


MP08_0234-Mod-3 - Bilambil Heights Concept Plan Modification 3 - Re-exhibition 14 February 2025 to 27 February 2025 - Submissions

Subm ID	Attchmnt	Name	Position	Submission
1	Yes	Peter Stanton	I object to it	THIS IS STUPIDITY There is no INFRASTRUCTURE at all to support such a STUPID DEVELOPMENT!!!!!!!!!!
2	No	Kim Van Rossum	I object to it	I live on the hill opposite the proposed land and am very concerned for the Wedge Tail Eagles that fly over this hill. There are also white chested Sea Eagles that frequent that area. Don't even get me started on the traffic issue. Cobaki road would require a major upgrade to cope with more traffic. There has been several incident where cars have collided as there are many blind corners and the road is very narrow. Where the proposed road meets Cobaki Rd is a flood area, That part of the road has been impassable at least 5 times this year alone. I am also concerned about Cobaki Creek being contaminated from the run off of all of the dwellings.
3	No	Name & address withheld	I object to it	The proposal will not only take away valuable animal habitats and rural nature of Cobaki. We are already classed as rural however this should then change accordingly if we have more dwellings allowing for better access to town water etc or compensation otherwise? It will also create issues along the already poor state of Cobaki road and the reoccurring issues of flooding with each rain event. These roads will need to be raised, repaired, repealed etc to be able to withstand the extra traffic. Then leading to the issue of the already congested Kennedy drive which also floods during most rain events. The surrounding infrastructure should be ultimately altered and worked out before any development should occur as it will be creating multiple new issues that need to be addressed and in my opinion this is where you start before adding to many existing problems.
4	No	Shelley McAllister	I object to it	Until the Kennedy Drive Traffic issue is sorted there should be no further development approvals in the vicinity - this is crucial. This proposal is just funnelling traffic down to Cobaki Road as an alternative traffic route to Scenic Drive. Developers and Planners (and the Council) need to tackle the big picture of traffic infrastructure in this particular area, not just selfishly provide a band aid solution to see their own applications approved. It is irresponsible to do so and extremely irresponsible to approve.
5	No	Zoe Moroney	I object to it	The road infrastructure on Cobaki Road and then Kennedy drive would not cope with this development. The increase in people to the area I, would then increase the amount of cars. It would also ruin the rural area that is currently here. This is too much infrastructure for this area to cope with.
6	No	Name & address withheld	I object to it	As a home owner in the local valley I strongly object to the proposed development. The development is not in the best interest of the residents and would have a negative impact on the land and what makes the area a great place to live.
7	No	Name & address withheld	I object to it	This development with reduced infrastructure is a joke. Roads flood : Kennedy Dr, CobakiRoad, piggabeen Road. Traffic on Kennedy Dr at peak time is a joke.
8	No	Name & address withheld	I object to it	I object to this amount of housing being developed without additional works to be done to support the road infrastructure in Bilambil heights. Namely, footpaths need to be installed on mcallisters road and Mariana rd for the safety of children and to make walking more accessible for everyone. With the amount of additional cars there needs to be consideration to the traffic flow at the roundabout on scenic drive / Bilambil rd. This roundabout is already

Subm ID	Attchmnt	Name	Position	Submission
				incredibly poorly planned and designed with lots of black spots - there are numerous near misses on this roundabout every week let alone not safe to cross at. Zebra crossing needs to be installed to ensure pedestrians are given right of way and to encourage drivers to slow down on approach. The current roads in and out of Bilambil heights do not support this amount of additional cars to the area with this new development.
9	No	Tammy Jones	I object to it	The amount of people this project would generate will impact the roads and the feel of community , the wildlife and would also impact zoning and how community will be affected in emergencies as the roads flood so easily and become isolated.
10	No	Name & address withheld	I object to it	<p>There is insufficient infrastructure in place to be able to cater for that many extra cars that will be utilising Scenic Drive and Kennedy Drive.</p> <p>Traffic is already terrible in the mornings and afternoons.</p> <p>Additional roads must be built as an alternative to be able to access the M1 motorway or to head into Tweed Heads.</p> <p>These roads can simply not cope with additional amount of traffic that this development will bring.</p> <p>Infrastructure first then approve the development.</p>
11	No	Name & address withheld	I object to it	<p>I object to the dense application of residential and retail outlets zoned in our rural area of Cobaki, our roads can't take the traffic it already has let alone tripling it. The roads flood and any decent rain and the inability to widen roads not only spoils the rural setting it also undermines wildlife corridors.</p> <p>Our wildlife will suffer greatly, most likely designating our kangaroo population, and echidna population along with our bird life of wedge tail eagles and black cockatoos.</p> <p>Very much against this proposal of such a densely habited area, in all for growth but 1/4 of this amount would be more mindful for both residents, roads and world life</p>
12	No	Paul Murphy	I am just providing comments	<p>My understanding is that this development will increase traffic via Cobaki Road, Piggabeen Rd and Kennedy Drive West.</p> <p>All of these roads are currently inadequate for the current volume of traffic. There are multiple points of frequent flooding on all 3 roads with water reaching levels in excess of 1 metre not infrequently. In addition Kennedy Drive West is frequently in a "gridlock" at peak times for a distance of over 2km.</p> <p>In addition all 3 roads are poorly maintained with potholes, soft edges and fallen trees and branches taking excessive time to be rectified.</p> <p>I strongly believe that no further increase in population density should be approved until there is a significant investment in, and improvement of, the road access.</p>
13	No	Billie Thompson	I object to it	I am a resident on McAllisters Road. I am concerned about the significant increase of cars on the roads. There is already congestion on Kennedy Drive and Scenic Drive. Furthermore, there are minimal to no footpaths in Bilambil Heights, making it unsafe for residents to walk to the shops/daycare centre/park etc. I would like to see the roads and

Subm ID	Attchmnt	Name	Position	Submission
				footpaths upgraded before further development. I am also very concerned that the amenity of the suburb will change. I love living in this semi-rural suburb. There is also concern for the safety of school children at Bilambil Public School. The area already gets congested at school time.
14	No	Brad Lewis	I object to it	Scenic drive and Kennedy drive do not have the capacity to support any additional traffic! This project would obviously put unreasonable demand on these roads and have a negative impact on all current and future residents of Bilambil Heights and surrounding areas. Cheers
15	No	Bonnie Hardy	I object to it	I object this.
16	No	Name & address withheld	I object to it	<p>This is absolutely  not acceptable.</p> <p>Wildlife will be endangered, traffic flow with up to an extra 4000 cars a day... possibly more as most families have children that live at home due to the skyrocketing prices.</p> <p>Our roads are not suitable for this. We live in a rural area one lane roads . Cars can't even get through Marana street as it is, due to cars parked on roadside. Imagine the noise for years and years in people's backyards and dust and dirt flying everywhere.</p> <p>There is no kerb and guttering on that street either nor a footpath.</p> <p>This is by no means able to go ahead. Disgraceful!! No respect for people that commute everyday along Bilambil Road . No respect for wildlife. There are koala's, echidnas, kangaroos, birds and many other species that live there too..</p> <p>SAVE BILAMBIL from this outrageous movement.</p>
17	No	Name & address withheld	I object to it	Kennedy Dr in & out of Bilambil & Bilambil Heights will NOT ever be adequate to take EXTRA traffic. It's already a huge bottle neck every week day morning & floods when it rains!! Ridiculous to even consider more homes with an average of 2 cars per household... Crazy!!!
18	No	Name & address withheld	I object to it	I object to this development plan.
19	No	Name & address withheld	I object to it	I object to this development plan.
20	No	Melissa Hawira	I object to it	The current infrastructure doesn't allow free flowing traffic during peak hour. Often taking 30-40 minutes to drive 6km from the Top Shop to the highway next to Kennedy Drive. The traffic on terranora road is already too loud and busy for locals, with many hoons day and night doing burnouts. Adding more cheaper properties to the mountain will add to the traffic and noise issues significantly.
21	No	Name & address withheld	I object to it	There is an immense amount of traffic currently congesting Kennedy drive daily already and our peaceful rural valley and road structure will not support this development. We have chosen to live in this community for privacy and respect our landscape and wildlife. This would ruin what we have and what our properties are worth. Divert through Bilambil through to Terranora as this would destroy everything we live for

