

Number **D/458/2015**  
Date 29/06/2015 5:49:41 PM  
Location **830 Plenty Road RESERVOIR VIC 3073**  
Description **Mixed use development** comprising **3 to 12 storey buildings** with **326 dwellings, 962sqm of office in ten tenancies**, 106 bicycle spaces and **401 car spaces**, use of land for dwellings, **reduction in the standard car parking requirement** and other matters as shown on the plans accompanying the application.  
Status Advertising Completed  
Type Mixed Use Development

land size 18,130 sq m (details found via <http://gis.darebin.org>)  
see <https://www.google.com.au/maps>

Summary **Former Summerhill Drive in, IGA, Medical Centre, Chemist and Pub carpark** replace with (22%) 73 x1 bed, (64%) 209x 2 bed, (8%) 27x 3 bed apts and (5%) 17 x 3 bed town houses = 326 dwellings, and ten office spaces (total 962 sq m), and 401 car spaces see plans for evidence of very high apartment yield  
Poor internal amenity for 1 bed apts < 50 sq m.

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf) requires 88 spaces, rule is 2 space to each 3 or more bed dwelling requires 282 spaces, rule is 1 space to each 1 or 2 bed dwelling requires 65 spaces, rule is 1 visitor space to each 5 dwellings ? for 10 office spaces (total 962 sq m) requires >435 in total, and plans show 401 spaces with no loading bays for those retail spaces and reduced parking for summerhill pub patrons

WHO architeria and partners pty ltd, 3/110 doncaster rd, doncaster

#### HOW TO OBJECT = TOO LATE TO DO SO?

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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) 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](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 (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  
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)

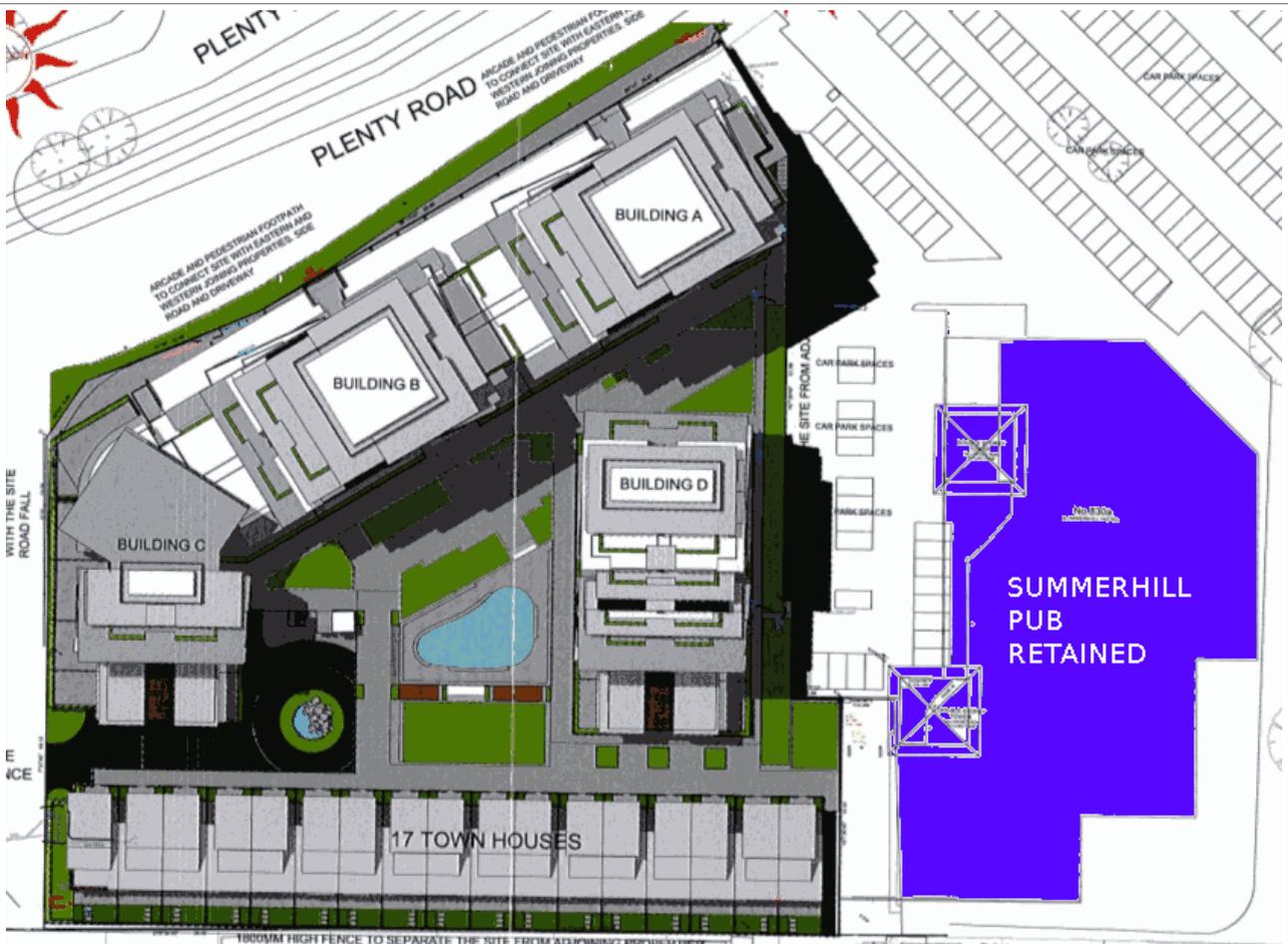
subject: Objection to Number D/458/2015 830 Plenty Road RESERVOIR VIC 3073

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Dear Darebin Planning

Please find attached an objection to this planning proposal.

