

Uniting Kingscliff Redevelopment (SSD-47105958)

24A Kingscliff Street and 27, 29, 31 & 33 Lorien Way, Kingscliff in Tweed Shire LGA

DPHI Social & Diverse Housing Assessments

17 October 2025

Prepared for Department meeting with IPC

Site context



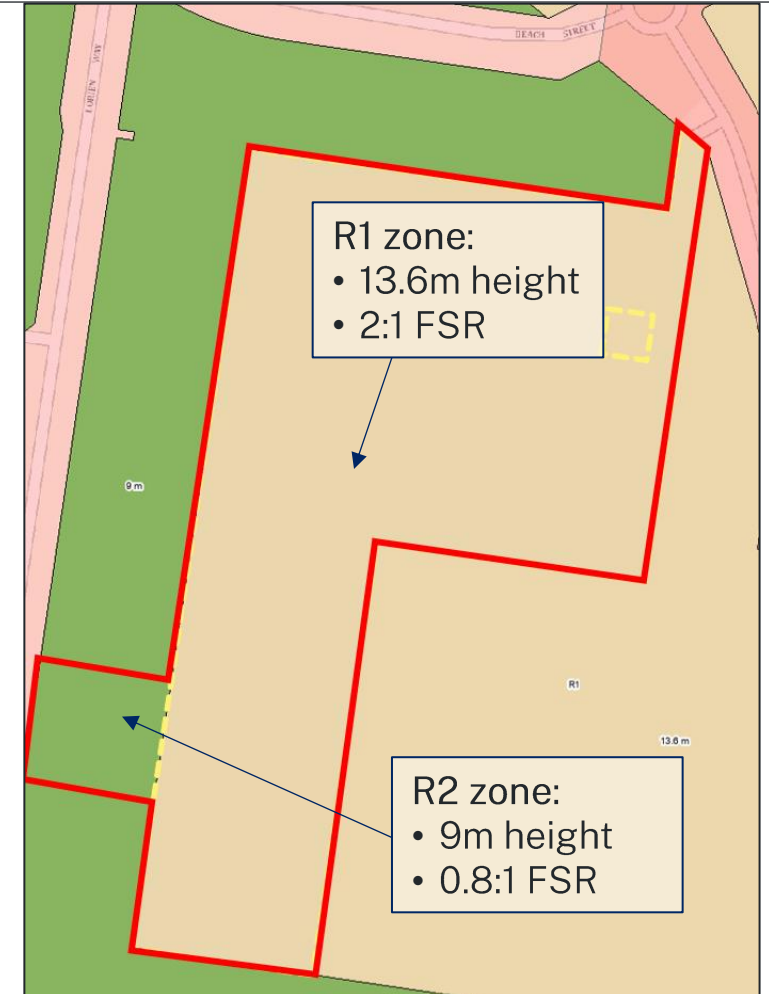
Statutory context

Tweed LEP 2014 (WLEP 2014)

- Zone:
 - R1 General Residential
 - R2 Low Density Residential
- Height:
 - 13.6m (R1 zone)
 - 9m (R2 zone)
- FSR:
 - 2:1 (R1 zone)
 - 0.8:1 (R2 zone)

SEPP Housing (2021) (Housing SEPP)

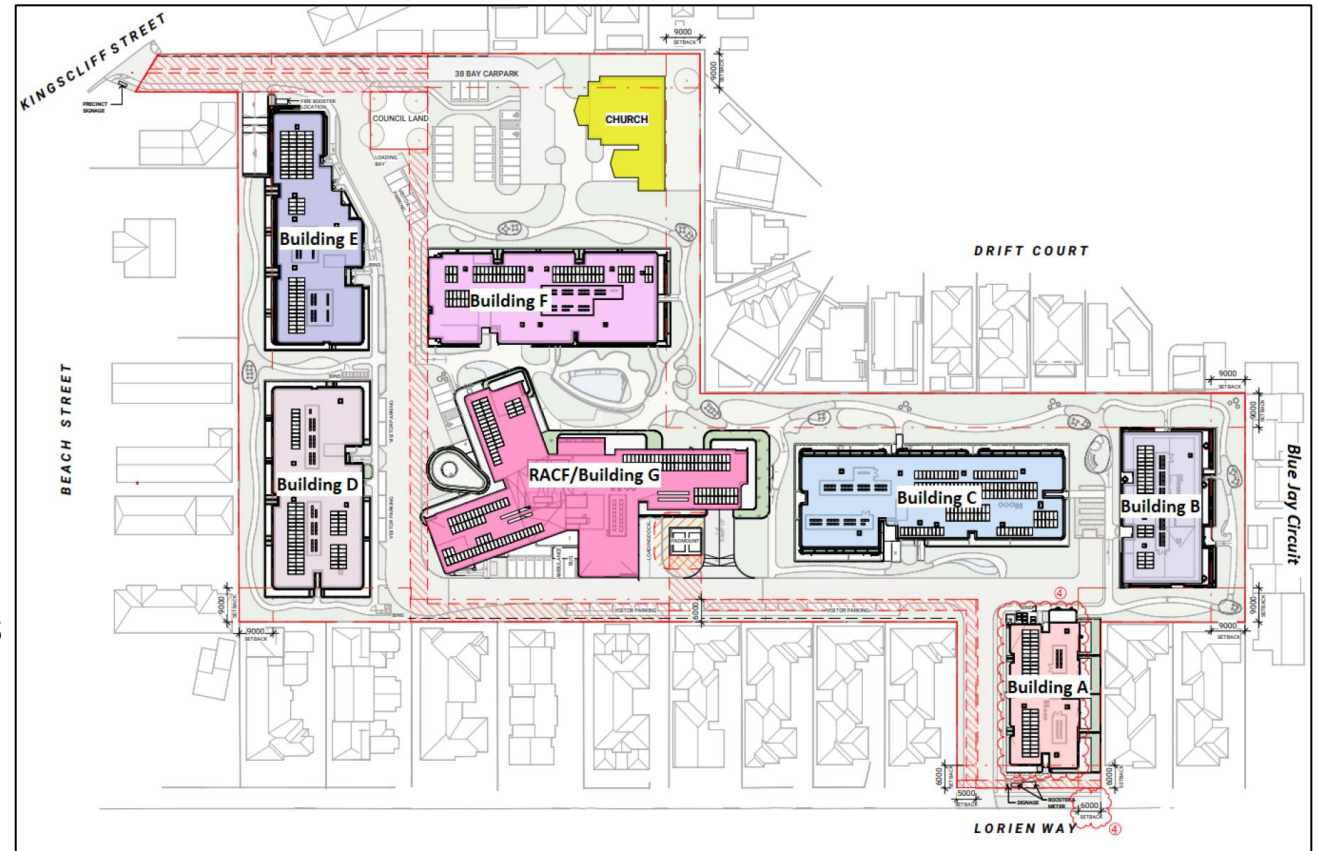
- Seniors housing is permissible on the land under Part 5, Division 1



