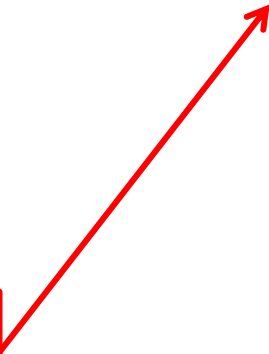


Aerial of Subject Site

Subject Lot



Background

Town Planning Scheme No. 11 (TPS 11)

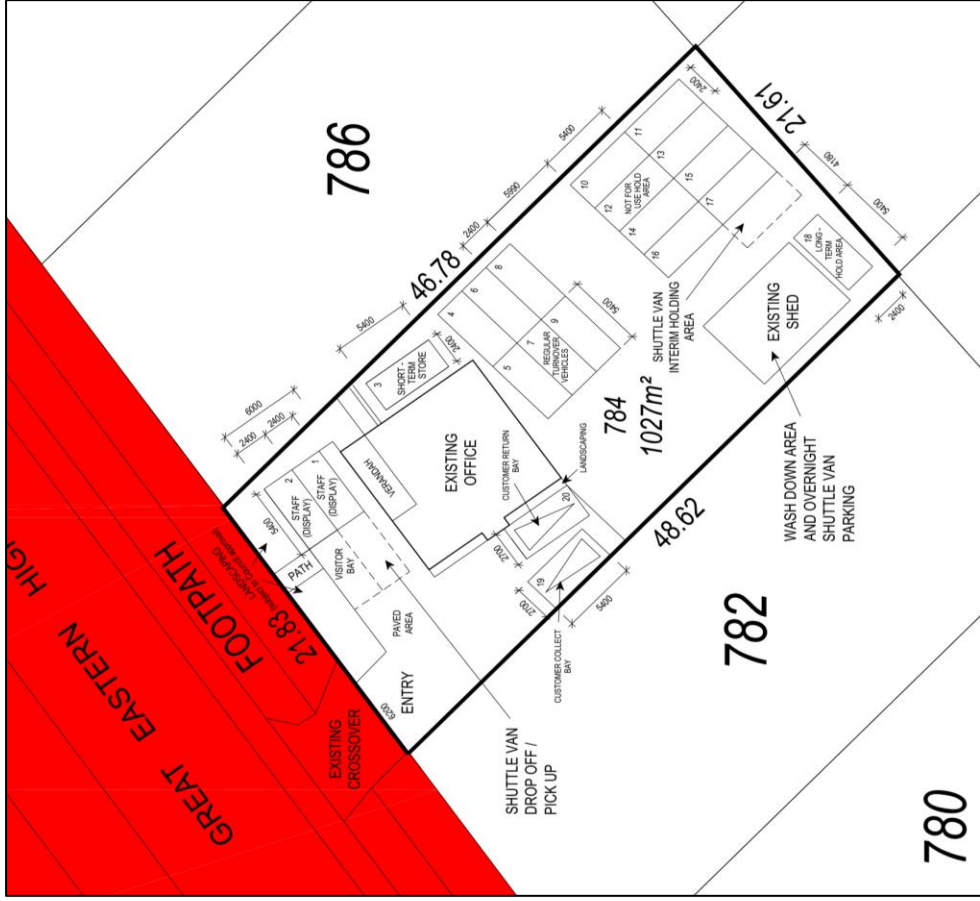
- Approval for 'Motor Vehicle Hire Station' granted on 12 September 1995, for six (6) hire cars.

Town Planning Scheme No. 14 (TPS 14)

- Under TPS 14 gazettal, 'Motor Vehicle Hire' became an 'X' use – not permitted.
- Approved use allowed to operate as a non-conforming use.
- Approval granted for increase of number of hire vehicles to 10 'Recreational Vehicles' on 12 January 2006.