Subm ID	Attchmnt	Name	Position	Submission
22	No	Name & address withheld	I object to it	There needs to more done to support the already existing traffic congestion let alone adding in thousands more to the roads. There is also the issue of water run off/flooding coming from this land onto our homes that has never been addressed which should come before any new infrastructure is added.
23	No	Name & address withheld	I object to it	Traffic in this area is already very congested. This would make the traffic worse for already existing residents.
24	No	Name & address withheld	I object to it	I don't want to see it any more development in Bilambil Heights a big sewer event pipe has just been put in the front of our house which I'm sure has to do with this development and I disagree with this development going ahead.
25	No	Philip Coates	I object to it	To whom it may concern, In regards to this development, I have great concerns regarding the flow of traffic that will increase in the area. Not only will it make the roads down the hill towards Tweed and Murwillumbah directions a very tedious journey, but it will cause in my opinion, traffic backlogs during peak times, that will bring traffic to a complete standstill. These roads will never be able to handle any significant increase in traffic, and will only be a frustration to all motorists concerned. Kind regards P. Coates
26	No	Bernard Killiby	I object to it	Have the roads upgraded first, Scenic and Kennedy Drive. Then I may agree with development.
27	No	Name & address withheld	I am just providing comments	I'm not obstructionist, I support new homes being built (particularly in a perpetual housing crisis, in our region). BUT, prior to commencing construction, an alternate road from the Bilambil Heights hill to the Highway, North of Kennedy Drive, is necessary. Particularly, a road that's not subject to constant tidal flooding, with a any deluge from a storm; nor to significant flooding, occasionally.
28	No	Joanne Simkus	I object to it	The roads are inefficient for traffic congestion and would bottle neck at Kennedy Drive which is already bumper to bumper in peck hours. Leave some land to nature.
29	No	Name & address withheld	I object to it	This will create traffic chaos in an area already overrun especially on McAllisters Road which is a dead end. Consider the local residents who have been here for years
30	No	Lee Murphy	I object to it	I am writing to formally object to the proposed mixed residential development at Marana Street Bilambil Heights on the grounds of environmental impact and infrastructure concerns. As a local resident/stakeholder, I am deeply concerned about the negative effects this project may have on our community, local ecosystem, and essential services. -Infrastructure Concerns Traffic Congestion is already bad enough and safety risks the proposal includes realignment of the major spine road and internal roads, yet the scale of development will significantly increase the volume of traffic in the area, putting additional strain on already congested roads. This poses a safety risk to pedestrians, cyclists, and motorists alike,

Subm ID	Attchmnt	Name	Position	Submission
				<p>especially in areas with limited road capacity.</p> <p>-Destruction of Green Space While the proposal includes an increase in open space and additional land for conservation, the scale of development still threatens to destroy vital green space that serves as a habitat for local wildlife. The loss of trees, vegetation, and natural habitats will lead to biodiversity decline, affecting birds, insects, and other species that rely on this ecosystem.</p> <p>-Increased Pollution Construction and operation of the development will result in increased air, noise, and light pollution, negatively affecting both residents and wildlife. Additionally, increased traffic congestion will contribute to higher carbon emissions, worsening air quality.</p> <p>-Flooding and Drainage Issues The development could exacerbate flooding risks due to the removal of permeable surfaces. Without proper drainage systems in place, there is a significant risk of water runoff leading to localised flooding and damage to existing properties.</p> <p>Pressure on public services and local infrastructure, including healthcare facilities, schools, and emergency services, is already stretched to capacity. The overall reduction in development yield and deletion of precincts for a private school and nursing home will further limit essential services, reducing the quality of life for existing residents.</p> <p>Utility Overload with the proposal includes the risk for Clarie Hall Dam and the time it will take to get increased water volume of the dam. The current water, sewage, and electrical systems may not be equipped to handle the increased demand from this development. Overloading these services could lead to frequent outages, water shortages, and sewage backup.</p> <p>The Roads in and out of the area are dilapidated and will remain that way during and after construction. And we all know it! Kennedy drive floods on a high tide and is down to one lane? let alone try anding some rain to that. Can you imagine another landslide with an extra 1500 homes and potential for 4500 or more cars coming up and down these roads.</p> <p>The water from this site is already flooding into my property and nothing has been done to stop it.</p>
31	No	Name & address withheld	I object to it	<p>The current infrastructure surrounding Bilambil Heights and West Tweed does not support the addition of another 1,300+ homes. Already the road into town and to the high is over congested with the current traffic travelling this road. What should take 2 mins to drive along Kennedy drive already takes 30+ mins with the current population traffic. Without the appropriate road improvements this development would be disastrous for our area and already congested commute to and from work etc.</p>

Subm ID	Attchmnt	Name	Position	Submission
32	No	Name & address withheld	I object to it	<p>My concerns about the proposed development in Bilambil Heights and its impact on the local infrastructure and environment are;</p> <p>1. Road Infrastructure & Traffic Impact:</p> <ul style="list-style-type: none"> • Marana Street: With an estimated 2 cars per family, the increase of 1300 dwellings will see up to an additional 2600 cars on the road alone (without accounting for other traffic). This is a major concern for both road capacity and safety. Road upgrades would likely be necessary, including widening and improved intersections to accommodate this influx. Traffic management, especially during peak hours and adverse weather, needs to be planned to avoid gridlocks or accidents. • Scenic Drive & Kennedy Drive: These roads already have issues with capacity, particularly in bad weather. Adding an additional 2,600 cars on top of the existing traffic will put significant strain on their stability, road surface, and drainage systems. It seems reasonable to request that developers be required to contribute to road improvements, drainage systems, and better traffic management. Additionally, integrating more public transport options could reduce some of the pressure on these roads. <p>2. Public Transport & Accessibility:</p> <ul style="list-style-type: none"> • Limited public transport: The area already has limited access to public transport, and the addition of more than 5,000 people if both developments go ahead could exacerbate the problem. There needs to be an immediate plan to either expand or create new public transport options like buses, shuttles, or even cycling lanes to reduce car dependence. Public transport will be a key factor in avoiding road congestion and improving overall quality of life. <p>3. Power Supply:</p> <ul style="list-style-type: none"> • Reliability of power: There are already power reliability issues in Bilambil Heights, the introduction of 1,300 additional dwellings would strain the electricity grid further, especially if the development doesn't account for necessary upgrades. A comprehensive energy infrastructure plan should be in place, possibly involving upgrades to local substations and powerlines, or even renewable energy options like solar, to ensure that the area's power supply can handle the increased demand. <p>4. Environmental Impact:</p> <ul style="list-style-type: none"> • Land Use Change: The construction of additional housing in Bilambil Heights and other nearby developments on McAllisters Rd and Scenic Drive will transform large portions of rural land into urban spaces, potentially affecting local ecosystems, wildlife, and water catchments. There needs to be an environmental impact assessment to understand the consequences of these changes and ensure that sustainable building practices, green spaces, and wildlife corridors are incorporated. • Waterways: Increased runoff from the development could impact local waterways, potentially leading to flooding, water contamination, and ecosystem degradation. Proper stormwater management solutions, such as retention ponds, natural filtration systems, and permeable pavements, should be considered.

