

I object to the current suggested form of the Uniting Kingscliff Redevelopment

1) FLOODING & STORMWATER: This is my principal objection because:

It is my view that the few changes in the Uniting Kingscliff Submission are very minor and do not address the serious concerns of surrounding neighbours or residents of Kingscliff. In fact from the start residents have not felt “heard” by Uniting Kingscliff (UK) through their correspondence or Compulsory Public Meetings. I am still not happy with the potential flood provisions and **believe with the SES that this Development is more appropriate to an area outside the flood plain.**

My principle objection remains the risk for flooding. During the Feb 2022 flood, water lapped at the fences of properties backing onto the site/basin. During Cyclone Alfred Feb/Mar 2025, the Basin was watched carefully by neighbours. Fortunately this time we dodged a bullet as Alfred kept changing its path. Considering the now accepted theory of Climate Change, there “could be more frequent inundation than is currently expected based on previous modelling and flood events will become more frequent.” We’ve been through the Feb 2022 floods and recently the scare of Cyclone Alfred. The Uniting Site remains a necessary Water Basin” though UK states “the volume of water backfilling the basin is insignificant”. To ignore this is to place local residents in increased danger of being flooded and even future residents of the site to face being evacuated, which the SES states is too difficult and not advisable.

UK DPHI – SSD Assessment Report P21 “The Uniting Kingscliff site is mapped as **flood prone land** that is subject to riverine and overland flooding.” What happened to the adage that development should not take place on Flood Prone Land? And how can the Development claim it will not have an adverse flood impact on the surrounding area? It only deals with on site Mitigation and not the plight of adjacent residences.

UNITING’S INTENTION TO RAISE THE LAND ON WHICH THE DEVELOPMENT WILL SIT, WILL POTENTIALLY INCREASE FLOODING INTO THE SURROUNDING AREA. WITH CLIMATE CHANGE AND RISING OCEAN TEMPERATURES THIS WILL ONLY GET WORSE, NOT BETTER. WE ARE ALL VERY CONCERNED NOW, LET ALONE AFTER UNITING COVERS AND RAISES THE WATER BASIN. FLOOD MUST BE AVOIDED NOT JUST MANAGED (or are the surrounding residents just collateral damage?)

Though the Tweed Shire experienced devastating floods in February 2022 the Uniting Development is to be constructed on **Flood Prone land**. In Feb 22 many of us living adjacent to the Development were very close to having our houses flooded. If the rain had continued overnight for just a few short hours the water which was already over our roads and on our footpaths would have entered our homes. Now, whenever we have heavy rain it is not uncommon for us to become fearful of another flood, that we will not be so lucky again and that water will enter our homes. The “Basin” of the Uniting Development which is adjacent to their current carpark, is 3.7-4m deep behind us and backs onto the rear of houses in Lorien Way, Blue Jay Circuit and Drift Court. Uniting plan to fill the “Basin” and build several of the 4 storey buildings on this land.



Lorien Way & Shore Place Feb 2022 the morning after

My property is in [REDACTED] and was built to 3.5m AHD. Uniting have indicated **they will raise their land to 3.8m AHD including the “Basin”**. That means that their land will be slightly higher than mine and there is the possibility that some of their runoff could enter my property, particularly in the event of a flood.

THE COUNCIL DRAINAGE SYSTEM DIDN'T COPE DURING THE FEB 2022 FLOOD when for the first time ever, we had water on our footpaths and over roads in [REDACTED] and they will then have further discharge to contend with. **THIS PLAN SEEMS TO BE GROSSLY INADEQUATE.**

Though Uniting have quoted the recent Tweed Council Flood Study, the flooding in Kingscliff was missing from the study. Tweed Shire residents were requested to submit comments. This is still underway and will clearly need to be updated.

Consultants at the Ethos Urban presentations told me and other residents that “what happens once the water leaves the Development is not their concern”.

And what if there is heavy rain and potentially flooding during the construction period?

