

Number **D/814/2014**
Date 8/09/2014
Location 2-4 Mc Cutcheon Street NORTHCOTE VIC 3070
Description RE-ADVERTISING: Amend the proposed development to include the following changes: - Internally alter the layout of the development; - Increase south boundary setbacks of the ground floor and first floor; - Reduce the south boundary setbacks of the second floor; - Reduce the **total number of dwellings** from 30 to **29**; as shown on the documents accompanying the application.
Type Medium Density Housing
Officer Ben Porteous

land size 307+326=633 sq m (details found via <http://gis.darebin.org>)
existing retail property here <https://www.google.com.au/maps>

Summary replace 2 family homes with 4 levels 29 apts = 7x 1 bed + 22x 2 bed
L3: 4x 2 bed
L2: 2x 1 bed + 6x 2 bed
L1: 1x 1 bed + 6x 2 bed
GND: 4x 1 bed + 2x 2 bed
basement: 29 P-spaces + bins, access via busy shared laneway
Amenity: 48-57 & 85 sq m (1bed apt) + 59-87 sqm (2 bed apt)
internal amenity is "not the best" for apts 20, 23 (<50 sq m)

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
29 spaces, rule is 1 space to each 1 or 2 bed dwelling
0 spaces, rule is 2 space to each 3 or more bed dwelling
5 spaces, rule is 1 space for visitors to every 5 dwellings
34 in total, and plans show 29 spaces
NO VISITOR PARKING

WHO petridis architects, 1/173 upper heidelberg rd

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
see email example below

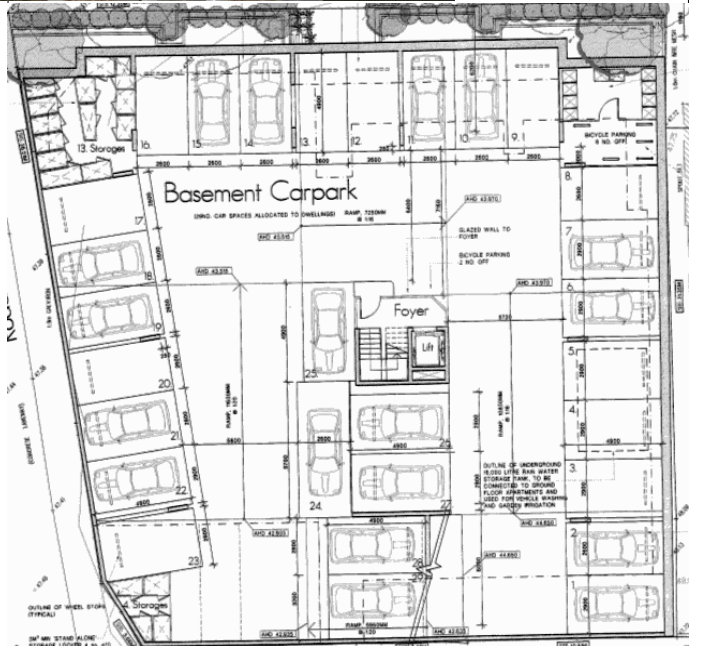
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/814/2014 2-4 Mc Cutcheon Street NORTHCOTE VIC 3070
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Dear Darebin Planning

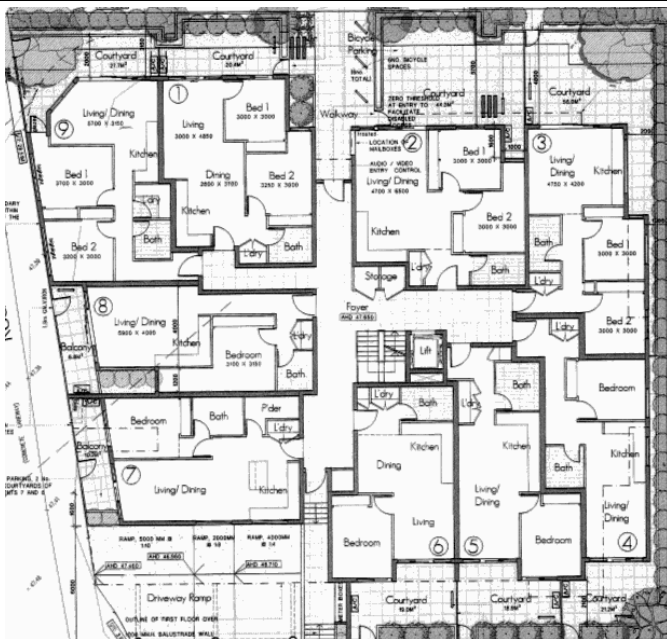
Please find attached an objection to this planning proposal.