Subm ID	Attchmnt	Name	Position	Submission
				<p>5. Infrastructure Strain:</p> <ul style="list-style-type: none"> • Water Supply and Sewerage: An influx of 1,300 additional homes will put pressure on the existing water supply and sewerage systems. Without proper planning, there could be shortages or contamination. Developers should be required to install infrastructure that supports the increased demand, and the council should ensure that the water supply and waste management systems are upgraded as necessary. • Waste Collection and Services: As the population grows, the strain on waste management systems, including garbage collection and recycling, will also increase. Investment in modern waste management technology or community recycling programs will be necessary to avoid future challenges. <p>6. General Public Services:</p> <ul style="list-style-type: none"> • Medical Services: With the Tweed area already having limited medical facilities, the addition of over 2600 people could worsen access to healthcare. Ideally, developers should fund or work with local health authorities to build new medical clinics or provide subsidies for transport to nearby facilities. • Community Services: There should also be a focus on building additional services like schools, parks, and community centers to ensure that residents of the new developments can enjoy a good quality of life. <p>7. Community Consultation and Planning:</p> <ul style="list-style-type: none"> • It's essential that the local community, as well as environmental groups and relevant stakeholders, are consulted during the planning process. The developers should be held accountable for contributing to the infrastructure upgrades necessary to support the increased population. • Community consultation ensures that the voices of residents are heard, and concerns like mine can be directly addressed in the development plans. <p>In summary, to support the 1,300 new dwellings (and potentially over 5,000 people across various developments), major investments in infrastructure and services are required. Developers, local authorities, and utility providers will need to create a comprehensive plan to address the increased demand for roadways, power, water, sewerage, public transport, healthcare, and other services. Environmental impact assessments and effective community consultation are essential to maintaining the area's rural charm while supporting sustainable growth. And simply, we all live up here because its not developed and over crowded. We dont want large estate developments in Bilambil Heights. We dont want another SCENIQ estate or worse the Teranorra Altitude eye sore. If it must be developed make it acreage blocks instead of being greedy and jamming 1300 in. Current local residents dont want house on top of house, this is why we all bought in the Heights in the first place. DONT RUIN IT</p>

Subm ID	Attchmnt	Name	Position	Submission
33	Yes	Robyn Hordern	I am just providing comments	<p>I have previously made a submission on environmental grounds in regard to this matter.</p> <p>I reside at 32 Marana Street. My back yard adjoins the area to be developed. 2 Tamarind fruit trees [~5-6m] grow ~3m. from my rear fence [northern aspect].</p> <p>The superb fruit dove [Ptilinopus superbus], a declared vulnerable species finds its home and nests in these 2 trees yearly.</p> <p>"It is a small colourful pigeon with rainbow plumage and purple crown. Found amongst the rainforest tree canopy in Queensland and New South Wales." [birdlife.org.au]</p> <p>Identification and protection of breeding habitat is a priority for securing this species in NSW. "Saving our Species" delivers on the NSW Government's legislative requirements under the Biodiversity Conservation Act 2016.</p> <p>It is my hope that special consideration be given to preserving their habitat so these magnificent birds will retain their crown!</p>
34	No	John Coe	I support it	I support the proposed development
35	No	Name & address withheld	I object to it	<p>The volume of cars that will be on Kennedy dr will be absolutely ridiculous and it's unable to cope with traffic now Opening up a road through Cobaki just ads more problems especially if Cobaki lakes goes ahead Cobaki Rd will also turn into a highway with people cutting through there to go through Cobaki lakes and into qld Not too mention all the flooding that occurs How are the roads meant to cope with thousands of extra cars</p>
36	No	Name & address withheld	I object to it	<p>We live on the main road leading to this proposed development, it is already dangerous for us trying to get in and out of our driveway due to the traffic/ the speed people drive at and poor visibility. The traffic on Kennedy Drive at peak times is horrendous, the road is not designed to handle the amount of traffic already in the area let alone the increased traffic that will come with all the proposed developments. There needs to be another access road out of Bilambil Heights before the proposed development goes through. With increased traffic there also needs to be more footpaths to make is safe for residents when on foot, a lot of residents are forced to walk on the road due to the uneven grass verge vehicles parked in the way. This is particularly important for children, the elderly, disabled or parents with prams.</p>
37	No	Name & address withheld	I object to it	Development proposal should be rejected as there is already a horrific traffic in the area. There is a need for a public park in the suburb, not ANOTHER property development!! 😞

Subm ID	Attchmnt	Name	Position	Submission
38	No	Name & address withheld	I object to it	<p>The main issue with this development still stands— regardless of whether the developer makes adjustments or reduces the size, the bigger concern is infrastructure..</p> <p>If they plan to use Kennedy and Scenic Drives as the main roads for both the existing residents of Bilambil Heights and the thousands of new homes, that's just not realistic. Anyone who sees the traffic during peak hours knows these roads are already struggling.</p> <p>Unless there's a clear plan to address this—realistically, that would mean building a new road—there's no way this modification should be approved. The proposed changes don't actually solve the core issue: where will all these cars go during peak hours?</p> <p>For that reason, I'm definitely voting no on this modification.</p>

Subm ID	Attchmnt	Name	Position	Submission
39	No	Joanne Williams	I object to it	<p>[Your Name]</p> <p>Dear General Manager,</p> <p>I am writing to formally object to the proposed development listed above due to significant concerns regarding its impact on traffic congestion and the local environment.</p> <p>One of my primary concerns is the anticipated increase in traffic on both Scenic Drive and Kennedy Drive. These roads are already heavily utilised, and additional development will only exacerbate congestion issues, leading to longer travel times, increased safety risks, and potential strain on local infrastructure. The increased vehicle flow may also contribute to additional noise, further affecting the quality life for residents in the area.</p> <p>Additionally, this development poses a substantial threat to the natural amenity and ecological balance of the region. The proposed site is home to a variety of native flora and fauna, and any large-scale construction could lead to habitat destruction, loss of biodiversity, and a negative impact on the overall environment. The aesthetic value of the area, which attracts both residents and visitors due to its natural beauty, would be significantly diminished.</p> <p>I urge the Council to take these concerns into serious consideration and conduct a thorough impact assessment before proceeding with any approvals. Sustainable development should prioritise the well-being of the community and the preservation of our natural environment.</p> <p>Thank you for your time and consideration. I look forward to your response and trust that the Council will make a decision that best serves the interests of both residents and the local ecosystem.</p> <p>Yours sincerely, Joanne Williams</p>
40	No	Veronica Russell	I object to it	I do not support this, as traffic down Kennedy Rd and Sceneic Drive will be a nightmare for all residents. Please find destroy our home.
41	No	Name & address withheld	I object to it	I don't want this to happen, as a resident of bilambil heights I like the vibe we have now and don't want scenic drive to become busier let alone the oyster track or the bilambil primary school to become busier. We bought here for the life style.
42	No	Tim McLaren	I am just providing comments	The traffic on weekdays at rush hour is already a huge problem. We need another alternative before any new estates start.

