

TITLE: [EO-OC] Kingscliff Foreshore Masterplan

ORIGIN:

Recreation Services

SUMMARY OF REPORT:

In 2006, Council commenced the development of the Kingscliff Foreshore Masterplan. The concept masterplan is a planning document that establishes a vision for future upgrade works that will be realised over a period of up to 20 years.

The principles and objectives established in the masterplan are used to guide the detailed design development that follows. The recommendations in the masterplan are based on outcomes from site investigations and analysis, review of existing reports and consultation outcomes, best practice for urban design, and public comment.

The approach to this masterplan was also mindful not only of the individual character of Kingscliff, but the context of what qualities it offers within the suite of all the coastal villages.

The plan is presented for consideration.

RECOMMENDATION:

That Council:-

- 1. Adopts the Draft Kingscliff Foreshore Masterplan, sheets 1 to 6 dated June 2007, as the vision and planning document for future works in the Kingscliff Foreshore.**
- 2. Implements the Masterplan as funds become available.**

REPORT:

In July 2005, Tweed Shire Council (TSC) adopted the *Tweed Shire Coastline Management Plan* prepared by Umwelt Environmental Consultants. The *Coastline Management Plan* outlines a series of recommendations for each of the coastal villages in the Tweed Shire. The majority of these recommendations relate to improvements of the coastal reserves, therefore a *Tweed Coastline Landscape Strategy* was developed comprising three core programs (see *Figure 1*)-

1. Asset Upgrade & Management
2. Vegetation Works Program
3. Foreshore Masterplans.

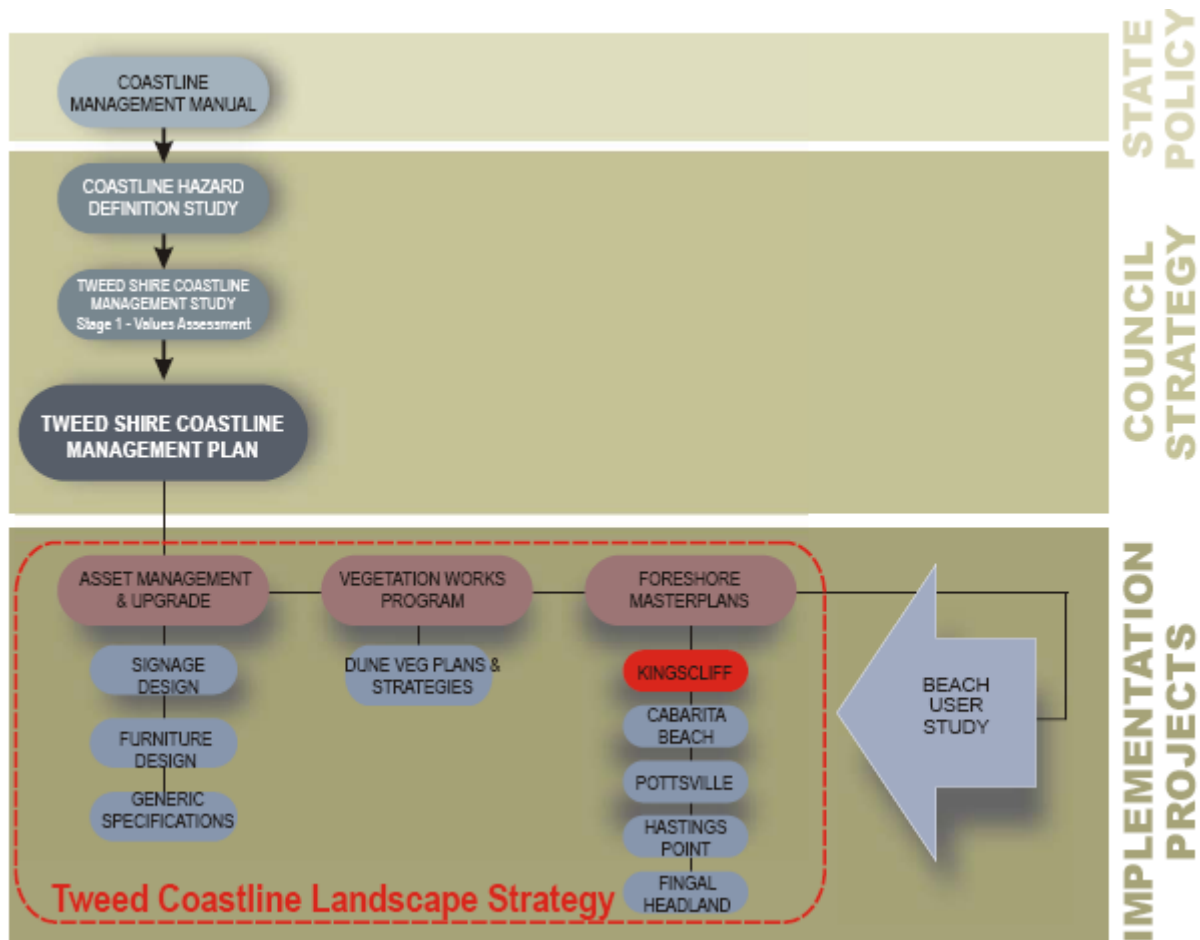
The village of Kingscliff was chosen as the first area for a Foreshore Masterplan to be undertaken due to the increasing level of property development, the requirement for terminal beach protection (a detailed Environmental Impact Study currently underway) and the proposed upgrading of the Kingscliff Beach Holiday Park (and subsequent creation of a new foreshore park beside the Amenities Hall).

