



## **Kingscliff Resort**

# **Surf Lifesaving Management Plan**

December 2009

## Executive Summary

Leighton Properties Resorts Pty Ltd is developing an Eco Tourism resort to be located at Casuarina Way, Kingscliff. This development will be assessed by the New South Wales Department of Planning (DoP) as a Part 3A Major Project. The DoP has issued Director General's Requirements for the development and they request that a Surf Life Saving Management Plan be submitted as part of the application.

This Surf Life Saving Management Plan is relevant only to a 400m length of Bogangar-Cabarita Beach which is a public beach along the frontage of the subject site. The resort development site consists of three parcels of land, Lot 490 DP1095234, Part of Lot 489 DP47021 and Part of Lot 500 DP1095235 with Lot 500 fronting the subject beach.

The proposed resort includes 180 accommodation units, resort facilities, community facilities and public access to the beach through Lot 500. The resort does not have exclusive access to the beach. As part of the project, the developer will provide 60 beachside public car parking spaces, three new beach access points, public change facilities / toilets, picnic shelters and a children's playground to be located in publicly accessible land between the resort and the beach.

There are two beaches patrolled by Surf Life Saving Clubs located within the near vicinity of the subject site:

- Kingscliff beach - patrolled by Cudgen Surf Life Saving Club (CSLSC); and
- Salt beach – patrolled by Salt Surf Life Saving Club (SSLSC).

To ensure the beach and surf safety of resort guests and visitors and in order to avoid the duplication of existing Surf Life Saving services and, Leighton Properties Resorts proposes to work with the existing surf lifesaving clubs patrolling Bogangar Beach and to encourage resort guests and visitors to the site to swim at the existing patrolled areas.

It is envisaged that the seven day per week Salt Surf Life Saving Club patrolled beach area would be the most utilised location for resort guests and visitors as it is within walking distance of the subject site. Resort guests will be advised of the beach safety recommendations via a *Beach Safety Education Pack* which will be provided with their room in combination with effective onsite signage to inform all visitors to the site of the beach conditions.

Due to the existing Life Saving provisions in close proximity to the site, Surf Life Saving Australia classifying the subject beach's hazard level as moderate, an education programme for resort guests and informative signage for site visitors, dedicated Surf Life Saving beach supervision along the 400 metre stretch of beach adjoining the subject site is not required.

The final recommendations for Life Saving Management will be discussed with the relevant authority during the Development Application process prior to implementation.

## TABLE OF CONTENTS

		Page
	<b>Executive Summary</b>	<b>ii</b>
	<b>Table of Contents</b>	<b>iii</b>
<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Location and Development</b>	<b>2</b>
	<b>2.1 Location and the Resort Development</b>	<b>2</b>
	<b>2.2 The Development</b>	<b>3</b>
	<b>2.2.1 The Resort</b>	<b>4</b>
	<b>2.2.2 The Community Benefits</b>	<b>4</b>
<b>3.0</b>	<b>Bogangar – Cabarita Beach Description</b>	<b>6</b>
<b>4.0</b>	<b>Management Plan Recommendations</b>	<b>7</b>
	<b>4.1 Beach Safety Education Pack</b>	<b>7</b>
	<b>4.2 Signage</b>	<b>7</b>
<b>5.0</b>	<b>Conclusion</b>	<b>9</b>

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## 1.0 INTRODUCTION

The Kingscliff Resort is a 180 dwelling eco-tourism resort comprising of two bedroom low-rise units, duplexes and stand alone bungalows plus a range of resort facilities to be developed by Leighton Properties Resorts.

The total development site encompasses 43.4 hectares of Crown land (Lot 490 and part of Lots 489 and 500) managed by the New South Wales Department of Lands with direct access to Cudgen Creek and Bogangar-Cabarita Beach.

Leighton Properties Resorts intends to develop less than a third of the total site (11.67 hectares or 27%) for the eco-tourism resort development. The balance of the land (31.73 hectares or 73%) will be set aside for public open space, recreation, community facilities and extensive environmental rehabilitation.

The New South Wales Department of Planning is assessing the proposed resort as a Part 3A Major Project and has requested that a Surf Life Saving Management Plan be submitted as part of the application.