Proposal overview

Redevelopment of the existing seniors housing:

- site preparation works, bulk earthworks and tree removal
- construction of seven buildings (2 to 4 storeys in height) and a 2-level basement for:
 - 199 independent living units (ILU) within Buildings A to F;
 - a 120-bed residential aged care facility (RCF) building;
 - ancillary communal seniors housing facilities and amenities;
- 322 surface and basement car parking spaces
- landscaping
- stormwater and flooding infrastructure



Key and other matters

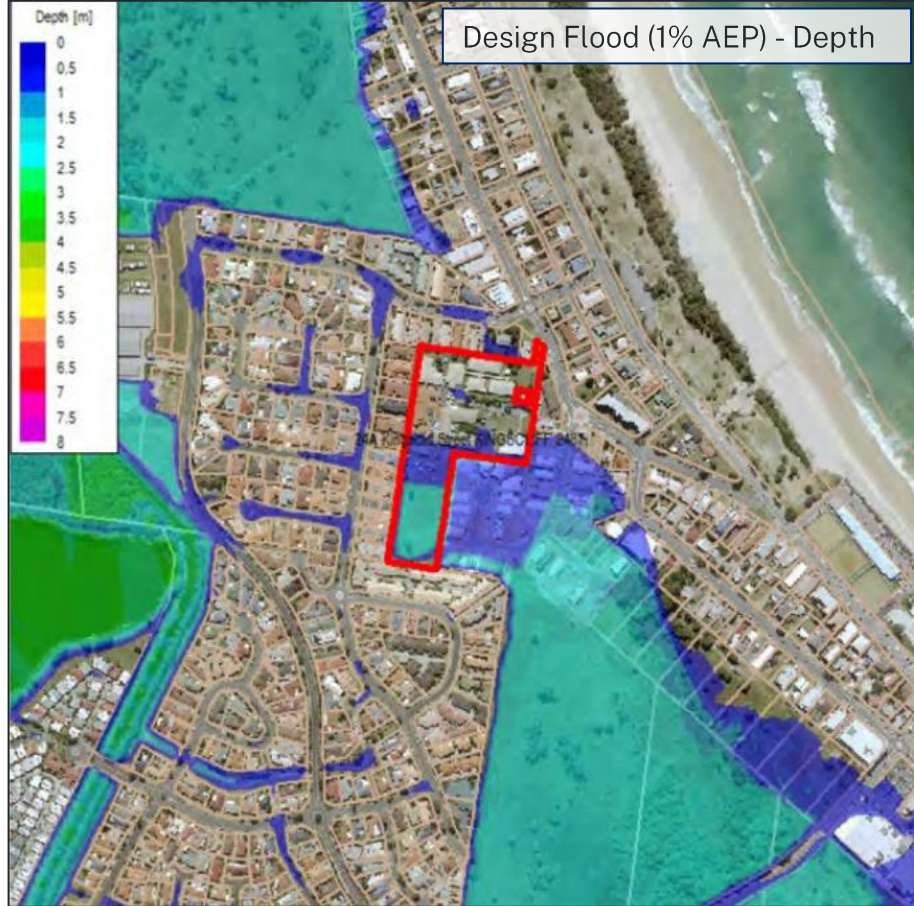
- Flooding and Stormwater
 - Onsite flooding
 - Downstream flooding impacts
- Built form and design
 - Height exceedances
 - GFA and yield
 - scale and visual impact
- Amenity
 - Building separation
 - Privacy treatments
- Construction period and impacts
- Traffic impacts
- Car parking
- Any other matters



Key and other matters discussion

Flooding

(On-site flooding)



Flooding

(On-site flooding)

