

**Summary of Submissions**  
**PROPOSAL: Service Station - Lot 100 (81-93) west Street**  
**Consultation Period: 27 May 2020 - 11 June 2020**

	Name and Address	Nature of Submission	Comment
<b>Public Submissions</b>			
1	Stuart Carlin Busselton	What is the reason for another fuel station in a built up area in Busselton when we have enough traffic problems as it is in this area, Please explain.	Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
2	Rodney  Johnston  Yalyalup	Objection. Concerns regarding; There is enough service stations in town now without adding another one. Being a multinational, money will be leaving town, not invested in town. Traffic is horrible now at that intersection. Busselton City has 16 service stations to a population of approx. 35,000 people. Bunbury and surrounds has 17 service stations to a population of approx. 120,000 people and in the metro there is 383 service stations to approx. 2,500,000 people. You want to keep pricing competitive, less service stations = lower overheads with more traffic= more competitive margin.	It is not the role of planning to control commercial competition Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
3	Georgia Lacava Yalyalup	Objection. Concerns regarding: Traffic congestion, over supply of fuel stations, unnecessary development	It is not the role of planning to control commercial competition Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
4	Paul Howe Yalyalup	Objection. Concerns regarding: Completely unnecessary, too much traffic congestion	Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone

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5	Rosalie Lacava Yalyalup	<p>Objection. Concerns regarding:  The corner or West and Peel Terrace is a ridiculous place to put a service station as it is already a bottleneck and there will be more accidents if they decide to do so. Total disregard for local traffic, local housing local businesses and is an absolutely ridiculous idea and should not even be considered</p>	<p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation.  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>
6	Ruth Winsett Busselton	<p>Objection. Concerns regarding:  Terrible location, too close to the wetlands and river systems. Don't need another service station. Environmental disaster waiting to happen. Danger to the water table and all wildlife. City should refuse application immediately.</p>	<p>It is not the role of planning to control commercial competition  Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.</p>
7	Mary Smith Broadwater	<p>Objection. Concerns regarding:  1) There is already enough (too many) service stations in town. By having another one, all the existing service stations will lose customers that they desperately need for their businesses to Survive. 2) the traffic congestion at the corner of West st and Peel Tce is already at a frustrating level... to add the traffic exiting a service station onto either West St (only metres from a roundabout....) or Peel Tce (only metres from the ShipHotel/Dan Murphys driveway) would be ridiculous and dangerous.</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>
8	Coin Bishop Busselton	<p>Objection. Concerns regarding:  Hi, West street is already a very busy street with traffic banked upped from the traffic lights, sometimes going all the way back to the roundabout turn into Kmart. The corner of west street and peel Tce is extremely busy now. At certain times of the day.  Especially when schools finish and at five o'clock. Sometimes it difficult to exit Edwards street at these times. There is a day care centre in Edwards street (blue bird) the extra traffic and fumes could affect the children and my family. I don't think this would be in the best interests of the area.</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone  The service station is over 70m from the daycare centre; and the daycare centre is approximately 100m from the junction with Peel Tce.  The proposal is set back an adequate distant from the daycare and the service station will have to adhere to a high level of environmental regulations to ensure there are no adverse impacts caused by fumes.</p>

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9	Robert Logan	<p>Objection. Concerns regarding:  This type of development will significantly increase the amount of traffic congestion in the area. With the development of the other premises on the same site and the development of the Power Centre across the road and the traffic now being directed from Steely St to emerge in this area there has already been a significant volume increase. Trying to get around the West Street/Peel Terrace corner is already causing long delays as the traffic builds back from the lights. This is an issue for both leaving and turning onto West Street. Another issue will be the traffic that wants to enter the service station from West Street going towards the lights. This will cause a backlog that will impinge on the flow of the roundabout as the traffic will quickly back up around the roundabout. Thus it will all come to a halt with the roundabout being blocked. There are currently thirteen fuel outlets between Causeway Road and Siesta park. Why do we need yet another one? What we currently have adequately covers the local area.</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>
10	Joan Ihms	<p>Objection. Concerns regarding:  I was under the impression that we are all concerned for the environment and yet another possible hazard to our already fragile environment is planned. I believe we are also trying to support our established businesses. As near as I can tell the city and near suburbs already have at least 12 service stations and that is in about 9-10 kilometres. These businesses are probably reeling in horror and thinking "Here we go again " after the Dunsborough debacle. And after the Dunsborough debacle I would have thought that more lunacy like this would receive a resounding NO. So now do we the people have to go through this nonsense again ?  Respectfully Mrs Joan Ohms</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>