Therefore, the planning and concept design phases of the Kingscliff Foreshore Masterplan are based around a number of assumptions: that Beach Protection will be funded and implemented, that the upgrade of the Kingscliff Beach Holiday Park will be funded and implemented; and a new park will be created along the foreshore.

A concept masterplan is a planning document that establishes a vision for future upgrade works that will be realised over a period of up to 20 years. The principles and objectives established in a masterplan are used to guide the detailed design development that follows. These recommendations are based on outcomes from site investigations and analysis, review of existing reports and consultation outcomes, best practice for urban design, and public comment.

The approach to this masterplan was also mindful not only of the individual character of Kingscliff, but the context of what qualities it offers within the suite of all the coastal villages.

Figure 1. Project Context



CONSULTATION

Council undertook an extensive community consultation process in developing the Draft Kingscliff Foreshore Masterplan. The following is an outline of processes and community representation undertaken to date to develop the Masterplan recommendations.

A reference group was established for the Kingscliff Foreshore Masterplan to provide input for specific issues relating to the foreshore area and the local community. The reference group comprised of representatives of the following organizations:

- Kingscliff Bowls Club – Neil Shaw, Secretary
- Cudgen Headland Surf Life Saving Club – Jason Pearson / David Field
- Kingscliff & District Chamber of Commerce – Rose Wright
- Kingscliff Ratepayers & Progress Assoc – Dot Holdom / Catherine Brown
- RSL Sub Branch – Wayne Quested / Brian Vickery
- Kingscliff Dune Care – Peter Langley
- Kingscliff High School – Greg Thomas / Cate Brown
- Tweed Coast Holiday Parks – Richard Adams

The committee meet three times. In addition, a number of meetings with individual stakeholders were held to discuss specific issues relating to their interests

Survey of Beach Users – completed March 2006

Vox Pop of residents and visitors in street and on beach

Information Sheet #1 – published in Tweed Link March 2006

Information Sheet #2 – published in Tweed Link April 2006

Public Meeting – 16th May 2006

DVD presentation of Draft Masterplan available from Council for viewing

Draft Kingscliff Foreshore Masterplan – plans on display at Kingscliff Shopping Village, Kingscliff Library, TSC Website for 4 weeks between 17th May – 14th June 2006

Submissions were received via mail, email, website and phone

The finalisation of the project was delayed by the extension of related projects, particularly the Kingscliff Foreshore Protection Environmental Impact Study, and the delayed commencement of the Kingscliff Locality Plan.

Subsequently, the original draft plan and the amended plan was placed on exhibition for a 2 week period from 25 June to 9 July 2007, accompanied by a table of issues received in the submission period and the response.

MAIN FEATURES OF THE PLAN

Furniture

The existing park furniture will be replaced with the new coastal furniture range and signage will be replaced with designs identified in the park signage strategy.

Drift nets

The concept of 'drift nets' within the foreshore is designed to capture and filter movement through the space (hence the name). They are a collection of concrete forms of various heights and evolution. Some are seating and benching, some have stories from locals, past and present, etched into the concrete, and some are of a height to be used for exercise, replacing the ageing exercise equipment within the foreshore.

The drift nets spread from the entrance to each beach track to the opposite road opening.

Skate – dirt park

A skate-bike facility is proposed for an area north of the Kingscliff Beach Club. The majority of submissions received have been in response to this proposed facility, many suggesting alternate locations.

Subsequently, a site options analysis was undertaken and is detailed in Appendix A.

Boardwalk

A 3.5 metre timber boardwalk will run the length of the beach protection area from north of the Kingscliff Beach Club to south of the Cudgen Headland Surf Life Saving Club. The

boardwalk will be accessible by wheelchair and bicycle and will provide step accesses to the beach.

Central Park/Cenotaph

The reduction in the footprint of the Kingscliff Caravan Park will allow for the creation of a large community space in the centre of the CBD. This area will feature:

- Open grass areas for casual playing of ballgames, performances, festivals etc.
- Picnic shelters and BBQ's
- A promenade with shade canopy
- Anzac memorial space with the cenotaph being the central focus of this area, framed by a set of low sculptured walls to increase the parade area and hold future plaques. Poppy sculptures will be set in the walls and paving.
- Promenade connecting Marine Parade to the beach.
- Stainless steel fishing rod sculptures attached to the Amenities Hall building via tensioned wire. Down lighting will be attached to the wires to light the promenade and a shade canopy will be attached to the wires.
- Play equipment

Faulks Park

The existing toilet block will be demolished and replaced with a new facility located within Faulks Park. The play ground will be upgraded to increase the usability of the play equipment and additional paths will be constructed to increase pedestrian connectivity.

SUBMISSIONS

Submissions have been received from local organisations, ratepayers, residents and other interested parties as well as petitions over the period March 2006 to June 2007. The tables below summarises information on submissions and petitions received each year.

2006		Letters	Petition (no. of signatures)	Feedback Sheets	Standard letters
Skateboard Park/Dirt Track					
	<i>For</i>	5	384	12	Nil
	<i>Against</i>	21	16	3	56
Master Plan (generally)					
	<i>For</i>	3	Nil	26	Nil
	<i>Against</i>	3	Nil	7	Nil
General comments		4			

2007		Letters	Petition (no. of signatures)	Feedback Sheets	Standard letters
Skateboard Park/Dirt Track					
	<i>For</i>	4	Nil	Nil	Nil
	<i>Against</i>	51	1132	Nil	Nil
General comments		3			

Within some of the submissions the respondent made comments on several issues within the plan, however for the purposes of these tables a subjective judgement was made on the main issue addressed within the submission and therefore each submission was only counted once.

