

Number **D/456/2015**
Location 1/176-180 High Street PRESTON VIC 3072
Date 28/06/2015
Description Construct buildings and works for a mixed use development eight (8) storey plus two (2) basements comprising 73 dwellings and shops, and reduction in car parking requirements as shown on the plans accompanying the application.
Officer Gavin Crawford
Type Mixed Use Development

WHO Vabake Pty Ltd
land size 1360 sq m see <http://gis.darebin.org/>
see <https://www.google.com.au/maps>
Summary replace 3xshops and carpark with 3x shops and 73 small apartments
24x 1 bed (42-75 sqm)+ 43x 2 bed (71-94 sqm) + 6x 3bed (105-112 sqm)

L6-7: 0x 1 bed + 5x 2 bed + 1x 3 bed

L5: 2x 1 bed + 5x 2 bed + 2x 3 bed

L3-4: 4x 1 bed + 7x 2 bed + 1x 3 bed

L1-2: 7x 1 bed + 7x 2 bed + 0x 3 bed

GND: x3 shops (69+159+325 sqm), loading bay + 10 car spaces

B1: 35 car spaces

B2: 35 car spaces

POOR INTERNAL AMENITY & SPOS,

ESPECIALLY 1 BED APTS 101, 2, 10, 201, 2, 10, 308, 408, 505)

NON VENTILLATED BATHROOMS * LDRY (FOR ALL)

POOR INTERNAL AMENITY & SPOS

CONFLICT BETWEEN VEHICLES & CYCLISTS IN BASEMENT

CONFLICT BETWEEN VEHICLES, CYCLISTS & PEDESTRIANS AT NEW CROSSOVER

INADEQUATE VENTILLATION FOR BASEMENT AND SHOPS

INADEQUATE PARKING

SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 12 spaces, rule is 2 per 3 or more bed dwelling
requires 67 spaces, rule is 1 per each 2 bed dwelling
requires 14 spaces, rule is 1 visitor space to each 5 dwellings
requires ? spaces, for staff and customers to x3 retail/cafes
requires >93 spaces in total, and plans show 80 spaces

HOW TO OBJECT

+++++

- (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

+++++

- (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

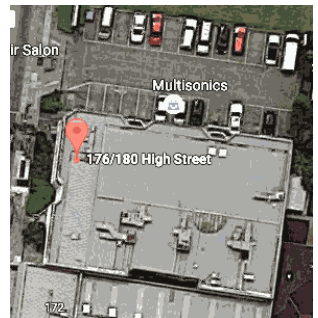
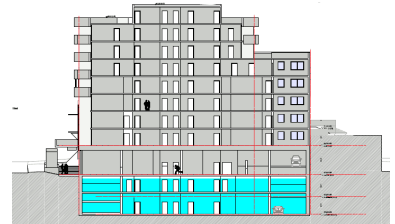
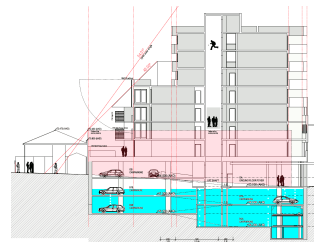
+++++

email: townplanning@darebin.vic.gov.au

subject: Objection to D/456/2015 1/176-180 High Street PRESTON VIC 3072

+++++

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





L5



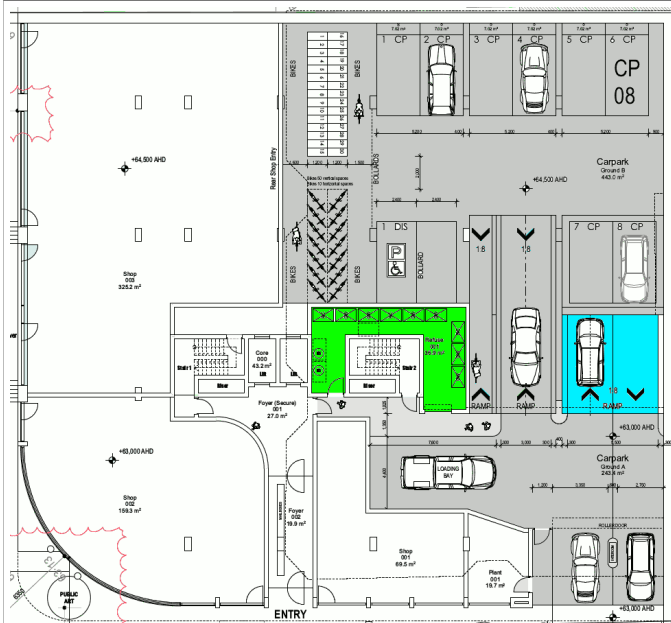
L6&7



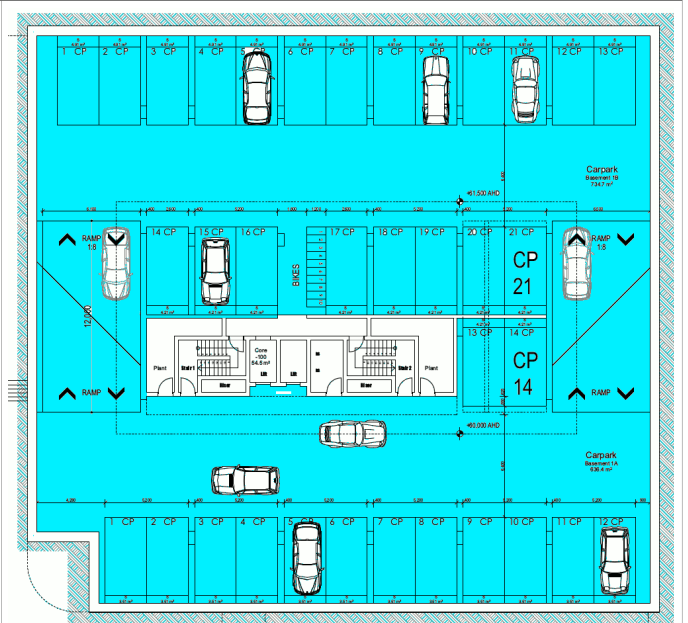
L1&2



L3&4



GND
D/456/2015 1/176-180 High Street PRESTON



B1&B2