Number **D/714/2016**
Location 16 Swallow Street PRESTON VIC 3072
Description Proposed medium density housing development comprising the construction of four (4) double storey dwellings as shown on the plans accompanying the application.
Officer Jennifer Roche
Type Mixed use development ?

WHO archisign
land size 622 sq m see http://gis.darebin.org/ https://www.google.com.au/maps

Summary replace family home with 4 unts = 1x 2 bed + 2x 3 bed + 1x 4 bed
relies upon open plan kitchen/meals/lounge
L1: KML + 1 bed (U1-U3), 3 bed (U4)
GND: 1 bed (U1), 2 bed (U3), 1 bed + KML (U4)
B: dble (U1), single (U2), tandem drive + garage (U3, U4)
NO SPACE FOR BINS EXCEPT INSIDE BASEMENT
POOR INTERNAL AMENITY (U2, & U4)
NO ACCESS TO GROUND LEVEL SPOS (U1, U2, U3)
NON VENTILLATED BATHROOMS (ALL) & L'DRY (U1, U2, U4)
x4 NEW CROSS-OVERS TO SHARED LANEWAY
NO SPACE FOR RECYLING BINS, NO NEED FOR GREEN WASTE BINS
TANDEM CAR PARKING ENCOURAGES STREET PARKING WHICH INCREASES CONGESTION AND PEDESTRIAN RISKS IN A SCHOOL ZONE
SITE OVERDEVELOPMENT (PRESTON GIRLS SECONDARY)

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
requires 6+1= spaces, and plans show 7 spaces = ADEQUATE

HOW TO OBJECT
++++++++++++
(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
++++++++++++++++++++++++++++++++++++
(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

++++++++++++++++++++++++++
email: townplanning@darebin.vic.gov.au
subject: Objection to D/714/2016 16 Swallow Street PRESTON VIC 3072
++++++++++++++++++++++++++

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

D/714/2016 16 Swallow Street PRESTON

GND

L1