Subm ID	Attchmnt	Name	Position	Submission
43	No	Name & address withheld	I object to it	<p>There is not enough infrastructure to support this development.</p> <p>Cobaki Road is not maintained to support residents now. How is TSC going to maintain the roads with the additional traffic on Kennedy Dr and Cobaki road.</p> <p>Not forgetting the tidal flooding on Piggabeen Road.</p> <p>No to this development.</p>
44	No	Roma Calabro	I object to it	<p>The modification would weaken the community.</p>
45	No	Name & address withheld	I object to it	<p>This is a significant amount of residential land which unfortunately can't be supported by our current road system which is already congested from residents in Bilambil Heights and surrounding suburbs.</p> <p>Tweed Shire Council have appauling funding and resources to maintain our current country roads which are constantly in need of repair from heavy traffic and water trucks.</p> <p>There were two significant landslides to scenic drive in the 2022 floods which resulted in all traffic being diverted to Bilambil Road which can hardly support traffic from Bilambil alone. The works carried out to the landslides took months for them to repair.</p> <p>If there is a proposal for additional roads it would need to factor in that 1300 new residents (or double/triple this amount depending on how many members were in that household and commute) would be unlikely to use the new road system if they needed to head south to areas like Murwillumbah (a popular commercial suburb), West Tweed or Coolangatta (also highly popular areas), they would be using our existing roads which would definitely not support this heavy traffic.</p> <p>We have a high demographic of young families in Bilambil Heights and very outdated structures like a lack of footpaths, so with heavy traffic in this semi-rural area, it is a cause for concern with young children only being able to walk on the road.</p> <p>Our village has a small primary school which I'm guessing would need to be expanded significantly to support these new residents due to school zoning policies and in its current state, I don't see how that would be possible.</p> <p>We live in Snowgum Drive off Marana Street so traffic would heavily increase in our area, again, without safe access for pedestrians. It is very concerning as a mother of two very young children.</p>

Subm ID	Attchmnt	Name	Position	Submission
46	No	Name & address withheld	I object to it	<p>I hereby state that I object to this proposal. I declare that I have NOT made any political donations in the last two years. I acknowledge that I accept the department's disclaimer and declaration.</p> <p>To whom it may concern,</p> <p>The reasons I give in objection to this proposal are as such: The infrastructure in order to support a development of this magnitude are not only inadequate but non-existent. I am referring to the access and egress (roads) to Bilambil Heights from the surrounding areas and interstate. Every morning the length of cars along Kennedy Drive gets longer and longer. Scenic Drive, as far as I'm concerned, even with the upgrades, is still a black spot of a road. One bad weather system is all it takes to cut us all off from town as we found out a few years back. I objected strongly to a 40 lot development going in near the Terranora Lakes Country Club a while back. 1600 Lots?! Inconceivable. Having lived on the hill for 30 years I have heard all kinds of plans such as a bridge to South Tweed through Lakes Drive (Knocked back) and another road connecting Pigabeen through to McCallisters Road. Even if supposed roads were built it still does not alleviate the congestion on Kennedy Drive with more and more people living up here and working in Queensland post Covid. Will there be roads built to Bilambil Heights directly from Queensland? That 40 lot development is now on the back burner and the land for sale. Again. Why is this? Seems to me the actual development costs are not worth it to the landowner. The new Tweed Heads Hospital, from what I've heard is at full capacity most of the time. I had a work colleague go in for an appendix removal and never saw a bed because they were so full. I state once again, I strongly object to this proposal on the grounds of lack of infrastructure. With all due respect it made me laugh the "calculations" the council came back with regarding the 40 lot plan as far as the number of "trips" per household coming in under some arbitrary number so as to be approved. Take a look at Kennedy Drive every morning. It's past capacity and an absolute joke.</p> <p>yours sincerely,</p>
47	No	Name & address withheld	I object to it	<p>Keep Bilambil as is. But if it proceeds - less housing and more green space/please bring something worthwhile to the area. Cafe/restaurant/grocery store. Please NO multi storey buildings. And please upgrade the roads, Kennedy Drive is a nightmare as it is without more cars on our streets.</p>
48	Yes	Hugo Marks	I am just providing comments	<p>Refer to the attached document.</p>

Subm ID	Attchmnt	Name	Position	Submission
49	No	Tamika Ebsworth	I object to it	<p>I object to this development. There's enough space around to bring housing in without destroying a beautiful family friendly suburb. It will only bring more traffic to Kennedy drive that is already backed up to panorama plaza. along with completely changing an area and destroying wildlife that lives peacefully in the area.</p> <p>This is a disgrace</p>
50	Yes	Joel Flanagan	I object to it	<p>This photo, taken on February 20th at 8:20 AM, highlights the significant traffic congestion already impacting locals attempting to travel from Scenic Drive onto Kennedy Drive and then onto the motorway. During peak hours, the drive from Marana Street to the motorway on-ramp takes an average of 25 minutes, compared to just 7 minutes during off-peak times.</p> <p>While I fully support providing care for the elderly and addressing the housing shortage through new developments, increasing the number of residents in Bilambil without implementing viable infrastructure solutions will only worsen the existing traffic issues. Kennedy Drive is a basic two-lane road, with some sections reducing to a single lane, and cannot accommodate a significant increase in traffic volume without substantial upgrades.</p> <p>New infrastructure must be in place before additional housing is introduced in Bilambil to ensure residents can commute efficiently and safely. Thank you.</p>
51	No	Name & address withheld	I object to it	<p>The reason I object to it is both roads out of this concept plan are at capacity now. The traffic on Kennedy drive is horrendous in the morning and afternoon now without adding more cars to the mix. Cobaki Rd is full of potholes and has salt water over it on king tides or if there has been any rain. Not to mention the flooding that occurred on the corner of Robinsons Rd and Cobaki Rd. A retraining wall isn't going to help this. I don't understand how both of these entries and exits can be approved.</p>
52	No	Rikki Bowden	I object to it	<p>If this goes ahead the increase in traffic will be dreadful. Scenic Drive and Kennedy Drive are local roads that are not built for the volume they already have. Peak times already have traffic backing up and a new road needs to be built. There needs to be alternative roads built to access the M 1 motorway both north and Southbound.</p> <p>Scenic drive is already dangerous, with no footpath school kids getting on and off buses are forced to walk on the roadway on blind corners and it is an accident waiting to happen. With more traffic it will only get worse. You need to invest in alternative roadway if you want more development.</p>

Subm ID	Attchmnt	Name	Position	Submission
53	Yes	Shane Taylor	I object to it	<p>Hi team,</p> <p>Please kindly find attached my objection to the amended Collector Road placement under Modification 3.</p> <p>This objection is signed and supported by 7 residents around Norvill Lane, Cobaki.</p> <p>We are requesting that the Spine/Collector Road is not allowed to proceed in the location of Modification 3, and that the original road placement from the 2010 approval is upheld.</p> <p>Thanks and kind regards, Shane 0414 819 288 4 Norvill Lane, Cobaki</p>
54	No	Name & address withheld	I am just providing comments	<p>I agree more housing needs to become available in the area, however, our current road infrastructure does not support the amount of cars that currently use the roads in and around Bilambil Heights. There are already multiple developments underway in the area and no movement on creating other ways in and out of Bilambil Heights. Kennedy Drive not only floods frequently, it also cannot manage the sheer amount of cars on the morning run. It took me 30 minutes on Friday morning to get from the bridge at Gollan drive to the highway. Absolutely ridiculous. This needs to change BEFORE more developments are approved.</p>