The issues raised in the comments, the response to the issue and resulting action have been detailed in appendix B.

IMPLEMENTATION OF THE PLAN

A concept masterplan is a planning document that establishes a vision for future upgrade works that will be realised over a period of up to 20 years. The principles and objectives established in a masterplan are used to guide the detailed design development that follows.

Each of the major elements within the masterplan such as the skate facility, the boardwalk and the cenotaph park, will require development approval prior to proceeding. Detailed design development of the various elements is required to inform the development assessment process. This will include consideration of the social, economic and environmental impacts of the developments and will facilitate further community input.

Funding for the Coastal Landscape Strategy, including the Kingscliff Foreshore, is not allocated in the 2007/2008 budget. Funding for implementation of the masterplan will be considered in future budgets.

APPENDIX A - COMMUNITY CONSULTATION FEEDBACK SUMMARY

KINGSLIFF FORESHORE MASTERPLAN COMMUNITY CONSULTATION FEEDBACK SUMMARY

Tweed Shire Council

June 2007

1 JACK BAYLISS PARK North		COMMENT		RESPONSE		ACTION	
ISSUE							
Secondary Path		<ul style="list-style-type: none"> Costly to install and maintain, unnecessary duplication 	<ul style="list-style-type: none"> Gravel path would be an ongoing maintenance issue. 	<ul style="list-style-type: none"> Remove from plan but retain distance markers on Tweed Coast Cycleway only Need to consider extending width of existing path 			
		<ul style="list-style-type: none"> Consider a foreshore public pathway to connect with North Kingscliff Holiday park 	<ul style="list-style-type: none"> Could be considered in detailed design 	<ul style="list-style-type: none"> To be considered in detail design 			
Terrace St Picnic Area		<ul style="list-style-type: none"> Can a small playground facility be placed near the BBQs? 	<ul style="list-style-type: none"> Should be incorporated into plan 	<ul style="list-style-type: none"> Locate a small area for playground equipment near Terrace St entrance 			
		<ul style="list-style-type: none"> Can surf patrols be located at Wommin Bay? 	<ul style="list-style-type: none"> CSLSC have discussed an outpost at Wommin Bay, but are concerned about the risk of encouraging people to swim in this location as it is often dangerous. 	<ul style="list-style-type: none"> Provision of Surf Life Saving services has been addressed in the recently completed Beach Surf Life Saving Strategy 			
		<ul style="list-style-type: none"> Is there enough parking here? 	<ul style="list-style-type: none"> Casual carparking is provided along the entire length of Marine Parade 	<ul style="list-style-type: none"> No additional carparking to be provided 			
		<ul style="list-style-type: none"> How about a pedestrian island at Terrace Street? 	<ul style="list-style-type: none"> Pedestrian connections to be improved 	<ul style="list-style-type: none"> Advice to be sought from council's traffic unit on most suitable pedestrian treatment 			
Lighting along foreshore		<ul style="list-style-type: none"> Lighting too obtrusive in this environment. Shelters only 	<ul style="list-style-type: none"> Spillage from lighting may be an issue. Bollard lighting has been a 	<ul style="list-style-type: none"> Remove lighting from Jack Bayliss Park foreshore, only along path 			

		should be lit.		maintenance problem further south on coast.	<ul style="list-style-type: none">▪ Ensure shelters are lit in popular areas
	Underground powerlines	<ul style="list-style-type: none">▪ Powerlines along Marine Parade should be put underground to compliment works	<ul style="list-style-type: none">▪ Undergrounding powerlines is very expensive and usually undertaken within higher density urban areas.		<ul style="list-style-type: none">▪ Investigate potential to underground powerlines in CBD as part of Locality Plan process
	Dune Protection	<ul style="list-style-type: none">▪ Dune vegetation need to be protected	<ul style="list-style-type: none">▪ Protection of dunes need to be considered		<ul style="list-style-type: none">▪ Install post and wire fencing around the dune vegetation for protection

