

Number **D/11/2016**
 Location **552-554 Plenty Road PRESTON VIC 3072**
 Date **12/01/2016**
 Description **Construction of two three (3) storey buildings comprising eleven (11) dwellings, alteration of access to a Road Zone Category 1 and reduction of the standard visitor car parking requirement as shown on the plans accompanying the application.**
 Officer **Gavin Crawford**
 Type **Medium Density Housing**

WHO **ikonimides reid**
 land size **584+523=1105 sq m see <http://gis.darebin.org/>
 see <https://www.google.com.au/maps>**

Summary **replace 2xfamily homes with 10 apartments = 6x 2 bed + 4 x 3bed
 open plan kitchen meals lounge (KML) similar in size to a single garage**

Apt	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
L2						2 bed	2 bed		L+2bed	L+2bed
L1	KML+1			KML+1	KML+2	KML+1	KML+1	KML+2	KML+1	KML+1
G	1 bed	KML+2	KML+2	1 bed	BINS + 16 CAR SPACES					

The number of dwellings is inconsistent; the description says 11 whilst plans show 10.
 The stated address (number 552-4) is misleading as the plans include 556-8 Plenty Rd
 POOR INTERNAL AMENITY (A2, A3, A5, A8)
 NON VENTILLATED BATHROOMS (A2, 4, 6, 7, 9, 10) & L'DRY (MAJORITY)
 A NEW CROSS OVER CONFLICTS WITH STREET TREES
 SITE OVER DEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
 requires 8 spaces, rule is 2 spaces to each 3 or more bed dwelling
 requires 6 spaces, rule is 1 spaces to each 2 bed dwelling
 requires 2 spaces, rule is 1 space for visitors to every 5 dwellings
 requires 16 spaces in total, and plans show 16 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

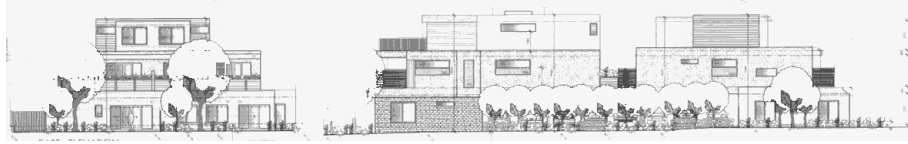
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email: townplanning@darebin.vic.gov.au
 subject: Objection to D/11/2016 552-4 & 556-8 Plenty Road PRESTON VIC 3072

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

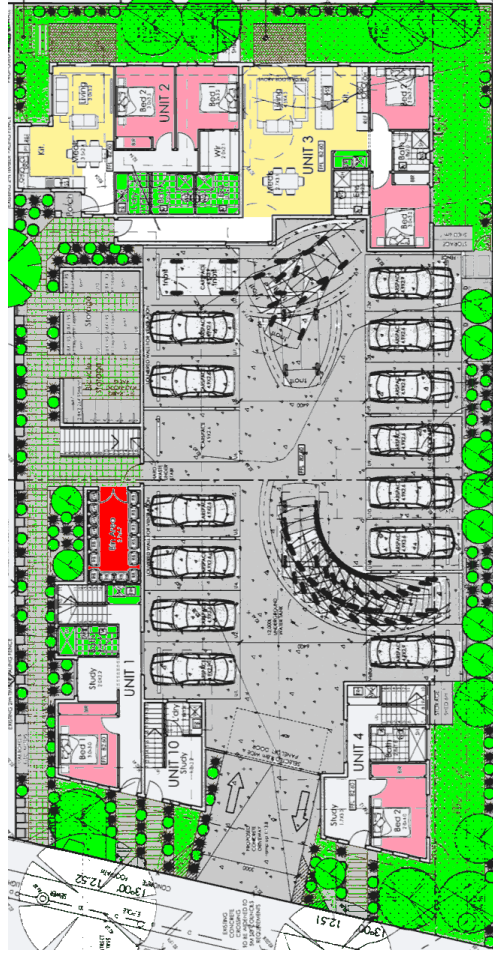
D/11/2016 552-4 & 556-8 Plenty Road PRESTON



L1



GND



L2

