

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 providing the opportunity to comment on the proposed application for the modifications of the service station. I am submitting this objection as a resident who would be directly and adversely impacted by these proposed changes. The requests outlined in this application are deeply concerning, and I strongly oppose them for the following reasons.

### **Objection Overview**

First and foremost, the approval of a service station at this location was already an inappropriate decision, given its proximity to residential homes and the rural nature of the area. The incremental "development by creep," represented by successive modifications such as these, only undermines the integrity of the original approval process and disrespects the rights of the existing residents.

### **Justifications for Objection**

#### **Impact on Rural Character, Residents, and Environment**

The approval of a service station and continual expansion of its operation obliterate the rural integrity of this area. This neighbourhood, currently characterized by peace and tranquillity, is home to various flora, fauna, and natural features such as Cudgen Creek and nearby natural springs. Increased commercial activities and traffic will erode these unique natural assets. What justification is there for prioritizing a service station over maintaining the area's environmental and rural essence?

The current traffic conditions at Old Bogangar Road are already hazardous due to inadequate planning and protections for residents. Increased traffic stemming from 24-hour operations will only amplify these issues.

U-turns occurring in front of our home throughout the day from construction workers and others pose safety risks to both my family and other residents. There appear to be no sound traffic management solutions addressing the dangers or disruptions caused by these additional activities.

#### **Noise, Air, and Environmental Pollution**

The existing acoustic barrier fails to sufficiently protect residents from noise, light, and environmental pollution. The fence, a 2.4m high treated timber palings, offers minimal relief from passing traffic noise and does not address the current increase and future increase in pollutants that would arise from further development. Signage and lighting will be absolutely visible over the fence.

The dust and fumes from the current construction works and its increased activity are having a direct impact on local residents who rely on tank water, which is now likely contaminated. Unlike areas connected to town water, we are left vulnerable to these pollutants, which could be compromising our health and quality of life.

#### **Proposed Modifications and Their Negative Impacts**

**Allow 24-Hour Operation of Service Station:** A 24-hour service station is entirely inappropriate and unnecessary given its location directly across from residential housing. There is several 24-hour service stations in close proximity which are on the M1. Such operations bring continuous noise, exacerbated by vehicles braking, accelerating, or idling. The potential for delinquents loitering, hoon behaviour, and littering by late-night visitors cannot be overlooked, which creates safety concerns and environmental issues, particularly for Cudgen Creek. This modification would irreparably disturb the peace and wellbeing of local residents while devaluing nearby properties.

**Deletion of Noise Limits:** This is an unacceptable and irresponsible request. Local residents are already overburdened by increased noise pollution without adequate mitigation measures. Removing noise limits would demonstrate complete disregard for residents' health, comfort, and property values.

**Allow Illuminated Signage:** Residents chose this rural area specifically to avoid continuous artificial lighting, which is incompatible with the character of the community. The introduction of illuminated signage would add nightly light pollution, further disrupting our ability to rest and sleep while detracting from the area's natural beauty. The recently installed street lights do not negate further 24-hour lighting.

**Increase in Food & Drink Premises Operations:** This request amplifies the same issues of excessive traffic, noise, and late-night disturbances discussed above, adding to the cumulative impact of these inappropriate developments.

#### **Failure to Justify Modifications**

The proposed modifications prioritize commercial convenience over community wellbeing and environmental stewardship. The rural lifestyle and natural habitat that define this area should not be sacrificed to accommodate the 24-hour operation of a service station. These continual expansions are entirely inappropriate for this area and fail to consider the significant, lasting harm they will cause to residents, wildlife, and the environment.

Yours sincerely,

Daniel Henderson

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