

Number **D/1110/2014**
Date 9/12/2014
Location 223, 225, 227 Gower Street PRESTON VIC 3072
Description A medium density housing development comprising the construction of **16 units** in three (3) buildings **over three stories**, a **waiver of visitor car parking** and **buildings and works on land in a Heritage Overlay** as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Jacque Payne

land size 559 + 580 + 458 =1597 sq m (details found via <http://gis.darebin.org>)
see family home here <https://www.google.com.au/maps>

Summary replace 3x family homes with 16 dwellings = 13x 2 bed + 3x 3 bed
L2: 1 bed (U4, 8), 2 bed (U1-3,5-7,9-11,13-15), 2 bed+study (U12, 16)
L1: All are open plan KML, + 1 bed (U7, 11, 15)
GND: All with garage, + 1bed (U4, 8, 12, 16)
P: Single (U1, 3-6, 8-10, 12-14, 16) & double (U2!, 7, 11, 15) garages
NO BUILDING OVER SEWER/DRAINAGE EASEMENTS,
YET NONE SHOWN – WHERE IS THE SEWER ACCESS?
3 STOREYS WITH STEEP SETBACKS
U5 BINS ARE AN OBSTACLE TO VEHICLES TURNING CORNER
BINS for U9-10 ON REAR DRIVE WAY, BINS for U10 INSIDE GARAGE
ON STREET PARKING OBSTRUCTS COLLECTION FOR 32 RUBBISH BINS
NO RESPECT OF THE HERITAGE OVERLAY

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 13 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 3 spaces, rule is 1 space for visitors to every 5 dwellings
requires 22 in total, and plans show 19+1 spaces
INSUFFICIENT VISITOR PARKING

WHO oricon homes

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/1110/2014 223, 225, 227 Gower Street PRESTON VIC 3072
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Dear Darebin Planning

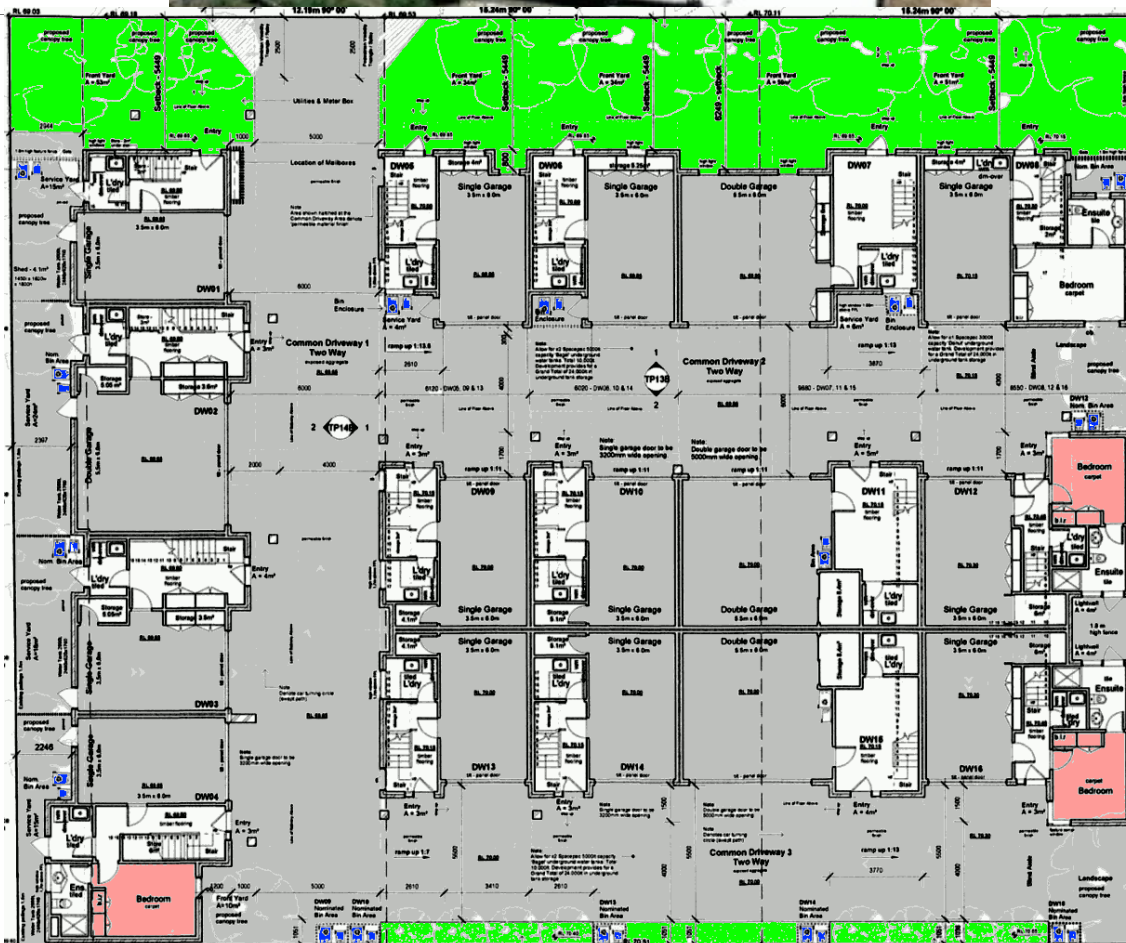
Please find attached an objection to this planning proposal.

