

Gales Intrapac Vision



Focus on Gales southern precinct
and the new road into Kingscliff

Gales-Kingscliff presentation to Council
27 July 2017

Kingscliff – Gales southern precinct

Focus on the Options

New road into Kingscliff

built soon or much delayed?

optimum or compromised route and intersections?

Urban Green Areas

Rainforest or Melaleuca/Paperbark?

Public access or fenced off?

GALES-KINGSCLIFF PRESENTATION TO COUNCIL

27 JULY 2017

Background & Vision

Kingscliff Chinderah Cudgen is unique.

Between beach, river and future lake, with all infrastructure, main roads, and airport nearby, with local golf course and significant ecological assets, development of Gales lands will provide what is missing:

- ▶ Local Employment and a new District Centre, Business and Knowledge precinct
- ▶ New direct roads into Kingscliff, which will relieve traffic on existing roads
- ▶ A population that will support outstanding local public amenities
- ▶ The most outstanding new urban development
- ▶ Public access to large green areas

Development of Cudgen Lake and new Cudgen residential has commenced and is underway.

The next steps - Gales Intrapac vision:

- ▶ A beautiful, tree lined new road – a new entrance into Kingscliff, with walking and bicycle connections between the beach and the future recreational lake and public parklands to the west, for visitors and residents
- ▶ A beautiful new suburb from Cudgen across Tweed Coast Road, south of Noble Park and Elrond Drive
- ▶ Urban green areas and rainforest to be enjoyed and used by the community

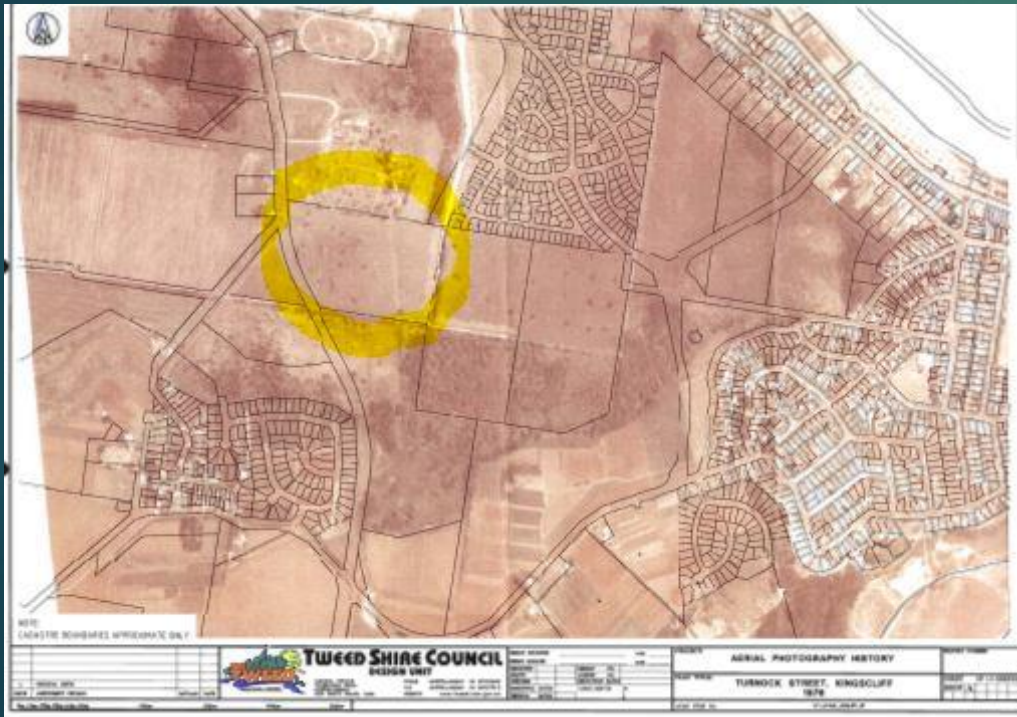
But there is a problem...

The Problem:

Melaleuca (Paperbark) regrowth that Council wants to retain

1976

The vegetation that Council wants to retain did not exist and the land was used, and continues to be used, for cattle grazing



Aerial photo taken 1976 with overlay of current roads and development.

2017

All the Melaleuca is regrowth, fenced off, no public access. Council's over-riding priority is to retain this. All roads and development must go around this.