Preparation of this Surf Life Saving Management Plan has taken the following into consideration:

- “Costal Risk Assessment and Treatment Plan” – Final Draft, dated 15 August 2008 by *Australian Coastsafe*
- “Surf Life Saving Australia” – webpage (<http://www.slsa.asn.au>)
- The New South Wales Department of Planning’s Director General’s Requirements
- The Leighton Properties Resorts Development Application for the “Kingscliff Resort”

## 2.0 LOCATION AND THE RESORT DEVELOPMENT

### 2.1 Location



**Figure 1: Aerial map of Kingscliff Resort Location**

The subject site is located between the urban centres of Kingscliff to the immediate north and the residential and tourism communities of 'Salt' and Casuarina located adjacent to the south.

The subject site has frontage to the eight kilometre long Bogangar-Cabarita beach. Only the 400m stretch of Bogangar-Cabarita beach adjoining the subject site is considered within this plan. This section of the beach is not for the exclusive use of resort guests and public access from the resort to the beach must be provided as a condition of the development.

There are two beaches patrolled by Surf Life Saving Clubs located within the near vicinity of the subject site:

- Kingscliff beach - patrolled by Cudgen Surf Life Saving Club (CSLSC); and
- Salt beach (part of Bogangar-Cabarita Beach – patrolled by Salt Surf Life Saving Club (SSLSC) – Refer to Figure 2 on the following page.

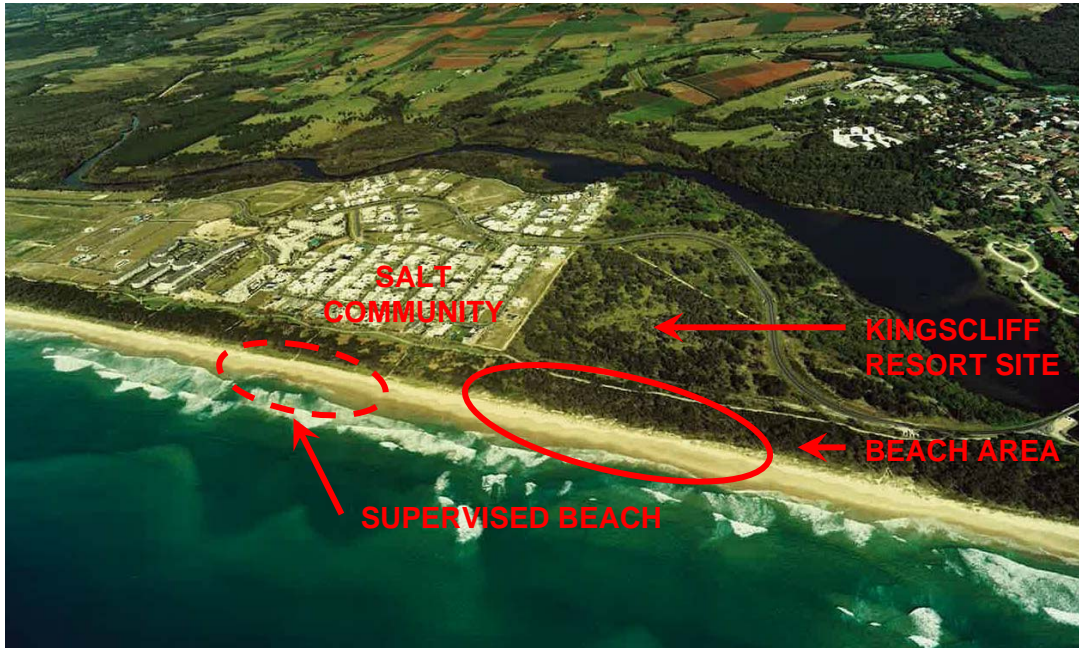


Figure 2: Aerial photo of beach area adjacent to Kingscliff Resort

## 2.2 The Development

The development proposal relevant to Surf Life Saving is split into two sections:

- The Resort; and
- The Community Benefits (Public Area).

The proposed development involves three separate parcels of land Lot 490 DP1095234, Part of Lot 489 DP47021 and Part of Lot 500 DP1095235. However the private resort component is located wholly within the boundaries of Lot 490. The remaining area is affected only by means of community benefit.

