

10 June 2024

Subject: Development Objection Letter - Uniting Kingscliff Redevelopment (SSD-047810598)

Dear Sir / Madam,

I am writing to formally express my objections to the proposed development project lodged by Uniting Aged Care for the Uniting Kingscliff Redevelopment reference SSD-047810598.

Put very simply **to approve this development is to allow developers to dictate how we live in our community.** Developers have a profit motive and do not bear the full cost that the community must when approvals are granted that are outside the town plan and outside existing infrastructure and zoning regulations.

From the planning detail we have obtained so far, it is clear that the developers are using the current housing shortage to put pressure on the planning agency in order to maximise their profit. To approve this development is to create a dangerous precedent and is just the start of turning Kingscliff into yet another Gold Coast.

My objections are as follows:

- Gross overdevelopment of a flood affected site;
- Building heights exceeding the town plan;
- Negative impacts on the houses surrounding the development, in terms of loss of sunlight, views, fresh air, overshadowing etc.
- Very limited additional beds for aged care than what they currently have in place now.

This is nothing more than a profit seeking luxury apartment development under the guise of aged care and seniors housing.

In light of the aforementioned concerns, I urge you to reconsider the proposed development and explore alternative solutions that prioritize environmental sustainability, community well-being, and adherence to existing regulations. Additionally, I request that you provide opportunities for meaningful dialogue and consultation with the community to address our concerns and explore mutually beneficial outcomes.

Thank you for taking the time to consider my objections. I trust that you will give careful consideration to the concerns raised herein and take appropriate action to address them.

Sincerely,

Joshua Stega