

Number **D/900/2016**
Location **(B): 29, 31, 33, 35 Stokes St PRESTON**
Date 31/10/2016
Description **(B): 29-35 Stokes Street, Preston: Medium density housing development comprising the construction of a three (3) storey building comprising 22 Units and reduction of the standard car parking requirement on land partly covered by a Special Building Overlay.**
Officer Chris Lelliott
Type Medium Density Housing

WHO billard leece partnership <http://www.blp.com.au/>
land size A=1445 sq m see <http://gis.darebin.org/>
see <https://www.google.com.au/maps>

Summary replace 2x sites for family homes with 22+46 apartments
APPLICATION IS FOR TWO (x2) DIFFERENT SITES
site B: 22 apts = 16x 1 bed + 6x 2 bed (as shown on plans)
Offers x3 wheelchair accessible apartments; G.03 (1 bed), G.05 (2 bed) and 2.05 (1 bed).
L2: 6x1 bed + 2x2 bed
L1: 6x1 bed + 2x2 bed
G 4x1 bed + 2x2 bed
P: 9 parking spaces on site
INSUFFICIENT PARKING
Special building overlay = "*urban areas liable to inundation by overland flows from the urban drainage system*" (LPPF 44.05)
NON VENTILLATED BATHROOMS & L'DRY SPACE(ALL)

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 1 spaces to each 1 or 2 bed dwelling
rule is 1 visitor spaces to each 5 dwellings
(B) requires 22+4=26 spaces, whilst plans show 9 spaces
INADEQUATE PARKING

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/900/2016 : Site (B): 29, 31, 33, 35 Stokes St PRESTON
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Dear Darebin Planning

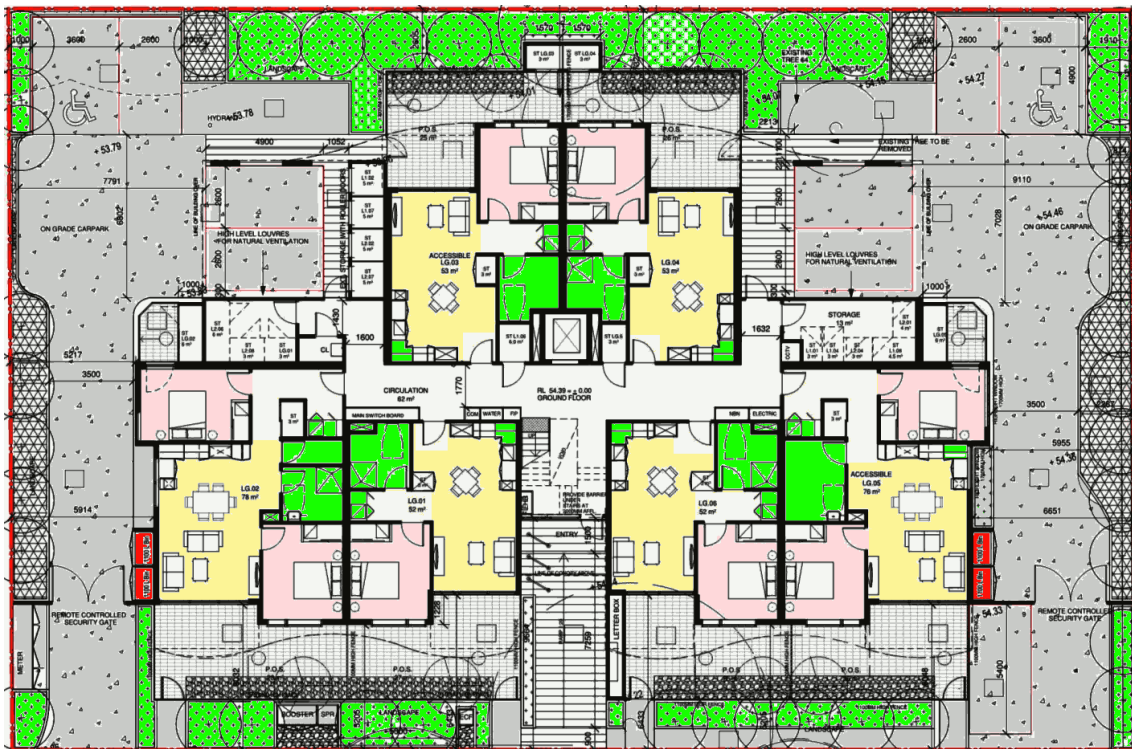
Please find attached an objection to this planning proposal. Yours Sincerely

AERIAL VIEW OF SITE

D/900/2016 : Site (B): 29, 31, 33, 35 Stokes St PRESTON



GND



L1 &
L2

