

27 January 2017

Our Ref: KFOR 16/76 Pt 2

Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Madam

Kings Forest Major Project Approval No. MP08-0194 (MOD 3)
Service Station & Food and Drink Premises – Precinct 1

Following a review of the respondent's Statement of Facts and Contentions (SOFAC) and the Section 34 Conference, the Proponent proposes to amend the project as follows:

- Building location as per original submission (21.0m East setback maintained)
- Increased North buffer (10m wide vegetated)
- Building extent to North reduced (station shop reconfigured) to achieve 13.5m setback to vegetated buffer
- Distance between car bowzers and station shop car parking increased (from 7m to 8m)
- Bowzers and roof over shifted South to achieve 13.5m setback to roof line
- Truck bowzers deleted
- Tanker filling point relocated (Distance of 7m from vegetated buffer to tanker filling point)
- Revised traffic movements (car and AV swept path)
- Revised car parking (from total 73 carparks to total 52 carparks)
- Carwash, dogwash, vacuum, air/water relocated to East of site (carwash building *clear of & not* within 21.0m East setback)
- Number of pylon signs reduced (from 4 to 2 signs)
Pylon signs noted on plan
- Deletion of the roof top terrace
- The internal stair to the roof terrace has been removed from the plan
- Roof Terrace floor area (sqm) has been removed from the drawing and subtracted from the total GFA area calculation

- ♦ Widened landscaping adjacent to Tweed Coast Road for the frontage of Car Parks 23, 24 and 25.
- ♦ Deletion of the 2.5m high Colorbond fence on the northern site boundary and replacement with a Koala fence in accordance with the Draft KPOM (JWA).
- ♦ The 2.5m high acoustic barrier fence on the western side of Tweed Coast Road was approved as part of the Stage 1 Kings Forest Project Application MP08_0194 (see Report from CRG Acoustics dated 5 October 2016 and particularly Sketch No. 1 which shows the alignment of the fence). The proposed fence will be constructed on the same general alignment as the existing acoustic fence.

In relation to the north/south section, in my opinion, the proposed fence can be installed on the same alignment as the existing fence without the need to remove any trees. It may be necessary to trim overhanging branches and it may be necessary to ease the new fence around T093, T136 and T141 as those trees are close to the existing fence.

- ♦ The amended proposed service station/food and drink premises will trade from 6.00am to 10.00pm, seven days per week

Please do not hesitate to contact Darryl Anderson should you require any further information in relation to this matter.

Yours faithfully
DAC Planning Pty Ltd



Darryl Anderson
Director