Subm ID	Attchmnt	Name	Position	Submission
55	No	Sandra Flannery	I am just providing comments	<p>My farm has a boundary with the proposed development (DP 877662 and DP 814299) where cattle are grazed.</p> <p>I had hoped that this development would have a strong community aspect or at least add to the community of Bilambil Heights. However, the deletion of a school, nursing home, reduced areas for retirement living and village area indicate as many houses as possible. There doesn't appear to be any facilities such as basketball courts, skate parks, playgrounds, etc</p> <p>I am concerned, as a regular driver on Scenic Drive and Kennedy Drive, about the impact of more traffic on already very busy roads, especially at peak times. How many stages before the Spine Road is built to Cobaki Road? Cobaki Road links to the proposed Cobaki Parkway to Cobaki Lakes which will not be built for the foreseeable future. I assume that all traffic will have to use Marana Street, Scenic Drive then Kennedy Drive which is very congested already.</p> <p>I note that "rural activities appear limited to grazing" - I have had no contact at all regarding our farm activities for example to discuss secure fencing, weed spraying. Fences need to be properly considered as there has been a problem with motorbike riders cutting the fences to gain access to the land, potentially letting cattle move into a residential area.</p> <p>On the Eastern boundary with Rise, I have an easement appurtenant to my deed of ownership benefitting my land. The easement extends onto DP867486 & DP555026 owned by the Rise development.</p> <p>I have brought this to the attention of Michael Geale - he said his planners have houses and roads in that area already. It is important to resolve this matter as the easement is part of my deed of ownership. The developer should not be able to go ahead and ignore it.</p> <p>I think there should be wider community input into a development of this size, it will have wide impacts on our community especially in regards to traffic.</p> <p>Thank you for the opportunity to comment. Sincerely Sandra Flannery</p>
56	No	Name & address withheld	I object to it	<p>My concern relates to the continual increase in population at Bilambil Heights and what consultation has taken place between Tweed Council and the Education Dept. to ensure land is available into the future for education and other recreation purposes. It seems the Bilambil Public School has been the solution for accommodating all residential expansion in the district, though very few of the students actually come from Bilambil. The school will not have the capacity to deal with this or other nearby substantial subdivisions. I note that the original plan did provide space for schooling and aged care, but the most recent version deleted this. I am aware that there is an emphasis on housing</p>

Subm ID	Attchmnt	Name	Position	Submission
				accommodation but surely other infrastructure cannot be ignored. I would appreciate your intervention to create a more balanced development, that caters better for the general needs of the community.
57	No	Name & address withheld	I object to it	<p>Whilst I am not opposed to development per se, I am STRONGLY opposed to any development of the area, that doesn't include upgrade of the main access roads in Stage 1. Living on the corner of McAllisters Rd and Mt View Esp, truck noise will be hell during the construction period, with the existing roads</p> <p>Kennedy Drive and Scenic Drive are already horrendous at peak times, and adding another 1300 homes will further exacerbate that. It seems critical roadworks are not scheduled until Stage 7, by which time there will be some pathetic excuse why it won't be done. This is unacceptable, especially if Scenic Dr gets washed away again!</p> <p>DO THE ROADS FIRST</p> <p>It is noted, with disappointment, that several desirable features from the original proposal have been dropped/reduced in the latest amendment, ie less commercial and retail. These were the bits that were attractive to existing residents. If there are to be significantly more houses/residents, we need a commensurate increase in services and amenities.</p> <p>As for block sizes, I totally cringed at the idea of 300sq m blocks. Nothing less than 500sq m should be allowed.</p>
58	Yes	Andrew Wilson	I object to it	Please see attached file.
59	No	Name & address withheld	I am just providing comments	The main road into Tweed heads. Kennedy Drive is already way beyond capacity. I see no road upgrades with another Access direct to the M1 to allow for the extra 2000to 3000 extra vehicles that will come with these homes. Also also I have not seen any plans in regards to the flood implications of the pig bean Conbraco area as these are mountain regions that have a massive volume of water passed through them in severe storms. Some of the areas shown on the map currently get covered with a large volume of water during these events. The only road out of our valley gets covered with water in King tide events. I am very concerned with the flood implications of this proposal.
60	No	Name & address withheld	I object to it	<p>This area is flood zone - changes to land will create negative impact to other residents</p> <p>We do NOT have sufficient road infrastructure currently as it is on Kennedy drive , higher demand of traffic will have dire consequences</p>
61	Yes	Ian & Katherine Main	I object to it	Please see uploaded submission.
62	Yes	Name & address withheld	I object to it	[Refer to attached file]

Subm ID	Attchmnt	Name	Position	Submission
63	No	Name & address withheld	I object to it	<p>I am writing to formally object to the proposed further development and associated road construction at Bilambil Heights, which both extend into Cobaki Valley and highly impact Cobaki Road, Cobaki. As a resident directly affected by this proposal, I along with many others in the community, have serious concerns regarding the feasibility, safety and long term consequences of this project. (Including the already approved pre sections)</p> <p>The primary reasons for my objections are as follows, not only does this back onto neighbours larger acreaged properties and their privacy, but also the proposal road from Biliambil Heights into Cobaki Valley will Connect to Cobaki Road in which is already struggling with current traffic and vehicle levels. Cobaki Road is extremely narrow, particularly in sections near the rivers and vehicles including Qld's Kinetic bus public services, trucks, farming trucks and local traffic often need to stop to let larger vehicles, pass.</p> <p>The road has never been structurally designed to handle the increase of residence this valley and piggabean have already increased to and already dangerous in its current state. The addition of a further development directing traffic down into this valley will further escalate these risks.</p> <p>The Tweed Council seems to already struggle to maintain this road adequately, and its deterioration is ongoing and repairs.</p> <p>Flood Risks / High Tide Salt Water Flooding</p> <p>The valley road frequently floods, even after a morning down pour. (* photo from last week uploaded at Robinsons Road) It floods in multiple locations on Cobaki Road and including Corner of Robinsons Road and Cobaki Road the out to Kennedy Drive where it also floods to get to town and Motorway.</p> <p>In multiple areas from the Corner of Robinsons Road and Cobaki road extreme flooding can leave residents unable to enter or exit the area for extended periods of times as this is a one way road in and one way road out.</p> <p>In particular also near the retirement village on Cobaki Road the road also floods with Salt Water not only with small amount of rain but with a high tide of Salt Water (how ridiculous) a majority of us already have salt water damage to our vehicles .</p> <p>With climate patterns leading to more frequent and unpredictable rainfall events these conditions will only worsen.</p> <p>This development will impose on large acreage properties in Cobaki Valley significantly altering the rural character of the area, and peace it brings to those who bought her for that purpose. Increased traffic, danger, with this new proposal of further infrastructure WILL change and disrupt this peaceful, spacious, natural habitat and environment that current residence rely on.</p>
64	Yes	Name & address withheld	I object to it	<p>I have major concerns about water runoff and drainage with this project. I live on McAllister's Rd and since the golf course shut and the pine tree buffer zone was cut down my property gets inundated with water in heavy rains. I would hope that enough thought has been put into this aspect of the project as I have witnessed on other subdivisions that</p>