The outdoor space proposed for the Development appears to be minimal and with hard road covering will provide too little area to absorb rain runoff?

UK states that the Basin “previously functioned as a detention basin as part of the local discharge network but no longer performs that function.” As all nearby residents will attest, the Basin continues with that important function as evidenced during the Feb 22 flood and recently Cyclone Alfred!



The Basin after heavy rain.

We, the surrounding residents, feel very vulnerable and unheard by UK. UK has also stated that any excess runoff could be directed down their proposed driveway into Lorien Way. Submission P127: “As discussed in Section 5.2.1 of the Stormwater Management Report, in the event of a total inground drainage failure during a large rainfall event, runoff would be conveyed along the internal road towards the Lorien Way road corridor” and “if the valve was to fail in a closed state the runoff would backup through the internal drainage system, surcharge at the internal road low point and run as overland flow along the internal road towards the Lorien Way corridor.” That is completely unacceptable and could further increase our vulnerability during heavy rain, or a flood event. They show concern for their own residents but absolutely none at all for the current neighbouring residents. This has been a recurring theme throughout this Development Application and UK’s compulsory public meetings.

The SES is not supportive of the proposal stating that “such vulnerable developments should be progressively relocated outside the flood plain.”

Planet Construction stated “the 600mm pipes help control discharge...if the system were to fail, water would back up and pond at the new road to Lorien Way.”

The Flood Impact Assessment considers UK residents only and not residents in adjacent homes.

2) TRAFFIC I object because:

Another of my major concerns is the impact of traffic in the area but especially in Lorien Way. “Traffic impacts are considered to be minimal” by UK regardless of our many statements about current and already increasing traffic levels, and photos of the number of vehicles which consistently park on the sides of Lorien Way. With regular buses travelling both ways throughout the day, it is often necessary to stop, and pull into the curb to allow buses to pass and to take care with cars passing from the opposite direction. This will surely be exacerbated by the extra traffic produced by the UK Development



Lorien Way with parked cars and Bus towards Beach Street

Lorien Way is only 8.5 m wide , not enough for current regular two way traffic let alone the increase which the UK Redevelopment will bring if it goes ahead. This will be intolerable. How can UK claim the addition of their Redevelopment “will not result in a significant negative impact on the surrounding network capacity.” UK considers P171 Kingscliff Street Roundabout “safe and compliant” though the access road from UK is only a very narrow single lane.



Entrance into the Development via Kingscliff Street

If the UK Redevelopment goes ahead, traffic will no doubt opt for the Lorien Way entrance. Kingscliff Uniting is a battleaxe block with no direct access and must surely impact on the existing environment, especially the traffic flows from and into Kingscliff St and Lorien Way.

Even during construction of the Development, traffic into Lorien Way will be a problem.

“During **Stage 1** the **Lorien Way** entrance (EIS P194) “**will be established as the contractors’ main site access.** Kingscliff St entrance will be maintained for Uniting staff, existing residents, guests and the existing Church.

During **Stage 2** **Access to newly built Buildings A,B,C and RAC will be provided via Lorien Way.** Access to the existing Church will be maintained via the Kingscliff St access which will be established as the contractors main site access for Stage 2.

The EIS (Environment Impact Statement) P14 and 208: “justifies the site as having good access” but the Kingscliff Street Lane access is a narrow one lane road leading into a busy roundabout and 4 houses in Lorien Way will have to be demolished to make way for the Lorien Way entrance/exit. The new Lorien Way entrance/exit will be into a residential street and area of mostly single level low density housing with 5 dead end Streets accessing Lorien Way ie. Shore Place, Channel Place, Shore Place and Sandbank Place, close to the Uniting entrance/exit.

P158 EIS claims “The modeling results indicate the addition of the Uniting Kingscliff Development traffic would result in “no significant negative impact to the surrounding road network capacity” **It is already difficult to pass on Lorien Way when there is a car or bus coming in the opposite direction and we have to**

slow down to accommodate the other traffic. Yet the EIS P 189 admits “that additional traffic generated by the development is identified as a risk and can cause adverse accessibility and noise as well as impacts to pedestrian safety.”

