Number **D/199/2017**
Location 38 Mansfield Street THORNBURY VIC 3071
Date 24/03/2017 12:00:00 AM
Description A medium density housing development comprising four (4) double storey dwellings as shown on the plans accompanying the application.
Officer Craig Murphy
Type Medium Density Housing

WHO taouk architects heidelberg
land size 698 sq m see http://gis.darebin.org/ https://www.google.com.au/maps

Summary replace family home with 1x 2bed + 3x 3 bed apts
L2: 2 bed (A1, A2, A3, A4)
L1: open plan kitchen/meals/lounge (A1, A2, A3, A4)
GND: disguised 1 bed (A1, A2, A3)
P: rear laneway access to x4 spaces
Irresponsible local amnesia ignores minimum requirements for street setbacks, gardens, permeable areas, landscaping, internal amenity, parking, storage space etc instead clear felling the site including significant numbers of mature trees.
Waste management ignores the design standards and is inadequate
Balconies are too small is depth and area, The storage space is insufficient
It is doubtful as to whetehr there is any thermal insulation
Multiple examples of non-enforcement for local and state planning regulations
maximise the dwelling yeild at minumum quality to deliver SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
Rules; 1 space to each 1 or 2 bed dwelling
and 2 space to each 2 or more bed dwelling
requires 1+6=7 spaces, and plans show 4 spaces
INSUFFICIENT PARKING FOR RESIDENTS

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/199/2017 38 Mansfield Street THORNBURY VIC 3071
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Dear Darebin Planning, Find attached an objection to your planning proposal. Sincerely

38 Mansfiel

SITE: 31.39m 0°00'
GARAGE
PORCH
BED 1
BATH
KITCHEN
SITTING
MEALS
BED 2
BED 3
1
2
3
4

BED 2
BED 3
BATH
RETREAT
BALCONY
SITTING
MEALS
KITCHEN
1
2
3
4