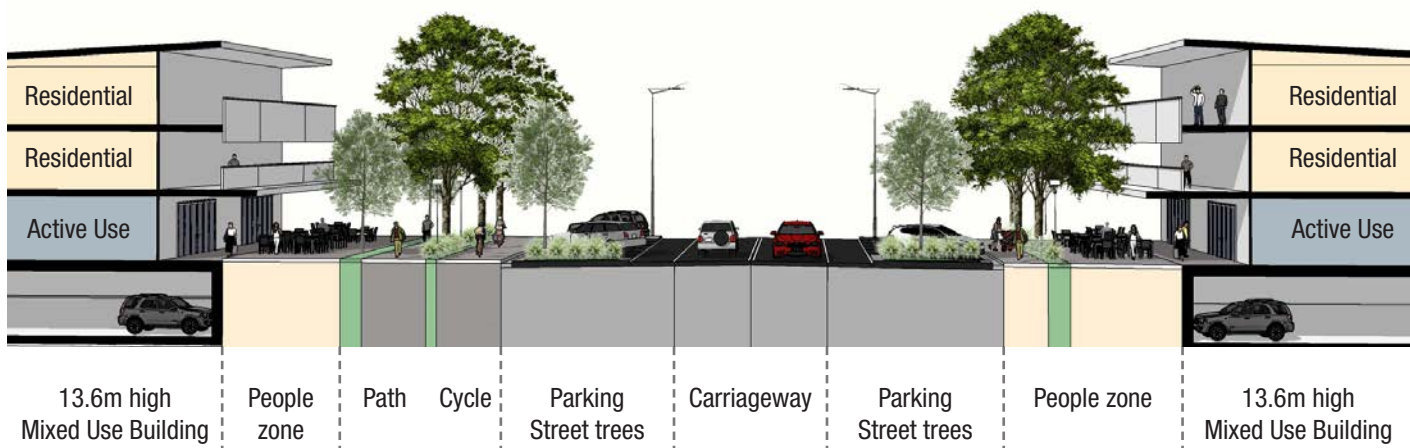


Figure 2.18 Indicative Turnock Street Section – Mixed Use Interface

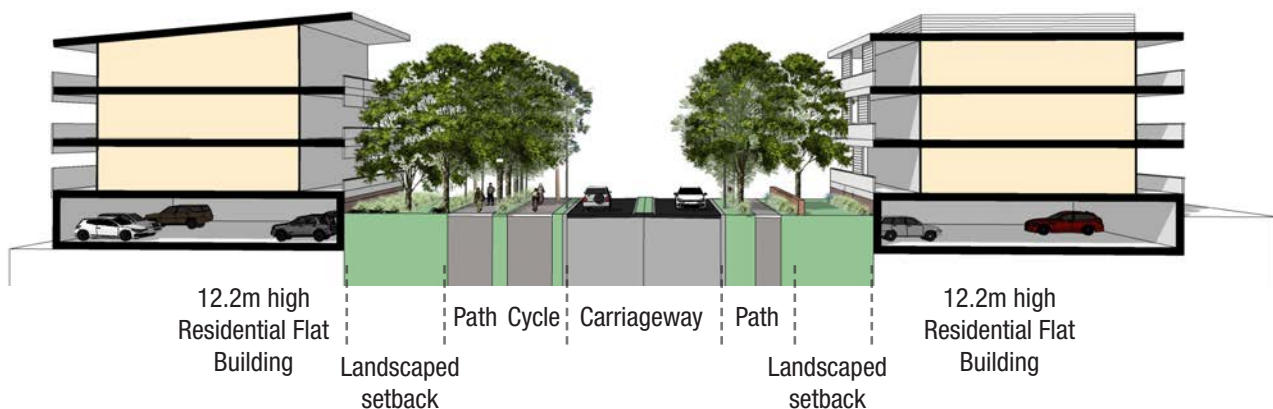


Figure 2.19 Indicative Turnock Street Section – Residential Interface

## 2.14 Key Greenfield Site – West Kingscliff Precinct

### 2.14.1 Character Statement

The greenfield development site within the West Kingscliff Precinct will be accessed from the Turnock Street (west) extension which will form the primary vehicular access from the Tweed Coast Road into the Kingscliff township. The greenfield development site presents an opportunity to develop a range of medium density, low rise medium and low density residential housing types with the southern development boundary defined by the Turnock St extension alignment and areas of environmental protection south of the road alignment. Well defined north-south and east-west strong pedestrian and cycling paths will connect the greenfield development site to existing residential precinct areas to the immediate north and the Kingscliff township to the east. The protection of ecologically significant areas to the south of Turnock Street will link with lands further east strengthening the forming a 'green heart' to the locality as well as providing nature based passive recreation opportunities.

