Number **D/564/2016**
Location 80 Jensen Road PRESTON VIC 3072
Date 15/07/2016
Description Construction of a medium density development comprising the construction of five (5) dwellings within a part two (2) storey, part three (3) storey building and a reduction of car parking associated with a visitor car parking space on land affected by a Design and Development Overlay as shown on the plans accompanying the application
Officer Daniel Murphy
Type Medium Density Housing

WHO archisign abbotsford
land size 577 sq m see http://gis.darebin.org/ & https://www.google.com.au/maps

Summary replace family home with 5 units = 5 x2 bed
relies upon open plan kitchen/meals/lounge
L2: KML (U1, U2, U3), 2 bed (U4)
L1: 2 bed (U1, U2, U3), 2 bed (U4, U5)
GND: KML (U5), carport (x2), single garage (x3)
POOR INTERNAL AMENITY FOR U1-U5
INSUFFICIENT SPOS for U1-U5
NON VENTILLATED BATHROOMS & L'DRY SPACE
TOO MANY UNITS ON TOO LITTLE SPACE = SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 1 spaces to each 1 or 2 bed dwelling, AND 1 visitor space each 5 dwellings
requires 5+1=6 spaces, and plans show 5 spaces = INSUFFICIENT 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/564/2016 80 Jensen Road PRESTON VIC 3072
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Dear Darebin Planning,
Please find attached an objection to this planning proposal.
Yours Sincerely

D/564/2016 80 Jensen Road PRESTON

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GND

L1

L2