



NEW KINGSCLIFF PARKLANDS

Prepared for Gales-Kingscliff Pty Ltd

JULY 2020



Copyright 2020

© PATERSON DESIGN STUDIO 2020

This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

PDS Australia

www.pdsdesign.com.au

CONTENTS

1.1	PURPOSE OF DOCUMENT	4
1.2	KINGSCLIFF CONTEXT	5
1.3	SUGAR MILL PARK - South	6
1.3.1	PARK DESCRIPTION	6
1.3.2	CONCEPTUAL VISUALISATION SUGAR MILL PARK SOUTH	7
1.3.3	SITE PHOTOS OF SUGAR MILL PARK SOUTH	8
1.4	RAINFOREST LINK	9
1.4.1	LINK DESCRIPTION	9
1.4.2	CONCEPTUAL VISUALISATION RAINFOREST LINK	10
1.5	SUGAR MILL PARK - North	11
1.5.1	PARK DESCRIPTION	11
1.5.2	CONCEPTUAL VISUALISATION OF SUGAR MILL PARK NORTH	12
1.5.3	SITE PHOTOS OF SUGAR MILL PARK NORTH	13
1.6	QUIGAN PARK	14
1.6.1	PARK DESCRIPTION	14
1.6.2	CONCEPTUAL VISUALISATION OF QUIGAN PARK	15
1.6.4	SITE PHOTOS OF QUIGAN PARK	16

1.1 Purpose of document

This document seeks to present a proposal with schematic designs for the creation of three open space parkland areas shown on the LFA conceptual masterplan, prepared for Gales-Kingscliff as part of its Planning Proposal. The proposed parklands are between Tweed Valley Hospital and Cudgen village (Sugar Mill Park North and Sugar Mill Park South), and south of Turnock Street and north of Quigan Street (Quigan Park).

The proposed parklands provide strong connections between the various Kingscliff precincts, an excellent opportunity for nature walks and appreciation, cycling and walking tracks, natural playgrounds and exercise stations, parks and shaded locations for passive recreation opportunities.

Since the Kingscliff Locality Plan shows these areas as retained for conservation or potential offset planting location, and has not considered their use as parks, Paterson Design Studio Landscape Architect's and Urban Designers ('PDS') have considered their utility and benefits if developed as parklands as shown in the LFA plan.

The proposed parklands strongly support the NSW Government Premier's Priorities 'Greener Public Spaces' which aims to 'increase the proportion of homes in urban areas within 10 minutes' walk of quality green open and public spaces' and the Government Architect NSW Draft Greener Places Design Guide (Issue 04- 3 June 2020):

- 'With increasing housing demand and community expectations, we need to explore innovative ways of providing open space for recreation that will support active and healthy communities.' (p11)
- 'Providing adequate quantities of open space based on demand should be understood in relation to the quality of the spaces provided. ... Providing quality spaces that are diverse, usable, and accessible can be achieved through better planning and design of the existing network of spaces.' (p2)
- 'Providing recreation opportunities in outdoor settings that

are green and connected to nature is still a primary driver of planning.' (p13)

We are advised that according to an ecological assessment of Gales southern lands:

- The parklands have low/poor attributes for revegetation and comprise mainly exotic grassland which is regularly slashed, with scattered native trees
- That the parklands abut areas more heavily treed and identified for conservation and are separated from them by existing drains.

These characteristics have resulted in their consideration as urban parklands allowing the community to appreciate and enjoy the open space vistas and rainforest setting, for recreation and leisure activities and closeness to nature. The PDS concept plans avoid and minimize impact on the conservation areas, do not propose to remove any trees, retain and manage drainage channels, and provide paths that connect through the parks and link the Kingscliff precincts. Our objective has been to retain the parks as open space, but in their urban location to be used and enjoyed by many people, while the higher quality habitat is retained for conservation with people having an appreciation and feeling close to conservation areas.

A track through the rainforest next to a major drain provides an experience quite unique in the area and links the northern and southern parts of Sugar Mill Park, which on the basis of its size and its characteristics could be considered a district park. Positioned between Cudgen and the new Tweed Valley Hospital, this park is also close to the greenfield residential development north of Turnock Street extension, and green walkways and bicycle paths connect the various Kingscliff precincts. Quigan Park is central to the existing residential area to the south and adjacent to future high density residential and commercial development to its north. These are consistent with the KLP objectives and the Greener Public Spaces Premier's Priorities.