The key planning and design opportunities for this greenfield development site include:

- Construction of the Turnock Street extension which will form the new primary collector road and gateway from the Tweed Coast Road into the Kingscliff township to include a dedicated cycle and walking path.
- Maintaining a 'green edge' to Tweed Coast Road through the protection of environmentally sensitive vegetation which provides a strong ecological link through the precinct and separates the urban areas of West Kingscliff from Cudgen.
- Facilitate a mix of low rise medium density residential development heading west along the extended Turnock Street to take advantage of the close proximity to the existing centre and encouragement of higher densities along principle movement corridors.
- Pursue the embellishment of the north-south drainage corridor for combined drainage, vegetation, open space and pedestrian and cycling paths.

### 2.14.2 Planning and Design Principles:

- P1. Undertake a master planning process to underpin future planning proposal, concept development application or subdivision development application(s) as required to facilitate a range of low rise medium and low density residential housing types framed by the Turnock St extension and areas of environmental protection to the south. The master plan process should:
- Delineate areas of environmental protection from the developable portion of the site by the Turnock St (west) extension.
  - Integrate the development site with the existing West Kingscliff residential areas to the immediate north by way of the road network, pedestrian and cycling paths and compatible interface land use and housing types.
  - Integrate principles of passive subdivision design (solar orientation, prevailing breezes, landscape) into the designed outcomes and to generally provide a grid road network to achieve uniform development allotments and optimise solar orientation opportunities for future building design.
  - Integrate water sensitive urban design treatments and designed outcomes as part of the existing drainage corridor and overall subdivision design.
  - Address all potential flood impacts and mitigation strategies including design flood levels and flood evacuation routes east along Turnock St and up along Cudgen Road.
  - Embellishment of the north-south drainage corridor for combined drainage, vegetation, open space and pedestrian and cycling paths.
  - Develop a neighbourhood park adjoining the north-south drainage corridor embellished to meet the passive open space needs to the local residents resulting in a green edge to the precinct.
  - Identification of lands to be dedicated for on site compensatory planting as a result of any vegetation clearing which may be nominated for removal from part of the identified development site as part of the master plan process.

