

Number **D/955/2017**
 Date 20/12/2017 8:03:22 PM
 Location 296 Plenty Road PRESTON VIC 3072
 Description *Construction of buildings and works in association with a 6-storey mixed-use development comprising 57 dwellings and 3 shop tenancies, use of land for dwellings, reduction in the statutory car park requirement; alternation of access to a road in a Road Zone Category 1, as shown on the plans accompanying the application.*
 Officer Deniz Yener-Korematsu
 Type Mixed Use Development
 WHO mhl property group & chamberlain architects collingwood
 land size 1626 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>
 Summary replace warehouse with 3 shops (297+108+213 sq m) & 57 apartments (15x 1bed + 34x2bed + 8x 3 bed)
 L6: shared space
 L4 & L5: 3x 1 bed + 5x 2bed + 2x 3bed
 L1 - L3: 3x 1 bed + 7x 2bed + 1x 3bed
 GND: 9x 1 bed + 3x 2bed + 1x 3bed + 3 shops + bins
 B1&B2: 76 parking spaces, with no loading bay



Apartment design follows 7 styles with internal amenity, storage, SPOS etc just adequate. Inadequate parking (details below). Query energy efficiency and insulation against traffic noise. But this is another ambit claim that maximises dwelling yield at the expense of...

- These are not garden apartments, instead providing ZERO green space (should be 10% = 162 sq with 1 large or 2 small trees) and ZERO permeable surfaces[58.03-5. 58.03-8]
- No loading bay or bins for x3 shops [52.07, 93.11].
- Access to under ground car park for 81 vehicles is via single carriage lane way and/or driving on the wrong side of Combie street. [58.03-6] Query access functionality and circulation impact for neighbourhood
- Claims disability compliant apts (x10 1 bed, x28 2 bed) yet provides just one small elevator to service 57 apartments across 6 levels [58.05-1]. Is this reasonable?
- Difficult waste management (chutes, small waste room, no loading bay for the truck etc) [58.06-3]
- Rear set back touches the 45 degree limit [58.04-1]
- Walls on boundaries limit development for adjacent plenty rd sites. [55.04-2]

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
 rules; 1 space to each 1 or 2 bed dwelling, 2 spaces for 3+ bed
 1 visitor space each 5 dwellings, shops need loading bay, and 5 parking spaces
 requires 15+34+8x2+11+5 = 81 spaces, plans show 76 spaces
INSUFFICIENT PARKING FOR VISITORS, NO LOADING BAY

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 you own unique objections. Keep them general and brief.
- (4) last page, lower section, add your name or signature and todays 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/955/2017 296 Plenty Road PRESTON

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



D/955/2017

296 Plenty Road PRESTON

