

MP08_0234-Mod-4 - Bilambil Heights Concept Plan Modification 4 - Exhibition 4 April 2025 to 17 April 2025 – Submissions (13 May 2025 changes in red)

Subm ID	Attchmnt	Name	Position	Submission
1	No	Name & address withheld	I am just providing comments	If they are going to make such a big development they need another road in and out of Bilambil heights that's not Terranora road or Kennedy drive
2	No	Glenn Evans	I object to it	Once another road to the back highway is constructed I would be maybe in favor but Kennedy drive cannot handle this as everyone already knows
3	No	Diana Gresham	I object to it	Tweed Shire Council this cannot happen without first improving roads and infrastructure to support the extra traffic load. Currently as is Kennedy drive is an absolute joke. Roads such as Scenic drive and Bilambil road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I oppose this proposal.
4	No	Sharon Friel	I am just providing comments	This development cannot go ahead if it does not include an alternative road to scenic drive. The alternative road must not connect to Kennedy drive. It must provide an alternative route to the pacific hwy and tugun. The road must also include a bike path/lane.
5	No	Elizabeth Sanderson Dyer	I object to it	Unless there are plans for an alternative road to Scenic & Kennedy Drive, this does not seem feasible. The current impact of the extra traffic from the new housing developments in Bilambil are obvious. With an average of two cars per household, this puts an extra 3200 cars using the roads at least twice a day. Since the current weather events, another land slip has appeared on Scenic Drive. The two previous land slips took 18 months to repair forcing cars to use Bilambil & Terranora roads. Adding 3200++ cars using these roads if a detour is put in place again is a recipe for absolute disaster
6	No	Name & address withheld	I am just providing comments	<p>This development cannot proceed without significant improvements to the roads and infrastructure to handle the additional traffic. Kennedy Drive is already struggling to accommodate the current population. Roads like Scenic Drive and Bilambil Road are in poor condition and pose a safety risk. Scenic Drive is on the verge of experiencing another landslip, yet the only action taken by TSC has been to install a temporary railing, rather than addressing the underlying issue before it becomes a more costly and dangerous problem. Approving further development in Bilambil Heights and Bilambil would be irresponsible and harmful to the community.</p> <p>I've only been living in Bilambil Heights for two years, and during this time, we've experienced nearly 30 power outages. It sometimes feels like a third-world country, which is frankly unacceptable given the high rates we pay. TSC must take better care of the trees overhanging power lines—specifically, they need to be regularly trimmed. I understand that the council values its greenery, but the safety of the community must come first. The risk of injury or even death due to these overhanging trees is real, and this problem should be addressed by a professional arborist to ensure the trees are properly maintained while preserving their health. Alternatively, TSC could consider relocating the power lines under ground, though this would likely be far more expensive than simply maintaining the trees.</p> <p>While I'm not opposed to progress, this development should not be approved until the infrastructure is significantly</p>

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				improved. TSC needs to stop approving developments just for the sake of increasing revenue. It's time to manage resources better. We already pay high rates, yet the services and infrastructure we receive in return are sorely lacking.
7	No	Name & address withheld	I object to it	<p>The roads cannot take the amount of extra traffic this development will produce. Already the roads are in poor condition and lengthy delays in peak hour traffic.</p> <p>Should a second access road to Bilambil heights be included in this development, we see no other issue</p>
8	No	Name & address withheld	I object to it	What plans are in place to reduce the traffic along Scenic Drive/Kennedy Drive? Kennedy Drive is unable to cope during peak hour and floods when there is just a small amount of rain particularly with high tide. There must be an alternative road built for traffic to be able to access the M1 motorway.
9	No	Name & address withheld	I object to it	<p>Until such time as the road infrastructure accessing the Bilambil Heights suburb has its capacity increased AND secondary routes constructed, a development of this scale is completely inappropriate. The road network is already stretch beyond its limits - congestion on Scenic Drive and Kennedy Drive in particular is already unacceptable.</p> <p>At a minimum the following should be implemented prior to any more development approvals being issued for large scale developments:</p> <ol style="list-style-type: none"> 1. Boyd St connection to Piggabeen Rd through the future Cobaki Lakes development is constructed and open; 2. Connection between McAllisters and Cobaki Roads is constructed and open; 3. Connection between Lakes Dr and Kirkwood Road is constructed and open; 4. Kirkwood Road northbound on ramp is constructed and open; and 5. Complete re-design of the Kennedy Dr and M1 interchange is constructed and open. <p>Anything else is putting lipstick on a pig.</p>
10	No	Kate Mckenzie	I object to it	Our community does not want 3 storey buildings in the area, let alone 4 storeys. NO access from McAllisters Road.
11	No	Name & address withheld	I object to it	No infrastructures are being proposed to support this application? There are continual power outages for above ground electricity, one road via Scenic drive and Kennedy road, as well as currently another potential land slip again on scenic drive.
12	No	Bonnie Lijewski	I object to it	No! Absolutely not, this cannot go ahead without fixing Kennedy drive and scenic drive first. It is so dangerous! What will it take before you start to listen to the community!
13	No	Yolande Reus	I object to it	This development cannot proceed without significant improvements to the roads and infrastructure to handle the additional traffic. Kennedy Drive is already struggling to accommodate the current population. Roads like Scenic Drive and Bilambil Road are in poor condition and pose a safety risk. Scenic Drive is on the verge of experiencing another landslip, yet the only action taken by TSC has been to install a temporary railing, rather than addressing the underlying issue before it becomes a more costly and dangerous problem. Approving further development in Bilambil Heights and Bilambil would be irresponsible and harmful to the community.

