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 that 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 loose 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 ventillation) is likely to create unhappy neighbours.

What to do

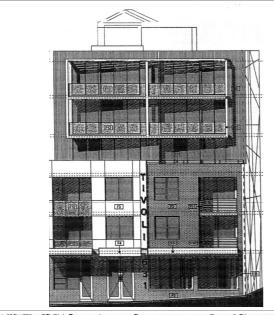
Please **complete** the attached VCAT form (PNPE9 FORM B – STATEMENT OF GROUNDS)

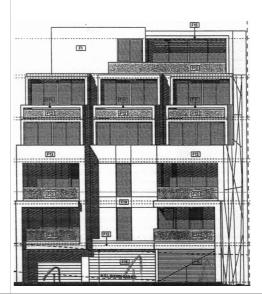
- (a) I am unable to attend the hearing, (or I intend to appear and present a submission)
- (b) I have served a copy of this for the applicant (email: mail@glossopco.com.auand primary respondant (email: townplan@darebin.vic.gov.au).
- (c) A "concise summary of grounds" has been prepared. No work is required.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

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 respondant (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.





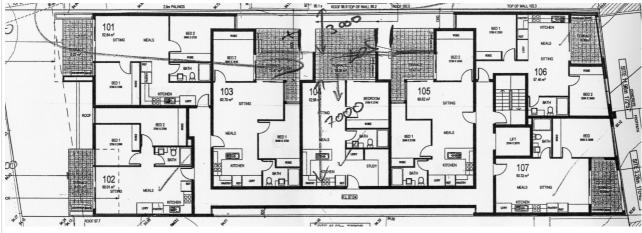




Figure 1

- (a) plans for front, (b) rear (c) and level 1 of 631 Plenty Rd,
- (d) the present and (d) aerial view showing corner of Hawker Ave and Plenty Rd, plus lane access to and from rear of property