2 JACK BAYLISS PARK Centre			COMMENT		RESPONSE	ACTION
ISSUE						
Secondary Path			<ul style="list-style-type: none"> Costly to install and maintain, unnecessary duplication 		<ul style="list-style-type: none"> Gravel path would be an ongoing maintenance issue. 	<ul style="list-style-type: none"> Remove from plan but retain distance markers on Tweed Coast Cycleway only
Beach Track Design			<ul style="list-style-type: none"> Design of beach entrance tracks should be similar to Coolangatta to protect dunes and minimise wind in park areas 		<ul style="list-style-type: none"> Protection of dunes need to be considered 	<ul style="list-style-type: none"> Modify beach entrance tracks to include a dog leg and fences along entire length
Drift Nets			<ul style="list-style-type: none"> Concrete pollution in a unique environment. Should be replaced with simple wire fencing to mark entrances to beach. 		<ul style="list-style-type: none"> Purpose of Drift nets is to also replace the Fitness trail structures. Plans conveyed a high number of concrete blocks of bright colours. 	<ul style="list-style-type: none"> Minimise concrete blocks to smaller groups that are of muted colour Recycle the steel rails of the fitness trail into the drift net blocks as functional (artworks) Fences included
Amenities			<ul style="list-style-type: none"> More rubbish bins in park between Bowls Club and northern caravan park. More dog waste disposal bins. 		<ul style="list-style-type: none"> Waste disposal bins needs to be considered at convenient locations 	<ul style="list-style-type: none"> Garbage bins will be located near dog of leash areas Adequate bin provision will be assessed in relation to the use of the BBQ areas
			<ul style="list-style-type: none"> Need more showers 		<ul style="list-style-type: none"> Need to consider water wastage and distance to beach accesses 	<ul style="list-style-type: none"> Remove one shower from middle walkway
Fitness Trail			<ul style="list-style-type: none"> upgrade fitness run 		<ul style="list-style-type: none"> Fitness trail is reaching the end of its structural life. Trails such as these have lost popularity over the years, and could be consolidated. 	<ul style="list-style-type: none"> Retain existing proposal to remove and replace fitness trail with Drift Nets
Dune Vegetation			<ul style="list-style-type: none"> Upgrade dune vegetation and protection, reduce and consolidate number of beach access tracks. This should be a priority action for the Masterplan implementation. 		<ul style="list-style-type: none"> Dune revegetation is considered a high priority for Kingscliff Foreshore. 	<ul style="list-style-type: none"> Reinforce importance of this issue and identify the mechanisms for implementation – ie. TSC revegetation programme and Kingscliff Dune Care

3 JACK BAYLISS PARK South			
ISSUE	No.	COMMENT	ACTION
Secondary Path		<ul style="list-style-type: none"> Costly to install and maintain, unnecessary duplication 	<ul style="list-style-type: none"> Gravel path would be an ongoing maintenance issue. Remove from plan but retain distance markers on Tweed Coast Cycleway only
Skate -Dirt Park		<ul style="list-style-type: none"> SUPPORT skate park in proposed location Near police station Caters for youth want Centrally located 	<ul style="list-style-type: none"> Refer Skate Park location assessment Retain skate park in proposed location
		<ul style="list-style-type: none"> DO NOT SUPPORT skate park in proposed location Should be somewhere else Noise impact on adjacent residences/motel Eyesore from graffiti and structure (concrete) Limits the use of this section of the park to a particular demographic (young boys) Will encourage anti-social behaviours Will create dust Not enough car parking in this area currently Location too close to licensed premise leading to alcohol related incidents Site too small leading to expansion of Dirt Park 	<ul style="list-style-type: none"> Refer Skate Park location assessment Retain skate park in proposed location

			<ul style="list-style-type: none"> ▪ Needs lighting to discourage anti-social behaviour at night ▪ Don't light to discourage night time usage ▪ Will disturb flora and fauna ▪ Create a rubbish problem ▪ Will create conflict between skateboarders/dirt track users and other community members (picnickers, bowls club patrons) ▪ Safety risk from users dealing with Marine Parade traffic ▪ Will affect markets ▪ Inadequate police presence in Kingscliff to respond to issues ▪ Will attract predators ▪ Conflict with designated use of this area ▪ Will create demand for first aid/ambulance services ▪ Affect property values ▪ Traditional owners need to be consulted ▪ Ongoing maintenance costs ▪ Waste of money 		
--	--	--	--	--	--

4	CBD ISSUE	COMMENT	RESPONSE	ACTION
	Kingscliff Holiday Park	<ul style="list-style-type: none"> Reservations concerning the proposed reduction in size of the holiday park. 	<ul style="list-style-type: none"> The KHP provides a significant income to the coastline development and maintenance budget. 	<ul style="list-style-type: none"> Results of the Environmental Impact Study to establish terminal beach protection proposed a 15m set back from the hazard line. A modified plan for the Kingscliff Holiday Park has been included in the final plans that include a larger footprint.
		<ul style="list-style-type: none"> They are an historic institution and must be conserved for their heritage value. 	<ul style="list-style-type: none"> The Holiday Park facilities are in dire need of upgrading 	<ul style="list-style-type: none"> Outside the scope of KFMP
		<ul style="list-style-type: none"> Relocate to other area eg Lot 490 	<ul style="list-style-type: none"> Not within scope of this Master Plan 	<ul style="list-style-type: none"> No change to KFMP
		<ul style="list-style-type: none"> New entrance (shared use with Bowls Club) potential traffic conflict 	<ul style="list-style-type: none"> Needs to be considered in detailed design to ensure vehicle passing movements catered to. 	<ul style="list-style-type: none"> To be referred to council's design unit
		<ul style="list-style-type: none"> Just upgrade the exiting Park 	<ul style="list-style-type: none"> Previous Council report on this issue 	<ul style="list-style-type: none"> No change to KFMP
		<ul style="list-style-type: none"> Park should cater to caravanners and campers not luxury units 	<ul style="list-style-type: none"> Previous Council report on this issue 	<ul style="list-style-type: none"> No change to KFMP
		<ul style="list-style-type: none"> Access to beach is limited by rock wall 	<ul style="list-style-type: none"> Rock wall proposal is no longer Council's preferred option 	<ul style="list-style-type: none"> Addressed in EIS
		<ul style="list-style-type: none"> Pedestrian access from Turnock St is impeded by KHP and potential vehicle movements 	<ul style="list-style-type: none"> Detail design needs to consider this issue 	<ul style="list-style-type: none"> Address in detailed design

