



Gales New Parklands for Kingscliff
More paths and quality shaded space
Concept with actual trees – book in for a tour

Welcome and thanks

The Gales Project Team are pleased to welcome you to our spring Community Update which we hope you find informative. Inside are the results of the Gales New Parklands survey, information about the Kingscliff New Link Road and recent updates about Gales plans, DAs and development. We appreciate inspiring, interesting and innovative input for realising Gales vision of Kingscliff Beautiful. For information and to contact us please visit www.KingscliffBeautiful.com

The Gales Project Team

Gales New Parklands – Gales Survey

Thank you to all those who participated in Gales survey in late 2020 asking if you want new parklands for Kingscliff. Results at a glance:

- 84% of residents said that Kingscliff needs more parks
- 81% support the creation of Sugar Mill Park - a wonderful hidden area between Tweed Coast Road and Tweed Valley Hospital
- 74% support the creation of Quigan Park

Council support can help make the Parklands a reality - see pages 2-3 for survey result.

Kingscliff New Link Road - Survey out now at kingscliffbeautiful.com

The Kingscliff New Link Road, approved and funded, will:

- Directly link Tweed Coast Road to Marine Parade
- Relieve traffic congestion
- Be on Gales land

See pages 4-5 for more information on the New Link Road and take the optional survey at kingscliffbeautiful.com



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For all information, comments and to complete the New Link Road Survey, visit kingscliffbeautiful.com

✓ Gales New Parklands for Kingscliff

Gales New Parklands for Kingscliff – 2020 Survey

Thank you to all those who participated in the Gales survey in late 2020. We asked if you wanted new Parklands for Kingscliff. **Over 240 responses were received.** The results are summarised below with a full report and photos available at kingscliffbeautiful.com



Sugar Mill Park South with new Tweed Valley Hospital in the background (concept with actual trees)



Sugar Mill Rainforest Track – to be opened to the public for an amazing rainforest experience (concept with actual trees)

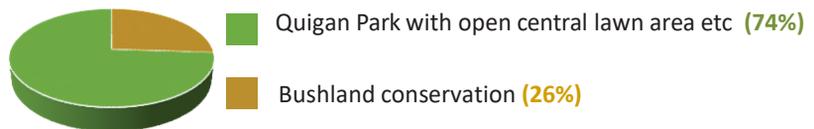
84% of respondents believe Kingscliff should have more parks

Council's adopted policy is no new Parklands

Should Kingscliff have more parks?



Quigan Park or Bushland Conservation – what do you prefer?



Sugar Mill Park or Bushland Conservation – what do you prefer?



Right: Concept of future Quigan Park - open kick about area, kids play area and paths linking Quigan Street with Turnock Street

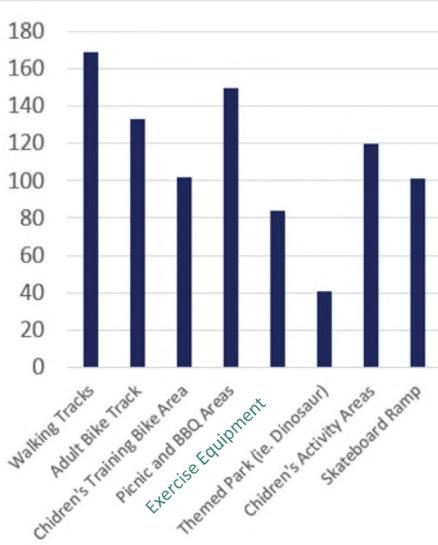




OVERWHELMING PUBLIC SUPPORT FOR NEW PARKLANDS FOR KINGSCLIFF PROPOSED BY GALES

If you prefer Sugar Mill Park as parklands, which facilities would you like to see?

Number of Responses



Your Say: Comments from the Parklands Survey

Below are a selection of some typical comments received.

View all comments in the Parkland Survey Results Report at

kingscliffbeautiful.com



'A shaded park area for kids would be amazing. Plus a skate ramp for the older kids. Easy walking tracks that are wheelchair and pram friendly. I hope these parklands are a place to take visitors and a place to explore.'

'New development means more people. This is a young and upcoming area and our open space area needs to reflect the ever increasing population. A skate park would also be beneficial to the vast growing number of young people.'

'Bushland conservation should be the priority. People can share the environment with our endangered fauna.'*

'100% agree with the concept, the area needs better parks, areas to ride and play equipment. I live in Cudgen and while we have an amazing field up here, we have no play areas for kids.'

'A lot of the bushland around here is just scrub and untidy. I would love to see more parkland for our residents and visitors to enjoy.'

