

**June 9, 2024**

**Objection to the Uniting Kingscliff Redevelopment (SSD-47105958)**

I object due to the following

**Serious overshadowing concerns.** Our backyard will lose a considerable amount of sun and just how much is unknown for there are no detailed shadow diagrams of potential loss of sun in the Development Application (DA). Shadow diagrams should be detailed and to scale and in this DA they should be detailed for every property so we are able to determine how much sun we lose. In the mornings we will lose sun to the north eastern aspect of the yard, where we will be shaded by Building F and as the day goes on the overshadowing will ease however Building F will no doubt shade our yard, our trees and there is one raised garden bed that is approximately 12m<sup>2</sup> in the north east corner of the yard that won't be suitable for growing for it will only receive a couple of hours of sun. Uniting have said in the DA that our yard will get 90% sun between 11am and 2pm but there is nothing to support this and it also states that normal shadow diagrams are measured between 9am and 5pm in both summer solstice and winter solstice, yet there are only shadow diagrams for winter solstice only.'

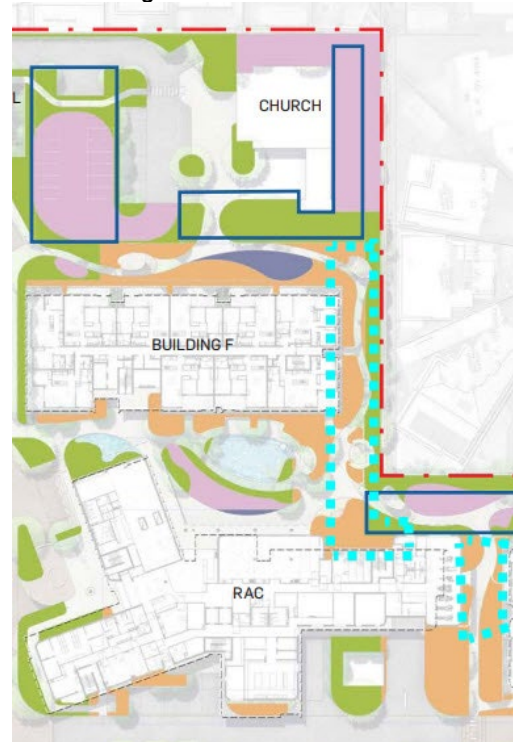
Then there is also the concern that when Uniting does the landscaping that they are planting 10 big trees right near the boundary and that their canopy cover will cover our yard, further overshadowing our property and the shadows from these trees should be taken into consideration when undertaking shadowing.



Is the planting of these tall trees right on the property boundary with an overhanging canopy into our yard going to stop our solar collectors from working? Uniting has to be mindful of neighbours overshadowing from these big trees.



**Privacy** is of utmost concern, for as our house backs right on to the RAC building (pictured) immediately there are 36 Rooms that can see into our backyard. Not only that but as Uniting has applied for a four-storey project this has pushed the carparking to maximum capacity and as a result high and tall trees that are required on site have to be grown on mounds (or small hills) up to 1200 in height.