Subm ID	Attchmnt	Name	Position	Submission
				this has not been the case. I also hope that a buffer zone is implemented and maintained. Corners should not be cut with this problem. Thank you
65	Yes	Name & address withheld	I object to it	please see attached document.
66	No	Name & address withheld	I object to it	<p>I thought the Original Concept Plan was acceptable bar for the constraints of access to the site but Modificaton 3 has significant omissions.</p> <p>* Access is limited through Marana Street. There is already significant congestion on Gollan and Kennedy Drives during peak hour and the "spine" road to Cobaki Lakes would not alleviate this. What long-term traffic management is there?</p> <p>* There is now a tabled reduction of the village precinct area. An area such as this is vital to the inclusivity of any development.</p> <p>* There is now no plan for the construction of schools, either private or public.</p> <p>* The provision for retirement living is now reduced and the provision for a nursing home has been deleted.</p> <p>* A detailed Environmental Impact study is required with reference to wildlife corridors and Bushfire management planning.</p> <p>* No provision for social housing.</p> <p>As the current proposal stands I cannot support it. The devil is in the detail and not enough has been provided. The Tweed Shire is renowned for its sense of community and sadly, I do not believe that this proposal offers anything to support this attribute.</p>
67	No	Name & address withheld	I object to it	We already have terrible roads that if they don't improve as we speak could cause more damage to cars and other infrastructure. Now trying to add 1300 other residential dwellings would cause, even more pain to an over congested road way.
68	Yes	Name & address withheld	I object to it	I object to this project and the modifications.
69	Yes	Nick Mainey	I object to it	Please see attached document

Subm ID	Attchmnt	Name	Position	Submission
70	Yes	Adrienne Slater	I object to it	<p>SUBMISSION</p> <p>Bilambil Heights Concept Plan Modification 3 (MP08_0234 MOD 3)</p> <p>Please note that we object to the application to modify the concept approval for the Bilambil Heights Concept Plan (MP08_0234), submitted by Terranora Group Management Pty Ltd for the following reasons:</p> <ul style="list-style-type: none"> • The road in and out of Cobaki (Piggabeen Road and further on, Cobaki Road,) is substandard. It has dozens of serious potholes and the road becomes cut off every time we have heavy rain. Residents have been lobbying to have this road resurfaced for years. The road will certainly not support the addition of more than 3,000 new vehicles. • Our valley is a rural one. Mass new housing development will seriously impact the environment, both physically, environmentally and socially. Air pollution will increase dramatically, as will sound and water pollution. Cobaki Creek and the Cobaki Broadwater will not handle additional small boating craft, or dozens more individuals wanting a day out fishing. Littering and rubbish is already a problem here and this would be hugely increased should this development go ahead. • Because this area has only the one road enabling both any entrance or exit to the area and because this road is often cut off due to localised flooding, there is a very real risk of loss of life, in the case of emergencies and natural disasters. The addition of thousands of more homes will make this situation dire. • Masses of new “low density “ houses will do nothing to alleviate the present rental and homelessness crisis. These homes will be far out of the reach of most people and will only enable those already with means. • There is no public transport servicing the Cobaki area so access is seriously limited to private vehicular use only. <p>Signed Peter Slack & Adrienne Slater 14 Camphor Laurel Road Cobaki</p>
71	No	Name & address withheld	I object to it	<p>One concern I have is the roads that will feed in and out of this housing development. Both Cobaki Rd and Marana Rd all feed onto Kennedy Drive that is at capacity now. Especially in peak times. Where traffic is at a stand still most mornings. Adding more cars to this mix is going to make the drive to work and home horrendous. Kennedy Drive and Piggabeen road both flood when we have rain events. Cobaki Rd feeds into Piggabeen road that has salt water over the road on King tides. This is our only access in and out of the two valleys.</p>

Subm ID	Attchmnt	Name	Position	Submission
72	Yes	Simone Jerrard	I object to it	<p>We strongly decline this development going forward unless it can be agreed & modified to clearly outline that there will be a minimum of a 15m conservative land easement along the rear of all current existing properties on McAllisters Rd which leaves any existing trees & vegetation in that 15m to be completely undisturbed.</p> <p>This reason being from both from a privacy perspective and also a wild life perspective. This conservative land will also act as a noise/dust barrier during the construction process.</p> <p>Please see proposed 15m conservative land easement attached in uploaded files.</p> <p>Many thanks in advance</p>
73	Yes	Darren Jerrard	I object to it	<p>I Darren firmly decline this development going forward unless it can be agreed that the development plans are modified to clearly outline that there will be a minimum of a 15m conservative land easement along the rear of all current existing properties on McAllisters Rd, which leaves any existing trees & vegetation in that 15m to remain completely undisturbed.</p> <p>This reason comes from both a privacy perspective as well as a wild life perspective. This conservative land will also act as a noise/dust barrier during the construction process.</p> <p>Please see in uploaded files a proposed 15m conservative land easement attached in uploaded files.</p> <p>Many thanks</p>
74	Yes	Name & address withheld	I object to it	<p>I strongly decline the proposed development going forward unless the plans are modified to include a minimum 15-meter conservative land easement along the rear of all existing properties on McAllisters Road. This easement must leave any existing trees and vegetation within that 15-meter zone completely undisturbed.</p> <p>This request is based on both privacy and wildlife considerations. Additionally, this conservative land will serve as a noise and dust barrier during the construction process.</p> <p>Attached, please find a proposed 15-meter conservative land easement for reference.</p> <p>Many thanks,</p>

Subm ID	Attchmnt	Name	Position	Submission
75	No	Name & address withheld	I object to it	<p>Dear Council Members,</p> <p>I write to formally object to the proposed MP08_0234 MOD 3 development on behalf of myself and family, supporting numerous other property owners along Cobaki Road.</p> <p>While we acknowledge the necessity of responsible development, we strongly believe that the current proposal, particularly the residential dwellings on the ridge and the use of Cobaki Road as an access route, will have a significant negative impact on our rural community and environment. We urge the Council to carefully review and significantly amend the proposal to address these critical concerns.</p> <p>Preservation of the Rural Environment -</p> <p>Cobaki Road and its surrounding properties are essential to maintaining the rural character and ecological balance of the Tweed area. The proposed development will disrupt these open spaces, leading to:</p> <ul style="list-style-type: none"> • Loss of biodiversity: The area is home to diverse flora and fauna that will be threatened by increased human activity, habitat destruction, noise and vehicle pollution, and light pollution. • Compromised scenic landscape: The ridge, which currently provides an unspoiled natural backdrop, will be visually dominated by residential dwellings, disrupting the rural aesthetic. • Devaluation of surrounding properties: The introduction of dense residential development in an area characterised by rural open space will reduce property values for existing homeowners who purchased their land for its natural beauty and tranquility. <p>Impact on Residents' Quality of Life -</p> <p>Many residents along Cobaki Road have deliberately chosen to live in this rural setting, valuing its peace, natural beauty, and self-sufficiency. This development threatens that way of life by:</p> <ul style="list-style-type: none"> • Increasing noise pollution: Construction activities and future residential traffic will generate excessive noise, negatively impacting the well-being of current residents. • Increased traffic congestion: Cobaki Road is a narrow rural road not designed to handle high volumes of traffic. The additional strain will pose safety risks and reduce accessibility for existing property owners and degrade the rural road at an accelerated rate. <p>Light pollution: The encroachment of urban lighting will diminish the natural nightscape, affecting wildlife and the overall rural experience.</p> <ul style="list-style-type: none"> • Negative impact on visual amenity: The unique rural environment, which is becoming increasingly rare within the Tweed Shire, will be significantly altered by high-density residential development on the ridge, replacing open landscapes with an urbanised skyline. <p>Inappropriate Use of Cobaki Road as an Access Route -</p> <p>Cobaki Road serves as the only access point for its property owners. Using it as a construction and residential access road for this development will:</p>