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				<p>With Sceniq estate off Warmesley Dr almost completed, I'm very concerned and no improvement to main access roads will cause problems.</p> <p>In the 18 months of us moving to Bilambil Heights we have see a significant increase in traffic on Kennedy drive with u to 40min to to the short drive from Museum to Freeway on most weekdays 8-9am and returning from the other direction in the afternoons.</p>
14	No	Tim Renggli	I object to it	<p>I strongly object to the proposed development at Bilambil Heights Concept Plan Modification 4 (MP08_0234 MOD 4). The area lacks the necessary infrastructure to support the increased traffic this development will bring, putting further strain on already congested roads. Additionally, the proposed three-story housing is inconsistent with existing planning guidelines and does not align with the character of the surrounding area.</p> <p>Furthermore, this development should fall under Tweed Heads Council jurisdiction, ensuring appropriate oversight and planning consistency. I urge the council to reject this proposal in the best interests of local residents.</p>
15	No	Name & address withheld	I object to it	<p>We as residents of Bilambil Heights need to know councils plans on exactly how the roads are supposed to cope with all this extra development?</p> <p>At peaks hours already, Kennedy drive can be backed up over 45mins to M1. This is unacceptable.</p> <p>With only one other route in adn out of Bilambil this is needs to be adreeses well before this or other development proposals are accepted.</p> <p>We loose power up here almost once every 2 weeks!</p> <p>Don't ruin Bilambil Heights.</p>
16	No	Name & address withheld	I object to it	<p>I object to this development as I don't think the current infrastructure supports the amount of new dwellings. Currently, the main road out of bilambil heights (kennedy drive) is already struggling to handle the current number of people driving, with some mornings taking more than 30 mins to get from tweed museum to the m1. The impact 1600 more dwellings will have on this is detrimental to current residents commute.</p> <p>The local school can not accommodate the number of families that are bound to move in.</p> <p>I understand the need for more dwellings, but more thought needs to be put into the current issues that the area is facing with more people.</p>
17	No	Name & address withheld	I object to it	<p>That is ridiculous!! Kennedy Dr & Terranora Rd will never handle the traffic!! Marana St & McAllister's Rd are Not suitable for all the extra traffic..</p> <p>1604 residential property means at LEAST another 3208 cars... AND commercial/retail??</p> <p>What a ridiculous idea... Another road in & out needs to be built first!!</p>

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18	No	Name & address withheld	I object to it	While I support the creation of more housing, I believe this development cannot happen without first improving roads and infrastructure to support the extra traffic. Currently as is Kennedy drive is difficult and dangerous at times. Significant traffic buildups on weekdays and getting worse. Roads such as Scenic drive and Bilambil Road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I oppose this proposal.
19	No	Name & address withheld	I object to it	<p>To: Tweed Shire Council Re: Objection to Proposed Development – Former Golf Course Site, Bilambil Heights</p> <p>Dear Council Members,</p> <p>I am a resident of Marana Street, Bilambil Heights, and I write to express my strong opposition to the proposed development of the former golf course site that backs onto my property.</p> <p>It is clearly evident that the current infrastructure in our area is already under significant strain. The roads servicing Bilambil Heights—particularly Kennedy Drive and Scenic Drive—are not equipped to handle current traffic volumes, let alone the influx of several thousand additional residents. To simply funnel more vehicles onto these roads, without substantial upgrades, will only exacerbate congestion, extend travel times to the motorway, and negatively impact the quality of life for existing residents.</p> <p>To date, I have not seen any detailed traffic management plans or road upgrades proposed by the developer. I can only assume that any meaningful improvements—such as a new arterial road to bypass the current network—have been deemed financially unviable. As a result, it appears the developer intends to make minor cosmetic upgrades to existing roads in lieu of genuine long-term infrastructure solutions.</p> <p>Another major concern is the reliability of the local power supply. Just last night, our area experienced another power outage—a recurring issue for residents on the hill. What measures are being proposed by either the developer or Tweed Shire Council to address the existing inadequacies in power infrastructure, let alone support the demand created by the proposed new residential and commercial properties? I have seen no mention of this critical issue in any public discussion to date.</p> <p>With respect to the specific modification recently proposed—namely, the increase in height limits to permit the construction of four-story retirement buildings along the Marana Drive & McAllister Road boundary lines—I strongly object. The current landscape comprises primarily single- and some double-story dwellings. The introduction of large, multi-story buildings will be completely out of character with the surrounding environment. Such structures will permanently alter the visual and community landscape of our suburb for the worse.</p>

