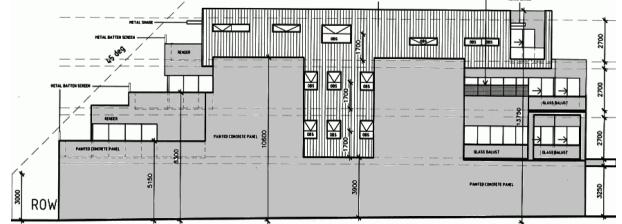


Number **D/88/2017**  
Location **271-273 St Georges Road NORTHCOTE VIC 3070**  
Date **17/02/2017 8:05:22 PM**  
Description **Construction of a four (4) storey mixed use development comprised of ten (10) dwellings and a shop; a reduction in the car parking requirement and a waiver of the loading bay requirement; as shown on the plans accompanying the application.**  
Officer **Deniz Yener-Korematsu**  
Type **Mixed Use Development**

WHO **a. paolini for aj & gb**  
land size **395 sq m** see <http://gis.darebin.org/> <https://www.google.com.au/maps>



Summary **replace commercial building with small shop + 10 apts = 6x 1bed + 4x 2 bed apts**  
**L3: 2x 2 bed apts**  
**L2: 4x 1 bed apts**  
**L1: 2x 1 bed & 2x 2bed apts**  
**GND: shop (78 sqm) + bins & 5x2 car stackers + 1 space**  
**Offering sub standard vehicle access to inadequate parking and no loading bay**  
**Waste management ignores the design standards and is inadequate**  
**Internal amenity is includes undersize balconies that overlook residences to the rear,**  
**Bedrooms are adjacent to the lift shaft and the site is a busy arterial road with**  
**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 delivers 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; 1 space to each 1 or 2 bed dwelling and 1 visitor space to each 5 dwellings**  
**requires 10+2=12 spaces, and plans show 5x2+1=11 spaces**  
**INSUFFICIENT PARKING FOR VISITORS**

#### 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/88/2017 271-273 St Georges Road NORTHCOTE VIC 3070

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Dear Darebin Planning Find attached an objection to this planning proposal. Faithfully

[illegible]

The floor plan illustrates a three-story residential building layout. It features four distinct dwellings, each with its own set of rooms and dimensions. The central area includes a lift and stairs for vertical circulation. The plan is color-coded: yellow for living and kitchen areas, pink for bedrooms, green for bathrooms and laundry, and red for balconies. Dimensions are provided for individual rooms and the total area of each dwelling.

Dwelling	Living Area (m <sup>2</sup> )	Kitchen Area (m <sup>2</sup> )	Bedrooms (b1, b2)	Bathroom (bth)	Laundry (ldy)	Ensuite (ens)	Staircase
Dwelling 1	57.4	33.7	3.0, 4.0	4.0	4.0	4.0	Yes
Dwelling 2	55.8	33.7	3.0, 3.5	3.5	3.5	3.5	Yes
Dwelling 3	89.9	34.7	3.0, 3.7	3.7	3.7	3.7	Yes
Dwelling 4	77.5	34.7	3.0, 3.7	3.7	3.7	3.7	Yes

The floor plan illustrates the layout of six dwellings within a larger building footprint. Key features include:

- Dwelling 5:** 57.4m<sup>2</sup>, including living, kitchen, and bedroom areas.
- Dwelling 6:** 55.8m<sup>2</sup>, including living, kitchen, bedroom, bathroom, and study areas.
- Dwelling 7:** 67.9m<sup>2</sup>, including living, kitchen, bedroom, bathroom, and study areas.
- Dwelling 8:** 55.6m<sup>2</sup>, including living, kitchen, bedroom, bathroom, and study areas.

Common areas and other features include a central lift, multiple bedrooms (b1), bathrooms (bth), and studies. The plan also shows roof areas, balconies (balc), and an additional acoustic wall. Dimensions for rooms and overall building footprints are provided throughout the plan.

The floor plan shows two dwellings, Dwelling 10 and Dwelling 9, with their respective room layouts and dimensions.

**Dwelling 10 (Left):**

- Living:** Yellow area, 35.75m x 15.00m.
- Bedroom 1 (b1):** Pink area, 3.3m x 3.5m.
- Bedroom 2 (b2):** Pink area, 3.0m x 3.15m.
- Bathroom (bth):** White area, 3.0m x 3.4m.
- Robe:** White area, 3.0m x 3.4m.
- Lift:** Pink area, 4.0m x 4.15m.
- Idy:** Green area, 1.570m x 1.570m.
- Roof:** White area, 15.00m x 15.00m.
- Overall Dimensions:** 8.400m (width) x 15.00m (depth).
- Total Area:** 85.9m<sup>2</sup>.

**Dwelling 9 (Right):**

- Living:** Yellow area, 4.590m x 15.00m.
- Bedroom 1 (b1):** Pink area, 3.3m x 3.5m.
- Bedroom 2 (b2):** Pink area, 3.0m x 3.15m.
- Bathroom (bth):** White area, 3.0m x 3.4m.
- Robe:** White area, 3.0m x 3.4m.
- Lift:** Pink area, 4.0m x 4.15m.
- Idy:** Green area, 1.570m x 1.570m.
- Roof:** White area, 15.00m x 15.00m.
- Overall Dimensions:** 8.400m (width) x 15.00m (depth).
- Total Area:** 70.5m<sup>2</sup>.

**undersize balconies, shared wall for lift and living space, laundry in cupboards**