

Janett Milligan

Panel Chair

N.S.W Independent Planning Commission

Dear Madam

This is a submission AGAINST the State Significant Development Application No SSD 47105958 at 24A Kingscliff St, Kingscliff.

This submission is submitted by Ken and Sue McCollum of [REDACTED] Kingscliff.

Impact on Privacy

Our home has a 48m boundary with the proposed development. Along this boundary it is proposed by the applicant to build a 4 level 17m high independent living block consisting of 23 two and three bedroom units. As they are orientated North/South all units will overlook our backyard, kitchen, living room, 2 bathrooms and two bedrooms.

Each of these units have double sliding glass doors opening onto a large balcony with a glass balustrade.

The effect of this is that we will have NO privacy at all. At any time of the day or night people will be able to look into our backyard and home and we will not be able to reduce this intrusion.

This is very concerning to us as we have lived in this house for 47 years and have had no previous worries about privacy. Like most people we value our privacy. Our lack of privacy and indeed the lack of privacy for all the residents around the proposed development is due to the gross over development of this site. The height (up to 17m) and the sheer size of each Independent living block (up to 23 units) is totally out of character with the surrounding one and two level dwellings.

Privacy is very important part of calling a house HOME.

Basement Carpark

The Basement carpark under Block E extends down at least 3.8m as per Drawing PLA-DRW-DA-E301. This is approximately 2m below our backyard ground level. During the 2022 flood we had 1.25m of water on the south east corner of our block which is where the access ramp to the carpark is located. This will no doubt cause problems in another flood event.

According to Drawing PLA-DRW-DA-0104 the underground carpark ramp and the turn off space at the bottom of the ramp has a Nil Boundary Setback. The developers have not made any contact with us re this situation and we would like to know how they intend to pin the ramp wall to our property. We have not given them any permission to do anything on our property. As the ramp and turn space and indeed the carpark will require a large amount of excavation of soil we are most anxious to have an explanation.

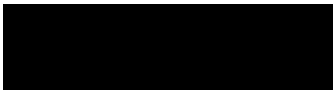
If Uniting really considered themselves part of the Kingscliff community they would have taken note of the communities concerns and made alterations to their plans to fit into the local environment.

By acting on the feedback from the community , council, SES, and many other groups Uniting could have avoided this very negative and divisive situation they have created.

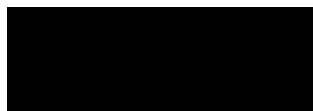
There is a critical need for more nursing home beds and the community is most supportive of this.

The over development of the site with 199 Independent Living Units and its intrusive nature on its neighbours is the reason we and many of the Kingscliff community DO NOT support this development.

Yours Sincerely,



Ken McCollum



Sue McCollum

3.11.25