

# Implementation

## 7.1 Introduction

This Masterplan report establishes a vision for the Town Centre which describes the desired future character for Tweed Heads and provides urban guidelines for each precinct together with indicative plans and sections to illustrate the principal planning objectives and design intent.

To realise the Town Centre vision for Tweed Heads and commence the implementation of the development principles set out in this Masterplan there are a number of further steps additional studies that should be undertaken.

The next steps involve a range of processes principally aimed at progressive refinement of the Masterplan, in concert with the Tweed Heads Taskforce and key stakeholder groups. The steps include:

1. Public exhibition of the Draft Masterplan.
2. Review of public comment.
3. Amendment/refinement of the Masterplan.
4. Integration of the Masterplan with LEP 2000 and existing supporting DCPs (in particular DCP 18).
5. Adoption of the Masterplan.
6. Funding/staging of the Masterplan.
7. Designing and implementing the public domain works.
8. Implementing design review measures for private development.

## 7.2 Exhibition and refinement

The public exhibition will commence on 11 May 2004. The Masterplan will be on display for approximately one month during which time people and business will have the opportunity to make submissions.

The refinement process will be influenced by submissions received during the public exhibition process.

The nature of the Masterplan "vision" document requires that further design refinement take place. It is recommended that detailed site probes are undertaken to define appropriate development controls for each precinct that address:

- Compatibility with existing zoning.
- Floor space ratio.
- Site coverage.
- Bonus provisions.
- Car parking.
- Indicative public domain funding requirements.
- SEPP 65/Residential Flat Design Code implications.

At the Town Centre strategy level it is also recommended that further investigations be undertaken to assess:

- Flooding implications for a 1:100 year ARI event.
- Traffic by-pass options and consequences.
- Traffic impacts in the Town Centre core when fully developed.
- Capacity of urban services infrastructure.

## 7.3 Integration of Masterplan

Following the detailed refinement/assessments as identified in 7.2 there is a need to integrate public comment and the refinement of development control measures into a set of cohesive planning documents. Based on the Masterplan work to date it is anticipated that there will be a need to amend LEP 2000 and to create a more comprehensive Town Centre DCP.

## 7.4 Funding and Staging of Masterplan

This will involve a careful and detailed assessment of the public domain areas identified in the Town Centre Masterplan.

There is a need to prepare indicative cost studies on a precinct basis. There is also a need to examine and define the preferred staging of works to effectively achieve the desired Economic Development Strategy outcomes.

This will involve a thorough review of ways in which both the desired economic and environmental outcomes can be best achieved. It is anticipated that implementation measures could include an amalgam of:

- The preparation of a Town Centre Section 94 Contributions Plan
- The linking of bonus provisions to the construction and funding of specific elements within the public domain.
- The seeking of grants and subsidies from State and Federal Government agencies for design, documentation and construction of specific public domain elements.
- The setting aside of funds by Tweed Shire Council for specific public domain works.

## 7.5 Implementation

There is a need to ensure coherency and coordination in the implementation process. It is recommended that the role of the Ministerial Taskforce be extended to

- Continued promotion of the Tweed Heads Town Centre.
- Press opportunities for private sector investment.
- Coordinate requests for Government funding.
- Engage, in conjunction with Council, project management skills to implement public domain works.
- Foster the involvement of the private sector in the construction of specific public domain works as part of "bonus" offsets.
- Ensure that both public and private projects are subject to an appropriate design review process designed to enhance both the public domain and the private environment.
- Consideration should be given to the formation of an expert design review panel with responsibility to oversee the design quality of new buildings and public domain related projects. The panel should incorporate a range of urban professionals including architects, landscape architects, urban planners and designers.