

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?	D/393/2016
What is proposed?	(Stage 1C) Development of a 14-storey building comprising 170 dwellings and a reduction to the car parking requirement, as shown on the plans accompanying the application.
What is the address of proposed development?	234-235 Preston Market PRESTON VIC 3072
Who has applied for the permit?	Salta Medich

WHAT ARE THE REASONS FOR YOUR OBJECTION?

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| 1. The Preston Market is a valued asset, not only for Darebin but city and statewide. It has a significant cultural history and acts as a community hub that should be respected and enhanced for the future by a market master plan. |
| 2. The Preston Market is a valued asset, and is of genuine state and regional significance. It has a significant social history and role in developing and cementing community links that should be respected and enhanced for the future. This planning application does not show due respect or adequate provision for continuance and enhancement of the socially significant aspects of the site. |
| 3. As the hub of Preston Central, the proposed towers are a high density real estate development on top of what has always been a public space. High density housing on top of shops does not constitute revitalization and does not positively contribute to the community’s view of revitalization. |

4. The odd collection and drip feed of planning proposals for the development of Preston Market do not read as a considered collection of buildings with common and cohesive elements.
5. The Preston Market is a valued asset; any reduction of its services would impact beyond the City of Darebin. It is of significant historical value , a role that should be respected and enhanced for the future. This planning application does not show due respect or adequate provision for continuation and enhancement of the historically significant aspects of the site.
6. The Preston Market is a valued asset and is inclusive of a broad demography . The redevelopment should ensure continuation of the breadth of this inclusion. The current planning application does not show due respect or adequate provision for the continuation and enhancement of inclusion of a wide range of groups from our community.
7. There is an oversupply of 1 and 2 bedroom apartments in Darebin, and an undersupply of 3 or more bedroom separate housing for families. This development adds to the imbalance providing less than 10% as more than 2 bed room dwellings. (see Darebin Housing Policy)
8. Clause 16 of the relevant state policy (housing) encourages housing diversity and seeks to provide a range of housing types to meet increasingly diverse housing needs. This planning application does not adequately provide a diverse range of housing. (see Darebin Housing Policy)
9. The impact of a 14 storey buildings is detrimental to the quality of the pedestrian experience, casting long shadows across existing and future walkways, open space and buildings.
10. The proposal fails to meet the design objectives of the Guidelines for Higher Density Residential Development in regard to height, massing and setbacks . They are inappropriate and negatively impact the public realms and neighbouring properties.
11. The proposal fails to meet the design objectives of the Guidelines for Higher Density Residential Development in regard to adequate provision of communal garden spaces . They are poorly conceived and there is inadequate landscaping proposed to respond to the preferred garden character of the precinct for the future. (see Darebin Food Security Policy and Garden Apartment guidelines)
12. The development does not adequately meet best practice standards of the Darebin MSS for this precinct.
13. The proposed development provides very poor internal amenity with regard to apartment layout, small living spaces , especially in the one bedroom apartments smaller than 50 square metres and poor daylight access especially for lower level dwellings in the Station Building facing the Laneway Building (Clause 55.05-3 Daylight to New Windows Objective).
14. The proposal has insufficient private open space for the expected recreational and service needs of the occupants of the dwellings in the future. Clause 55.05-4 Private Open Space Objective
15. The proposed private open space provision facing south will deliver poor outlook and amenity to future occupants. (Clause 22.06-3.9 On-site Amenity and Facilities, including Private Open Space)
16. The State Government Better Apartment Guidelines legislation, due in March 2017, should be seriously entertained and given significant weight as a baseline when assessing the suitability and livability of the dwellings in this planned proposal.