5 CBD Detail			COMMENT		RESPONSE		ACTION	
ISSUE								
	Public toilet location		<ul style="list-style-type: none">Proposed toilet location is too prominent and intrusive, impeding views to the beach	<ul style="list-style-type: none">Toilet is appropriately located between two large view sheds established by the paths	<ul style="list-style-type: none">Location of toilet facility to be determined in the Detail Design process			
	Playground		<ul style="list-style-type: none">Great Plan for Playground.					
	Steps to Beach		<ul style="list-style-type: none">No cement stairs leading on to the sand please, timber is more natural.No cement at beach access please.	<ul style="list-style-type: none">Concrete steps less maintenance costs. Timber visually and aesthetically more appealing	<ul style="list-style-type: none">Timber steps replacing concrete steps			
	Boardwalk		<ul style="list-style-type: none">We need more boardwalks for mothers and prams, Boardwalk would be great if it is naturally conducive to park.	<ul style="list-style-type: none">Noted	<ul style="list-style-type: none">Retain shared bikeway along boardwalk			
			<ul style="list-style-type: none">Potential for conflict between bicycles and pedestrians	<ul style="list-style-type: none">The boardwalk is proposed to have a width that will accommodate both uses, including overtaking areas. Not expected to be used for commuting cyclists	<ul style="list-style-type: none">Retain shared bikeway along boardwalk			
			<ul style="list-style-type: none">Access from the top of the rock wall to the beach would be difficult if not impossible for handicapped and elderly people.	<ul style="list-style-type: none">At grade entry to beach area adjacent to the Surf Club will be retained	<ul style="list-style-type: none">Existing design maintains access			
			<ul style="list-style-type: none">The proposals are too modern/futuristic and not in keeping with the village atmosphere of Kingscliff.	<ul style="list-style-type: none">Design are reflective of formality of the site	<ul style="list-style-type: none">Retain current design			
			<ul style="list-style-type: none">Too much of the park is sealed, there should be more grassed open space areas.	<ul style="list-style-type: none">Hard stand areas allow for a greater flexibility of use for the park including markets, festivals and events	<ul style="list-style-type: none">Retain paths in current location			
	Proposed Community Buildings		<ul style="list-style-type: none">This location should be used for additional parking	<ul style="list-style-type: none">Parking locations will be assessed in the detailed design process for this area. Approval from DOL would be required for proposed buildings.	<ul style="list-style-type: none">Remove proposal to establish community buildings on this location			
	Shade Canopy		<ul style="list-style-type: none">Shade structures too 'unnatural' and should be replaced with shade trees	<ul style="list-style-type: none">Due to the harshness of this coastal environment, it is difficult to get large trees to establish in a short period of time.	<ul style="list-style-type: none">Retain shade structures in Masterplan, but their inclusion can be reviewed in the detailed design process			
	Cenotaph Area		<ul style="list-style-type: none">Need to ensure strong visual connection from Marine Pde	<ul style="list-style-type: none">Needs to be addressed in detailed design	<ul style="list-style-type: none">Consider visual connection from Marine Pde in detailed design			

6 LIONS PARK & FAULKES PARK			
ISSUE	COMMENT	RESPONSE	ACTION
Existing Lions Park playground	<ul style="list-style-type: none"> Playground is very popular and close to amenities 	<ul style="list-style-type: none"> A larger playground is proposed in the new park on Sheet 5, and would also be closer to toilets and BBQs 	<ul style="list-style-type: none"> Retain playground until new facility is built in proposed park in Sheet 5
Public toilet location	<ul style="list-style-type: none"> Additional drinking fountains required Identify on plans where relocated toilet is to go 	<ul style="list-style-type: none"> Should be considered To be considered 	<ul style="list-style-type: none"> Locate drinking fountains in detailed design process Toilet location to be placed on the plans
Amenities	<ul style="list-style-type: none"> Shower needed in Faulks Park. 	<ul style="list-style-type: none"> Further design required 	<ul style="list-style-type: none"> Showers to be located in detailed design process in appropriate locations
Bus use	<ul style="list-style-type: none"> Bus waiting area needs to be developed away from houses in Marine Parade. Suggest around 6. 	<ul style="list-style-type: none"> Bus waiting areas need to be considered 	<ul style="list-style-type: none"> Bus waiting area to be determined in consultation with bus operators
Faulks Park Playground upgrade	<ul style="list-style-type: none"> Support for improved facilities here as a very popular picnic, BBQ and birthday party location. 	<ul style="list-style-type: none"> Noted comments 	<ul style="list-style-type: none"> Retain proposal to upgrade playground area
Path locations	<ul style="list-style-type: none"> Proposed path networks are in the wrong place and do not connect with the use of the park 	<ul style="list-style-type: none"> The path networks were determined in relation to location of facilities, separation from picnic areas, destinations and existing paths 	<ul style="list-style-type: none"> Path locations to be remain as proposed Remove running mullet feature paving
FURNITURE			
	<ul style="list-style-type: none"> The design of the existing shelter sheds is more in keeping with existing Kingscliff than the proposed modern design. The park furniture is not particularly beach or Kingscliff designed and I am sure that a better theme could be found. 	<ul style="list-style-type: none"> Furniture range was designed specifically not to make kitsch or Tweed Coastal references, and therefore create an identity uniquely Tweed 	<ul style="list-style-type: none"> Furniture range to be adopted separately by Council
	<ul style="list-style-type: none"> Dislike angular handrails on boardwalk 	<ul style="list-style-type: none"> All handrails will be designed to meet Australian Standards 	<ul style="list-style-type: none"> Handrail design will be resolved in detailed design process
LIGHTING			
	<ul style="list-style-type: none"> No bright lights on walkway, we don't want to look like Salt. 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> Retain lighting proposals for proposed new park and Marine Pde only
	<ul style="list-style-type: none"> Tacky type of lighting and unneeded hype and flair, such as fluro lighting under tables, this is not Las Vegas, nor is it a Brisbane type ditched image of what is trying to be made. 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> Coloured lighting to be removed from proposal
	<ul style="list-style-type: none"> Foreshore lighting, coloured light and uplighting of trees pollution 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> remove pole lighting and feature lighting from Jack Bayliss Park

