

Ref. MOD 15 – Split building, allow 24hrs and other changes.  
(MP08\_0194 MOD 15)

Date: 12.12.2024

To Whom it may concern,

I am writing to **object** to the modifications proposed for the Kings Forest 24Hr Service Station.

The proposal to operate a 24hr Service Station on this site has already been rejected in 2017/2018. Approval was given to operate with limitations – 10pm closure.

Now here we go again with another attempt for another modification to gain approval for a 24/7 Service Station/food outlet on this sensitive site – despite the opposition from residents from our Coastal Villages who opposed the building of a Service Station within close proximity to Cudgen Creek - Our natural asset.

What guarantees are in place for full protection of our natural environment from contamination run off?  
The Service Station is very close to Cudgen Creek & any contamination or degradation of our creek would be a major concern for ALL residents in the Tweed Shire.  
Are there any guarantees the water run-off from the massive driveways will not contaminate surrounding land during heavy rain events?

The Cudgen Creek leads to Cudgen Lake which is protected by NSW National Parks as well as the foreshore area nearby protected by Tweed Byron Local Aboriginal Land Council.  
The whole of Kings Forest has a Cultural Footprint with many sites of significance being noted & mapped on original concept plans. A site of significance is located & mapped to the left of the service station site. Will this site be protected?

We are already seeing signs of erosion in creek near this area & given the impact of the 2022 floods it is crucial to protect for our natural asset i.e. land, aquatic, & all habitat environment.

There are 2 x 24/7 Service Station's at Chinderah, one Northbound & the other Southbound, both within a 10km radius from the Kings Forest site. Why is there a persistence for another one & why, especially on this sensitive location?

***Delete Noise Limits Conditions***

Are there any additional noise buffers considered to lessen the noise impact for the residents on Old Bogangar Rd ? The "acoustic barrier" is a pine fence with a street opening in the middle! This opening is directly opposite the site for the 24/7 Service Station. There is no acoustic panelling on the timber fence, to lessen the noise pollution.

The residents here at Kings Forest are already impacted by noise from trucks & construction.  
This is a rural environment & any associated noise from a 24/7 operation directly opposite would be a horrendous impact on the residents liveability, health & well-being. NO consideration for residents whatsoever.

***24-Hour Operation***

There is no benefit for a 24/7 operation as there is an existing 24/7 Service Station only 6.8kms away. The noise disturbance alone would be problematic..

As stated above, "This is a rural environment & any associated noise from a 24/7 operation directly opposite would be a horrendous impact on the residents liveability, health & well-being. NO consideration for residents whatsoever."

***Allow Illuminated Signage.***

Again,,NO consideration for the residents on Old Bogangar Road whatsoever. Lights had previously been put in place on this site to illuminate the signage for Kings Forest Development. After many complaints from the residents opposite, the lights were removed. The modifications want to erect 2 x pylon signs, illuminated signage which will directly impact the homes across the road with unacceptable glare shining straight into their homes.

I am convinced the glare will be seen across Cudgen Creek into Casuarina. This is Not Acceptable in any residential area.

Artificial light is well documented for causing detrimental behaviour in both nocturnal fauna & as well as sensitive Eco-systems. Imagine the long term effect on humans. Again No consideration for residents.

***Accommodate a regional pump station.***

I would like more information on this please.

In summary, most Tweed Coast Residents I have spoken to are horrified that the service station proposal with its close proximity to Cudgen Creek, is even going ahead.

Many were of the opinion that the Service Station was opposed.

We have a responsibility to protect our natural assets & an expectation that our existing residents are considered with any changes that will impact their liveability, health & well-being.

This is not an anti-development opposition. It is a genuine opposition of concern for the ongoing protection of our natural environmental assets & the health & well-being of our existing Tweed Coast Residents.

We must be more responsible with development on sensitive areas & the impact of long term decision making.

I welcome your response.

Regards

Gail Woodbury  
Kingscliff