

# GALES CONCEPT MASTER PLAN 2022

Council Meeting  
23 November 2022

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# Gales Concept Master Plan 2022





# Business and Innovation Precinct

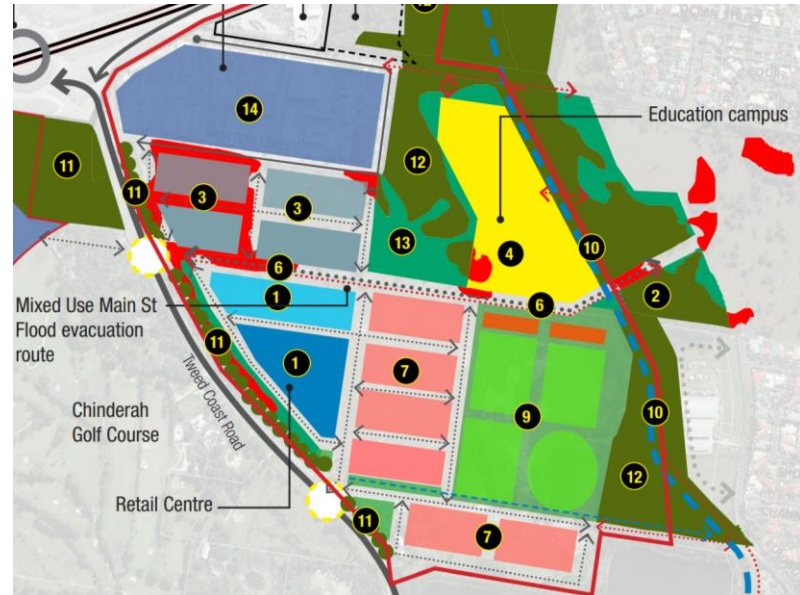
## Gales Master Plan 2022



### Key Differences

1. Alternative conservation area that includes a vegetated corridor south of Morton Street that links to proposed retained vegetation in north western corner of Lot 4 DP 1106447. This also links to the Council planned fauna crossing of Tweed Coast Road.
2. Less vegetation cleared and higher quality vegetation retained
3. 2.5ha central passive park – considered a better planning outcome compared to sporadically used sportsfields in a highly urbanised precinct
4. Sportsfields re-located to the Cudgen Precinct – Cudgen considered more accessible and a more flexible space without contamination constraint.