Yours Sincerely

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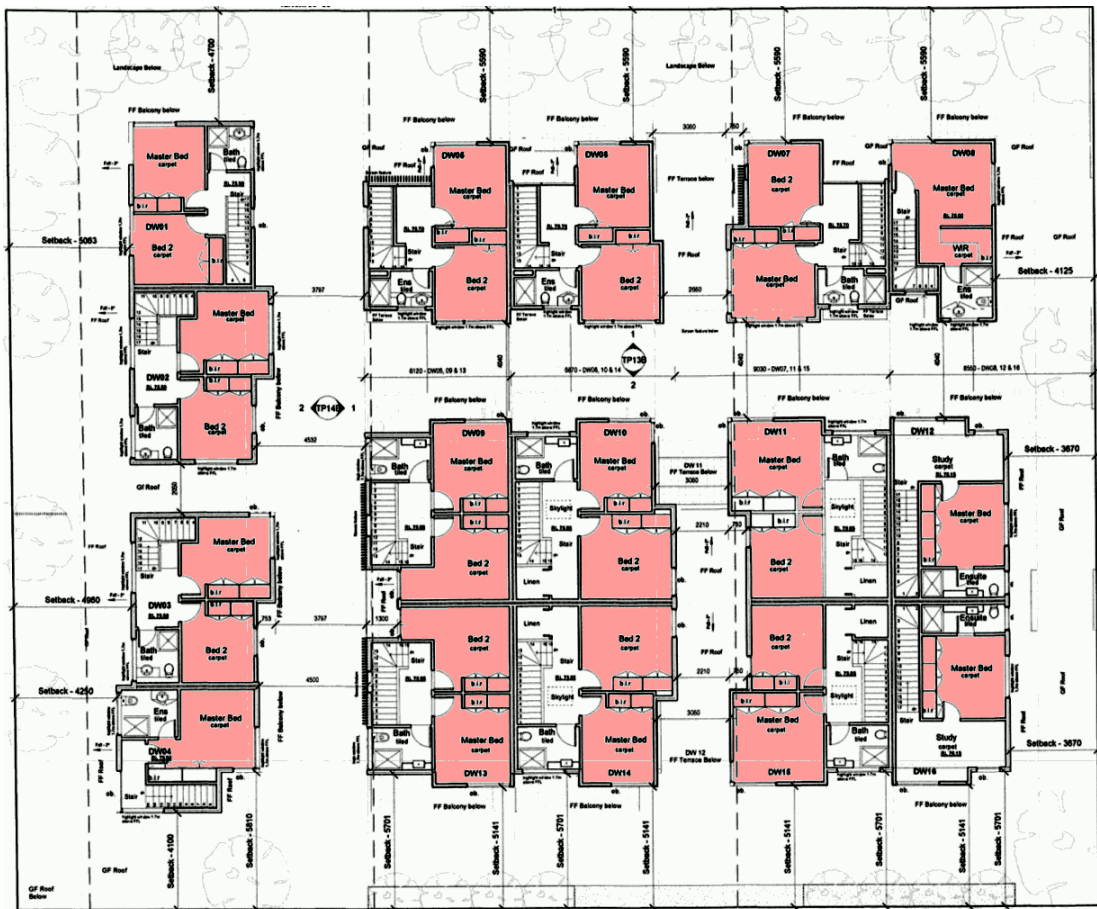
GND D/1110/2014