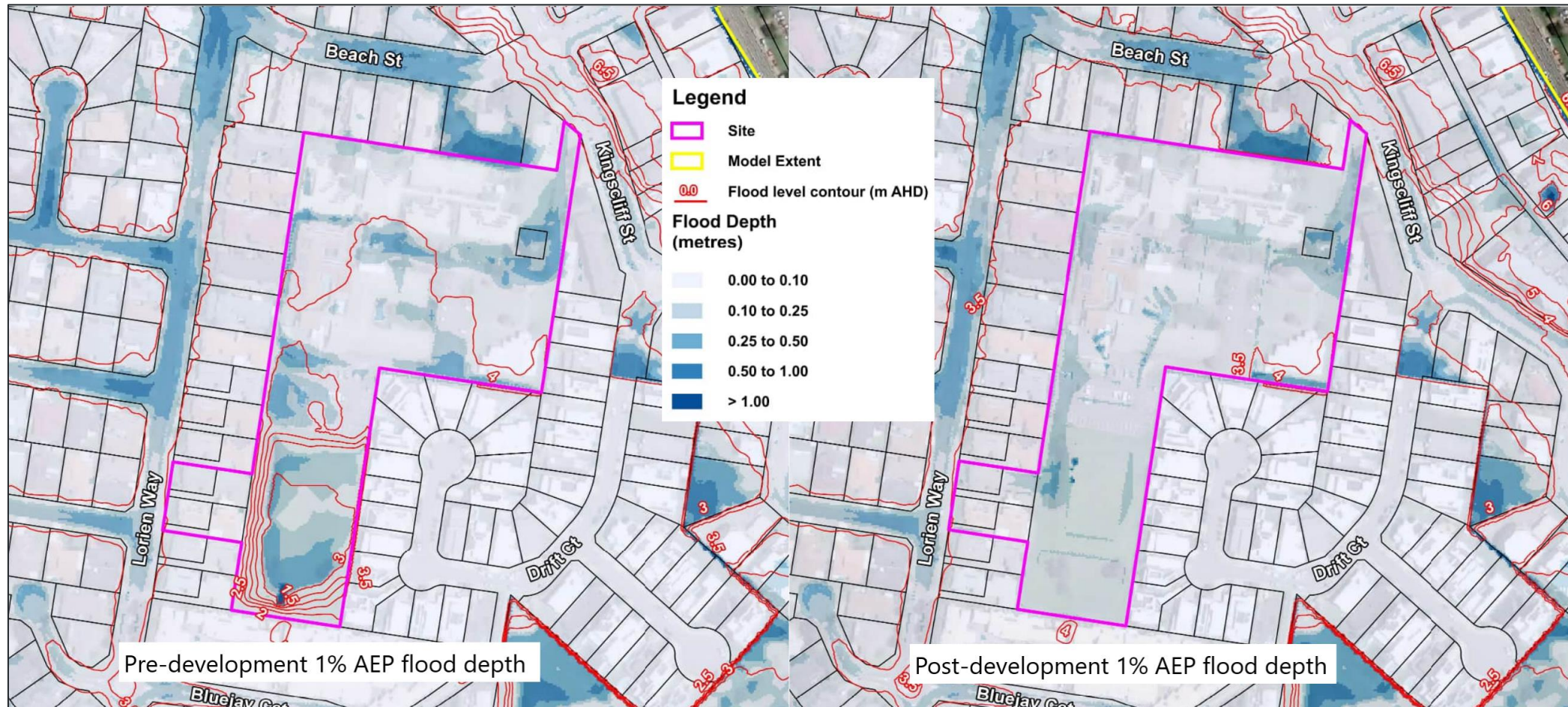


Proposed finished floor levels and flood depth *(flood above proposed finished floor level in red)

Location		Finished floor level	1% AEP + climate change	0.2% AEP	PMF
Buildings B to F	Ground floor	4.1 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 1	7.25 m ADH	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 2	10.40 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 3	13.65 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD
Building G / RCF	Ground floor	4.1 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 1	7.25 m ADH	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 2	10.90 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD
	Level 3	14.10 m AHD	3.6 m AHD	4.52 m AHD	8.01 m AHD

