

# Record of site inspection



New South Wales Government  
Independent Planning Commission

SITE INSPECTION AND LOCALITY TOUR NOTES		
<b>Project:</b>	Uniting Kingscliff Redevelopment	
<b>Meeting location:</b>	The project site and surrounding area	
<b>Date:</b>	28 October 2025	
<b>Time:</b>	10:00am – 12:00pm	
SITE INSPECTION ATTENDEES		
<b>Commissioners:</b>	Janett Milligan Richard Pearson	Panel Chair Panel Member
<b>Office of the IPC:</b>	Brad James Callum Firth	Principal Case Manager Senior Planning Officer
<b>Applicant:</b>	Ryan Duff Adrian Ciano Angela Virtue Jenny Biesler Luke Blandford	Senior Development Manager, Uniting Head of Property Development, Uniting Communication and Engagement Manager, Uniting Service Manager, Uniting Kingscliff Director, Planit Consulting
<b>Council:</b>	Colleen Forbes	Team Leader Development Assessment
<b>Community Group Representatives:</b>	Peter Newton	President, Kingscliff Ratepayers & Progress Association
LOCATIONS AND KEY OBSERVATIONS		
<p>The Commission conducted its site inspection in the order set out below; taking in aspects of the existing development, proposed redevelopment and neighbouring properties. At the following location the Commission observed the following:</p> <p><b>A) Initial meeting point</b></p> <ul style="list-style-type: none"> <li>the existing site entry point</li> <li>Uniting Kingscliff church grounds</li> <li>parking area</li> <li>indicative location of Building E</li> </ul> <p><b>B) Proposed village centre</b></p> <ul style="list-style-type: none"> <li>the indicative location of Building F and its setback</li> <li>building F's interface with the residential dwellings on Drift Court</li> </ul> <p><b>C) Stormwater drainage basin – north</b></p> <ul style="list-style-type: none"> <li>the existing stormwater drainage basin</li> <li>indicative location of Building C</li> <li>residential properties along Drift Court</li> <li>the location of proposed landscaping in building C setback</li> </ul> <p><b>D) Stormwater drainage basin – west</b></p> <ul style="list-style-type: none"> <li>the proposed entry and exit via Lorian Way</li> <li>the back of 27 – 33 Lorian Way which is proposed to be redeveloped into building A.</li> <li>the proposed setbacks between buildings A, B and C and neighbouring residents in context.</li> </ul> <p><b>E) Stormwater drainage basin – south</b></p> <ul style="list-style-type: none"> <li>the proposed setback of building B</li> <li>the Kingscliff Retirement Village dwellings immediately south of the site off Blue Jay Circuit.</li> </ul> <p><b>F) Existing carpark – western edge</b></p> <ul style="list-style-type: none"> <li>the existing carpark</li> <li>the proposed internal road network</li> <li>the proposed Stage 1 basement entry ramp.</li> </ul> <p><b>G) Loading dock</b></p> <ul style="list-style-type: none"> <li>the location of the future loading dock and garbage collection point</li> </ul> <p><b>H) Existing RAC</b></p> <ul style="list-style-type: none"> <li>the existing RAC facility</li> </ul>		

Office of the Independent Planning Commission

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- the location of the internal road network separating the proposed new RAC and building D.

## I) Northern boundary

- the interface between the site and properties on Beach Street
- the location of previous flooding
- proposed future stormwater infrastructure.

## J) Existing porte cochere

- the existing entrance to the RAC and porte cochere, which aligns with the proposed RAC entrance
- the separations between the proposed buildings D, E, F and RAC.

## K) North-eastern boundary

- the proposed basement entry way, including in relation to the neighbouring properties on Beach Street.

Meeting closed at: 12:00pm

## LOCALITY TOUR ATTENDEES

Commissioners:	Janett Milligan	Panel Chair
	Richard Pearson	Panel Member
Office of the IPC:	Brad James	Principal Case Manager
	Callum Firth	Senior Planning Officer

## LOCATIONS AND KEY OBSERVATIONS

### L) 27 – 33 Lorien Way

- the properties at 27 – 33 Lorien Way from the front, which are owned by the Applicant and are proposed to be redeveloped for building A as well as an entry and exit point to and from the site.
- the entire length of Lorien Way.

### M) Blue Jay Circuit

- the Kingscliff Retirement Village which adjoins the southern boundary of the site and the proposed building B
- the other existing residential dwellings along Blue Jay Circuit and its context in relation to the Site

### N) Beach Street

- the existing residential dwellings along Beach Street and its context in relation to the Site

### O) Drift Court

- the existing residential dwellings along Drift Court and its context in relation to the Site

### P) Kingscliff Street

- the existing residential dwellings along Kingscliff Street and its context in relation to the Site

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## SITE INSPECTION AND LOCALITY TOUR MAP



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## SITE INSPECTION PHOTOS

*Figure 1 – Boundary with Drift Court dwellings at point B*



*Figure 2 – Looking southwest into the stormwater drainage basin*



*Figure 3 – Existing garbage collection zone*



*Figure 4 – Northern boundary at point I*



*Figure 5 – Porte cochere*



*Figure 6 – North boundary at point K*

