



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.

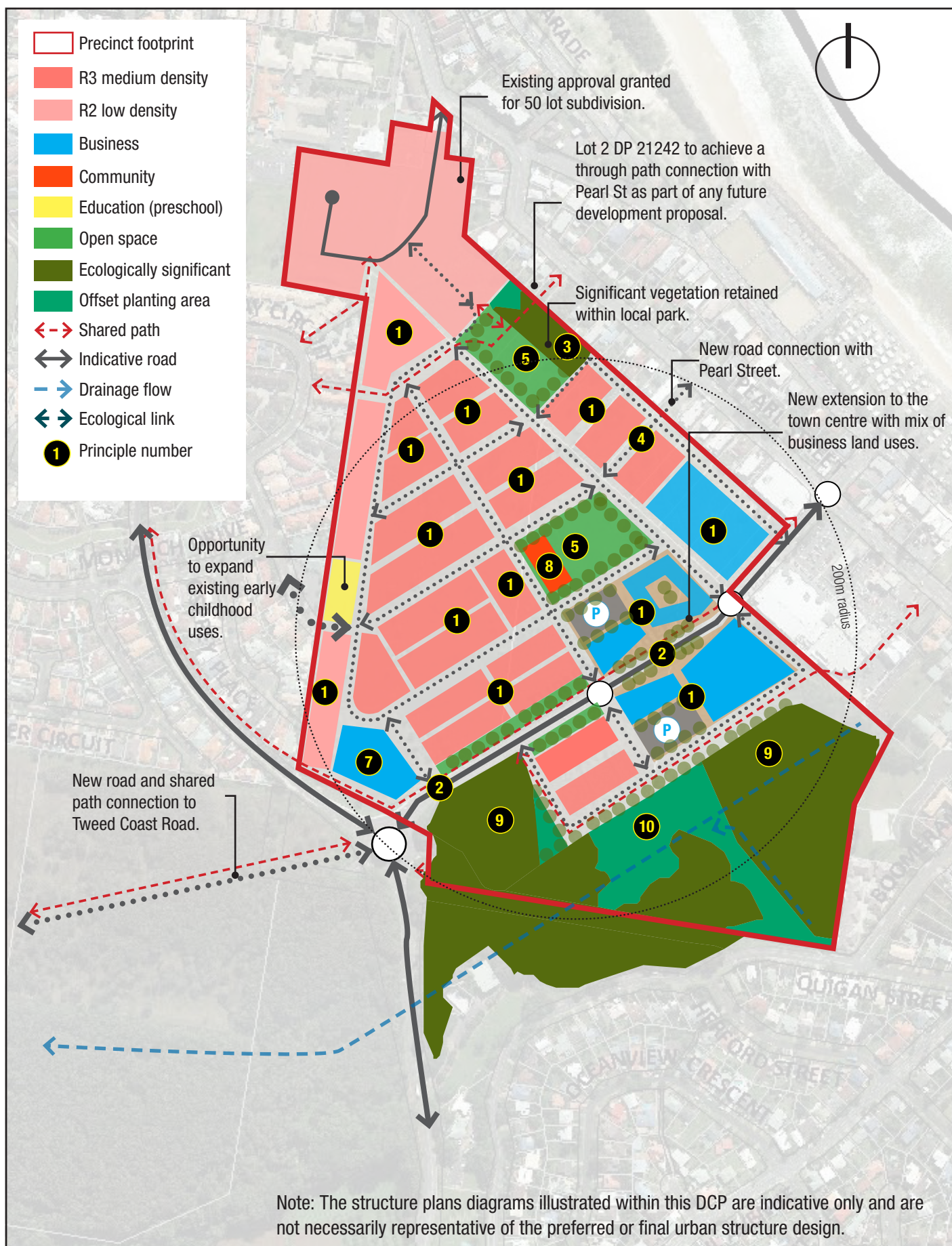


Figure 2.17 Indicative Turnock St Precinct Structure Plan

- 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%)	–	–	–	–
Total	16.16ha	9-13.6m	16-80 dph	627	1144 persons

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.