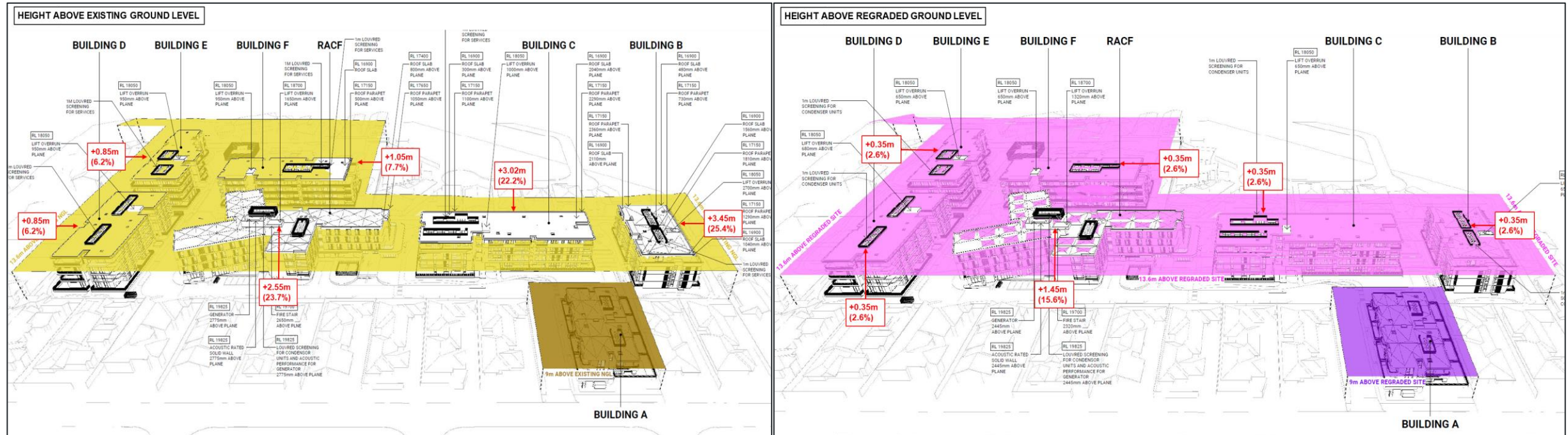
Flooding

(Downstream flooding impacts)



Built form and design

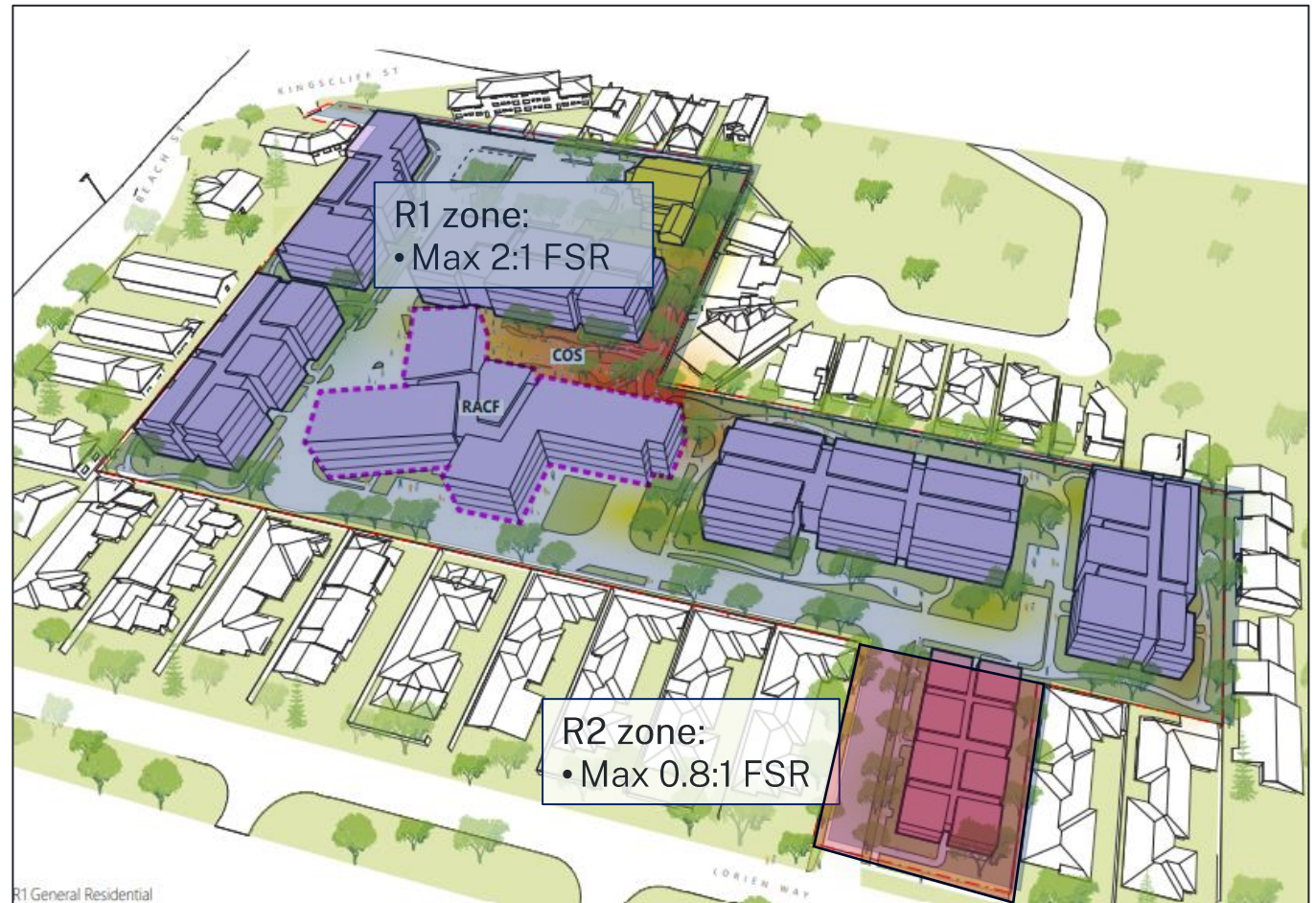
(Height exceedances)