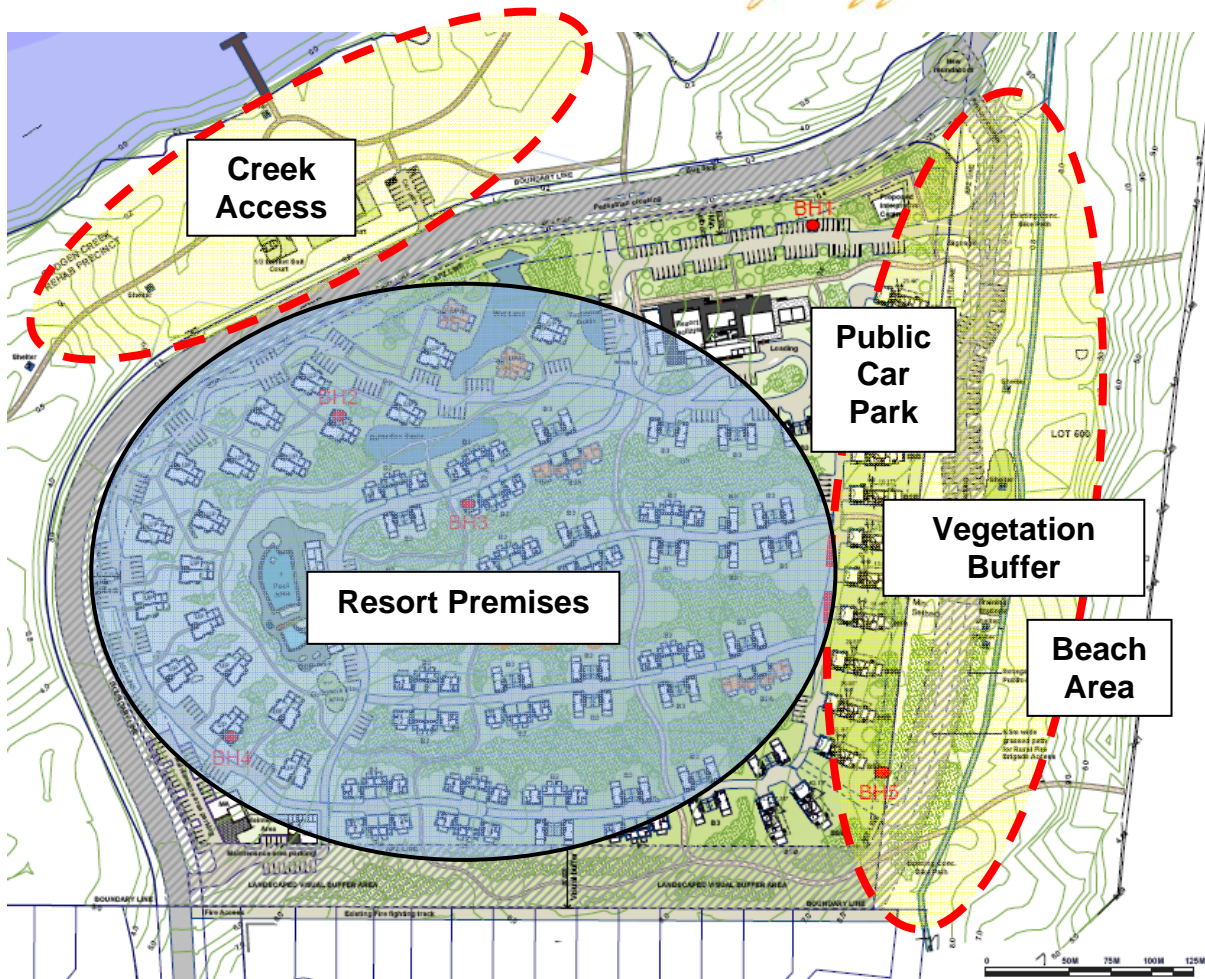


Figure 3: Masterplan of Kingscliff Resort

## 2.2.1 The Resort

The resort is comprised of 180 units of 2 bedroom unit pods, duplexes and stand alone bungalows. The resort facilities include a main reception, conference facility for up to 200 people, restaurant, small bar, small retail shop and private pool & gym facility for guest use only.

The resort is built upon land leased from the NSW Department of Lands and will be designed, constructed and strata-leased by the Developer to individual investors. The resort will be operated by a professional resort management company obligated to the resort leasehold body corporate owners. Permanent occupation within the resort is restricted.

## 2.2.2 The Community Benefits

As a condition of the lease, a section of Lot 500, located in between the resort development and the beach, has been dedicated for community benefit by way of improved beach facilities and increased beach access.

