

To: Development Determination Panel Meeting Wednesday 26 February 2025

All developments have positive and negative effects. It is reasonable to expect that negative effects are not shed entirely to surrounding neighbours.

My major concern is the position of proposed new road.

This (post demolition) image clearly shows just how close our house (red arrow) is to the proposed road. Here at the rear of the house, it is just **4 metres** from the boundary fence.



Traffic noise, potentially at any time of day or night, plus automatic garage doors lifting and falling, car doors opening and closing and voices in conversation will all be heard. As the road will be common property it will be difficult to address such problems as they may not be attributable to individuals. This is a different situation to addressing noise emanating from individuals in a backyard.

The townhouses proposed for the site frontage (to Blackbutts Road) could have vehicle access to and from Blackbutts road if the bus stop were to be moved. There is a bus stop at 65 Blackbutts Road, a tolerable walking distance for users of the bus stop outside 49 Blackbutts Road. Vehicle entry for these three units would reduce the number of cars needing to use the proposed new road if it eventuates and also give these townhouses a bigger, more useable backyard.

The house at 21 Warilli Road Frenchs Forest is similarly located close to the boundary fence with 49 Blackbutts Road. They have endured decades of unwanted persistent noise in both daytime and night time from the former Aruma operation. And again, they will be subject to all the noise and disturbance from **all** vehicles if the proposed road is installed.

All panel members please consider the effects of a new road less than 10 metres from bedrooms and other habitable areas of a home.

Regards,

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