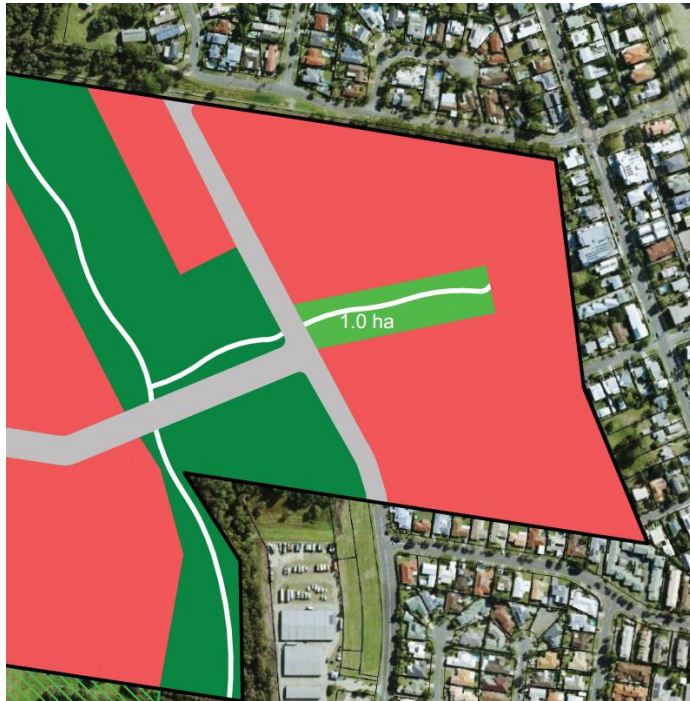
## Kingscliff DCP



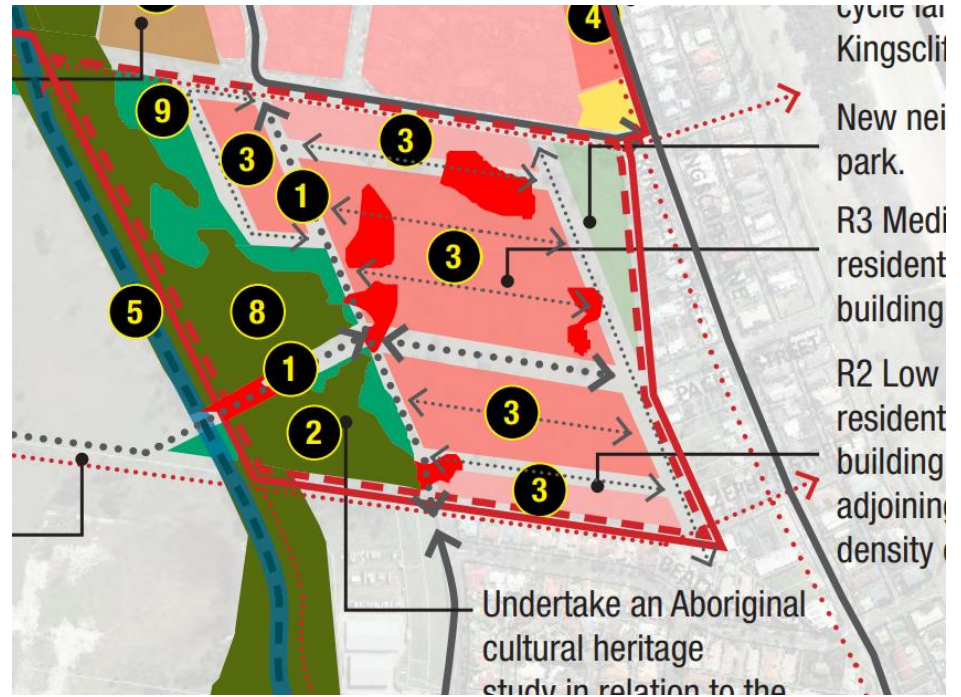
5. Utilise former STP site as an offset area – confirmed contaminated site which may not be suitable for development or sportsfields
6. Relocated community precinct to a more accessible area adjacent to central park
7. Larger residential precinct to maximise use of existing infrastructure and improve vibrancy of business and community land use

# North Kingscliff Precinct

## Gales Master Plan 2022



## Kingscliff DCP



### Key Differences

1. Incorporates a 1ha neighbourhood park central to new residences and also within a 400m walking distance of existing residents to the east and north.

