

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 IGA, Medical Centre, Chemist and Pub carpark** are replaced by **(22%) 73 x1 bed, (64%) 209x 2 bed, (8%) 27x 3 bed apts and (5%) 17 x 3 bed town houses = 326 dwellings**, plus ten (small) office spaces (total 962 sq m), and 401 car spaces
See the plans for evidence of a **very high apartment yield**
Poor internal amenity for 1 bed apts (< 50 sq m.) & 2 bed apts are not much better

Parking 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 = **INSUFFICIENT PARKING**
NO LOADING BAYS FOR RETAIL
AND REDUCED PARKING FOR SUMMERHILL PUB PATRONS

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

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 to be in writing"
- (2) last page, lower section, add your name or signature and today's 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
Post to: PO BOX 91 Preston 3072. Fax 8470 8877 ATTENTION: TOWN PLANNING

+++++

email: townplanning@darebin.vic.gov.au

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

+++++

Dear Darebin Planning

Please find attached an objection to this planning proposal.

Yours Sincerely



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
Subtotal	19678.8	3693.4	23482.4	3739	27135.6	73	194	15	24	3	309
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						
Total	22694.6	4817.7	28625.5	15596	44135.7	73	194	15	24	20	326
%						22%	60%	5%	7%	6%	100%
Provided Car park Spaces 331											
Provided Bicycle Parking 106											

D/458/2015 830 Plenty Road RESERVOIR VIC 3073

Table 1 Summary of the apartment yield.

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



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

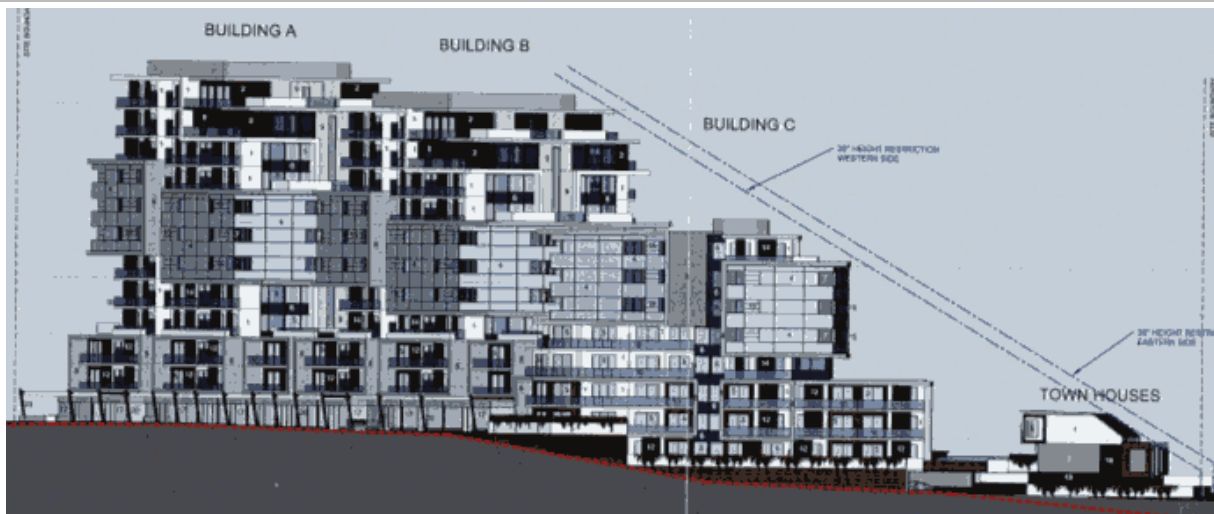
2 bed apt approx 9.2x6.6 = 60 sq m



Summerhill rd

north side (view from Coles)

Plenty rd



Plenty rd

south side (view from Albert St)

summerhill rd



Albert St

East side (From Summer hill rd)

----> N