

12/6/24

Subject: Objection to Proposed Uniting Age Care Development in Kingscliff

Dear Sir/Madam,

I am writing to express my objection to the proposed Uniting Aged Care Development in Kingscliff, specifically concerning its impact on my property located at 34 Drift Court, Kingscliff. Our property shares a 34-meter boundary fence with this project, and the issues raised have direct implications on our daily living, lifestyle, privacy, and mental well-being. Below, I have outlined several areas of concern:

1. **Privacy:** The proposed heights of 4 storeys and above will significantly compromise the privacy of our outdoor areas including the yard, alfresco, pool area, master bedroom, dining, and living areas. This intrusion not only affects our comfort but also raises serious safety concerns, particularly regarding the visibility of our pool area to the residents of the development. As parents of teenagers, this is deeply unsettling, and the thought of our children's privacy being compromised is distressing.
2. **Privacy of Residents:** We have experienced incidents of privacy breaches from aged care residents walking behind our fence and undressing against it. Despite reporting this to Uniting, no action was taken, and the issue was dismissed. The lack of accountability in ensuring residents' privacy is alarming, especially considering the proposed balconies overlooking our property.
3. **Natural Light/Overshadowing:** The size and scale of the proposed development will result in minimal natural light reaching our main living areas, pool, and master bedroom. This deprivation of sunlight not only impacts our physical health but also exacerbates mental health concerns. Despite requesting shadowing diagrams to assess the extent of this impact, we have yet to receive them.
4. **Noise and Light Pollution:** The existing noise levels from the facility, including traffic, deliveries, and alarms, already disrupt our peace. The proposed expansion raises concerns about amplified noise levels and light pollution, particularly given the proximity of our property to the development. The potential placement of air-conditioning systems and management of noise from service vehicles must be addressed to mitigate these impacts.
5. **Flooding:** Given our experience with flooding and the proposed elevation of ground levels for the development, we are concerned about the potential redirection of water to neighbouring properties, including ours. This poses a significant risk to our property and livelihood.
6. **Traffic:** The existing traffic congestion at the Kingscliff St and Drift Court roundabout is a safety hazard, exacerbated by the proposed increase in residents. Additional measures must be taken to address traffic management and ensure the safety of residents and local residents.
7. **Construction Fatigue:** The construction process for such a large-scale project will inevitably disrupt the peace and well-being of surrounding residents. Measures must be implemented to minimize noise, dust, and vibrations to

protect the integrity of neighbouring properties and safeguard the mental health of residents.

8. Scale and Height of Development: The sheer size and scale of the proposed development are disproportionate to the surrounding suburban area and will have a profound negative impact on the quality of life for myself, my family, and our neighbours. While we support the idea of expanding and improving aged care facilities, the proposed development exceeds reasonable limits and compromises the sanctity of our homes.

In conclusion, I urge you to reconsider the scale and impact of the proposed Uniting Aged Care Development in Kingscliff, taking into account the concerns raised by myself and other affected residents. It is imperative that measures are put in place to mitigate the adverse effects on our privacy, well-being, and property values.

Yours sincerely,

Sammy White

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