Built form and design

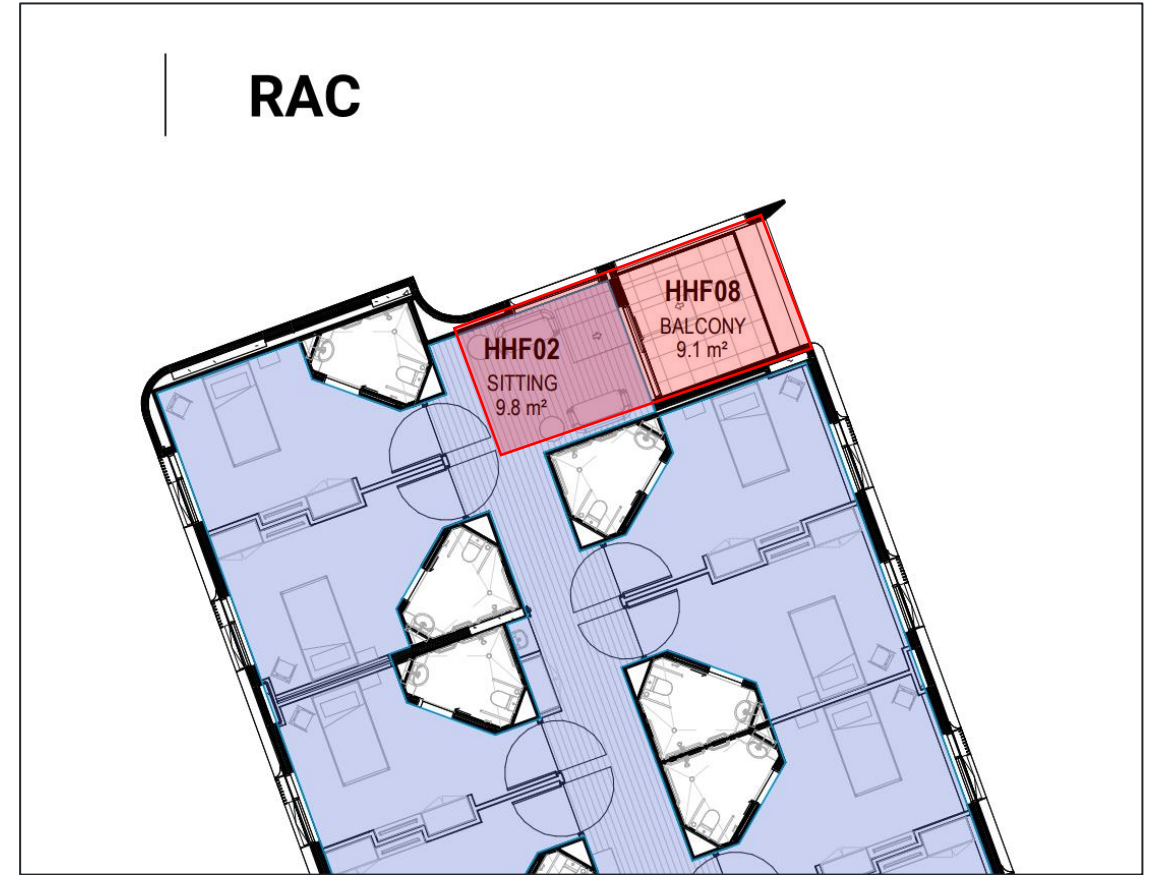
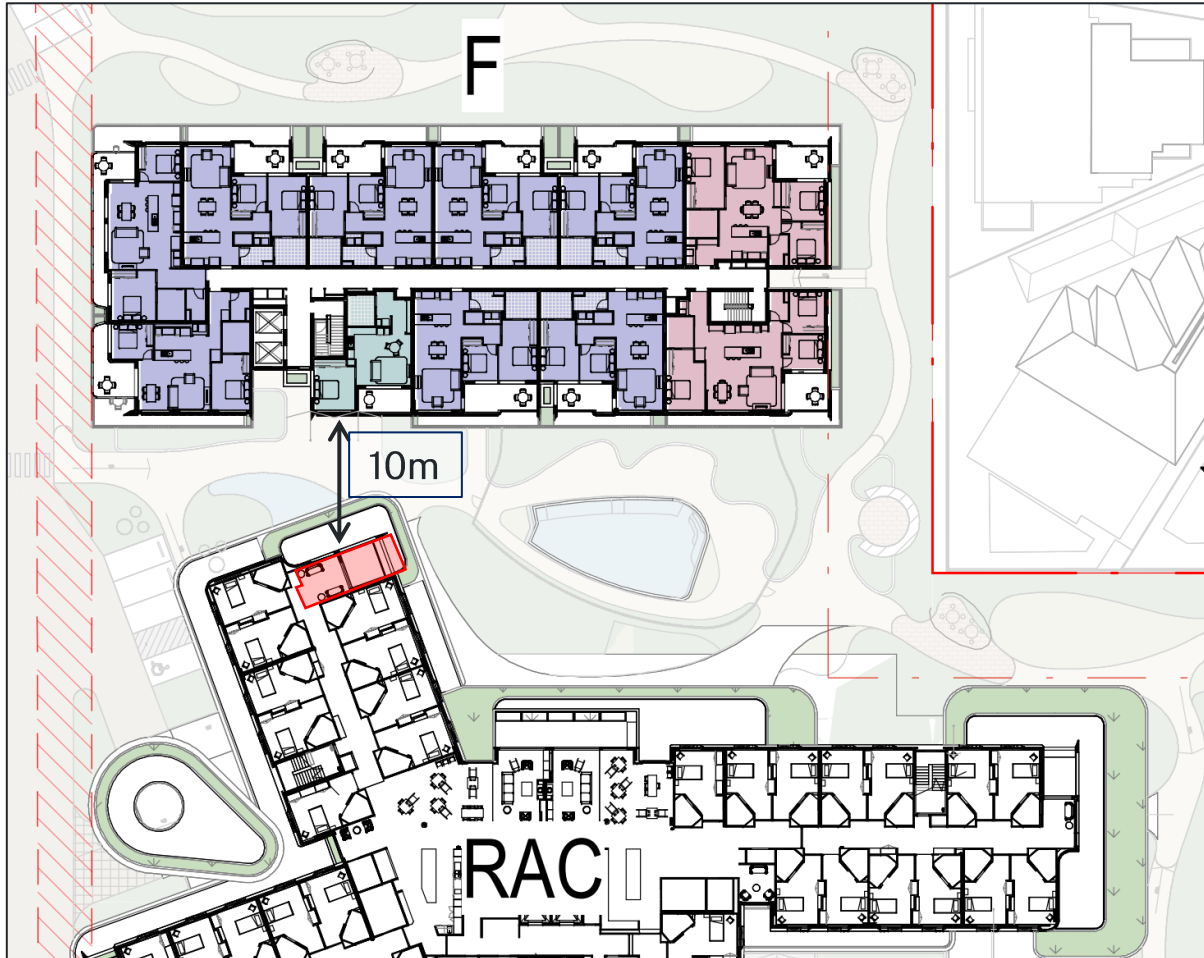
(GFA and yield)