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				<p>I respectfully urge Council to reject both this modification and the broader development plans affecting the Marana Street and McAllister Road boundaries. The proposal as it stands appears to prioritise developer profit over the long-term wellbeing of local residents, the environment, and essential infrastructure.</p> <p>Bilambil Heights is a unique and valued community. This proposed development does not reflect the needs or character of the area, and I ask that Council consider the concerns of its constituents carefully before proceeding.</p>
20	No	Name & address withheld	I object to it	<p>Tweed Shire Council this cannot happen without first improving roads and infrastructure to support the extra traffic. Currently as is Kennedy drive is an absolute joke. Roads such as Scenic drive and Bilambil road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I oppose this proposal.</p>
21	No	Joanna Williams	I object to it	<p>There is absolutely no provision for the increased traffic congestion that this development will cause along Scenic Drive down to Kennedy Drive.</p>
22	No	Jennifer Daniells	I object to it	<p>I strongly object to the proposed development at Bilambil Heights Concept Plan Modification 4 (MP08_0234 MOD 4). The area lacks the necessary infrastructure to support the increased traffic this development will bring, putting further strain on already congested roads. Additionally, the proposed three-story housing is inconsistent with existing planning guidelines and does not align with the character of the surrounding area.</p> <p>Furthermore, this development should fall under Tweed Heads Council jurisdiction, ensuring appropriate oversight and planning consistency. I urge the council to reject this proposal in the best interests of local residents.</p>
23	No	Name & address withheld	I object to it	<p>I object to it.</p>
24	No	John Young	I object to it	<p>I do not support any development in this area until roads and infrastructure have been completed before. The roads cannot cope with the present volume of traffic and proposals to increase the traffic volumes is ludicrous. The State Government needs to stop rubber stamping development just to keep the developers happy before looking into the impacts of traffic, the roads are in disrepair and can not handle this volume of traffic, they were never built to service development this size , alternative roads and bridges must be built first.</p>
25	No	Cheryl Ames	I object to it	<p>Our current roads are struggling to cope with the huge volume of traffic daily. Kennedy drive floods and is at a standstill each morning & evening. These roads need repair & replacement. We need new access roads & a bridge to move the traffic from the 2 roads we currently rely on. A new development now would compound our current traffic problems.</p>
26	Yes (Attchmnt p1)	David Warren	I object to it	<p>We object to the proposed project due to privacy concerns, the load on the arterial roads, and the impact on the wildlife. Our privacy concerns are valid as we will have multi-story buildings built to the boundary, looking down on our house and land. and not to mention the devaluation of our house and property.</p>

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				These proposed dwellings' roads should be near the boundary to ensure a decent setback. Sincerely, David and Cate Warren
27	No	Name & address withheld	I object to it	How can the roads handle the traffic now let alone the heavy vehicles and extra traffic it's a 30 min wait in morning on Kennedy dr every single morning and it's on 5kms so let's add and extra 25% more to that and I've live here this has happened before they say they will fix the road and make the infrastructure but they never do screw the local rate payers as always it's all about the money thanks for another great investment to the future
28	No	Name & address withheld	I object to it	<p>I am gobsmacked that a traffic assessment could possibly conclude that all of those additional houses/ vehicles will not worsen an already dire traffic situation. I can only suggest that the writer jumps into a car and experiences it at peak hour. The number of vehicles per day, is only part of the story - the problem is when they are all happening at the same time!</p> <p>In Bilambil, our power supply is abysmal, access roads are appalling, Kennedy Drive is a nightmare, and lately we have had multiple water mains issues.</p> <p>I also object to the proposed exit onto McAllisters Rd, which will SIGNIFICANTLY increase the number of cars driving past my house.</p> <p>Most of us moved up here for a quiet existence, looking to avoid high traffic areas. Please don't do this to us.</p> <p>Fix the roads FIRST, before any construction of houses commences, else you are just creating a preventable problem, and thousands of discontented residents</p>
29	No	Name & address withheld	I object to it	In addition to the poor condition of the roads (the landslide from the previous floods and now the new landslide starting on the same road as well as multiple pot holes that form time and time again) there's also the issue of CONSTANT power outages and diminishing what's left of the natural environment home to countless native Australian animals. I know this has to do with money but the Tweed (our area is one in particular) is known for its natural spaces and we keep pushing the infrastructure futher and further out. Eventually we'll end up densely populated and lose what's beautiful about our area. What people actually come here to see and experience!
30	No	Name & address withheld	I object to it	As currently the transport and roads infrastructure is not capable to service the current population of the region, adding over 1,600 3+ story properties will cause caos and inviabilize the motion of residents in peak hour. Scenic and Kennedy drive are already presenting huge traffic and poorly maintained. There are no alternative roads and there are no possible ways to expand the existing roads. No more developments in Bilambil and adjacent region.
31	No	Jamie Baker	I object to it	While I'm all for development 4 story buildings will block all of the sunlight to my property, bring additional traffic to the roads that are already over populated coupled with the lack of infrastructure to handle the currentc population I strongly oppose to the development. Any four story dwelling g should be built first and then other property's can build around them.

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				<p>I do not consent to residents being able to look out of the four story building and seeing my in my own backyard.</p> <p>Privacy is paramount.</p>
32	No	Name & address withheld	I object to it	<p>Tweed Shire Council this cannot happen without first improving roads and infrastructure to support the extra traffic. Currently Kennedy drive is not fit for purpose, reducing daily traffic to a crawl and regularly flooding on high tides. Roads such as Scenic Drive and Bilambil Road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I vehemently oppose this proposal.</p>
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35	No	Name & address withheld	I object to it	<p>Tweed Shire Council this cannot happen without first improving roads and infrastructure to support the extra traffic. Currently Kennedy drive is not fit for purpose, reducing daily traffic to a crawl and regularly flooding on high tides. Roads such as Scenic Drive and Bilambil Road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I vehemently oppose this proposal.</p>
36	No	Ava Matlock	I object to it	<p>Traffic is already too busy at Bilambil heights.</p> <p>Bilambil Heights space is really the last little town left that hasn't turned into like tweed.</p> <p>It's got top shop and bottom shop, 1 bottlo, 1 chemist and it's great, kids will never be able to do anything the same.</p> <p>it's really going to change</p>
37	No	Billie Thompson	I object to it	<p>Hello, I live in Bilambil heights on McAllisters road and we do not want additional traffic on McAllisters. We have small children and moved here for the beautiful landscape and quiet lifestyle. Additionally, the roads are not suitable for more traffic. Kennedy drive is already congested. We have power outages all the time and do not want more pressure on the old infrastructure. We do not support this development unless there are changes implemented to Kennedy drive and the infrastructure is improved. There aren't even save footpaths as it is.</p> <p>McAllisters road has a blind spot so I hear more traffic will increase risks of safety to pedestrians. Many of which are mums with prams and school children.</p> <p>The congestion on Kennedy drive also poses a risk if there's a bush fire or emebergry as residents will not be able to leave.</p>