GENERAL COMMENTS			
POSITIVE		<ul style="list-style-type: none"> I think all will be great just what Kingscliff needs. 	
		<ul style="list-style-type: none"> I think it's great for Kingscliff. 	
		<ul style="list-style-type: none"> Excellent, well thought out. 	
		<ul style="list-style-type: none"> Amazing, fabulous design 100% approval looks great everything. 	
		<ul style="list-style-type: none"> About time, fantastic, mowing forward, go Council go 	
		<ul style="list-style-type: none"> I think it all looks great. 	
		<ul style="list-style-type: none"> I think it is awesome and can't wait for it to be done. 	
		<ul style="list-style-type: none"> It's a good idea. 	
		<ul style="list-style-type: none"> Kingscliff is mostly known for its van park with the increasing number of vans we should make it an icon for travellers and make the van park even bigger. 	
		<ul style="list-style-type: none"> Great concepts all-round well done. 	
NEGATIVE/SUGGESTIONS		<ul style="list-style-type: none"> Please make sure enough seats are available on weekends. 	
		<ul style="list-style-type: none"> A big improvement, can't see need for rock wall, kids area is great especially secret place. Great to see toilets improved – especially at Moss Street end. 	
		<ul style="list-style-type: none"> Include a reference to completion of Cudgen Creek boardwalk 	<ul style="list-style-type: none"> Ensure Cudgen Creek boardwalk articulates with proposed master Plan objectives
		<ul style="list-style-type: none"> Need to increase parking spaces 	<ul style="list-style-type: none"> Final extra parking site yet to be determined No additional parking included in this Plan
		<ul style="list-style-type: none"> A waste of money as the whole area is currently well used as is 	<ul style="list-style-type: none"> Funding allocation to be determined by Council
		<ul style="list-style-type: none"> Many existing pedestrian paths and cycleways are omitted in the plan 	<ul style="list-style-type: none"> Existing paths to remain
			<ul style="list-style-type: none"> Will be considered in detail design for articulation with new infrastructure

	<ul style="list-style-type: none"> Consider upgrading pedestrian and cyclists facilities access the beach foreshore from adjoining suburban development 	<ul style="list-style-type: none"> Should be considered if Masterplan is to proceed 	<ul style="list-style-type: none"> Relevant Council Unit to be involved in masterplan development to ensure pedestrian cyclist connectivity
	<ul style="list-style-type: none"> Plan requires more rigorous disciplined approach to structure and content 	<ul style="list-style-type: none"> Comment noted 	<ul style="list-style-type: none"> To be considered in any further community consultation and design briefs

APPENDIX B

SKATE PARK, SITE SELECTION

1.0 SKATE PARK, SITE ALTERNATIVES

As the scope of the Masterplan project was limited to the immediate foreshore area, a comparison of other suitable sites for a skate park facility within Kingscliff was required prior to including it in the Masterplan. A total of six (6) open space sites were selected for assessment. Assessment criteria developed by the Department of Sport and Recreation Victoria for a successful skate park, were applied to the process.

These criteria are based on the experience of other Councils and organisations that have undertaken similar successful projects across Australia. The greater the number of these criteria that can be met by the project is directly reflected by the development of a 'best practice' facility. This will ensure the creation of a facility that addresses the needs of children, teenagers and the wider community alike. Meeting these criteria is vital in ensuring the mitigation of potential issues such as vandalism and anti-social behaviour, and also encourages our youth to showcase their talents to the wider community and potentially develop a career from this sport.

The six sites chosen include the following:

1. Kingscliff Sports grounds – Walter Peate Sports Field, Reg Dalton Oval and Merve Edwards Field
2. West Kingscliff Sports Complex – proposed land use
3. Jack Bayliss Park
4. Harry Hansen Park
5. Sutherland Park – South Kingscliff
6. Cudgen Foreshore



Figure A. Potential Skate park locations in Kingscliff

2.0 SITE ASSESSMENT

2.1 Criteria

A number of guidelines exist for the planning of skateboarding facilities. These include *Skateboard Facility Planning* (1990) published by the Sport & Recreation Ministers Council, the NSW Department of Planning's *Guidelines for Skateboard Facilities* (1989), and The Department of Sport and Recreation Victoria *Skate Park Facility Guide* (2001). All documents recommend the following criteria be used for site selection:-

- Suitable Planning Scheme zone
- Suitable soil, slope and environmental conditions
- Suitably sized (allow for expansion and space for parking if a district or regional park)
- Emergency vehicle access (fire and ambulance)
- Visually prominent, pleasant site with good public surveillance for safety and high marketability (eg for obtaining sponsorship)
- Associated amenities such as telephone, toilets, water, shelter and shade are available or could easily be provided
- Adequate distance from residential dwellings and incompatible land uses (ie avoiding noise and light intrusions)

- Where there will be minimal conflict with other users (eg pedestrians) or other sports (eg netball)
- Suitable to fence if required
- Served by an off-road shared bicycle path network or route
- Not too close to a busy road
- Restricted access to vehicles to prevent skating at night by car headlights
- Free access to users and spectators
- Close to shops, food and drink
- Close to public transport

2.2 Access & Parking

This facility is not envisaged to cater to a regional catchment; therefore the emphasis is on local accessibility via foot, bike or public transport. Proximity to existing parking facilities and drop-off areas is also required, as younger users could be driven to the site by parents.

