

## **Planning Strategy – Officer South Employment PSP**

To Whom It May Concern,

My name is Kathryn Marriott and I'm the owner of [REDACTED], Officer South, VIC, 3809.

I have received the brochure and information on the new Officer South Employment precinct.

I have also attended the latest community engagement session on Wednesday 18<sup>th</sup> of October 2023 at Toomah Community Centre for further information on this project.

To say I'm disappointed would be a severe understatement. I signed a contract for [REDACTED] back in early 2019 and asked many questions regarding the land opposite my block on the other side of Lower Gum Scrub Creek prior to purchasing. The information received was that there was no subdivisions approved or plans in place for that area and that eventually many years down the track it would be future RESIDENTIAL.

After attending the information session I am now told not only will this land be 330 hectares of commercial zoning, but that the land opposite my property will be the Commercial Gateway Precinct, which will include business parks, service industries and consumer electronics. I was told at the information session that these buildings will be somewhere between 3 – 6 storeys in height. This is much more of an imposing view than a single- 2 storey residence my block should be overlooking.

I believe this will decrease the value of my property along with the remainder of the homes in Pridley Boulevard, whom will overlook this development.

The Commercial Gateway is also in the first stage of your development with a plan of completion in 5-6 years, so in the near future.

The other side of Kaduna Park, the opposite side of Cardinia Road, is already marked for business parks and commenced selling in the last couple of years. The residents of both Banyan Place and Kaduna Park were aware of that development on the other side of the Cardinia Road but with this new development of the Officer South Employment Precinct we will be surrounded by only commercial zoning.

This property is a significant asset for myself so for the value to be potentially negatively impacted by this rezoning seems rather unjust, unfair and presently nothing has been mentioned regarding compensation to residents impacted by your plan.

Why would this development be allowed to occur when the two residential estates will be surrounded by commercial?

Both McGregor Road and Racecourse Road have commercial properties surrounding one side of the freeway but no residential estates located amongst that area.

We are also in a housing shortage so why are we rezoning residential to commercial and why has there been no statistics brought forward that we require this significant amount of commercial area in the Shire of Cardinia?

I believe this project should not proceed for the numerous reasons stated above and if it is required for the area for future growth that it should be in a location not surrounding residential properties.

If this area is to be rezoned as you are suggesting my property will be overlooking the Commercial Gateway. I would like to see the impact be less invasive by reducing the allowed height of the

structures to be a maximum of 2 storey. Significate vegetarian and mature trees to then be planted to reduce the impact from the commercial properties on the residential buildings of Kaduna Park.

Kind Regards,

Kathryn Marriott

