

OPPOSITION TO APPLICATION TO COUNCIL

Permit No: PA1123425

Property Address: 6 Paine Street Newport

My Name:

My Address:

My Phone:

My Email:

I prefer to receive correspondence via: Email, Post

Paine, Crawford and Latrobe Streets are wholly residential and include the family friendly Armstrong Reserve. The proposed development is in a residential street where the predominant residences are single and double fronted single storey dwellings. The majority of the dwellings are period homes in timber or brick. There are some contemporary homes but no development of the size, or design, of the proposed development.

The following points are in response to the proposed development being a **totally unacceptable design and size for this site and neighbourhood.**

1. Eyesore

There is no 3 storey multi dwelling development in the surrounding neighbourhood. The proposed development would be a visual eyesore and would not only intrude upon the skyline for all adjacent houses but the residents of the proposed development would be overlooking the surrounding houses.

2. Neighbourhood Character and Heritage Overlay

The proposed development and precinct is subject to a Heritage Overlay. I do not believe that the proposed design complies with the Heritage Overlay.

Overall, the proposed three to four-storey scale of the development throughout the whole of the site does not respect the existing or preferred neighbourhood character which is defined by low scale single and double storey development.

The proposed development will have an adverse impact on the heritage values and neighbourhood character of the precinct due to its:

- height and mass;
- materials, shapes, colour and bulkiness,
- roof form;
- proximity to boundaries, continual built form covering nearly the entire site;
- and many other details of its design.

3. Non-Compliance

The Objections are maintained on the failure of the Application to comply with the following;

- a. Heritage/Neighbourhood Character.**
- b. Scale/Amenity** – park/community character/development.
- c. Car parking** - Insufficient onsite and on-street parking.
- d. Sustainability** - The proposed development does not meet best practice guidelines for sustainable development.

4. **Traffic and Parking Congestion**

The proposed development does not provide adequate parking for the number of proposed residences. Whilst some on-site parking is provided, the balance of the cars are expected to park in the surrounding streets which are very narrow. When cars are parked on each side of the street the traffic can only flow through single file in one direction at a time. If cars are parked on both sides of the street, and up to the driveways of those residences with off-street parking, entry and exit into these driveways is almost impossible. Likewise, delivery trucks, garbage collection and the like will be impeded.

The increase in traffic from such a densely populated site will exacerbate current difficulties and delays residents face entering Melbourne Rd (from Yarra St, Bunbury St, Paine St, Wilkins St, North Rd) and exiting Williamstown and Newport.

5. **Park Amenity**

Users of the south side of Armstrong reserve (in particular the children’s playground) have their ability to quietly enjoy the park reduced with the knowledge of the abutting apartments having direct overhead and adjacent viewing platforms and windows. This creates a situation where people within the development can observe park users without the park users being aware. Obviously this makes for uncomfortable use of the area for parents and children.

6. **Overbearing**

The proposed development is inappropriate for the area. No thought or consideration for existing residents has been given by the developers, creating a building complex which will overbear all the neighbours in surrounding streets.

Widescale Impact

Due to the massive size of this development and importance of Armstrong Reserve as the focal point of the neighbourhood, the detrimental impact to heritage value and existing neighbourhood character is felt not just in the streets immediately bordering this site, but for many blocks in all directions.

7. **Rejection**

The Application should be rejected by Council.

8. **Recommendation**

It is possible that a development on this site can be designed and constructed to comply with Council’s Residential Design Policy for Multi Unit Development and above mentioned design and planning guidelines/requirements; such as:

- a. **Sensitive design response**, complementing the overall neighbourhood character and heritage value.
- b. A significant **set-back from the street** on all sides of the site, **no more than two stories in height**. Being predominately single story streets, the second story should be set back at least 3 meters beyond the first story.
- c. Off street parking meeting Council’s requirement of **two off-street car parks per 2 bedroom dwelling**.

Dated:

Signed: