

Community Update

Introduction

As the developers of the Kingscliff Resort project, Leighton Properties wishes to provide members of the community and all interested stakeholders with the following project update.

About the project

Located at Lot 490 Casuarina Way, the Kingscliff Resort is situated immediately south of Kingscliff Village and north of Salt Village.

The proposed development, which has a value in excess of \$105 million, is a tourism resort comprising 180 low-rise bungalows and units, associated resort facilities, a range of community facilities and significant environmental revegetation works.

Leighton Properties was awarded the development rights for the project by way of a competitive tender and signed a long term development lease with the Land and Property Management Authority (formerly the Department of Lands) in 2008.

Proposed architectural and landscaping elements will promote a low-scale, coastal village character. The resort buildings will be a mixture of two and three bedroom bungalows and units providing a unique holiday experience on the beautiful South

Kingscliff beach.

Resort buildings will employ sustainable design principles and utilise natural colours. Resort buildings will be no more than two storeys high.

About the site

Development of the resort site is subject to the Lot 490 Plan of Management (PoM) which was prepared by a variety of stakeholders to ensure that the future development of the site is consistent with the community's expectations and environmental values.

The Lot 490 Plan of Management area encompasses 43.4 hectares of Crown land managed by the NSW Land and Property Management Authority which includes Lot 490 and parts of Lot 489 and Lot 500.

The developers propose that approximately one quarter of the Lot 490 Plan of Management area will be designated for the resort with the balance to be publicly accessible and to accommodate a variety of community facilities and extensive environmental rehabilitation and revegetation.

A Community Facilities Budget of \$5.26 million has been allocated as part of the development.

The project to date

During six months of community and stakeholder consultation based on the initial Master Plan (from February to July in 2008), feedback was gathered on the community facilities and environmental revegetation/rehabilitation proposed by the developers. Aboriginal participation and employment opportunities were also explored as part of the consultation process.

In 2008 the development was awarded Major Project status by the NSW Government (as a recreational and tourist facility with a Capital Investment Value of over \$100 million). Major projects require the NSW Minister for Planning's approval.

During 2009, Leighton Properties revised and refined the content of the draft Master Plan in response to the community's feedback, the Land and Property Management Authority requirements, the Department of Planning's requirements and other design considerations.

Current project status

A development application, known as an Environmental Assessment (EA) has been submitted by Leighton Properties to the Department of Planning for assessment. The revised Master Plan and associated specialist reports will now be publicly exhibited for 30 calendar days as part of the EA process.

After the public exhibition period has concluded, the Department of Planning will assess the development. Subject to development approval, the construction and operational phases of the project will follow.

Project timeline

2008: Leighton Properties signs a development lease with the NSW Land and Property Management Authority and undertakes a six month community consultation process on the initial draft Master Plan. The development is declared a Major Project requiring approval by the Department of Planning.

2009: Leighton Properties refines the Master Plan as a result of community consultation outcomes, the Land and Property Management Authority requirements, the Department of Planning's requirements and other design considerations. The development application is prepared based on the revised Master Plan.

April 2010: The development application is submitted to the Department of Planning and publicly exhibited for a minimum period of 30 days at the Kingscliff Library, the Tweed Shire Council building at Murwillumbah and online for public review.

WE ARE HERE

2010 (post exhibition): The proposal will be refined (if required) by Leighton Properties in response to the development application process. Following this, the Department of Planning will prepare a recommendation for the Minister for Planning who will make a determination of the project.

2010-11: Public notification of the development decision.





The revised, proposed Master Plan

Community facilities

The revised Master Plan now proposes the following community facilities, benefits and environmental improvements:

- extensive environmental revegetation and rehabilitation of the publicly accessible Plan of Management area
- public toilets, change rooms and shower facilities
- picnic shelters
- 3 formalised beach access paths
- an interpretive/ multi-purpose space
- bike racks
- a floating pontoon providing access to Cudgen Creek (for non-motorised craft only)
- 82 public car parks (60 along the old Tweed Coast Way alignment for beach access, 12 near the recreation courts and 10 off Casuarina Way to the north of the site. NB: Resort guests will have their own dedicated parking)
- additional bike & pedestrian trails
- outdoor circuit training stations / fitness facilities
- a children's playground
- recreational courts
- signage (interpretive and directional)
- various public art sites



Artists Impression of a proposed two storey, three bedroom bungalow

Community benefit plans

As a requirement of the Development Lease, Leighton Properties has prepared a number of Community Benefit Plans which are accessible via the project website or a hardcopy can be posted to people on request:

- (a) The **Aboriginal Participation Plan** outlines participation opportunities for Aboriginal people in the development and operational phases of the resort;
- (b) The **Community Engagement Plan** outlines future community engagement opportunities during the planning phase of the project;
- (c) The **Environmental Management Plans** outline the proposed environmental rehabilitation and revegetation works to be undertaken in the dune and riparian management areas;
- (d) The **Community Facilities Plan** describes the proposed public amenities and facilities to be created as part of the Community Facilities Budget.

Contact details

Leighton Properties wishes to thank the community for their input to date. Interested parties are encouraged to keep updated on the project via:

Website www.kingscliffresort.com.au
 Email: kingscliffresort@lppl.com.au
 Mail: Kingscliff Resort Project Team,
 PO Box 7870, Waterfront Place



Disclaimer: This newsletter is not intended as, and should not be used as, a substitute for purchase enquiries, advice or other decisions in relation to the development. All maps, areas and measurements are approximate and subject to final survey. Images featured are artist's impressions only. Leighton Properties, their related entities, agents and suppliers, do not accept any liability for any loss, damage or expense which may result from parties acting on information or representations contained in this newsletter. Printed on environmentally friendly

Printed on environmentally friendly paper