Parking is important for visitors who do not live close. Sugar Mill Park might be accessed from parking available at the Hospital, especially on weekends, and this opportunity should be explored, but from Tweed Coast Road left-in left-out might be the only option for direct access. Parking could also be considered adjacent to (the future) Altona Road near its junction with Tweed Coast Road. This would require a safe pedestrian crossing, and a walk next to or through the retained forest north of Sugar Mill Park.

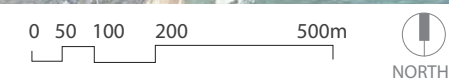
It is expected that Quigan Park would be accessed mainly by local residents by foot, or by car for those who have come to enjoy the facilities along Turnock Street, which would be built with parking available for patrons to take advantage of the park.

In summary, the proposed parks:

- Avoid and minimise all impacts on existing and proposed conservation areas;
- Do not require the removal of any trees;
- Are central and convenient to the existing and future residential and commercial (including hospital) development;
- Provide a rich green rainforest and natural shaded experience quite different to the existing coastal parks which are linear and more open in character;
- Provide natural linkages and connections on the flat which tie the Kingscliff precincts together; and
- Are an outstanding opportunity to benefit current and future residents, not only of the Gales developments, but of the greater Kingscliff area, and also staff, patients and visitors of the new Tweed Valley Hospital.



CONTEXT PLAN
Source: LFA Plan Dated July 2020



Legend

- Existing cycleways (source Tweed Shire Cyclepath Network plan)
- Proposed Shared Paths
- Proposed Public Parks



PLAN SUGAR MILL PARK SOUTH

1.3 SUGAR MILL PARK - South

1.3.1 PARK DESCRIPTION

Sugar Mill Park is situated in a central location to the east of Tweed Coast Road between the expanding Cudgen township and the new Tweed Valley Hospital, which will overlook the southern part of the park and offer a strong element of security for those visiting the park. The park will provide an aesthetic open space visual outlook from the hospital, and a passive recreation space for hospital staff, visitors and patients immediately beyond the hospital grounds.

The concept behind the suggested name 'Sugar Mill Park' is to acknowledge the historical importance of the adjoining Cudgen Sugar Mill Archaeological Site which could be a point of significance weaving in the earlier history of the Kingscliff area and the Tweed (refer to Everick Archeological Report 2020).

This high land of 4,000sqm can provide car parking and a café, function centre, caretakers residence or such, which can also add to the accessibility and security of the park by keeping it an active populated space.

The concept underlying the park is a series of trails for walkers and cyclists, with smaller pocket parks, exercise stations, sand pit playgrounds and picnic and seating opportunities, located on existing tracks and exotic grassland to provide amenity but with minimum impact on existing native vegetation. A large sandpit with natural play equipment such as tree stump walkways, log balance bands and the like is shown on Perspective Quigan Park.

While no trees are proposed to be removed, the existing groundcover, which is exotic grassland, should be retained as grassland by regular slashing or introduction of appropriate alternative grasses.

Given that the new Tweed Valley Hospital abuts on Sugar Mill Park South, landscaping of both can provide mutual benefits and connections. The park can benefit not only residents from Kingscliff and further afield, but also hospital staff, patients and visitors, allowing a 'break in nature' from the hospital environment.

Given the scattered trees and fringing existing vegetation, there are ample opportunities for placement of park benches and double picnic benches in naturally shaded areas to provide a structured opportunity for picnics and rest.