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11	Kevin Thornton Busselton	<p>Objection. Concerns regarding:</p> <p>(1)Traffic congestion- there is already congestion in this area with vehicles entering and exiting from business premises such as the Power Centre, KFC and Dan Murphy's. It is not uncommon to see traffic held up by vehicles waiting to enter KFC. A petrol station, I believe, would only exacerbate this situation. (2) There are already adequate fuel outlets in the Busselton City townsite. (3) The proposed site is in close proximity to the wetlands area posing a risk of contamination should there be spillage or leakage from the underground tanks</p>	<p>It is not the role of planning to control commercial competition</p> <p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p> <p>Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.</p>
12	Michael Parkinson Busselton	<p>Objection. Concerns regarding:</p> <p>I cannot see why we need another service station in West St, when there is a BP on cnr of Piers and Albert st, 2 on Causeway road being Shell and Puma as well 2 stations on Strelly St being Caltex. More importantly location of proposed station is on or very close to existing wetlands and river flood plain area. Any leakage from tanks would have dire consequences on wildlife and waterways and groundwater supplies. The existing road infrastructure on West St with opening of KMART and new commercial based shops is already struggling with traffic issues particularly when trying to egress from Peel Terrace. Further upgrade to road infrastructure in this area would need to be undertaken. Surely we can spend our rates on better things than this. Based on above I do not support this application.</p>	<p>It is not the role of planning to control commercial competition</p> <p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>

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13	Allison Fergusson Braodwater	Objection. Concerns regarding: Already a busy corner and will make that area impossible to navigate.	Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
14	Katie Broughton West Busselton	Objection. Concerns regarding: Enough fuel stations & will create a busy intersection.	It is not the role of planning to control commercial competition Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
15	Judith Pump Dunsborough	Objection. Concerns regarding: Dangerous intersection will be created.	Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone
16	Pat Abbott West Busselton	Objection. Concerns regarding: I can see bottleneck problems as there are some already fairly often. Traffic exiting Peel Tce now are regularly held up trying to enter West St, often due to the fact there's a build-up of traffic at the lights and the new roundabout near Aldi	Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone

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17	Vines Dawn West Busselton	<p>Objection. Concerns regarding:  There are enough Service Stations in Busselton already to support the population. The small and privately owned cannot compete if there are too many. A Service station there will cause a lot of congestion in that area at the roundabout.</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p>
18	Janet Devenny Busselton	<p>Objection. Concerns regarding:  Traffic flow thru this area is already a huge problem Very worried with contamination from fuel and tanks, have had a look at the plans, and space is very limited with what they propose to do. What will this do to the value of property in the area. As it will be a 24/7 operation, there will be people coming and going 24/7, so it could cause unruly behaviour, noise, and may cause people to loiter around the area, you need to keep people out of the CBD late at night. There is already plenty of fuel outlets in the CBD, do not think we need another.</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone  The operator will have security procedures in place to prevent antisocial behaviour. The development has to ensure the required noise levels are not breached at any time day or night. If noise because an issue this will be a matter for the City's Health Department to monitor and resolve.</p>
19	Janet Devenny Busselton	<p>Objection. Concerns regarding:  Traffic flow thru this area is already a huge problem Very worried with contamination from fuel and tanks, have had a look at the plans, and space is very limited with what they propose to do. What will this do to the value of property in the area. As it will be a 24/7 operation, there will be people coming and going 24/7, so it could cause unruly behaviour, noise, and may cause people to loiter around the area, you need to keep people out of the CBD late at night. There is already plenty of fuel outlets in the CBD, do not think we need another.</p>	<p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone  The operator will have security procedures in place to prevent antisocial behaviour. The development has to ensure the required noise levels are not breached at any time day or night. If noise because an issue this will be a matter for the City's Health Department to monitor and resolve.  It is not the role of planning to control commercial competition</p>

