

## **SUBMISSION**

TO

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

Date: 4<sup>th</sup> June 2024

Barbara Spence

41 Lorien Way

Kingscliff NSW 2487

**Subject: UNITING KINGSCLIFF REDEVELOPMENT – (SSD-47105958)**

I **object** to this proposal.

### **Reasons for my objection to this proposal:**

- The main entrance being in **Lorien Way**.
- The current driveway and entrance onto **Kingscliff Street** not adequate for this proposal.
- The negative impact it will have on Kingscliff town and the community.
- The negative impact it will have on Kingscliff Street.
- The negative impact it will have on Lorien Way.
- The negative impact it will have on my home and quality of life.
- **Flooding** in the area.

I acknowledge, and accept, the department's disclaimer and declaration.

### **LORIEN WAY ENTRANCE**

**I object to the main entrance to this proposal being in Lorien Way for the following reasons:**

In the initial plan (design and layout) of the housing estate on/in Lorien Way the homes are zoned to be one and two storeys only. It is not zoned for 4-storey buildings. The current infrastructure (Lorien Way road) will NOT support buildings over 2 storeys yet the proposal is for six 4-storey buildings (major increase in density and vehicular activity) with their address being **24A Kingscliff Street AND Lorien Way** the entrance to these 199 homes! An increase from 4 houses (2 battle axe properties, with only 2 driveways onto Lorien Way) being demolished to 199 new homes and a nursing home with 120 beds.

Does this become a precedent that anyone in Lorien way can demolish a few homes and develop 3 and 4 storey buildings?

Kingscliff Street is zoned for 3 and 4 storey buildings with their address being Kingscliff Street and their entrance to be on Kingscliff Street using the planned infrastructure.

### **KINGSCLIFF STREET ENTRANCE**

**I object to this densely populated development on a landlocked site with its hopelessly inadequate entrance at 24A Kingscliff Street for the following reasons:**

At present it is a mere 'driveway' and a dangerous and inadequate one at that, and appears in the DA to remain the same width with the pedestrian walkway on the right hand side instead of the left; and to be used for the new humongous development as there is no space available for improvement.

Kingscliff Street addresses are zoned for 3 and 4 storey buildings but the buildings on the landlocked site, and in the development, are not actually built with entrances on Kingscliff Street. It appears the **solution** to bypass the current inadequate driveway that cannot support this highly populated area is to make the entrance of the 199 Independent Living Units on **Lorien way**, whose houses (homes) have **R2 Low Density Residential Zoning**, causing a breakdown of the initial planned infrastructure (width and design of Lorien Way street) already in place to accommodate low density residential vehicular traffic movement.

**\*R2 is a zone for land comprised mainly of low density housing where the planning objective is to protect the locality's single dwelling character and landscape setting.**

It is interesting, and disturbing, to note that Uniting's initial proposal had the main entrance to the entire development in Lorien Way with all service vehicles using Kingscliff Street entrance. This was scrapped in the second proposal and Lorien Way was deemed 'too small' (words from a Uniting representative in consultation with

Lorien way residents) and this became a 'fire exit' for the development with only the residents of the 2 storey building using this as an entrance. That was the last consultation Uniting had with the residents of Lorien way. It now appears on the DA that Lorien way will again be the main entrance to the 199 individual Living Units, and in my understanding of the DA, Kingscliff street will be the entrance to support the rest of the development being the 120 bedroom nursing home (RAC Building) and the service vehicles to keep the establishment running. i.e: Staff, waste disposal, food deliveries, etc.

The increased number of vehicles that will be using this 'existing' entrance (and exit) to the village will be detrimental to the current road usage along Kingscliff Street and to local residents; and especially once the development is complete. Surely building D, E and F, comprising approximately 100 Independent Living Units, will use the closest entrance to them, thus using Kingscliff Street entrance.

My objection is that both the entrances to this development will become a 'free for all' to use when it suits them. Controlling who uses what entrance will become very difficult.

