

WARRANTYTE CHARACTER PROTECTION

KEY ISSUES OF CONCERN HEARD BY VCAT MEMBERS

The submissions on behalf of the Council and the objectors covered numerous reasons why they said the proposed development was inappropriate by reason of its likely or potential adverse impacts on Warrandyte – the village, its character, its environment, its residents and visitors.

These reasons included the following:

- the proposed development was inappropriate under the *Manningham Planning Scheme*;
- it was out of character with the surrounding area;
- it would adversely affect the health of Anderson's Creek and the Yarra River;
- it could cause the potential loss of significant native flora and endangered wildlife;
- it would have adverse effects on emergency management capacity - especially in regard to bushfires and floods;
- it could give rise to chemical leaks at levels unsafe for such a sensitive site;
- it could be expected to cause loss of amenity due to increased, light, noise, noxious fumes, rubbish, commercial activity and the likelihood of vandalism;
- it would be likely to cause increased traffic congestion and risk of accidents at the roundabout, as well as within the facility with its internal traffic flow problems and limited capacity to cater for large vehicles and delivery trucks.

Of particular concern in relation to increased traffic was the safety of pedestrians - especially children; the lack of dedicated pedestrian access to the convenience store; the interpretation by the Applicant of road traffic laws (that pedestrians must give way to all vehicles entering and exiting); and the questionable safety island between the two crossovers at the roundabout.

Our barrister and other objectors noted the lack of need for a petrol

station/convenience store – with facilities available within 5km having served Warrandyte for years without incident, and with other petrol stations in the area having been closed or abandoned.

Finally, it was pointed out that the designated last point of safety for the community in the case of a major bushfire event is the reserve adjacent to the proposed development site. Having up to 100,000 litres of fuel in a petrol station next to the north-south 'wind tunnel' of the Andersons Creek corridor would provide little comfort for those fearing for their life.

22 April 2016