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20	Janet Devenny	<p>Objection. Concerns regarding:  Traffic flow thru this area is already a huge problem Very worried with contamination from fuel and tanks, have had a look at the plans, and space is very limited with what they propose to do. What will this do to the value of property in the area. As it will be a 24/7 operation, there will be people coming and going 24/7, so it could cause unruly behaviour, noise, and may cause people to loiter around the area, you need to keep people out of the CBD late at night. There is already plenty of fuel outlets in the CBD,do not think we need another.</p>	<p>It is not the role of planning to control commercial competition</p> <p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p> <p>The operator will have security procedures in place to prevent antisocial behaviour. The development has to ensure the required noise levels are not breached at any time day or night. If noise because an issue this will be a matter for the City's Health Department to monitor and resolve.</p>
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21	Peter and Elena Bishop	<p>Objection. Concerns regarding:  We feel that it would be inappropriate for the following reasons.  There are already seven other Service stations in the nearby area.  Safety The traffic is already very busy at the West st. and Peel Tce.  Intersections at certain times and will increase substantially. Trying to get out of Edwards street to turn right to go into the town centre can be quite challenging at times, especially if there is a lot of traffic coming out of the Ship Hotel and Dan Murphy's - even though I think that traffic, coming out of a parking area should give way, that does not happen. Also there are elderly people living in Edwards Street, some using "gophers" and with the expansion and close proximity of the Senior Citizen's Centre, traffic will only increase.  Possible health issues for nearby residents from fumes and ground contamination. We also understood that area was for Commercial Development, not Industrial use. Thankyou</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>Conditions have been placed on this application to ensure the development will not intercept the water table and adversely impact local wildlife.</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p> <p>The operator will have security procedures in place to prevent antisocial behaviour. The development has to ensure the required noise levels are not breached at any time day or night. If noise because an issue this will be a matter for the City's Health Department to monitor and resolve.</p> <p>Conditions will be attached to the development that will protect ground water from interception.</p> <p>The service station will have to adhere to a high level of environmental regulations to ensure there are no adverse impacts caused by fumes.</p>
22	David Barnsley Ambergate	<p>Objection. Concerns regarding:  I think the location is not a good location for such a business there are residences butting up to the property the main issue I have is Peel Tce and West st intersection most hours of the day that intersection is a bottle neck if that becomes a petrol station then the traffic will no doubt increase making an already difficult location become even worse both of these roads need to be widened to accommodate the traffic level at present and we know that is not possible and then you have to try and squeeze a fuel truck in there for filling and that has to get in and out during business hours we don't need another fuel station in town we just need cheaper fuel from the rip off stations we have already</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p> <p>The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone</p> <p>The operator will have security procedures in place to prevent antisocial behaviour. The development has to ensure the required noise levels are not breached at any time day or night. If noise because an issue this will be a matter for the City's Health Department to monitor and resolve.</p>



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23	Kevin Fennessy Busselton	<p>Objection. Concerns regarding:  As owners of lot 2 Bussell Hwy Busselton the site of which KFC is located i wish to strongly object to the proposal of a service station development on the corner of Peel terrace &amp; West streets  My reasons being it would cause severe traffic problems particularly from the Peel terrace entrance when turning right into West Street to Bussell Hwy &amp; similarly when turning right into Peel Terrace from West Street, I have no doubt this will cause unnecessary congestion possibly causing nasty accidents ,i therefore urge you not to approve this unrealistic proposal. Thank you, Yours faithfully, K.F. Fennessy, Owner, KEVRICH Pty. Ltd</p>	<p>Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation</p>
24	James and Helen Mitchell	<p>Objection. Concerns regarding:  The service station will cause congestion on the corner of Peel Tec and West Street.  Fuel fumes could be a safety hazard. We have a child minding centre in Edwards Street  Taxi rank on the corner of Peel Tec and West Street We already have 6 service stations in a radius of 2km  Already have congestion on the corner where KFC and the traffic lights are. c</p>	<p>It is not the role of planning to control commercial competition  Traffic issues have been investigated and resolved between the applicant and the City. The service station will not significantly alter the current traffic situation  The site is located within the Service Commercial Zone, a service station is an acceptable use in this zone  The service station is over 70m from the daycare centre; and the daycare centre is approximately 100m from the junction with Peel Tce.  The proposal is set back an adequate distant from the daycare and the service station will have to adhere to a high level of environmental regulations to ensure there are no adverse impacts caused by fumes.  The Department of Mines, Industry regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy and basic raw materials. This proposal has also been referred to Dangerous Goods who will respond separately.</p>

