

Number D/198/2017
Location 2 Bradshaw Street KINGSBURY VIC 3083
Date 24/03/2017 1:00:00 AM
Location 2 Bradshaw Street KINGSBURY VIC 3083
Description Medium density housing development comprising the construction of eight (8) double storey dwellings as shown on the plans submitted with the application.
Officer Jolyon Boyle
Type Medium Density Housing



WHO ikonimidis reid
land size 1303 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 8x 2bed dwellings
L1 & GND: open plan kitchen/meals/lounge & 2 bed (A1-A8)
P: 1 + 7 = 8 spaces, and under size gap (2.8x4.9 m) outside unit 5
Sewer and drainage easements prevent buildings over the entire site
Ignores minimum requirements for gardens, permeable areas, & landscaping
Provides inadequate parking
The street set back is ignored to expand the building.
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 yeild at minumum quality for 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 1 visitor space to each 5 dwellings
requires 1+8=9 spaces, and plans show 8 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

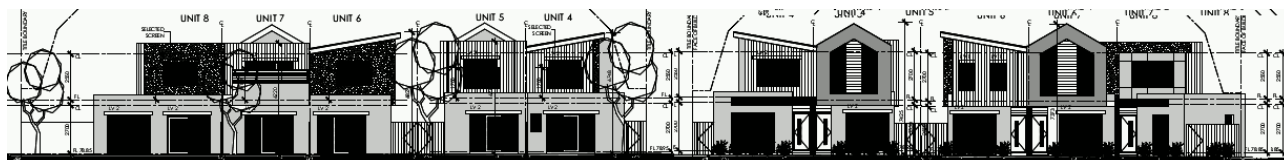
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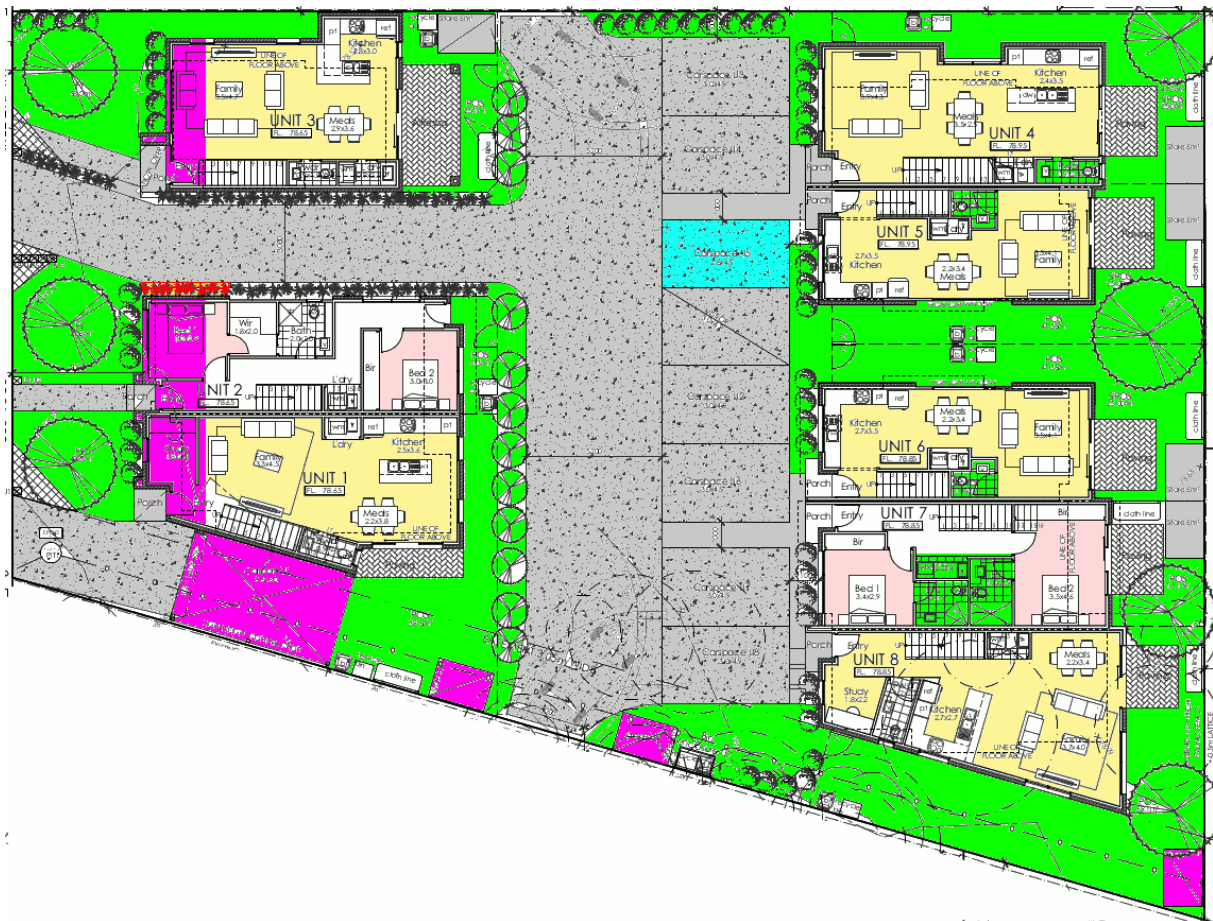
email: townplanning@darebin.vic.gov.au

