

SUBMISSION– UNITING KINGSCLIFF REDEVELOPMENT (SSD-47105958)

INTRODUCTION

This submission is an **objection** to the subject development in its current form.

The proposed development is a gross overdevelopment of the subject site and has not considered the cumulative impact and equity to the existing community.

Post catastrophic disasters in our Shire in recent years, decision-making processes need to effectively integrate long-term and short-term economic, environmental, social and equitable considerations – we are at a critical point where adaptation to a resilient future needs to be priority.

The Tweed has been listed in the top areas of the State at highest flood risk with mounting insurance and availability issues. The adjoining community has made their life investments in their homes being in mostly a low density locality. It is our local communities on the ground that have the real-life experience and knowledge that should be respected.

TWEED SHIRE PLANNING

The Tweed Shire is an area of regional NSW – it is not Sydney. The statutory planning tools for our Shire have been developed and adopted following extensive community consultation and as such need to be given equitable consideration and respect.

These most important planning tools were developed for our Shire to enable sustainable development and the liveability and well-being of our communities, along with the protection of our environmental, biodiversity values and natural resource assets. Our planning tools set out the objectives, principles and vision to protect the character of our Shires coastal/rural towns/villages and coastal to rural hinterland landscapes with solid strategic provisions.

The subject development is contrary to the provisions outlined above and I query the process of a SSD application. The development is to provide an extra 8 *Residential Aged Care* (RAC) beds to 120 and 199 new *Independent Living Units* (ILU) with just 39 1 x bedroom units. It is the 1 bedroom units which is in most need to increase the housing diversity supply in our Shire and enable down-sizing.

With no regulations in place ILU are left open to marketing as simply units, also be taken up by Airbnb which has had a major impact on housing supply across our Nation.

Amenity Impacts: The stark reality of the real impact for the existing adjoining community is the 248m frontage along Lorien Way, 128m along Beach St and 180m Drift Court when the longest elevation for the new regional *Tweed Valley Hospital* is 180m.

The consequential significant impacts to amenity and liveability of the existing community from overshadowing and real loss of privacy from the gross over development of the subject site within mostly a low density locality is unacceptable.

FLOODING

The most serious matter of flooding has been seriously inadequately considered. It is of paramount importance the SES submission is given priority consideration, along with Tweed Shire Council (TSC) development controls and NSW DPHI relevant guidelines.

There is real inadequate consideration of the cumulative flood impacts to the existing community and indeed the occupants of the subject development.

The loss of the existing drainage basin and considerable permeable area will significantly impact floods into the future. The gross overdevelopment of the subject site with impermeable surface will increase stormwater quantity and flow rate.

No regard has been given to the subject locality being within the coastal hazard zone with just normal tides influencing flood behaviour and stormwater operations now. Further, TSC updated flood information is not yet completed.

No regard has been given to real-life issues of power/sewer/water infrastructure failures in flood events as experienced by communities on the ground and the consequential impacts to serious health and safety risks.

The *Flood Emergency Response Plan* (FERP) is seriously flawed and poses significant risk to occupants of the subject site. It fails to consider evacuation may not be possible with surrounding roads flooded, nor the medical emergency needs of occupants have been considered in the case of no road access. To add, there are inconsistencies with the number of occupants between documents.

TRAFFIC

Issues with traffic are rapidly increasing across our communities with the loop holes relevant to parking spaces for developments beginning to create safety hazards for our roads with streets becoming parking lots and impeding sight lines.

CONCLUSION

It is urged equitable consideration is given in assessing this subject development for reasons outlined above. I attended the IPC Hearing last week and support all submissions from the 18 community members and heard their distress.

Thank you for the opportunity to attend the Hearing and to provide this submission.

3/11/25