2.3 Lighting

Night use of the site will not be encouraged, and therefore lighting of the skate park is not proposed. In accordance with national Crime Prevention through Environmental Design (CPTED) recommendations, areas that are not intended for night-time use should not be lit at night as this encourages occupation and can create darker shadow spots for refuge.

2.4 Buffers to Residences

Due to noise generated by the facility, including vocal and skating noises, it is considered necessary to provide a buffer between the facility and any residences.

Recent studies indicate that a buffer of 50-100m is all that is required for noise impact purposes, particularly if noise barriers such as mounds are utilised.

2.5 Size

The proposed size of this facility is a maximum of 30m x 30m, inclusive of any mounding required. This is an equivalent footprint of the Murwillumbah Skate Park.

2.6 Site Assessment

LOCATION		Suitable Zoning	Suitable site conditions	Suitable size	Emergency vehicle access	Highly visible	Existing amenities	>50m to residential	Potential user conflict	Access to bikeway	Access to public transport	Access to shops	Away from busy road
1	Kingscliff Sports Complex	3	3	x	3	3	3	3	3	3	3	x	3
2	West Kingscliff Sports Complex	3	3	x	3	x	x	3	3	x	x	x	3
3	Jack Bayliss Park	3	3	3	3	3	3	3	x	3	3	3	3
4	Harry Hansen Park	3	3	x	3	x	x	x	x	x	x	x	3
5	Sutherland Park	3	3	3	3	x	3	3	x	3	x	x	3
6	Cudgen Foreshore	3	3	3	3	x	x	3	3	3	x	x	3

2.6.1 & 2 Kingscliff and West Kingscliff Sports Complex

A draft Masterplan has recently been prepared for both the Kingscliff and West Kingscliff Sportsfields by Stratcorp Consulting in consultation with both the community and the individual sports clubs. Both of these masterplans identified that sporting facilities in Kingscliff are in high demand and available land will be utilised to the maximum for all sports including cricket, soccer, hockey, rugby, athletics and netball. Additional on-site car parking, spectator areas and upgraded clubhouse facilities will occupy any parts of the site not allocated to sports fields.

Therefore, there is no land available on either of these two sites for a permanent facility of the scale of a skate park.

2.6.3 Jack Bayliss Park

Jack Bayliss Park meets more of the required criteria than any other site, being a highly visible location, close to shops, close to public transport, accessible by bicycle and foot, has shade and toilets. The southern most end of the park was selected due to the terrain, distance from residences, shade and proximity to the CBD.

This site is lower in level than adjacent Marine Parade and would allow a skate park facility to be constructed around 2m lower than the street. This would enable the impact on view lines from dwellings on the other side of Marine Parade to be minimised. This is similar to the site characteristics at Lorne, Vic shown below.



The site is also opposite Pearl Street Park near the Kingscliff Street junction and the street and park configuration maximises the distance between the proposed skate park and residential dwellings on the western side of Marine Parade.

This is the preferred location for the skate park.

2.6.4 Harry Hansen Park

The tennis courts occupy the majority of this park and therefore there is not adequate room to establish an appropriately sized facility. There is also not enough space to adequately buffer adjacent residences from the facility.

This site did not meet the required criteria.

2.6.5 Sutherland Park

Whilst Sutherland Park is not situated close to a residential area, the site failed to meet the requirements for high visibility, access to public transport and access to shops/public phone. The main issue with this site is it's relative isolation that would create more of a risk to the safety of the users. The future planning of Sutherland Park is to be undertaken by Council once the detailed proposal for Lot 490 is complete.

This site did not meet the required criteria.

2.6.6 Cudgen Foreshore

A significant proportion of Cudgen Foreshore has high ecological values, therefore cannot be built upon. The site fails to meet the requirements for high visibility (passive surveillance), access to public transport, access to amenities and access to shops/public phone.

This site did not meet the required criteria.

3.0 YOUTH POLICY

"Tweed Shire Council recognises young people as community members aged between 12 and 25 years, whilst acknowledging the differential age and developmental span needs between a 12 and 25 year old. It affirms its respect for all young people and supports their right to be engaged in matters which impact on their quality of life and aspirations for the future.

Draft Youth Policy April 2007"

Statistical projections of the population of Kingscliff, including South Kingscliff (Salt and Casuarina), indicate an increase in the number of young families taking up residence in the area. Kingscliff also has functioned as a family holiday destination for many generations. It was therefore considered important to investigate the provision of facilities for young people to help build their social, community, health and physical development. In response to this data, with reference to clear evidence of a rising youth demographic, the community tabled the proposal for a Skate Park facility through the Kingscliff Reference Group.

Young people are often marginalised in local government decision-making processes, despite the fact that they represent the future of our towns. Through Reference Group representation and review of the submissions received at the public display, the proposal for a skate park facility in Kingscliff received overwhelming support from both young people and other sectors of Kingscliff community. This confirmed the validity of its consideration as a component of the Kingscliff Foreshore Masterplan.

