

Number **D/224/2016**
Date 24/03/2016
Location 26 Pearl Street NORTHCOTE VIC 3070
Description Construct a medium density housing development comprising **five (5) dwellings of up to three (3) storeys** in height and a **waiver of the visitor car parking** requirement as shown on the plans submitted with the application.
Type Medium Density Housing
Officer Jennifer Roche

land size 573 m see <http://gis.darebin.org> <https://www.google.com.au/maps>
WHO taoukarchitects and yns homes

Summary replace family home with 4x 2 bed + 1 x3 bed units
relies upon open plan kitchen/meals/lounge (KML)
L2: 2 bed (U1-U3), no 2nd storey for U4-U5
L1: KML (U1-U3), 2 bed (U4-U5)
GND: 1 bed (U1), KML (U4-U5)
P: single garages (U1-U5)
No buildings over easement (not shown)
U1 THIRD BEDROOM DISGUISED AS A STUDY
BINS FOR U1-U3 PERMANENTLY STORED INSIDE GARAGES
INSUFFICIENT PARKING (U1) AND NO VISITOR PARKING

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 4 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 1 spaces, rule is 1 space for visitors to each 5 dwelling
requires 7 in total, and plans show 5 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/224/2016 26 Pearl Street NORTHCOTE VIC 3070

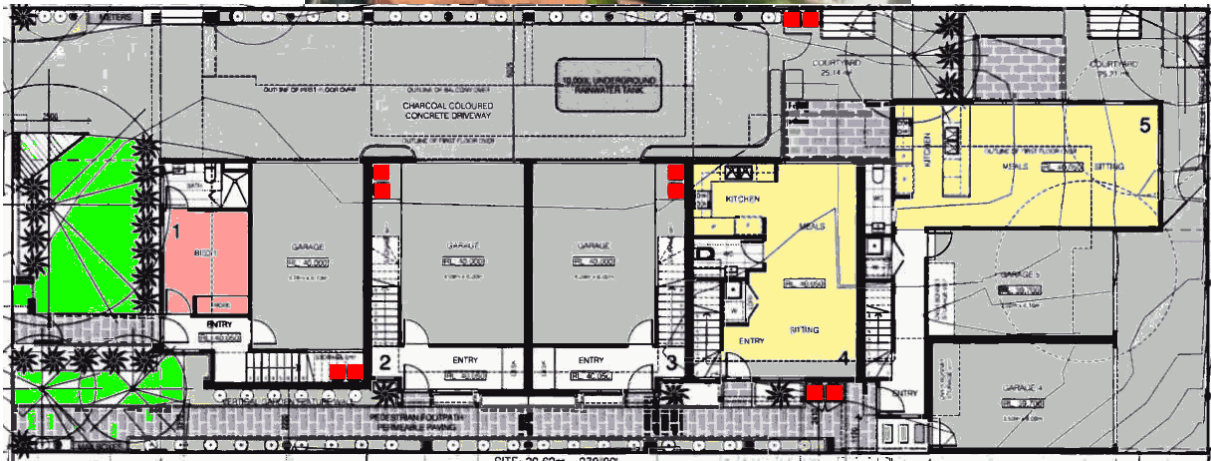
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Dear Darebin Planning

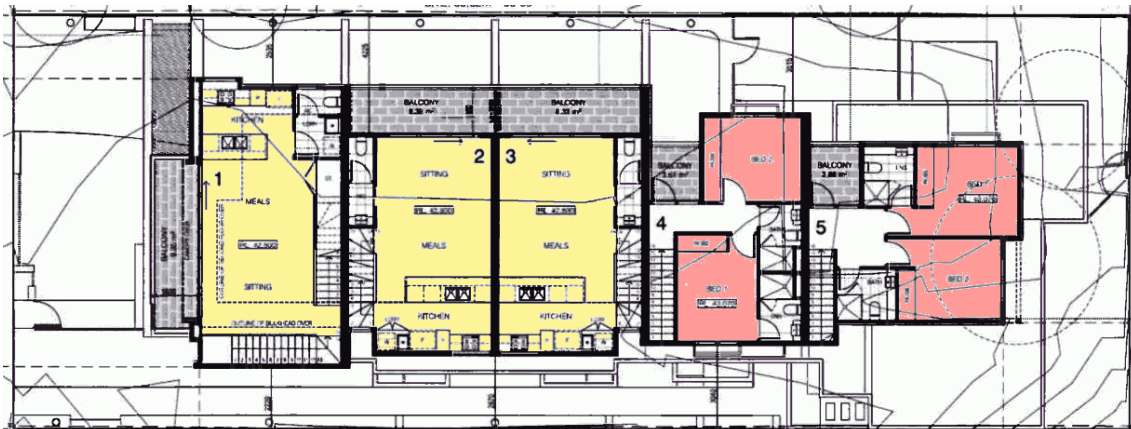
Please find attached an objection to this planning proposal.

Yours Sincerely

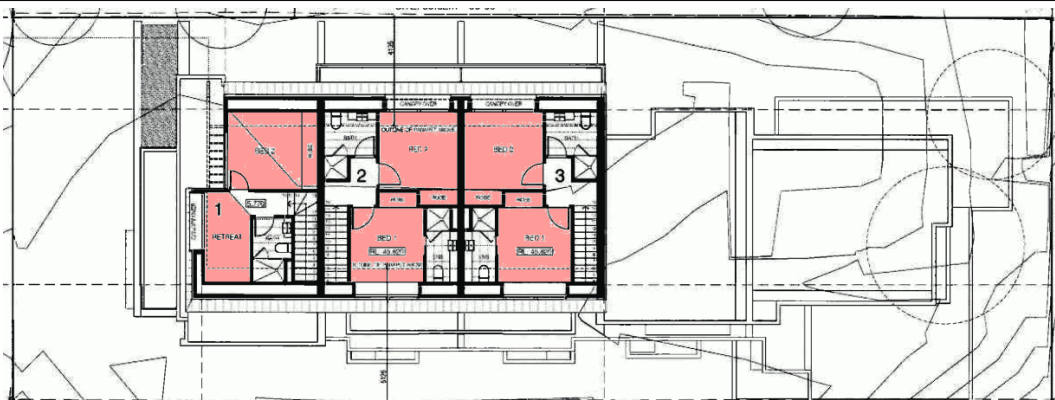
N
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GND D/224/2016 26 Pearl Street NORTHCOTE VIC 3070



L1 D/224/2016 26 Pearl Street NORTHCOTE VIC 3070



L2 D/224/2016 26 Pearl Street NORTHCOTE VIC 3070



