

Number **D/41/2016**  
Date 28/01/2016 12:00:00 AM  
Location **154 High Street NORTHCOTE VIC 3070**  
Description Development of **five (5) storey** (plus basement) building comprising **13 dwellings**, a shop and a **car parking reduction**, as shown on the plans accompanying the application.  
Type Mixed Use Development

land size **402 sq m** (details found via <http://gis.darebin.org>)  
existing retail property here <https://www.google.com.au/maps>

Summary replace 2 storey retail (estate agents) and clear felled site with  
4 storeys = 1 retail space + **13 apts** = 2x 1bed + 8x 2 bed + 3x 3bed.  
Roof: label says "garden", yet strays far from the garden apartment concept  
L4: 2x 3bed  
L3: 3x 2 bed  
L2: 1x 1 bed + 3x 2 bed  
L1: 1x 1 bed + 2x 2 bed + 1x 3 bed  
GND: retail (113 sq m) parking (164 sqm) + bins inside  
parking: car stackers offer 13 space, with NO loading bay  
Amenity: 91-105 sq m (3bed apt) + 20-57 sqm (balcony)  
60- 87 sq m (2bed apt) + 8-36 sqm (balcony)  
39 sq m (1bed apt) + 10 sqm (balcony)  
**poor internal amenity** for A102, A103, A202, A203  
query **waste management** plan (storage and clarke st collection)

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
10 spaces, rule is 1 space to each 1 or 2 bed dwelling  
6 spaces, rule is 2 space to each 3 or more bed dwelling  
2 spaces, rule is 1 space for visitors to every 5 dwellings  
? spaces, for retail premise workers and customers  
>18 in total, and plans show 13 spaces  
**NO VISITOR PARKING & NO loading bay**

WHO kyriacou architects, rech & johnson

#### HOW TO OBJECT

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- (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) last page, lower section, add your name or signature and todays date
- (3) save the file, maybe add todays date ddmmyy eg. Darebin\_objection\_ddmmyy.doc
- (4) 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](mailto:townplanning@darebin.vic.gov.au)  
see email example below

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email: [townplanning@darebin.vic.gov.au](mailto:townplanning@darebin.vic.gov.au)  
subject: Objection to D/41/2016 154 High Street NORTHCOTE VIC 3070

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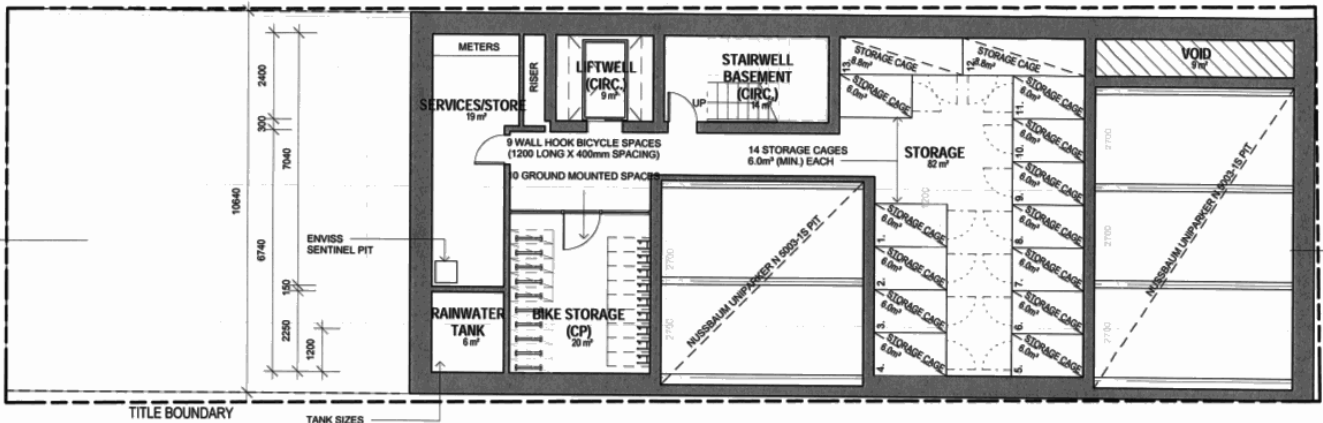
Dear Darebin Planning

Please find attached an objection to this planning proposal.