Subm ID	Attchmnt	Name	Position	Submission
				<ul style="list-style-type: none"> • Disrupt daily life: Residents will have no alternative but to endure increased traffic, road degradation, and safety concerns. • Jeopardize road safety: The road is not equipped to handle the volume and weight of construction vehicles, ultimately leading to hazardous conditions. • Set a precedent for further urban encroachment: Approving this access route and development may open the door for further developments that erode the rural nature of the area. <p>Concerns Over Ratepayer Equity - We value our ability to manage our own water supply and sewage and waste water systems, paying rates accordingly for these services. The proposed development's reliance on increased infrastructure could shift financial burdens onto existing ratepayers. Any modification to the development must ensure that rural residents are not disproportionately affected by additional costs or infrastructure changes.</p> <p>Future Implications and Precedent for Rural Land Subdivision - Allowing the development to proceed in its current form risks setting a dangerous precedent that could encourage future subdivision and urban encroachment into other rural areas of the Tweed Shire. This would further diminish the unique rural environment and erode the very character that makes this area special. Protecting Cobaki Road and its surrounding landscape from inappropriate development is essential to preserving the identity of the region.</p> <p>Request for Modification - Rather than outright rejecting development in the area, we strongly advocate for modifications that will:</p> <ol style="list-style-type: none"> 1. Remove residential dwellings from the ridge to preserve the rural character and environmental integrity of Cobaki Road and its residents. 1. Eliminate Cobaki Road as an access point to prevent disruption and ensure the safety of existing residents. 2. Implement stricter environmental protections to safeguard local biodiversity and open spaces. 3. Prevent further excessive subdivision of rural land to ensure that this unique environment is protected from excessive development pressures in the future. <p>While Bilambil Heights residents may support the proposal due to potential commercial and retail benefits, those of us in the Cobaki Road area stand to lose the very essence of why we chose to live in this environment. We urge the Council to recognise the significant adverse effects this development will have on our community and to amend the proposal accordingly.</p> <p>Thank you for your time and consideration. We appreciate the opportunity to voice our concerns and hope for a development plan that respects the unique rural landscape of Cobaki.</p>
76	Yes	Fraser Gassman	I object to it	Please refer to attached letter of objection

Subm ID	Attchmnt	Name	Position	Submission
77	Yes	Jacinta and Ron Smith	I object to it	Submission of objection to modifications from neighbouring property uploaded above.
78	No	Name & address withheld	I object to it	<p>Roads in and out of Bilambil Heights are COMPLETELY INSUFFICIENT for a project of this size. We already experience regular delays and backups on the only small road leading directly towards the coast (i.e. Kennedy Drive) whenever there is clearing of trees and brush along the road, flooding (not as regular but definitely a problem), and at peak hour. The only other road down from Bilambil Heights (also not wide and subject to delays from falling boulders/trees/flooding) is a long detour for many of the residents here. To even consider starting such a large residential project BEFORE providing and improving the major spine roads and creating additional major access roads up to Bilambil Heights seems to be a complete folly. I cannot believe that this step has been given Phase 7 status. My only conclusion can be that NONE OF THE BUREAUCRATS MAKING THESE DECISIONS LIVE HERE IN BILAMBIL HEIGHTS!</p> <p>Please, Tweed Shire Council, do not sell us out to the highest bidder and ignore the reality of our traffic and roads situation. Please make the improvement of the existing roads (major would be a hefty exaggeration of their capacity) and the addition of at least one new major spine road (entry/exit) Phase 1. In other words, BEFORE ANY development is allowed to be undertaken.</p>
79	Yes	Name & address withheld	I object to it	Attached is my submission for objection to this development Modification.
80	No	Name & address withheld	I object to it	<p>Concerns with water run off due to high density living. The lower areas of cobaki and piggabean are already effected with water issues which The council don't seem to want to address.</p> <p>And these issue are progressively getting worse due to on going development at Bilambil Heights.</p> <p>Traffic congestion which tweed and Bilambil Heights do not have the infrastructure for</p>
81	No	Dale Hayes	I object to it	<p>I strongly object to this development as it not only shares a boundary with me and will impact on my property but it will impact on my peace of mind, property value and basically make my house unliveable. The traffic it will bring will be enormous and far too much for our roads to handle. There is a good reason that no developments have gone forward here in recent years and just because certain councillors are in cahoots with greedy property developers does not give any good reason to go ahead. It will not benefit anyone in the district at all. This claim that it will assist with the "housing crisis" is just laughable. These houses will be owned by wealthy property investors from Sydney and Melbourne and rented out at unaffordable rates or Air BnB'd none of which help with the local housing situation. I can not see how the roads including cobaki rd, scenic drive and Kennedy drive can possibly handle any more traffic. 1400 houses will bring in excess of another 4000 cars into the equation not to mention the sewage runoff, where will it go? Downhill into our precious wetlands? Where will the water supply come from ? Give us a break! Havnt you taken enough?</p> <p>Regards Dale Hayes</p>

Subm ID	Attchmnt	Name	Position	Submission
82	Yes	Name & address withheld	I object to it	Please see attachment
83	No	Name & address withheld	I object to it	I am objecting to this application as Bilambil Heights does not have any infrastructure to support this and any other future housing projects. The traffic on Scenic Road leading down through to Kennedy Drive is already over stretched with the number of vehicles on a daily basis. The traffic noise has increased to unbearable levels on Scenic Drive over the past few years. Most vehicles ignore the 50kph speed limits in both directions.
84	Yes	Chris Moroney	I object to it	<p>Good evening team,</p> <p>Please find attached a copy of our objection to the new proposed Collector Road placement on this development.</p> <p>Warm regards, Chris & Zoe</p>
85	No	Robert Anthony	I object to it	<p>The proposed residential development at Bilambil Heights will have an access road coming down to Cobaki Road according to the plans. Cobaki Road is a rural road servicing a dead-end valley. Having lived in the Cobaki Valley for the past 24 years, I have witnessed the steady growth of traffic generated by people moving to rural properties in the valley.</p> <p>Urban developments will lack adequate transport connections.</p> <p>Cobaki Road connects with Piggabeen Road approx 2.5km from where the proposed access road comes from the residential development at Bilambil Heights.</p> <p>Cobaki and Piggabeen Roads are prone to flooding and also is a "victim of high tides".</p> <p>Traffic is frequently reduced to one lane, resulting in lengthy delays. In time of flood, small vehicles and non 4WDs cannot access Piggabeen Road to get into Tweed Heads via Kennedy Drive because they cannot pass through the low-level road near Banksia Waters. This location is so often prone to flooding that the Tweed Shire Council has installed a flood monitoring camera to assist residents in both the Piggabeen and Cobaki Valleys in knowing in advance that this road is flooded.</p> <p>The access road from Bilambil Heights to Cobaki Road is also inaccessible in times of flood because the road at the intersection and Robinsons Road floods and the small bridge goes underwater by at least a metre. Residents in Cobaki are often stuck in times like this.</p> <p>You are placing increasing strain on a small rural road which is not designed to take large volumes of traffic. The problem is compounded with an additional 1600 homes and residents trying to use Kennedy Drive, the main access into Tweed Heads from West Tweed which is at capacity now. A morning trip into Tweed Heads from Cobaki, - a distance of 11km, can take up to an hour in the morning peak time in the current situation. Adding more traffic will create even more bottlenecks on Kennedy Drive, Gollan Drive and Scenic Drive.</p> <p>This plan is flawed because there is an acute lack of understanding of the current transport situation. We don't have any public transport which is reliable and frequent enough to reduce reliance on cars.</p> <p>Adding extra residences to overloaded arterial and rural roads lacks foresight. I strongly object to any such proposal.</p>

