

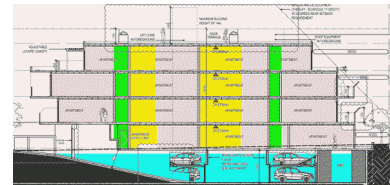
Number D/213/2018
Location 552-554 and 556-558 Plenty Road PRESTON VIC 3072
Date 10/04/2018 12:00:00 AM
Description Construct a **four (4) storey building with a basement level and rooftop terrace comprised of twenty eight (28) dwellings, a reduction in the car parking requirements** and alteration of access to a road in a Road Zone Category 1 as shown on the plans accompanying the application.



Officer Ben Porteous
Type Medium Density Housing

WHO \$6.5M, sparecon holdings pty ltd, metropol planning, qing chen & diymansion pty ltd
land size 1105 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>
zoning RGZ1 (towers), DDO17 (high density along Plenty rd)

Summary replace 2 family homes 28 apts
 L3: 5x 2 bed
 L2: 1x 1 bed + 7x 2 bed
 L1: 1x 1 bed + 7x 2 bed
 GND: 5x 2 bed + 2x 3 bed
 B: storage + bins + 29 spaces using ~10 triple stackers



Minister imposed DDO17 on Plenty rd, nobody complained, expect more of this
 OK for height, setback, building size (<80%), garden size (17%), storage
 Only 2 of 28 apartments are 3 bed (7%). Zero gain in 3 or more bed accommodation.
 x17 undersize balconies <8 sq m (3.0x2.55=7.7 sq m), also not including 1.5 sq m for AC units
 x14 apts for people with limited mobility, yet provides zero disabled parking
 Single elevator shared amongst upto 29 wheel chairs and 25 able bodies
 Basement ramp conflict between vehicles, bicycles, waste collection, wheelchairs and walkers
 Car stacker noise to bedrooms for G03, G05-G07, elevator noise to bed rooms 108, 208, 305
 Poor internal amenity 2 bed apts 101 and 201, with corridor kitchens

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 to 5 dwellings, need passing space at entry
 requires 2+24+4+5=35 spaces, plans show 29 spaces
INSUFFICIENT PARKING FOR RESIDENTS & VISITORS
 It is unreasonable to expect disabled residents and visitors to use the car stackers.

HOW TO OBJECT

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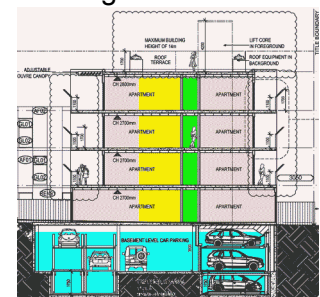
(1) objection form first page, top half, add your name and contact details with "phone number=WITH HELD, communication from the developer is to be in writing "

(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

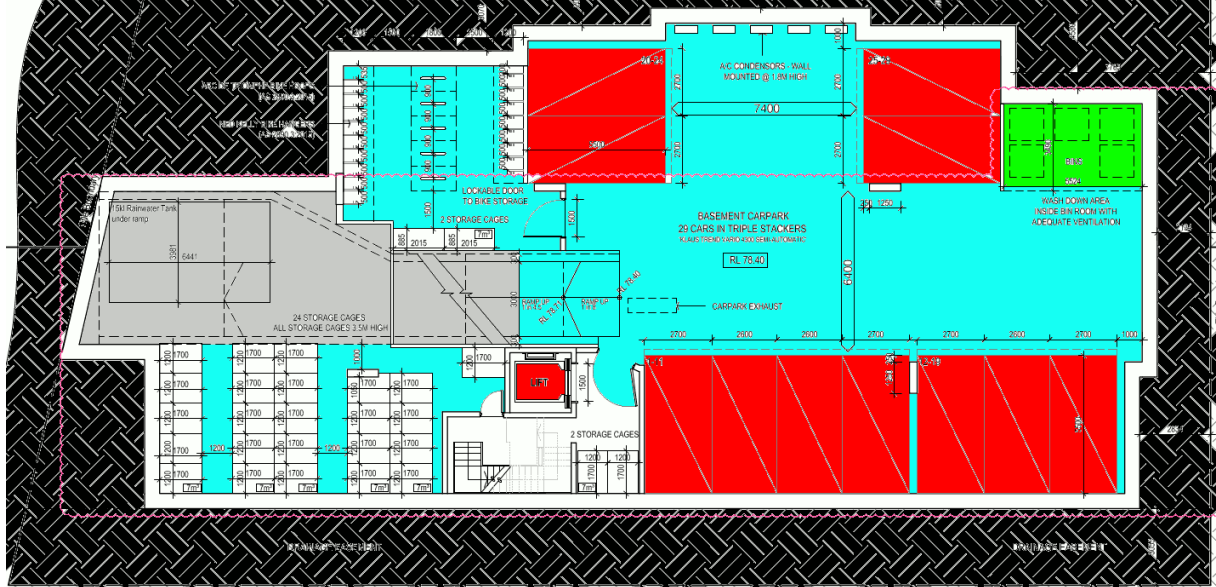
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email: townplanning@darebin.vic.gov.au

