

Our ref: Bilambil Heights Concept Plan Modification 4 (MP08_0234-Mod-4)

Brandon Yates
GTH RESORTS NO 20 PTY LTD (GEMPLIFE)
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24 April 2025

Subject: Request for Information

Dear Mr Yates

The exhibition period of the application and modification report for s75W modification application MOD 4 to Concept Approval MP 08_0234 Bilambil Heights concluded on Thursday 17 April 2025. During the exhibition period, the Department received 73 public submissions (66 objections, 6 comments and 1 support) and 4 agency responses.

Shortly, the Department will place all submissions and agency responses on the NSW planning portal at <https://www.planningportal.nsw.gov.au/daex/under-consideration/bilambil-heights-concept-plan-modification-4-mp080234-mod-4>

It is noted that NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation and Science (NSW DCCEEW BCS), Schools Infrastructure NSW, Essential Energy, NSW Rural Fire Service and Tweed Shire Council did not provide response. We will follow up with these agencies and Council and, should we receive any responses, the Department will forward them to you accordingly.

The Department requests you provide a response to submissions report and additional information to the Department that addresses the matters raised by agencies and public submissions, and as summarised below in Attachment A. The written response should be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We note that the responses from NSW Department of Primary Industries – Agriculture (DPI Agriculture) and Transport for NSW (TfNSW) do not call for you to provide additional information.

Department of Planning, Housing and Infrastructure



The Department requests that the submissions report and additional information be provided by Wednesday 18 June 2025 (ie 8 weeks). Please advise if you cannot meet this deadline or do not intend to provide the report and information.

If you have any questions, please contact me on 02 9228 6283 or via email at michael.doyle@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "Michael Doyle".

Michael Doyle

A/ Team Leader, Regional Assessments

as delegate for the Planning Secretary

ATTACHMENT A – SUMMARY OF MATTERS RAISED BY AGENCIES AND PUBLIC SUBMISSIONS

1. NSW Department of Climate Change, Energy, the Environment and Water – Water Group

1. Ensure that future development proposals consider the controlled activity approvals guidelines.

2. Heritage NSW (Aboriginal Cultural Heritage)

1. Prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with current guidelines and standards
2. RAPs/LALC consultation was 4 & 15 years ago: Restart consultation.

3. Public submissions

1. Roads and traffic
 - Existing roads (namely Kennedy Rd and Scenic Dr) flood, are in poor condition and are dangerous
 - Kennedy Dr cannot accommodate proposed construction weight and ongoing demands
 - Existing roads must be fixed and improved first
 - Another road out of Bilambil Heights is required, including bike path/lane
 - Object to proposed access from McAllisters Rd
 - The 2017 Tweed Shire Road Development Strategy does not support development within the Rise/McAllister urban release area (URA) without the Scenic Drive Diversion, extension to McAllisters Rd and Cobaki Pkwy
 - The proposal must coordinate with development applications being prepared for 300 McAllister Rd & 147 McAllister Rd
2. Infrastructure
 - Existing power outages
 - Stormwater runoff, erosion and flooding
 - Existing poor mobile phone reception
 - Sewer, power, drainage and roads should be considered
 - Inadequate bus services
 - Lack of supermarkets, schools and other essential utilities
3. Built form
 - 3 and 4 storeys
 - Ridgeline location
 - Character
 - Overlooking, overshadowing, view loss
 - Insufficient setbacks; Request for perimeter roads
4. Other
 - Existing green space proposed to be removed
 - Existing specific drainage easement
 - Engagement with the community