These public benefits are designed and constructed by the Developer, then become a government asset at practical completion to be maintained by the resort during the lease. The benefits promote the public use of the beach mainly through the construction of 60 new public car parks parallel to the beach. A children's playground and public toilets / change facilities are located adjacent to the car park (i.e. 100m back from the beach behind the vegetation screen) and alongside one of the new pedestrian beach access tracks.

Due to the presence of existing vegetation, Bogangar Beach is currently not accessible from the subject site. Pending development approval, the development will provide access from the site to the beach at three locations to be constructed through the 100m natural vegetation barrier from the new beachside public car park. In order to preserve beach vegetation and enhance visual amenity, these three paths will be the only access points available to the beach from the resort.

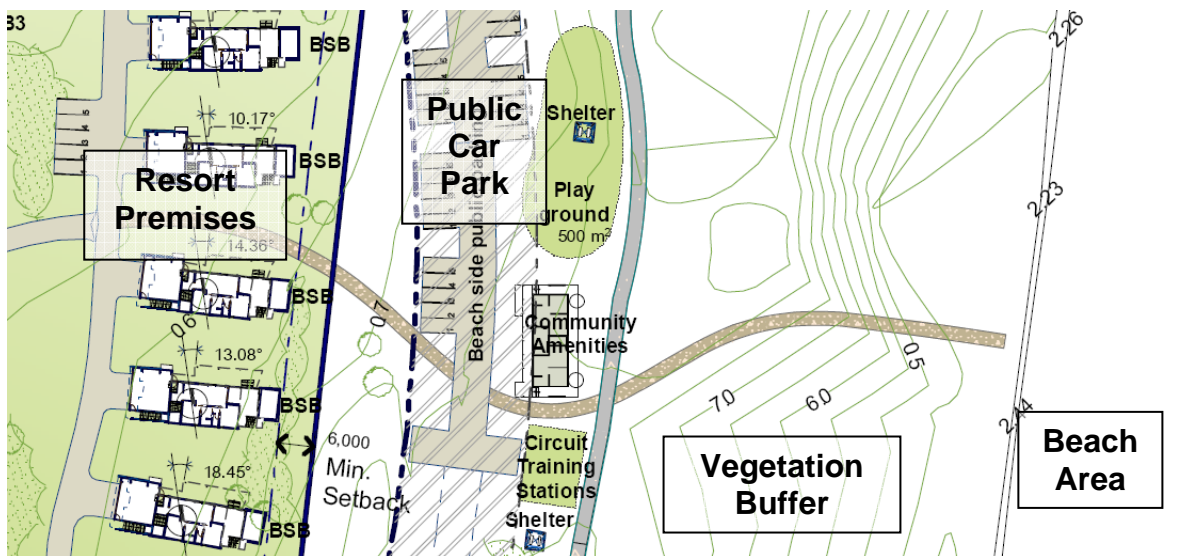


Figure 4: Community Benefits – Excerpt from Master Plan

### 3.0 BOGANGAR – CABARITA BEACH DESCRIPTION

The Surf Life Saving Australia (SLSA) official website (<http://www.slsa.asn.au>) identifies the beach directly adjacent to the resort site on the Lot 500 boundary as Bogangar-Cabarita beach, or beach number NSW004. It describes the beach strip as follows:

*Bogangar Beach runs almost due south for 8 km from Cudgen Headland and Creek to the rocks just north of Norries Head. Access in the north is from a car park located just past the bridge over Cudgen Creek. For most of its length it is paralleled by a sealed road a few hundred metres in from the beach with three major tourist and residential developments called Salt, Casuarina and Cotton Beach, extending for 4 km behind the centre of the beach, all built in the early 2000s. The state's newest SLSC was established at Salt in 2005. A single 4WD access is located just north of Cabarita township for a limited number of permit holders. At the southern end in lee of Norries Head is the Cabarita Beach development which commenced in the mid-1960s, with Cabarita Beach SLSC established in 1964. The club was redeveloped in 2005. The entire beach is backed by a 500 m wide barrier, then low backbarrier flats which extend to the meandering Cudgen Creek, which drains 100 ha Cudgen Lake in the south. The barrier was extensively mined for heavy minerals in the 1960-70s and is now covered in Casuarina trees where not developed.*

