I object to the Uniting Kingscliff Redevelopment – SSD-47105958

Resident: Joel Barnes
Address: 8 Drift Court, Kingscliff
Date: 11 June 2024

I am a Civil Engineer with over 20 years of experience in construction and development. I live directly adjacent to the proposed Uniting development at Kingscliff and would like to formally object to this development proposal and raise some serious concerns.

My concerns highlight issues regarding the layout and scale of the proposal, its impact on surrounding residents, vehicular and pedestrian access issues, flooding, and the misalignment with community expectations and Uniting Care's ethical principles.

I will summarise my concerns under the four main headings below, although my primary concern is the sheer scale of the proposal, and the direct impact this gross overdevelopment will have on the adjacent residents, streets, and Kingscliff community in general. This gross overdevelopment is shrouded in the cloak of an aged care development that is supposedly good for community, although if developed in its current form, only provides an additional 8 aged care spaces.

The development is actually a high-end property development, shrouded in an aged care built for profit only by a not-for-profit organisation and is at odds with the character and low-rise built environment surrounding the site. It is completely out of character with the surrounding homes and Kingscliff generally.

1. Height and Scale of development

Concerns:

- **Setbacks:** The proposed setbacks along Drift Court and Lorien Way are concerning, as they are merely meeting minimum requirements without adequately considering overshadowing, privacy, amenity, and acoustic impacts on neighbouring properties.

- **Building height and scale:** The proposal exceeds community expectations for height, particularly beyond three levels. The proposed building height of 16.75m is excessive, and metres higher than Kingscliff's current building height limit of 13.6m. The height of the proposed buildings is just too high. We have young children, and if the height of the development is not reduced, the privacy of my family would be lost as the balconies would look straight into our backyard.
  Every building directly surrounding the development is Immediate neighbours of the development fear a loss of privacy, natural light, and amenity.

Recommendations:

- Consider increased setbacks to allow for privacy, and additional sunlight and amenity of adjacent residents
- Reduce the overall maximum height of the development to be consistent with the rest of Kingscliff. I would support a development at this site if the height was reduced to below the current Kingscliff building height limit of 13.6m
- Provide further consultation, and more detail on the impacts on adjacent properties.

2. Vehicular and Pedestrian Access Concerns

Concerns:

- **Kingscliff Street access:** The existing driveway crossover to Kingscliff Street is sub-standard, causing vehicle conflicts and queuing issues. Increased traffic and service vehicle movements will exacerbate these problems.
- **Pedestrian access:** Adequate pedestrian pathways are essential, especially for aged residents. Current pedestrian pathways are deficient, and there is an increased need for high-quality pathways for an aged demographic and vulnerable users.
- **Lorien Way access:** Lorien Way's high levels of on-street parking and numerous intersections present challenges.

Recommendations:

- Maintain traffic volumes using Kingscliff Street access within current limits.
- Ensure pedestrian connections are safe, wide, DDA compliant, and separate from traffic areas. Enhance pedestrian facilities around the site, and collaborate with Council to improve pathway conditions along Kingscliff Street
- Investigate formalising on-street parking and kerbside allocation along Lorien Way and ensure any on-street parking loss is adequately off-set.

3. Flooding, and Site Levels

Concerns:

- **Flood History:** Kingscliff and surrounding areas have recently experienced one of the largest floods in history. The site for the proposed development is known to flood and has acted as a detention basin for the area.
- **Floodwater Displacement:** Filling the flood-affected site will displace floodwater to nearby properties, worsening flood issues across many areas of North Kingscliff by reducing the available short-term floodwater storage.
- **Increased Runoff:** The significant increase in hardscape proposed in the development will substantially increase runoff from the site, exacerbating flooding concerns for the nearby community.
- **Inaccurate Flood Modelling:** The flood mapping and modelling provided in the proposal is not accurate. Having witnessed the recent flooding firsthand, it is evident that the modelling does not accurately measure the impact.

Recommendations:

- Provide comprehensive and updated flood impact assessment that accurately reflects recent flood events and firsthand observations, and adequately addresses civil interface with neighbouring properties.
- Reduce the amount and height of fill required by the development and reduce the amount of impermeable hardscaping at the surface and reduce runoff
- Increase effective flood mitigation measures such as retention basins or green spaces to minimise runoff and manage stormwater
- Increase transparency with community on flooding issues

4. Uniting Care's drivers

Concerns:

- **Community Consultation:** The initial public presentation of the proposal caused significant distress among residents, and the community consultation process that was undertaken by Uniting Care was a box-ticking exercise and did not take the concerns of the residents into account
- **Lack of comprehensive assessments:** The proposal lacks comprehensive assessments or reports to back it up.
- **Misleading development intent:** This development is shrouded in the cloak of an aged care development that is supposedly good for community, although if developed in its current form, only provides minimal aged care advantage with only an additional 8 aged care spaces.
- **Profit-driven motives:** The development seems to be a high-end property development, disguised as aged care, built to sell the 199 "high quality" units for huge profit at the expense the Kingscliff community by a not-for-profit organisation.

Recommendations:

- Engage in transparent and meaningful consultation with the community and take the responses from the community consultation process seriously.
- Revise the development proposal to better meet the community concerns and address specific site issues and needs of neighbouring residents.

Conclusion

I appreciate the opportunity to provide feedback on this development proposal. I urge Uniting Care to thoroughly reconsider this project to address the significant concerns raised. I support responsible development that respects community character and environmental constraints, but the current proposal falls short in these respects. Transparent and meaningful community consultation is absolutely necessary, accompanied by thoughtful revisions of the proposal to ensure this development aligns with the needs and expectations of Kingscliff residents and the wider community.

Thank you for your attention to these matters. I remain available for further consultation to help refine the proposal.

Regards,

Joel Barnes
8 Drift Court, Kingscliff
0424177374
barnes.joel@gmail.com