

Number **D/1085/2016**
Location 40 Elizabeth Street COBURG VIC 3058
Date 23/12/2016 8:26:23 PM
Description Medium density housing development comprising the construction of five (5) double storey dwellings, alteration of access to a Road Zone - Category 1 and a reduction in the car parking requirement (visitor space) as shown on the plans accompanying the application.
Officer John Limbach
Type Medium Density Housing

WHO cornetta
land size 807 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 5 units =
relies upon open plan kitchen/meals/lounge
L1: KML + 1 bed (U1, U2, U3), KML (U4), 3 bed (U5)
GND: 2 bed (U1, U4), 1 bed (U2, U3), KML (U5)
B: Double (U1) single (U2, U3), carport (U4), tandem driveway& garage (U5)
NO SPOS AT GROUND LEVEL FOR U1-U4
POOR INTERNAL AMENITY (U1-U4)
NON VENTILLATED BATHROOMS & L'DRY SPACE
NO SPACE FOR RUBBISH BINS SO HIDE IN GARAGE (U1, U5)
NEW CROSS-OVER TO ELIZABETH ST
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rules; 2 spaces to each 3 or more bed dwelling 1 spaces to each 1 or 2 bed dwelling
and 1 visitor space to each 5 dwellings
requires 2+3+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/1085/2016 40 Elizabeth Street COBURG VIC 3058

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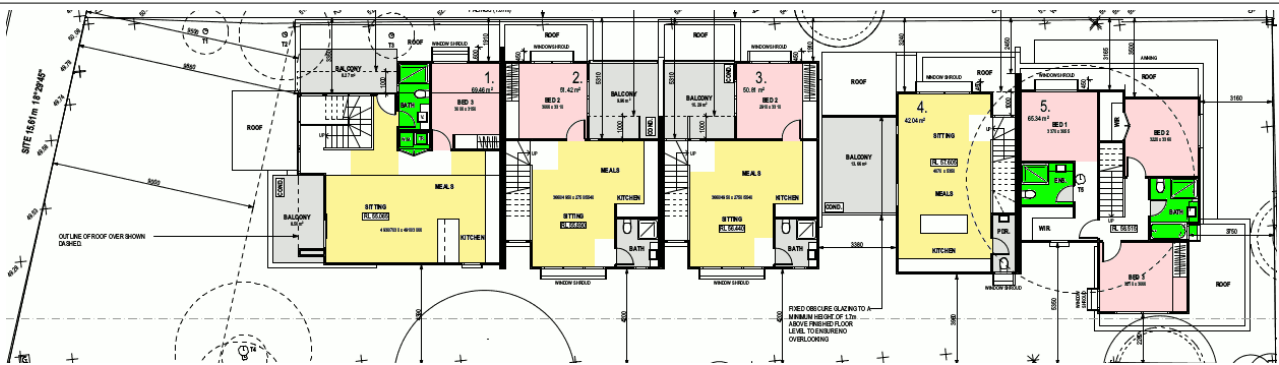
Dear Darebin Planning

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

D/1085/2016
40 Elizabeth
Street



GND



L1



SIDE