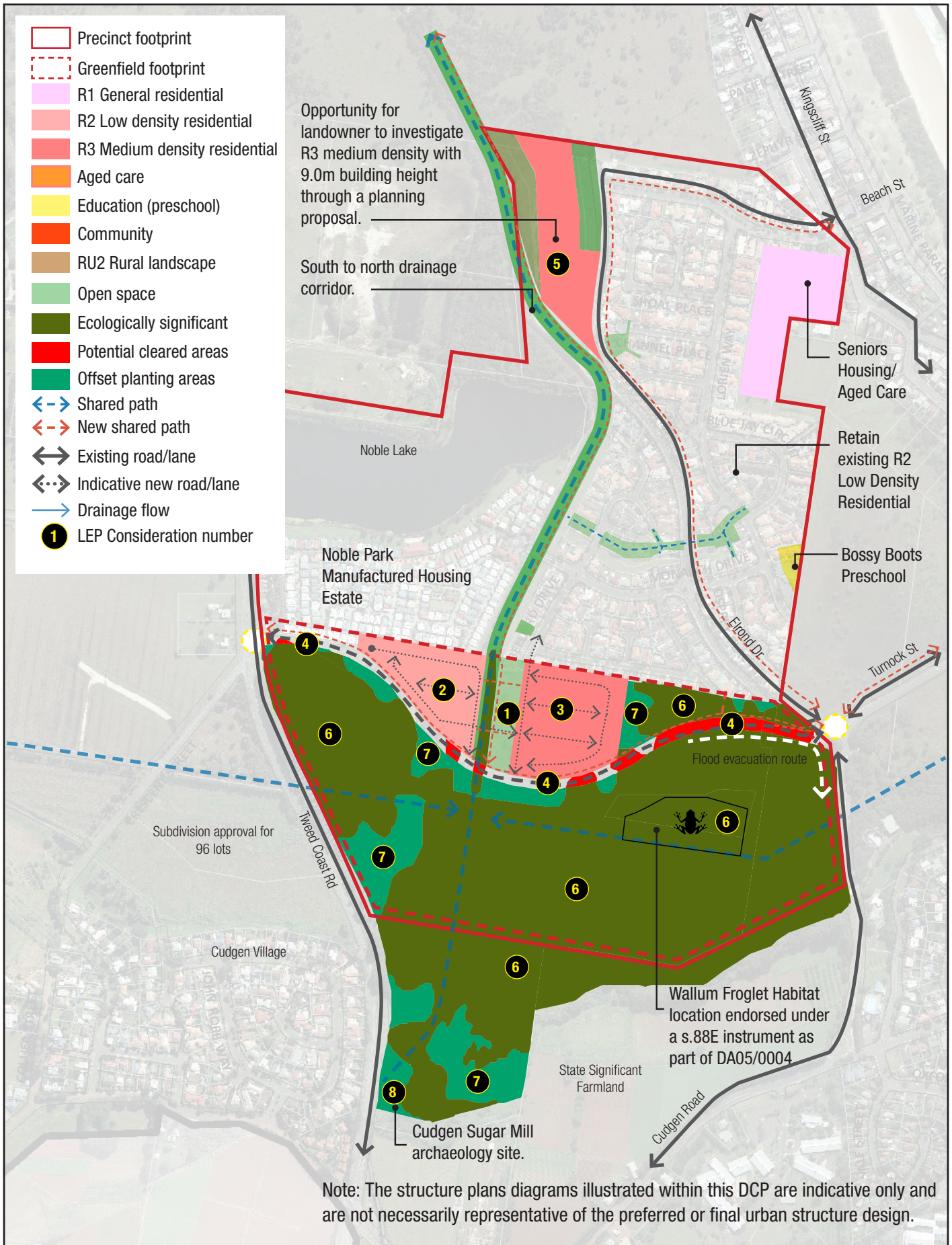


Figure 2.20 West Kingscliff Precinct Indicative Structure Plan

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- P2. Facilitate the rezoning of land immediately south of the Noble Park Manufactured Home Estate from RU1 Rural Landscape to a residential land use. This land parcel is to be considered in the context of the masterplanning process for the West Kingscliff greenfield development areas. This includes consideration of adequate buffers, landscape setbacks and boundary interface to the future Turnock Street extension.
- P3. Achieve a mix of housing types including residential flat buildings to 12.2m (eastern extents) and low rise medium density housing to 9.0m (western extents). Land use and density targets are identified in Table 4.
- P4. Reinforce the extended Turnock Street as the principle collector road which will ultimately link the Tweed Coast Road with the Kingscliff township by:
- Designing Turnock Street as a tree lined boulevard to provide a high level of visual and user amenity.
  - Utilising the alignment of the Turnock Street extension to delineate between developable area (north of alignment) and lands identified as being ecologically significant (south of alignment) generally in accordance with Figure 8.27 of the West Kingscliff Precinct Plan.
  - Co-ordinated access points for development fronting Turnock Street to avoid multiple road/driveway access points off Turnock Street.
  - The inclusion of a dedicated shared pedestrian and cycle lane along the northern side of the Turnock St extension linking areas of West Kingscliff with the town centre with shade, seating, lighting and water points at regular intervals.
  - Integrated street lighting, parking, landscape bays and WSUD streetscape elements.
  - Integrating a generous landscape buffer/setback within the Turnock Street extension reserve capable of sustaining street trees and understory vegetation adjoining development sites with appropriate fencing treatments to achieve a high level of visual amenity, landscape and urban design. Fences shall not be the dominant visual element along this road extension.
- P5. Investigate residential land use options including R3 Medium density with 9.0m building height over Lot 129 and 130 DP1039348 currently zoned RU2 Rural landscape against the site constraints including proximity to environmental protection areas, flooding and bushfire.
- P6. 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.
- P7. Identify lands for offset planting and provisions for ongoing habitat restoration and management.
- P8. Undertake a heritage review of the old Cudgen Sugar Mill site.



## West Kingscliff Precinct – Land use and Residential Density Targets

Land Use	Area (ha)	Building Height	Density Target (dph)	Dwelling/Unit No.	Projected Pop. (2.4/1.8per dw)
R2 Low Density (existing)	32.2ha	9m	16	497	1168
R3 Medium density (greenfield)	3.62ha	12.2m	80	290	522
R3 Medium density (greenfield)	2.59ha	9m	30	78	140
Noble Park Estate (existing)	21.9ha	9m	–	254	597
Open Space (Passive)	1.2ha	–	–	–	–
Road Reserve/Drainage Corridor/Infrastructure	19.3ha (16%)	–	–	–	–
<b>Total</b>	<b>80.81ha</b>	<b>9m-12.2m</b>	<b>16-80 dph</b>	<b>1119</b>	<b>2427</b>

Open Space Required					
Open Space Type	Rate	Required	Existing	Structure Plan	Difference
Active	1.7ha/1000	4.12ha	–	–	-4.12
Passive	1.13ha/1000	2.74ha	1.76ha	1.2ha	+0.22ha

Table 4 West Kingscliff Land Use and Residential Density Targets

Note: Target residential densities measured as 'site density' based off indicative masterplan.

