

16 February 2026

Mr Keiran Thomas
Director, Housing Delivery Assessments
Department of Planning, Housing and Infrastructure
NSW Government
Locked Bag 5022
PARRAMATTA NSW 2124

RE: SSD-83069459 – 4–8 Bells Boulevard, Kingscliff
Submission from an Owner, Strata Plan 73905 (Mantra on Salt Beach)

Dear Mr Thomas,

We are owners within Strata Plan 73905 (Mantra on Salt Beach), located directly adjacent to the proposed development at 4–8 Bells Boulevard. We are writing to express my strong concerns regarding the proposal in its current form.

While we support appropriate redevelopment of this long-derelict site, the scale, intensity and lack of enforceable protections in the application would have significant negative impacts on our property, the Mantra on Salt Beach building, and the broader Salt Village precinct.

1. Height, bulk and character impacts

The proposed increase from the established three-storey (approx. 13.6 m) limit to five storeys (21 m) represents a major departure from the planning framework that defines Salt Village's character.

Such an abrupt change in scale would:

- visually dominate surrounding buildings
- undermine the low-rise coastal village identity
- set a precedent for further height creep along the Tweed Coast.

This is not a minor variation — it is a fundamental shift in built form.

2. Noise impacts on residents and hotel guests

Both operational and construction noise will directly affect owners and guests at Mantra on Salt Beach:

- intensified retail and hospitality uses will increase deliveries, plant noise, outdoor trading and patron activity.
- construction noise and vibration will disrupt nearby residents and hotel operations, with potential impacts on bookings and guest satisfaction.

There are no enforceable protections or thresholds proposed to manage these impacts.

3. Construction dust, soiling and additional costs to owners

Given the proximity of the site to SP 73905, construction will inevitably cause:

- dust and soiling of the building facade

- increased cleaning of common areas and pools
- additional garden maintenance
- potential remedial repairs.

These are direct financial impacts on owners unless the developer is required to fund them. The application does not include any bond or mechanism to ensure reimbursement.

4. Insufficient parking and overflow into SP 73905

Mantra on Salt Beach provides one car space per unit, which is already tight.

The proposed development does not provide adequate on-site parking for its likely mix of residential, retail and hospitality uses.

This will result in:

- overflow parking into SP 73905 guest parking
- increased congestion on Gunnamatta Avenue and surrounding streets
- amenity loss and enforcement burdens for owners.

5. Risk of shifting the precinct away from tourism

The scale and mix of uses proposed risk an effective shift from the Salt Village tourism model toward permanent residential or mixed-use residential.

This would reduce visitor capacity and negatively affect local businesses and the hotel's viability.

6. Short-term letting and minimal affordable housing contribution

The proposal lacks:

- enforceable controls on short-term letting, which would intensify noise and parking pressure
- a meaningful affordable housing contribution relative to the scale of the development.

Requested conditions

Retain the three-storey height limit or require evidence-based justification demonstrating no adverse impacts or precedent risk.

Revised independent parking study with conservative rates and a requirement for the developer to provide or fund any additional parking.

Comprehensive Construction Management Plan, including:

- prohibition of dusk/night works
- vibration and noise monitoring with enforceable limits
- mandatory dust suppression
- a construction bond covering facade cleaning, garden maintenance, pool cleaning and remedial repairs to SP 73905.

Operational noise and management plan with enforceable controls on deliveries, plant noise and outdoor trading.

Legally binding restrictions preventing conversion to permanent residential use and limiting short-term letting.

Fixed completion deadline and financial security to ensure timely remediation of the derelict site.

Conclusion

For the reasons outlined above, we do not support the proposal in its current form.

The development, as submitted, poses significant and foreseeable impacts on neighbouring owners, the Mantra on Salt Beach building, and the character and tourism role of Salt Village.

We respectfully request that the application be refused unless the Department imposes the enforceable conditions and financial protections necessary to mitigate these impacts.

Yours sincerely,

Trevor and Chelse Dunne
Owner, Lot 86, Strata Plan 73905 (Mantra on Salt Beach)