

App. Number **D/101/2015**
App. Date 27/02/2015 1:00:00 AM
App. Location **1 Hawker Avenue PRESTON VIC 3072**
App. Description A medium density housing development comprising the construction of **six (6) dwellings (3 triple storey and 3 double storey)** as shown on the plans accompanying the application.
App. Type Medium Density Housing

land size 787 sq m (address search via <http://gis.darebin.org>)
existing family home here <https://www.google.com.au/maps>

Summary **replace family home with x6 double storey 2 bed units**
L2; 2 bed for U4, U3 & U2
L1: all are open plan living/meals/kitchen, plus 1 bed for U5
GND: single garage + "laundry" & "sitting", +1 bed U5, +2 bed U6&U1
parking: six single garages, + visitor space on unit 6 yard
relies on laneway access via Hawker/Shakespeare Ave
0.5 m too tall

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
6 spaces, rule is 1 space to each 1 or 2 bed dwelling
0 space, rule is 2 space to each 3 or more bed dwelling
1 space, rule is 1 space for visitors to every 5 dwellings
7 in total, and plans show 7 spaces

WHO Planning and Design PL, 235d Tyler St

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Estimated cost of this development: -\$1.1 Million
Estimated purchase value of the site: -\$0.7 Million +/- 0.2M
Estimated sale of this development: +\$3.0 Million = 6 x \$0.5 M
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Q: What is the point? A: Do the maths...

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VCAT 2016

Application fee \$2086.20
DATE: 29 January 2016
TO: PERMIT APPLICATION OBJECTORS
LAND: 1 **HAWKER AVE PRESTON**
PROPOSAL: SIX (6) DWELLINGS
VCAT REF: **P91/2016**
HEARING DATE: 30 JUNE 2016
STMNT OF GROUNDS DUE: 21 MARCH 2016

Why are you requesting VCAT to review?

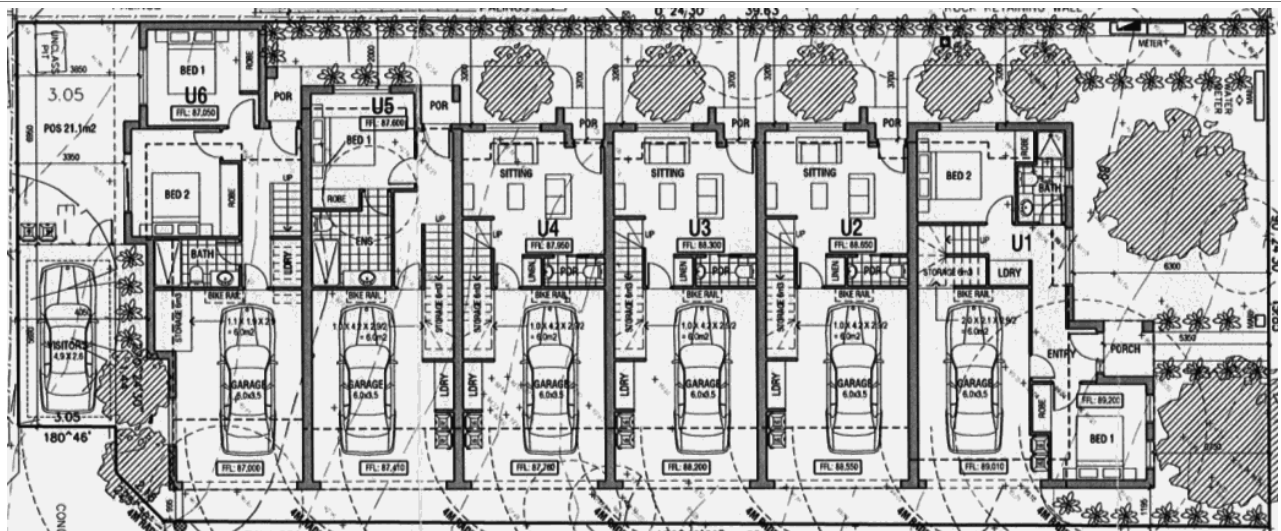
Refusal to grant a permit or an amendment to a planning permit under section 79
Planning and Environment Act 1987