Photo from Tweed Coast Road south of Noble Park.
15 June 2017

Council's solution

- ❑ **Priority.** Retaining Melaleuca.  Everything else must be designed around retaining Melaleucas
- ❑ **Green areas.** Ecological zoning, no public access
- ❑ **Roads.** Council's preferred roads (red and green) are close to existing residences with poor intersections. Higher cost and funding uncertainty
- ❑ **Links.** Poor link between Cudgen and Kingscliff
- ❑ **Development.** Triangles and narrow parcels in a reduced area, so increased development costs
- ❑ **Development not viable,** so no start date
- ❑ **NOTHING HAPPENS, NO NEW ROAD**

Gales-Intrapac solution

- ❑ **Priority.** All factors are considered to determine the best outcome
- ❑ **Green areas.** New Rainforest and Parklands are created and designed for public use
- ❑ **New road -** optimal design and route (blue) with minimum impact on existing residences, best intersections, lowest cost, forward funded by developer
- ❑ **Links.** Optimum link between Cudgen and Kingscliff
- ❑ **Development.** Planning can start now on a new benchmark for community development in the Tweed
- ❑ **Development viable,** it can commence immediately



The New Road

Council's Preferred Option

- ▶ The road is 200m longer and so costs ~\$700,000 more
- ▶ Tweed Coast Road intersection does not align with Altona Drive, and has bad connection to Elrond Drive
- ▶ Road and intersection are close to Noble Park Estate (to the north) and the houses opposite (to the west)
- ▶ Cudgen does not link well with the new road. This means inefficient access and greater distance
- ▶ Road will not be forward funded by developer. The new road is not built until/if Council funds it
- ▶ New urban development is delayed because of irregular shape, poorer design, higher costs
- ▶ **EVERYTHING DELAYED**

Gales-Intrapac Option

- ▶ The new road is forward funded by the developer when adjacent development starts
- ▶ Optimum intersections, road 200m shorter, road cost estimated ~\$700,000 less
- ▶ Allows flood free access to higher ground
- ▶ Beautiful new suburb with efficient walking and bicycle connections linking Cudgen and Kingscliff, and across to Altona Drive
- ▶ **CAN START NOW**

What makes sense?

Which is favoured by the community?

CONSIDER:

If Melaleuca is removed, it will be compensated with a larger area.

Should it be replaced with Melaleuca or Rainforest?

Google "how rare is melaleuca quinquenervia" - see last page

Melaleuca regrowth vegetation – fenced off (Council's preference)	Rainforest vegetation – designed for public use (Gales preference)
Council approach prioritises regrowth Melaleuca and ignores all other considerations	All options are considered to determine the best outcome
Fenced off from public access	Green areas designed for public enjoyment - walking, jogging, bicycling, picnics, playgrounds
Melaleuca is common (see last page)	Rainforest is rare in the region
No increase in biodiversity	Increase biodiversity of flora and fauna
Biocertification replaces Melaleuca with 'like for like' in the bioregion i.e. more Melaleuca, which may be not be in the Tweed Shire	Council agreement can replace Melaleuca with Rainforest and Parklands in Kingscliff Cudgen Chinderah
Visual wall of Melaleuca vegetation	Integrated urban use rainforest and parklands
Achieved through Biocertification	Achieved with Council and Community support
Location: Melaleuca offset may be outside Tweed Shire	Location: new offset and improved vegetation will be in Kingscliff/Cudgen/Chinderah
Picture the outcome in 10-20 years see next pages...	Picture the outcome in 10-20 years see next pages...

Rainforest for Kingscliff



Rare and beautiful

Most coastal and floodplain rainforest of the Tweed Shire was cleared for timber and farming, so many coastal vegetation communities are now listed as an Endangered Ecological Community on Part 3 of Schedule 1 of the Threatened Species Conservation Act (1995)



Public enjoyment

The rainforests of the Tweed Shire are highly valued locally and internationally recognised as part of the central eastern rainforests of Australia's World Heritage Area (DEH 1995)



Public access

The proposed rehabilitation of Gales lands can in part, return these endangered communities across their natural range providing significant ecological, landscape and social benefits. These rehabilitation works will strengthen the local environmental corridors and provide new spaces for the community to enjoy and value

Melaleuca for Kingscliff



Fenced off

No public access

View – a wall of trees

Common in the region

No biodiversity increase

How rare is Melaleuca?

See last slide

Cudgen Lake and Parklands

- They will be a tremendous asset
- Gales-Intrapac vision means that planning can start now
- Native rainforest & other vegetation would be planted to compensate for Melaleuca removed



- ▶ Picnic
- ▶ BBQ



- ▶ Relaxing natural settings



- ▶ Shaded areas



- ▶ Bicycling, walking, jogging, sports




- ▶ Water activities
- ▶ Rowing, sailing



KINGSLIFF CUDGEN

It can start now

Now

- Cudgen development is underway
- Sand quarry started
-  Melaleuca – the problem
- Compensation proposed for removing it: restoring entire area south of the new road and planting around the future lake – see below



The Vision

- A beautiful direct new road into Kingscliff
- An urban forest south of the new road
- A beautiful new suburb north of the road, integrating with Cudgen, which embraces the lake
- “Cudgen to the lake like Kingscliff to the beach”
- Recreational gardens, rainforest and sportsfields around the future lake
- **It can start now**

Where to from here?

The Kingscliff Locality Plan and workshops determines what the local community wants:

- Quarantined environmental reserve or a mix of rainforest and parklands with public access?
- Long delays or immediate start?