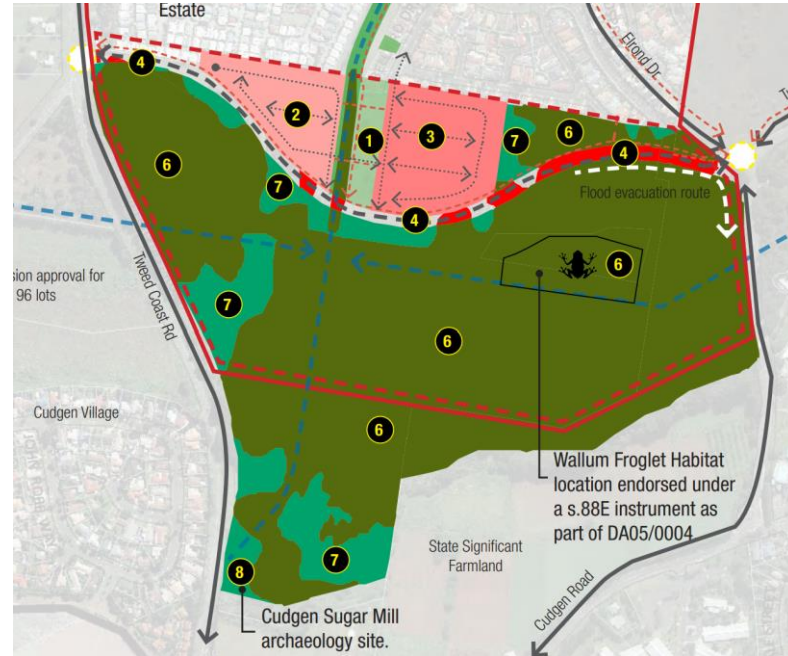


# West Kingscliff Precinct

## Gales Master Plan 2022



## Kingscliff DCP



### Key Differences

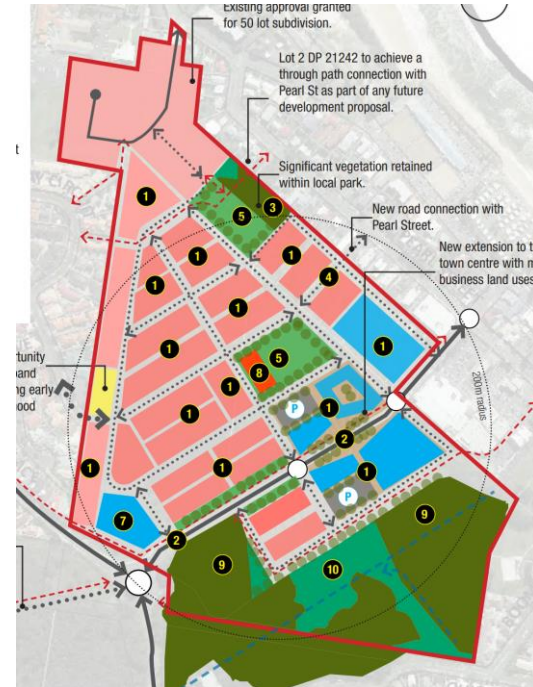
1. Includes the agreed alignment and extent of impact for the Turnock Street extension based on consultation with Council and an engineering design. A development application and EIS is currently being prepared for this road.
2. Allocates the archaeological site of the former Cudgen Sugar Mill as a public park and potential starting point for interpretive walks through the conservation land.
3. Pathways through conservation areas linking to hospital.
4. Incorporates a local park instead of a neighbourhood park. Located adjacent to an environmental corridor so will provide the perception of a larger open space area. Residences will also have access to the pathway network through the conservation area and to the north.
5. Includes a wider conservation area along Chinderah drain.

# Turnock Street Precinct

## Gales Master Plan 2022



## Kingscliff DCP



### Key Differences

1. Includes a 0.8ha park to the south of Turnock Street to service adjacent proposed development and existing residents to the south.
2. Provides a linkage between Quigan Street and the existing and proposed Kingscliff village commercial area. If considered necessary or desirable part of the link could be a boardwalk to assist in the movement of the Mitchells Rainforest Snail
3. Smaller area of park in proximity to the littoral rainforest covenant areas the neighbourhood is well serviced by parks. Opportunity for a pedestrian link to the north remains available.
4. Replace business area near Elrond Drive with residential to focus activity in existing / expanded centre.
5. No new road connection to Pearl Street. Vacant lot proposed as a link is not in the control of Gales. Traffic engineering advice finds that additional traffic and pedestrian movement in this location is a poor outcome.

