

Number **D/465/2015**  
Date 30/06/2015  
Location **36-46 High Street PRESTON VIC 3072**  
Description **Mixed use** development comprising: - Buildings and works consisting of a **12 storey building (plus three (3) levels of basement** and part mezzanine); - Use as **90 dwellings**; - A **reduction in the car parking** requirement associated with use as 90 dwellings and two (2) retail premises; - **Waiver of the loading/ unloading requirements** associated with use as two (2) retail premises; on land affected by a Design and Development Overlay - Schedule 3 (DDO3) as shown on the plans submitted with the application.  
Type Mixed Use Development  
Officer John Limbach

land size 1018 sq m (details found via <http://gis.darebin.org>)  
see <https://www.google.com.au/maps>  
WHO rothe lowman property Pty Ltd 1/153 sturt st southbank

Summary Former non-residential site gets a tower block with  
x2 small shops (58 + 71 sq m) and 48x 1 bed + 42x 2 bed = 90 small apartments  
L4-L11: 8x levels, each is 5x 1 bed + 4x 2 bed apts  
L2-L3: 2x levels, each is 4x 1 bed + 5x 2 bed apts  
L1: 18 P  
GND: shops (2x 128 sq m) + 13 P  
B1-B3: 3 levels, each is x20 P  
**INSUFFICIENT PARKING**  
**WITH NO LOADING BAYS FOR RETAIL PREMISES**  
NO BUILDING OVER 2 M WIDE SEWER EASEMENT ON W BOUNDARY  
**POOR INTERNAL AMENITY 48x 1 BED APTS** (45.7 – 52.9 sq m),  
**OUT STANDING 1 bed apts, entry via toilet, access to bed room via balcony**  
**Artificial ventilation for all bathrooms, toilets and kitchens**  
corridor kitchens for half of the 2 bed apts  
access for 90+ vehicles to 5 levels is via x2 car lifts = internal and external traffic jams

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
requires 90 spaces, rule is 1 space to each 1 or 2 bed dwelling  
requires 18 spaces for visitors, rule is 1 space to each 5 dwelling  
requires ? spaces for retail staff and customers  
**requires >108 in total, and plans show 91 spaces**

#### 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) last page, lower section, add your name or signature and today's date
- (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  
email: [townplanning@darebin.vic.gov.au](mailto:townplanning@darebin.vic.gov.au)

#### HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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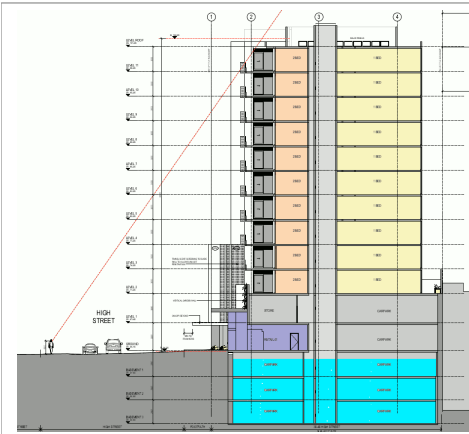
- (1) Print and or photocopy multiples of the resident letter (below) plans and objection form.  
available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. Alternatively 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](mailto:townplanning@darebin.vic.gov.au)  
subject: Objection to D/465/2015 36-46 High Street PRESTON VIC 3072

