

19 March 2013

The Manager of Statutory Planning
Manningham City Council
Post Office Box 1
Doncaster VIC 3108

Dear Ms Swan

**Objection to Planning Application PL 12/022987
(51 – 53 Beverley Street, Doncaster East)**

I hereby object to the above planning application on the following grounds:-

Overdevelopment

The proposed development does not satisfy the design objectives of Schedule 8 of the Design and Development Overlay, Clauses 55.06 -1 and 52.06-8 of the Manningham City Planning Scheme and therefore represents an overdevelopment of the site. In addition, the side facades of the proposed Development is not provided with an adequate visual break to alleviate visual bulk at the upper levels.

Excess Vehicular Traffic flow through low density residential streets.

As a right hand turn is not permitted from Beverley Street onto Blackburn Road, traffic wishing to head towards the Eastern freeway, Blackburn or to Box Hill will be forced to navigate through either Milan or Sell Street, onto Marna Road and into Roger Street. This is not only a safety issue, but one which also impacts on the amenity of the surrounding low density areas.

Amenity

The proposed development does not conform to the RZ1 zone objectives or to the provisions of 54.02 of the planning scheme.

Design

The proposed development does not incorporate a range of visually interesting building materials and façade treatments as prescribed by the DDO 8 Design Objectives. The design and siting of the proposed development has little regard to the adjoining properties. The front of the building as it appears from Beverley Street is too bulky and impacts on the residential amenity of the surrounding area.

The basement car parking is not sufficiently at distance from the side boundary (number 55A Beverley Street) as it does not enable effective screening of substantive canopy trees.

Dwellings 9 & 10 are very poorly designed and do not achieve an overall good design response. In addition, both apartments provide very poor private open space provisions, which are hardly useable.

The placement of various bedroom windows and external doors immediately adjacent to each other is a very poor design response.

Maximum Building Height

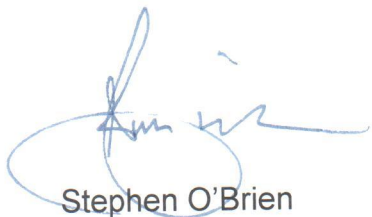
The site at 1,527 sqm equates to a maximum building height of 9 metres. This proposed development is at its highest 10.507 metres and exceeds the height standards of Standard B7 of Clause 55.03-2 of the Manningham City Planning Scheme and the provisions of DDO8.

Failure to Demonstrate

The applicant has failed to satisfactorily demonstrate how the proposed development is consistent with any relevant policy for housing in the SPPF, LPPF, the MSS and the Local Planning Policies.

I trust that you will give the issues outlined above full consideration and to determine that a notice of refusal to the applicant is warranted.

Yours sincerely



Stephen O'Brien

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