

Number **D/264/2016**
Date 6/04/2016
Location **106 David Street AND 17 Dalgety St** PRESTON VIC 3072
Description Construct a medium density housing development comprising of **eleven (11) double storey dwellings** with associated **reduction in the car parking requirements** as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Marisia Hammerton
land size 886 + 414 = 1300 sq m (details found via <http://gis.darebin.org>)
see family homes here <https://www.google.com.au/maps>

Summary replace 2xfamily homes with 11 dwellings = 8x 2 bed + 3x 3 bed
(the "good" units with 3 bed are U8, 17 & 19 Dalgety)
Relies upon open plan kitchen/meals/lounge (KML)
L1: KML + 1 bed (U1-7, 17, 17a, 19 D), 3 bed (U8)
GND: single garage + 1 bed (U1-7, 17a D),
garage + 2 bed (17, 19 D), double garage + KML (U8)
parking: single garage (U1-7, 17a D), x1 visitor
tandem driveway + garage (17, 19 D), double garage (U8)
No building over easements (but location is a secret as Darebin GIS is gelled)
BINS PERMANENTLY STORED IN GARAGE FOR 17&19 DALGETY ST
OPEN PLAN KITCHEN/MEALS/LOUNGE = SAME SIZE AS SINGLE GARAGE
POOR INTERNAL AMENITY FOR U1-7 & 17A DALGETY
17, 17a 19 Dalgety and U2 HAVE NO USEABLE YARD SPACE
OVERLOOKING INTO ADJACENT PROPERTIES
ELIMINATION OF CANOPY TREES AND MATURE VEGETATION

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 6 spaces, rule is 2 space to each 3 or more bed dwelling
requires 8 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 2 spaces, rule is 1 space for visitors to every 5 dwellings
requires 16 in total, and plans show 15 spaces = **INSUFFICIENT VISITOR parking**

WHO map architecture&design 1/191 drummond carlton

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) 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

HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

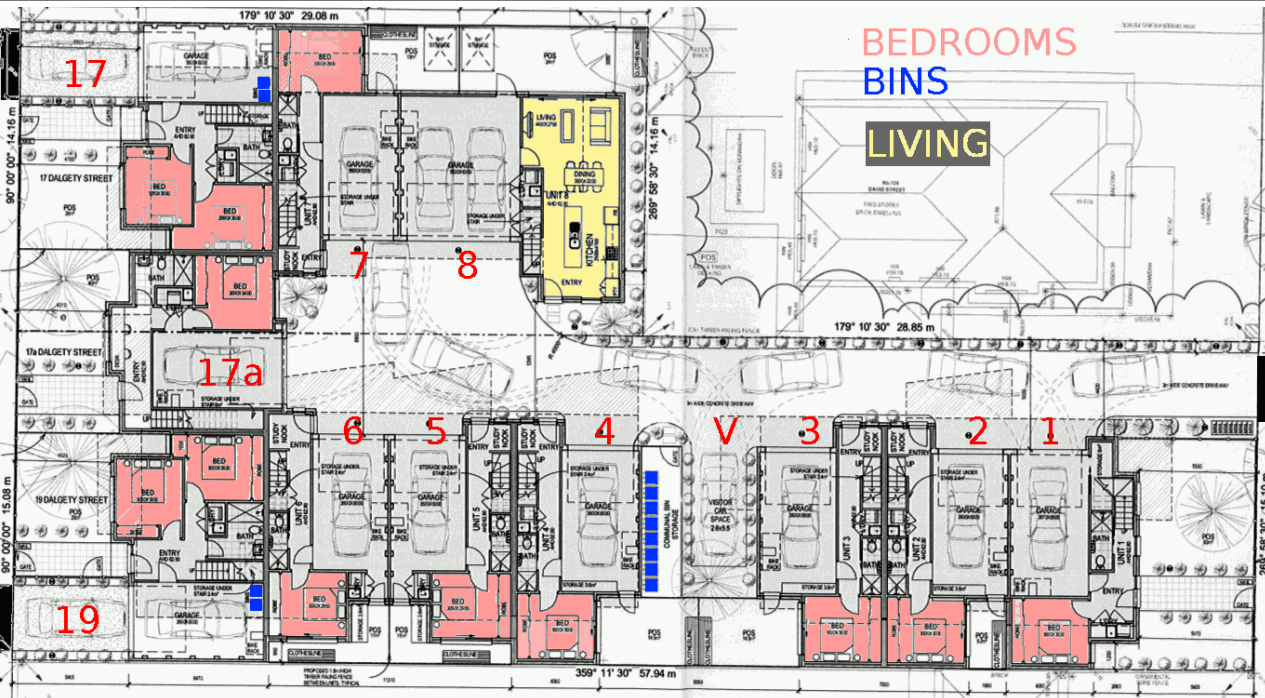
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- (1)Print and or photocopy multiples of the resident letter (below) plans and objection form. available here<http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. Alternatively you can drop the information in their letterbox and follow up with a visit later.
- (3) 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
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/264/2016 106 David Street AND 17 Dalgety St PRESTON VIC 3072
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

