

Dear Sir/Madam

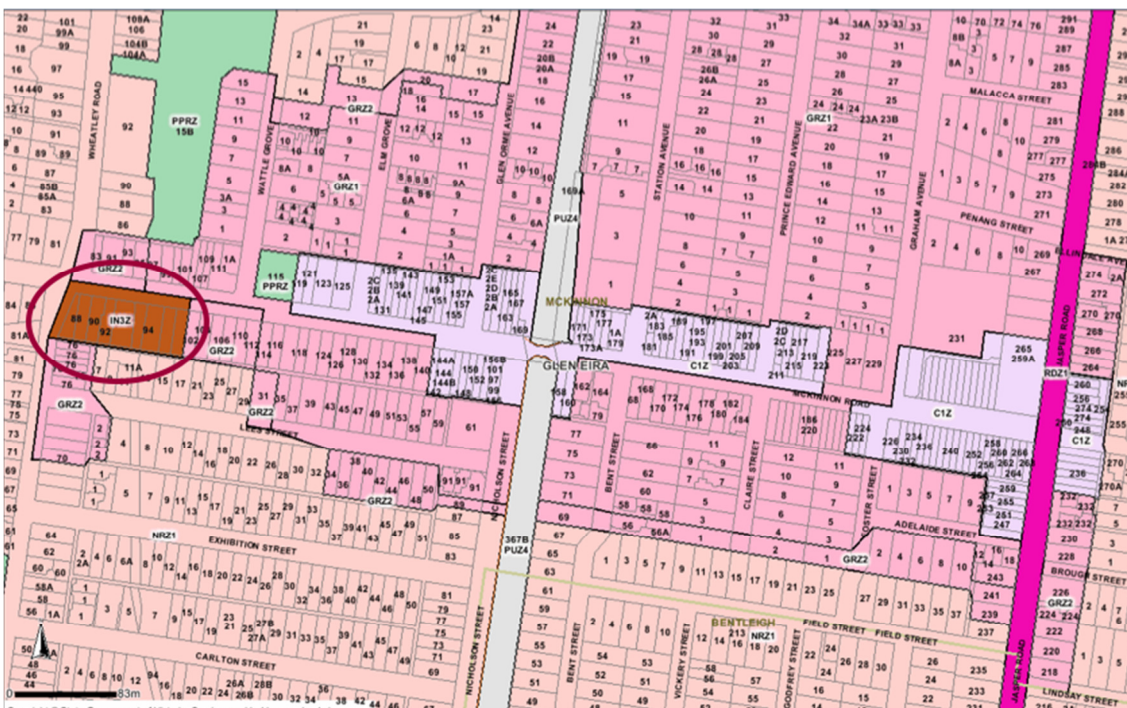
**Objection to Glen Eira Planning Scheme Amendment C143 & DDO Schedule 6
88-100 McKinnon Road, McKinnon**

I object to the above proposal and request that, after the Planning Conference, Council re-assesses the Development Proposal with a view to abandoning Amendment C143 and DDO6 and enabling residents input into decisions related to appropriate re-zoning and appropriate height and setback provisions.

The grounds for my objection are:

This proposed zone amendment is significant and detrimental to this area.
The Design & Development Overlay proposes a *4 Storey Development* in the middle of **clearly defined residential (RGZ) and neighbourhood (NRZ) zones.**

Mixed Use Zone inappropriate for site



McKinnon Road is not a major retail centre – it is a village with neighbourhood shops clearly zoned Commercial (as shown on above zoning map). The proposed Mixed Use Zone at 88-100 McKinnon Road is inappropriate for this location because of the surrounding residential zones. Because this site is an isolated pocket of industrially zoned land surrounded by residential zones, the only re-zoning appropriate to this area of McKinnon Road is residential. Any zoning change to Mixed Use is completely out of step with its surrounds.

Design & Development Overlay.

The proposal to apply a DDO to this site with a height limit of 14.5m (4 storeys) is inappropriate to the surrounding residential zones where height limits are clearly set (max. height of 2 storeys in NRZ zones and 3 storeys in GRZ zones). Having 4 storeys will **not** make it a “gateway building.” The size and character will create an anomaly building and dominate the landscape, creating visual bulk and physical mass. This proposed building will also have a detrimental effect on privacy by overlooking surrounding properties, and substantially cause sun shadow, decreasing natural sunlight.

Increased traffic on street

McKinnon Road is not a major road. Allowing a mixed zone development will cause traffic gridlock. The property is located close to the Wheatley Road Roundabout (4 exit intersection, with 2 slip lanes). The entry/exit lanes are narrow – any large redevelopment will add traffic congestion and increased difficulty for residents parking in neighbouring residential streets. There is also very limited on-street parking between Wattle Grove and Wheatley Road Roundabout (total 23 car parking spaces / mix of 2 hour and all day).

Other issues with Mixed Use Zone

MUZ is not appropriate zoning for McKinnon Village, and especially for this location within the village because of the types of the businesses it allows. The MUZ does not require a planning permit for businesses operating with extended trading hours, e.g. Convenience Mini-Marts, Takeouts and Food & Drink premises. These type of activities will compromise the surrounding residents’ right to quiet enjoyment on their premises. The industrial buildings currently located on the site work on very set hours, and reduced hours on week-ends, so have minimum impact.

Other issues include:

- delivery issues for suppliers and parking
- Waste management issues
- increased noise
- water runoff after rain
- Increased number of people loitering in the area creating safety/security concerns.

Personal

Rezoning and inappropriate development of site 88-100 McKinnon Road not only affects McKinnon, but the Glen Eira electorate as a whole. This development proposal does not take into consideration nearby dwellings, surrounding residential zones, road safety, road congestion, the right to be secure, and the right to privacy and quiet enjoyment. Ultimately this will destroy the overall character of McKinnon and sets a dangerous precedent for the safety of our neighbourhood.

Yours sincerely

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Signature

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No. and Street Name

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Name – please print

.....
Suburb and Postcode

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Date

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Telephone