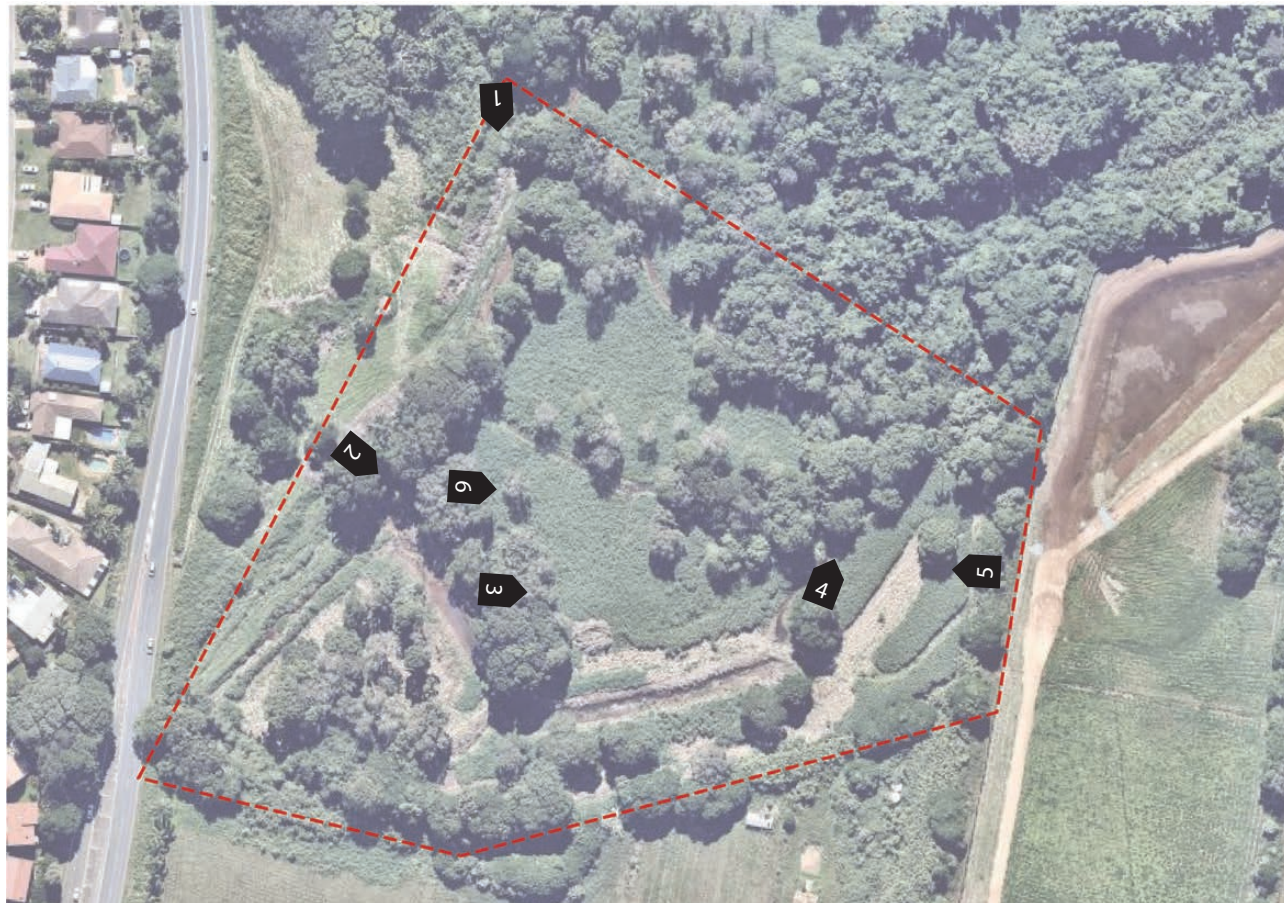
The series of trail networks can also be designed to provide designated walking and cycle tracks.



PERSPECTIVE SUGAR MILL PARK SOUTH

1.3.2 CONCEPTUAL
VISUALISATION SUGAR MILL
PARK SOUTH

- ① Central lawn area
- ② Central park path
- ③ Pocket park with exercise equipment
- ④ Post rail fence and planting against existing drainage where required
- ⑤ Existing vegetation