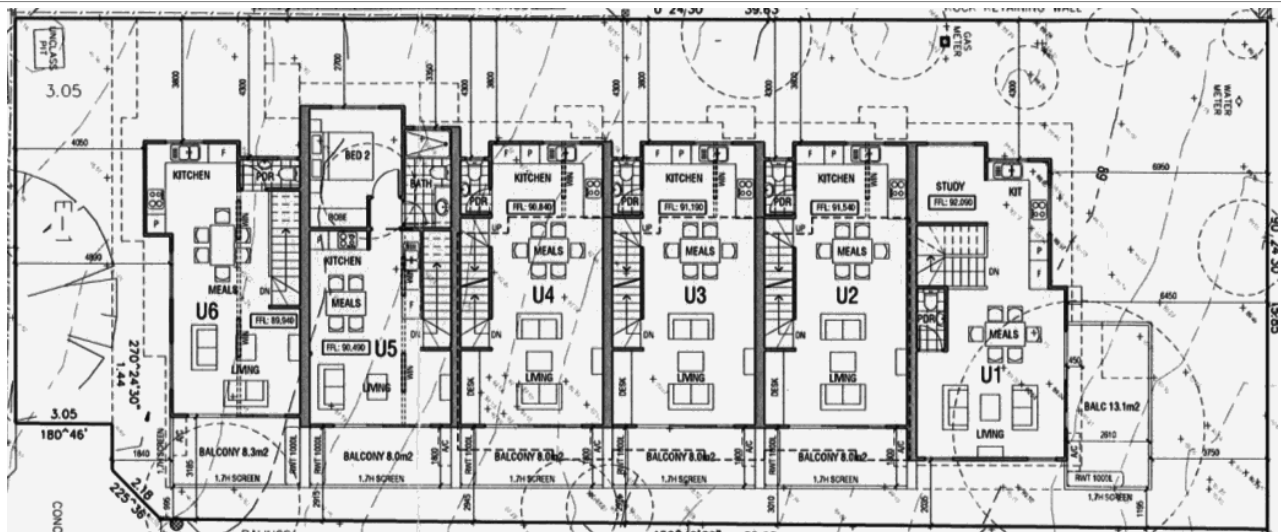
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1 Hawker Ave, Preston

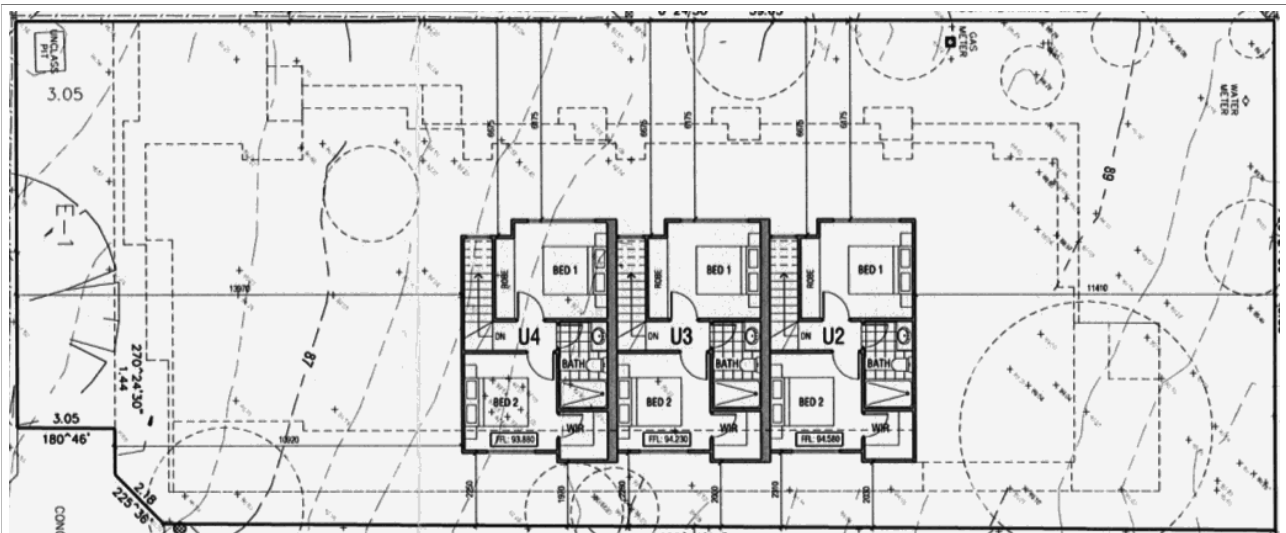
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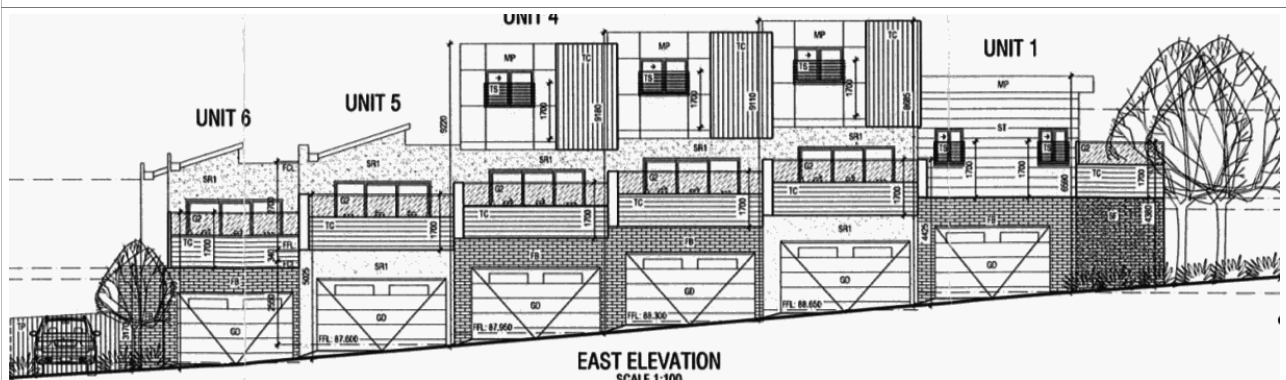
GND