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



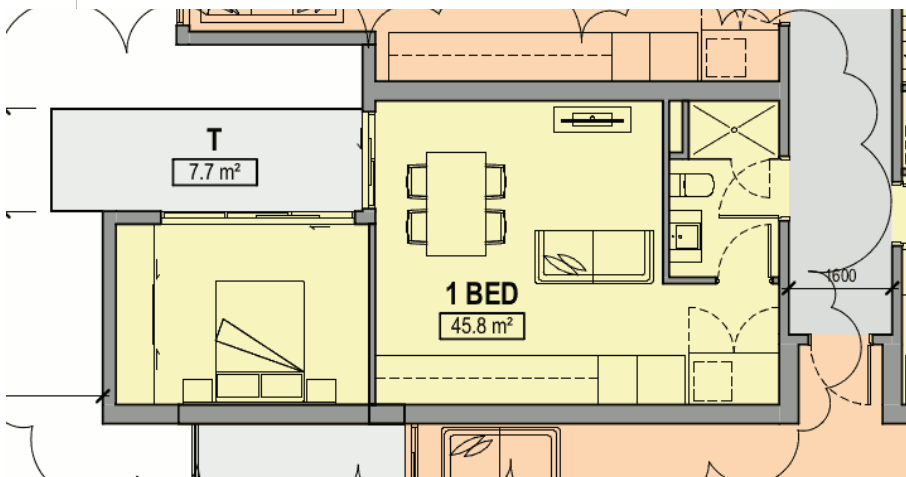
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LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	NLA Retail	NSA/NLA Total	Circulation & Services	Terrace POS	1 Bed	2 Bed	Totals	Area
BASEMENT 3	879.4 m <sup>2</sup>	593.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	285.4 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	879.4 m <sup>2</sup>
BASEMENT 2	879.3 m <sup>2</sup>	588.6 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	290.7 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	879.3 m <sup>2</sup>
BASEMENT 1	879.3 m <sup>2</sup>	595.2 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	284.1 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	879.3 m <sup>2</sup>
GROUND	938.4 m <sup>2</sup>	474.8 m <sup>2</sup>	0.0 m <sup>2</sup>	128.3 m <sup>2</sup>	128.3 m <sup>2</sup>	335.3 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	938.4 m <sup>2</sup>
LEVEL 1	891.2 m <sup>2</sup>	644.1 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	247.1 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	891.2 m <sup>2</sup>
LEVEL 2	646.6 m <sup>2</sup>	0.0 m <sup>2</sup>	557.8 m <sup>2</sup>	0.0 m <sup>2</sup>	557.8 m <sup>2</sup>	88.7 m <sup>2</sup>	228.5 m <sup>2</sup>	4	5	9	875.1 m <sup>2</sup>
LEVEL 3	646.1 m <sup>2</sup>	0.0 m <sup>2</sup>	557.5 m <sup>2</sup>	0.0 m <sup>2</sup>	557.5 m <sup>2</sup>	88.7 m <sup>2</sup>	81.3 m <sup>2</sup>	4	5	9	727.4 m <sup>2</sup>
LEVEL 4	611.0 m <sup>2</sup>	0.0 m <sup>2</sup>	522.9 m <sup>2</sup>	0.0 m <sup>2</sup>	522.9 m <sup>2</sup>	88.1 m <sup>2</sup>	81.9 m <sup>2</sup>	5	4	9	692.9 m <sup>2</sup>
LEVEL 5	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 6	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 7	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 8	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 9	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 10	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
LEVEL 11	610.2 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	0.0 m <sup>2</sup>	523.0 m <sup>2</sup>	87.2 m <sup>2</sup>	81.7 m <sup>2</sup>	5	4	9	691.9 m <sup>2</sup>
<b>TOTALS:</b>	<b>10642.8 m<sup>2</sup></b>	<b>2896.6 m<sup>2</sup></b>	<b>5299.2 m<sup>2</sup></b>	<b>128.3 m<sup>2</sup></b>	<b>5427.4 m<sup>2</sup></b>	<b>2318.7 m<sup>2</sup></b>	<b>963.6 m<sup>2</sup></b>	<b>48</b>	<b>42</b>	<b>90</b>	<b>11606.4 m<sup>2</sup></b>
							<b>MIX:</b>	<b>53%</b>	<b>47%</b>	<b>100%</b>	

90 SMALL apartments on 7 Levels (L4-L11) each with 5x 1 bed + 4x 2 bed  
 HOW SMALL? 1 bed apts 45.7 – 52.9 sq m, 2 bed apts 67.1 – 85.1 sq m

Level:	Car Parking Spaces:	Motorbike Parking Spaces:
Basement 3:	20	2
Basement 2:	20	2
Basement 1:	20	2
Level Ground:	13	0
Level 1:	18	3
<b>Total:</b>	<b>91</b>	<b>9</b>