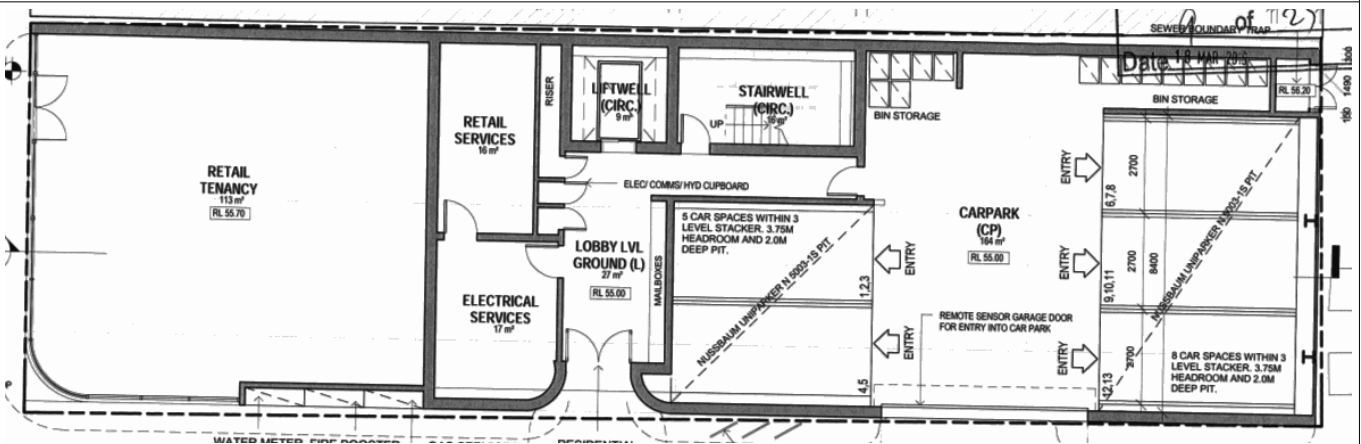
Yours Sincerely



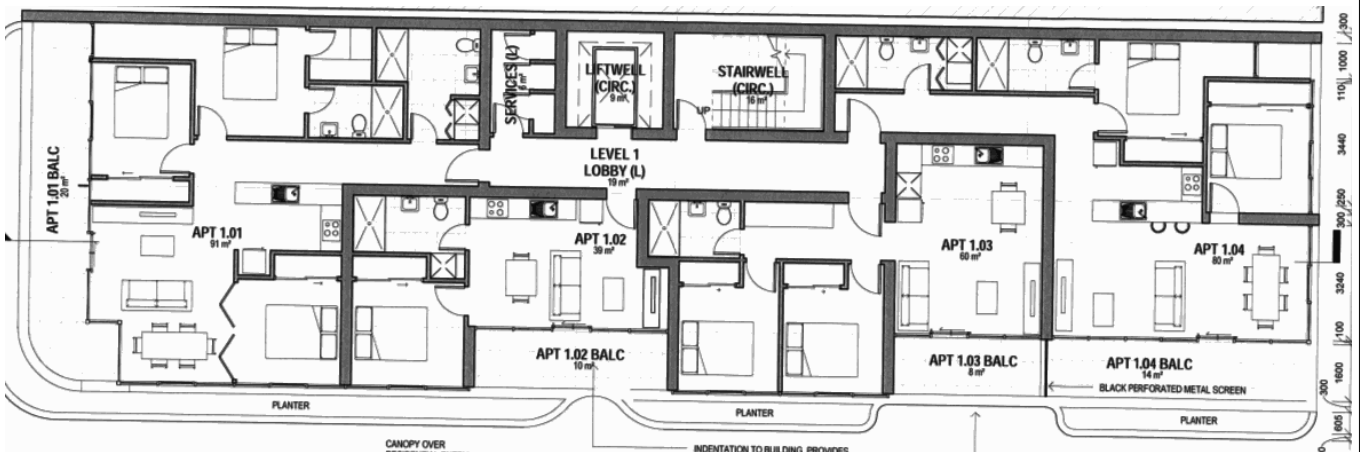
D/41/2016 154 High Street NORTHCOTE VIC 3070