### **NEGATIVE IMPACT ON KINGSCLIFF TOWN**

#### **I object to the size and density of this proposal for the following reasons:**

My concern is that this proposal of six 4-storey buildings and a two storey building, clustered together in a space not adequately big enough in comparison, to form their own village; will result in the overdevelopment of our small town causing its existing infrastructure to break down and severely testing its amenities. This 'mega village' also has two housing estates, consisting of one and two storey buildings on both sides, and will severely and detrimentally impact these homes and their quality of life.

This gross overdevelopment with **six 4-storey buildings** clustered together is totally out of character in Kingscliff; and is an eyesore towering over existing homes.

Also, this development is providing very high end apartment living for retirees, under the guise of 'aged care', not affordable seniors housing.

There will be **199** new apartments built for seniors looking to 'downsize'. Of these, **41** will be three bedroom/two bathroom, plus study units, which can hardly be classed as 'downsizing' or affordable housing!

According to the application it appears that there are possibly **39 of the 199 apartments** that MAY come under the guidelines for Affordable Housing.

**Uniting have not given any estimates on what the 199 apartments will be sold for; and this is disturbing!**

The new nursing home will only deliver 8 more beds than the current 112 bed nursing home, taking it to 120 beds which is far from adequate. Kingscliff community include many retirees and elderly people that require more beds to be readily available.

**Please see a 3D Model (a photo) taken from the exhibit showing the gross overdevelopment of this site on the last page of this submission.**

### **NEGATIVE IMPACT ON KINGSCLIFF STREET**

**I object to the vast increase of traffic this proposal will put on Kingscliff Street for the following reasons:**

Kingscliff Street being the main street that runs through Kingscliff is used to access almost everything. It is also a street that becomes gridlocked if there are any problems (traffic incidents, flooding) on the M1 highway where there is a lane closure or complete closure, in the vicinity of Kingscliff with traffic using it as a diversion.

Also, if the Tweed Coast Road south of the Cudgen intersection is blocked for any reason the diversion of traffic is through Kingscliff resulting in gridlock for many hours on Kingscliff Street. ie: when the new traffic lights for the Tweed Valley Hospital were installed, traffic as far down as Pottsville was diverted at Casuarina to run through Kingscliff along Kingscliff Street to access the highway for north bound traffic.

If Tweed Coast Road north of the intersection with Cudgen Road, which is the main access road to the new Tweed Valley Hospital, is blocked due to an accident or flooding, the traffic will be diverted through Kingscliff along Kingscliff Street to reach the Hospital. This will result in big congestion for a period of time.

Kingscliff Street is heavily relied upon by many factors and to add a development the size of this proposal, with a very big increase in traffic from **both** Uniting's entrances

(Lorien Way traffic heading north), will cause much more congestion and frustration for local residences.

The entrance to this new development on Kingscliff Street is grossly inadequate as well. Firstly, the entrance is too small to support traffic in both directions and a walkway big enough for pedestrians, especially those using walking frames or wheel chairs to pass each other.

This entrance also crosses the pavement (safety hazard), with no pedestrian crossing, which is the main pedestrian thoroughfare to the shopping centre, the village, doctors rooms, chemists, schools, bus stops, etc. It is used by school children, mothers pushing prams with toddlers in tow, elderly people, current residents of Uniting, general people living in Kingscliff, all day. Walking north on this pavement the entrance is not even visible to pedestrians and at present there are two yellow poles to alert pedestrians to the crossing! (Bearing in mind too, that Kingscliff Street only has a pedestrian walkway on one side of the road.)

I use the current entrance frequently, in my car and walking, as I visit 2 residents who have been there for a number of years. Two small cars can barely pass each other, never mind big trucks, without using the space marked (with a yellow line) for pedestrians. It appears that this entrance to this proposal will remain as is, with the pedestrian walkway on the right instead of on the left which would have to accommodate the width of at least two wheelie walkers passing each other, in conjunction with traffic (cars and trucks) entering and leaving the property simultaneously. How would this be possible with no changes to the existing width of the entrance?

There will be a heavy Pedestrian presence from this development and they will surely use the Kingscliff Street entrance which is the closest entrance when walking to other amenities in Kingscliff; and will require an adequate size pavement to safely support them moving in both directions.

