

10th June 2024

Fiona Thompson  
41 Drift Court  
Kingscliff NSW 2487

Please see below my objections to Application No. SSD-47105958, the proposed Unting Kingscliff Redevelopment, located at 24A Kingscliff Street, Kingscliff.

I have lived at the above address for 6.5 years and am a long-term resident of the Tweed area.

My objection is based on the following issues:

**Privacy Concerns:**

- Building F, located 9m from my back boundary, and Building E, will cause severe privacy concerns for my property. Specifically the number of windows and balconies that will have a direct line of sight into my two daughters' bedrooms, my backyard, pool, master bedroom, outdoor living area and lounge room.
- We have not been provided with detailed diagrams to show sight lines from the two buildings into our property.
- The proposed use of planter boxes on balconies is not an adequate privacy measure
- Construction of a four-storey building 9m from my property boundary will have a significant negative impact on my family's current way of living.
- The proposed planting of trees to provide privacy is not an adequate measure to address this issue. The trees would need to reach a height of 16m, they will be planted on top of the basement and they will create further issues of shading onto my property.

**Overshadowing:**

- Building F, a proposed four-storey building, 9m from my property boundary, will cause significant overshadowing of my two daughters' bedrooms, my backyard, pool, master bedroom, outdoor living area and lounge room.
- My house is orientated to the north to capture natural light, warmth and ocean breezes. Currently, we receive a significant amount of sunlight in our backyard, outdoor living area, pool, and bedrooms.
- The shadow diagrams provided in the Architectural Design Report are not of a scale to accurately show the shadows that the development will cast onto my property. This report states that my property will receive "no overshadowing from 9 am to 1 pm." More detailed diagrams are required to prove this statement and to show a detailed and accurate picture of the shadows that Building F will cast onto my property.
- If Building F was setback further and the height of the building was reduced to two stories this would greatly reduce the shadowing and privacy issues my property would experience.

**Bulk and Scale of the Development:**

- The size and scale of the proposed development does not align with the existing built environment.
- The existing dwellings surrounding the development site are one-storey and two-storey dwellings. The proposed four-storey development will not fit in with the existing environment, rather it will do quite the opposite and will have significant negative impacts on all neighbouring properties in terms of privacy, overshadowing and noise.

**Building Heights:**

- The proposed building height of 16.75m is not consistent with the surrounding built environment. The surrounding dwellings are single and double-storey dwellings. A large-scale development reaching heights of over 16m will completely overshadow the existing buildings and detract from the aesthetic appeal of the area.
- I would like clarification around the natural ground level that the development will be

constructed on. The existing church and nursing home sit 1-1.3m lower than 41 Drift Court. However, the natural ground level indicated on the plans is the same height as my property. Does this mean the land will be filled to the height of my property, which is 1-1.3m higher than the natural ground level of the development site, and then a 16m building will be built on this raised level? I have found some of the images on the plans confusing. One particular image shows the church sitting on the same ground level as the ground floor apartments of the proposed development. This contradicts other plans that show the ground level apartments sitting at the same level as 41 Drift Court. If the natural ground level is built up to the same level as 41 Drift Court, the existing church will be 1-1.3m lower than the development. The plans do not show any retaining walls or steps for residents to access the church.

- During the community consultation process, I was told by Adrian Ciano that it was preferred that the development would use the retaining wall that sits on my land to retain any fill that will be needed. I informed Adrian that there is a drain on my land that sits 1m past this wall, this drain would be covered with fill under this preferred plan. Adrian also informed me that if I, or any of the other neighbours, didn't agree to the development using the existing retaining wall, a retaining wall would have to be built on the land owned by Uniting. At no stage in the design process have I, or any of my neighbours, been contacted by Uniting to discuss this or to seek approval/refusal. I would like Uniting to make their intention clear, I can't see any proposed future retaining wall on any plans provided by Uniting. If they are planning to use my retaining wall I would like the opportunity to discuss this and put forward the many questions I have as to what this will entail and any future costs for me eg. future fencing costs.

#### **Noise:**

- We currently experience noise issues from the existing nursing home. This includes noise from the air conditioning units, alarms going off at all times of the day, delivery vehicles (often at unreasonable hours) and garbage trucks, staff vehicles arriving and leaving, and noise from staff at shift changeovers.
- A significant increase in the size of the facility will mean a significant increase in the noise issues associated with the facility.
- We were informed that boom gates will be installed to prevent delivery vehicles from accessing the premises at unreasonable hours, however, on the plans for the development I cannot see where these boom gates are located.

#### **Lighting:**

- We are currently impacted by the outdoor lights of the car park of the existing nursing home. These lights shine into our master bedroom and two upstairs bedrooms all night. We are concerned that the size and scale of the proposed development will greatly increase the amount of artificial light that shines into our bedrooms at night. What measures have been put in place to ensure that we are not further impacted by artificial light shining into our bedrooms?

#### **Flood Impacts:**

- The most recent flood of 2022, saw water lapping at the doors of residents in Drift Court. The natural ground level of the proposed development site is lower than some parts of Drift Court. I have severe concerns that if the site is filled and the ground level is raised, while there will be underground tanks to catch some of the water, what happens when those tanks are full? There is nowhere for this excess water to go except into surrounding properties.
- If the development is built on land that is known to have flooded previously and this contributes to flooding of surrounding properties in the future, who will be liable?

#### **Traffic and Parking Issues:**

- The size and scale of this proposed development will significantly increase the traffic using Lorien Way, Beach Street and Kingscliff Street. These roads are not designed to cater for a significant increase in traffic, nor are they designed to cater for the extra cars that will need to park on the streets due to insufficient parking spaces being provided by the development. These streets are already at capacity with cars parking on both sides of the streets. It is difficult to drive down these streets, and can be very dangerous when a bus is also attempting to navigate the congested roads.

**Construction Fatigue:**

- An estimated 4-5 year construction time frame is a significant amount of time for neighbouring residents to have to endure daily noise and dirt/dust. With the development situated close to my boundary, I anticipate I will not be able to use my dwelling as I currently do, with doors and windows constantly open to catch natural breezes/air. Rather to mitigate the noise and try to keep the dirt/dust out of my house I anticipate I will have to keep all doors and windows that face the north (the development site) closed. This is not an ideal situation for an extended period, of 4-5 years.
- With a 4-5 year construction time frame, what measures will be put in place to address the significant daily noise and dirt/dust that neighbouring residents will experience?

I appreciate the opportunity to express my concerns regarding this proposed development. I am aware that the local area needs an aged care facility, however, this proposed development only increases the number of aged care beds by 8. It seems the main purpose of this development is in fact to generate a profit for Uniting through the sale of the planned 199 independent living units.

Yours sincerely  
Fiona Thompson