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				Please reconsider. Regards, Billie
38	No	Name & address withheld	I object to it	I oppose the current proposal, Bilambil Heights Concept Plan Modification 4 (MP08_0234 MOD 4). I object as I strongly believe that the roads & infrastructure need significant upgrades for the current community as it stands without adding to the current load by any development.
39	No	Margaret Flanagan	I object to it	<ul style="list-style-type: none"> • Submission to object to the proposal Ref: Bilambil Heights Concept plan Modification 4 (MP08_0234 Mod 4). <p>My concern is access to mainstream society from Bilambil Heights to Tweed Heads.</p> <p>We currently have one form of access to Tweed Heads community via Scenic Drive through to Kennedy drive which currently and historically floods, erode and collapses. With this increase of 1,604 residential dwellings it would mean increase traffic and further destruction to the already disrepair of Scenic Drive.</p> <p>Also climate change has heightened the urgency of access from Bilambil Heights to mainstream community Tweed Heads, including medical emergency treatment, food and water supplies, (basic human needs is of absolute importance)</p> <p>Cyclone Alfred destroyed properties in Bilambil Heights and prevented families from all access to mainstream community the effects of the Cyclone were enormous no water, no power, no telecommunications for weeks. There was no access to medical treatment as the Bilambil Heights had no GP clinic that was operational .</p> <p>Kennedy Drive is now at capacity where it takes 20 to 30 min to drive 3k to access the M1 or Tweed Heads at peak hour.</p> <p>As you well might know there is a change in family dynamics whereas children are now living at the family home until they complete their higher education and even longer, this means there are not just 2 cars in the driveway but 2-3 cars parked on the street as well.</p> <p>Also my concern is the height of the buildings that are proposed (4 Storey), this is not in keeping with the surrounding area, and will impact on all Marana St residences preventing an out look and view. One of the reasons why I purchased my property in Marana St</p>
40	No	Name & address withheld	I object to it	<p>As a local resident, I object to any development of this significant size without the proper road infrastructure being firstly upgraded.</p> <p>At the moment the only way out of Bilambil Heights is via scenic drive and then Kennedy. Both these roads need to be upgraded in order for them to support any significant number of new vehicles. Scenic drive is constantly in need of repairs and the local council has been slow to respond on this front.</p> <p>Whilst I recognize the plan presents an outline to develop an additional route via McAllisters road, there would also need to be access to another main road from McAllisters which doesn't lead to Kennedy drive. In my opinion this needs to be completed first before any major new developments.</p>

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41	No	Name & address withheld	I object to it	<p>I oppose this development.</p> <p>In reading the traffic section it indicates there will be no change to traffic and operating within council's guidelines. I find this ridiculous. There would be a very substantial increase in traffic which the roads in and out of Bilambil Heights simply cannot handle. Kennedy Drive is already clogged. The roads through to Bilambil and Terranora are also in disrepair and unsuitable for higher traffic flow. Scenic Drive continues to get severe damage every time we have significant rain falls. There is another land slide, the road is damaged in so many areas.</p> <p>Public transport to this area of the Tweed is also abysmal. Adding this many dwellings and dwellings for older people will further exacerbate this problem.</p> <p>Mobile Reception in Bilambil Heights is also horrific. Without further significant infrastructure, this development will add further strain to the network.</p> <p>Bilambil Heights is not ready for this type of development.</p>
42	No	Name & address withheld	I am just providing comments	<p>I am not opposed to the development of Gemlife between Marana and McAllisters Rd, but i am extremely worried about the infrastructure of should i say the lack of infrastructure. both roads are extremely busy and like a racetrack. I would like the sewage, drainage, power and roads all to be looked at prior to allowing this development to go ahead. When there is a lot of rain, we have a like a little river that comes off the old golf course which comes down our back steps and goes down between ours and our neighbours house. The main roads being Kennedy Drive, Scenic and Bilambil Rd can not cope with the traffic that is on it now. Scenic drive has had 2 landslipes which took around 10 months to fix. which left most residents driving Bilambil Rd along Terranora rd adding extra time to get into town. Both Scenic and Bilambil Rd look like there will be more slips happening in the future which is frightening. I would also like to see a more informative plan of the development, including the proximity to of where the buildings/houses are going to be built (how close to residential properties that are already established). I think the developer and council should come and meet the residents and hear their concerns first hand.</p>
43	Yes (Attchmnt p2)	Name & address withheld	I object to it	<p>Please find attached our submission on the Elysian development which is relevant to this application. We have received advice from Tweed Shire Councils Development Assessment Panel on the development of 147 McAllisters Road which adjoins this site for 750 residential lots. Tweed Shire Council requires a full infrastructure master plan for roads, water and sewer that services the whole Rise/McAllisters development area.</p> <p>Council is supportive of a DCP and a funding mechanism for delivery (s7.11 plan, Planning Agreements etc).</p> <p>Infrastructure planning to support a DCP should be undertaken by the developer of Elysian in consultation with 147 and 500 McAllisters Road who are in the process of lodging development applications.</p>
44	No	Name & address withheld	I object to it	<p>I strongly object to the proposed development outlined in the Bilambil Heights Concept Plan Modification 4 (MP08_0234 MOD 4). This modification raises serious concerns regarding infrastructure, planning consistency, and residential impact.</p> <p>Firstly, the area is already struggling with congested roads, and the proposed development would significantly</p>