While the EIS claims “the proposed Development is not anticipated to impact on the service of local roads” **I find this impossible to believe given there will be 120 Aged Care beds (and visitors), care staff, 199 ILUs, with most likely one or even 2 cars owned by the occupants of the 2-3 bed units. and service vehicles traversing the site, with only Service Vehicles using the Kingscliff entrance/exit.**

At the first **Resident Consultation handled by Ethos Urban**, a Traffic Planner whispered to me “don’t worry over 60s won’t use their cars very often.” I was dumbfounded and told him that I am over 75yo and use my car every day, and that an 84 year old Kingscliff friend of mine uses her car every day and often more than once per day!

The Development would in fact change the landscape of Kingscliff and add to the parking congestion in the Village and the roads leading into it.

3) PEDESTRIAN SAFETY: I object because this will also be impacted. How could it not?

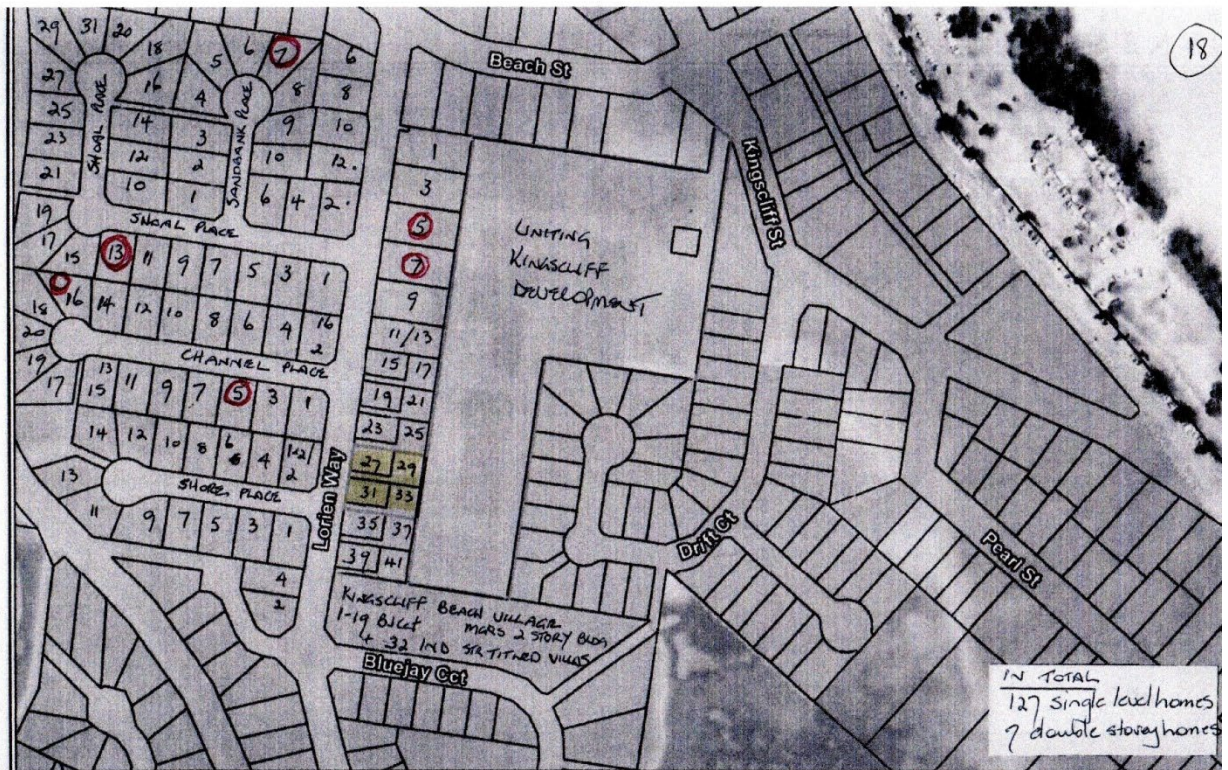
Many residents, old and young, regularly walk along Lorien Way, especially with their dogs, and children walk, play and ride bikes, as do adults. Also, many cars park on the footpath verge especially on the eastern side of Lorien Way, given the shared driveways. Regular buses add to the restriction of ease on Lorien Way.