'This park would complement the coastal parks we have already have - being away from the coast. It is a lovely area for families while a family member is in hospital. Yes from our family.'

*** Gales note: the creation of the parklands does not require the removal of even one tree. The areas are mainly slashed exotic grassland. The adjacent vegetation will be preserved for Environmental Conservation as shown in the Gales Masterplan**

Gales Vision:

Active parkland – open grassy areas with scattered shade trees abutting Bushland



Council's Vision:

Bushland restoration with narrow paths only



The parks are shown in Gales Masterplan and with Council support they will become a reality

Kingscliff: New Link Road



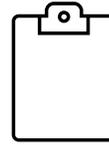
The New Link Road is the missing link - connecting Tweed Coast Road to Marine Parade



Its route is in Council's plans and identified by the Tweed Hospital. Do you want it built soon or delay 10 years or more?



Once the Hospital opens the New Link Road will greatly relieve congestion on Cudgen Road and other local roads



Take the Survey at kingscliffbeautiful.com



The New Link Road will be built on Gales land with development to its north and retained vegetation to its south

The New Link Road will reduce traffic in the TAFE and Kingscliff High area by more than 50% in peak periods

The New Link Road was proposed by the Tweed Hospital as a 'future northern link'

Do you want it ASAP?

Survey at kingscliffbeautiful.com

The New Link Road goes through Gales land. The NSW Government or Council can expedite approval and funding. For more information and to take the Survey visit kingscliffbeautiful.com



New Link Road

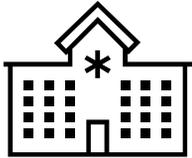
.. the primary gateway entrance into Kingscliff from the Tweed Coast Road ...a character defining collector road integrating cycle and pedestrian movement, parking, shade and lighting with landscaping including street trees'

(graphic and quote from Council's KLP 2020 p227)

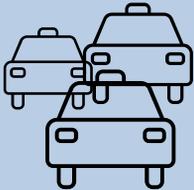
✓ About the New Link Road - Survey out now



SHOULD THE NSW GOVERNMENT AND/OR COUNCIL FUND
THE NEW LINK ROAD NOW
OR LEAVE IT UNTIL AFTER 2030?

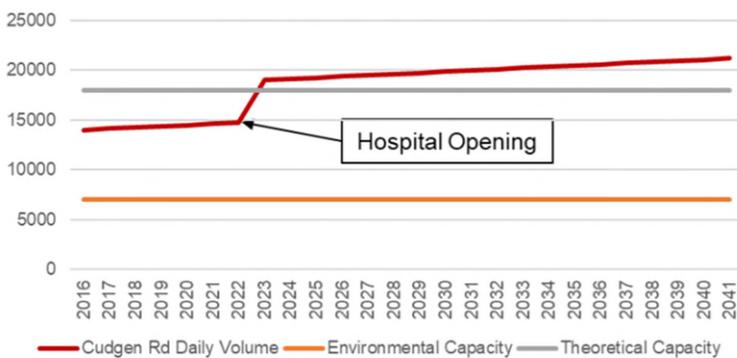


'The link road would greatly reduce traffic capacity issues on Cudgen Road, which will occur irrespective of the Gales development and be exacerbated by the opening of the Hospital in 2023.' (Bitzios Traffic Assessment August 2021)



'The proposed link road, widening Tweed Coast Road to four lanes, and intersection upgrades are all required to **ameliorate future capacity issues** associated with anticipated growth within Kingscliff including the Hospital.' (Bitzios 2021)

Daily Traffic Analysis



'By 2023 following the opening of the Hospital, **Cudgen Road is expected to reach its theoretical capacity** as the only road connection for traffic between Tweed Coast Road and Kingscliff.' (Bitzios 2021)

'Improve emergency vehicle access to the Hospital by reducing through traffic volumes and associated delays at Cudgen Road intersections' (Bitzios 2021)



Tweed Coast Road direct to Marine Parade

'The early construction of the link road would provide **significant immediate benefits to local road capacity, reduce congestion and ameliorate safety and amenity impacts** associated with significant ongoing traffic growth forecast for the surrounding road network. This will subsequently **greatly improve access to residences and businesses in Kingscliff Village with consequent commercial / employment benefits.**' (Bitzios 2021)

SURVEY AT [KINGSCLIFFBEAUTIFUL.COM](https://www.kingscliffbeautiful.com)

