



No McDonalds in the Dandenong Ranges!

HOW TO OBJECT

Objections **must be in writing** – either letter or email

Written objections must be posted to:

Moulisa Sahai
Planning Officer
Yarra Ranges Council
PO Box 105
Lilydale Vic. 3140

Email objections must be headed “Application number YR-2011/647” in the subject field and sent to mail@yarraranges.vic.gov.au

Objections must

- be legible and include your name and address and daytime phone number
- commence with the following detail:

Re: Planning Permit Application Number YR-2011/647
Application to construct a Convenience Restaurant at 1529-1531
Burwood Highway, Tecoma

Council will only consider objections if they address planning issues. The objection must also tell council how you are directly affected in a “real and valid way”

Some of the issues you may wish to include in your objection are:

- Impact on Traffic congestion on Burwood Hwy & surrounding streets
- That no consideration has been given to the impact on McNicol Rd traffic in the plan
- Proposed 24 hour operation and impact of noise and lights on local environment having a negative impact on the amenity of the area
- Increased litter and the environmental impact in the shire

For more suggestions and advice on how to object go to
www.tvag.org.au/NoMaccas1.html

More Detailed suggestions over page.....

You probably have many reasons for opposing the establishment of a McDonald's fast food outlet in the Dandenong Ranges

To write your objection, think of how a McDonald's in Tecoma will affect you as a resident of the Dandenongs or as a visitor. Have a look at some reasons below that may be included to support your statements. Making reference to the legislation will strengthen your case. Feel free to also print out and attach any other supporting evidence such as news reports, pictures or other material you have. The more supporting evidence, the stronger will be your case. There is more information available on our website.

Here are some common reasons that have been expressed to us. More detail is being added to our website weekly, so check regularly.

Advice here is given 'as is' and does not represent any professional advice.

1. I am concerned about the impacts on the amenity of the area.

- a) Amenity is defined in the Australian Macquarie Dictionary as "features, facilities or services of a district, etc, which make for a comfortable and pleasant life". McDonald's contractor, Urbis, describes Tecoma as having a "distinct Hill Town character". So how will a McDonald's impact upon our town? Will it change our 'distinct hill town character'?
- b) The proposed development will become the LARGEST business in Tecoma, in size of building, area of business, customer traffic, etc and will be the ONLY 24 hour 7 day operation. This has to have an impact upon the current amenity of Tecoma as a sleepy hill town. The establishment will be approximately twice the size of the next largest business and 8 times larger than the average business.
- c) In order to meet noise regulations, McDonald's plans to put a sound deadening fence 2.4 to 3.0 metres high along their boundary with the neighbouring residences. A fence of this size, topped with 600mm smoky perspex, will set precedence in the entire interface between Tecoma's Business (B1Z) and the neighbouring Low Density Residential zone. There is no buffer between these zones, effectively placing 3 metre high fences on a residential boundary.
- d) Tecoma is currently described (even within McDonald's own documents) as having a 'hill town character'. Thus hooning, late night violence attracted to places with 24-hour operation, etc are not part of our current amenity. Nor do we want them to be. (See 4. below)

2. I am concerned about the noise that will result from having a 24 hour / 7 days a week establishment Encouraging customers at all hours of the day and night

- a) The Shire of Yarra Ranges [Planning Scheme Section 13.04-1](#) states that community amenity should not be reduced by noise emissions. McDonald's will impact upon the peace of Tecoma through its proposed 24/7 hours of operation, bringing traffic noise at all hours, hoon behaviour and other disquiet to this sensitive area.

3. I am concerned about the impact that a McDonald's will have on the environment of Tecoma and the Hills

- a) The objectives of the [Planning & Environment Act 1987](#) are to protect the environment.
- b) The Shire of Yarra Ranges [Planning Scheme Section 10.04](#) talks of the "protection of the environment".
- c) The Shire of Yarra Ranges [Planning Scheme Section 11](#) says that planning should recognise and contribute towards the prevention of pollution to land, water and air. McDonald's contributes to the pollution of the local environment through their non-recyclable, single use packaging found littering many public places. Sample photos for inclusion with your submission are available [here](#).
- d) The Shire of Yarra Ranges [Planning Scheme Section 11](#) requires planning to "Protect environmentally sensitive areas and natural resources". Sherbrooke Forest is approximately 1 kilometre away from the proposed site and will be a popular place for customers to eat their meals. Many will then discard their non-recyclable packaging into the environment. This is similar to what already happens at many other sensitive areas, eg: Lilydale Lake. [[PIC_1071](#) & [PIC_1072](#)]
- e) [State Planning Schemes](#) recognise the Dandenong Ranges as a "significant landscape" that requires protection and needs protection as an environmentally sensitive area with significant recreational value in [Clause 12.04-1](#).
- f) [Clause 21.09](#) identifies the Dandenong Ranges as an environmentally sensitive area that should be protected from development that would diminish the environmental and recreational value of the Hills

Please check the TVAG website for more information