

I object to the Uniting Kingscliff Redevelopment (SSD47105958). While I understand that Uniting Kingscliff facility needs an update, the proposed development is too big and completely out of character with the surrounding homes and Kingscliff generally. I object to the proposed development on the following grounds.

- **Traffic impacts** – The proposal is to demolish 3 houses in Lorien Way to create bigger access to the development. Lorien Way and Beach Street will service all heavy and light vehicles involved in construction, entering and exiting the site. After Construction finishes, Lorien Way will be the main entrance to the site for residents of the apartments. While the proposed development will only deliver 8 more beds than the current home (currently 112, going to 120), there will be 199 new apartments built for seniors looking to downsize. 41 of these will be three bedroom and 2 bathrooms, plus study units. If only 50% of the additional unit have one car that will mean an additional 99 cars (not including extra staff) using Lorien Way each day. This doesn't include the extra visitors that will be coming onto the site to visit relatives. Lorien way is a narrow suburban street and not suitable for such a large increase in traffic.
- **Height of the development** – The proposal is for buildings with a maximum height of 16.75 metres above ground level. *The current building height in Kingscliff is 13.6 metres.* The development proposed to add 3 metres of site fill in some places. The development specifies three or four-storey buildings. This is totally out of character with the surrounding area which is either single or two storey structures. The height of the development also raises privacy issues with surrounding homes with current residents' backyards, bedrooms, living spaces and pools available to view from the proposed development.
- **Over shadowing of neighboring properties** – The proposed height above current restrictions will reduce sunlight in surrounding properties and have a detrimental effect. This will particularly impact those with solar systems on their roofs.
- **Flood mitigation** - Another of my major concerns is that 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 Lorien 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 made it quite clear they were not interested in what happened once the water left their site.

The current proposal is a Luxury Apartment development masquerading as being for aged care and seniors' housing. Even the image they use 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?