

Our ref: Uniting Kingscliff Redevelopment (SSD-47105958)

Andrew Mills

Chair

Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

25 September 2025

Subject: Referral for Determination

Dear Mr Mills,

The department has completed its assessment of Uniting Kingscliff Redevelopment (SSD-47105958) comprising a 120 bed residential care facility, 199 independent living units and ancillary facilities across seven buildings.

In accordance with section 2.7(1) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as more than 50 submissions were duly made objecting to the proposal.

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW Planning Portal:

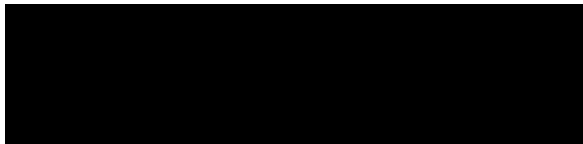
<https://www.planningportal.nsw.gov.au/major-projects/projects/uniting-kingscliff-redevelopment>

Please contact Stephen Dobbs, Team Leader Social & Diverse Housing Assessments, on [REDACTED] or via email at [REDACTED] if you would like to arrange a briefing or require any additional information.

Department of Planning and Environment



Yours sincerely,



David Gainsford

Deputy Secretary

Development Assessment and Sustainability