

Our ref: (0824/16DA)

29 July, 2016

WOODMAN ARCHITECTS
SUITE 703-20 LOFTUS STREET
SYDNEY NSW 2000

Dear Sir/Madam

Development Application No. 0824/16DA - Service Station, Food and Drink Premises and Car Parking.
Lot 2 DP 1063045, Lot 301 DP 1092858, 2B & 4 Moonee Beach Road, Moonee Beach

I refer to your application as described above.

Following referral of the development application to the Roads and Maritime Service, internal sections of Council and completion of the public exhibition period, some issues need to be addressed to enable further consideration of the development application. These issues include:

- The site adjoins an established child care centre and is in proximity to residential properties. Concerns have been raised in relation to possible harmful effects from service station operations such as air pollution and exposure to benzene.
- Concerns have been raised about the proposed hours of operation of both the service station and take-away food and drink premises. The proposal may generate impacts associated with noise, headlight glare, crime/anti-social behaviour and light intrusion from signage. Residents have questioned why a 24 hour operation is needed for this locality and have suggested the hours of operation be consistent with the shopping centre.
- Pedestrian safety affected by increased traffic and entry/exit points.
- Proposed entry/exit points causing conflict with nearby bus stop, adding to traffic build up.
- Litter from takeaway food outlet.
- Land and waterway pollution from fuel spills contamination.
- Loss of village character of the area.

Council's Development Engineer and the Roads and Maritime Service have raised some issues regarding traffic management/safety and have made the following recommendations:

- The driveway on Moonee Beach Road be entry/exit (left turn only).
- The driveway to the Service Station on Sullivans Road should be exit only (left turn only).
- The existing access into the shopping centre should be upgraded to a CHR.

- Driveway associated with the service station shall facilitate the movements of the refuelling vehicles, signage to be provided to facilitate these requirements.
- All new parking is to be provided in accordance with AS2890.
- The central island on Moonee Beach Road shall be extended west to prevent right turns into the site.
- The central island on Sullivans Road is to be extended with a blister installed on the southern approach to the new exit point to stop entry into the site from both the northern and southern approaches.
- Installation of a channelized intersection into the shopping centre.

This information is required prior to further assessment of the application being undertaken. Pursuant to Part 6, Division 11 of the *Environmental Planning and Assessment Regulation*, the period between the date of this letter and the date on which the requested information is provided, is not considered part of the development application assessment period.

When submitting additional information please ensure that reference is made to the relevant application number and that information is submitted by post, lodged over the counter with Council's Customer Service staff or sent to Council's general email account: coffs.council@chcc.nsw.gov.au.

For further information please contact Gary Cheney on 6648 4648.

Yours faithfully

Gary Cheney
Development Assessment Planner