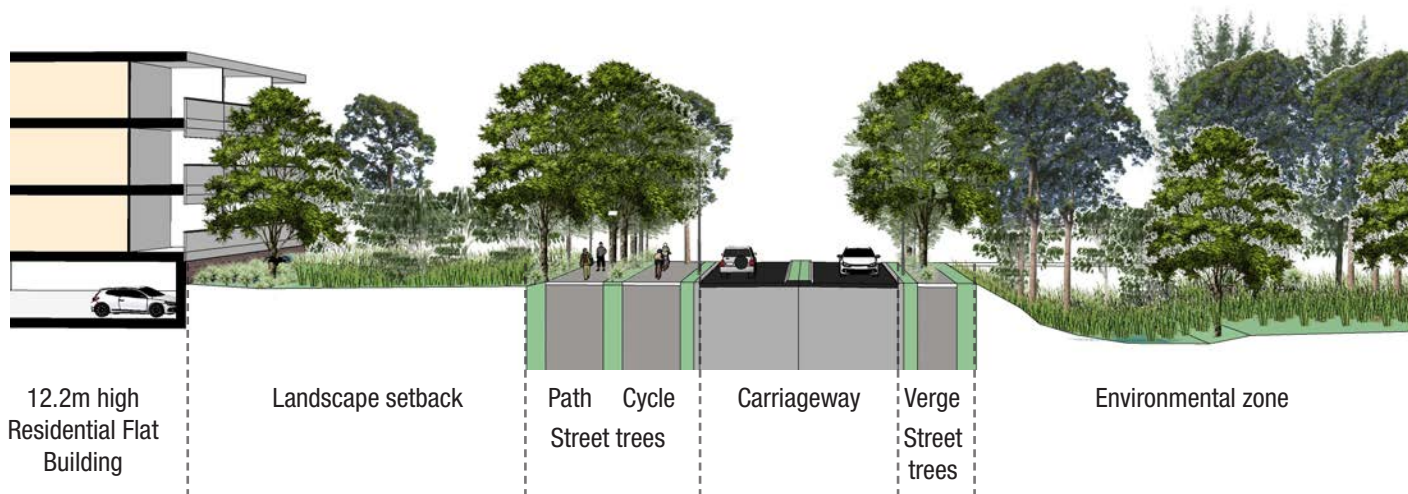


Figure 2.21 Indicative Turnock Street (West) Extension Section

## 2.15 Key Greenfield Site – North Kingscliff Precinct

### 2.15.1 Character Statement

The North Kingscliff Precinct greenfield development site adjoins existing low density residential dwellings north of Ozone Street and low density and low rise medium density dwellings south of Sand Street. The infill residential development site will facilitate additional low rise medium density housing types including small lots, terrace houses, row houses, courtyard housing and low rise multi-unit development. Low density development and suburban allotments will adjoining existing low density suburban allotments to avoid amenity and interface impacts. The road network will provide additional east-west and north-south vehicle, pedestrian and cycling connections. The development of the future Business and Innovation precinct will require a flood evacuation route.

The key planning and design opportunities for this greenfield development site include:

- Development of the north Kingscliff Precinct greenfield development site with a mix of housing types including low density residential housing, small lot housing and low rise medium density residential.
- Subdivision configuration of this site needs to consider the locality movement (vehicular, pedestrian, cycle) opportunities and open space network. This may include; Ozone Road connection west to a future intersection with Tweed Coast Road; and a new north-south road connecting Elrond Drive with Sand Street.
- Increasing residential density and building heights fronting Kingscliff Street which is the key north-south collector road and public transportation route and western side of Sand Street with an R3 medium density zoning and building height of 9m to enable low rise medium density housing types.
- Reducing minimum lot size to encourage coastal small lot housing and additional dual occupancy infill development whilst maintaining a low density character.
- Encouraging secondary dwelling development within the existing residential areas providing affordable housing, aged housing in place and inter generational family housing opportunities.
- Embellish north-south drainage corridor for combined drainage, vegetation, open space and pedestrian and cycling paths. Pursue a dedicated on road cycle path the length of Kingscliff Street/Pearl Street.

### 2.15.2 Planning and Design Principles:

- P1. Undertake a master planning process to underpin future planning proposal, concept development application or subdivision development application(s) as required including facilitating a range of low density residential and low rise medium density housing types between Sand and Ozone Street and facilitate low rise medium density housing types along the western side of Kingscliff Street. The structure plan/master plan process should include:
- A neighbourhood 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 Elrond Drive with the greenfield development site (Business and Innovation precinct) to the west.
  - A continued east-west alignment of the local road network resulting in predominantly north-south allotments to achieve a predominantly grid road network to achieve uniform development allotments and optimise solar orientation opportunities for future building design.
  - Integrate principles of passive subdivision design (solar orientation, prevailing breezes, landscape) into the designed outcomes and to generally provide a grid road network to achieve uniform development allotments and optimise solar orientation opportunities for future building design.