

Number **D/769/2016**
 Location 19 Railway Place West PRESTON VIC 3072
 Date 16/09/2016
 Description Proposed construction of four dwellings (three storey plus roof decks) and a reduction of car parking as shown on the plans accompanying the application.
 Officer Gavin Crawford
 Type Medium Density Housing

WHO ikonimides reid
 land size 409 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
 Relies upon irresponsible, local amnesia to ignore minimum requirements for street setbacks, gardens, permeable areas, landscaping, internal amenity, parking, storage space and so on instead clear felling the site including significant numbers of mature trees.
 Third bedrooms are disguised as "lounge". Overlooks and overshadows 17 Railway pde
 Waste management ignores the design standards and is inadequate
 Balconies are too small in depth and area, The storage space is insufficient
 There is no acoustic damping against noise from adjacent railway line, and no thermal insulation
 Multiple examples of non-enforcement of local and state planning regulations
 maximise the dwelling yield at minimum 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 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

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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/769/2016 19 Railway Place West PRESTON VIC 3072

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