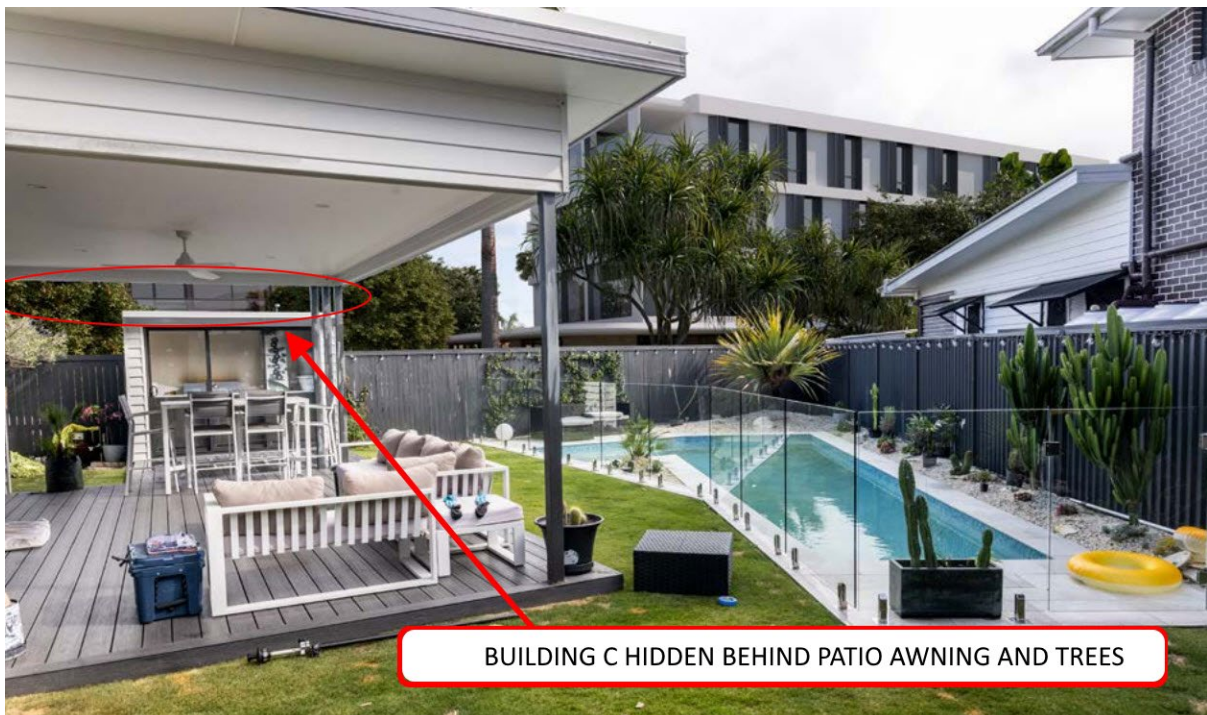
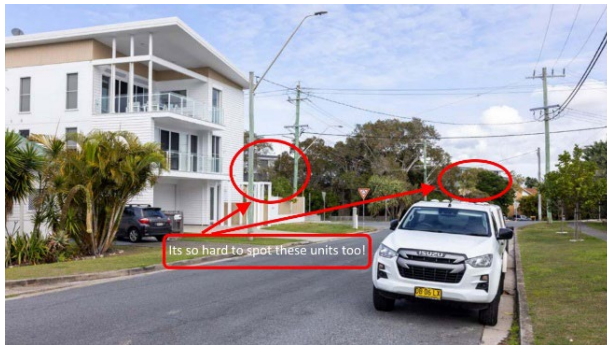
Moundings appear in the aqua coloured dotted line. This means that as our fences are 1800 high an adult or a small child can stand on top of these moundings and see straight into our yard. Then there are all the workers during construction that can also see into our property, and I am concerned for I am also concerned for my little sister who is somewhat shy and she is only 11 now but what will happen when she is in her teenage years and she and in the pool with her friends of a weekend or doing cartwheels on the lawn and then one of the workers in the building makes a rude comment. She will never go back in the pool, and probably not even into the backyard ever. My bedroom is on the top floor and as I have a north-western aspect I will be surrounded by buildings; Building C to the south, RAC to the west and Building F to the north. It will be like living in an apartment in the city for there are no other 4 storey buildings in this area, and all of a sudden over my back fence there are three massive, four storey buildings.

**Cross sections and sight lines must be supplied** by Uniting for it is unknown how much sun I will lose in my house at what particular time of day. What time will I lose sun in my dining room? Will I have sun on my patio when I have breakfast at 9am? What time of an afternoon will we be in total shade? What time will we lose sun in the pool? I don't know and I should know and in the DA there should be a document that explains the amount of loss of sun inside our house but every other house that is affected

**Exceeding building height limit-** This development in its current form exceeds the Kingscliff Locality Plan height limit of 13.6m as Units are filling the site then going up 12800 which is over the 13600 limit from NATURAL GROUND LEVEL not filled level

**Artist Impressions** of street views should show true and correct views of properties. There is one there for No 39 Drift Court however its missing one or two buildings; actually both buildings should be able to be seen from street level. Why has this been overlooked?

Then there are many of the other artist impressions have buildings hidden behind trees or buildings, or both.





Not professional at all. Its almost as if Uniting are hiding the bulk and scale of the building intentionally. Then there is the building to the left which we will be able to see from our backyard and its missing a whole top floor

#### Proposed development



**Fencing** should be acoustic however there is no detail on this at all for many people will use the walkways all around the project which back onto established properties. 120 people per day will use the pool alone and use the paths .