Given the importance of the Foreshore open space asset, a detailed process has been engaged to assess the needs and requirements of such a facility and determine the most appropriate site.

Given the inevitable controversy of skate park projects, decisions should be based on objective assessment. Key issues in the assessment are:-

- Youth needs
- Site assessment and selection
- Addressing community concerns
- Research National policies & procedures
- Define implementation process

4.0 COMMUNITY FEEDBACK

Community feedback to the proposed location of the skate park in Jack Bayliss Reserve has highlighted a number of concerns. These concerns have been addressed below. In developing this response, a comparison has been made to the two (2) existing skate parks in the Tweed Shire located in Cabarita and Murwillumbah.

4.1 Violence

Community submissions have raised concerns about the potential for increased violence and 'gang' activity within the vicinity of a skate park.

Feedback from both the Tweed and Coolangatta Police has indicated that neither the existing Cabarita, Murwillumbah nor Coolangatta skate parks are destinations or meeting places for gangs or violent activity. Most violence in these areas has centred on drinking establishments in the main CBD of each and involves older patrons.

4.2 Graffiti

It is anticipated that the skate park will become a place for legal graffiti pieces to be created. In the first 2 years of operation, no graffiti was found on the Cabarita skate park, and a design has been created by Tony from Pharside Skate Shop that is yet to be

implemented. There is potential for local young people to participate in a competition to design the graffiti mural for this skate park in the future. Processes such as these ensure on-going stewardship of the facility by the youth and significantly reduce the risk of 'graffiti' related vandalism occurring.

4.3 Property Devaluation

There is no documented evidence that a facility such as this would cause property values to decrease. In fact, other locations around Australia, such as Alexandra Headland in Qld and Lorne in Victoria, use the close proximity of the skate park to the foreshore as a selling point for the destination. The Lorne Facility, for example, is deemed 'a modern, high-class sporting and leisure-time venue which everyone can enjoy' that enhances 'Lorne's standing as a leading Victorian tourist resort with modern leisure-time facilities.'

4.4 Noise

There is a range of modern construction methods and materials used to minimise noise from skate facilities. This includes construction material specifically designed to reduce noise and the use of landscaping as a sound barrier. In terms of the location within Jack Bayliss Park, the skate park will be below the level of the road in the lowest lying section of the park. This will significantly impede noise travelling laterally to the residential and beach environments. The site is proposed to be unlit at night to discourage night time use and noise.

4.5 Visual Impact and Conflict of Use

The proposed location of the skate park will not impede views of the ocean and will take up approximately 3.5% of the total park area. Landscaping will be developed to enhance the existing facilities and complement the coastal character of the area.

Jack Bayliss Park is one of the largest parks in the Tweed Shire. The impact of the proposed facility is therefore negligible in comparison to the scale of the park. The proposed skate park is more than 200m from the nearest of the two BBQ areas in the park.

Part of the proposed site will consume overflow parking for weekend markets. The location of the weekend markets however is flexible and moving some of the market or its overflow parking northwards would not have a significant impact. There is also significant parking available along the length of Marine Parade that is still available for market patrons.

5.0 IMPLEMENTATION

The Draft Kingscliff Foreshore Masterplan, if adopted, will be a conceptual framework for planning the footprints of various elements to be located on the foreshore. Implementation of the plan and constructing the various elements will involve acquiring finance, detailed design of each facility and planning approvals. The detailed design and planning approval process would require further consultation with both the community and government agencies (Police, Lands, Community Services etc).

6.0 REFERENCES

- Crime Prevention Through Environmental Design (CPTED) – Brisbane City Council Planning Scheme Policy (2000)
- www.cpted.com.au
- www.cpted.net
- Yarrawonga Skate Park Consultation (April 2005) Moira Shire Council,
- Skate Park Facility Planning (May 2001) Sport and Recreation Western Australia
- Skateboard Facility Planning (1990) Sport and Recreation Ministers Council NSW
- Guidelines for Skateboard Facilities (1989) NSW Dept Planning
- Skate Park Facility Guide (2001), Sport and Recreation Victoria
- A Strategy for the Provision Of Skateboarding Facilities (June 2002) Eurobodella Shire Council

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

Adoption of the Master Plan will enable planned implementation of the elements of the plan, subject to detailed design and planning approval to be carried out as finance becomes available.

POLICY IMPLICATIONS:

Sets policy guidelines for development of the Kingscliff Foreshore for the foreseeable future.

UNDER SEPARATE COVER/FURTHER INFORMATION:

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website www.tweed.nsw.gov.au or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Draft Kingscliff Foreshore Masterplan Sheets 1-6 June 2007 (DW 1627597; 1627153; 1627319; 1627322; 1627324; 1627326).
 2. Letter to Kingscliff Foreshore Masterplan Reference Group dated 27 March 2006 (DW 1628258).
 3. Advertisement wording for Tweed Link 16 May 2006 (DW1628260)
 4. Minutes of Meeting No 1 of the Reference Group (DW1628261).
 5. Meeting Schedule for Reference Group - Letter dated 23 February 2007 (DW1628262).
 6. Minutes of meeting No 3 of the Reference Group (DW1628263).
 7. Information Sheet No 1 - Kingscliff Project (DW1628264).
 8. Notes of Reference Group Meeting held 8 March 2006 (DW1628273)
 9. Outcomes of the Tweed Shire Beach & Foreshore Users Survey (DW1628485)
-