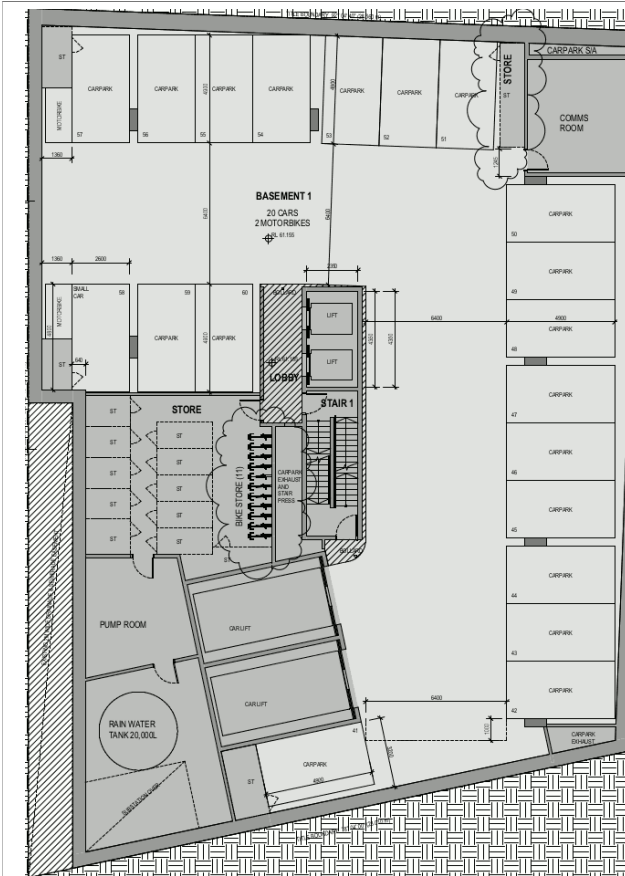
**INSUFFICIENT CAR PARKING** (ABSENT ARE x18+ SPACES FOR VISITORS & STAFF)  
 access for 90+ vehicles to 5 levels is via **X2 CAR LIFTS** = INTERNAL AND EXTERNAL TRAFFIC JAMS  
 NO LOADING BAYS FOR X2 RETAIL SPACES.



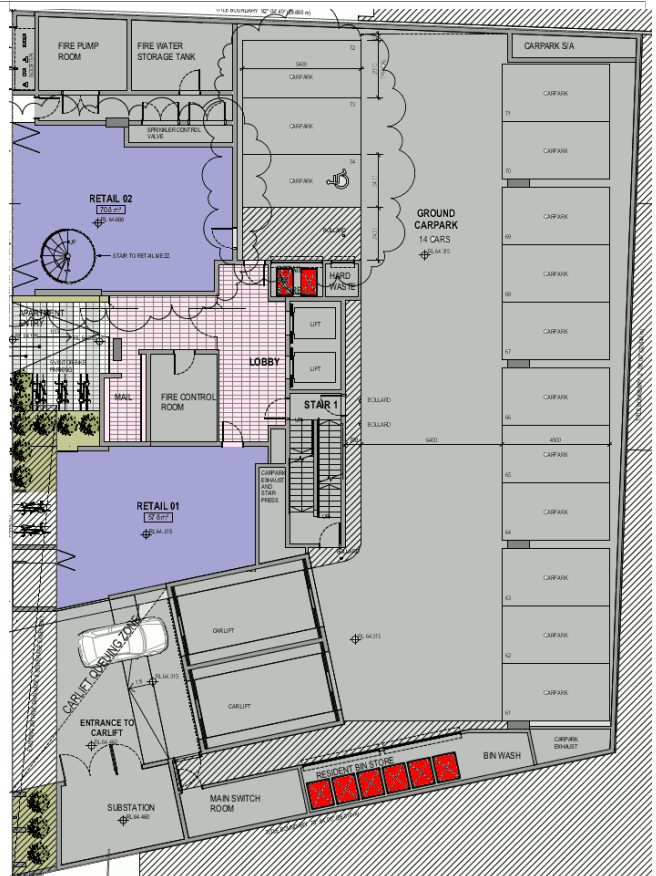
**x10 OUT STANDING 1 bedroom apartments**  
 - each less than 50 sq m  
 - entry via toilet then shower (L2, L3 only)  
 - and bed room access is via the external balcony (L2-10)

MELBOURNE  
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 SOUTH BANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
[www.rothelawman.com.au](http://www.rothelawman.com.au) ACN 005 783 997