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				<p>increase traffic volumes. The supporting traffic report used in the application is over ten years old and therefore does not reflect the current conditions or capacity of our local road network. It is unreasonable to base a major planning decision on such outdated data.</p> <p>Secondly, the introduction of three- and four-story buildings is entirely inappropriate for this area. Our community is zoned rural, and these heights are inconsistent with existing planning guidelines and the character of the surrounding neighbourhood. The proposal does not respect the established low-density, rural landscape and would set a worrying precedent for future developments.</p> <p>Furthermore, there is no clear information provided on how this development will directly affect my property, particularly in regard to backyard privacy and sightlines. These omissions are unacceptable, as they hinder the ability of residents to fully understand the impact of the development.</p> <p>Finally, I believe this proposal should fall under the jurisdiction of the Tweed Heads Council to ensure proper local oversight and planning consistency.</p> <p>In the best interests of current residents and the integrity of our community, I urge the responsible authorities to reject this proposal.</p>
45	No	Name & address withheld	I object to it	We oppose this development because of its impacts on existing infrastructure.
46	No	Name & address withheld	I object to it	<p>My husband & I are residents in the area of the proposed plans for Marana Street & strongly oppose this development for the following reasons.</p> <p>We are concerned that there is no infrastructure to support this development. The roads need major upgrades & as we have had major blackouts we need a substation and/or maintenance done to existing trees surrounding powerlines.</p> <p>There is also inadequate bus services to cater for extra demand & a lack of supermarkets, schools & other essential utilities in the area.</p> <p>We would also like residents to be made aware of this development & be able to have their say as this will have a significant impact on Bilambil Heights.</p> <p>We would also like our local council to be involved in the process.</p>

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47	Yes (Attchmnt p7)	Name & address withheld	I object to it	<p>As a long-term resident of Bilambil Heights, I am writing to formally object to the proposed Modification 4 (MP08_0234 MOD 4) of the Bilambil Heights Concept Plan. While I understand the need for thoughtful development, this modification raises several concerns that could significantly impact our community's character, environment, and infrastructure.</p> <p>1. Increased Building Height and Density The proposal seeks to increase the approved building height from two and three storeys to a maximum of 13.6 metres and four storeys. This substantial change is inconsistent with the existing low-rise residential character of Bilambil Heights. Such an increase could lead to:</p> <ul style="list-style-type: none"> • Obstruction of scenic views that residents currently enjoy. • Increased overshadowing of existing homes and public spaces. • A shift in the suburb's aesthetic, potentially affecting property values and community satisfaction. <p>2. Environmental Concerns Bilambil Heights is known for its natural beauty and biodiversity. The proposed development could have adverse effects on local ecosystems, including:</p> <ul style="list-style-type: none"> • Disruption of native flora and fauna habitats. • Increased stormwater runoff leading to erosion and water quality issues in nearby creeks and rivers. • Loss of green spaces that contribute to the community's well-being and environmental health. <p>3. Infrastructure and Traffic Impacts The addition of 1,604 residential dwellings, along with retail and commercial spaces, will place significant strain on existing infrastructure. Concerns include:</p> <ul style="list-style-type: none"> • Traffic Congestion: The current road network may not support the increased vehicle volume, leading to congestion and longer commute times. • Public Services: Local schools, healthcare facilities, and emergency services may become overburdened, affecting service quality. • Utilities: The existing water, sewage, and electricity systems may require substantial upgrades to accommodate the increased demand. <p>4. Community Consultation and Transparency Many residents feel that the consultation process for this modification has been insufficient. Effective community engagement is crucial for developments of this scale. Concerns include:</p> <ul style="list-style-type: none"> • Lack of accessible information sessions or forums for residents to voice opinions. • Insufficient dissemination of detailed plans and impact assessments. • Perception that community feedback is not being adequately considered in decision-making processes. <p>Conclusion While development can bring positive change, it must be balanced with the preservation of community character, environmental sustainability, and infrastructure capacity. I urge the Department of Planning and Environment to</p>

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				reconsider Modification 4 and engage in more comprehensive consultations with Bilambil Heights residents to develop a plan that aligns with the community's needs and values.
48	Yes (Attchmnt p10)	Ian Main	I object to it	An objection was submitted to Modification 3 which has not been addressed in Modification 4. It is hoped that this objection will be responded to favourably and will not be ignored if further modifications are proposed.
49	Yes (Attchmnt p27)	Alyssa Kent	I object to it	Please see attached letter.
50	No	Name & address withheld	I object to it	<p>The proposed development Bilambil Heights modification plan MP08_0234MOD4 needs to be looked at with all other developments in the area at Bilambil Heights and off Scenic drive, Cobaki, Kennedy Drive and the big one at Pigabeen 3000 houses on raised flood land. Together resulting around 18000 extra car movements a day on Kennedy drive, we won't be able to get to work or kids to school as already congested in mornings. Marana St, residential with school drop off zones, Scenic drive had another big landslide previous 2 in 2022 closed the road for months. Scenic Drive and Bilambil Rd are both slip zones with sheer drop offs and under ground springs vibrational damage from thousands of extra vehicle movements not good. Another Main access road away from Scenic and Kennedy Drive needs to be funded and built by developers. An area of high rainfall, water tables, underground springs, storm gullies and slip zones, creeks, rivers all tidal and silted beyond belief on lower grounds, unable to cope with the existing storm water when it comes.</p> <p>Covering large areas of higher land with concrete, tarmac, and rooftops only amplifies stormwater flowing to lower lands put that with high tide backing up you will flood out many lower areas destroying existing family homes that have not flooded before at Cobaki, Pigabeen, Tweed west, Tweed Heads, Banora Point and many other areas. Northern Rivers Repeatedly suffers from mass flooding. Raising land to build on or building densely on higher land will only increase the problem for existing homes on lower land</p> <p>For once can we not learn from the mistakes of other countries.</p>
51	Yes (Attchmnt p30)	Anne Bundock	I object to it	Written submission attached
52	No	Name & address withheld	I object to it	<p>I do not agree with the modification. As a resident on Marana st moving the set height limit to 4 stories with no data regarding shadow lines or concept layout of buildings and locations it leaves too much uncertainty for residents who reside in the area or who neighbour the proposed property.</p> <p>I am concerned with the impact that this modification will have to the feel and expectations of the community who reside in Bilambil heights. There are currently no buildings of this height and the area has a rural feel to it. Buildings of a 4 story height would take away the character and would also change the look of the community when viewed from tweed and surrounding suburbs.</p> <p>Bilambil heights has fantastic views and buildings of 4 story height would make these buildings prominent in the</p>