17. The proposed use of Mary Street as a shortened feed for the planned underground parking will negatively affect the traffic flow of Murray Road and increase the bottle neck that results from vehicles attempting to enter and exit the site into a busy and complex intersection. The design is a recipe for conflict between vehicles, pedestrians and cyclists.
18. Retention of the cross-over into Murray Road with the added traffic will be in conflict with the bus stop and too close to the railway crossing to be safe for drivers, pedestrians and users of public transport.
19. Insufficient landscaping is provided to maintain and enhance the landscape character of the area. Clause 55.03-8 Landscaping Objectives
20. The proposal does not include the retention of the existing eucalypts nor include new landscaping based on these for canopy vegetation.
21. The proposed application does not include adequate green open space with direct sunlight access and seating.
22. The proposed development is not considered to be adequately energy efficient and does not comply with Standard B10 (Energy Efficiency) at clause 55.03-5 of the Darebin Planning Scheme. (see the Darebin Heat Stress Policy)
23. The development proposal does not meet the objectives of clause 55 of the Darebin Planning Scheme in regard to appropriate design detail with regard to visual bulk and articulation.
24. Future tenants will be living next door to a busy railway crossing and over a market that starts operations before dawn on 4 days a week. There is no provision for sound proofing against the high level of noise generated by trains, trucks, or against the car park for L2 apartments.
25. The management of waste collection is not included on the advertised plans and therefore is likely to be inadequate and further disrupt the amenity of the market precinct and of the neighbourhood.
26. The development is contrary to the objectives of Clause 21.03-2 (objective 1 Housing Provision) of the Darebin Planning Scheme in regard to design interface and visual intrusion.
27. Car park reduction is contrary to the standards and objectives of Clause 52.06 (Car parking) of the Darebin Planning Scheme.
28. The development provides a parking layout and configuration that lacks convenience , and ready use and will promote a tendency for residents, shoppers and visitors to park on-street and in nearby car parks where there is limited capacity.
29. The reduced and resituated parking provision will not guarantee a continuation of the free parking for 2 hours service currently available at the Preston Market. As recently witnessed, changing the parking specs. creates confusion and promotes a tendency for shoppers and visitors to park on-street and in nearby car parks where there is limited capacity.
30. The development is contrary to of Clause 22.06 (Multi Residential and mixed Use Development)) in regard to materials, setbacks, visual bulk, ESD measures and equitable development.
31. The proposed application is an overdevelopment for this site. The height of the development fails to reflect the predominantly low scale buildings in the precinct, resulting in the presentation of a dominant form and scale to the street.
32. The proposal is of sufficient concern to warrant review against the Darebin Planning Scheme by Darebin Planning Committee.
33. The visual bulk from the built scale of the proposed development will be very imposing and will have a detrimental effect on surrounding properties, the current market, the street and footpaths causing overshadowing and wind tunnel effects.

34. The proposed application **does not include sufficient building separation** to provide solar access to the lower levels of apartments behind.

35. The proposed development **does not add net value to the community** but risks many of the valued assets currently provided by the Preston Market.

36. The number of objections indicates the scale of the **negative social effect on the community**.

37. The proposed development **will not guarantee much needed social or affordable housing**.

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 Preston, Darebin and broader community. Such a large development will destroy the amenity currently enjoyed by traders, shoppers and other visitors to the market and will fail to provide appropriate amenity to meet the current and future needs of Darebin.

2. The Preston Market is so much more than a purchasing a weekly supply of fresh food. Shoppers enjoy interacting with the traders, the unique and colourful atmosphere that it provides, watching people from all socio-economic and ethnic backgrounds connect and very often meeting for lunch in the fabulous central food court. It is very sad to think that a traditional 7 day a week retail centre is proposed for the sight. We already have multiple options in Darebin that provide major retail experience. The chance to develop personal relationships with the traders and receive personal service is certainly is not something you would expect or experience from a major retail chain.

3. It must also be recognised that the Preston Market provides a safe and welcoming environment for many of those who are socially isolated or marginalised. For some members of the community it is the weekly address of their name from traders and knowing their regular order that gets them out of the house that day. Protecting this environment and social interaction are the basic foundations that provide the grounds for a more inclusive and cohesive society.

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:** _____