Development Plan & Proposal

- Increase the number of hire vehicles on site from 10 to 20 vehicles plus a shuttle bus;
- Remove the restriction on passenger cars; and
- Alter the car parking layout.



Referral Area



Four Submissions Received
(two in support, two objecting):

- Increased traffic movements creating vehicle/pedestrian conflict;
- Vehicles associated with the premises parking on surrounding streets; &
- Noise concerns.

Traffic Movements

Proposed Change in Vehicle Type

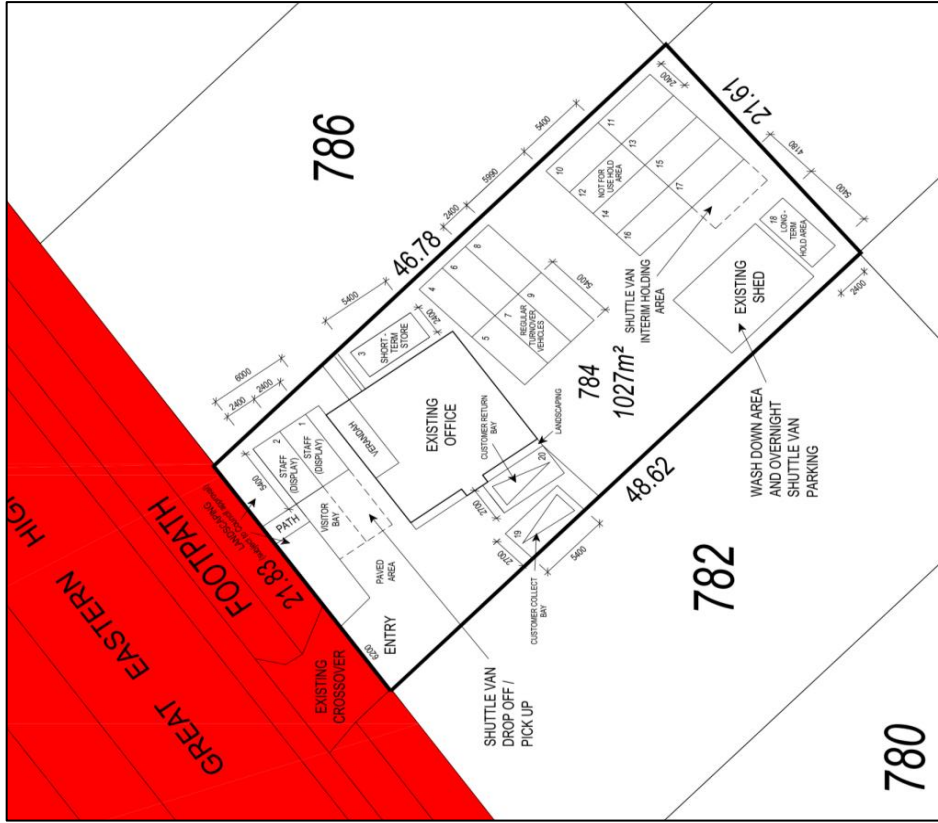
- Approved use of recreational hire vehicles (campervans, motor homes, four-wheel drives) requires more room for parking and circulation.
- The application proposes to allow for the hire of 'passenger cars' (B99) which are smaller than recreational vehicles.
- This means there is less of an impact and it is considered appropriate.

Traffic Movements

Proposed Increase in Number of Vehicles

- Previously limited to 10 vehicles due to the size of recreational vehicles.
- 20 vehicles will not generate vehicle movements that are inconsistent with what would be expected along Great Eastern Highway.
- Vehicles stored at the rear of the property can be adequately accommodated on site.
- 20 vehicles is considered appropriate as it will not have a negative impact on amenity or safety.

Additional Considerations



- Vehicles parking on surrounding streets;
- Noise;
- Washdown bay; &
- Landscaping.

Recommendation

- 1) *Approve the application subject to conditions; and***
- 2) *Write to adjoining landowners and occupiers.***