

Have your say about high density apartments for 629-631 Plenty Road

What is proposed for the site?

629-631 Plenty road foot print 45 m x 15 m, 675 m²

"A six (6) storey mixed use development comprising 29 dwellings, one (1) retail premises (food and drink) and 25 car parking spaces, a reduction in the car parking requirement and a waiver of the loading bay requirements."

What is wrong?

- (1) Darebin planning did not assess the planning application within 30 days, so **the developer is now asking VCAT for planning permission**. This tactic is both **unusual and unreasonable**.
- (2) No **parking** on plenty road. Two levels of **(25) car spaces** with car lift **do not offer enough car parking for the (29) residents, their visitors (+5 spaces) and the cafe (+4 spaces)**.
- (3) **Vehicle access** to and from the property **is unworkable**, via a single lane rear lane way to and from Hawker Avenue, shared amongst 29 apartments, 7 neighbouring units (621 Plenty rd) and future high rise apartment (at 625 Plenty road),
- (4) **Scale** of the development. Some **overlooking and loss of privacy** for neighbours.
- (5) The **accommodation is** 1 or 2 bed apartments, which are **unsuitable for families**.
- (6) Those **apartments are small**, with no gardens or secluded private open space (SPOS) other than their small balconies.
- (7) Almost **half of the apartments have windows that open onto neighbouring boundary walls, requiring permanent artificial lighting and ventilation**
- (8) It is unclear where the (30+) **rubbish bins** will be placed for collection.
- (9) **Other** design flaws (inadequate storage space, details of building services, cafe too small, etc)

How does this impact upon me?

- (1) Hurried decisions are not always the best. **There is one chance to get this design right**.
- (2, 3) Parking arrangements and **difficult vehicle access** will motivate the residents, their visitors and cafe patrons to **find alternative parking in the surrounding streets**.
- (4) Your **neighbours lose their access to sunlight and privacy**. Who's turn next time?
- (5) There is **an oversupply of 1-2 bed accommodation** in the city and suburbs, making it more **difficult for families to find suitable housing**. Perhaps you know a family in this situation?
- (6, 7) The **design for near half of the apartments** (small, minimal SPOS, artificial light and ventilation) is likely to **create unhappy neighbours**.

What to do

Please **complete** the attached VCAT form (PNPE9 FORM B – STATEMENT OF GROUNDS)

- (a) I am unable to attend the hearing, (or I intend to appear and present a submission)
- (b) I have served a copy of this for the applicant (email: mail@glossopco.com.au and primary respondent (email: townplan@darebin.vic.gov.au).
- (c) A "concise **summary of grounds**" has been prepared. **No work is required**.
- (d) **Insert all of your contact details**: name, postal and email addresses for correspondence

Return completed form to letter box of 2 Hawker Ave Preston **by Mon 27th Oct. We will do the rest**, submitting by email on your behalf and CC to you a copy of the application to join the system as a party to the process. **The VCAT deadline is close of business Tues 28th Oct 2014.**

The process

There is no fee for participating. A hearing date will be set for the first or second quarter of 2015. The hearing is an informal meeting with presentations to the judge and audience (written notes and powerpoint slide show) in the following order; the respondent (Darebin council), the applicant (Glossop), other parties (which may include you). A decision may be reached the same day, or within a month and after a site visit. All participants will receive written notification of the outcome, and as be invited to future proceedings involving this property.