This entrance is also very close to their neighbour's (to the left) entrance, which is wider, which in turn is very close to the roundabout. So close in fact that from the neighbour's driveway you can only go left onto Kingscliff Street and then you're in the roundabout. After the roundabout, heading south, Uniting's entrance is the first right turn and you invariably have to wait to allow for traffic coming in the opposite direction and within seconds the cars behind you that cannot pass, end up queuing through the roundabout causing congestion.

This is a small roundabout with 80 buses (municipal and school) a day passing over the roundabout as it is so small, into Lorien way. The municipal bus service also provides much needed transport to the new Tweed Valley Hospital. This makes for a dangerous intersection to navigate at the best of times.

The **entrance** to this grand proposal is also situated between **two roundabouts** in close proximity on Kingscliff Street. The Beach Street roundabout as detailed above, and the Drift Court roundabout to the new housing estate, which also borders this proposal. This roundabout is within 15 metres from the said **entrance**. Any congestion entering and leaving the new development will further severely impact Kingscliff Street.

The picture of this entrance to this development is very misleading! It is nothing like the actual entrance. The neighbours boundary fence and hedge is missing and it does not show the actual approach to Kingscliff Street, which is a sharp turn and incline!

### **IMPACT ON LORIEN WAY**

**I object to Lorien Way being used to develop the new site, and being used as a main entrance for the 199 dwellings, for the following reasons:**

#### **TRAFFIC**

Lorien way is 8.15 metres wide and less than 700 metres long. And was only ever intended to service the local residents in the street, and the adjacent streets running off. Residents in Lorien Way already have issues passing, particularly when the buses are running through the street.

Council Buses have only been running in Lorien Way in the last few years. There are currently **80 buses** a day using this street. There is a bus every half an hour in both directions, plus 2 x school buses in the morning and afternoons, causing further congestion, along with the numerous cars parked on the sides of the road.

The section of Lorien Way from Beach Street to Blue Jay Circuit is a particularly congested as resident's cars are parked outside their properties, during the day and night, and this is without their visitors parking!

(Also, this section of the road is where the entrance road will be to the mega village.)

The pavement is only on one side of the road and runs along the side where the entrance to the proposed 'mega village' of 6 x 4 storey buildings and 1 x 2 storey buildings are to be situated. This will also be the main entrance to the 'mega village' as the existing entrance in Kingscliff Street will only be used for service vehicles, i.e. food truck deliveries, garbage collection, garden services etc., to the 'village'. The

pavement runs along this side because all the other roads leading off Lorien Way are on the other side!

This will now become a safety hazard for all residents, including:

- the elderly (retirement village of 32 villas alone, in Blue Jay Circuit) and the mostly elderly people living in the area who walk along Lorien Way frequently
- children who live in the street that are often seen playing with their friends and riding their bicycles after school
- school children having to catch their school buses in the morning and make their way home in the afternoon from designated bus stops situated almost at the start of Lorien Way, on both sides of the street
- mothers walking their babies in prams, usually with a toddler in tow, to and from the day-care at the end of Lorien Way
- everyday residents catching the buses in both directions
- everyday residents walking to the shopping village and the other amenities the town has to offer

They will have to cross a very busy road that is the entrance into an extremely densely populated area of **199** dwellings and **120** bed aged care facility. Bearing in mind this 'entrance' road will also be used by, not only residents, but:

- their visitors
- staff of the aged care facility
- trades people for residents
- carers
- cleaners
- garden services
- online grocery deliveries
- doctors and podiatrists
- chemist deliveries
- Pathologists, etc.

The initial **199** residents moving in and then over time people wanting to move out, and being replaced by new residents moving in again, will also have a serious impact on this street and entrance. Then there is also the **120** Residential Aged care places to consider when they move in/out!

The sheer number of cars that will be using Lorient Way as an entrance and exit to the village will be vastly detrimental to the current road usage and to local residents. An entrance road like this in Lorient Way is a safety hazard. This road simply cannot accommodate another side road with this huge volume of traffic being totally dependent on it to gain entry to and exit the mega village.