4) BUILT FORM AND DESIGN & LOCAL CHARACTER: I object because:

THE HEIGHT AND DENSITY OF THE DEVELOPMENT IS INCONSISTENT WITH THE AREA: It is far too dense and too high.

The SSD Assessment Report P19: “The Department is satisfied that the scale of the proposed buildings would be compatible with the existing streetscapes. I remain mystified by this claim.

On the Lorien Way side, the streets which run into it, and Kingscliff Beach Residential (for over 50’s) in Blue Jay Circuit all of which will be impacted by the Development, 127 of the houses are single level and only 7 are double storey. The UK Development will dwarf surrounding dwellings. UK’s response states that “the average age of ILU residents is expected to be 80yo”. Will an 80yo require 3 bedrooms and a study with 2 bathrooms? These will be hardly generally affordable and restricted to the wealthy and most likely bought by people from Brisbane, Sydney and Melbourne, not Kingscliff or even the Northern Rivers. This will not help the homeless in the area.



Map of Lorien Way, and Steets running into it including Blue Jay Circuit

Contrary to what UK claims, the Kingscliff Beach Village in Blue Jay Circuit has only 1 double story building, the Manager's office, and 33 single story residences.

The EIS refers only to Lorien Way eastern side, Beach St, Drift Court and Blue Jay Circuit, that is, the properties immediately backing onto the proposed Development but such a megadevelopment will also affect residents living in houses in all the streets running off Lorien Way, especially those facing the Development ie the western side of Lorien Way.

It is inappropriate to compare our area to Kingscliff Street which is in a different Tweed Shire Precinct and hence has different building height limits.

Given the Tweed Shire Council limit for R1 medium density buildings is **13.6m BEFORE FILL** all but **Building A**, (classed as R2 Low Density Residential with a limit of 9m) exceed the limit and that is not even considering that there will be fill of 3-3.8m, meaning that Building B will be 20.55m above the existing ground level and 6.95m above TSC regulation.

It is claimed on P104 of the Uniting Kingscliff Dept of Planning Housing and Infrastructure – State Significant Development Assessment Report September 2025 that “The proposed height variation is primarily a consequence of historic earthworks which lowered the existing ground level and created undulating surfaces and a deep depression on the southern part of the site.” Is claimed on **This is entirely incorrect!**

There are many further claims: The EIS P101,102,127,128 states that “the built form of the Uniting Development... sits well with its surroundings”, “enhances amenity for residents as well as adjoining neighbours” and “ is a contextual fit which shows respect for the neighbours’ amenity”, “the site is now a better fit..reflective of the current and planned built form of Kingscliff and the Development “will have a “better look and feel..a compact **urban** form.” In my view this is entirely incorrect.

EIS P26 states that the Development is on “**land that is free of significant constraint**” **but it is landlocked, with no frontage onto Kingscliff St and just a narrow single lane access to Kingscliff Street approached from a busy roundabout , and what will become the main entrance/exit created in Lorien Way by knocking down 4 housings which were well built and currently in good condition.**

The EIS P127/8: states “the delivery of ILUs will promote the opportunity for Seniors “to age in place.” But what of those current residents in the surrounding streets who will be affected by this development? Are we not entitled to “age in place in our own homes? The Government has previously encouraged the elderly to remain in their homes and offers appropriate support for this.

The site is landlocked with residential neighbours on all sides. LORIEN WAY IS A LOW DENSITY AREA AND MY SINGLE LEVEL HOME WILL BE SWAMPED BY THIS GROSS OVERDEVELOPMENT.