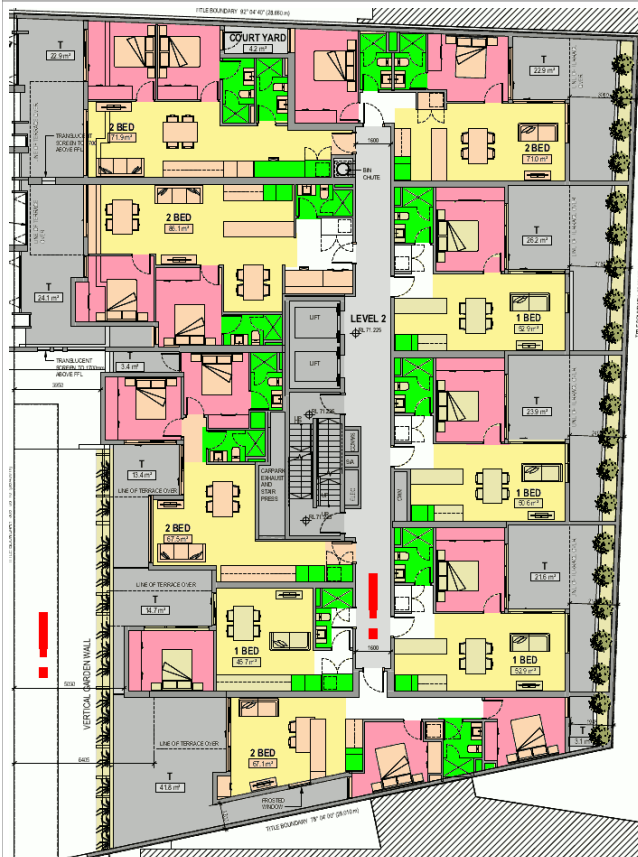




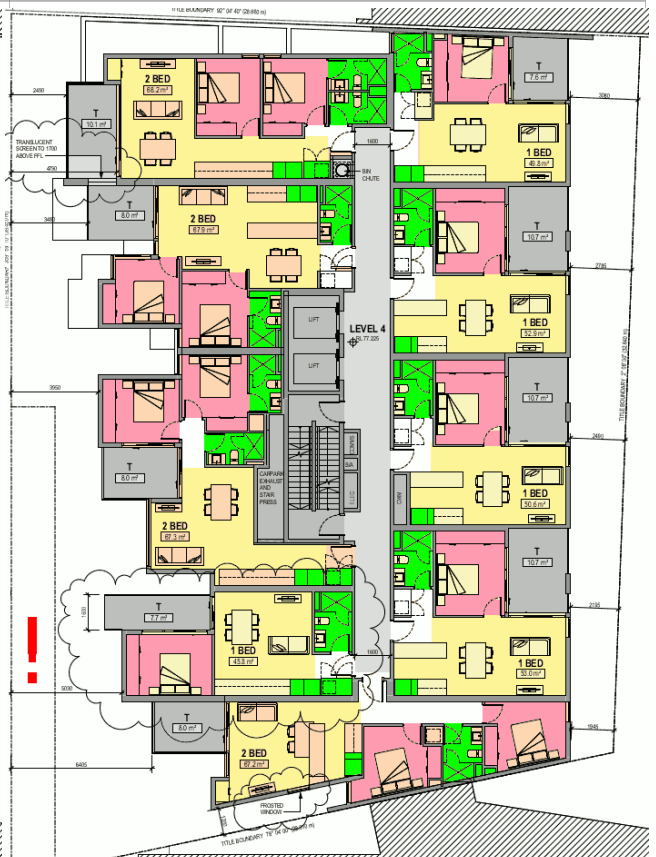
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GND D/465/2015 36-46 High Street PRESTON

