

Number **D/265/2016**
Date 5/04/2016 11:00:00 PM
Location 38 Jensen Road PRESTON VIC 3072
Description Construct a medium density housing development comprising of **10 dwellings within a four (4) storey building** as shown on the plans accompanying the application.
Officer Marisia Hammerton
Type Medium Density Housing

WHO petridis and madisson developments pty ltd endeavour hills

land size 558 sq m (details found via <http://gis.darebin.org>)
see <https://www.google.com.au/maps>

Summary replace family home with 2x 1 bed + 8x 2 bed apartments
relies upon open plan kitchen/meals/lounge (KML)
GND: 2 bed (A1) + 10 parking spaces & no bins
L1: 1 bed (A3), 2 bed (A2, A4, A5)
L2: 1 bed (A6), 2 bed (A7, A8)
L3: 2 bed (A9, A10)
POOR INTERNAL AMENITY FOR 1 BED APTS 51-55 SQM (A3, A6)
POOR INTERNAL AMENITY FOR 2 BED APTS 63-79 SQM (ESP A2, A4, A5, A7)
NON VENTILLATED BATHROOMS (A2, A3, A4, A5, A7, A8, A10)
INSUFFICIENT VISITOR PARKING
NO BINS = NO WASTE MANAGEMENT PLAN
RESIDENTIAL OVER-DEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 10 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 2 visitor spaces, rule is 1 space to each 5 dwellings
requires 12 spaces in total, and plans show 10 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) Remove any objections from the proforma that do not specifically apply
- (3) Add you own unique objections. Keep them general and brief.
- (4) last page, lower section, add your name or signature and todays date
- (5) 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 (above), plans and objection form. also 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

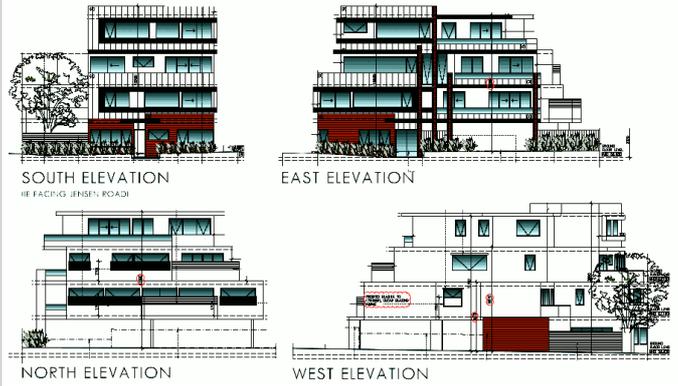
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/265/2016 38 Jensen Road PRESTON VIC 3072

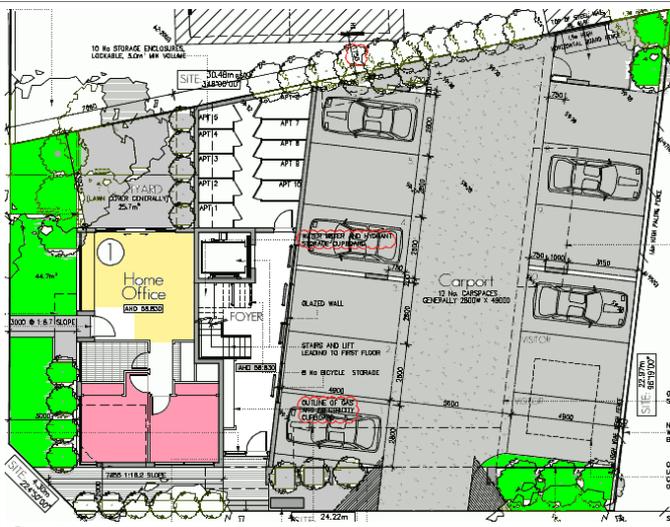
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Dear Darebin Planning

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



D/265/2016 38 Jensen Road PRESTON --- > N



GND



L1



L2



L3