Subm ID	Attchmnt	Name	Position	Submission
86	No	Name & address withheld	I object to it	My concern is the roads are already struggling to flow through during the work hours, adding 1300 houses will not help this. With every house hold having at least 2 or more extra cars.
87	No	Tristan Wicks	I object to it	<p>In regards to the expansion of the estate estimated to bring an additonal 1300 homes, I believe the expansion and addition of these homes it will cause problems for the current and future residents. The current traffic on Kennedy drive in the rush hour period consitantly backs up from the roundabout to the freckles daycare, which is just over 1 km from the roundabout. This roundabout is 1 of the 2 ways in which you can get to Coolngatta and Tweed Heads from the highway, if you were to take the tugun exit for coolangatta you would exit on the western end of Kirra/Coolangatta, this roundabout takes you into Tweed heads and the eastern side of Coolangatta (you can also get to Kirra if you take Ducat Street). This road and roundabout is constanly busy, adding an additonal 1300 homes in which Australia has an estimated 1.8 cars per house (Australian Bureau of Statistics - https://www.abs.gov.au/statistics/industry/tourism-and-transport/transport-census/latest-release#:~:text=Articles-,Key%20statistics,having%20two%20or%20more%20vehicles.) Would add an approximate 2300 cars to the traffic through this area, even in half of those cars are used through the rush hour traffic you are increasing the number of cars passing through by 1150 to an already busy road.</p> <p>Seperate to this issue, Kennedy drive has a history of flooding when the tide rises and/or when it rains continuously. If this occurs enough times in a year, the undersides of the residents cars may be affected by the salt water from the river, which isn't to suggest the current residents don't have damage from the salt water but you will be exposing the new residents to this risk also. The road that winds around the hills leading to the estate have also collapsed in recent years from a landslide due to the rain puts the road at risk, it was closed for months while they rebuilt the road which caused the residents to take 1 of 2 detours which 15km to get into Banora or 20km to get to the M1 entrance from Murwillumbah.</p> <p>Lastly, the Tweed area does not have much in the way of facilities, it has multiple retirement living facilities and over 50s areas through tbe shire but not much for younger individuals or specialists. The closest university is Southern Cross University, but after that the closest north would be Bond or Griffith Universith, the closest south is near Grafton/Coffs Harbour. We have little to no specialists with majority residing on the goldcoast and there are few activities for younger individuals, most go to Coolangatta for things like bowling or timezone, there is 1 movie theatre which is located in Tweed city.</p> <p>The Tweed Shire Council would have more insight into their reasoning behind their decision which should also be taken into account. I believe they would have done their due diligence in making an informed decision with the best intentions of the Tweed Shire in mind.</p>

Subm ID	Attchmnt	Name	Position	Submission
88	No	Paul Vergotis, Piper Alderman obo Roma Calabro	I object to it	<p>We are solicitors for Ms Roma Calabro who owns land known as No. 209 Cobaki Road, Cobaki (Calabro land). The Calabro land immediately adjoins land known as 'The Rise' located on Conmurra Ave, Marana Street & McAllisters Road, Bilambil Heights (Concept Plan land). In particular, the Calabro land abuts Lot 2, DP 867486 within the area of the Concept Plan land.</p> <p>We have been provided with a detailed report and submission from Tweed Shire Council (Council) setting out its objection to the latest modification of the Major Projects Concept Approval being known as 'MOD 3'. In the first instance we endorse the comments in both the detailed report and the written submission which the Council has made to the Department in response to 'MOD 3'.</p> <p>The RPS Report</p> <p>The RPS modification report (RPS Report) outlines the proposed changes to the Elysian project's Concept Plan. It argues that these modifications should be approved (rather than the developer being required to submit a new DA) because the modifications maintain the original planning outcomes while refining the land use and development scale.</p> <p>1. Is MOD 3 'substantially the same development'?</p> <p>A modification application allows adjustments to an approved concept plan, provided the changes remain 'substantially the same' under section 3BA(5) (c) of Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 (Regulation). Whilst this process offers flexibility, it can also allow major changes to proceed with less scrutiny. Notably, the relevant test under the Regulation is expressed in the following terms:</p> <p>(5) A concept plan may continue to be modified under section 75W pursuant to a request lodged on or after the cut-off date (whether or not the project is or has ceased to be a transitional Part 3A project), but only if the Minister is satisfied that—</p> <p>(a) the proposed modification is to correct a minor error, misdescription or miscalculation, or</p> <p>(b) the proposed modification is of minimal environmental impact, or</p> <p>(c) the project to which the concept plan as modified relates is substantially the same as the project to which the concept plan currently relates (including any modifications previously made under section 75W).(our emphasis)</p> <p>The RPS report asserts the modifications meet this threshold by:</p> <p>§ Consolidating and refining land use zones.</p> <p>§ Shifting to low-density detached housing.</p> <p>§ Reducing the village centre footprint.</p> <p>§ Removing the private school and nursing home precincts.</p> <p>§ Lowering dwelling count from 1,604 to ~1,300 while expanding conservation areas.</p> <p>MOD 3 must, as a jurisdictional threshold, clearly demonstrate that the modifications are 'substantially the same' in the context of planning outcomes. Relevantly, the modification results in a 1.72-hectare increase in the development</p>

Subm ID	Attchmnt	Name	Position	Submission
				<p>footprint, and new road realignments, increased height limits, and expanded open spaces to facilitate:</p> <p>§ an increase in developable residential land from 40% to 47%; and</p> <p>§ a reduction of the retirement living component from 15% to 6%;</p> <p>§ removal of the private school and nursing home precincts.</p> <p>Respectfully these changes effectively demonstrate, from a planning perspective, that MOD 3 fundamentally shifts the project towards a predominantly residential development, undermining the broader mixed-use vision intended to support community amenities and services as outlined in the original Concept Plan.</p> <p>By reducing the village centre footprint, eliminating key community infrastructure (such as the private school and nursing home precincts), and expanding residential land use, the proposal prioritises housing over the balanced urban framework initially envisioned. This shift diminishes accessibility to essential services, limits employment opportunities, and weakens the overall community fabric.</p> <p>It is submitted that MOD 3 disregards critical social infrastructure necessary for long-term sustainability, failing to meet the original Concept Plan's objectives of creating a well-integrated, service-supported residential community. The proposal compromises the area's long-term viability, potentially placing additional pressure on existing infrastructure while neglecting the evolving needs of the local population.</p> <p>Consequently, MOD 3 raises serious concerns about whether the modifications remain 'substantially the same' under section 35BA(5)(c) of the Regulation and in the context of well-established case law which has developed over the past 35 years. Relevantly, the Court of Appeal in <i>Barrick Australia Ltd v Williams</i> [2009] NSWCA 275 held inter alia that modifications of Major Projects are intended to have limited environmental consequences. Further, and perhaps more apposite to MOD 3, is the test under <i>Moto Projects (No.2) Pty Ltd v North Sydney Council</i> [1999] NSWLEC 280 where the Court said that the finding of fact that a modified development is substantially the same as the original approved development requires a comparison between the development as approved originally through a comparative task both quantitatively and qualitatively which involves an assessment of not only the physical features that are sought to be modified, but also the environmental impacts likely to be caused by the modifications.</p> <p>When one objectively scrutinises the contents of the RPS Report, the Minister would not be satisfied that there has been a proper and fulsome comparative analysis between the quantitative and qualitative merits of MOD 3 to demonstrate the application is 'substantially the same'.</p> <p>For the above reasons, it is submitted that MOD 3 should be refused.</p>
89	Yes	Name & address withheld	I object to it	Please accept the attached submission.