

Response to Uniting Care Development Application

The bulk and scale of the proposed Kingscliff development application as it stands is a gross overdevelopment of the site, which will have severe impact on the surrounding area, a low-rise residential neighbourhood and infrastructure. Uniting is entitled to develop on the site, but what is being proposed is completely out of the character and context of the neighbourhood. Building heights of 16.75m is well above Kingscliff's current building height of 13.6m above ground level. Access via Kingscliff St and Lorient Way will contribute excessive generation of traffic into a local street and roundabout.

The current proposal is a Luxury Apartment development although it is being presented as aged care and seniors' housing. The image on page 35 of Appendix C Architectural Design Report V1 shows it as having water views. Is this a local aged care proposal or an expensive coastal property development? It seems doubtful that these units will be affordable housing for elderly residents already in the Kingscliff area.

This development will overshadow existing homes, causing shadowing on surrounding properties early in the day and denying residents access to sunlight in the afternoon. Another negative aspect will be the loss of privacy for adjacent properties. The development will tower over residents' gardens and pools, significantly impacting on residents' quality of life and property values.

Additional fill will be added to raise the site, making building heights even more extreme and placing the local area at risk of flooding during heavy storms. This site fills with water after even heavy rain let alone during a major flood. It becomes like a dam of water like the Gales land on both sides of Turnock St that laps at the fences of the surrounding properties in Lorient Way, Blue Jay Circuit and Drift Court. The application to the Department of Planning is very vague about where the water will be drained, even though they propose to install water retention tanks. At the community consultations, Uniting Kingscliff representatives stated that once the water left their site, it was not their responsibility. The community does not want to become like Murwillumbah, Lismore and Chinderah but it is possible that if this Development goes ahead surrounding streets will have water in their houses next time there is heavy rain. An added issue for homeowners if this happens, will be an extreme rise in insurance rates. Even homes without issues cannot seek insurance from several companies and rates for the post code can vary widely amongst insurers.

The Kingscliff Street entrance is a narrow one lane and there is no room to enlarge it. As a result after construction, it will only be used for Service Vehicles and all other traffic will use a new entrance in Lorient Way, made possible only by demolishing four existing very well constructed and in very good condition single level houses.

More aged care homes are needed in Kingscliff, but this development looks like an attempt to profit by building 199 independent living units, some with 3 bedrooms and water views. The new nursing home will be four storeys high, and within the council determined height of 13.6 meters, but will only deliver 8 more beds than the current home (currently 112, going to 120). A park on this site would be better solution to absorb heavy rain such as we experienced in 2022. This development should be built elsewhere.

