

City Of Darebin
Statutory Planning Unit
1st Floor, 274 Gower Street
Preston Vic 3072

Ref: D/1007/2012 6 – 34 High Street, Preston Development

With reference to the above, I wish to **Object** to the above proposal for the following reasons:

(enter your own words)

(Here are some ideas to include in a letter of objection, multiple members of households and visitors to the street can also object)

- *Mass and bulk of 18 storeys impact on a Heritage Overlay street, detrimental to the outlook and amenity*
- *Roxburgh Street has an elevated feature which contributes to the amenity of the street and its' community – a sense of being walled in by this building*
- *Overlooking the childrens playground at Adams Reserve, regardless of its distance, the height will allow views to it*
- *Set back should be 30 degrees from the Heritage streets to reduce bulk to the outlook and character of the street that has been protected*
- *Dundas street as a feeder street to Plenty Road and High Street will be significantly impacted by the additional traffic, already significantly congested at peak times*
- *Overdevelopment for the low to medium rise community that exists*
- *Sheer height causes overlooking and lack of privacy (already experienced with 2 Plenty Road for the southern end of Roxburgh Street)*
- *Increase in noise from residential activity on balconies*
- *More thoughtful and sympathetic building heights within an existing 'heritage' designated community*
- *does not integrate with the neighbourhood character Council is trying to preserve*
- *stormwater runoff problems with more concrete/rubbish?*
- *how does it impact your house specifically*

*(your name
Address)*