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Political Donations Disclosure Statement: I hereby declare that I have made no political donations to any political party, entity, or representative in the past two years.

Signed: *Belinda Norrie*

To: The General Manager, Department of Planning, Housing and Infrastructure **RE: Formal Objection to SDD-83069459 – 4-8 Bells Boulevard, Kingscliff**

To the General Manager,

I am writing as a local resident of Kingscliff to formally lodge my objection to the proposed development at 4-8 Bells Boulevard (**SDD-83069459**). While I acknowledge the need for sustainable growth in our region, the scale of this proposal represents a significant over-development that is inconsistent with the local character, environmental sensitivities, and infrastructure capacity of our community. I am not opposed to sensible develop, but any development must align with community expectations and existing regulations.

My objections are based on the following grounds:

1. Environmental Impact and Habitat Loss

The Salt precinct is a vital ecological corridor. The proposed large-scale clearing threatens the native vegetation that supports several significant species, including:

- **Glossy Black Cockatoo** (Vulnerable)
- **Bush Stone-Curlew** (Endangered)
- **Agile and Red Neck Wallabies** (Vulnerable)
- Numerous protected reptiles and bird species.

I am deeply concerned that the environmental assessment provided does not sufficiently account for the long-term impact on local biodiversity. Any disruption to this coastal corridor risks permanently displacing wildlife that defines the character of Kingscliff.

2. Inadequate Parking and Traffic Safety

The proposal fails to meet basic planning requirements for transit and safety. While Tweed Council regulations require **284 car spaces**, this application provides only **184**—a deficit of 100 spaces. Furthermore, the application seeks to extinguish an existing easement, removing an additional **27 allocated spaces**.

In a regional area where residents and tourists are heavily reliant on private vehicles to access essential services (as supermarkets are beyond reasonable walking distance), this shortfall is unsustainable. This will inevitably result in:

- Overflow parking onto **Bundeena Street**, which is already narrow, congested, and dangerous.
- Increased safety hazards for pedestrians in a quiet residential pocket.
- Exponential stress on the surrounding street network.

3. Strain on Waste Management and Sewerage Infrastructure

The primary sewerage and waste management infrastructure for this area is located in the immediate vicinity of my home and close to **Cudgen Creek**. This system is already operating near capacity. Introducing a high-density development of this magnitude risks:

- Overstressing the existing network, leading to service failures.
- Potential environmental contamination of Cudgen Creek, a vital natural resource.
- Unacceptable odour and amenity issues for existing residents.

4. Excessive Height and Visual Bulk

The topography of Bells Boulevard makes the proposed height increase particularly damaging. This application seeks to raise building heights from the current **13.6m limit to 21m**.

Because my property is located at a lower elevation, the resulting "looming" effect will be overwhelming. This height significantly exceeds the reasonable expectations of the community and will result in a total loss of privacy, significant overshadowing, and a permanent disruption of the visual amenity we currently enjoy.

Conclusion

For the reasons stated above, I urge the Department and relevant planning authorities to **refuse this application** in its current form. The proposal ignores the topographical realities of the site and the environmental sensitivities of the Kingscliff coastal corridor.

I look forward to your acknowledgment of this submission and to being kept informed regarding the progress of this application.

Sincerely,

Belinda Norris

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