

December 6, 2024

Department of Planning, Housing and Infrastructure.

Application No MP 08_0194 MOD 15

Modification Application Kings Forest Stage 1: - Split building, allow 24hrs, and other changes.

To Whom It May Concern,

Thank you for the opportunity to comment on the above application.

As a resident that will be directly affected by certain requested modifications, I object to those outlined below.

My objection in summary. There should never have been a service station approved for this site in the first place and for developers to creep through continual modifications for further and further development of the site is not justified.

Where is the justification from the traffic management design teams that thought our entrance into Old Bogangar Road is ok, that has left residents completely unprotected from the increased traffic noise, street lights and now proposed 24-hour service station with the associated lights and noise?

The new acoustic fence is essentially a treated timber paling fence which hums with passing traffic and residents are not protected from noise or lighting or air and environmental pollution. All it does is provide some privacy for some residents. The plantings of seedlings recently for green screening are going to take many years to provide any sort of screening. My property is in no way buffered / protected visually or acoustically by the fence or plantings and bears the full brunt of the proposed site.

- **Allow 24 hours operation of service station** – I am completely overwhelmed and devastated at this request and how it will negatively impact our wellbeing on a daily and nightly basis. An increase in traffic breaking and accelerating to access and leave the precinct will be excessively disturbing when the household is trying to relax and sleep. The impact of hoons and bored youth all night should not be underestimated and cannot be quantified! The security of my property is not adequate to cope with any break ins or risky behaviour, I am left feeling completely vulnerable, I need to feel safe in my own home, I suffer from anxiety which has increased since the start of this development 2 years ago.
- **Deletion of the noise limits** – an offensive request that will negatively impact our wellbeing on a daily and nightly basis, in addition to devaluing my property. An increase in traffic breaking and accelerating to access and leave the precinct will excessively disturb our household. The impact of hoons all night should not be underestimated or, in the case of this application, it seems this point is completely ignored. Absolutely no consideration to residents, wildlife or the local rural area.
- **Allow illuminated signage** – I find this request will negatively impact our wellbeing on a daily and nightly basis, in addition to devaluing my property. How are we meant to sleep at night and function with normal lives with the proposed lights shining in our homes and the noise of a service station, traffic, trucks, people, hoons, fuel fumes, car washes. We will now have street lights and service station lights. Please clarify the complete disregard for the residents of Old Bogangar Road.
- **An increase in operation of food & drink premises** – I think this is unnecessary and will negatively impact our wellbeing on a daily and nightly basis, in addition to devaluing my property. There will be an increase in traffic breaking and accelerating to access and leave the precinct will be disturbing when the household is trying to relax or sleep.

- 2 photos looking from my front boundary to the site directly to the east. This is what I look at.



Northern driveway looking east.



Southern driveway looking east.

The justification by the proponent for the modifications does not consider those properties that are directly opposite at the entry to Old Bogangar Road, which don't benefit from any acoustic or visual relief.

The proponent's justification for these amendments is premised on incremental advantages achieved by successive amendments and conveniently avoids the fact that not long ago our long-established private dwellings enjoyed a rural outlook with little evening traffic and no artificial evening lighting or commercial noise at all.

Yours sincerely,

Sunny Gilbert

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