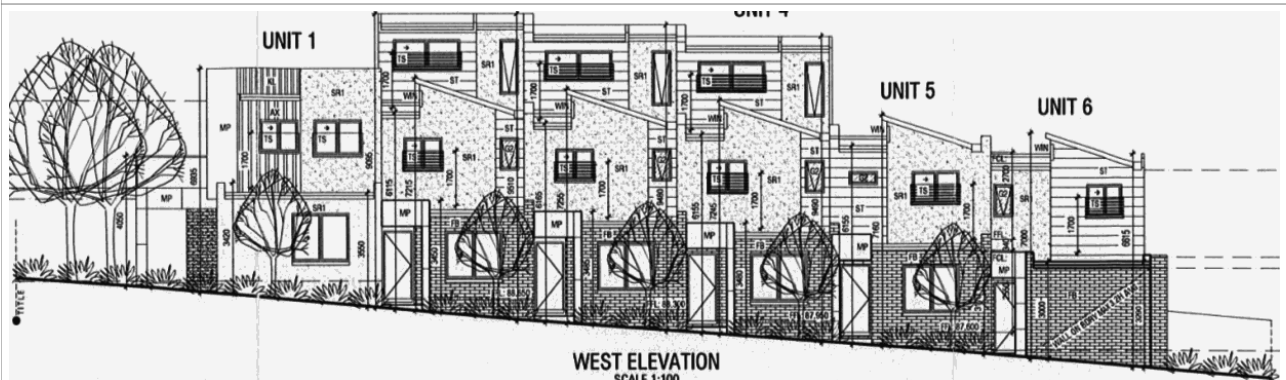
L1



L2



View from the Laneway and properties on Plenty rd



View from neighbouring property at 3 Hawker Ave

HOW TO CONTRIBUTE TO THE VCAT PROCESS

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(1) **Choose** amongst the following three options, **in order of impact and workload**

(a) do nothing

(b) write a “submission of grounds”, **without speaking** at the hearing

(c) write a “submission of grounds” and **present/speak during the hearing**.

Note that (a, b) anyone can attend the hearing , but (c) only those who ask to present their statements are able to do so.

(2) For options (b) and (c), **complete the** accompanying “**VCAT FORM A – STATEMENT OF GROUNDS**”

- Your contact details
 - postal address, contact phone number and email address
 - Note that email addresses are made available to all parties in the proceedings, and facilitate electronic communication which is faster than delivering hardcopy documents sent by mail. This are usually positive outcomes.
- Tick the box “I do” or “I do NOT” intend to present (speak)
- Write your statement of grounds.
 - Assistance can be provided in the form of generic statements on the broad themes of; overdevelopment, conflicts with local planning policy framework, other regulations and policies, negative impacts upon the residents, immediate neighbours, current an future generations of Darebin inhabitants, etc etc
- length of time to present, at least 20 mins and not “too long”
- If you do not know what an expert witnesses is, the answer is “No”.

(3) **Send** a copy of your **completed form** to VCAT and the two main parties involved in the hearing, namely Darebin council and the appeal applicant. See below

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email: vcat-admin@vcat.vic.gov.au

subject: VCAT Form A Statement of grounds, P91/2016, 1 Hawker Ave Preston

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Dear VCAT Admin People,

Please find attached a copy of my statement of grounds for this case

yours sincerely

X

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email: townplanning@darebin.vic.gov.au

subject: VCAT Form A Statement of grounds, P91/2016, 1 Hawker Ave Preston

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Dear Darebin Planning People,

Please find attached a copy of my statement of grounds for this case

yours sincerely

X

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email: chris@planningappeals.com.au

subject: VCAT Form A Statement of grounds, P91/2016, 1 Hawker Ave Preston

+++++

Dear Planning Appeals Pty Ltd,

Please find attached a copy of my statement of grounds for this case

yours sincerely

X

For postal and fax communication, email and telephone enquiries

VCAT

Post to: VCAT admin, GPO box 5408, Melbourne VIC 3001

Fax: 9628 9789 attention VCAT admin

email: vcat-admin@vcat.vic.gov.au

(Ph: 9628 9777)

Darebin

Post to: Town planning, PO BOX 91 Preston 3072

Fax: 8470 8877 ATTENTION: TOWN PLANNING

email: townplanning@darebin.vic.gov.au

Planning Appeals Pty Ltd,

Post to: Planning Appeals Pty Ltd, 3/780 High St, THORNBURY VIC 3071

Fax: None listed

T: 9484 8349

M: 0438 355 641

E: chris@planningappeals.com

end