REFERENCE PLAN SITE PHOTOS



VIEW 1 - VIEW THROUGH RAINFOREST



VIEW 2 - ENTRANCE TO PARK



VIEW 3 - LOOKING EAST TOWARDS PROPOSED HOSPITAL



VIEW 4 - LOOKING NORTH

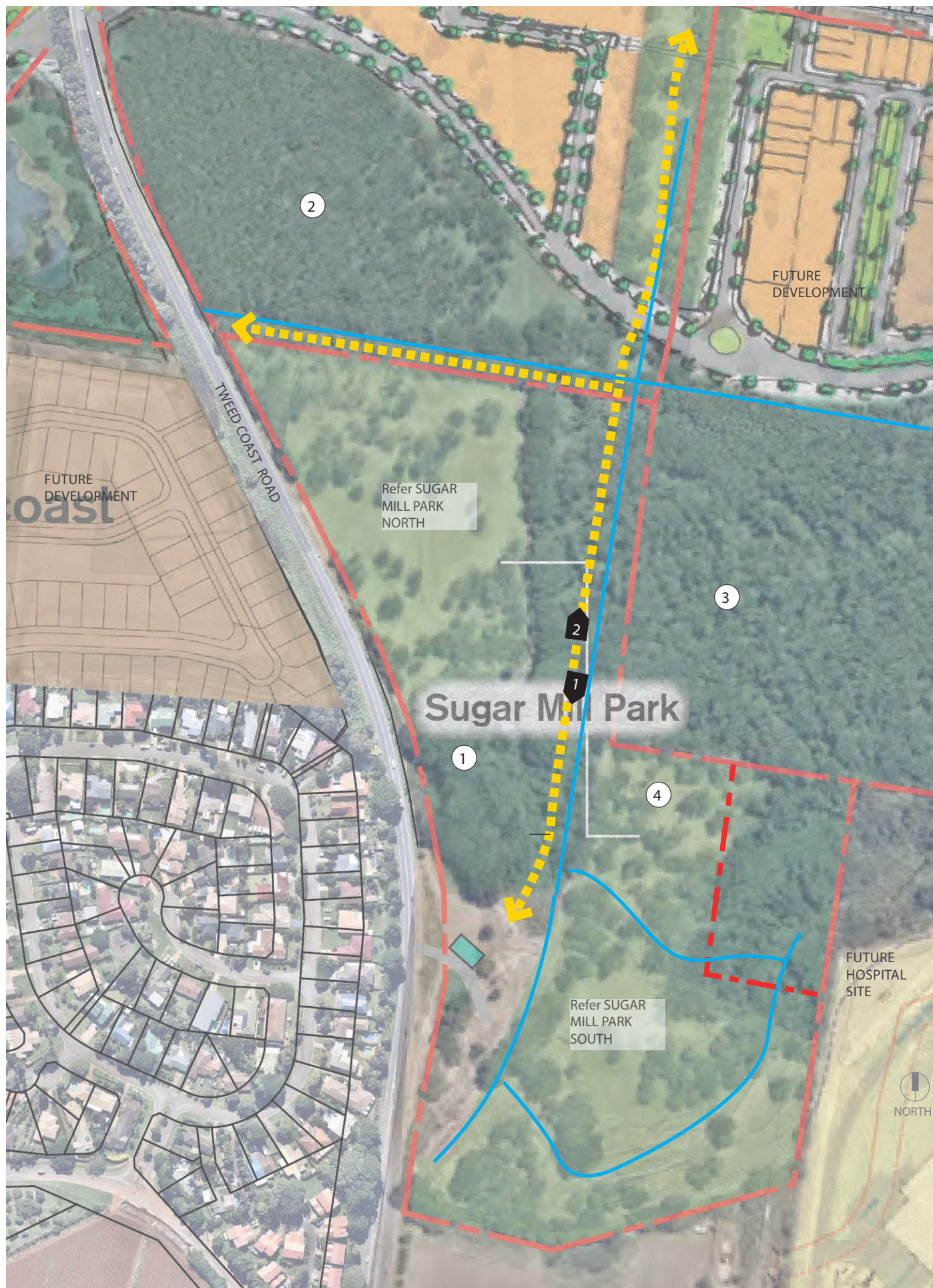
1.3.3 SITE PHOTOS OF SUGAR MILL PARK SOUTH