*Bogangar Beach has a double bar system with a rip-dominated attached inner bar, a deep trough and an offshore bar cut by periodic rips. Be careful if swimming along the beach as longshore and rip currents can be strong. Cabarita Beach SLSC is located at the southern end with slight protection afforded by Norries Head. While this protection lowers waves out of the south, periodic pulses of sand moving around the headland result in elongate bars running past the surf club, usually separated from the beach by a deep trough containing a northward current. There are also lifeguards at Salt and Cabarita, however most of the long beach is unpatrolled.*

According to the SLSA website, the General Beach Hazard Rating for Bogangar Beach has been identified as six (6), or 'moderately hazardous', based on the following SLSA rating scale:

- 1-3 Least hazardous
- 4-6 Moderately hazardous (subject beach)**
- 7-8 Highly hazardous
- 9-10 Extremely hazardous

## 4.0 MANAGEMENT PLAN RECOMMENDATIONS

There are two beaches patrolled by Surf Life Saving Clubs located within close vicinity of the subject site:

- Cudgen Surf Life Saving Club (CSLSC) which patrols Kingscliff beach; and
- Salt Surf Life Saving Club (SSLSC) which patrols the beach adjacent to Salt.

Leighton Properties Resorts proposes to work with the existing surf lifesaving clubs and to encourage resort guests and visitors to the site to swim at the existing patrolled areas. This will be achieved through the inclusion of a *Beach Safety Education Pack* in guests rooms and the inclusion of informative signage about beach safety around the development.

Dedicated Surf Life Saving supervision along the 400 metre stretch of beach adjoining the subject site is not required due to the moderate hazard rating of the beach and the education measures to be undertaken by the developer.

### 4.1 Beach Safety Education Pack

Due to the lack of permanent residency within the resort and the regular turnover of resort guests, it is proposed that the resort operator prepare a guest *Beach Safety Education Pack* which will form part of the Resort Manager's resort management tools.

The education pack would provide an effective tool to inform potential beach visitors of the local beach conditions and would educate guests about the location of Life Saving patrolled areas.

Elements of the pack would be displayed within the resort grounds (eg: a daily beach report) and general information would be included as part of guests' welcoming information (eg: guest compendiums).

The *Beach Safety Education Pack* would include:

- Beach assessment information - general conditions and local beach characteristics;
- General beach safety rules and recommendations;
- Location of nearby patrolled beaches;
- Extent of Lifesaving Services;
- Location of beach access paths; and
- Any special hazards or other relevant information.

All resort staff would be aware of the existence of the education pack in order to support the resort's commitment to beach and surf safety.

### 4.2 Signage

As part of the *Beach Safety Education Pack*, it is proposed that a system of informative safety signage be erected at each access point to the beach. Signage should be designed and erected in accordance with the *National Aquatic and Recreational Signage Style Manual, 3<sup>rd</sup> Edition, July 2006* and *AS 2416 – 2002*, unless otherwise directed by Tweed Shire Council. Signage should be located at access points to the beach and effectively capture the attention of visitors.



Signage locations and type will be decided as directed by Tweed Shire Council Assessment officers (or other, relevant organisation as delegated by the Tweed Shire Council).

## 5.0 CONCLUSION

Leighton Properties Resorts, with the assistance of the Tweed Shire Council is committed to providing safe beach and surf access for the benefit of resort guests, visitors and the members of the general public.

To ensure the beach and surf safety of resort guests and visitors and in order to avoid the duplication of existing Surf Life Saving services provided by Cudgen and Salt Surf Life Saving Clubs, Leighton Properties Resorts proposes to work with the existing clubs and encourage visitors to the site to swim at the existing patrolled areas.

It is envisaged that the seven day per week Salt Surf Life Saving Club patrolled beach area would be the most utilised location for resort guests and visitors as it is within walking distance of the subject site along the beach or the existing pedestrian and bike path. Resort guests will be advised of the beach safety recommendations via the proposed *Beach Safety Education Pack* which will be combined with effective onsite signage to inform all visitors to the site of the beach conditions.

Due to the moderate hazard rating of the subject beach, restricted resort guest duration of stay (i.e.: no permanent occupation) and the presence of two existing patrolled beach locations within close proximity of the resort, it is proposed that the proposed *Beach Safety Education Pack* and informative signage as outlined in this Surf Life Saving Management Plan be the most appropriate method of ensuring the safety and wellbeing of beach users. Dedicated Surf Life Saving beach supervision along the 400 metre stretch of beach adjoining the subject site is not considered to be required.