



YANDINA AND DISTRICT COMMUNITY ASSOCIATION

Sunshine Coast Council
mail@sunshinecoast.qld.gov.au

16 February 2021

Dear Emily and Marc,

Formal letter of opposition for Development Application No. MCU21/0003 Service Station/Shop, Yandina

Please be advised that following YADCA's meeting on Monday 8 February 2021, our member's position is overwhelmingly to oppose the application for a service station in the heart of our heritage town, some of the reasons are listed below.

1. Road safety. A service station at this location on a busy intersection will invite traffic accidents especially as Yandina's population grows. In addition, the proposed eastern access is too close to the Stevens / Farrell Street intersection where there is a limited line of sight.
2. Delivery. Members expressed concern about fuel tankers accessing the service station via the residential areas on Old Gympie Road, Buckle and Stevens Street. YADCA is pleased that Council has ruled out that proposed access route or any route north west of the site, however tanker delivery remains problematic with the bend and gradient on Farrell Street just north of the Stevens Street intersection making the intersection and any proposed entry off Farrell Street dangerous especially as it is less than the required distance from the intersection and adjacent to another driveway used by delivery trucks.
3. Parking. Lack of parking space means vehicles park on the sides of the roads which could obstruct tankers.
4. Heritage. A service station does not comply with Council's new Cultural Heritage overlay for this part of town.
5. Environmental. Contamination run-off will affect water ways. Reduction in air quality. Increase in noise. Should be moving toward electric power source and away from fossil fuels.
6. Fire risk. Especially concerning given the nearby location of the childcare centre and historic timber buildings.
7. Need. Yandina already has one service station and there are 5 more within an 8 km range of town.
8. Tourism. Counter-intuitive to put a fuel station at the heart of a cultural heritage precinct.
9. Pedestrian safety. There are visibility concerns with increased traffic, trucks and tankers on Stevens Street where footpaths do not extend past the Yandina School of Arts and children and the elderly with mobility scooters use the road. The pedestrian crossing on Farrell Street is close to the proposed eastern access.
10. Inappropriate location. Fuel stations should be out of town in industrial area.

It is hoped that Council will acknowledge that this development is highly inappropriate for the location and reject the application.

Yours sincerely,

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