

Supporting Uniting Kingscliff Development

- This facility requires upgrading to accommodate increasing community needs with multi-level care available on site.
- There are a number of factors affecting what can be done, space available, height restraints, shadowing and drainage from the site, as well as traffic concerns.
- Opposition has been expressed, sometimes with emotion, and without reference to possible solutions or causes of existing problems.
 - Before development of the southern border housing estate, there was never a flooding problem at the site because the southern border was a floodway ~ 200 m wide x ~2 +m deep from Kingscliff street to wetland to the west; made wetter by the Motorway having a damming effect as it traverses the wetland.
 - Filling was allowed, unfortunately, to a level ~1.2 m above nursing home level, creating a pond at the southern border of Uniting which in 2022 reached the back door, almost to the point of requiring evacuation.
 - This means that to overcome the flooding problem for all surrounding properties, the land does need to be filled, with engineered drains around the entire perimeter to be discharged to the wetland as before.
 - Climate change doesn't have much effect on incomprehensible engineering oversight .
- Changing levels and footprint available would have to be addressed to accommodate height allowed, possibly tallest section, and drainage issues created by housing estate re-engineered.

- Shadowing of adjacent properties is an issue which has been inconclusively presented by residents. As far as possible, this can be looked at by the engineers impartially.
- The appearance of the complex as one long building instead of a suite of buildings could change if the aesthetics of design could be rethought.
- It is noted that traffic concerns will be addressed by having onsite parking under buildings. The number of spaces available can be provided by the engineers.

