

Number **D/265/2017**
Location 136 Wood Street PRESTON VIC 3072
Date 12/04/2017 12:00:00 AM
Description Construction of a medium density development consisting of three (3) dwellings and a shop to the front of an existing two (2) dwelling development and a reduction to the car parking requirement as shown on the plans accompanying the application.
Officer Ann Taylor
Type Mixed Use Development

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land size 644 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary Has planning approval for 2x 2 bed double storey dwellings behind a family home. Now replace the front yard with small "retail shop" (78.3 sq m) as platform for raised 2 bed dwelling, and demolish the family home for another 2x 2 bed dwellings. Relies on small living spaces as open plan kitchen-meals-lounge (KML)
L1: 2 bed (U1), 1 bed + KML (U2, U3), 2 bed (U4), KML (U5)
GND: "shop" (under U1) 1 bed (U2, U3), KML (U4), 2 bed (U5)
P: single garage (U1, U4, U5) shared double car space (U2, U3).
Reduces the street set back to zero. Balconies over look each other and neighbours
Ignores minimum requirements for gardens, permeable areas, & landscaping
Buildings (69%), driveways (20%), permeable area (11%)
Insufficient SPOS and external storage space for all dwellings
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 spaces to each 1 or 2 bed dwelling, 1 visitor space to 5 dwellings
requires 5+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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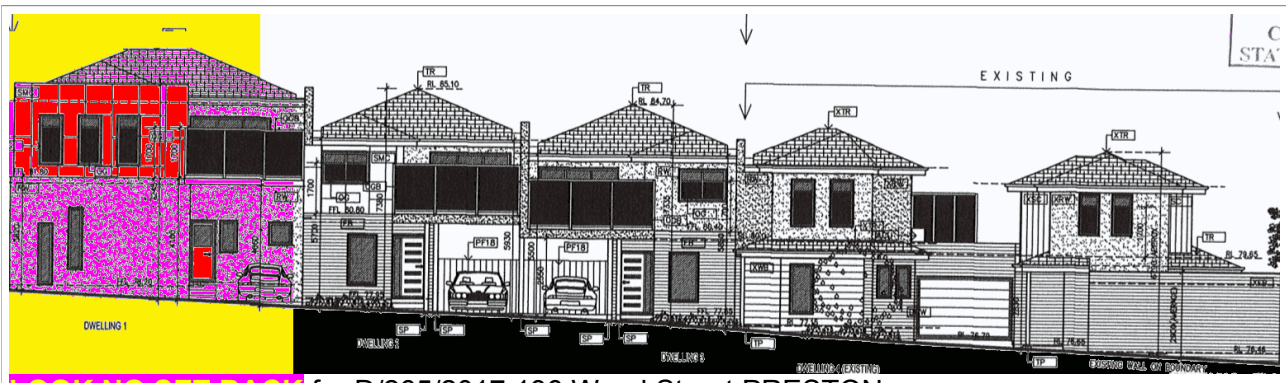
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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/265/2017 136 Wood Street PRESTON VIC 3072

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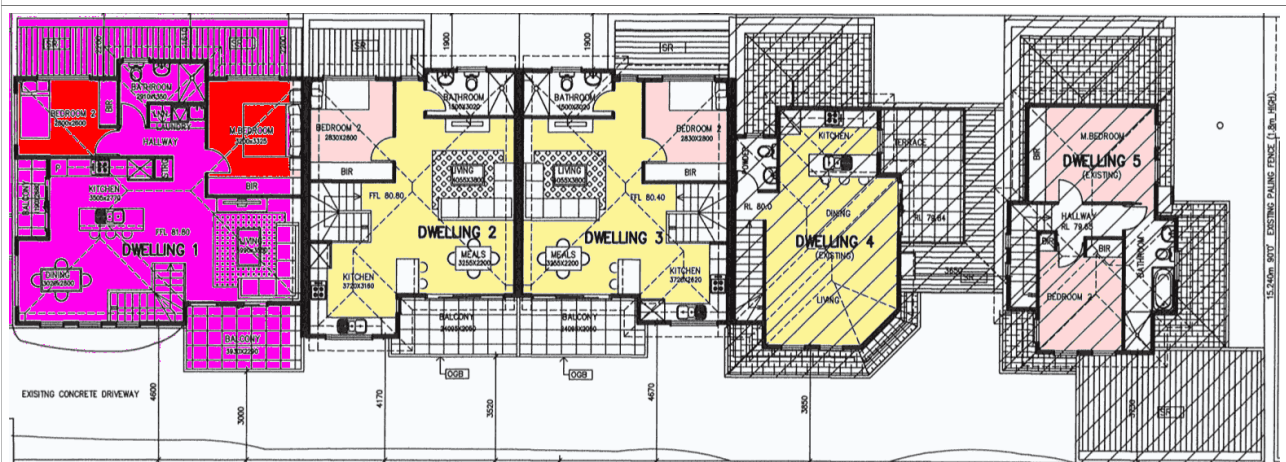
Dear Darebin Planning Find attached an objection to your planning proposal. Sincerely



LOOK NO SET BACK for D/265/2017 136 Wood Street PRESTON



GND



L1



Site prior to losing its back yard