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				<p>landscape and would take away the residents views who have resided there for many years. Whilst residents are not opposed to development, building to 4 stories in height is not fair or in line with the character of the area.</p> <p>Privacy is also of concern particularly with only a 6 metres setback for a building of 3 stories in height. Those residents in Marana St who have existing pools or entertainment areas would now be in full view of residents who are living in a 3 or 4 story apartment. Coupled with the majority of backyards on Marana st that sit on the northern side of each property the shadow lines that would be generated throughout the winter months would be substantial and a 6 metre setback is simply not enough clearance to stop the shadow lines generated by the sun particularly in winter months.</p> <p>Another concern is traffic that would be generated and whilst this modification does not seek to increase density it needs to be noted that the modification data provided is based off 2015. A new traffic report needs to be generated to show the realtime data of what occurs on Kennedy drive during peak hours. Kennedy drive is already saturated with traffic movements causing delays of up to 30minutes or more as you move east along Kennedy drive during peak hours of 7.20am-9.20am. Adding extra developments to Bilambil heights without upgrading Kennedy drive and providing an alternate route to access the M1 is only going to increase traffic and frustration to residents in west tweed, Bilambil, Bilambil heights, piggabeen and Cobaki.</p> <p>Increasing traffic on Marana st as a main thoroughfare has its problems. It is not wide enough to support increases of traffic along with increase in public transport. Cars are generally parked on either side of the road and when buses use this road cars need to wait to let them through. Also since 2015 there has been a STEPS Supported Independent Living (SIL) home built in Marana st that has workers who staff this home 24/7. There is no parking for these workers forcing them to park in the street. There is 4-5 cars parked on the street everyday 24/7. This again narrows the road and forces buses to take both lanes when travelling along Marana st. There are no footpaths for pedestrian access on Marana st forcing people walking, riding or running to use the road which in itself presents a safety issue on a busy street.</p> <p>I also have concerns with existing infrastructure coping with additional developments. This year there has been so far 7 seperate unplanned electrical outages with power ranging from 1 hr through to over 4 days. Adding additional dwellings to a network that has had a consistent run of unplanned power outages will increase load on an already tired network.</p> <p>Whilst I am not opposed to development I am opposed to development that is not in line with community expectations and 4 stories is simply to high for this area. Setbacks with shadow line data needs to also be included within the concept so that residents can make an informed opinion.</p> <p>There is simply not enough data within the modification proposal which is why I am opposing this modification development.</p>

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53	No	Name & address withheld	I object to it	This development will impact greatly on our roads. They continually flood and the main thoroughfare through Kennedy Drive is already at maximum capacity.
54	No	Name & address withheld	I object to it	Further to my previous submission, I'd like to bring to your attention that we experienced another power outage in Bilambil last night, which continued through most of the night and into the early morning.
55	Yes (Attchmnt p32)	Shane Taylor	I object to it	Please see attached objection to the Collector Road placement of Modification 4. Kind regards, Shane
56	No	Name & address withheld	I am just providing comments	Lack Of Transparency. Habitat loss Kangaroos , Wallabies , Would like to see set backs , Shadow Heights. Noise pollution Traffic based on old data Hard surfaces & Flooding Impact. Flooding video attached.
57	Yes (Attchmnt p33)	Shane Taylor	I object to it	Please see amended attachment as the previous one did not attach all documents correctly. Kind regards, Shane
58	Yes (Attchmnt p52)	Name & address withheld	I object to it	SEE ATTACHED
59	No	Christopher Matthews	I support it	Go you good thing! It is about time that this derelict, run down, eye sore was sorted out. Right next to our local Racecourse its cringe worthy that one has to eyeball to and from every time you go past. Gosford needs progressive and supportive people to help it evolve and grow into the best version of itself. This is a good move. Next stop the waterfront.
60	No	Name & address withheld	I object to it	I have read the Traffic Advice and I fail to see how adding any vehicles to the current amount of daily traffic on Scenic Drive is in any way feasible. It is a single lane road with no shoulder that is prone to landslides, debris falling on road and wildlife crossing. The road closures after those significant landslides had a major impact on this community. That whole ordeal proved that there is insufficient infrastructure to allow residence to get in and out of Bilambil Heights. That is all before even mentioning the trade traffic and damage to roads during the development. I'm all for developing our suburb but not until we have sufficient access to be able to accommodate the additional traffic.