Lorient Way would not be able to accommodate the aged care facility traffic as it is at the present moment, with only 86 beds being used, and all the services (as detailed above) it requires to operate.

The adjacent streets are:

Shore Place – 27 properties

Channel Place – 33 properties

Shoal Place – 37 properties

Sandbank Place – 17 properties

Quail Place – 12 properties

Ibis Court – 14 properties

Blue Jay Circuit – 102 properties

And Lorient Way itself, has 92 homes. There is also a Child Learning Centre, Bossy Boots, situated at the very end of the street. They have 76 approved places. These can consist of Full Day, Half day and Hourly sessions.

It is incomprehensible how **4** properties (2 battle-axe) can be demolished and replaced by **199** homes and **120** residential aged care places, and not have a disastrous traffic impact on Lorient Way, who currently have an existing **334** properties (detailed above) totally dependent on this street to access their properties. The **76** approved places for the child learning centre can have parents



accessing the road throughout the day, not only the peak times of morning drop off and late afternoon pick-ups.

How it is even possible that 4 plots allocated to Lorien Way in the initial plan of the street for housing, can be demolished and that land becomes a road. This will severely impact the home owners on both sides of this road, and the homes directly opposite this entrance to a mega village.

The current existing entrance to Uniting Kingscliff is not adequate for this Proposal as it will impact Kingscliff Street and the Beach street roundabout; and cannot support the big heavy equipment needed for earthworks and development. Hence, the properties in Lorien way were acquired for this purpose.

**Bear in mind that Lorien Way is 8.15 metres wide, Beach Street 10.16 metres wide and Kingscliff Street 11.5 metres wide.**

Significant differences when it comes to the volume of traffic using the roads.

It would seem that this problem has simply been moved to Lorien Way, and its residents, without careful undertaking of the severe impact this would have on an already established residential area that is having to deal with a very congested road at present. With the new hospital now open Lorien Way will also be somewhat affected by its traffic, being a through road. As it is, we already have many vehicles using Lorien Way as a through road even though Elrond Drive is parallel to it!

Street parking is very limited in Lorien Way with a lot of cars from existing residents parking their additional cars outside of their properties. This also happens in Beach Street where most residences have an overflow of cars using street parking. Bearing in mind that most visitors to homes in both these streets will also require street parking. This makes both these streets very congested, and extremely difficult to navigate with traffic in both directions; and they simply could not accommodate any further overflow of cars from residents/visitors parking from the densely populated mega 'village' proposal.

We also have garbage collection on Mondays and quite a few residents in the proposed 'entrance' area, already place their 2 x bins on the road because of all the vehicles using street parking.

## **Construction Phase using Lorien Way**

A development of this magnitude will require a lot of heavy earth moving equipment, involving many truck movements per day. There will also be numerous deliveries of building materials, including concrete trucks, and the arrival every day of the numerous workers that will be employed; all creating a huge amount of extra traffic on Lorien Way (and Beach Street including the roundabout), and additional noise in the area. This will undoubtedly go on for an extended period of time.

Kingscliff Street and Beach Street are already experiencing more traffic heading to the new Tweed Valley Hospital; causing further congestion along this route. **Beach Street is already a safety hazard** with many cars parked on both sides of the road and makes navigating it very difficult with the constant flow of traffic. **Residents** are also finding it almost impossible to exit their driveways in rush hours. **Buses** (80 a day) find it hard to negotiate for lane space as well, when passing through to Lorien Way.

(The temporary housing for flood victims is also situated on the corner of Beach and Turnock Streets with those residents adding to the congestion on Beach Street.)

There have been quite a few **accidents/incidents** along this section of **Beach Street** lately. A very recent collision was when a driver clipped a parked vehicle hard; virtually closing the entire street off until wreckage could be moved.

***On the 4<sup>th</sup> of April this year, at midday, I was travelling home along Beach Street towards Lorien Way when a lady travelling too fast, in the opposite direction, hit my side mirror with her side mirror. Impact another 10cm to 20cm closer would have resulted in a head on collision with serious injuries!***

**Construction hours will be 7am to 6pm Monday to Friday, and 8am to 1pm on Saturday.**

This will have a huge negative impact on the lifestyle, physical wellbeing and mental health of the surrounding residents, many of whom have very small backyards that are within metres of the proposed buildings. Many residents are retired and some work from home.