Yours Sincerely



D/458/2015 830 Plenty Road RESERVOIR VIC 3073

### Development Summary

Site Area	10194	Coverage	Sqm								
Basement Area	9277	91%									
	Apt Area	Balc/Ter Area	Total Apt Area	Other Public Area	Total Area	1Bed	2Bed	1Bed + Study	2Bed + Study	3Bed	Total
Building A	5875.5	1034.2	6909.7	1137.5	8047.2	19	63	0	8	1	91
Building B	5642.3	1024.2	6628.7	1063.5	7606.4	15	60	0	8	2	85
Building C	3151.6	567	3774.6	697	4471.6	14	25	6	5	0	50
Building D	5009.4	1068	6169.4	841	7010.4	25	46	9	3	0	83
<b>Subtotal</b>	<b>19678.8</b>	<b>3693.4</b>	<b>23482.4</b>	<b>3739</b>	<b>27135.6</b>	<b>73</b>	<b>194</b>	<b>15</b>	<b>24</b>	<b>3</b>	<b>309</b>
Townhouses	3015.8	1124.3	4140.1		4140.1					17	17
Commercial			1003		1003						
Lower Ground Parking				1687	1687						
Basement 1				6868	6868						
Basement 2				3302	3302						
<b>Total</b>	<b>22694.6</b>	<b>4817.7</b>	<b>28625.5</b>	<b>15596</b>	<b>44135.7</b>	<b>73</b>	<b>194</b>	<b>15</b>	<b>24</b>	<b>20</b>	<b>326</b>
<b>%</b>						<b>22%</b>	<b>60%</b>	<b>5%</b>	<b>7%</b>	<b>6%</b>	<b>100%</b>
Provided Car park Spaces 391											
Provided Bicycle Parking 106											

	1 bed	2 bed = 2b + 1b&study	3 bed = 3b + 2b & study
<b>A</b>	19	63 = 63 + 0	9 = 8 + 1
<b>B</b>	15	60 = 60 + 0	10 = 8 + 2
<b>C</b>	14	31 = 25 + 6	5 = 5 + 0
<b>D</b>	25	55 = 46 + 9	3 = 3 + 0
<b>Town houses</b>	-	-	17 = 17 + 0
<b>total</b>	<b>73</b>	<b>209 = 194 + 15</b>	<b>44 = 41 + 3</b>

D/458/2015 830 Plenty Road RESERVOIR VIC 3073



1 bed apt approx 6.5x7.0 ~ 45 sq m

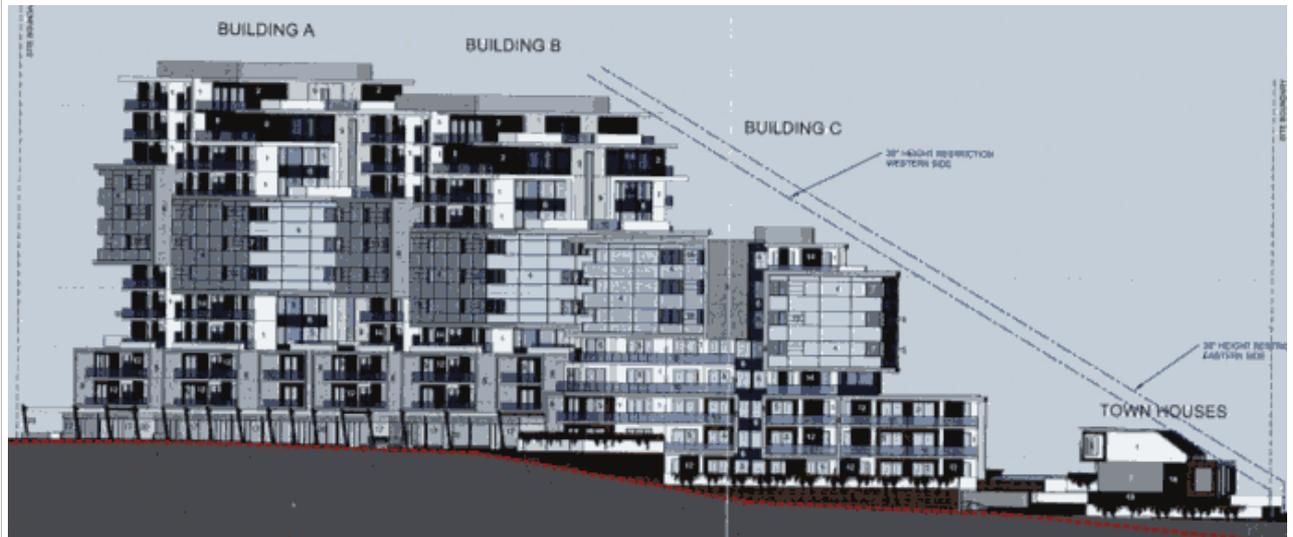
2 bed apt approx 9.2x6.6 = 60 sq m



Summerhill rd

south side

Plenty rd



Plenty rd

north side

summerhill rd