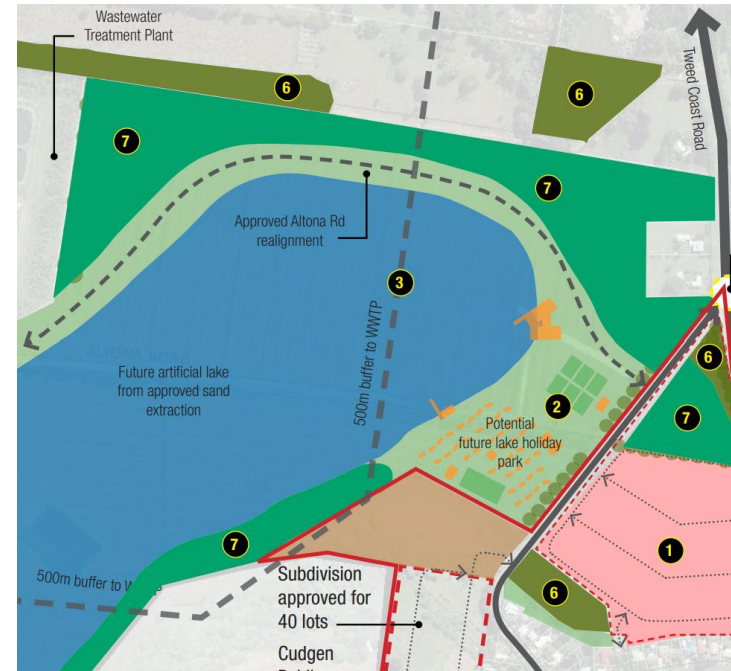


# Cudgen Precinct

## Gales Master Plan 2022



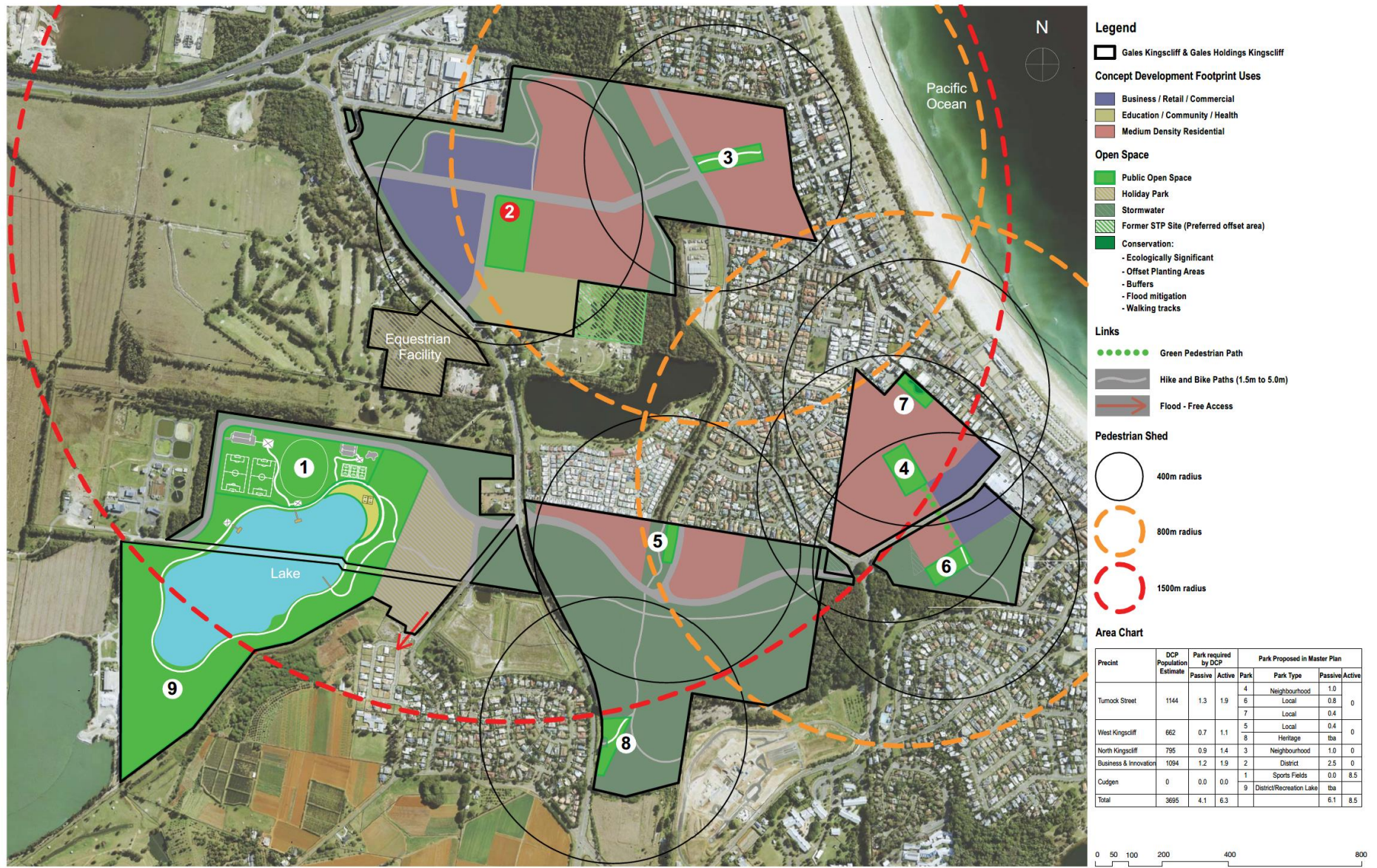
## Kingscliff DCP



### Key Differences

1. The Sportsfields have identified in this location over a long period of time. Provides an 8.5ha+ sportsfields area in preference to the Business and Innovation Precinct. Considered a better option because:
  - Business and Innovation Precinct is limited in area and contamination issues may mean it is not suitable
  - Opportunity to expand to cater for population growth
  - It will be co-located with a recreation lake and passive recreation area
2. Altona Road is shown in its planned location that has been the subject of discussion with Council engineers. It keeps all park activities to its south creating a safer recreation area
3. Opportunity to provide a flood free evacuation route to the south with a link to Murra Way. 1% AEP road could be extended to Kingscliff WWTP.
4. DCP offset planting area in north western part of the precinct is relocated to the the Business and Innovation Precinct at the former STP site
5. Altona and Crescent relocation, Turnock extension and Tweed Coast Road intersection have not been addressed by the DCP. These have been resolved by the master plan and supported by engineering designs.
6. Lakeside holiday park as identified in the DCP providing passive surveillance and further activating the sportsfields and recreation facilities









## Legend

Holiday Park

## Active Recreation

- 1 Cricket
- 2 Soccer
- 3 Skate or Playground
- 4 Clubhouse and amenities
- 5 Car parking
- 6 Clubhouse or shade structure
- 7 Recreation lake
- 8 Potential expansion
- 9 Pontoon
- 10 Fishing Pier
- 11 Beach
- 12 Beach Volleyball
- 13 Multi-purpose court