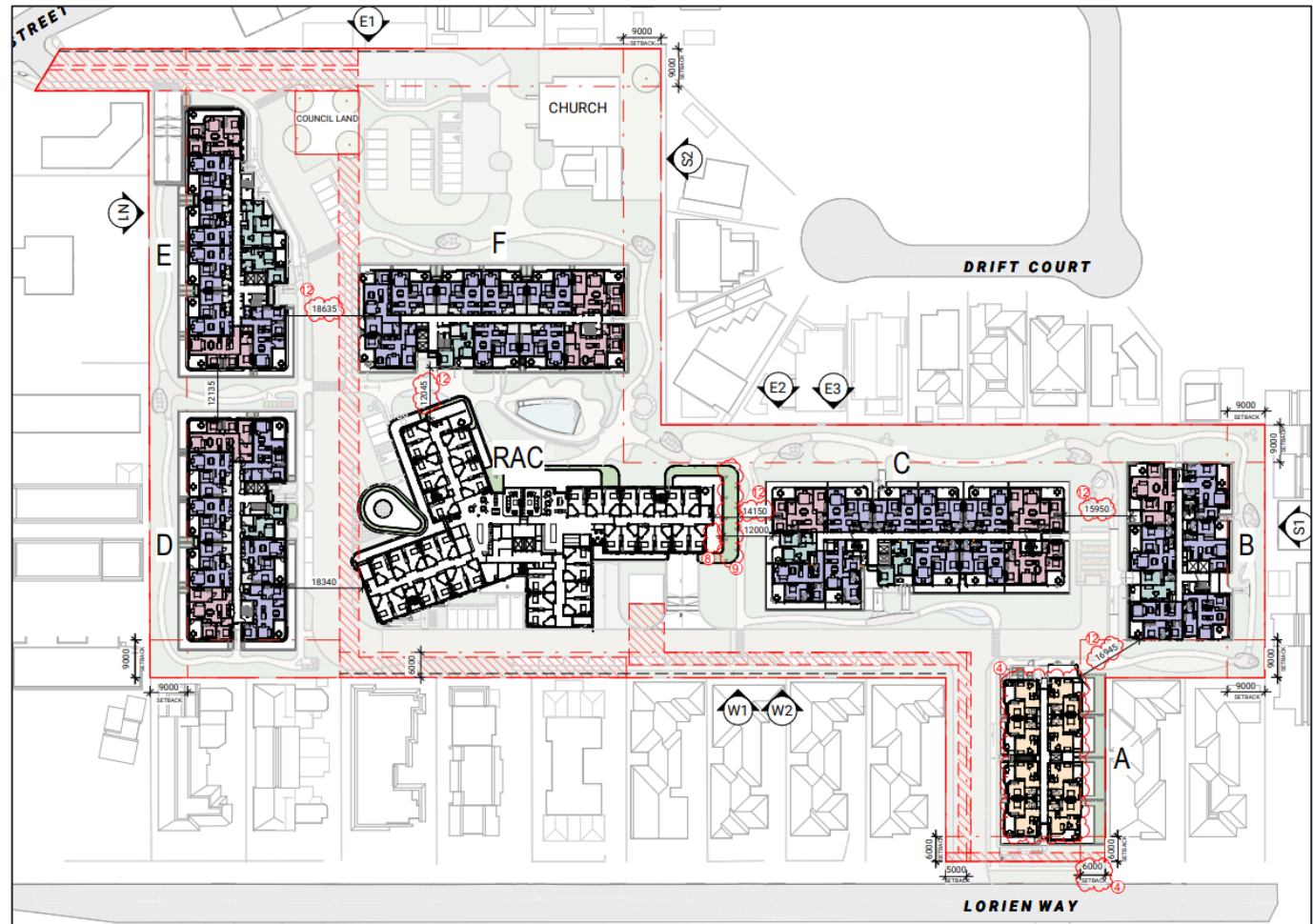
- FSR 0.98:1 - main site lot at 24A Kingscliff Street (R1 zone)
- FSR 0.80:1 - four residential lots at 27-33 Lorient Way (R2 zone)



