

KINGSCLIFF RATEPAYERS and PROGRESS ASSOC. inc
PO Box 1164, Kingscliff NSW 2487

Development Assessment Systems & Approvals
Department of Planning and Infrastructure,
GPO Box 39
SYDNEY
NSW 2001



Date: 21st February 2014

Attention: Director – Industry, Key Sites & Social Projects

Re: Kings Forest – MP 06_0318 MOD4 & MP 08_194 MOD 2

Dear Sir / Madam,

Our Association appreciates the opportunity to review the modifications requested by the developer of Kings Forest.

We generally accept the requests but we have some comments relating to the development proposal:

*In the PRECINCT PLAN the affordable housing, (subject to approval and financing) and shown as a red triangle, is too far away from the shopping centre and the school. The residents of “affordable housing” are often pensioners, single parents or on a disability pension.

The distance that these residents may need to travel to the shopping centre is more than seven hundred metres (700m along the footpaths) and many of the affordable housing residents may not have cars / transport.

We believe that a better place for these residents would be in precinct 4.

*In the REVISED CONCEPT PLAN there is a new (?) north west exit onto Melaleuca Rd. This is a connecting road between farms and is more of an access laneway than a road. Approximately half of this single lane road is gravel. Melaleuca Rd joins McCollums Road which is a sealed, winding single lane road and is not suitable for an entry / exit road for a major development. The access to McCollums Road from Duranbah Rd would need upgrading.

What money is Project 28 Pty Ltd providing to upgrade this “road” to a standard that a connecting road to a major development (10,000 plus residents) would require?

*We accept that the Section contributions to Tweed Shire can be timed to deferred commencement.

*Our Association believes that the dedication of land to Tweed Shire Council and the OEH land be dedicated, and sufficient money for maintenance (determined by those recipients) be provided, by the developer prior to the sale of the first Lot in Kings Forest.

Yours sincerely,



Julie Murray, Hon. Sec. ph 02 6674 2087

Cc: Tweed Shire Council

All correspondence to our P.O. Box please.

