

Number **D/974/2015**
Date 26/11/2015
Location 28 Union Street NORTHCOTE VIC 3070
Description Development of **four (4) dwellings and a reduction to the car parking requirement**, as shown on the plans accompanying the application
Type Medium Density Housing
Officer Jolyon Boyle

land size 426 sq m (details found via <http://gis.darebin.org>)
see <https://www.google.com.au/maps>
WHO design worx 590 city rd south melbourne

Summary Replace family home with 3x 2 bed + 1x 3 bed units
relies upon open plan kitchen/meals/living (KML)
L1: KML (U1-U3), 3rd bed (U1), 1 bed + lounge (U4)
GND: 2 bed (U1-U3), kitchen (U1)
P: single garage (U1-U3)
No buildings over easements (not shown)
NEEDS SOUND PROOFING AGAINST THE ADJACENT RAILWAY LINE
RUBBISH BINS PERMANENTLY HIDDEN IN GARAGES FOR U2 AND U3
TWO NEW CROSS OVERS REMOVE x3 STREET PARKING SPACES
U1 HAS 3RD BEDROOM DISGUISED AS A STUDY
INSUFFICIENT PARKING FOR U1 AND U4

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 2 spaces, rule is 2 space to each 3 or more bed dwelling
requires 3 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 0 space, rule is 1 visitor space per 5 dwellings
requires 5 in total, and plans show 3 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/974/2015 28 Union Street NORTHCOTE VIC 3070

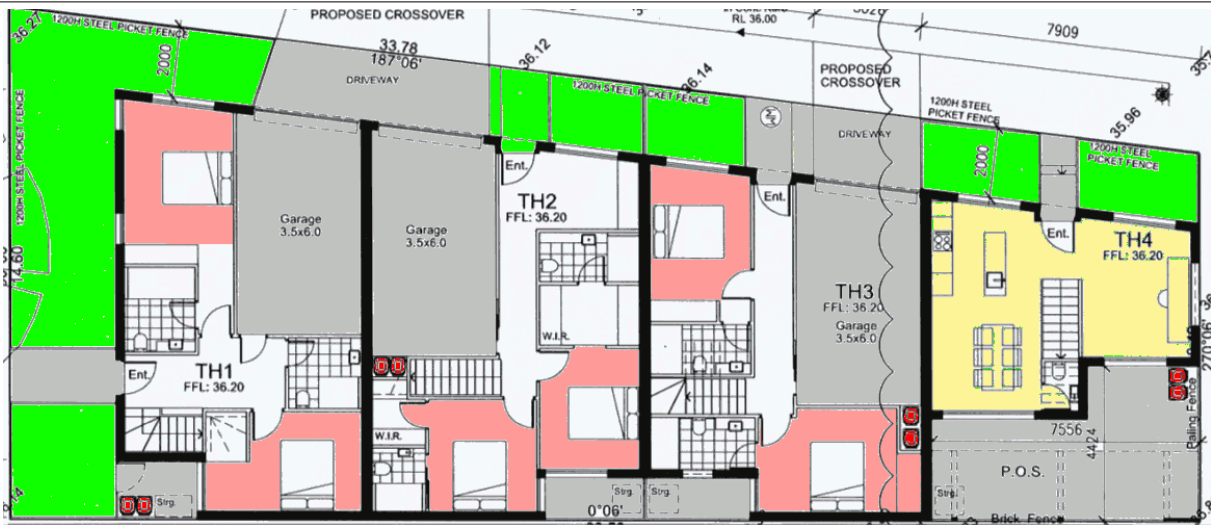
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

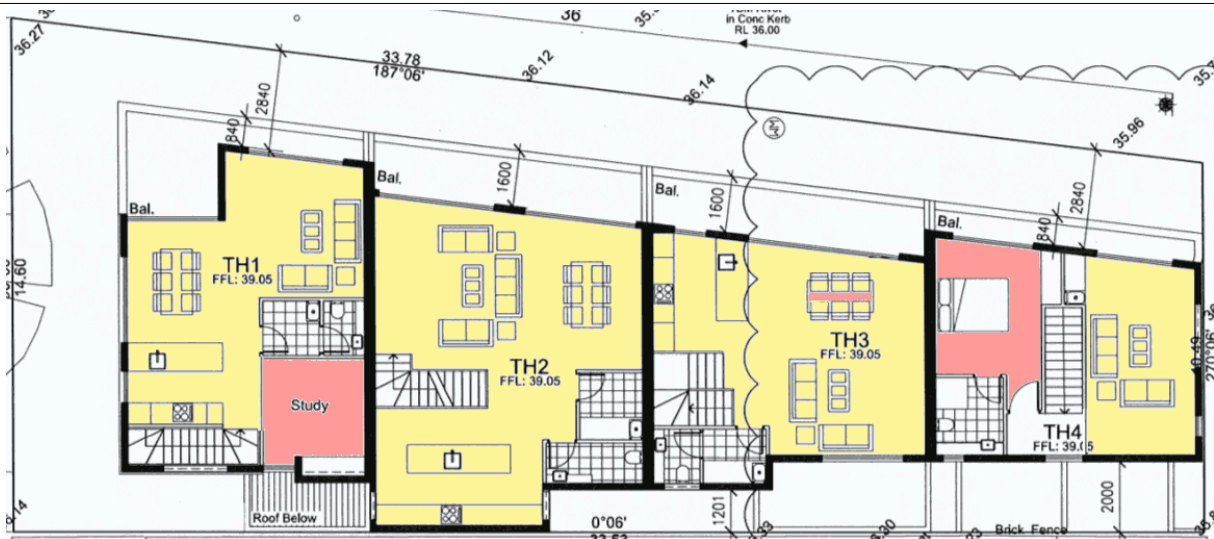
South Morang & Epping < -+--> City



N < ---->



GND D/974/2015 28 Union Street NORTHCOTE VIC 3070



L1 D/974/2015 28 Union Street NORTHCOTE VIC 3070

