

Recommendation

A. That Council resolve to refuse to grant a permit to carry out buildings and works, alter vehicle access to Main Road and use land for a petrol station, shop and community facility all at 895 Main Road, Eltham and on the following grounds :

- a) That the proposal is contrary to the orderly planning of this sensitive site at the "gateway" of Eltham and located within the community use precinct leading into the Eltham Town Centre.
- b) The proposal is contrary to the purposes of the Eltham Town Centre-Retail and Office Zone and the Eltham Town Centre Policies in Clause 101A-1 of the Planning Scheme.
- c) The proposed building development and high level of illumination present an overt commercial intrusion on the community use precinct, particularly in relation to the requirement for high site visibility, height of the petrol pump canopy, side and rear building elevations and illumination around the canopy fascia, which is unwarranted.
- d) The proposed building and site levels are generally too high, are not site responsive and increase the visual intrusion of the building, particularly in relation to the raised building and forecourt construction.
- e) The proposal would create or exacerbate unsafe traffic access of this site. Turns out of the site at the northern access have restricted sight distances and inadequate storage space for vehicles. Vehicles attempting U-turns at either Dudley Street or Panther Place will be at risk from oncoming vehicles. Traffic conflicts exist where on site traffic flow intersects with the northern driveway.
- f) The proposal does not adequately separate vehicles and pedestrians and creates safety hazards for pedestrian use, along Main Road, because of footpath realignment and increased driveway width.
- g) Inadequate car parking is provided for this proposal when spaces indicated have to be shared with other users.
- h) The proposal does not incorporate sufficient landscaping areas or adequately retain existing landscaping, especially along the Main Road frontage.
- i) The proposal should allow for retention in situ of the three existing pencil pine trees which form part of the heritage of Eltham.

B. That Council resolve to refuse to grant a permit to construct and display signs at 895 Main Road, Eltham on the following grounds :

- a) The proposed amount of signage and sign illumination is excessive and would adversely affect the visual amenity of anyone entering or leaving the Eltham township and would create an undesirable precedent for other uses within the Eltham Town Centre. In particular the number of signs and height of the main sign. These will only further contribute to the high level of proposed illumination on this sensitively located site.
- b) The signage is contrary to the Eltham Town Centre Policies in Clause 101A-1 of the Planning Scheme.