# Park Area Analysis

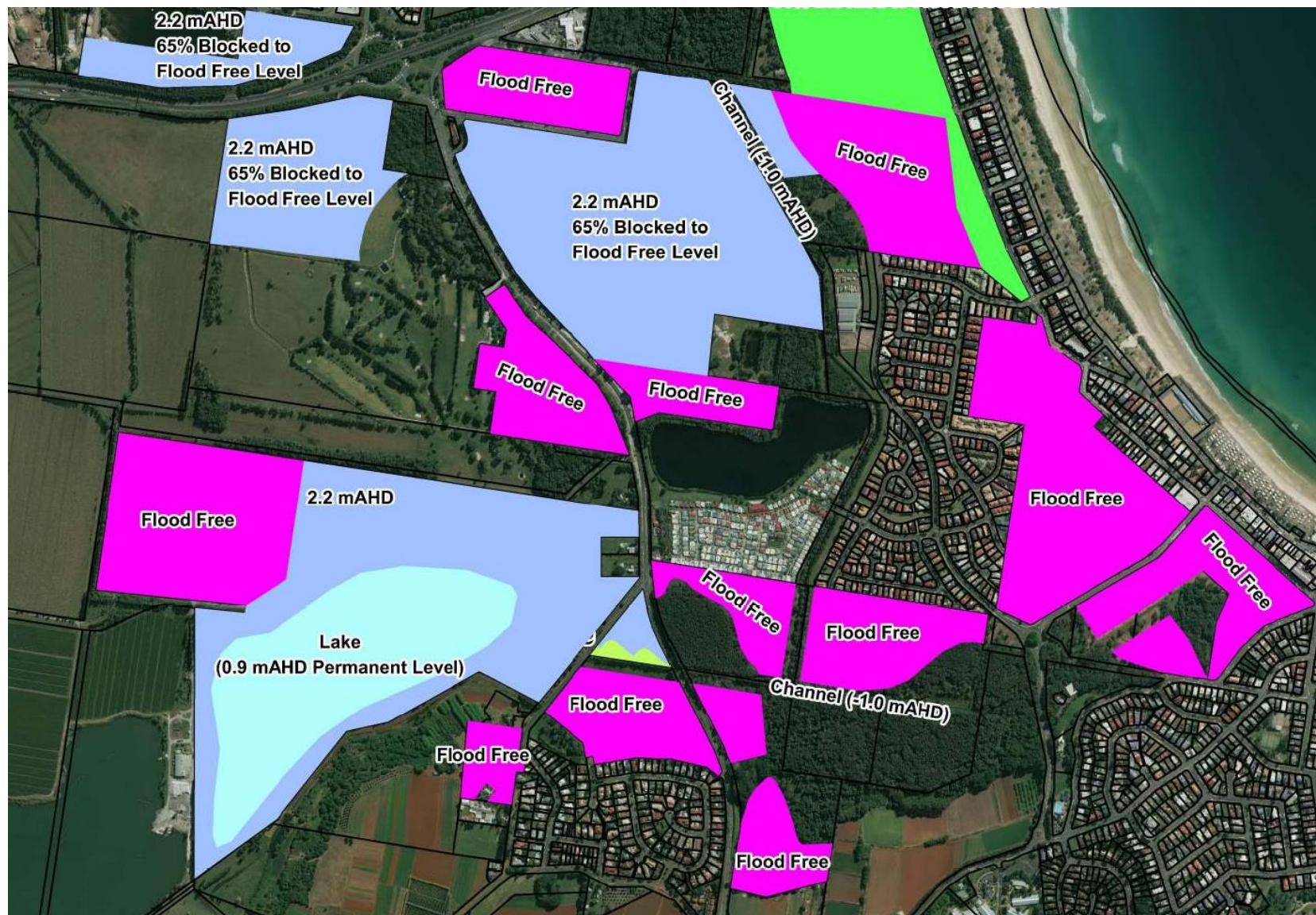
Precinct	DCP Population Estimate	Park Required by DCP		Park Proposed in Master Plan			
		Passive	Active	Park No.	Park Type	Passive	Active
Turnock Street	1144	1.3	1.9	4	Neighbourhood	1.0	0
				6	Local	0.8	
				7	Local	tba	
West Kingscliff	662	0.7	1.1	5	Local	0.4	0
				8	Heritage?	tba	
North Kingscliff	795	0.9	1.4	3	Neighbourhood	1.0	0
Business & Innovation	1094	1.2	1.9	2	District	2.5	0
Cudgen	0	0.0	0.0	1	Sports Fields	0.0	8.5
				9	District / Recreation Lake	tba	
TOTAL	3695	4.2	6.3			5.7	8.5