VIEW 5 - FROM TOP OF HERITAGE BASALT BOULDER WALL ON PROPERTY BOUNDARY



VIEW 6 - VIEW LOCATION OF PROPOSED CONCEPTUAL VISUALISATION FIGURE 1.3.2



VIEW 1 - LOOKING SOUTH ON RAINFOREST TRACK



VIEW 2 - LOOKING NORTH WITH EXISTING WATERCOURSE
VIEW LOCATION OF PROPOSED CONCEPTUAL VISUALISATION FIGURE 1.4.2

1.4 RAINFOREST LINK

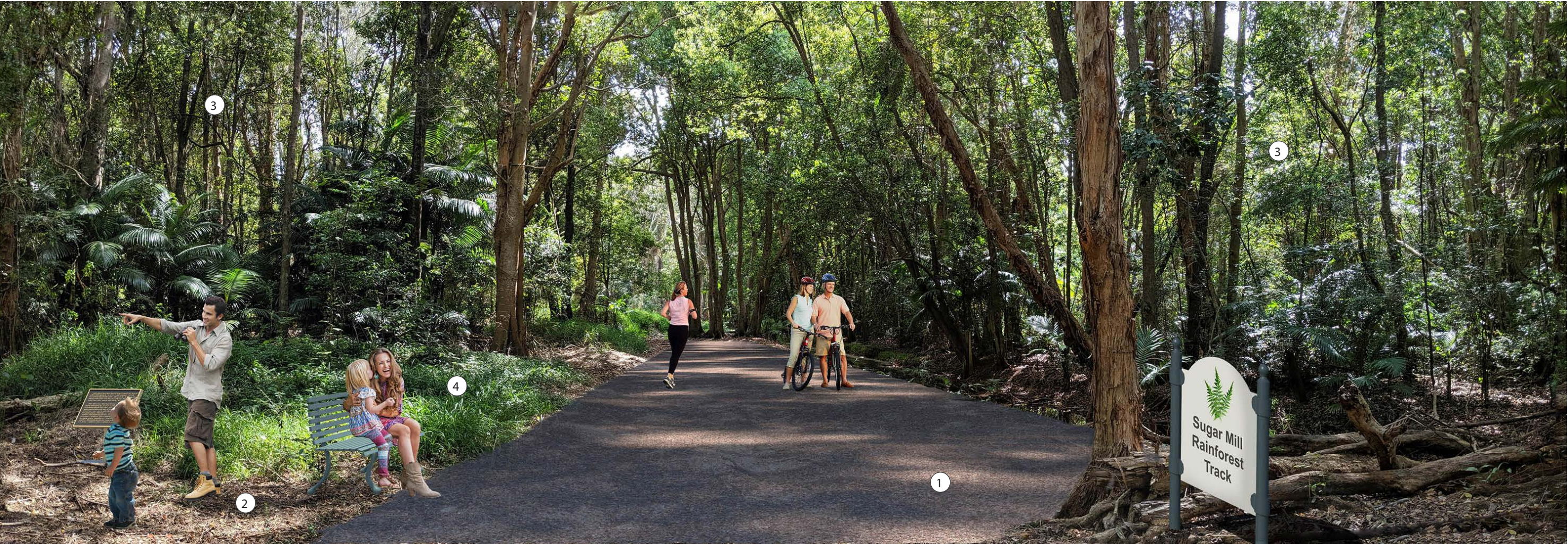
1.4.1 LINK DESCRIPTION

Sugar Mill Park North and South are separated by approximately 150-200m of subtropical rainforest vegetation which contains large fig trees and this is proposed to be retained in situ and form part of the surrounding areas designated for conservation, while an existing track about 300m long runs adjacent to the drain and required for maintenance connects through this area (View 1 and View 2).

The existing track will be retained as a connection between Sugar Mill Park North and South and will include a cycle and walking track.

Legend

- Existing maintenance track alignment proposed to be enhanced and connected to existing and future parks/developments
- ① Existing dense Subtropical Rainforest vegetation with large fig trees
- ② Existing Melaleuca vegetation
- ③ Remnant Paperbark forest with rich understory
- ④ Scattered trees in exotic grassland
- Existing watercourse



PERSPECTIVE RAINFOREST LINK

1.4.2 CONCEPTUAL VISUALISATION
RAINFOREST LINK

- 1 Gravel path
- 2 Pockets of seating along path
- 3 Existing vegetation to be retained
- 4 Enhance/restore native understory planting where needed along path

1.5 SUGAR MILL PARK - North

1.5.1 PARK DESCRIPTION

Sugar Mill Park North is located south of the new Turnock Street extension and less than 100m from the closest new residences proposed in the West Kingscliff Precinct. The main east-west pedestrian – bicycle linkage between Kingscliff and Cudgen will be adjacent to Turnock Street extension, and a pedestrian bridge will be required to provide connection across the drain.

