

Number **D/63/2017**  
 Location 99 Gower Street PRESTON VIC 3072  
 Date 8/02/2017 9:44:17 PM  
 Description A medium density housing development comprising of the construction of four (4) double storey dwellings as shown on the plans accompanying the application.  
 Officer Craig Murphy  
 Type Medium Density Housing

WHO ikonimides reid  
 land size 784 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 4 apts = 2x 2 bed + 2x 3 bed  
 relies upon open plan kitchen/meals/lounge/bedroom  
 L1: 3 bed (U1 & U4), 2 bed (U2-U3)  
 GND: KML (U1-U4)  
 P: 2x single + 2x tandem driveway & single garages  
 Street set back to shallow, as overdevelopment encroaches into front garden  
 Poor energy efficiency (unit 4). Insufficient storage space  
 Doubtful whether unit 4 vehicle can enter & leave in a forward direction.  
 Insufficient secluded private open space for unit 1  
 SITE OVERDEVELOPMENT

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
 rules; 2 spaces to each 2 or more bed dwelling, 1 to each 1 or 2 bed dwelling  
 requires 4+2=6 spaces, and plans show 6 spaces

#### 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](mailto: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](mailto:townplanning@darebin.vic.gov.au)

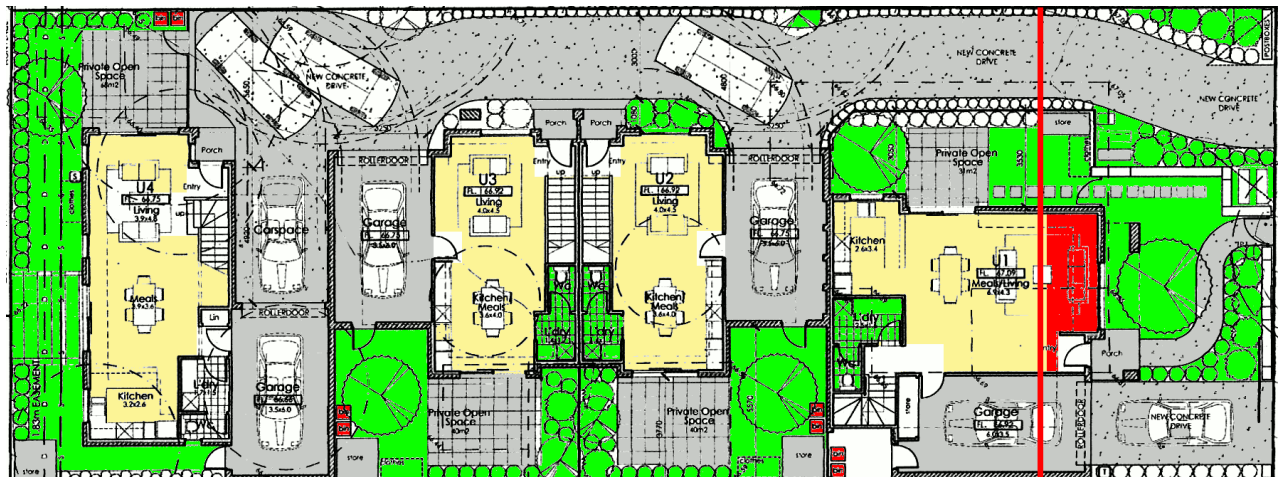
subject: Objection to D/63/2017 99 Gower Street PRESTON VIC 3072

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

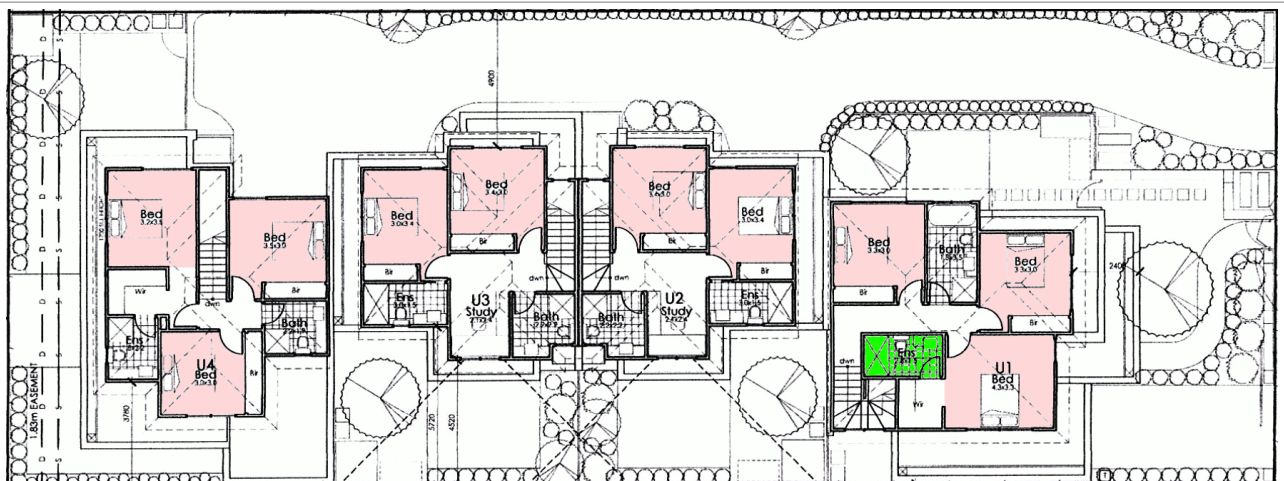


D/63/2017 99 Gower Street PRESTON



GND

Extends beyond street setback



L1