Given the Tweed Shire Council limit for R1 medium density buildings is **13.6m BEFORE FILL**, all but **Building A, (classed as R2 Low Density Residential with a limit of 9m) exceed the limit and that is not even considering that there will be fill of 3-3.8m, meaning that Building B will be 20.55m above the existing ground level. These buildings will be intrusive and overbearing. A mega development is not welcome by me or other residents.**

The EIS P146 states that the Development “is not out of character with the broader area” but the immediate area is mostly low density single level buildings, especially in Lorien Way, Kingscliff Beach Village in Blue Jay Circuit, Shore Place, Channel Place, Shoal Place and Sandbank Place while Drift Court and the northern end of Beach Street have a mix of single and double storey buildings.

The recent **Tweed Draft Options Paper** referred to in their application by Uniting Kingscliff - P63 identifies that “**Housing supply must be achieved without creating problems for existing residences**” and further “ there should be no adverse impacts on any surrounding community.”

BUT THIS DEVELOPMENT WILL HAVE A HUGE IMPACT FOR NOT JUST ADJACENT AND NEARBY RESIDENTS BUT FOR ALL OF KINGSCLIFF.

The ILU’s would allow for residents to “age in place” but deny adjacent and nearby residents the same. P 54: “The height and scale would be consistent with the existing and emerging character of the locality and with...the R2 Low Density residential zoning.” NOT SO!

However the Department wishes to portray the Development, such a megastructure will be a huge blight on the Kingscliff skyline. “The proposed design of the Development is” NOT “in keeping with the surrounding area.”

RESIDENTS DISAGREE WITH ALL THESE CLAIMS AND FEEL INSULTED BY THEM. AN “URBAN FORM” WOULD BE INAPPROPRIATE FOR A COASTAL TOWN AND NEIGHBOURS WILL BE SEVERELY AFFECTED BY A DEVELOPMENT WHICH IS ENTIRELY OUT OF CONTEXT AND OVERBEARING. IT IS A MEGASTRUCTURE NOT AT ALL APPROPRIATE FOR THE AREA OR CONSIDERATE OF NEIGHBOURS. IT IS WIDELY FELT THAT THIS IS ONLY A MONEY MAKING VENTURE. HOW CAN UNITING MAKE SUCH CLAIMS WHEN IT IS CURRENTLY SURROUNDED BY MOSTLY SINGLE LEVEL HOMES. KINGSCLIFF HAS

ALWAYS BEEN VERY AVERSE TO HEIGHT CHANGES AND MOST DEFINITELY DON'T WANT TO BECOME LIKE THE GOLD COAST LET ALONE BRISBANE, SYDNEY OR MELBOURNE. NEW RESIDENTS COME HERE TO ESCAPE CITIES, FOR THE MORE OPEN SPACE AND RELAXED LIFESTYLE. NOT ONLY IS THE UNITING DEVELOPMENT SEEKING HEIGHT CHANGES BUT THE DENSITY OF THE DEVELOPMENT IS GROSSLY INAPPROPRIATE AND OPPRESSIVE.

5. NOISE AND VIBRATION: I object because:

I am very concerned about the vibrations and potential damage from earthworks and construction activities to my property and others.

The noise and dust during construction, are also of great concern to not only the immediate surrounding residents, but also to all those in surrounding streets. **As an asthmatic, this is of double concern to me.**

Though the Development claims there will be fencing and protection measures to “manage dust, noise, vibration, traffic and visual impacts”, it has been shown with other developments that **dust especially, carries a long way** eg the new Tweed Valley Hospital caused dust which carried to properties at least 1km and more away. **Noise carries** and construction is to take place **Monday to Friday 7am-6pm and Saturday 8am-1pm** meaning **we will be robbed of the peace and quiet we normally enjoy for most of the week.** This is why people are attracted to Kingscliff.

