

*Objections mainly relate to point 5 of the SEAR document, which states: Assess amenity impacts on the surrounding locality including lighting impacts, reflectivity, solar access, visual privacy, visual amenity loss, view sharing, overshadowing, and wind impacts. **A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.***

I object to the building heights of the amended proposed development. The four-storey height for Block B will severely impact the quality of living for a number of our units and the indoor/outdoor community area in Kingscliff Beach Retirement Village, which is located 1-9 Blue Jay Circuit, Kingscliff and runs adjacent to their building B.

The four-storey height (council building limit 13.6m) of the proposed building on top of the 3.8 m land fill planned for the development site leaves the proposed building at a 17.4 metre height. This will result in many of our back courtyards, clotheslines and community BBQ areas being shaded from sunlight for the majority of the day, especially in the winter months. This will severely affect the quality of life for our owners who enjoy spending a lot of their day in their private courtyard areas. In addition to the sunlight, the size and height of the proposed building will also block any natural breezes into our Retirement village.

I object to the shadow study PL-DRW-DA-0553 appendix B part A that claims that the residents in Kingscliff Beach Retirement Village, Blue Jay Circuit, principle open private space is the main shared courtyard. This is absolutely incorrect. All owners use their private backyard space for their entertaining, clothesline, pets, gardening and vegetable growing. Reducing sunlight to two hours per day (presumably less if your study has assumed the common area is their principle outdoor space) for elderly residents is totally unacceptable from an organisation that claims to be wanting to help older residents. They will be leaving older, often lonely residents in dark shadows in an area they currently gain enjoyment and valuable vitamin D while attending to gardens and pets, and they rely on their current sunlight to get laundry dry. It is cruel to take this light away when the height of this development could be reduced to be in line with the local building regulations and I propose that the Uniting Church should obey the local planning and development regulations of a three-storey maximum height. The majority of surrounding housing are single level residential dwellings. The size of the proposed development is severely out of character with the existing community.

I object to the Social Assessment Impact Report and the potential impacts on people surrounding (page 40) for the fact that the residents in Kingscliff Beach Retirement Village, Blue Jay Circuit, were totally disregarded in the report.

I object to the flood responsive design. This shows that all water from their detention tank storage will flow under our village to connect to the Council drainage in Blue Jay Circuit. That is going to be a huge amount of water to escape from the Uniting development and our village all at once when there is a major rain event. They have a backflow prevention device installed to prevent water backing into their site, but what does that mean for us on the other side? The drain system was only just coping with the recent flood waters, I do not believe it will cope with all this extra water from the Uniting Church Development and consequently, our owners will be the ones affected because all of their drainage pipes flow

in our direction with a back -flow prevention for them. We have also had a number of problems with blocked council pipes connecting the village to the council drain in Blue Jay Circuit which have required council to attend and unblock. If there is a blockage problem in the underground system from the Uniting Development our village will be compromised if a repair is required.

I object to the overall size of the development and land usage due to an increase of flooding risk. Flooding and water retention is a major concern for neighbouring residents. During the floods in February- March 2022 there was a lot of water collected in Beach Street and Lorien Way. Thankfully, our village was not severely impacted by these floods, however once the land level is filled and raised by 3.8 metre this will put our Village at risk of receiving the water overflow during rain episodes. Besides this, currently the land of the proposed site absorbs a lot of rain water during flood times and with the raised level this water will overflow into neighbouring properties.

I object to the increase in traffic produced by such a large development. The current road system will not cope with the significant increase in traffic conditions this development will bring to the neighbouring streets. The inevitable noise and traffic chaos that will result from this severe increase in dwelling density is contrary to the current lifestyle of existing homeowners.

In conclusion, the current lifestyle of our owners in Kingscliff Beach Retirement Village will be severely affected by the size of this proposed Uniting Kingscliff **Over** Development. While I appreciate more aged care facilities are required locally, I feel there needs to be greater consideration made on the detriments the height and density of this development will cause to existing neighbouring properties and request further considerations should be made in proposing a development that is more compatible with the existing housing density and lifestyle.

I would appreciate your consideration of these concerns in the planning approval of the proposed development, so we can all continue to enjoy living in this beautiful community.