**Artist impressions of plantings** on our back fence are incorrect for below it is a drain and nothing will grow there. Then on the other side of the drain there will be the Uniting fence and the current fence artist impression looks as if there will be dense plantings of 00 pandanus plants but this is impossible for them to grow here. Its as if make it look good in the DA brochure even though its incorrect.



**How noise will be managed** especially with all of the four-storey buildings will have pathways between the buildings and existing residents for the 398 as well as the 120 aged care residents and their visitors that may use the paths surrounding the building. We note that there are pathways that back onto all the four storey buildings onto current existing residences on their way to access other areas of the development including recreational areas and the pool where its indicated 80 will use of a day and 40 of a night. I have heard trucks come and go for years at all times of the day and night and this has only been recently been controlled to 9-5pm and my dad has complained to Council many times of trucks coming and going out of these hours.

**How management** of a large residential apartment and aged care will be run. Its currently run badly. Currently the only avenue for noise, traffic and other complaints for my parents is through Tweed Shire Council and we have a direct email address and contact at Council for no representative from Uniting

has ever met with any resident in our street; It seems as if Uniting just doesn't care. Will they care about this building? We will see.

**Site to be filled** to allow for the increased height and retaining walls not shown on elevations to Beach Street, or Lorient Way. I believe it may be as high as 4.3m which is way above our 3.8m and Uniting should reveal finished ground level height because that affects so many things. Privacy is compromised the higher ground level is. There are also no retaining walls shown in any cross section especially to 6 Beach Street which is even lower than the drain at the back of our house. Why not? In the cross section to this property it shows as if its level to Unitings and currently the back yard of No 6 is 2.77m and Uniting 3.5, yet Uniting want to fill to 3.8 or more (not clear) and that's over a metre of difference.

**The bulk and scale of the buildings** is too big for West Kingscliff. There is not one house here that's three storeys, let alone 4 storeys. It will stand out, towering above other properties at the expense of current residents. Too many buildings on too small a site. There is not even a three storey building let alone a four storey building in this area whatsoever. . Leave four-storey buildings and three storey buildings to those areas that are zoned Medium Density and leave West Kingscliff one or two storeys. The project will be an eyesore when you drive the local streets. Kingscliff residents don't want four storeys here and neither do I.



**Lighting concerns** especially with the RAC building with lights coming on for rooms all hours of the day and night (there are 36 rooms to this building alone) that I will see from my room in the house for my largest window backs onto this building. What about lighting? I have to close my curtains of a night time now because the lights were so bright in the carpark of a night time earlier this year. They are better now but what about light transmission and how will lighting from the RAC building be suppressed from being seen by other established homes.

**Noise.** There is no doubt there is going to be way more noise than what there is now. How does Uniting intend on managing noise from say the pool, which is like 30m away where 80 people will use it of a daytime and 40 of a night time. What about noise from the café, again over our back fence. What about people walking by and that's not only the residents but also friends and family visiting. What about the noise coming from air-conditioner motors, and the generator which I will be able to see from my room as it looks like there is no soundproof covering over it and on the same level as my room. I am also concerned about having the dementia ward on the same level as my room and its only perhaps 30m away.

**RAC Building plans** indicate that there are only 2 lifts in the building, What happens if there is a fire and the lifts are out then how does Uniting intend on getting all the residents on level 3 or even level 4 out to safety to an assembly point. That's why nursing homes are usually one or two storeys, rare to see three levels and extremely rare to see four levels.

**Flooding concerns** with Uniting filling their site and building retaining walls they are effectively flood proofing themselves at the expense of other existing residents. 2 years ago Lorient Way was closed by

floodwater. Uniting will only add to those levels for once stormwater retention pits are full rainwater will flow out to the drains or the streets.



**Parking** for the 340 contractors daily will gridlock all surrounding streets, and as well the added congestion for traffic along Lorien Way, Beach Street and Beach Street Round-about, Marine Parade and Kingscliff Street. My school bus used to go up Lorien Way and often it would pass another however I cannot see that from happening if cars are parked both sides of the road.

