

Number **D/815/2015**
Date 12/10/2015
Location 22, 24 Knox Street RESERVOIR VIC 3073
Description A medium density housing development comprising the construction of six double storey dwellings on land in the General Residential Zone Schedule 2 as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Jacquie Payne

land size 652+457=1109 sq m (details found via <http://gis.darebin.org>)
see family home here <https://www.google.com.au/maps>

Summary **replace 2x family home with 6 units = 2x 2 bed + 4 x3 bed**
L1: 3 bed (U1), 2 bed (U4, U6), 2+1bed "study/retreat" DISGUISE (U2, 3, 5)
GND: open plan kitchen/meals/lounge (all), +'study' (U3)
Parking: double (U1), single garage (U2-U6), + visitor car space
No building over easement along (N) boundary = SPOS for U3 & visitor P
3rd bed room for U2,U3, U5 is DISGUISED as "study/retreat"

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
SEEMS OK until "study/retreat" (U2,3,5) becomes 3rd bedroom, so....
requires 2 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 8 spaces, rule is 2 space to each 3 or more bed dwelling
requires 1 spaces, rule is 1 space for visitors to every 5 dwellings
requires 11 in total, and plans show 8 spaces = **INSUFFICIENT PARKING**

WHO planning and design 235d tyler st

HOW TO OBJECT

+++++

- (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) last page, lower section, add your name or signature and todays date
- (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
email: townplanning@darebin.vic.gov.au

HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

+++++

- (1) Print and or photocopy multiples of the resident letter (below) plans and objection form. 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 (see above).

+++++

email: townplanning@darebin.vic.gov.au

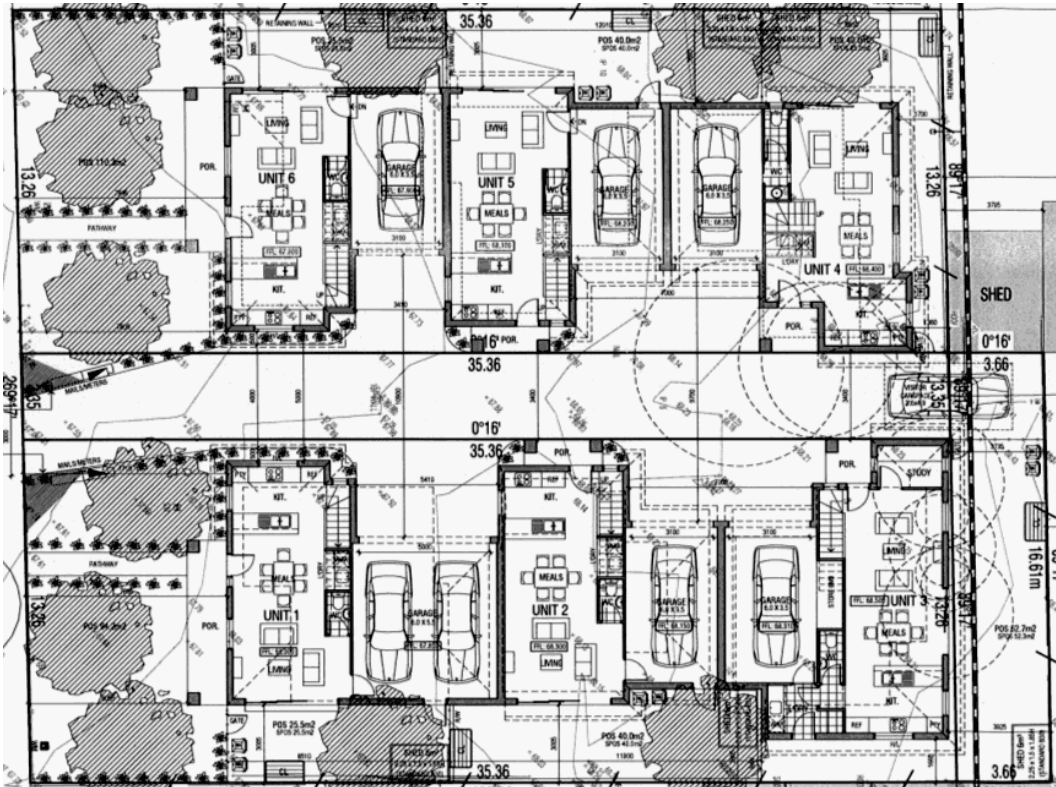
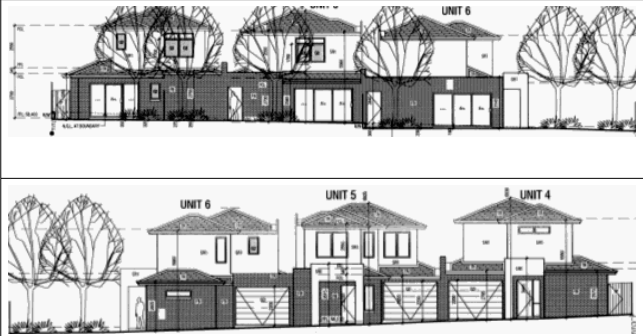
subject: **Objection to D/815/2015 22-24 Knox Street RESERVOIR VIC 3073**

+++++

Dear Darebin Planning

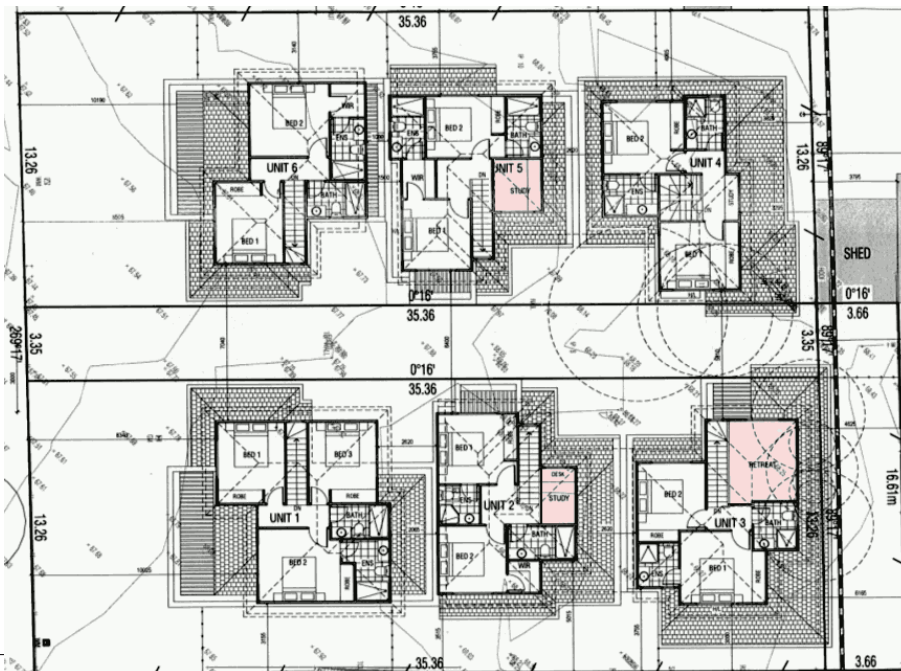
Please find attached an objection to this planning proposal.

Yours Sincerely



D/815/2015

22-24 Knox Street RESERVOIR VIC 3073





Disguised 3rd bedroom for U2, U3, U5