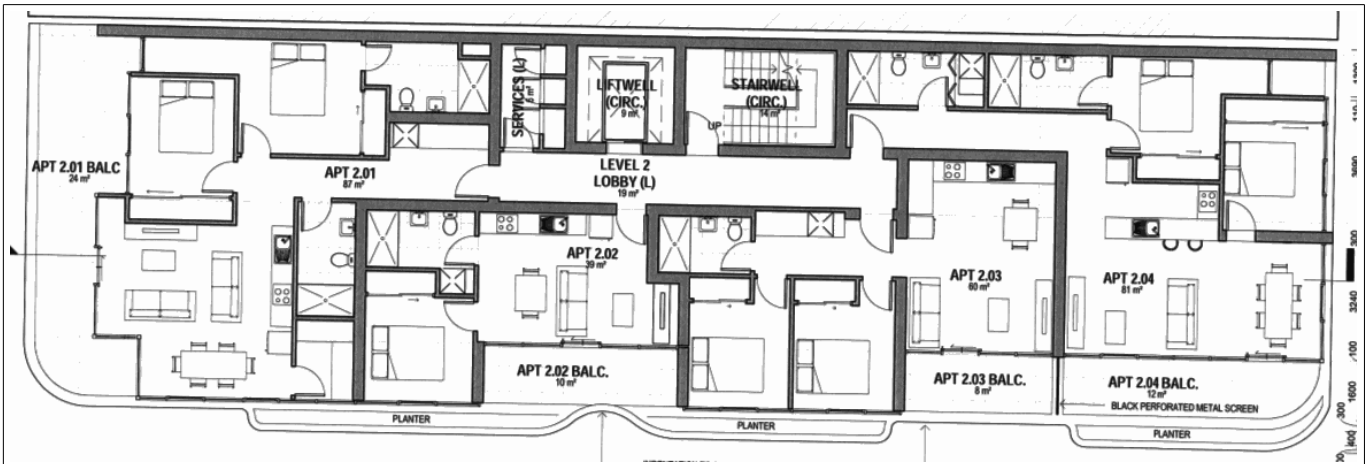
Basement D/41/2016 154 High Street NORTHCOTE VIC 3070



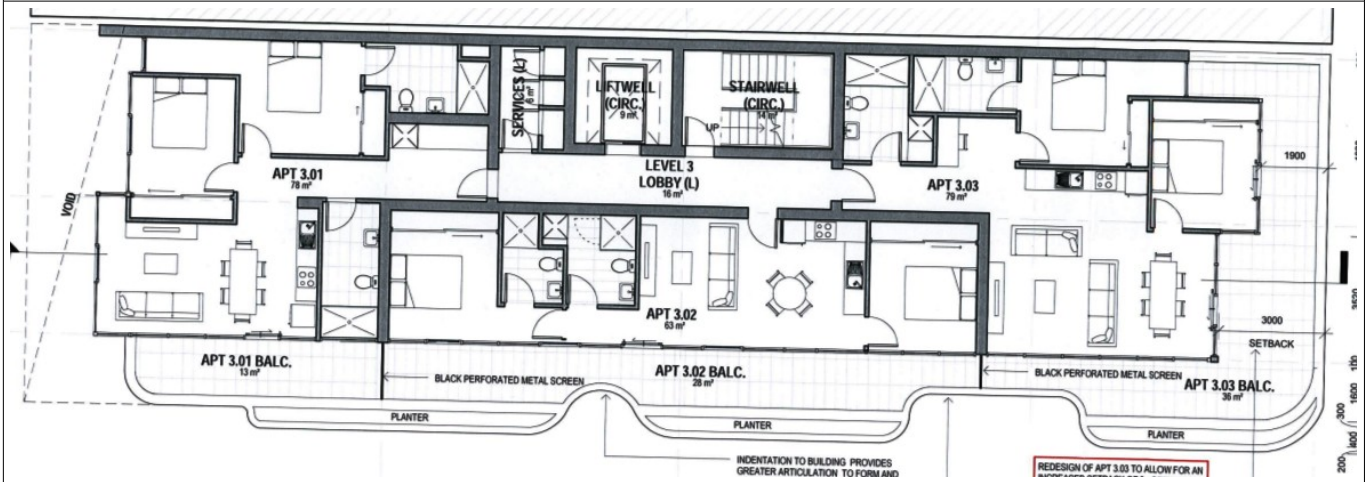
GND D/41/2016 154 High Street NORTHCOTE VIC 3070



