

Number **D/604/2015**
Date 6/08/2015
Location 215 Separation Street NORTHCOTE VIC 3070
Description A medium density housing development comprised of the construction of **six (6) dwellings and a reduction in the car parking requirement**, on **land affected by the Special Building Overlay (SBO)**, as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Deniz Yener-Korematsu

land size 793 sq m (details found via <http://gis.darebin.org>)
see <https://www.google.com.au/maps>
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Summary Replace family home 4x 2 bed + 2x 3 bed apartments
relies upon open plan kitchen/meals/living (KML)
L2: 1 bed disguised as "studio" (A5-6), 2 bed (A1-A4)
L1: 2 bed (A5-A6), kitchen and meals (A1-A4)
GND: KML (A5-A6), Lounge (A1-A4)
P: 6 single garages
No buildings over easements (not shown)
A5-A6 HAS THIRD BEDROOM DISGUISED AS "STUDIO"
INSUFFICIENT PARKING, WITH NONE FOR VISITORS
SPECIAL BUILDING OVERLAY = "land in urban areas liable to inundation
by overland flows from the urban drainage system"
http://planningschemes.dpcd.vic.gov.au/schemes/vpps/44_05.pdf

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 4 spaces, rule is 2 space to each 3 or more bed dwelling
requires 4 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 1 space, rule is 1 visitor space per 5 dwellings
requires 9 in total, and plans show 6 spaces

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 today's 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/604/2015 215 Separation Street NORTHCOTE VIC 3070

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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

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