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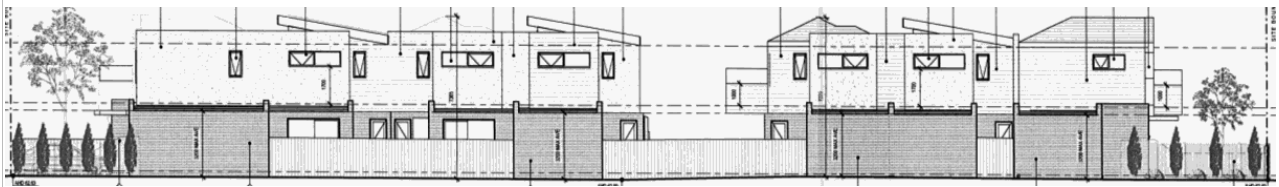
D/264/2016
106 David
Street AND 17
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PRESTON VIC
3072



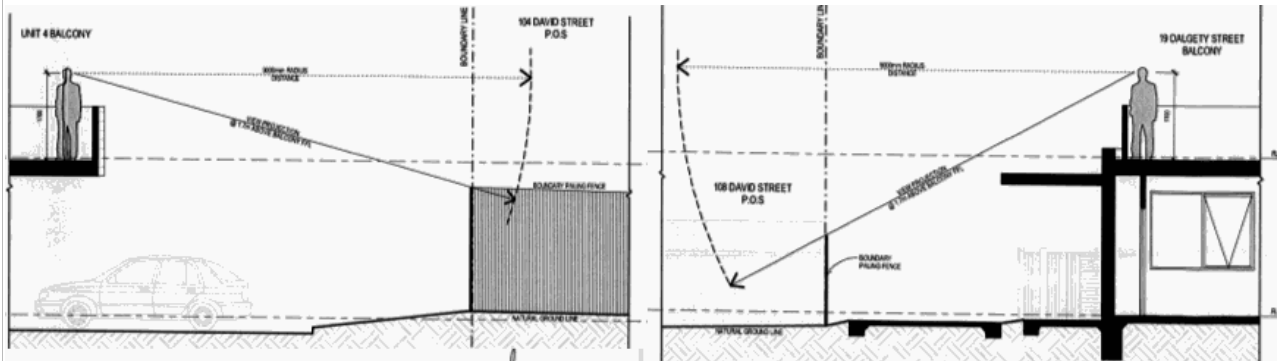
GND D/264/2016 106 David Street AND 17 Dalgety St PRESTON VIC 3072



L1 D/264/2016 106 David Street AND 17 Dalgety St PRESTON VIC 3072



D/264/2016 106 David Street AND 17 Dalgety St PRESTON VIC 3072



Look out neighbours