

ALTERNATE MOTION BY COUNCILLOR GOODE – VERSION 2

ITEM NUMBER: DIS002
ITEM TITLE: SERVICE STATION AND LUNCH BAR-LOT 40 AND 41, 342-346 ALBANY HIGHWAY, ORANA

DATE & TIME RECEIVED: THURSDAY 23 FEBRUARY 2017 AT 3.53PM

**DIS002: ALTERNATE MOTION BY COUNCILLOR GOODE
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council resolves to ISSUE a notice of REFUSAL for the Service Station and Lunch Bar- Lot 40 and 41, 342-346 Albany Highway, Orana, for the following reasons;

(1) The proposal does not satisfy the following matters to be considered as identified in Schedule 2, Part 9, Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015, namely;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of –

- (i) The proposed means of access to and egress from the site; and**
- (ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles;**

(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.

Councillor Reason:

The Chester Pass Roundabout has the dubious honour of being classed number 6 in the top ten most dangerous intersections in the state in a recent Risky Roads survey by released by the RAC.

By approving the development at this location it can be argued that the risk to human health & safety would be increased as another element of risk is added to the roundabout and the intersection of South Coast Highway & Albany Highway. Additionally with more road trains passing the development site due to CBH's Down Road facility the risk factor increases again.

In relation to traffic flow and safety of motorists exiting the development - it would be very difficult to put in place controls whereby vehicles exiting the development could only exit on to the left lane of Albany Highway and thereby not be able to exit the roundabout at Albany Highway south, Hanrahan Road or Albany Highway north.

In addition, with the Main Roads condition of a left auxiliary turning lane into the development there would be issues of traffic flow exiting from the Bunnings site next door clashing with traffic entering the proposed service station site. Although there are approved development plans to move the main carpark of Bunnings with entry and exit off Chester Pass Road there is no definite timeline as to when this development will proceed. Until that development occurs traffic flow out of the Bunnings site, which is significant at times, will clash with traffic entering the proposed service station site.

Although the zoning of the site allows for a service station, the City needs to take into account the safety of the community at our most dangerous intersection and on this basis the development application should be refused.

Officer Comment (Executive Director Development Services):

In response to the permitted use of the site for a service station and a lunch bar, it does not necessarily follow that the development can be of any scale.

In response to access, both the frontages to Albany Highway and Chester Pass Road fall under the jurisdiction of Main Roads Western Australia (MRWA). Although MRWA have raised concerns with the development, they have advised that there are possible alternative access arrangements that can be provided to minimise the impact of the development on traffic safety and the road network.

The question for Council to determine is if they believe these arrangements do not appropriately minimise the risk.