

Community Submission

Proposed 5-storey mixed-use development and planning uplift

Salt Village / 4–8 Bells Boulevard, Kingscliff NSW

Reference: SSD-83069459 (State Significant Development)

Submitter

Akiko Bannerman (registered owner).

This submission is made by Akiko Bannerman. Dominic Bannerman (occupier) supports this submission and is listed as a co-signatory below.

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We live in Kingscliff near Salt Village and will be directly affected by traffic/parking overflow and stormwater impacts from this proposal.

Requested outcome

Refuse the proposal as exhibited, or require substantial redesign and planning changes before any approval is considered.

Key objections

- **Height and visual bulk:** The precinct is planned around village-scale built form (typically three storeys) with a mapped 13.6 m height standard. A five-storey building would dominate the coastal skyline and set an adverse precedent for further height creep [1][2].
- **Zoning and land-use change:** The proposal seeks a planning uplift away from the current tourism-focused intent toward a mixed-use framework that enables high-density permanent residential outcomes. This undermines the tourism-led vision for Salt Village and the strategic intent of the Kingscliff Locality Plan [1].
- **Traffic and parking:** Additional retail and high-density residential increase vehicle movements and parking demand. Without adequate on-site parking consistent with relevant controls, spillover parking will reduce safety and amenity for residents and visitors [3][4].
- **Coastal hazard and resilience:** Larger and heavier built form, deeper basements and associated works increase exposure to coastal hazards, groundwater issues and storm impacts, which should be assessed conservatively [5].
- **Village character and masterplanned intent:** Salt Village and surrounding precincts function as a masterplanned coastal community. A site-specific rezoning/height uplift for a single proponent undermines the adopted planning framework and resident expectations.

Additional concerns raised in follow-up

- **Cumulative flooding and stormwater impacts:** Increasing hardstand area and density can increase peak runoff. Basement excavation and dewatering can alter groundwater and drainage pathways. Council guidance promotes water sensitive urban design and water quality treatment for new development, and engineering stormwater design aims to limit inundation and maintain safe flow paths. We request conservative assessment for frequent and extreme storm events and demonstration of 'no worsening' to upstream and downstream properties and local waterways/creeks, with enforceable stormwater maintenance responsibilities [6][7][8].

- **Parking and peak-season stress:** Salt Village experiences peak visitor loads during weekends and holiday periods. Parking supply should be assessed for peak season and event conditions, with enforceable measures to prevent overflow into residential streets and public spaces [4].
- **Affordable housing is minimal and temporary:** The project description identifies only *two* affordable housing units as part of the scheme. If housing need is relied upon as a justification, the affordable component should be materially increased and secured long-term with transparent eligibility and management arrangements [9].
- **Transparency and community confidence:** Planning controls for this masterplanned precinct should not be changed primarily to increase private yield. Any redesign must be re-exhibited so the community can assess genuine changes.

Specific requests

- Maintain village-scale height and built form consistent with the existing planning framework (including the 13.6 m height standard) [1][2].
- Avoid a rezoning outcome that undermines tourism intent and the masterplanned vision for Salt Village [1].
- Require an independent parking and traffic assessment (including peak season) and conditions that prevent spillover parking [3][4].
- Require detailed flood, stormwater and groundwater assessment (including basement impacts) demonstrating no worsening off-site and clear maintenance responsibilities [6][7][8].
- If affordable housing is relied upon, increase the quantum and secure it for the long term with clear governance [9].
- Re-exhibit any materially amended proposal.

References / footnotes

[1] Kingscliff Locality Plan, Vol. 1, Context & Locality-Wide Strategies (Tweed Shire Council, 2017) – PDF.

<https://www.tweed.nsw.gov.au/files/assets/public/v/1/documents/development-and-business/land-use-and-planning-controls/strategic-planning/klp-parts-a-b-pt2.pdf>

[2] Tweed LEP 2014 – Height of Buildings Map, Sheet HOB_024_020 (shows 13.6 m maximum around Salt).

https://eplanningdlprod.blob.core.windows.net/pdfmaps/7550_COM_HOB_024_020_20140303.pdf

[3] “Tweed Coast Road upgrade key to new housing and jobs”, Mirage News, 10 Jan 2022.

<https://www.miragenews.com/tweed-coast-road-upgrade-key-to-new-housing-and-704345/>

[4] Tweed DCP Section A2 – Site Access & Parking Code.

<https://www.tweed.nsw.gov.au/files/assets/public/v/1/documents/development-and-business/land-use-and-planning-controls/dcps/section-a2-site-access-parking-code-v2.pdf>

[5] Kingscliff Coastal Risk Management Study (Tweed Shire Council).

<https://www.tweed.nsw.gov.au/files/assets/public/v/1/documents/environment/waterways-amp-coastline/kingscliff-coastal-risk-management-study.pdf>

[6] Tweed Shire Council – Stormwater (Water Sensitive Urban Design overview).

<https://www.tweed.nsw.gov.au/property-rates/floods-stormwater/stormwater>

[7] Tweed Shire Council Development Design Specification D5 – Stormwater Drainage Design (PDF).

<https://www.tweed.nsw.gov.au/files/assets/public/documents/development-and-business/land-use-and-planning-controls/dcps/section-a5-subdivision-manual/development-design-specifications/d5-stormwater-drainage-design-v1.4.pdf>

[8] Tweed Urban Stormwater Quality Management Plan (Tweed Shire Council, 2016) – PDF.

<https://www.tweed.nsw.gov.au/files/assets/public/v/1/documents/property-and-rates/floods-and-stormwater/tweed-urban-stormwater-quality-management-plan.pdf>

[9] NSW Planning Portal – “Mixed Use Development Bells Boulevard Kingscliff” project page (SSD-83069459) – project description includes two affordable housing units.

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-bells-boulevard-kingscliff>

Signed:

Signature (Akiko Bannerman):

Akiko Bannerman

Signature (Dominic Bannerman):

Dominic Bannerman

Date:

15 / 2 / 26

Kingscliff NSW 2487