We had an old couple in the street and they were so upset by Uniting's project that they sold up and moved. They were a nice couple too it was sad to see them go. People shouldn't have to move because Uniting are going to wreck our lives with all their huge four storey buildings that will tower over our homes and in our case overshadow our yard, we will lose sun in our living area, shade our pool, block sunlight to our yard and raised garden beds. Uniting says in their project website

*"We're proud to be a part of the Kingscliff community, investing in its long-term growth, while making sure the development is in keeping with the evolving character and natural charm of Kingscliff".*

Uniting are not part of the community at all for the Kingscliff community doesn't want this project for its overdevelopment of the site. Four storey buildings for it won't fit in.

I do not accept this over development whatsoever in its current form. Shame on you, Uniting

Yours faithfully

Christopher Preston  
39 Drift Court, Kingscliff

## Then don't send this in either- this is how to lodge

To lodge the submission:

Below is an easy guide to explain the login process for Uniting Submissions,

### SETTING UP A PLANNING NSW ACCOUNT

*It's a **VERY GOOD IDEA** to get yourself set up with a **Planning NSW account BEFORE** you're ready to submit.*

- The Portal has a long history of crashing and will get worse the closer to the end date. You don't want the drama of not being able to create an account at the 11<sup>th</sup> hour!! Below is some advice from our FB page from members and community.
- Take your time with setting up your account, be accurate ( i.e. if you forget to fill in something) it won't allow you to submit, and you will have to create a new profile. Tick all the necessary boxes.
- Submitting in Non-Peak times seems to have less issues, remain patient and preserve.....your submission is important for the future of Kingscliff.
- Remember, if you have your submission ready to go, you can cut and paste, saving time and less chance of being timed out.
- Any member in your household over 18 can make a submission. Tell your neighbours and friends.

Peter has contacted our local member for Tweed, Geoff Provest, MP and State Planning Officer regarding the difficulties and website issues. There will be more information coming shortly regarding submission support and advice. *Should you need assistance contact me through the secretary email below. We have people to help and guide you through the process.*

### Follow the guide below to set up your account

1. Go To  
[https://majorprojects.planningportal.nsw.gov.au/prweb/IAC/app/default/Cc0BJSdJ6OdBNUpuWBJD7zYCxcJRCjpn\\*/ISTANDARD](https://majorprojects.planningportal.nsw.gov.au/prweb/IAC/app/default/Cc0BJSdJ6OdBNUpuWBJD7zYCxcJRCjpn*/ISTANDARD)

(or copy this link and paste in your browser)

#### 2. **Select**

Below "Log In" scroll down and you'll see "**Create Account**" – click it & fill in your email address & create a password

(make password simple that you'll remember or WRITE it DOWN)

**Password needs to be: -**

- 8 characters long
- have at least 1 CAPITAL LETTER
- have at least 1 number
- have lower case letters

3. **Click Submit**
4. You'll get a confirmation email  
Click on the "**verify ..... click here**" link in email & it will take you to the log in page
5. **Log in**
6. **Select**  
**Make a Submission** - It will ask you to complete your profile with address, phone number etc  
Complete then click Submit or Make a Submission (can't remember what the button said said).
7. Make sure you can see list of "**Projects on Exhibition**" and can see the Uniting one in the list.
8. **Log out**

That's all you have to do for the moment, but you're set up and ready to make your submission. When you're ready to do that, click below (copy and paste this in your browser) and log in & off you go!

[https://majorprojects.planningportal.nsw.gov.au/prweb/IAC/app/default/Cc0BJSdJ6OdBNUpuWBJD7zYCxcJRCjpn\\*/!STANDARD](https://majorprojects.planningportal.nsw.gov.au/prweb/IAC/app/default/Cc0BJSdJ6OdBNUpuWBJD7zYCxcJRCjpn*/!STANDARD)

(or copy this link and paste in your browser)

So, take your time, be accurate when setting up your account and all will be fine. Let your voice be heard, we need to ROAR!

#### **Having difficulty Emailing Your Submission?**

- If people are having difficulty using the portal to make a submission and wish to use an alternate means, call Service NSW on [1300 305 695](tel:1300305695), and advise the customer service officer.
- The customer service officer will step you through some mandatory information and then send you a proforma cover sheet to complete and provide you with an email address to return this and your submission. The coversheet mirrors the online submissions form.
- On receipt of the emailed cover sheet and your submission, the submission will be uploaded to the portal on your behalf.

We thank you in advance for your lodgement and in fighting this great cause. Lets keep Kingscliff like it is, the beachside village like it is, where families go and kids are brought up the right way, and not turn into another Gold Coast.