At some point in the 4 years to build (earthworks before construction, 2 stages of 2 years each to build six 4-storey and one 2- storey building) and quite possibly extending to many more months/years, (with delays, rain, labour shortages, material

shortages, etc.) the residents of Lorien Way will be further detrimentally impacted with a huge car park for the workers on site. These workers begin work at 7.00am so presumably will be arriving before then. That makes it an even earlier start of noise and disturbance to homes that are a mere 2 metres from the fence line. And this could continue for 4 years and quite potentially longer! Also, bearing in mind once again, that most are retirees and some work from home.

Also, for up to **2 years** to complete the construction of a 4-storey building next to my property, I will not be able to open my blinds or windows for 5 days of the week, possibly 6! The scaffolding erected in the 9 metres from the fence will reduce the distance even further, making any privacy nonexistent and the noise unbearable, and the dust will make opening any windows in my home impossible.

(Also, Stage 1 will be the construction of three 4-storey buildings, one being on my fence line, and a 2-storey building, **simultaneously**! The noise will be unbearable and daily quality of life reduced to a minimum.)

## **IMPACT ON MY HOME**

**I object to a 4-storey building being built in front of my house, which is on a battle-axe site, for the following reasons:**

I have lived in my home for 24 years which has now become my retirement and independent living home. (I am also not a well person having recently started treatment for very high blood pressure, averting a near stroke or heart attack, as it was detected in time.) The impact to my home and quality of life will be devastating to say the least, by a 4-storey building a mere 11 metres from my building. My home is 2 metres from the boundary fence and the 4 storey building is 9 metres from the same boundary fence.

I am also **greatly** concerned that there could be structural damage to my house with a 4-storey building's foundations being put in place so close to me.

In my retirement I take great pleasure in my small garden which runs along the fence. At present it gets just enough direct sunlight, and general light, to be a prosperous rewarding activity to pass my time with reward and enjoyment. My sunlight and general light will seriously be lessened to the extent I will not be able to have a garden, and even my small section of grass will struggle to grow and become a sandy patch.

(I can't afford to sell and relocate in the current housing climate and the general increase in properties is out of my reach.)

## **Light**

The natural light into my home will be severely diminished. This will affect my entire living area, i.e.: Bedroom, kitchen, dining room and lounge room, which will then have an effect on the rest of my home, requiring the use of electricity for most of the morning.

At the moment I have a light and airy home with the sunlight being on my home by early morning. With a 4-storey building almost on top of me it will become a dark and cold home with no natural ventilation and access to natural light, severely reducing healthy indoor environmental air quality. The sunlight will not reach my home until late morning, especially in the winter. Instead of enjoying the light and warmth of the sun I will have to rise in the morning to turn on lights!

In the summer afternoons the blistering sun will heat my solid concrete 15 metre driveway and there will be no escape for this heat as there would now be a 4-storey building totally blocking the heat from escaping. I already have external blinds over my front window and entrance to alleviate the heat from entering my home. The heat, with the high humidity, in the summer will make my home extremely hot and unbearable with no surrounding natural ventilation from any breezes.

There is also a problem with mould in the area, especially summer, with high humidity present and La Nina rains. This mould was present inside, and on the outside of my house, during last summer and required extensive cleaning. Imagine when there is a 4-storey building blocking any breeze onto my property!

## **Noise**

The constant noise of general normal day living will be greatly increase by densely populating this small piece of land, in comparison. And then still creating a 'village' with recreational amenities, amongst the closely built 4 storey buildings. This is most unfair to the surrounding homes.

Elderly people become deaf and don't realise how loud they talk. At present I have two ground floor neighbours in the retirement village adjacent to me whose entire conversation can be heard in my home. One in the front of me, at the bottom of my 15 metre driveway, who likes to chat outside on her verandah and one behind me who chats in her lounge and is audible in my lounge. Sound travels!!

