

16/2/2026

Kieren Thomas

Director/Housing Delivery Assessments

Locked Bag 5022

Parramatta NSW 2124

Cc Fiona Dowler via: Fiona.dowler@dpie.nsw.gov.au

Re: Subdivision SSD-83069549 - Located at 4-8 Bells Boulevard, Kingscliff NSW.

Good Morning,

We are owners of Lot 96, 9 Gunnamatta Avenue, Kingscliff NSW. Registered as Strata Plan 73905. We are writing to you to request you do not approve the submission (above) for the planned increased height limit which will have significant ramifications on the local area in many ways and for years to come, we believe it will be the beginning of the end for what is currently a unique area of government for both locals and returning holiday goers. For consideration:

WHY CHANGE WHAT IS WORKING

IT IS NOT JUST A ONE-OFF DEVELOPMENT – IT IS THE BEGINNING OF AN END

While my husband and I are just one family in an ocean of many, we know our views are shared by the majority of both local residents, their families and returning tourists to the Salt Precinct. Devastation is felt by so many, with fears of what is currently being considered with the above development.

The NSW Government has a very important job right now, to resist what most governments and councils have failed to do, resist in the pressure and intoxication of developer promises. Promises that in the end fail communities, increase costs to governments and local councils with forced infrastructure improvements and forced changes that will be required due to the mess the developers leave behind. They develop, they sell, they take their profits to who knows where and then our government and community are left to pick up the pieces, which in the end just increases our rates and taxes. They can develop and just keep to the 3 levels as everyone else has, only reason to increase the level is to obtain more units to sell and some with views of the ocean towering over the area and changing the feel of the precinct for their own profits.

Developers and their marketing materials are full of lies and deceit, they are only interested in feeding their own pocket, not in community development and improvement, not interested in villages and communities and sustaining what our government and town people have built and respected for years.

DEVELOPERS ARE LOOKING ONLY FOR THE NEXT COMMUNITY TO SINK THEIR TEETH INTO, TO STRIP LOCALS AND THEIR LOYAL ANNUAL RETURNING TOURISTS OF WHAT THEY LOVE ABOUT NOT JUST THE SALT PRECINCT BUT A LOT OF THE NORTHERN NSW COASTLINE.

The NSW Government is placed with enormous responsibility right now, to resist the empty promises fed by the developer, to resist opening the gateway to developers squeezing through a tightly held coastline. Please listen to your locals, it's so much bigger than just The Salt Precinct, it is start of a developer's cancer spreading over the Northern NSW Coastline, just as it has in Queensland. On Queensland beaches daily families struggle to take their young families out for the day as parking is difficult and costly to obtain, so beach days are a struggle from the get go, beaches filled with people who can afford the uber or taxi fares to get there. Café's no longer needed to offer family friendly options as business rolls in by tourists regardless. An example is surfers Paradise was once a lovely family destination now filled with overcrowding, drugs, homelessness, unsavory and unwell individuals and it takes hours in traffic just to drive from one end to the other. All of this is pressure on the government and taxpayer in the end. It is the local constituents and tax payers who in the end pay for the government upgrades and changes necessary to fix the mess that developers leave behind.

The developers cancer spreads across the coastline, with beach vegetation sacrificed for the intoxication of whitewash coastline views and the continual pressure on councils to repair and rebuild following bad weather events.

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We ask the NSW Government to resist the developers, don't line their pockets, instead represent your locals, communities and the people that rely on their government to protect the legacy left by many locals before us.

The NSW government has always stood out for their respect of land and community, protecting the beaches by prioritising protection over views and this will not remain the same once developers get their foot in the door with increase heights. One approval now just opens the door and sets a precedent to change the Northern NSW coastline from what our country knows it to be and has a reputation for.

Kingscliff Salt Precinct

Kingscliff Salt Precinct is unique and that is its strength and character. It's uniqueness and character is its draw card and both locals and holiday goers that support the community have for many years continued to enjoy the Salt Precinct because of this. By starting the slippery slope of increasing the building heights you open things up to creating just another overpopulated, crowded beach area like everywhere else and then why would people choose it over other crowded beaches, they can just go to the gold coast if it offers the same anyway.

This new project can choose to add to this and yes bring in some new shops and residences to join in the uniqueness of the area or it will turn it completely up side down, shading the outdoor area, taking away the ease of parking for families with prams and trolleys who currently can park near the restaurants and activities. People from the resorts look out at the greenery, the parks and vastness of the area as a whole and will be subject to overshadowing buildings, no parking or costly parking like every other beach in Queensland.

Please, get out of your office and visit the Salt Village and you will see the gorgeous wide foot print of land and family holiday resorts and realize the value in keeping it as it is. NSW has this opportunity to hold on to this Holiday Desination Village to have as its own and not just another beach area no different to anywhere else. If you visit you will see exactly what we mean, from your arrival to the vast area where families can park their car, get the kids into the pram and walk around

the local park and paths, enter the village for lunch or the resort and its grounds not forced straight into a lift and a block building where you have moved from TV and internet at home to the same in a unit at the beach.

Salt Beach is a 1.2km stretch of pristine and uncrowded beach which is patrolled during spring and summer. Great for beach walks, fishing, surfing, or just “chillaxing”. Salt Central Park, is the gathering area residents and visitors, and is situated between [Peppers Salt Resort & Spa](#) and [Mantra on Salt Beach Central Park](#). The retail strip includes numerous restaurants, coffee shops and retail stores.”

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Once a five storey development is approved it sets a precedent for more, developers will flock to buy up houses and units and before you know it the community as we all know it is just blocks of units, no parking available to accommodate and locals forced out.

Look at the sunshine coast, the beaches that kept their character and resisted the developers pressures like Moffat Beach and Shelley Beach are desirable the value in property is so much more and it is sort after. It did not go down the path of Kings Beach and south of there. Due to all the development going on in Caloundra, locals are forced out, transport systems are having to upgrade and its no longer the community it once was with people moving away and interstate investors taking over the area.

New development – dense development proposed.

The reason people choose the Salt Precinct is due to its wide footprint, it feels like a traditional resort area where you enjoy the outdoors not indoors in a block building and as soon as you go up in height you squash what was created years ago. The Salt Precinct is a village on a wide footprint where the wide spread resort encourages families to enjoy the grounds, gardens sports and bike pathways, beaches and lots of grass areas for families to picnic. The new development is not in keeping with this local area design.

Parking:

The Mantra and Peppers Resorts are key to the area for tourists. They were built and designed for dual key access and this means two different families can be booked for one unit and the car parking in the area has to accommodate this. So while you may consider parking with “x” amount of units please double that requirement in your calculations.

HOLD ON, RESIST and SUPPORT YOUR COMMUNITY TO HOLD ON TO THEIR GROWING WEALTH IN UNIQUE LAND VALUE, TO HAND DOWN TO THEIR GENERATIONS TO FOLLOW. Locals are more than happy to share their unique area with holiday goers, they just don’t want to change their unique community feel while doing so.

This decision the NSW Government is making now that will impact their people and their lives for years to come. Please think carefully and resist the intoxication of promises sold by those who in the end are only lining their own pockets. Otherwise why would they be doing this?????.

This communication is sent in good faith to represent many in our local community and we hold in the trust that you will be carefully considering the “BIG PICTURE and IMPACT LONG TERM AND FOR MUCH MORE THAN JUST THIS PROJECT OR DEVELOPMENT ITSELF”.

Sincerely yours

Frank & Carmen Rejfe

Lot 96, 9 Gunnamatta Avenue, Kingscliff NSW.

If you would like us to join any discussion or working group we are more than happy to do so.