

Item 12.16 Planning Application PA 2016/5197/1 - Redevelopment of an existing service station by demolishing existing buildings and infrastructure and building a new service station with refueling canopy and forecourt and convenience shop with associated car parking, landscaping and business identification signage At 1486-1490 Diggers Rest-Coimadai Road, Toolern Vale

Appendix 4 Response to Objections - undated

Appendix 4 – Response to Objections

<i>Objection</i>	<i>Comment</i>
Increased traffic, noise and dust to adjacent and surrounding properties due to trucks being unable to turn right on Diggers Rest-Coimadai Road and using Creamery Road, Burtons Road and Mechanics Road (all unsealed roads) instead.	<p>The proposal is likely to result in an increase in traffic, noise and dust that is likely to adversely impact on the amenity of the area and the existing road network.</p> <p>Council's Traffic Engineering Department has commented that an assessment of the proposal has not been undertaken in terms of its impact on existing traffic volumes and the capacity of the local road network (in particular, Creamery Road) to cater for the increase in traffic (particularly heavy vehicles).</p> <p>Vic Roads has requested that modified plans be provided to show modified entry and exit accessways with appropriate signage to restrict right turn movements into and out of the site on Diggers Rest-Coimadai Road. This is not supported by the applicant due to potential adverse impacts on the amount of traffic visiting the site.</p> <p>However, the applicant has failed to present any other viable solutions to address the concerns of Council, Vic Roads and the objectors.</p>
The entrance and exit to the site is dangerous and will create unsafe traffic conditions due to the location of the subject land close to a blind bend in Diggers Rest Coimadai Road and insufficient space for trucks to turn right from the subject land onto this road.	<p>This ground relates to vehicles (particularly heavy vehicles) that will attempt to turn right from Diggers Rest-Coimadai Road into the subject land and exit the site via Creamery Road (unsealed road) to access Diggers Rest-Coimadai Road as they are unable to turn right onto this road.</p> <p>These concerns are valid and as outlined above, the applicant has failed to undertake an assessment of the impacts the proposal will have on the existing local road network or provide any viable solutions to address the concerns of the objectors.</p>
The speed limit along this section of Diggers Rest-Coimadai Road should be reduced from 80km to 60km due to its proximity to a blind bend in this road.	<p>This is not a planning issue. However, Council's Engineering Department has written to Vic Roads and advised that it supports reducing the speed limit along Diggers Rest-Coimadai Road from 80 km/h to 60 km/h.</p>
Hours of operation – the existing use is a daytime operation and the proposal will result in a significant increase in hours that	<p>The application initially proposed that the new service station operate 24 hours a day, seven days a week. Council Officers</p>

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will impact on the amenity of an existing low density residential area.	<p>advised the applicant that this would not be supported.</p> <p>The applicant has revised the hours of operation to 6am-11pm. The revised hours do not address the concerns of the objectors and are considered to be unreasonable given the service station currently operates from 6am-6pm and the subject site is located in a low density residential area.</p>
The proposal will adversely impact on the neighbourhood character of the area in relation to the height and size of the proposed refuelling canopy.	<p>This ground of objection relates to the height and size of the refueling canopy.</p> <p>The height of the canopy is required to accommodate heavy vehicles and is generally consistent with those normally provided as part of service station developments. The setback of the canopy from the street frontage has been increased to reduce its visual impact.</p> <p>Council's City Design Department has not raised any concerns in relation to the height of the refueling canopy.</p>