



3 November 2025

Ryan Duff
Senior Development Manager
Uniting NSW.ACT
via email: [REDACTED]

Dear Ryan,

**Uniting Kingscliff Redevelopment (SSD-47105958)
Request for Information**

I refer to the State significant development application for the Uniting Kingscliff Redevelopment (SSD-47105958) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission has heard community concerns regarding the bulk and scale of the Application, particularly in relation to privacy, overshadowing and solar access impacts. These concerns are especially relevant to potential overshadowing, overlooking and privacy issues affecting the retirement village on Blue Jay Circuit and residential dwellings along Drift Court.

The Commission is seeking a response from the Applicant as to whether there is any reason why the Commission should not, if it decides to grant consent, consider imposing conditions requiring the measures set out below. These proposed changes seek to minimise overlooking and overshadowing, improve privacy, and enhance the development's interface with its surrounding suburban context:

1. the adoption of obscure glass or other privacy treatments on the south facing balconies on Building A Level 01 (apartments A.201, A.208, A.207);
2. increasing the southern setback of Building B by an additional 3m – from 9m to 12m at its closest point to the southern property boundary;
3. the adoption of planter boxes on the balconies of:
 - a. Building D – apartment D.407;
 - b. Building E – apartment E.406;
4. either the removal of:
 - a. Building F apartment F.407; or
 - b. the south facing balconies of apartment F.407, with no increase in floor space.

The Commission requests that the Applicant provide a response by **5pm on 11 November 2025**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Callum Firth, [REDACTED].

Yours sincerely,

[REDACTED]
Stephen Barry
Planning Director