



## EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

### Bilambil Heights Concept Plan Modification 4

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Application No	MP08_0234 MOD 4
Location	Lot 32 DP 1085109 (around and from the end of Marana Street at Bilambil Heights)
Applicant	GTH Resorts No. 20 Pty Ltd C/- RPS AAP Consulting Pty Ltd
Council Area	Tweed Shire
Consent Authority	Minister for Planning and Public Spaces

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#### Description of the development consent

Concept plan for the development of a mixed residential development including 1,604 residential dwellings, 4,447m<sup>2</sup> gross floor area of retail space, 5300m<sup>2</sup> gross floor area of commercial space, and associated infrastructure and landscaping.

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#### Description of proposed modification

- Substitute approved plans showing layout and footprints with new plans with boundary setback requirements relative to building height
- Increase the approved building height from two & three storeys to become no more than 13.6m & four storeys
- Set staging of the site independent to the wider approved concept plan area
- Retain the approved dwelling density (195 dwellings plus 800sqm community facilities)
- Retain the approved use (retirement living)
- Maintain access to the site from Marana Street, and provide an option for access off McAllisters Road

The application describes that the proposed development parameters (i.e. building setbacks relative to building height) will achieve a built form outcome similar to the approved concept plan but will provide flexibility in the final design of the development to be assessed as part of subsequent application to Tweed Shire Council.

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#### About the 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 4 April 2025** until **Thursday 17 April 2025**. You can view these documents online at:

<https://www.planningportal.nsw.gov.au/daex/exhibition/bilambil-heights-concept-plan-modification-4-mp080234-mod-4>

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

#### 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.



## Department of Planning, Housing and Infrastructure

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://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](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://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](http://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](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

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**For more information about the project:** Contact Michael Doyle on (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.

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