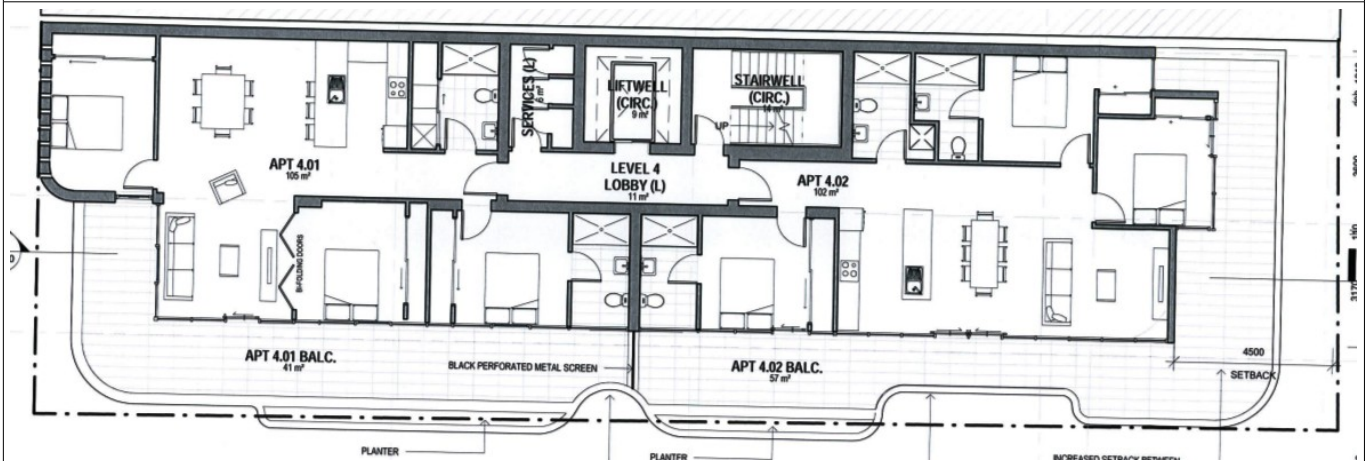
L1 D/41/2016 154 High Street NORTHCOTE VIC 3070



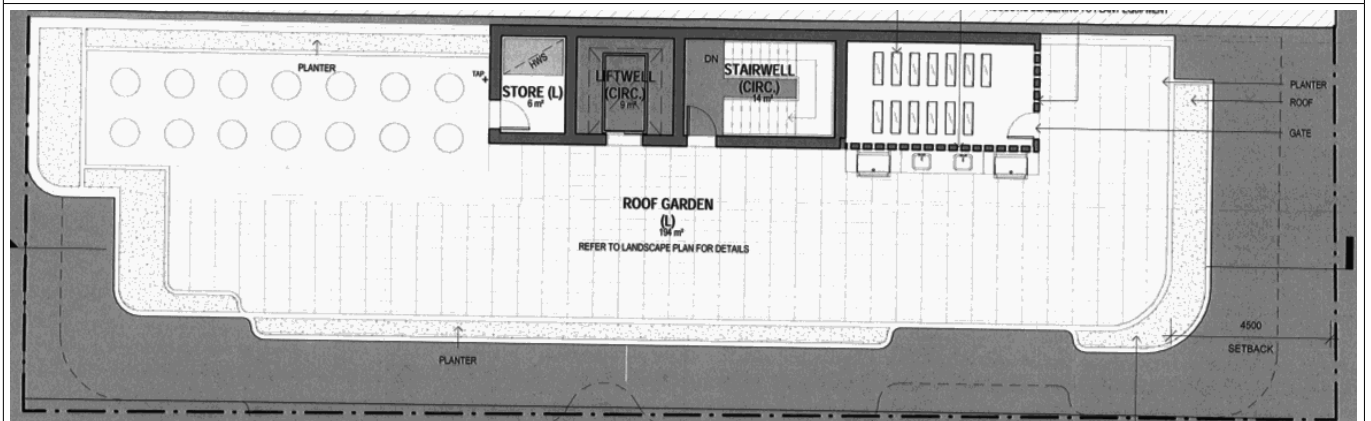
L2 D/4/2016 154 High Street NORTHCOTE VIC 3070