Sugar Mill Park North is immediately adjacent to busy Tweed Coast Road, with scattered views through trees along the boundary, but is generally low lying and open grass with scattered paperbark. An existing track runs east-west along its northern margin, immediately south of a main drain. At its eastern end this track turns south and passes again adjacent to a main drain, but through pristine rainforest, connecting to the southern area via Cudgen Mill Archaeological site.

This park is proposed to be similar in nature and use to Sugar Mill Park South, with walking and cycle tracks and opportunities for passive recreation, children's play areas and exercise stations.





PERSPECTIVE SUGAR MILL PARK NORTH

1.5.2 CONCEPTUAL
VISUALISATION OF SUGAR
MILL PARK NORTH

- 1 Informal path
- 2 Slashed grass
- 3 Existing Melaleuca vegetation to retain



VIEW 1 - LOOKING EAST ON NORTHERN BOUNDARY



VIEW 2 - LOOKING WEST INTO THE SITE
VIEW LOCATION OF PROPOSED CONCEPTUAL VISUALISATION FIGURE 1.5.2

REFERENCE PLAN SITE PHOTOS



1.5.3 SITE PHOTOS OF SUGAR
MILL PARK NORTH



PLAN QUIGAN PARK

Legend

- | | | |
|--|---|--|
| --- Proposed Park Boundary | Slashed understory grasses | Pedestrian bridge |
| ● Existing Trees to be retained | 1-3m wide native planting specific for fauna corridor | --- Existing and proposed watercourse |
| Lawn | Park paving, indicative path length 350m | Indicative activity area (located on exotic grasses) |



1.6 QUIGAN PARK

1.6.1 PARK DESCRIPTION

Quigan Park is located in the southern part of the Turnock Precinct near the retail-commercial extension along Turnock Street and the highest residential density part of Kingscliff as shown in the LFA Masterplan. It is a mainly open grassy area separated from the dense forest native vegetation to the east and west by existing drains, with existing houses up the hill to the south. The main Kingscliff drain will define the north of the park, and a pedestrian bridge will connect with the development to the north. The LFA plan highlights a linear park extending north through the development, with views to the park being a feature of that development. The Masterplan indicates Apartments, Medium Density Residential and Mixed Use facilities to the north of the park.

This park provides:

- An excellent opportunity to enhance the liveability and amenity of the new Residential and Mixed Use development south of Turnock Street;
- A local park for future residents in the greenfield Turnock Precinct and existing residents on Kingscliff Hill;
- An alternative access to Kingscliff centre for existing residents on Kingscliff Hill, who currently have no local park within 500m;
- This park will provide a different experience and a quiet retreat from the bustling main street and coastal foreshore, with shaded open space and nearby dense rainforest.

PDS considers that this park could be improved by enhancement of the central lawn area - 'Village Green' or 'kickabout' area and incorporating one or more smaller pocket parks with low key natural play environments. The park could include a circular perimeter children's bicycle track to provide opportunities for younger children to learn and practice riding in a safe and controlled environment.

The area to the east of the park is covenanted and protected as a refuge for the critically endangered Mitchell Rainforest Snail (MRS), which has also been found to the west of the park where the Council Library was built. Quigan Park will act as a bushfire buffer zone to the MRS covenant area, and a MRS corridor will be built at the southern edge of the park on existing high land to connect the MRS populations.



Smaller Pocket parks with low key natural play environments along park path system.

- ① Kickabout area
- ② Park path network/asphalt
- ③ Natural play environments
- ④ Park gathering setting with picnic and possible shelter
- ⑤ Existing vegetation to remain

PERSPECTIVE QUIGAN PARK

1.6.2 CONCEPTUAL VISUALISATION OF QUIGAN PARK



REFERENCE PLAN SITE PHOTOS



1.6.3 SITE PHOTOS OF QUIGAN PARK



VIEW 1 - LOOKING NORTH INTO PROPOSED PARKLANDS



VIEW 2 - LOOKING S.E. EXISTING WATER COURSE



VIEW 3 LOOKING SOUTH TO QUIGAN STREET



VIEW 4 - LOOKING S.E. WATERCOURSE ON RIGHT



VIEW 5 - LOOKING NORTH FROM QUIGAN STREET



VIEW 6 - LOOKING SOUTH, COUNCIL HARDSTAND AND MAINTENANCE ACCESS