(When there are live bands playing at the Kingscliff Hotel on the Marine Parade in the centre of our village, I can sing along as every word can be heard in my home!)

The **RAC** (nursing home) building is within **12 metres** from homes along Lorien Way and will have a loading dock for daily deliveries of food and nursing home supplies; this will create an excessive amount of noise. Also, the large volumes of general waste and nursing home waste, which will be collected on a daily basis, will further impact the level of noise.

The RAC Laundromat, with its constant workload, will contribute to the noise level too!

## **Privacy**

A 4-storey building 9 metres from the boundary fence will leave me with no privacy in most of my home, impacting my living areas of kitchen, dining room and lounge room. Densely planted tall shrubs and trees (foliage) grown in the area between my home and the 4-storey building will only further impact the natural light into my home and 2 metre garden, and do little for privacy with another 3 storeys towering over me.

## **Flooding (of my Home)**

Ever since I moved into my house 24 years ago there has always been a drainage problem on the piece of land that will be part of the new development. Over the years whenever we had excessive rain there would be a big pool of water which would take days to drain. In recent years this problem has worsened. There is a small drain on the land opposite my house, which appears to be the only drain, which is not very effective. When they were doing the earth works for the Drift Court (adjacent property) development a pump was placed on the drain which ran 24 hours a day, 7 days a week, for over 6 months and well into construction of some of the homes.

In recent years this problem has worsened with floods affecting the area. The last two floods have been the worst with water backing up into our storm water drains in Lorien Way. In 2017 the water reached the height of the drains and in the recent 2022 flood the water spilled out covering Lorien way and side streets, and was lapping up some driveways. In both of these floods, and since the car park further down this vacant piece of land was built, the water became a deep lake and took

weeks to drain. The smell becoming unbearable with the stagnant water and hot sun beating on it. There was also a problem with mosquitoes.

In 2022 the flood water became so high that it rose up and over the car park and into the back area of the nursing home. Up my end the water became level with my home and, thankfully, it did not impact my garden. (This piece of land is well below the level of my home, so this was a very deep body of water.)

The Tweed River was affected by the high tide, which also played a part in the water backing up into the storm water drains, and subsequent low tide helped draining thereof but in no way did the high tide have anything to do with the flooding on this vacant piece of land. There is simply no adequate storm water drain for this to happen.

The last flood was the worst in Kingscliff, and in particular this street, has ever experienced. The water backed up through the storm water drains covering most of Lorien Way and the roads leading off of it, with some water lapping up driveways which has never happened in the past.

Lorien way residents will be flooded from the back as well as the front; and especially, with very little green space in the development for the excess water to drain away, will impact neighboring properties and further increase flood levels.

## **Flood Insurance**

My insurance doubled after the last flood! Some insurance companies would not even give me a quote for my home because it is situated in a flood zone. Apia for one. NRMA's quote was over \$5000.00 a month!

The possible reality is that no insurance company will give me house insurance once a mega densely populated village, with very little green space for drainage, in a flood zone, and on a piece of land known for its extremely bad drainage and flooding is built. Also, that the Lorien Way and Blue Jay Circuit storm water drain systems were effected by the last 2 floods, worse in the last flood with water flooding the streets and lapping up driveways in Lorien Way. (Bearing in mind that the new developments drainage it going to be directed to the Blue Jay Circuit storm water system.)

Imagine the **flood** insurance on the new development buildings with basement (underground) parking in a flood zone. The buyers of these retirement homes will be paying a **huge** monthly levy once this insurance is incorporated into it as well. Only

the very rich retirees would be able to afford this, and would they even consider buying a unit if they become aware of this problem!

