

Planning officer
Ararat Rural City Council
Vincent Street, Ararat

Re: 394 Barkly Street Ararat

To whom it may concern,

I write in objection to the planning permit application to develop a service station and retail shop at 394 Barkly Street in Ararat.

I am a resident of [REDACTED], on the same block as proposed building site, sharing the laneway between Moore and Barkly Street, and have a few objections to this proposed building.

The area surrounding the proposed petrol station is all residential housing. There have been many studies over the years, looking into the impact of living near service stations and the health implications of this, a study by Brosselin et al. suggests the negative impacts on the health of individuals living near a service station can extend to 100m from the service station- If you have been to the proposed site, you just have look around and you can see how many family homes are within that 100m radius.

We already have a new service station being built in Vincent Street, adding to the three service stations already in town, and the roadhouse just minutes out the highway. None of these other service station locations are surrounded by residential housing.

The increased traffic on Barkley Street, bringing vehicles off the highway into a residential street will cause unnecessary disruption to the quiet enjoyment of our homes in the area. Also the concern of the noise created by the petrol pumps, and filling of petrol tanks at different hours because of the inappropriate placement of a service station in a quiet residential area.

Our narrow, unmade laneway already has issues with pot holes and drainage problems, but is only by residents at the moment. This laneway will have increased traffic, with people using it as a thoroughfare to get to the petrol station. If the building goes ahead the laneway would need to be upgraded to a different surface and drainage fixed to ensure the safety of road users and residents.

The extra lights from a service station, their signage and security lights will impact on many houses in the immediate area.

I would like the council to consider the impacts this construction would have on the residents of the surrounding area. Please take the time to visit the site and realise just how close it is to people's homes.

Thank you for taking the time to read my concerns,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
Brosselin P, Rudant J, Orsi L, *et al*
Acute childhood leukaemia and residence next to petrol stations and automotive repair garages: the ESCALE study (SFCE)
Occupational and Environmental Medicine 2009;66:598-606.



Attn: Ed Riley - Planner
Ararat Rural City Council
PO BOX 246
Ararat, Vic 3377

Re: Planning Permit 02828
Proposed use and development of a service station and associated retail shop by Bill Balakis.

To whom it may concern,

We are writing to you to strongly object the proposed service station as per permit 02828 at 394 Barkly Street, Ararat.

The impacts of a service station in a residential area are significant with noise pollution, extra traffic, hazardous materials and air pollution. The proposal of the truck refueling facilities and a possible 24 hour open times is a major concern. There is no need to bring trucks into a residential area. Trucks bring added risk of accidents and noise that will impact the community greatly. Also, the truck fast flow diesel puts a strong odor in the air. A 24 hour operation will disturb the surrounding residents, with noise, lighting and traffic. The design of the service station with the 5-5.5m high canopy would mean that the under canopy lighting would affect the surrounding houses, as would the 6m high light up signage on Barkly Street. As our property is directly opposite the proposed site, all the above mentioned will impact our property.

Ararat already has a number of service stations to service the local community and the through traffic on the Western Highway. The future bypass around Ararat would see less need for service stations in the town.

As per the Traffic Impact Assessment in section 8, the report indicates that the new service station south east of town is currently a better facility and "...most through traffic along the Western Highway (which would include most trucking companies) would use the new service centre in preference to the subject site particularly given it makes better provision for large trucks." Therefore, the question must be raised as to how sustainable the proposed service station in Barkly Street will be.

The draw card for towns, such as Ararat, to bring people in off the bypass into town, is to keep the charm and country feel of the town. A large new service station on the entry into Ararat from Melbourne would deduct from this and in turn convert a desirable and well presented entry to Barkly Street into a commercial eye sore. As Barkly street is the entrance into the town centre, this proposed service station and retail shop will also impact the shops and services in the main town.

Thank you for your consideration of our concerns.