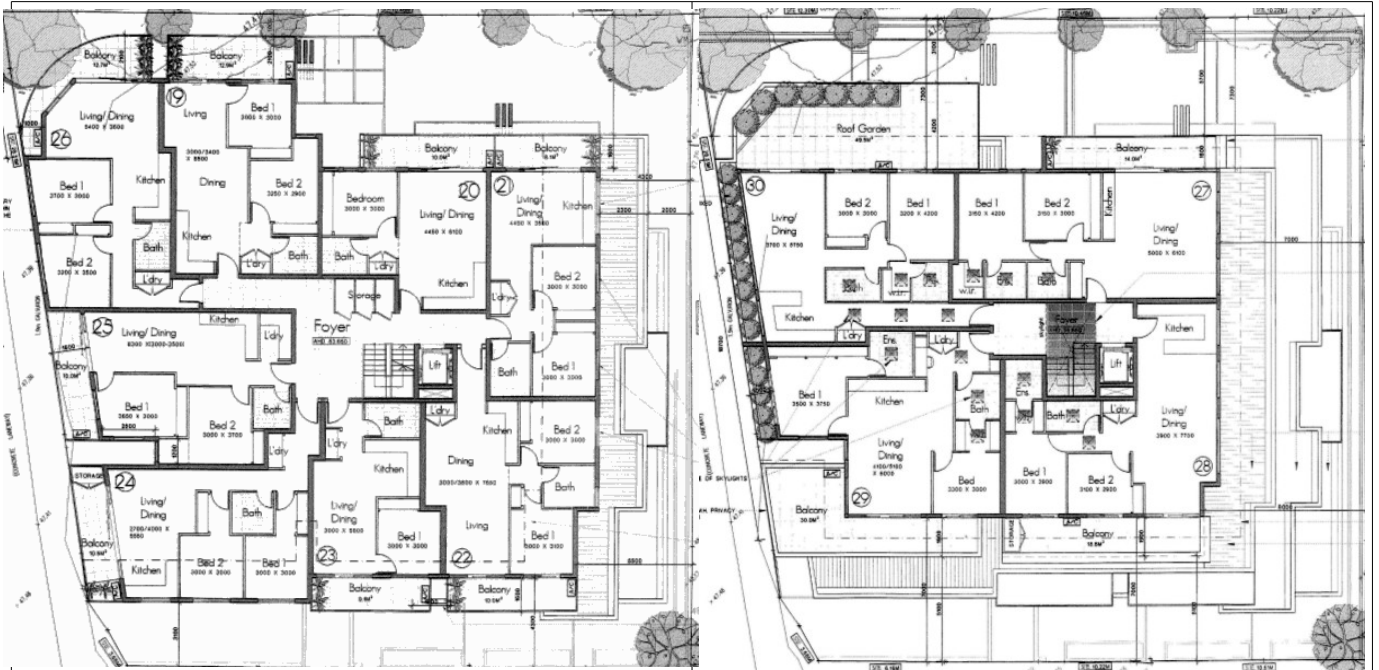
Yours Sincerely



2-4 Mc Cutcheon Street NORTHCOTE 3070

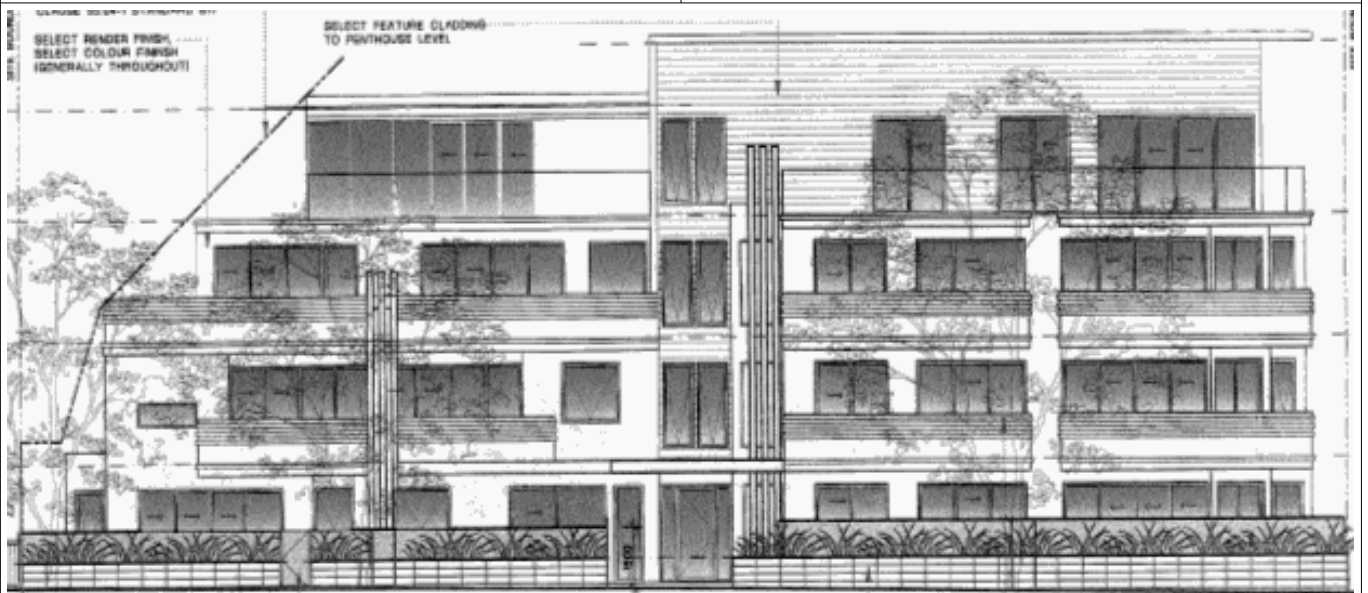
BASEMENT





L2

L3



2-4 Mc Cutcheon Street NORTHCOTE 3070