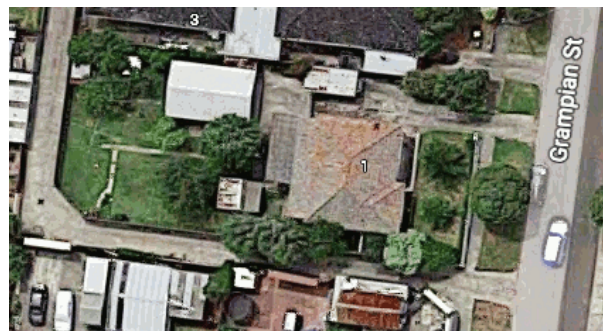


Number D/134/2017
Location 1 Grampian Street PRESTON VIC 3072
Date 8/03/2017 1:00:00 AM
Description Construction of medium density development consisting of five (5) dwellings and waiver of the visitor car parking requirement as shown on the plans accompanying the application.
Officer Anne Taylor
Type Medium Density Housing



WHO archsign abbotsford
land size 918 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 5x 3bed dwellings
L1 & GND: open plan kitchen/meals/lounge & 3 bed (D1-D6)
P: 3x tandem driveways + single & 2x double garages
Ignores minimum requirements for gardens, permeable areas, & landscaping
Provides inadequate parking
Insufficient SPOS for dwelling 1
No external storage space for any of the dwellings
D5 vehicle access cannot turn around so must use reverse gear for backwards trip
There is no acoustic damping against traffic noise or thermal insulation
Multiple examples of non-enforcement of local and state planning regulations
maximising the dwelling yield at minimum quality for SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rules; 2 spaces to each 3 or more bed dwelling
and 1 visitor space to each 5 dwellings
requires 5x2+1=11 spaces, and plans show 10 spaces
INSUFFICIENT PARKING

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 your own unique objections. Keep them general and brief.
- (4) last page, lower section, add your name or signature and today's 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

+++++

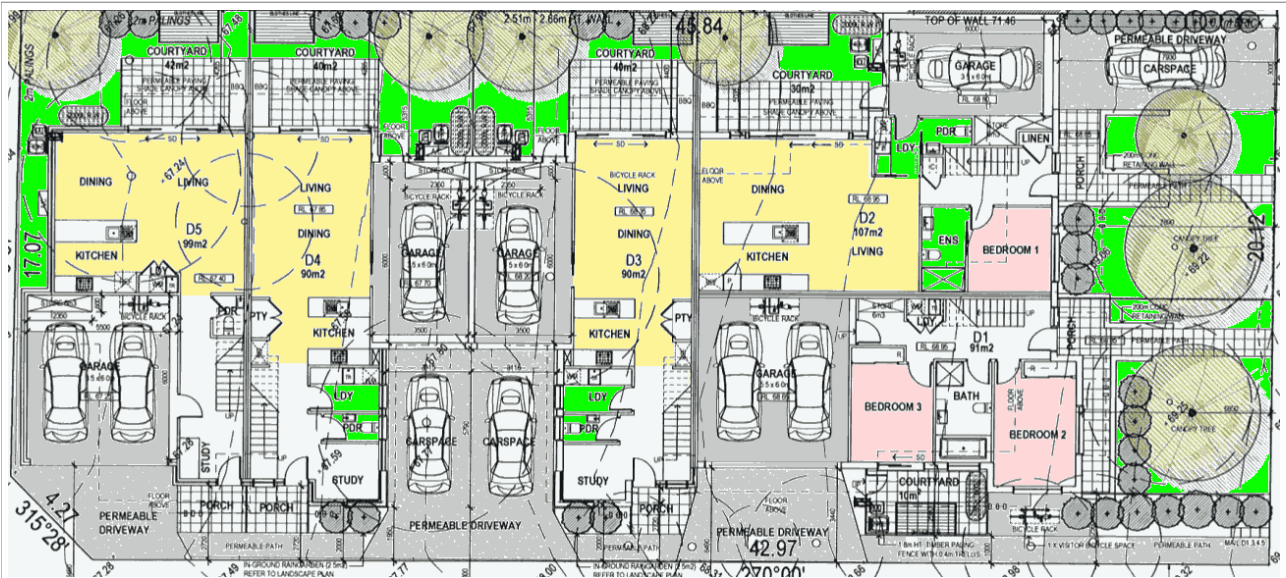
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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

