

**Our Reference:** J7542

**Your Reference:** SSD-47105958

Monday, 10 November 2025

Mr Stephen Barry  
Planning Director  
Office of the Independent Planning Commission  
Via email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

Attention: Bradley James

Dear Bradley

**Seniors Housing, Uniting Kingscliff  
Response to Request for Information**

We refer to the Commission's correspondence dated 3 November 2025 requesting a response as to whether there is any reason why certain proposed conditions should not be imposed if consent is granted.

Uniting appreciates the Commission's consideration of community submissions and its focus on achieving a balanced outcome for both future residents and the surrounding neighbourhood. While the request invites reasons why the conditions should not apply, Uniting recognises that the intent is to achieve that balance, and therefore we are not opposing the proposed measures. Instead, we ask that the Commission consider several minor refinements to ensure the conditions remain practical and maintain that balanced outcome.

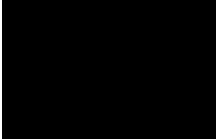
Our responses to each item are set out below.

No.	Commission Request / Proposed Condition	Applicant Response
1	Adoption of obscure glass or other privacy treatments on the south-facing balconies of Building A Level 01 (Apartments A.201, A.208, A.207).	Supported. Obscure glazing can be applied to these specific balconies.
2	Increase the southern setback of Building B by an additional 3m — from 9m to 12m at its closest point to the southern property boundary.	Above-ground, the additional setback can be achieved without compromising design quality or amenity.  Adjustments at basement level however, will require reconfiguration of services, circulation and storage. To maintain flexibility, Uniting requests that Condition B7 (Parking) specify a range of 318–322 spaces rather than a fixed total of 322. This maintains compliance while preserving surplus parking to address local concerns.
3	Adoption of planter boxes on the balconies of: Building D – Apartment D.407 & Building E – apartment E.406	Supported, subject to clarifying that this applies to northern-facing balconies only. This ensures the intended privacy benefit while retaining balcony usability.
4	Either the removal of Building F Apartment F.407; or the south-facing balconies of Apartment F.407, with no increase in floor space.	Design testing indicates the preferred outcome is removal of the south-facing balconies with no increase in floor space. This change is supported.

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We trust this response assists the Commission in finalising its assessment. Please contact the undersigned at [REDACTED] should any further clarification be required.

Yours sincerely



**Luke Blandford**

Planit Consulting C/- Uniting and the Applicant team