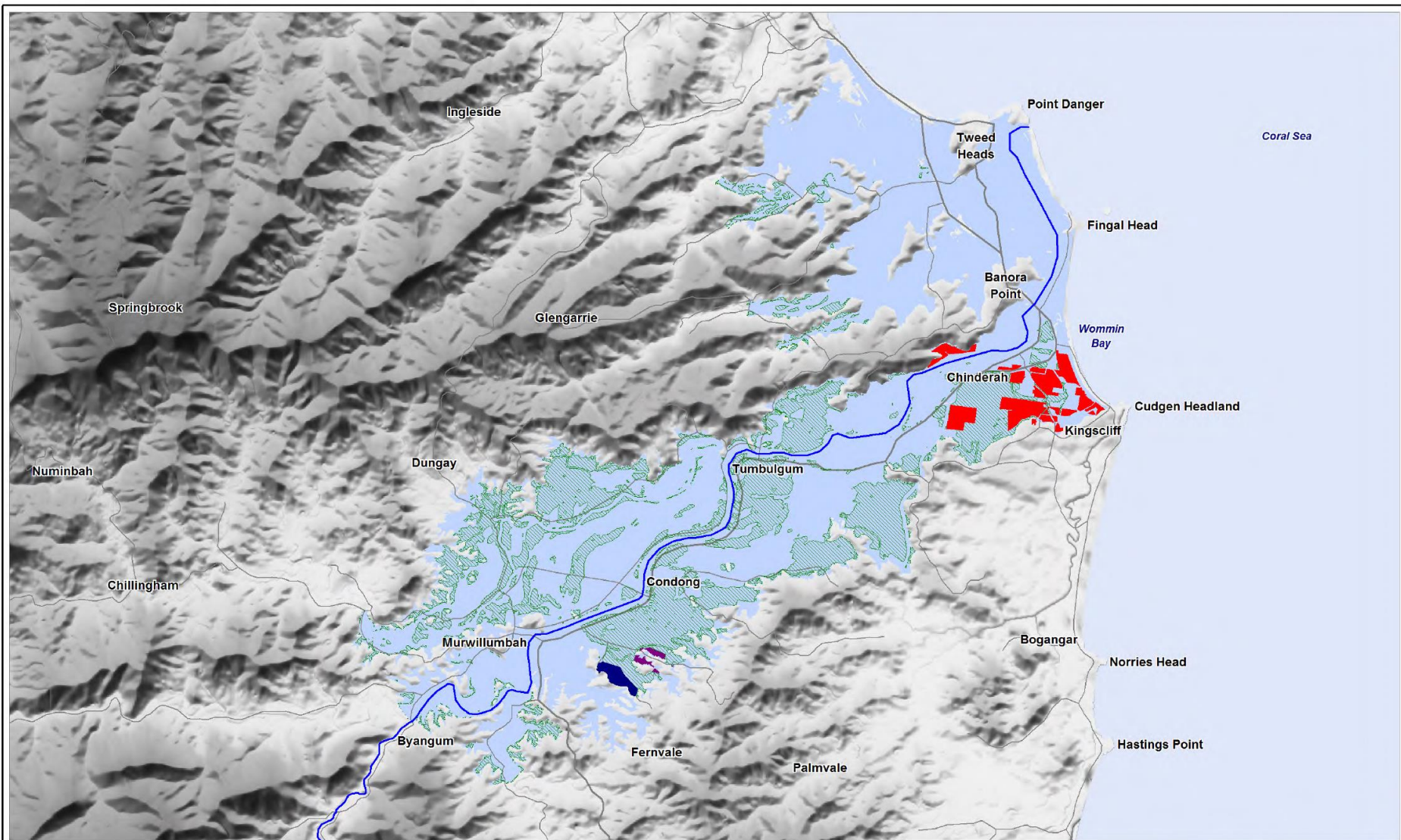
## Preliminary Park Design Compliance - DCP A5