225, 227, 225, 223 Gower Street PRESTON VIC 3072



L1 D/1110/2014

225, 227, 225, 223 Gower Street PRESTON VIC 3072



L2 D/1110/2014

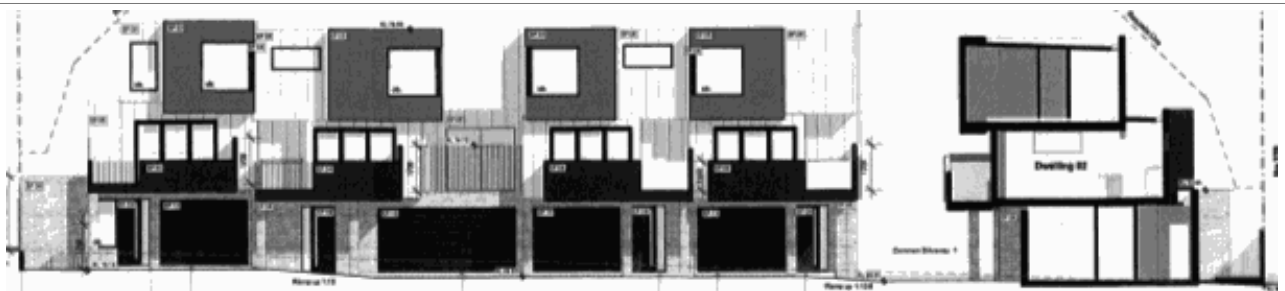
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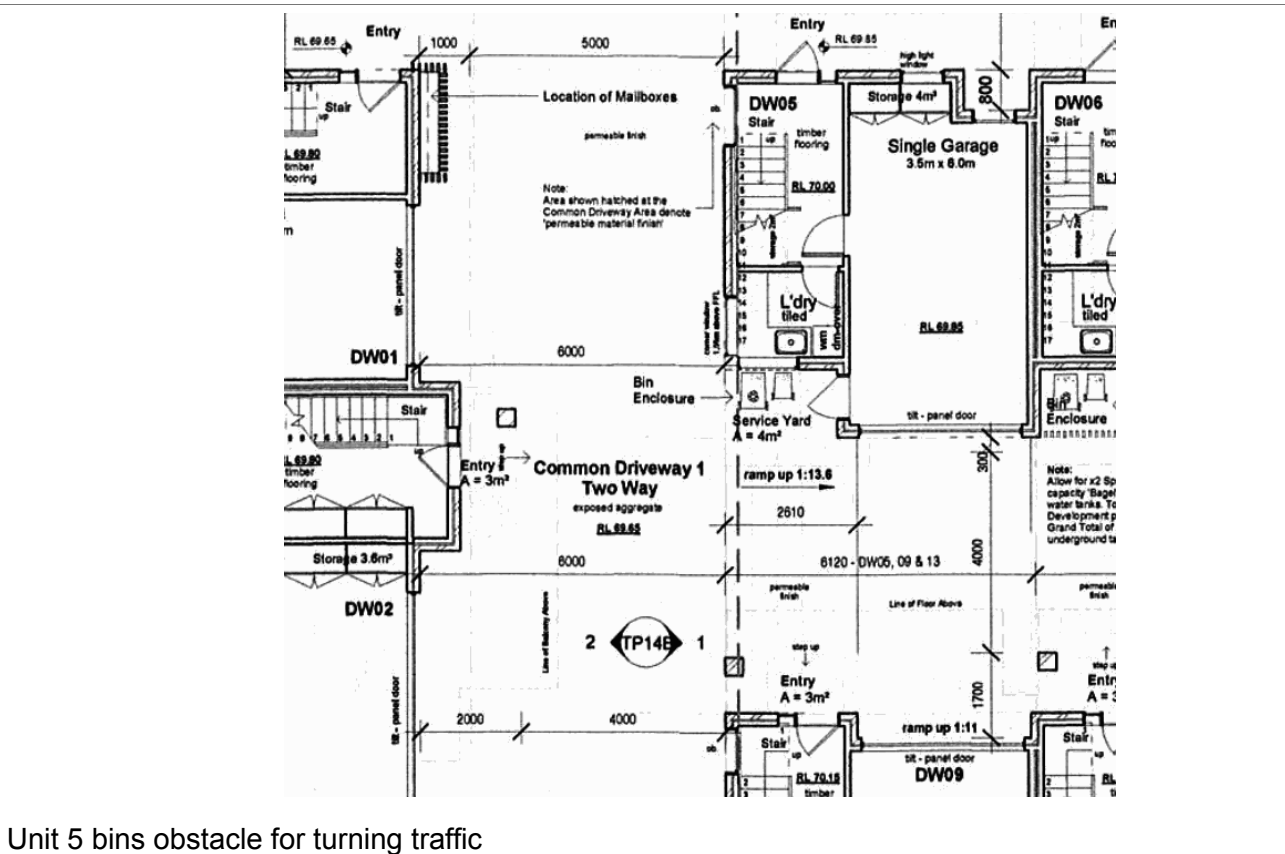
Northern perspective from Gower St



Internal elevation north – common driveway 2



Internal elevation south – common driveway 2



Unit 5 bins obstacle for turning traffic