

Assisted submission form

This form is only to be used when the department has agreed to upload a submission to the NSW Planning Portal on your behalf



To ensure your submission is duly made, please complete this form and attach it to your email to DAsubmissions@planning.nsw.gov.au.

CES Ref No.	P-1659008		
PROJECT DETAILS			
Project name:	Mixed Use Development Bells Boulevardde Kingscliff		
Project ID:	SSD-83069459		
Note: Submissions can only be lodged on projects that are currently on exhibition. A list of State significant projects that are on exhibition can be found on the NSW Planning Portal here .			
YOUR DETAILS			
Type of submission:	Please confirm if you are (pick one): ☒ lodging a submission as an individual. ☐ lodging a submission on behalf of an organisation.		
Personal details:	Please complete the following:		
	Title:	MR	
	First Name:	Anthony	
	Last Name:	Ward	
Organisation details:	If you are lodging on behalf of an organisation, please also complete the following:		
	Organisation name:	_____	
	Role in organisation:	_____	
Address Details:	Street number:	7302/9	
	Street name:	Gunnamatta Avenue	
	Suburb:	Kingscliffe	
	State:	NSW	
	Post Code:	2487	

YOUR STANCE ON THE PROJECT

What is your view on the project?

☒ I support the project.

☒ I'm providing comments.

☐ I object to the project.

Please provide your views in the space below. If you prefer or do not have sufficient space below to provide all of your views, please indicate below and provide your own attachment.

☒ I am providing my own attachment.

Warning! If you wish to maintain your privacy you, must not include any of your personal information below or in any attachments.

SEE ATTACHED

When you make a submission, we will publish:

- Your name (unless you request it be withheld)
- Your suburb
- Your submission and any attachments (including any personal information you have included in those documents)
- Any political donations disclosure statement, in accordance with the [Environmental Planning & Assessment Act 1979](#).

If you wish to maintain your privacy in this submission process, you can request your name be withheld from the list of submitters that is published on the NSW planning portal.

Would you like to request your name be withheld?

☐ Yes.

☒ No.

REPORTABLE POLITICAL DONATIONS DECLARATION

You are required to declare any **reportable political donations** you have made in the last two years.

Visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or contact Service NSW on 1300 305 695 to find out more.

Do you need to declare any reportable political donations?

☐ Yes.

Please ensure you attach a copy of your declaration with your email.

☒ No.

DISCLOSURES, DISCLAIMERS & PRIVACY

Before making your submission, you should read the department's disclaimer and declaration at:

www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration

Please confirm:

☒

I have read and agree to the Department's disclaimer and declaration.

Kieran Thomas
Director/Housing Delivery Assessments
Locked Bag 5022
PARRAMATTA NSW 2124

C'c: Fiona Dowler via Fiona.dowler@dpie.nsw.gov.au

**SUBMISSION: SSD-83069459-LOCATED AT 4-8 BELLS BOULEVARD, KINGSCLIFF
NSW**

I own Lot 200/Apt 7302 in the Class 3 residential apartment building located at 9 Gunnamatta Ave, Kingscliff (registered as Strata Plan 73905). My 3rd floor apartment directly overlooks the planned development onward to the countryside and hills beyond. I have made no political donations in the past two years and I accept the Department's disclaimer and declaration conditions. I broadly support the proposal subject to the conditions and reasons set out below.

1. **Height.** I support enforcement of the current TSC 3 storey height planning policy, for the reasons set out in that policy document, and
 - a. The original DA consents of 23 April 2003 for the Salt Beach Precinct envisaged that the site in question could be developed for Class 2 residential apartments, with a 3-storey height limitation
 - b. The vista to the west of SP 73905 would be seriously impacted by adding two storeys to the height limit. My view would be obliterated and suspect there will be substantial shadowing of my apartment as a result.
 - c. The current height restrictions avoid the current high rise development on the Gold Coast and preserves the village community feel which many have come to love. The only exception to the height limit is the Tweed Coast Hospital (a State Significant Project) which does not impact the local residential community.
2. **Parking.** The proposed development should comply with the 'retail' parking issues raised in the Tweed Shire Council submission, as well as the parking over-flow implications for the 'residential' parking area owned by SP 73905. Currently there is only one car space for each SP73905 apartment within the building. Many apartments are let as tourist accommodation with a dual-key occupied by different parties requiring the external carpark to be fully utilised. Professional offices will require multi car parking facilities.
 - a. I think TSC's estimated parking shortfall is significantly underdone.
3. **Enforcement Of Use Intent.** Conditions should be added to any DA consent to give formal effect to the intent that the apartments would be used for normal residential purposes. That should be done by requiring the Developer to place negative covenants on the title registration to prohibit short term residential

accommodation. The intent is clear but would be unenforceable without the negative covenants. Higher Courts have always upheld Torrens title indefeasibility.

4. **Parkland and Community Greenspace.** The Salt Village development has provided extensive greenspace for the local community. The parkland provides the community the opportunity to exercise and relax outdoors. The dense development proposed for this site will be in stark contrast to the Village precinct which it should mirror.

5. **Completion Deadline.** There should be a fixed deadline for completion of the Development because the derelict site has been an eye-sore for locals for over 20 years.

Signed:

Antony Ward.

Dated:

7/2/2021