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<b>AGENCY SUBMISSIONS</b>			
1.	Department of Health	<p><b>Water Supply and Wastewater Disposal</b></p> <p>The development is required to connect to scheme water and reticulated sewerage and be in accordance with the Government Sewerage Policy (2019). Food Act Requirements All food related areas (food sales, cool room, etc.) to comply with the provisions of the Food Act 2008 and related code, regulations and guidelines and is available for download from: <a href="http://ww2.health.wa.gov.au/Articles/F_I/Food-regulation-in-WA">http://ww2.health.wa.gov.au/Articles/F_I/Food-regulation-in-WA</a> .</p>	Noted
2.	Main Road WA	Main Roads has no objection to the proposed development	Noted
4.	Department of Water and Environment and Regulation (Environmental Regulation)	<p><i>DWER have identified the following potential risks associated with this proposal from a water resources perspective -</i></p> <p>The Department has identified that the proposal has the potential for impact on the environment and water resources.</p>	Noted

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		<p>Key issues and recommendations are provided below and these matters should be addressed:</p> <ul style="list-style-type: none"><li>• <b>Issue 1:</b> Acid sulphate soils</li><li>• <b>Recommendation 1:</b> Model acid sulfate soils condition EN8 advice ENa1 should be applied to the conditional approval as published in Model Subdivision Conditions Schedule (DPLH, May 2020).</li><li>• <b>Issue 2:</b> Flood</li><li>• <b>Recommendation 2:</b> DWER recommends a minimum habitable floor level of 2.28 m AHD to ensure adequate flood protection, and the proponent contact the City for its coastal study on future sea level rise.</li><li>• <b>Issue 3:</b> Stormwater and groundwater management</li><li>• <b>Recommendation 3:</b> A stormwater and groundwater management plan be prepared to the satisfaction of the City</li><li>• <b>Issue 4 :</b> The proposed dewatering may be subject to licensing under the RIWI Act</li><li>• <b>Recommendation 4:</b> The proponent be advised to contact DWER on 97264111 for a licence to dewater under the RIWI Act if the proposed activity is to exceed the threshold specified at <a href="https://www.water.wa.gov.au/licensing/water-licensing/exemptions">https://www.water.wa.gov.au/licensing/water-licensing/exemptions</a></li></ul>	
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		<p>Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.</p> <p>More detail pertaining to the above issues are provided in Attachment 1. Water Quality Protection Note No. 56 - Tanks for fuel and chemical storage near sensitive water resources and Water Quality Protection Note No. 49 - Service Stations</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>	
5.	Department of Mines, Industry Regulation and Safety	Based on the provided information, there no issues identified. However the site and requirements will be fully assessed during the Dangerous Goods licence, application process where it will be assessed against relevant Australian Standards for compliance.	Noted
<b>INTERNAL SUBMISSIONS</b>			
1.	City of Busselton Environment Department	<p>Storm water wash down pollution risk from hydrocarbon pollutants.</p> <p>Fuel service apron needs to ensure the capture of all storm water and wash down waste using appropriate interceptor apparatus, to prevent discharge to City storm water system and to wetlands.</p>	Noted

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2.	City of Busselton Health Department	<p>DWER Approval required – I note a referral to DWER for comments has occurred</p> <p>Installation of underground storage tanks (diesel, petrol etc) will require approval from DWER and site will be listed as a Contaminated Site requiring monitoring and remediation should use cease.</p> <p>Storage</p> <p>Storage and transportation of dangerous goods and chemicals to be in accordance with relevant legislation</p> <p>Ensure a suitable rubbish enclosure adequate to service the development is constructed and provided in accordance with the Shire of Busselton Health Local Laws 1997 prior to the occupation or use of the development.</p> <p>Noise</p> <p>Noise from the development and land use including but not limited to noise from air-conditioning systems, equipment, machinery, collection of rubbish and recycling bins, business activities and music is to comply with Environmental Protection (Noise) Regulations 1997. In particular the assigned decibel levels specified in the Regulations for three different time periods throughout the day.</p>	
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		<p>Food</p> <p>The food storage, retail and preparation areas to be designed and constructed in accordance with Food Act 2008, Food Regulations 2009 and the Food Standards Code Requirements.</p> <p>The food business is required to be registered with the City of Busselton. A Food Business Notification / Registration Form is to be submitted for approval by an Environmental Health Officer (include a detailed sketch plan of fit out of premise) prior to operating the food business.</p>	
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