## **FLOODING**

**I object to size and density of this proposal, with very little green space, being developed in Kingscliff; which is situated in a flood zone, for the following reasons:**

- Uniting's attitude is once the water is off site it is the council's problem.
- This 'one way valve' will be on the current and only drain that passes under the retirement village in Blue Jay Circuit, which has always been inadequate in draining water from this site. (They had a pump running 24/7 on this drain when Drift Court was being developed.) A 'one way valve' will become ineffective when the water backs up through the storm water system filling the drains, as it eventually did in February 2022 floods, with water spilling onto the street in Blue Jay circuit. Also, when the big underground tanks are filled and water cannot pass out of the site, the neighbouring residents will be **further** impacted by **flooding**.
- The proposal also plans to raise the ground level to 3.8 metres above sea level, this could create a big a problem for **homes** around the perimeter of the site, most of which were constructed at 3.3 or 3.5 metres above sea level.
- The addition of 'more hard' surface area (buildings, roads and walkways, with much less green space) through gross overdevelopment of the site means the situation is exacerbated because the water still has to go somewhere, regardless of the holding tanks. There is no mention at all of impacts to surrounding areas, particularly Lorient Way and others on the lower western side. In fact Uniting's position is, once the water leaves through their 'one way valve' its councils problem.
- This site has flooded many times in the 24 years that I have lived here, and I am not convinced that they have done enough to protect surrounding properties.

- In the February 2022 floods the whole site was a lake, lapping at people's fences!

Please see below:

***4 photos inserted at the end of summation, taken by a Drift Court neighbour, show the 'lake' on this site in the height of the 2022 floods taken from over his fence, on the east side of the site.***

First Photo – facing the south side of the site

Second photo – facing the east side of the site

Third photo – facing the north side of the site

Forth photo – facing the north side and current car park

## **SUMMATION**

Homes shouldn't even be demolished in Lorien way. These were in the original plan of Lorien Way with blocks allocated for homes to be built in accordance with street width and size. These specific lots were also in the design of a battle axe property to build two properties on an irregular piece of land, and still keep them Torrens title. Suddenly these blocks that were allocated to housing will now become a road, and entrance to another **199** Independent Living Units with their main entrance on Lorien Way, having an enormous impact on the street! A new double storey will be built on the remaining land, not used for the road, and not in accordance with what was their before! This will have a serious and detrimental effect on the neighbours on both sides, and across the road.

A dense mega 'village' of this magnitude, on such a small piece of land in comparison, between two already established residential areas is preposterous. The impact overall on the surrounding residences is phenomenal from construction to completion, and thereafter. The roads surrounding this **grand proposal** simply cannot accommodate/support a development of this scale.

As a 4-storey building severely impacts my property, the other 4-storey and 2-storey buildings will impact all the **134** properties on its borders, and homes beyond this! What of the retirement village on the south border, some of who are quiet sick, and



alone, and have assisted living in their independent living accommodation, which is their retirement home!

Also, this is what the government wants and is trying to encourage strongly, (with ACAT assessment) until such time that they may require assisted living in an aged care facility. **This** is what is required in Kingscliff, and is in **short** supply. The elderly retirees who already live in Kingscliff want to stay in Kingscliff, near what they are familiar with, and their family and friends.

There are only two facilities in Kingscliff offering this service. Feros Care Residential Village Wommin Bay, since 2012 and Uniting Kingscliff, since 2017 (formerly Blue Care for many years).

Feros Care who have 70 places is **always** full and have a very long waiting list for the people who actually need this the most. They are strict and take careful note of the ACAT assessment before you go on the list. I had personal experience with this as 3 years ago I had input into helping a couple in Kingscliff get into an aged care facility. Their choice was to stay in Kingscliff because of being in the area for a long period and having their friends around them.

Lorien Way runs parallel to the east coast as does the site proposed for development. The sun rises in the east for the whole year, summer to winter, just in slightly different locations as the seasons change. Now with 6 x 4-storey and 1 x 2-storey buildings squeezed onto this site, almost creating a great wall to the **Lorien Way residents (30 Homes)** that are immediate neighbours, the impact will be significant. The sun, and natural light, will only reach their homes much later in the mornings, making them dark and cold in winter. Natural ventilation, and air quality, will be severely compromised creating a stifling effect, especially in summer with the very high levels of humidity present.

Mental and physical health will seriously be impacted by the concern of a mega development causing much anxiety as there are numerous retirees/pensioners who only have a limited funds at this stage of life and simply cannot up and move from their retirement homes; and plans for the future. The devastating effects and loss of quality life during the construction of this site, 4 years (and more if there are delays), and upon its completion, will take its toll on the immediate and beyond, neighbours.