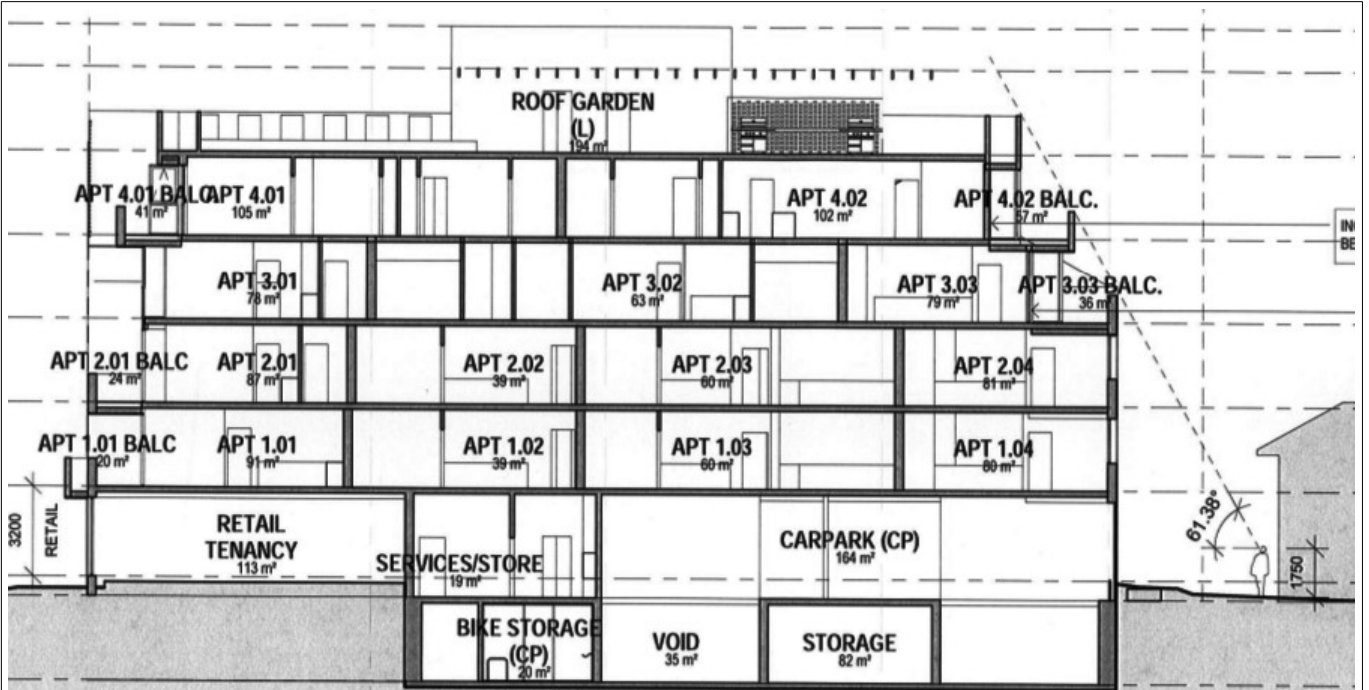
L3 D/4/2016 154 High Street NORTHCOTE VIC 3070



L4 D/4/2016 154 High Street NORTHCOTE VIC 3070



Roof



D/41/2016 154 High Street NORTHCOTE VIC 3070

set back >> 45 deg



No standing No standing No standing No standing No standing No standing No standing