Amenity

(Building separation)



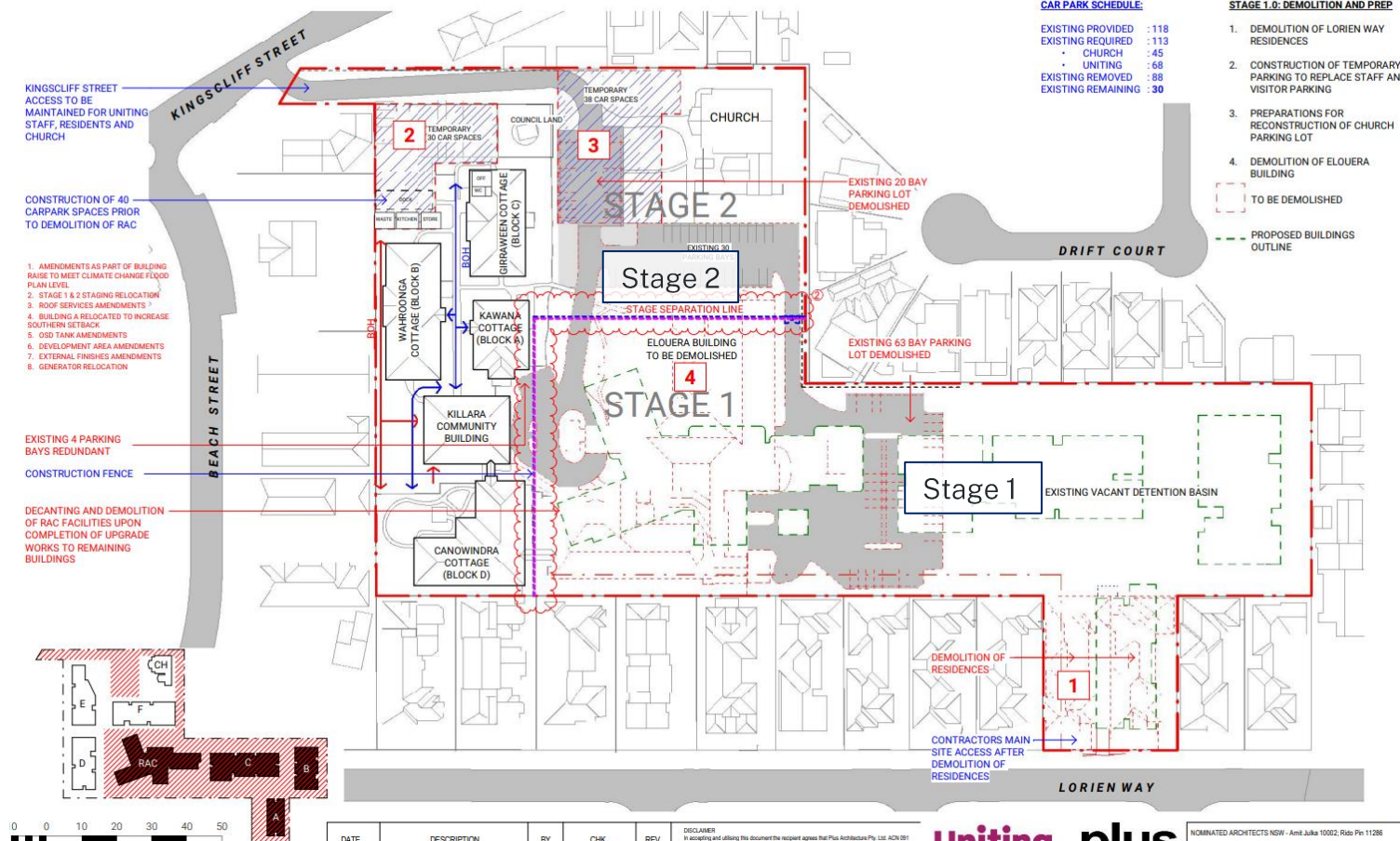


Construction period and impacts

ARCHITECTURAL DRAWINGS

PLA-DRW- DA-0110

OVERALL SITE



Stage 1:

- Existing residents re-located within the site
- Buildings A, B, C, and G (RAC)

Stage 2:

- Buildings D, E, and F
- Resident access from Lorien Way
- Kingscliff Street becomes the main contractor access for Stage 2

