

RE-EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Bilambil Heights Concept Plan Modification 3

Application No	MP08_0234 MOD 3
Location	Lot 32 and 33 DP 1085109, Lot 31 DP 850230, Lot 2 DP 867486, Lot 4 DP 822786, Lot 1 DP 1033807, Lot 1 DP 1033810 and Lot 1 DP 595529 (around and from the end of Marana Street at Bilambil Heights)
Applicant	Terranora Group Management Pty Ltd
Council Area	Tweed Shire
Consent Authority	Minister for Planning and Public Spaces

Description of the development consent

Concept plan for the development of a mixed residential development including 1,604 residential dwellings, 4,447m² gross floor area of retail space, 5300m² gross floor area of commercial space, and associated infrastructure and landscaping.

Description of proposed modification

- Change the description of the approved development to:
“Concept plan for the development of a mixed residential development including 1,300 residential dwellings, 2,400m² gross floor area of retail space, 4,250m² gross floor area of commercial space, and associated infrastructure and landscaping.”
 - Consolidate and update the land uses and precincts
 - Change the residential product type and density
 - Overall reduction in the yield of the development
 - Delete the precincts for a private school and nursing home
 - Increase open space overall, including additional land for conservation
 - Reduce the village centre precinct area
 - Reduce the number of precincts allocated for retirement living
 - Realign the major spine road and internal roads
 - Relocate and consolidate the reservoirs
 - Change in tenure from Community title scheme/ Body corporate to Freehold
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About the re-exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Friday 14 February 2025** until **Thursday 27 February 2025**. You can view these documents online at:

<https://www.planningportal.nsw.gov.au/daex/exhibition/bilambil-heights-concept-plan-modification-3>

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.



Department of Planning, Housing and Infrastructure

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at <https://www.planningportal.nsw.gov.au/> and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help. If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission, you should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact (02) 9228 6283

If you require assistance to use the Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.