subject: Objection to D/198/2017 2 Bradshaw Street KINGSBURY VIC 3083

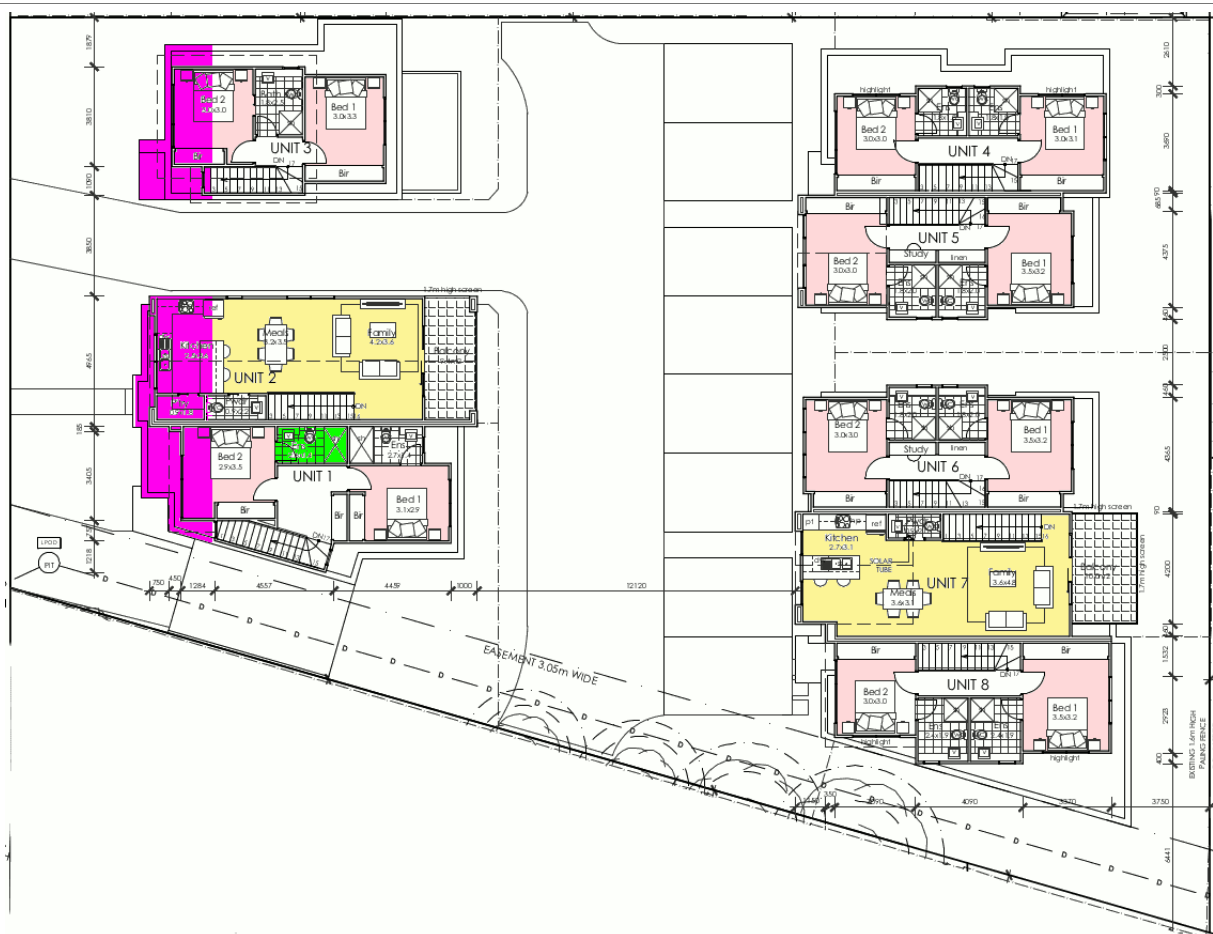
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Dear Darebin Planning Find attached an objection to your planning proposal. Sincerely





GND Ignores street set back, builds over drainage easement, provides 8 parking spaces and under size gap (2.8x4.9 m) outside unit 5



L1 D/198/2017 2 Bradshaw Street KINGSBURY