+++++

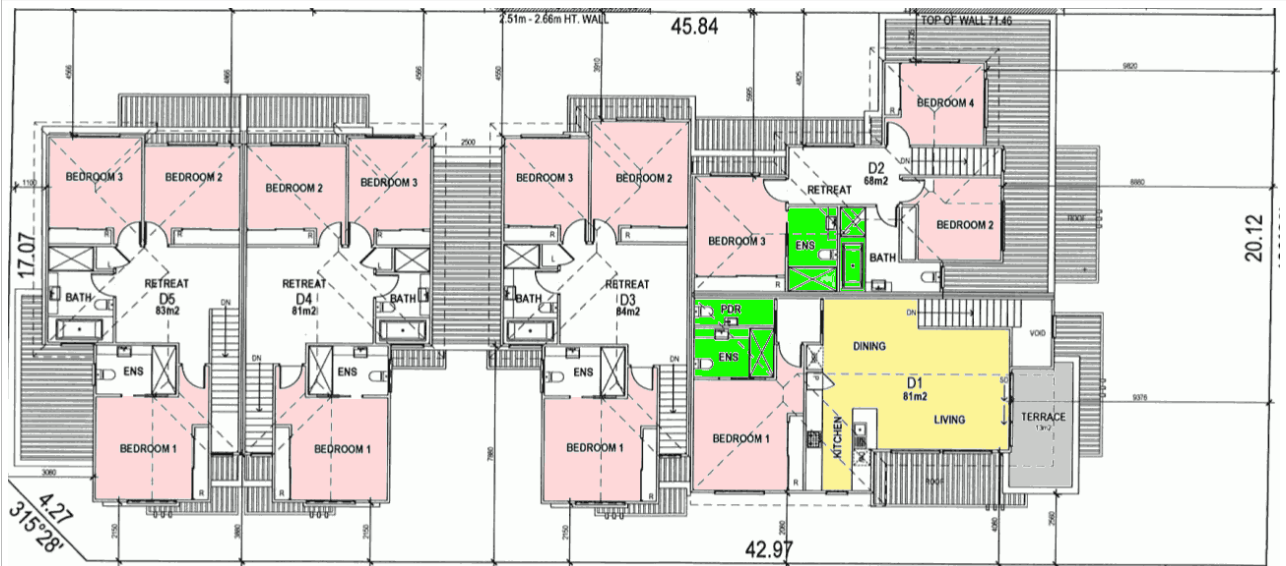
email: townplanning@darebin.vic.gov.au
subject: Objection to D/134/2017 1 Grampian Street PRESTON VIC 3072

+++++

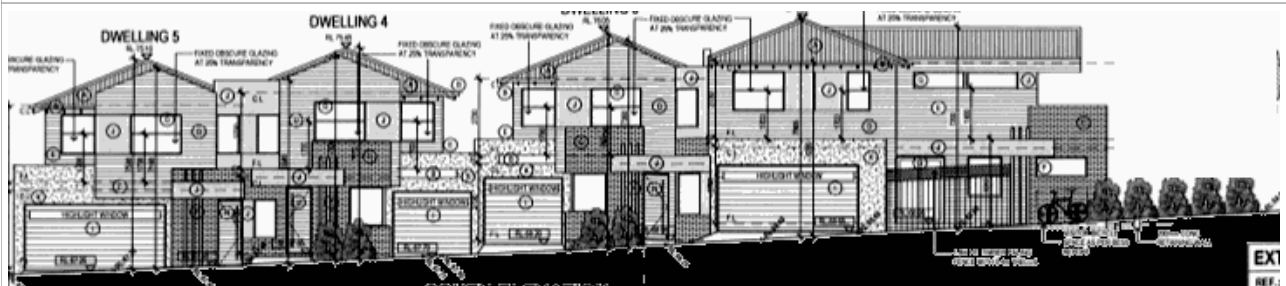
Dear Darebin Planning Find attached an objection to your planning proposal. Sincerely



GND



L1



D/134/2017 1 Grampian Street PRESTON