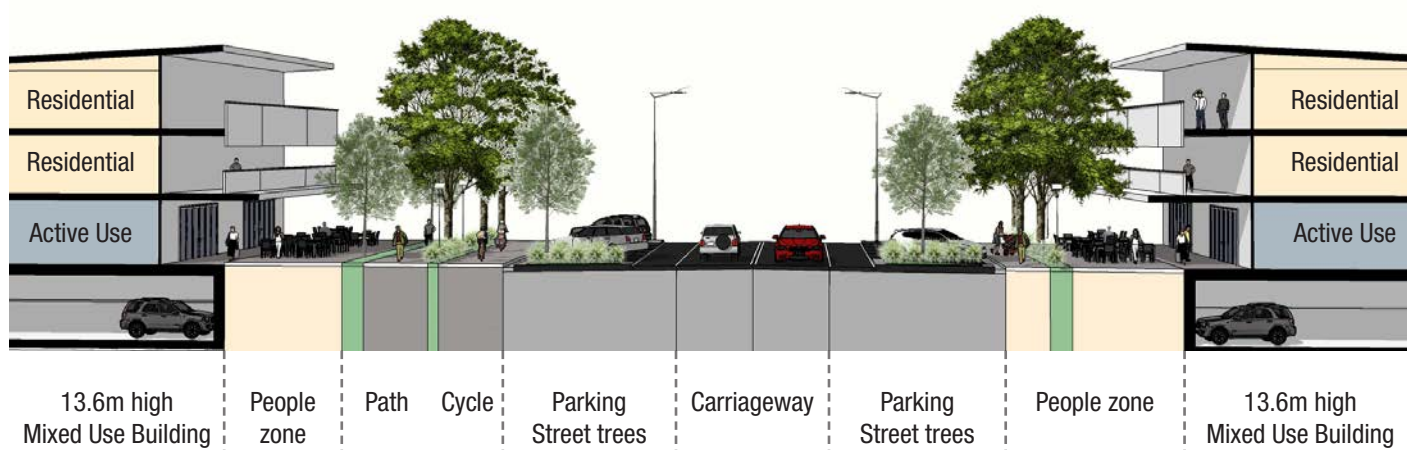


Figure 2.18 Indicative Turnock Street Section – Mixed Use Interface

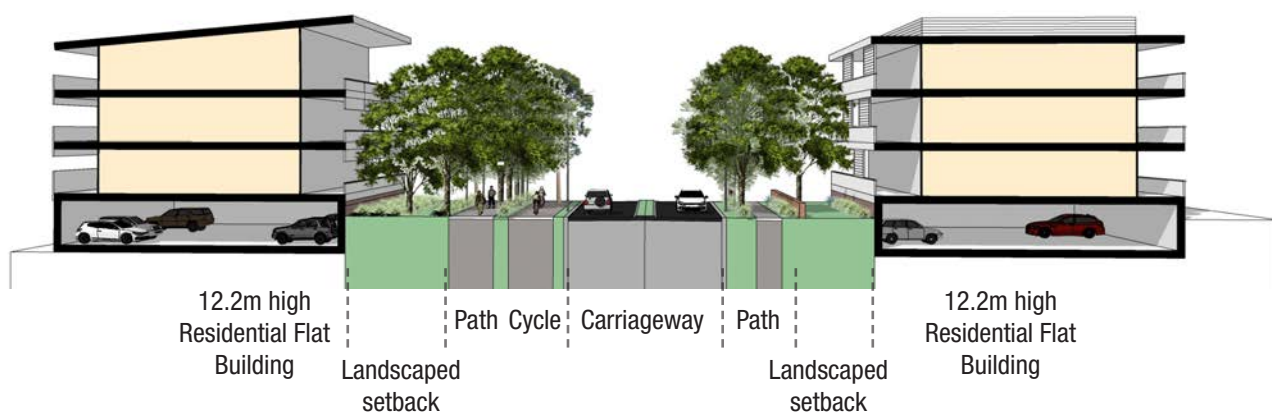


Figure 2.19 Indicative Turnock Street Section – Residential Interface