

Objection to Uniting Kingscliff proposal

I Object to The Redevelopment of Uniting Aged Care due to The Following Reasons

1. The Height and Size

- The Height of the building is more than twice the height of our house and tower over us.

- It is not consistent with any of the surrounding houses.
- The Images in the reports seem to be misleading
- The proposal is designed above the 13.6 meters in our Kingscliff locality plan

2. Privacy. This proposed development will change the way we live in our house We will have limited if any privacy in all of our living spaces.

- The building looks down into or living spaces, outdoor entertaining, bedrooms and pool areas and will limit the usage of our space.

- The use of landscaping will only exacerbate the shading issues caused by the proposal and view

- We have not been given any depiction of the views back towards our house.
- Many units will look directly into these spaces and give us no privacy.
- We want to know what type of fence is used for shading height etc

3. Shading

- The proposed buildings will throw a lot of shade onto our property
- Our house was designed with guide lines in good practice to collect heat in winter and breath in summer. We believe the shading will inadversantly effect the liveability of our home.
- It will make our house very cold in winter
- The Shad diagrams do not consider our outdoor entertaining areas that get sun under roof.

4. Outlook / View. The building will take away all of our outlook and view

- All we will see is The Proposed buildings blocking any outlook and view.
- We will not see any sky from our living, bedroom or entertaining areas.
- Any bedroom and curtains will have to be kept closed at all times to give any privacy to bedroom.
- We would like to see what the proposed outlook will be through building C and RAC

5. Flooding

- I worry about the backup of flood water and the over land flow of water flooding our house if the ground behind our house is filled to or above existing ground levels that would cause our houses to flood.
- We sandbagged all both of our houses in Drift Court before our last flood with water levels 100mm from Garage and 200mm from coming inside.
- We would like to see a section through our boundary line



Figure 1 3 Drift Court Kingscliff



Figure 2 Sand Bagging in front of garages House numbers number 23,25 and 27 Drift court

6. **Noise** We have been having a number of issues at our house with noise generated from the existing Uniting care. Causing us not to use our outdoor areas and keep our windows closed. This is wrong.
 - Deliveries all day and in and out of hours.
 - Mechanical noise from mechanical laundry . Complaints and issues ongoing with council.
 - Generator and air conditioning compressor noise and alarm noises happen throughout the night
 - I am concerned about The Generator location on the RAC building. The noise that will be generated from the delivery areas of the buildings. Heavy vehicles travelling through the site.
 - We are concerned voices and noises coming from the balconies.
 - We are concerned the many air conditioning units will be noisy.

7. **Light Pollution.** We area already having mediation between the Tweed Shire Council and Uniting Kingscliff with regards to the lights from the carpark shining into our house.

- We have nights we cannot use the main bedroom due to Uniting cares Lights.



Figure 3 Light from the current Uniting Carpark With Council



Figure 4 Light Shining into our bedroom from Uniting now with Council

8. The Length of Construction

- Construction time over the development of both stages will be significant and affect our peace
- Parking and access for trades has not been dealt with.
- Dust Control will be an issue. Smaller but none the less an issue.

9. **Community** struggle to see how there will be any positive community integration between existing residents and the Proposed Uniting residents. To date we have no integration at all with existing residents

Kingscliff is a village with control plans to manage how the area is developed. It has been planned over significant consultation between council and the community. We are not inner city we are residential 1 and 2 level homes.

This building is much bigger than is suitable to fit within this built environment and is out of place.

**We are aware there is a need for housing in this area and we are open to reasonable proposals.
The sheer bulk and size of this proposal is the common cause of most of the issues.**

Regards

Jacob Sands