subject: Objection to D/213/2018 552-558 Plenty Road PRESTON VIC 3072

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

copyright



BASEMENT Car stackers and Waste store D/213/2018 552-558 Plenty Road PRESTON VIC 3072



GND Bed rooms, living areas, Corridor kitchen, bathrooms, noisy bedrooms over car stackers



L1 Bed rooms, living areas, Corridor kitchen, bathrooms, undersize balconies

document use which light



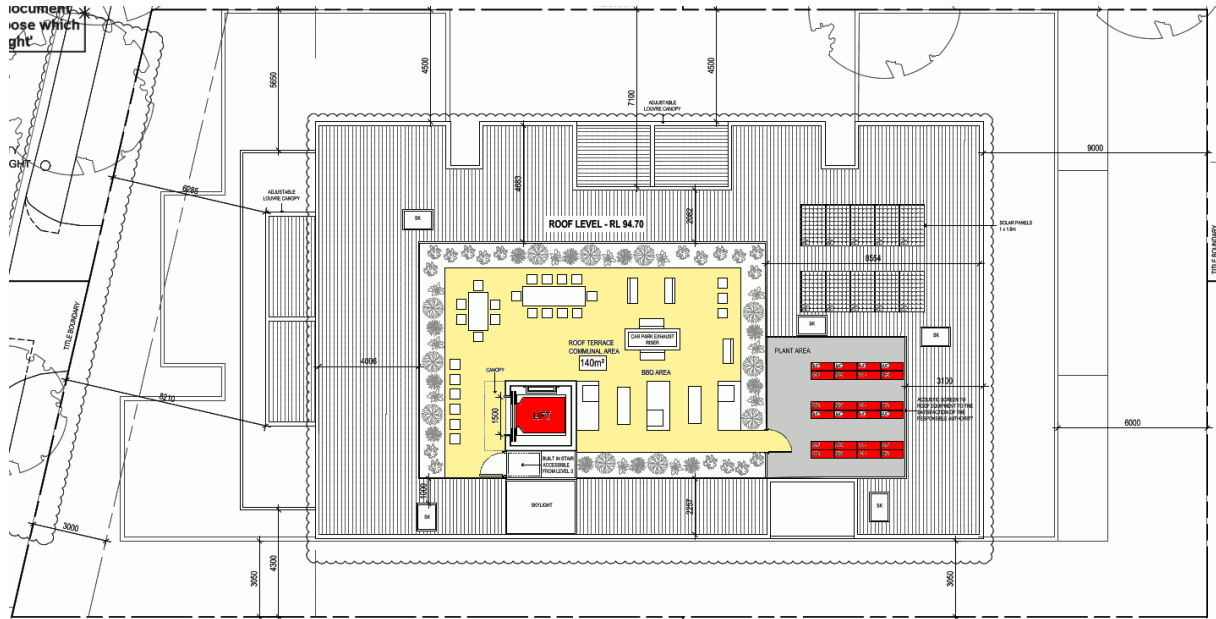
L2 Bed rooms, living areas, Corridor kitchen, bathrooms, undersize balconies

document use which light



L3 Bed rooms, living areas, bathrooms, undersize balconies

document use which light



L4 Communal roof space, air conditioners