This is currently stated to take place **over 4 years** but construction is historically extended to cater for the many usual holdups and delays. **This period of Construction will make living here a nightmare.**

6) AMENITY : I object because:

These buildings will dominate our skyline and will be a very **unwelcome “new view”**. The whole Development will **tower over us** in a depressing manner.

Shore Place, Channel Place, Shoal Place and other surrounding streets will look directly onto the new Development. **Three houses on the western side of Lorien Way will look straight onto the new Lorien Way Driveway and will have car headlights shining straight into their living rooms.** These are neighbours almost opposite me.

The EIS justifies the Development by saying that it “provides a sense of place **consistent** with the Kingscliff area.” I have no idea what this even means!

Communal Open Space: will be very minimal for such a large Development.

7. OTHER: I object because:

PRESENTATIONS TO RESIDENTS/ PUBLIC ENGAGEMENT / COMMUNITY CONSULTATION

In the EIS P117 - Consultation Outcomes Report it states that “the purpose of the consultations was to foster trusted relationships.” **This was not successful and many residents were very upset by the Consultants attitudes and treatment of them.** The EIS P 188 claims: “Significant community engagements” took place, but residents feel “the most sensitive feedback from the stakeholders has been ignored.

I found the presentations to very big city oriented. It is claimed in the EIS P64 that Uniting Kingscliff through the Presentations “sought to collaborate with immediate residents”. But most of the representatives were not local and knew or understood nothing about the area or Kingscliff itself. Many of us found them to be condescending and uninterested in our views. There was a very negative attitude to **older residents** and the consultants claimed in the EIS that we were unwilling to embrace change. This is a gross misrepresentation of older residents in the area. Most simply want to “age gracefully” themselves, which is the ethos of the Uniting Development! Many older residents are still active in the community. While we may not be physically as capable as we once were we are still mentally able. **Surrounding homes include those owned by the elderly, families with children, retirees and those still in the work force are also represented.**

At the **Second round of Presentations in 2023 the organization of the meetings was a schemozzle.** The first lot of letters were delivered to only some of the immediate neighbours in Lorien Way so a second delivery took place later very close to the dates of the presentations. The dates in the second round of advices were incorrect and as a result many immediate residents missed the Presentation. They were not happy as this Development will have a huge impact on their lives. Also we had no access to the updated plans prior to the meeting (as for the first Presentation in 2022) so were unable **to familiarize ourselves with plans and formulate questions before the meetings. There was not time to view and think about all the issues on the spot, and we went away with too many additional questions.** Their responses to us were also contradictory. Many questions about the same issues received different responses. It also became clear to many of us that **where the water goes after it leaves the site was of no concern to them. One consultant even tried to distract me with talk of a major football match that night! I was there for more serious business and was offended. It seems it was all trivial to him!**

The Consultant had no knowledge of local issues and when I raised one which was relevant to the discharge of water from the sight, he was not at all interested in the implications for the site. However it is relevant to the Development’s plans! This lack of interest in local information and the ignoring of any responsibility has been a constant attitude and is of great concern.

A “stakeholder meeting” which took place in Lorien Way after the second presentation, with Uniting Kingscliff Project Manager was very disappointing as the 6 neighbours, including me, all found him to be disinterested in our concerns. He was just there to convince us about the Uniting Kingscliff Development. At the recent IPC Public Meeting held in Kingscliff, he even denied suggestions made at the meeting.

IN CONCLUSION: My objections are because:

Though there were “Extensive Community Consultations”, from the initial consultation to this final Executive Summary by the Dept of Planning, residents have not felt heard and have often been misrepresented. There has been very little change to the proposal and our concerns remain much the same! It very much seems our concerns have been whitewashed and dismissed!

Most issues raised were not responded to. Now it seems the DPPI is also ignoring our issues and comments in Our Submissions. Clearly the Department is under instructions to BUILD, BUILD, BUILD, regardless of the consequences, and is not listening to local objections or lived experiences.

**Uniting Kingscliff Dept of Planning Housing and Infrastructure – State Significant Development
Assessment Report September 2025. = Assessment Report.**