

Number **D/884/2016**
 Location 140 Regent Street PRESTON VIC 3072
 Date 24/10/2016 12:00:00 AM
 Description Development of the land with a four (4) storey building comprising 12 dwellings and an office; use of the land for the purpose of accommodation; a reduction in the car parking requirement as shown on the plans accompanying the application.
 Type Mixed Use Development
 Officer Deniz Yener-Korematsu

WHO cornetta for atheve Pty Ltd
 land size 300 sq m see <http://gis.darebin.org/>
<https://www.google.com.au/maps>



Summary Replace Nelson Alexander real estate office with smaller office (112 sq m) **10x ZERO bed** (42 sq m) + **2x 1 bed** (56sq m) apts relies upon open plan kitchen/meals/lounge/bedroom
 L3: 2 x 1 bed apts (56 sqm)
 L1&L2: 5x **ZERO bedroom apts** (42 sqm each)
 GND: office (~120 sqm) with no toilet, laneway access to car stackers
 B: **tandem car stackers** for 2x3x2=12 spaces
 VERY POOR INTERNAL AMENITY (42 sq m for x10 ZERO bedroom apts).
 5 bins amongst 12 apts+business = INSUFFICIENT WASTE MANAGEMENT
TANDEM TRIPLE CAR STACKER access VIA REAR LANEWAY CREATES TRAFFIC CONGESTION AT TRAM STOP 47
SHELTER FOR TRAM STOP BLOCKS ACCESS TO FRONT DOOR
FAILS TO PROVIDE ACOUSTIC OR THERMAL INSULATION FOR THE SANITY OF RESIDENTS IN WEST FACING APTS ON BUSY INTERSECTION

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
 rules; 1 space to each 1 or 2 bed dwelling and 1 space to visitors to 5 dwellings requires 12+2=14 spaces, and plans show 12 spaces
 INSUFFICIENT PARKING FOR RESIDENTS

HOW TO OBJECT

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- (1) objection form first page, top half, add your name and contact details with "phone number=WITH HELD, communication from the developer is to be in writing"
- (2) Remove any objections from the proforma that do not specifically apply
- (3) Add your own unique objections. Keep them general and brief.
- (4) last page, lower section, add your name or signature and today's date
- (5) Send to Darebin town planning by email, fax, mail or in person
 Post to: PO BOX 91 Preston 3072
 Fax 8470 8877 ATTENTION: TOWN PLANNING
 email: townplanning@darebin.vic.gov.au

HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form. also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. Alternatively you can drop the information in their letterbox and follow up with a visit later.
- (3) Send to Darebin town planning by email, fax, mail or in person
 Post to: PO BOX 91 Preston 3072. Fax 8470 8877 ATTENTION: TOWN PLANNING

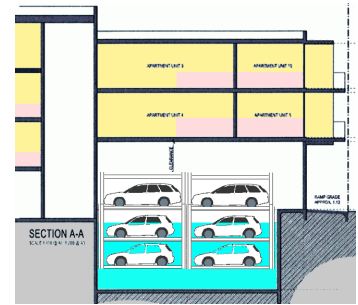
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email: townplanning@darebin.vic.gov.au

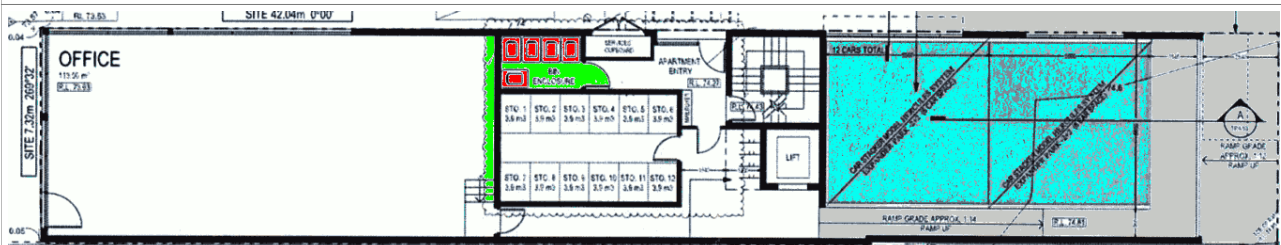
subject: Objection to D/884/2016 140 Regent Street PRESTON VIC 3072

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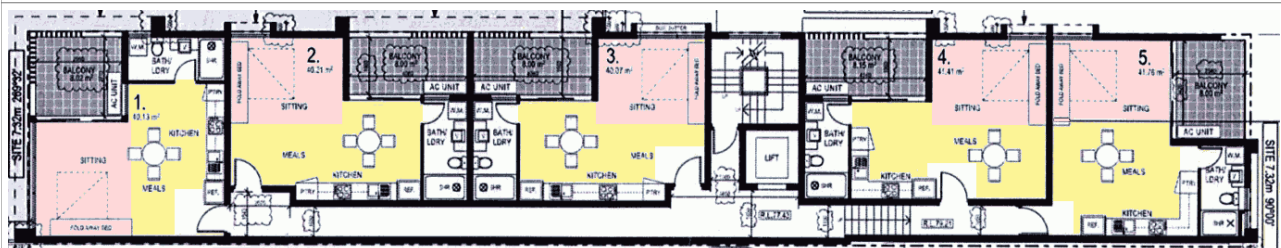
Dear Darebin Planning Please find attached an objection to this planning proposal. Yours Sincerely



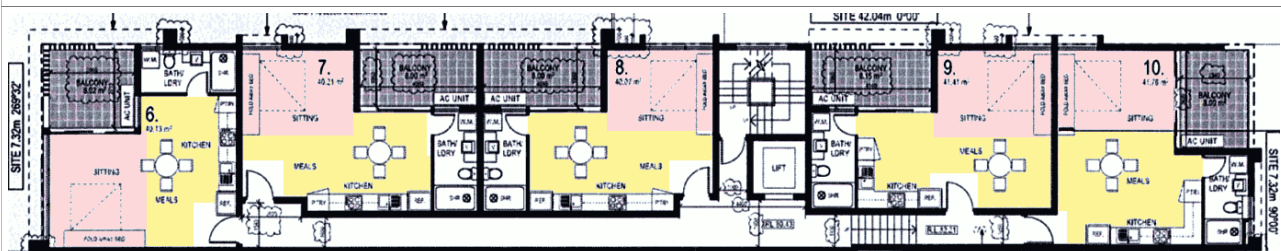
D/884/2016 140 Regent Street PRESTON



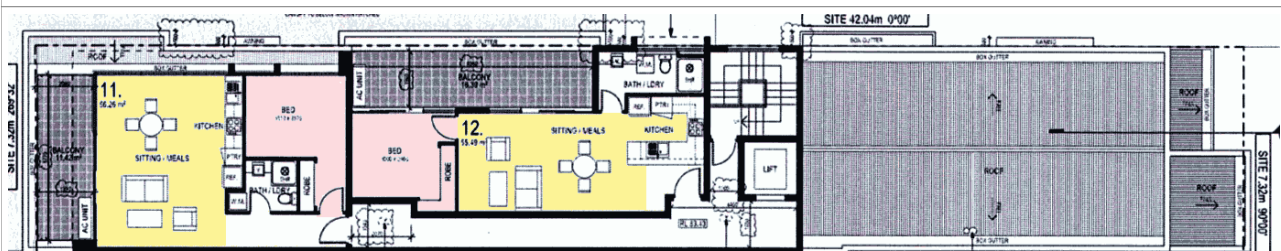
GND



L1



L2



L3