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				I appreciate your time
61	Yes (Attchmnt p71)	Veronica Kaczmarowski	I object to it	<p>14.4.25</p> <p>I am a Bilambil Heights resident, and I am writing this submission to formally object to the proposed Modification 4 (MP08_0234 MOD 4) of the Bilambil Heights Concept Plan. I believe that this present modification would impact negatively the character, infrastructure and environment of our community of Bilambil Heights. Whilst I am not against the need for thoughtfully planned local development, this proposal fails to address a large number of considerations.</p> <p>1. Increased Building Height and Density This new proposal wants to increase the approved building height from two and three storeys to a maximum of 13.6 metres and four storeys. This substantial change is inconsistent with the existing low-rise residential character of Bilambil Heights. Such an increase could lead to:</p> <ul style="list-style-type: none"> • Obstruction of scenic views that residents currently enjoy. • Increased overshadowing of existing homes and public spaces. • A shift in the suburb's aesthetic, potentially affecting property values and community satisfaction. <p>2. Environmental Concerns Bilambil Heights is known for its natural beauty and biodiversity. The proposed development could have adverse effects on local ecosystems, including:</p> <ul style="list-style-type: none"> • Disruption of native flora and fauna habitats. • Increased stormwater runoff leading to erosion and water quality issues in nearby creeks and rivers. • Loss of green spaces that contribute to the community's well-being and environmental health. <p>3. Infrastructure and Traffic Impacts The addition of 1,604 residential dwellings, or even the presently proposed 195 dwellings, along with any retail, commercial and community facility spaces, will place significant strain on existing infrastructure. Concerns include:</p> <ul style="list-style-type: none"> • Traffic Congestion: The current road network may not support the increased vehicle volume, leading to congestion and longer commute times. • Completely outdated studies of traffic congestion: The studies of the current road network date from 2015, providing a far from accurate portrayal of the current reality on our roads (of which there are only two feeder country roads). • Public Services: Local schools, healthcare facilities, and emergency services may become overburdened, affecting service quality. • Utilities: The existing water, sewage, and electricity systems would require, I believe, significant improvement and

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				<p>upgrades so as to accommodate the increased demand.</p> <ul style="list-style-type: none"> • Run off problems: During periods of heavy rain (which are frequent in this area), the lack of drainage infrastructure throughout this entire area means that many of us have our properties flooded in these periods - which have not been properly addressed to this day. <p>4. Community Consultation and Transparency</p> <p>Many residents, including myself, feel that the consultation process for this modification has been insufficient. Effective community engagement is crucial for developments of this scale. Concerns include:</p> <ul style="list-style-type: none"> • Lack of accessible information sessions or forums for residents to voice opinions. • Insufficient dissemination of detailed plans and impact assessments. • Perception that community feedback is not being adequately considered in decision-making processes. <p>Conclusion</p> <p>While development can bring positive change, it must be balanced with the preservation of community character, environmental sustainability, and infrastructure capacity. I urge the Department of Planning and Environment to reconsider Modification 4 and engage in more comprehensive consultations with Bilambil Heights residents to develop a plan that aligns with the community's needs and values.</p> <p>Sincerely, Veronica Kaczmarowski Bilambil Heights Resident (17 McAllister's Road)</p>
62	Yes (Attchmnt p73)	Mateja Zalokar	I object to it	<p>This development, in its current form, poses a significant threat to the established amenity, character, and environmental quality of our neighborhood. It will place a heavy strain on existing infrastructure and community services, and negatively impact the quality of life for current residents. I urge Department of Planning and Environment to carefully consider these concerns and reject this application, or at the very least, require substantial revisions that address these critical issues and better reflect the needs and well-being of the existing community. We believe that responsible development should enhance, not detract from, the established character and liveability of our area.</p>
63	Yes (Attchmnt p75)	Yvon Postic	I object to it	<p>I am living in Bilambil Heights since 1997. The only access is the Scenic drive from Tweed Heads West. Having been badly damaged by heavy rains this road is not able to support heavy traffic. I explain in my short report why I am against it.</p>
64	No	Name & address withheld	I object to it	<p>As a resident on Marana street i am concerned about the massive raise in dwellings. I am all for more housing but the state of the actual road in Marana street and McAllister's road can't sustain that much increased traffic. We would also have traffic jams and cars everywhere. I am also concerned about the effect it will have on the beautiful rural atmosphere and stunning views when the heights are raised up to 3 stories high . The light pollution from that</p>

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				many dwellings would also negatively effect the wildlife and the general vibe of the area. It isn't suited to high density living.
65	No	Name & address withheld	I object to it	<p>To: NSW Department of Planning and Environment CC: Tweed Shire Council Subject: Heartfelt Objection to Bilambil Heights Concept Plan Modification 4 (MP08_0234 MOD 4)</p> <p>Dear Planning Authorities and Tweed Shire Council,</p> <p>My home sits on the corner of McAllisters Road and Mountain View Esplanade, which leads directly onto Marana Street — the very intersection now proposed as a main access point for the large-scale development outlined in Concept Plan Modification 4.</p> <p>This letter comes from a place of deep concern, sadness, and frustration. I am not just objecting to this development — I am pleading for my home, my safety, my health, and the integrity of our entire community to be considered.</p> <p>Personal Impact When I bought my home, there were no indications that this quiet street would one day become a major traffic route. Now, with the proposed modification, my driveway will open directly into what could become a busy thoroughfare — putting myself and others at real risk every time we come or go.</p> <p>A sewer vent pipe has already been installed directly in front of my property without community consultation. I believe this was installed in preparation for the development. Not only is it visually intrusive and unsightly, but it raises serious health concerns around air quality. My property value is already being impacted — and this development threatens to devalue it even further. I ask you genuinely: how much more must I lose?</p> <p>Community-Wide Concerns 1. Roads Already at Capacity McAllisters Road and surrounding streets are narrow and deteriorating. Cars already struggle to pass safely — and parking on the roadside is barely possible as it is. This development would flood these roads with construction vehicles and hundreds of new cars, placing enormous stress on a system not built for this scale.</p> <p>2. Steep Hill, Loud Traffic My home is also located near where vehicles will ascend the steep incline of Marana Street. The noise from revving engines, downshifting, and braking — especially from heavy construction vehicles — will echo through the area day and night. The hill acts like an amplifier, making any noise even more intense and unbearable.</p>

