

# OBJECTION TO GRANT OF PLANNING PERMIT

Permit No: PA1226036  
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 the size, or design, of the proposed development.

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

## 1. Community consultation

During the past 3-4 months, the applicant and the residents have engaged in a period of community consultation. After collating the responses from a number of residents five major concerns were highlighted – density, height, neighbourhood character, setbacks and parking and traffic. **Not one of the residents’ concerns has been reflected in the amended plans currently before Council.**

## 2. Scale

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. The proposed development is inappropriate for the area. No thought or consideration of the existing residents has been given to the proposed development which will overbear all of the neighbouring homes in the surrounding streets.

## 3. 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 it's;

- 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.

## 4. Non-Compliance

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

- a. **Heritage/Neighbourhood Character.**
- b. **Infill guidelines**
- c. **Future reformed residential zones.**
- d. **ResCode.**
- e. **Scale/Amenity** – park/community character/development.

- f. **Car parking** - Insufficient onsite and on-street parking.
- g. **Sustainability** - The proposed development does not meet best practice guidelines for sustainable development.

## 5. 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 is 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.

## 6. Increased strain on local infrastructure and facilities.

No consideration by either the Council or the applicant has been given to the considerable flow-on consequences of continual development approval in the area. The current infrastructure and facilities for the community cannot cope with the current population let alone an influx of residents in the proposed development and those other applications before Council.

No forward planning is in place in relation to road and rail requirements, parking in the shopping precincts, local schools, kindergartens, doctors, etc.

## 7. Park Amenity

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

## 8. Widescale Impact

Due to the massive size of this development 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.

## 9. Rejection

The Application should be rejected by Council.

## 10. Planning reforms.

As announced by the Victorian Planning Minister recently, local governments are to be empowered to designate areas as "residential zones". Paine Street and environs is ideally located to be a designated Neighbourhood Residential Zone and Council is urged to take this into consideration in rejecting the current application. The rollout of the new planning zones has already commenced. This will mean, amongst other requirements, that developments cannot exceed a height of 8 metres in a residential zone.

## 11. 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 storeys in height**. Being predominately single storey streets, the second storey should be set back at least 5 metres behind the first storey to minimise visibility from the street.
- c. Off street parking meeting Council's requirements of **two off-street car parks per 2 bedrooms**.
- d. **Reduction of number of dwellings**, therefore minimising the impact on local infrastructure and facilities.

Dated: .....

Signed: .....