Gales Masterplan Snapshot

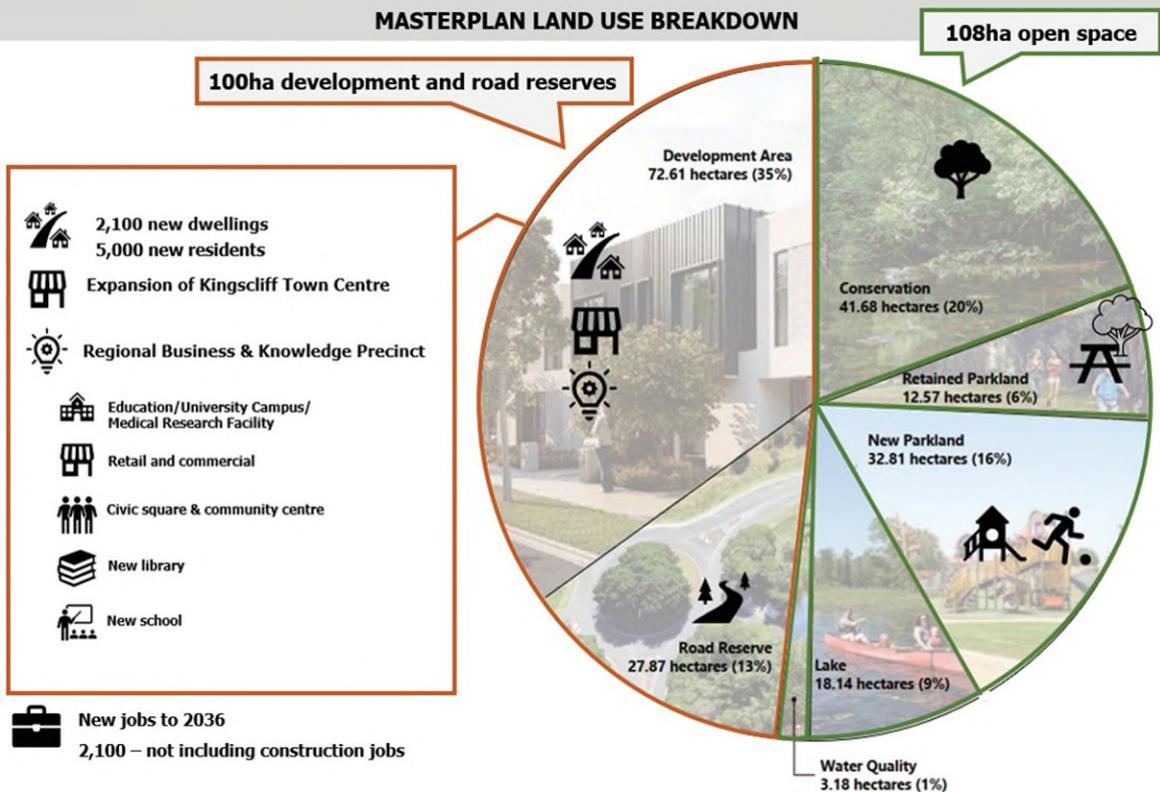
The Gales Concept Masterplan enables a mixture of residential, mixed use, business park, open space and environmental conservation as shown on the plan below. While the Gales Masterplan and Council’s Kingscliff Locality Plan (KLP) and Development Control Plan are similar to a large degree, the Council (May 2021) and Regional Planning Panel (September 2021) did not approve Gales Planning Proposal rezoning based on Gales Masterplan uses, mainly due to ecology and height differences.

Gales will continue to work with the Council to achieve the best outcome for Kingscliff and we would love local residents to be part of inspiring the vision by sending comments to us at kingscliffbeautiful.com

GALES MASTERPLAN SNAPSHOT



MASTERPLAN LAND USE BREAKDOWN



Turnock Fill and Haul Road Update

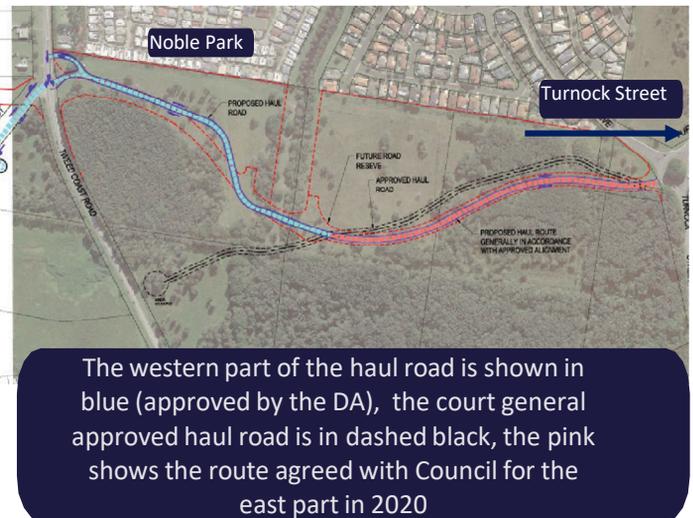
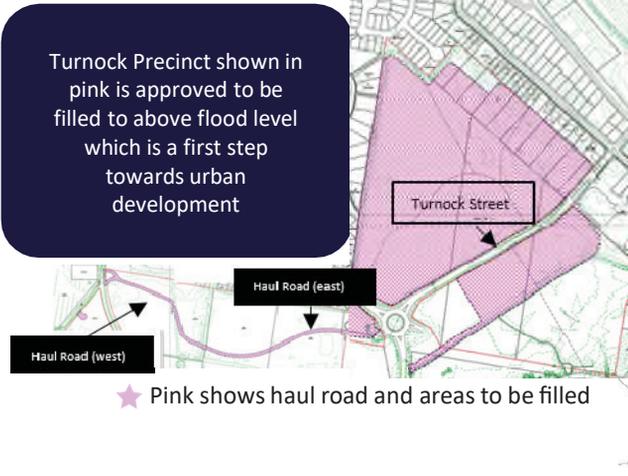
Turnock Precinct

Gales Planning proposes development in Turnock Precinct to set new standards of coastal design excellence in building form with heights up to 5 storeys with upper level set back and increased green spaces and civic domain and will help ensure a vibrant and buzzing town centre. Council and the Planning Panel did not approve increasing heights from the currently allowed 13.6m, which enables 3 to 4 stories.

As a first step all of Turnock Precinct must be raised above flood level which has DA approval.

Haul Road DA for trucking fill to Turnock Precinct

The Haul Road DA was approved by Council in June 2021. This allows for the construction of the western part of the haul road (blue in the diagram below) to allow for trucking fill to the Turnock filling areas. The diagram shows that the future approved western part of the haul road (approved by the Court in 2008, black in the diagram below), was further south. Gales changed the alignment of the haul road route to near the link road route in the DCP which costs more and is closer to Noble Park than the southern route, but has reduced impact on vegetation.



Proposed building typologies in Turnock Precinct

After Turnock Precinct is filled to above flood level, urban development is the next step. Below are examples of the types of buildings proposed for Turnock Precinct by Gales which will be subject to future development applications. We're happy to hear your feedback at kingscliffbeautiful.com



Small lot 2 storey attached dwellings like those at Mavis Terrace, North Strathfield, NSW



3 storey apartments like Viridian Apartments Noosa, Queensland



4-5 storey shop top apartments, with top level setback, like The Hunter Double Bay, NSW

Altona Fill, Kingscoast and Kingscliff Sands Update

Kingscoast



Altona Fill DA for fill north of Altona Road

Altona Fill DA was approved by Council in May 2021. The purpose of the Altona Fill DA is to raise the level of the land (the area outlined in blue below) west of Tweed Coast Road, for improved pasture for cattle grazing in the short term, and in the medium to longer term for the creation of sportsfields, reprofiling lake edges, backfilling of the lake and raising the land for ecotourism. 260,000m3 of imported clean fill will raise the land level by about 1m.



Altona fill is to improve pasture for cattle and ultimately for the final use of the lake and surrounding recreation uses. Gales Masterplan envisages a Recreational Precinct in this area.

All 110 lots in Kingscoast, west of Tweed Coast Road, on Gales owned land, sold out quickly. Kingscoast is being developed by Intrapac Properties and civil works are being undertaken by Shadforth Civil. Stage 2 civil works are underway and completion is expected in mid 2022 with the first houses being built by individual owners after that.

Lots range in size from about 450sqm to 580sqm

The buyer demographic is diverse comprising 42% couples with school aged kids, 38% couples, 11% empty nesters, 5% singles and 4% other.



Above: Kingscoast, west of Tweed Coast Road and north of Cudgen, is a new estate being developed by Intrapac. It will welcome new residents in 2022-2023

Kingscliff Sands Update

Kingscliff Sands

Kingscliff Sands, located on Altona Road, began operations in April 2020, extended in April 2021 with the addition of a CDE Sand Wash Plant producing high quality washed sand and allowing Kingscliff Sands to provide products for local and wider needs.

The sand is excellent quality and highly regarded for many uses including concrete sand, landscaping, golf courses, sports ovals and specialised applications.



Render of Kingscoast. Detailed Design Guidelines mandating height, site coverage, driveways, setbacks, fencing and landscaping will ensure that each house in the estate is built to a high architectural standard