Traffic impacts

Peak	Existing RCF	Proposal	Difference
AM	36	94	+58
PM	36	94	+58

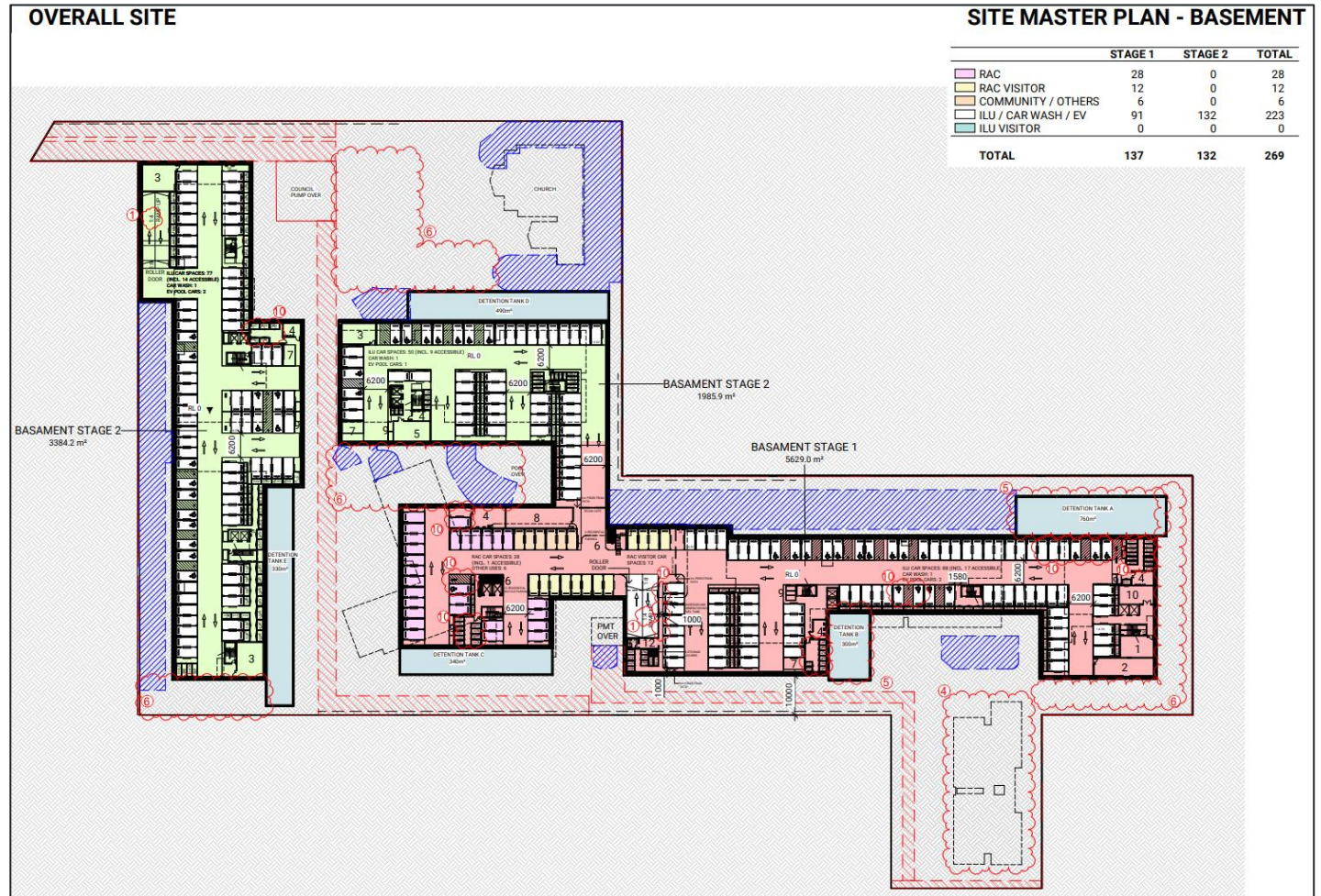
- The table above shows that the development is modelled to generate approximately one additional vehicle per minute during peak weekday periods.
- The table to the right shows that intersections currently operate with minimal delay and the development would not adversely impact intersection performance following construction.

Intersection	Time	Period	LoS ²
Kingscliff St / Drift Ct	Weekday AM Peak	Existing	B
		Post-Development	B
	Weekday PM Peak	Existing	B
		Post-Development	B
Kingscliff St / Site Driveway	Weekday AM Peak	Existing	A
		Post-Development	A
	Weekday PM Peak	Existing	A
		Post-Development	A
Kingscliff St / Beach St	Weekday AM Peak	Existing	C
		Post-Development	C
	Weekday PM Peak	Existing	C
		Post-Development	C
Beach St / Lorien Way	Weekday AM Peak	Existing	A
		Post-Development	A
	Weekday PM Peak	Existing	A
		Post-Development	A
Lorien Way / Blue Jay Cct / Quail Pl	Weekday AM Peak	Existing	A
		Post-Development	A
	Weekday PM Peak	Existing	A
		Post-Development	A

Car parking

Type	NDDS min rate	NDDS min required	Proposed	Complies
ILU	1 per 5 ILUs	40	236	Yes (+196)
RCF visitor	1 per 15 beds	8	12	Yes (+4)
RCF Staff	1 per 2 staff	26	28	Yes (+2)
General	-	-	23	N/A (+23)
Church	-	-	23	N/A (+23)
Total		74	322	Yes (+248)

- The proposal includes 322 on-site car parking spaces, which exceeds the Housing SEPP minimum non-discretionary standard of 74



Draft conditions of consent

Key conditions to address concerns raised in submissions

- A Construction Environmental Management Plan to manage all construction impacts
- Operational plan of management in relation to loading and unloading, use of communal areas, security, waste management, transport, actives.
- Flooding specific conditions relate to stormwater management and detention, flood design and protection, flood levels, flood emergency response plans, and shelter in place
- Water and sewer infrastructure, biodiversity

Questions?