This piece of land is not suitable for a mega development in the midst of two established residential housing estates.

There are numerous retirement villages from Ballina and beyond, and right up to the Gold Coast. **Sydney, Canberra and Melbourne** rich retirees, seeking a warm climate to retire in, will be the only ones able to afford these **199** units as the heavy levies per month to residents that will be required to keep the mega village running.

i.e:

- maintenance of lifts
- flood insurance on buildings
- running costs of the recreational amenities including a pool, seniors' gym, library, cinema, hairdresser and day spa
- garden services
- general upkeep of buildings

This costly levy will not be affordable to most Northern Rivers and more especially Kingscliff retirees, over and above buying one of these units, who have limited funds. (I know, I'm one of them!) Also, in my retirement & independent living home, I have access to all of these recreational amenities within Kingscliff itself, at no extra cost to me, and I integrate into the whole community!

Retirees from Sydney, Canberra and Melbourne don't necessarily need, or have, to retire to Kingscliff when there are many choices on the East Coast right up to Sunshine Coast and beyond.

There is also much land still available and suitable, and more will become available as things change in different areas, to establish a proposal of this size, with much larger more suitable roads to accommodate a development of this size and service their needs; during construction and in its completion.

Also this development will not support existing Kingscliff community retirees and any who might move into Kingscliff in the future, who are already living in their retirement/independent living home outside of this development. And there are many of us! The **120** residential aged care places (some assisted independent living in rooms and some in the nursing home section) will be taken up by the residents of the **199** ILU/Retirement homes as they require them, FIRST. Bearing in mind that most of the 199 retirement units will be bought by people outside of Kingscliff, and at the

price, and large monthly levies required to run the 'village' and lifts, they will probably be from Sydney, Canberra and Melbourne, looking for a warmer place to live in their retirement.

In my retirement I have become a homebody and spend most of my days and nights at home enjoying my 'castle' and surrounding environment, and my village. Kingscliff village!

Medical and allied health consulting rooms to care for residents are ALL available in Kingscliff, and those that aren't are in South Tweed Heads. The current residents of Uniting Kingscliff all use these facilities now, and are even able to walk to them. People in general like to choose their own doctors and allied health consults.

This is a great proposal for the right location. Kingscliff is not the location for numerous reasons as detailed throughout my submission. Kingscliff doesn't need an independent seniors' village, we are seniors, and there are many of us, already integrated into the Kingscliff community with all the facilities readily available to us that are detailed in this proposal.

A retirement village is not required in Kingscliff! What our town does need is assisted independent living that is already on offer at Uniting Kingscliff, but we need more of the same. A much smaller development, which is an obvious solution, with much less impact to roads and surrounding residences, is what is required on this site.

**This will be a great proposal developed on a site that allows for much more green space and adequate entrances; and with the supporting infrastructure to accommodate the density.**

### ***Note Below:***

*This is another development by Uniting and the picture is taken from their sales brochure. In addition to these terraced villas, there will be a multi-storey apartment block built on the major road into Yamba town, and will be amongst similar buildings!*

*If Uniting can deliver a project that fits in with the area in Yamba, why can't they do the same in Kingscliff?*

***"Uniting Yamba's overall design vision is for retirement living that is in harmony with the beautiful tropical location"***



## Form and function.

Uniting Yamba's overall design vision is for retirement living that's in harmony with the beautiful tropical location.

Finishes and furnishings throughout the entry and communal spaces are specifically chosen to convey the feeling of arriving at a laid-back holiday resort with an open and expansive coastal outlook.

Exterior materials are deliberately lighter in colour and texture than traditional brick, to complement the natural environment.

And landscaping of palms, frangipanis, lemon-scented myrtles and jacarandas create a tropical oasis of lush colours and shade.

**A 3D model of the Proposal and the detrimental effect it will have on Kingscliff Town, the Kingscliff Community; and their immediate neighbours!**

### 2 APPENDIX A: 3D MODELS SUPPLIED BY PLUS ARCHITECTURE