The Kingscliff Locality Plan and workshops clearly detail the pros and cons of the alternatives above. Socio-economic issues and environmental issues and outcomes are clearly detailed and compared. Explanation that some alternatives means long delays, extra costs, poor links, reduced community facilities

For discussion - Gales-Intrapac favoured option

Negotiation and agreement by Council and Gales-Intrapac for removing existing Melaleuca vegetation and compensation with habitat restoration and new rainforest and parklands

For discussion - Gales-Intrapac less favoured option

Gales-Intrapac submit DA for removing the Melaleuca vegetation, with Biocertification Melaleuca offsets in the bioregion (may be outside Tweed Shire), minimal public access

Intrapac awards

Six-time UDIA Excellence Awards Winner:

- 2016 Somerfield - Residential Development
- 2016 Somerfield - Environmental Excellence
- 2008 The Quay - Residential Development
- 2002 Lorikeet Ridge - Residential Development
- 1997 Oaktree Rise - Residential Development
- 1996 Churchill Park - Residential Development

Victorian Landscaping Awards 2012:

- Winner of 'Best Commercial Landscape' (Somerfield)
- Winner of 'Feature in the Landscape' (Somerfield)

EnviroDevelopment Accreditation www.envirodevelopment.com.au:

- Somerfield, Keysborough VIC (3 leaves)
- Alwood, Werribee VIC (5 leaves)
- Quay2, Torquay VIC (6 leaves)
- Harvest Rise, Greenbank QLD (6 leaves)
- Banyan Hill, Ballina NSW (6 leaves)
- Ellarook, Truganina VIC (6 leaves)

How rare is Melaleuca?

From googling “how rare is melaleuca quinquenervia”

“Not considered to be at risk in the wild” ... “a very common species”
“Widespread” ... “widespread” ... “spread uncontrollably” ... “seeds profusely” ... Abundant/invasive in its native range ... “fast growing”

Australian Native Plants Society

anpsa.org.au/m-qui.html

Conservation. **Status:** Not considered to be at risk in the wild.

Distribution: East coast of New South Wales and Queensland usually along watercourses and swamps. Also occurs in New Guinea and New Caledonia.

The plant has caused serious environmental damage in the [Florida Everglades](#), USA, where it has spread uncontrollably.

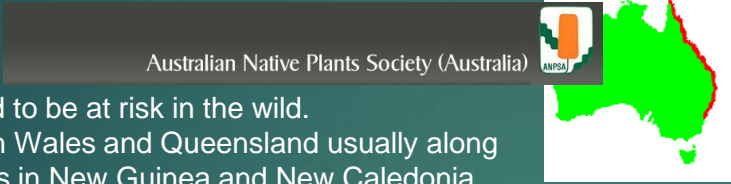
Melaleuca quinquenervia is probably the most familiar of the 'paperbarks' in eastern Australia.

It is a very common species along coastal streams and swamps and is widely cultivated.

M. quinquenervia is hardy in a range of climates and is particularly useful for poorly drained sites.

...caution should be exercised in planting.... The plant has caused serious environmental damage in the Florida *Everglades*, USA, where it has spread uncontrollably.

Propagation is easy from both seed and cuttings.



Florabank.org.au



Melaleuca quinquenervia is widespread east of the Great Dividing Range in eastern Australia. It extends south from Cape York Peninsula in of north Queensland to the south coast of New South Wales with most occurrences are within 100 km of the coast.

PlantNET National Herbarium of New South Wales PlantNET Royal Botanical Gardens Sydney:

Distribution and occurrence: Widespread in coastal swamps and around lake margins, north from Botany Bay.



CSIRO



biocontrol

an overview of biological control research in CSIRO Entomology

<http://www.ento.csiro.au/biocontrol/melaleuca.html>

The United States Department of Agriculture is funding research in Australia to find natural enemies of the Australian broad-leaved paperbark tree, *Melaleuca quinquenervia*. In the last 30-40 years, it has spread to infest over 200,000 hectares in southern Florida causing extensive environmental and economic damage.



The Centre for Agriculture and Bioscience International (CABI)

www.cabi.org/isc/datasheet/34348

Invasive Species Compendium Invasive species Pest.

M. quinquenervia has been widely introduced throughout the tropics as an ornamental and has become an undesirable weed in many areas. This species seeds profusely and can become invasive, especially where periodic fires provide a suitable seedbed, for example in south Florida, USA. Studies have shown that to restore areas where *M. quinquenervia* has invaded requires both well-planned and long-term management plans. Invasiveness Abundant in its native range Fast growing Invasive in its native range

United States Department of Agriculture

www.invasivespeciesinfo.gov

Federally Regulated Noxious Weeds Program



Univerisity of Florida

... in Florida melaleuca is a pest, especially in the Everglades and wetlands where the trees grow into immense forests.