

Number **D/109/2016**
Date 19/02/2016
Location 8 Evans Crescent RESERVOIR VIC 3073
Description A medium density housing development comprised of the construction of **three (3) double-storey dwellings** in a **Special Building Overlay**, as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Deniz Yener-Korematsu



land size 735 sq m (details found via <http://gis.darebin.org>)
see family home here <https://www.google.com.au/maps>

Summary replace family home with 3 dwellings = 1x 2 bed+study + 2x 3 bed
relies upon small open plan kitchen meals lounge (KML)
L1: 3 bed (U1, U2), 2 bed + study (U3)
GND: KML + stdy (U1), KML (U2-U3)
parking: double garage (U1, U2), single garage (U3)
Special Building Overlay, LAND AFFECTED BY FLOOD PLAIN DRAINAGE SYSTEM
see http://planningschemes.dpcd.vic.gov.au/schemes/vpps/44_05.pdf
No buildings over easements (NOT SHOWN) usually along boundaries?
NO BINS SHOWN.
U3 BINS LIKELY IN GARAGE (WITH NO PATHWAY TO YARD)
U1, U3 STUDY CAN BE CONVERTED TO AN EXTRA BEDROOM

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 6 spaces, rule is 2 space to each 3 or more bed dwelling
requires 0 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 6 in total, and plans show 5 spaces

WHO hartland goup Pty Ltd for sam shui

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) 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

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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
subject: Objection to D/109/2016 8 Evans Crescent RESERVOIR VIC 3073

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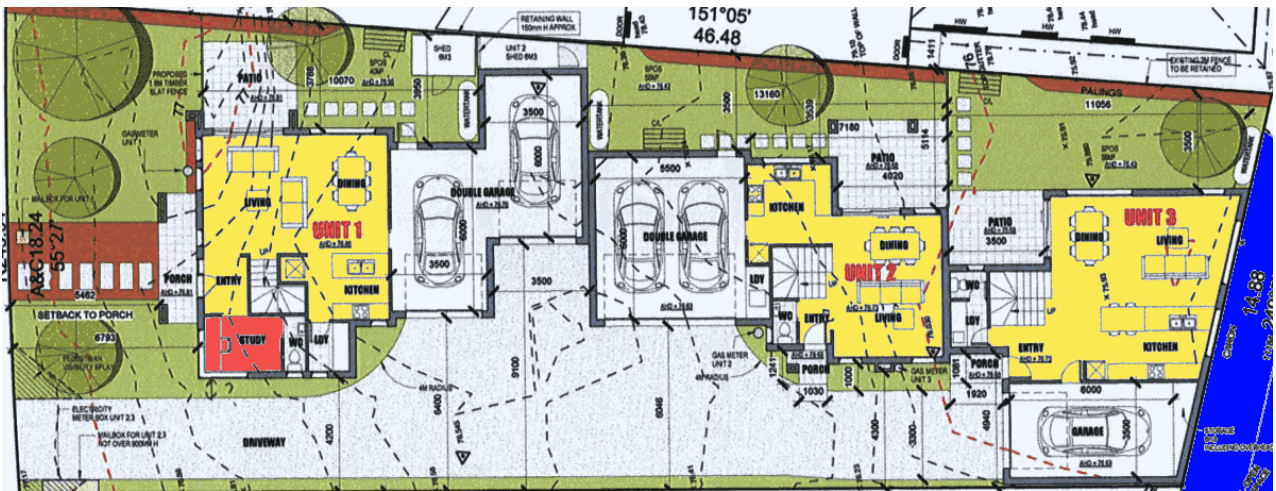
Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely



8 Evans Cr

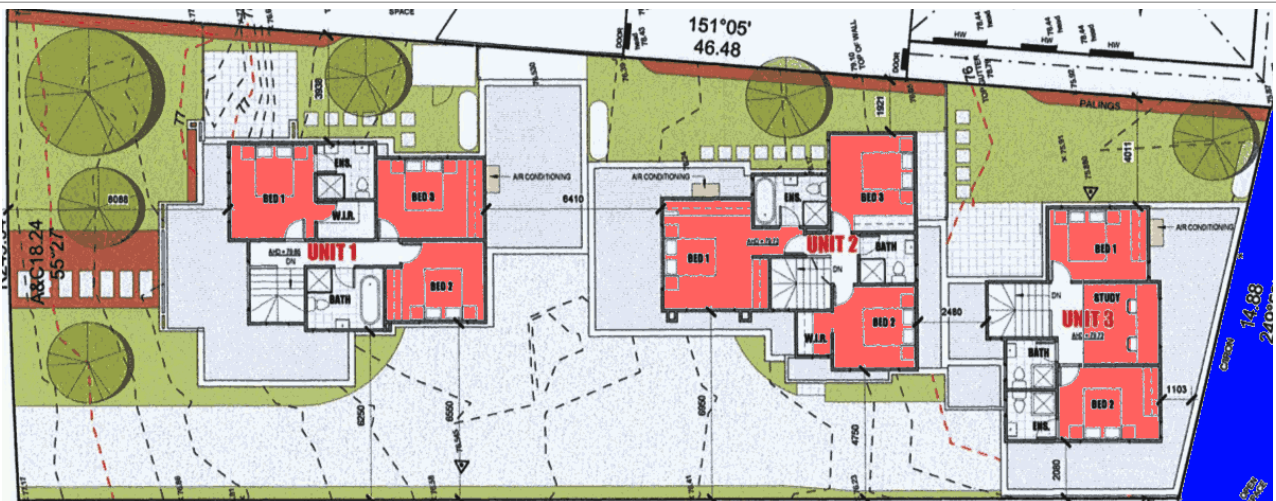
N ←--+

SBO



GND D/109/2016 8 Evans Crescent RESERVOIR VIC 3073

SBO



L1 D/109/2016 8 Evans Crescent RESERVOIR VIC 3073

SBO

