

OBJECTION TO GRANT OF PLANNING PERMIT

IMPORTANT NOTE:

Your objection will be made available for public viewing and copies may be made to interested parties for the sole purpose of enabling consideration and review as part of the planning process under the *Planning and Environment Act 1987*.

Please print clearly.

WHO IS OBJECTING?

I/We (Name in block letters) _____	
Owner/s or Occupier/s (Address) _____	
Our Postal Address:	Postcode:
Telephone No:	Email:

WHAT APPLICATION DO YOU OBJECT TO?

What is the permit application number?	<u>D/626/2015</u>
What is proposed?	<u>A medium density housing development comprising the construction of two (2) double storey dwellings as shown on the plans accompanying the application.</u>
What is the address of proposed development?	<u>11 Hurlstone Avenue at 213 Raglan St PRESTON VIC 3072</u>
Who has applied for the permit?	<u>ARCHISCALE P/L</u>

WHAT ARE THE REASONS FOR YOUR OBJECTION?

1. There is an oversupply of 1 and 2 bed room apartments in Darebin, and an undersupply of housing for families. This development adds to the imbalance.
2. The proposal is inconsistent with the neighbourhood character of the area.
3. The proposed development does not respect preferred sustainability characteristics of the area,.

4. Traffic and parking congestion will be an issue as the proposed development will increase both. The increased congestion in the street will also pose a significant risk to the safety of the many children and elderly who use the street to walk to nearby schools, kindergartens and community activities.
5. Taking into account the predominant single story, free standing houses in the immediate vicinity, the proposed application is an overdevelopment for this site.
6. The visual bulk from the built scale of the proposed development will be very imposing as it will be visible from surrounding properties and the street.
7. The proposed development does not add net value to the community.

If there is not enough room, attach a separate page

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

1. This development will negatively affect the livability of the street and community. Such a large development will destroy the amenity currently enjoyed by surrounding residents and visitors to the area.

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice – Application for Planning Permit.
4. An objection must –
 - a. State the reasons for your objection; and
 - b. State how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection has not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the VCAT (Victorian Civil & Administrative Tribunal)) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Signature: _____ **Date:** _____