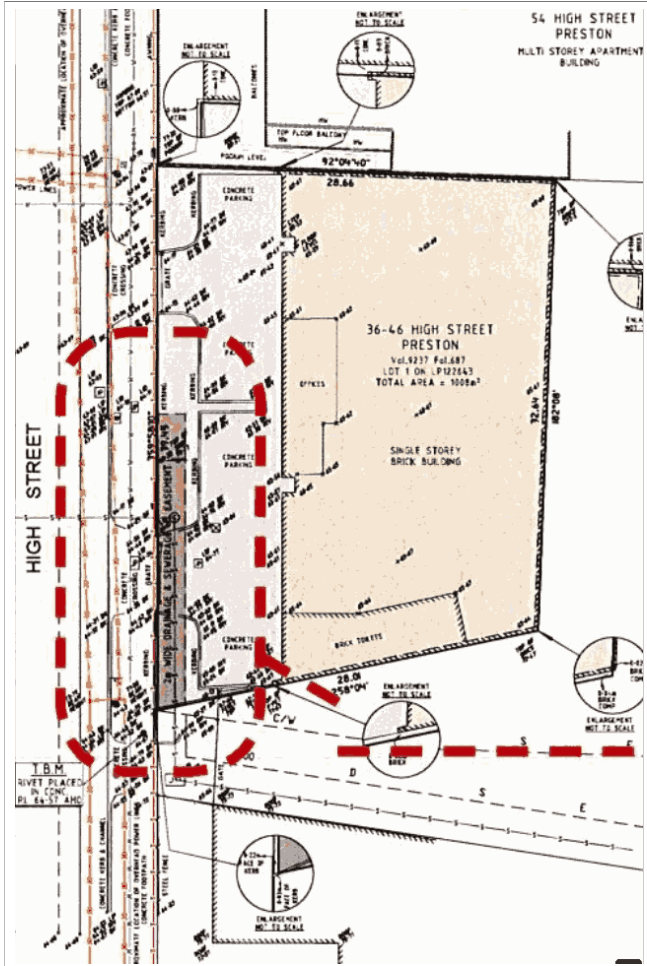


L2&L3 (NOTE 1 bed apartment with toilet entry, and bed room access via the balcony)

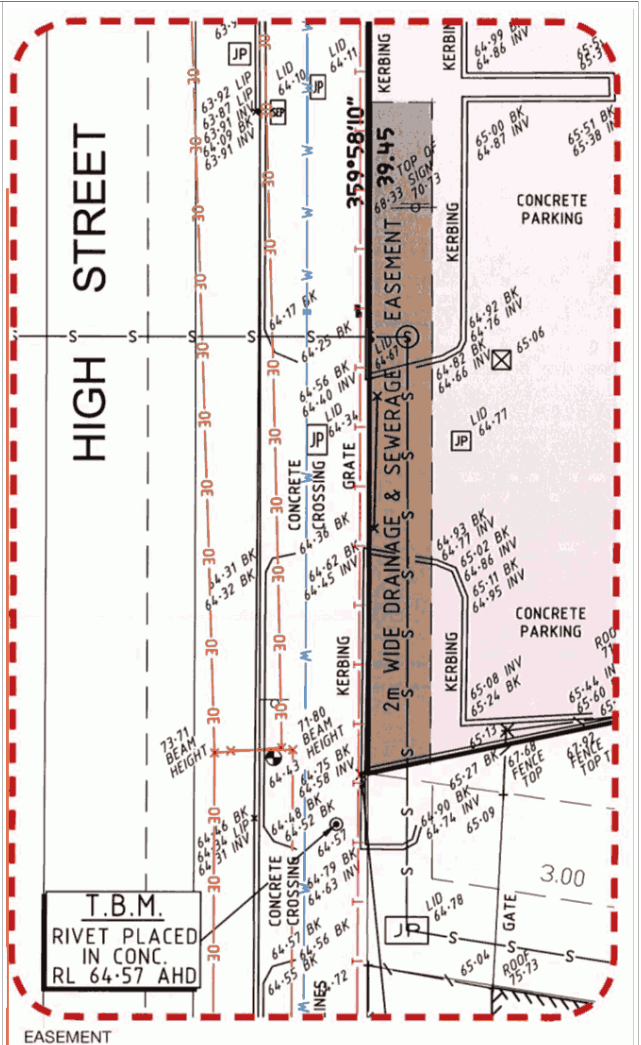


L4-L10 Note same bed room access via balcony, internal amenity, corridor kitchens for 2 bed apts, etc





HOW TO ACCOMODATE ...



NO BUILDING OVER YOUR SEWER EASEMENT?