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				<p>3. No Police Presence, No Traffic Control There is no consistent police presence in Bilambil Heights. Already, cars speed through without consequence. With the proposed surge in traffic, we are left with real fears for the safety of ourselves and our children. Without enforcement or traffic-calming measures, the risk of serious accidents will only increase.</p> <p>4. A Town of Young Families Bilambil Heights is home to many young families. Children ride their bikes, walk to local parks, and play on the quiet streets. That sense of safety is part of why so many of us chose to live here. This development will bring increased congestion, dangerous traffic conditions, and change the peaceful atmosphere that families rely on.</p> <p>5. Oversized Development for a Small Community Raising building heights from two or three storeys to four storeys (up to 13.6 metres) is completely out of sync with our community's character. This scale of development, with over 1,600 dwellings, retail and commercial space, and more, is overwhelming — especially when there are no clear plans to upgrade roads, transport, or essential services.</p> <p>6. Lack of Infrastructure and Emergency Services Our community lacks proper infrastructure: limited public transport, few medical or recreational facilities, and delayed emergency response times. There is simply no support network in place for such a large population increase.</p> <p>7. Environmental and Health Concerns The development threatens native habitats, increases the risk of flooding and erosion, and will bring prolonged dust, noise, and air pollution. These are real health threats, particularly to children, the elderly, and anyone with respiratory conditions.</p> <p>I urge you to see this not just as a planning decision, but as a human one. This development may look good on paper, but the cost to those of us already living here is far too high. Our homes, our health, our safety, and our community's way of life are all on the line.</p> <p>Please reconsider this proposal and its far-reaching implications. I respectfully ask to be kept informed of any public hearings or decisions regarding this modification.</p>
66	Yes (Attchmnt p77)	Name & address withheld	I object to it	Please find my objection letter for the proposed development plan Modification 4 (MP08_0234 MOD 4)

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67	No	Name & address withheld	I am just providing comments	<p>I don't think 4 storey buildings are appropriate for Bilambil Heights. The escarpment frames the Tweed area and buildings of this height will not only be obtrusive but will overshadow the houses on Marana Street, taking away much of their air, light and views.</p> <p>Traffic on Marana Street and the wider road network is of great concern. I have read all your figures but they don't explain how traffic from Marana St will impact on the congestion on Kennedy Drive or even safety issues joining McAllisters Road and then the Bilambil roundabout. Even retirement villages generate quite a lot of traffic of residents as well as medical calls, delivery of groceries, visitors, etc..... for all these type of services, residents will have to drive, get a taxi or a friend's help as the closest shop is not within walking distance, especially for a senior person.</p> <p>A retirement village is probably needed but I am not sure this is a great location being so far from facilities and I feel more respect should be shown to the residents of Marana Street especially with regard to building heights and traffic.</p> <p>Thank you</p>
68	Yes (Attchmnt p79)	Name & address withheld	I object to it	<p>I am making this submission on behalf of the Tweed Defenders Office. I would be happy to discuss this with you or any member of your team seeking more information.</p> <p>Thank you for this opportunity to comment on the modified proposal.</p> <p>All the best</p>
69	Yes (Attchmnt p90)	Michael Sax	I object to it	Please see the attached pdf which lays out both objections and a range of relevant comments that must be taken in full context
70	Yes (Attchmnt p110)	Andrew and Katie Wilson	I object to it	See File.
71	Yes (Attchmnt p133)	Name & address withheld	I object to it	Please find attached my objection
72	Yes (Attchmnt p153)	Scot Belshaw	I object to it	See attached

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73	No	Name & address withheld	I object to it	<p>After living in Bilambil Heights for over 15 years and owning a property that backs onto the proposed development site, we feel that increasing the maximum height limit to 4 storeys is inconsistent with the character of the suburb. Bilambil Heights is a suburb that attracts families and professionals due to its spacious blocks, amazing views, country/laidback lifestyle that is still close to everything on the Gold Coast but feels miles away. People move to Bilambil Heights because they don't want to be surrounded by high rises and medium density living. Other local new developments, for example Sceniq, have a maximum building height of 9 meters/2 storeys. Bilambil Heights does not currently have the infrastructure in place for this type of development and it will be detrimental to the area as a whole.</p> <p>For residents like ourselves who back onto the development site, structures so high will block our views of the ocean, will impact sunlight and change airflow. Without more detailed plans showing the location of the structures, we do not know how much impact this will have on our property and how much it might devalue it.</p> <p>We do not support an increase to the maximum height.</p> <p>Thank you for considering our concerns.</p>
74	No	Name & address withheld	I am just providing comments	<p>this cannot happen without first improving roads and infrastructure to support the extra traffic. Currently as is Kennedy drive is an absolute joke. Roads such as Scenic drive and Bilambil road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. Upgrades to the electricity network also needs to happen.</p>
75	No	Name & address withheld	I object to it	<p>While I support the creation of more housing, I believe this development cannot happen without first improving roads and infrastructure to support the extra traffic. Currently as is Kennedy drive is difficult and dangerous at times. Significant traffic buildups on weekdays and getting worse. Roads such as Scenic drive and Bilambil Road are in disrepair and dangerous. Approving further development in this area (Bilambil heights and Bilambil) would be irresponsible and have detrimental effects to this community. I oppose this proposal.</p>

Attachment - MP08_0234-Mod-4 - Bilambil Heights Concept Plan Modification 4 - Exhibition 4 April 2025 to 17 April 2025 – Submissions attachments