Design Element	Local Parks		Neighbourhood Parks		District Parks		Structured Open Space - Sports Fields	
Area	DCP Requirement 0.25 to 0.4ha	Compliance Parks - 5, 6 and 7 All parks comply	DCP Requirement 1 to 1.5ha	Compliance - Parks 3 and 4 Both parks comply	DCP Requirement Greater than 2.5ha	Compliance - Parks 2 and 9 Park complies	DCP Requirement Minimum of 5ha	Compliance - Park 1 Park is 8.5ha
Distribution	95% of residents within 400m walking distance	All residents are located within 400m of a local, neighborhood or district park except for the very northwestern corner of the Business and Innovation Precinct. This small area is likely to be road .	90% of catchment (600 tenements) within 800m walking distance	Refer to Park Concept Master Plan. All residents except the western part of the West Kingscliff Precinct are within the 800m catchment of a neighborhood park . A further district park in the Cudgen Precinct is proposed which is within 800m of these residences.	Serves a collection of neighbourhoods no more than 1.5km walk for 90% of catchment	Refer to Park Concept Master Plan. All residents except the southern part of the Turnock St Precinct are within the 1.5km catchment.	1.7ha per 1000 people	In excess of DCP requirements
Shape	400sqm play area separated 20m from boundary. 3:1 length to width ratio	Complies	length to width ratio of 4:1	Complies	length to width ratio of 4:1	Complies	Minimum 210m x 170m with north south orientation. Sufficient for playing fields, ancillary buildings, parking, movement areas and safe play margins	Approximate dimensions are 200m x 450m (refer to plan)
Landform	.	Park 5 is shown on Councils cumulative fill scenario as filled to the Q100 level. Park 6 is subject to a fill DA currently being assessed by Council. Park 7 is adjacent to a littoral rainforest area that is under covenant. Whilst this area is on the Council Cumulative fill scenario, filling all of this area in the vicinity of retained vegetation may not be possible. This park is shown in the Council DCP.	Q100 - 1m	Park 4 is approved to be filled to the Q100 level. Park 3 is shown on Councils cumulative fill scenario as filled to Q100.	Q100 - 1m	Park 2 is shown on Councils cumulative fill scenario as filled to Q100 - 1m however 65% of the land is able to be filled to Q100. Parts of park 9 are shown on Councils cumulative fill scenario as filled to Q100 - 1m.	Q100 - 1m. Slopes greater than 1 in 100 and less than 1 in 70	Park 1 is shown on Councils cumulative fill scenario to be filled to Q100-1m. Land is flat so can be earthworked to achieve minimum grade.
Access	Access from local roads		Access from local roads		Access from local roads	Subject to detailed design. It is likely that the road will have 2 roads of connector standard and further local road frontage	Off connector road with vehicle access and off street parking provided. Linked to paved bike/path network.	Altona Road is planned as a connector road. Internal footpaths and bike path in addition to a footpath connection adjacent to Altona Road are proposed.
Road Frontage	Minimum 50% of perimeter	Subject to detailed design. As these parks adjoin conservation land, opportunities to provide road frontage are limited on one frontage.	Minimum 75% of perimeter	Can comply - subject to detailed design.	Minimum 50% of perimeter	Can comply - subject to detailed design.	Minimum 50% of perimeter	Complies based on current design of Altona Road
Amenities	Play equipment, soft fall, kickabout area, paving for ball games, landscaping, drinking fountain, shade and lighting	Can comply - subject to detailed design.	Drinking fountains, seating, shade, landscaping, walkways, paving, turf or ground cover, toilet block if catchment >1,000 persons equipped with 1M, 1F, 1 disabled and additional toilets at rate of 1 per 500 over 1,000 persons in catchment, lighting appropriate to use.	Can comply - subject to detailed design. Population to be analysed based on new master plan to identify if a toilet block is required.	Drinking fountains, seating, shade, landscaping, walkways, paving, turf or ground cover, toilet block if catchment >1,000 persons equipped with 1M, 1F, 1 disabled and additional toilets at rate of 1 per 500 over 1,000 persons in catchment, lighting appropriate to use.	Can comply - subject to detailed design. A toilet block would be proposed for parks of this scale. Both parks present an opportunity for a range of youth recreation facilities and park 9 could be considered for an off-leash dog park as recommended by the Open Space Strategy 2019-2029.	Toilets and change rooms (minimum 1M +1F +1 disabled toilets plus 1 extra toilet or equivalent per 300 persons in catchment), lighting, off street parking area (1 per 100 persons in catchment minus adjacent on street parking capacity that will not adversely impact on nearby residents), irrigation, drinking fountains, seating, turf surfacing, benching/mounds for informal seating.	Can comply - subject to detailed design.
Constraints			Must not contain contaminated land and must be separated from busy roads, waterways and overhead electricity cables	The land is not on any contaminated land register. Adjacent roads are connector roads or less, no significant waterways are present - agricultural drains only and no overhead power lines are present or proposed.	Must not contain contaminated land and must be separated from busy roads, waterways and overhead electricity cables	The land is not on any contaminated land register. Adjacent roads are connector roads, no significant waterways are present - agricultural drains only and no overhead power lines are present or proposed.	Must not contain contaminated land and must be separated from busy roads, waterways and overhead electricity cables	The land is not on any contaminated land register. Altona Road serves only 2 quarry sites and the Kingscliff WWTP. Altona Road is being designed as a connector road.
Services	Access for garbage collection, regular maintenance, water, electricity	All services are available in the area or can be easily connected.	Access for garbage collection, regular maintenance, water, electricity	All services are available in the area or can be easily connected.	Access for garbage collection, regular maintenance, water, electricity	All services are available in the area or can be easily connected.	Access for garbage collection, regular mowing, water, sewerage, electricity, irrigation.	All services are available in the area or can be easily connected.

# Councils Cumulative Fill Scenario







**Title:**  
**Adopted Cumulative Development Scenario**

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Filepath: I:\B16879\_I\_BRH Tweed GJRD/IFRM Study/FLD\_018\_140415\_Cumulative Development Locality Map.WOR

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