

Whilst I do understand the anti sentiments being raised by adjoining neighbours I would suggest that maybe those adjoining residents, before they purchased the land, did not do their homework very well, or maybe their Conveyancer was failing in their 'due diligence' if they failed to 'red flag' the likelihood that the adjoining nursing home would need to be redeveloped in the not too distant future to meet the current Government standards.

The home was one of the first of it's kind to be built in the Tweed Shire after the land was donated to the Blue Nurses in the early 1900's so it is very old. The present owners, Uniting, purchased the property from the Blue Nurses Assoc. and bought houses in Elrond drive some years back, which surely would have been an indication that the original driveway was to be relocated and widened and in so doing redevelopment would occur. The existing driveway into the home off Kingscliff St. was never a very satisfactory entrance to the home, being only metres from a round-a-bout. It was only ever constructed by Council to service it's own pump station. Since the home was constructed the Tweed Shire population has more than tripled and has a disproportionate amount of residents over the age of 65 (latest Census figures). This fact cannot be ignored. It could even be seen as 'discrimination' against a large section of the Tweed Shire Residents if these facts were not taken into consideration now, when considering this redevelopment. Also there are already two blocks of units adjacent to the site.

I quote Mr Simon Drysdale in the 'Ageing Agenda' he states 'globally we are moving towards an aged demographic which will be more pronounced in many developing countries. Looking ahead, population growth among the 65 age cohort is projected to be significant. By 2036 it is expected that there will be almost 6.6million people aged 65 and over, at which point they will represent 21% of the Australian population'. The question then arises why would there be less need in our area when the Tweed already has a disproportionate number of it's residents in the age bracket 65 and over? This section of our community cannot be ignored and treated like second class citizens and must be accommodated.

It is my understanding is that because this application is a SSDA, under current Government regulations(SEPP 2021) the proposed buildings may have been allowed to be built a lot higher than is presently proposed, possibly up to 9 storeys in some circumstances! even though 13.6m is the current allowable height under Council regulations.

As far as 'loss of views' is concerned this cannot be sustained as a fair comment, as those adjoining neighbours do not have views even now other than to the present one storey buildings! Yes there could be loss of some privacy but on viewing the plans it seems to me that every endeavour has been made to orientate balconies to the West as far as is possible with dense tree planting to take place along the adjacent boundary. Privacy goes two ways, and neither, would I suspect, persons moving into these units want their privacy to be compromised either.

Having lived in the Shire for over forty years I have never known this property to flood. Some very minor flooding did occur a couple of years back in the present parking lot due to the increase in land height to the adjoining subdivision and hence the draining of water from that subdivision onto the home site which is illegal.

My husband died in 2016 after 10 months in a nursing home. I would not wish it upon anyone endeavouring to find a suitable placement for their loved one in the Tweed Shire as it was a very stressful time for me. It took me months of searching to find a suitable place, even just for respite, even though my husband was a very easy person with a pleasant disposition certainly not a difficult person. There is a pressing need for the redevelopment of the existing Uniting's Elooura nursing home and in my view must be permitted to go ahead and make it fit for purpose. With regard to the enormous amount of submissions against the proposal I would have to say the Kingscliff Ratepayers and Residents Assoc. is a very active group which Assoc. notified many residents about this redevelopment, many of whom do live in Kingscliff but many who do not live anywhere near the project and hence would not be impacted at all.

I do not consider that to approve this redevelopment would set a precedent, as the proposal is for accommodation is for an SSDA in an 'aged care' facility, with supporting independent living units from which residents would be able to transfer when the future requires such a transfer. In other words this proposal would allow our older population to 'age in place' in familiar surroundings as the Government is encouraging. The construction of independent units would make the proposal viable.

I do not want by name to be disclosed publicly. I am happy to have the personal reference included with my submission.

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Tricare Retirement Community.