

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 5 Referral Comments - undated

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
Engineering (Infrastructure)	No objections to the proposal subject to conditions.
Traffic	Need to consider existing traffic volumes and speed limit along this section of Diggers Rest-Coimadai Road. An assessment is required on the differences from a traffic perspective between the existing and proposed use and the traffic treatments required to ensure vehicles exiting the site do not impact on Creamery Road.
City Design	Initial concerns raised in relation to the design of the refuelling canopy, materials and colours of the sales building, landscaping, fencing and interface of the southern elevation with the street frontage. The applicant submitted revised plans in response to these concerns. City Design has advised that the revised plans have adequately addressed its concerns and has no objections to the proposal subject to conditions.
Building	No objections to the proposal.
Health	Initially requested a Land Capability Assessment be submitted as part of the application. However, following further discussions between the applicant and Council Officers, it was agreed that this could be provided as a condition should Council resolve to approve the proposed development. No other objections subject to standard conditions.
External	
Vic Roads	Did not raise any objections to the proposal subject to conditions relating to signage in its initial response. Provided a follow up response advising no objections to the proposal subject to condition requiring modified plans showing a redesign of entry and exit accessways with appropriate signage to restrict right hand turn movements into and out of the site. The applicant requested Vic Roads review this condition based on concerns it would impact the amount of traffic that could

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	access the site from Diggers Rest-Coimadai Road. A response has not been provided by Vic Roads to this request.
EPA	No objections to the proposal subject to conditions.
Worksafe Victoria	No objections to the proposal.
Western Water	No objections to the proposal subject to conditions