|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **IMPORTANT NOTE:**  **Your objection will be made available for public viewing and copies may be made to interested parties for the sole purpose of enabling consideration and review as part of the planning process under the *Planning and Environment Act 1987.*** | | | | | | | | | | | | |
| **Please print clearly.** | | | | | | | |  |  |  |  |
| **WHO IS OBJECTING?** | | | | | | | |  |  |  |  |
| **I/We**  (Name in block letters) | | |  | | | | | | | | | |
| **Owner/s or Occupier/s**  (Address) | | |  | | | | | | | | | |
|  | | | | | | | | | | | | |
| **Our Postal Address:** | |  | | | |  | **Postcode:** | | | | | |
| **Telephone No:** | #### #### | | | **EEmail:** | | | | | | | | |
|  | | | | | | | |  |  |  |  |
| **WHAT APPLICATION DO YOU OBJECT TO?** | | | | | | | |  |  |  |  |
| **What is the permit application number?** | | | | | **D/676/2015** | | | | | | | |
| **What is proposed?** | | | | | Proposed medium density development four (4) double storey dwellings, as shown on the plans accompanying the application. | | | | | | | |
|  | | | | | | | | | | | | |
| **What is the address of proposed development?** | | | | | 4 White Street RESERVOIR VIC 3073 | | | | | | | |
|  | | | | | | | | | | | | |
| **Who has applied for the permit?** | | | | | ms designer living 14/19 enterprise dr bundoora | | | | | | | |
|  | | | | | | | | | | | | |
| **WHAT ARE THE REASONS FOR YOUR OBJECTION?** | | | | | | | |  |  |  |  |
| 1. There is an oversupply of 1 and 2 bedroom apartments in Darebin, and an undersupply of 3 or more bedroom separate dwellings for families. This development adds to the imbalance by **removing a family home and adding 2 X two bedroom flats.** | | | | | | | | | | | | |
| 1. **Unit 2 of this proposal has a 3rd bedroom disguised as a "study".** This will become a bedroom making it a three bedroom dwelling without the appropriate parking allowance. | | | | | | | | | | | | |
| 1. The proposed new driveway will **increase the number of crossovers** in the street and **endanger the current street tree.** | | | | | | | | | | | | |
| 1. The proposed development will **remove a number of significant shade trees** and does not show adequate planting of replacement vegetation. | | | | | | | | | | | | |
| 1. The **reduced number of parking spaces and the tandem parking** will encourage on-street parking, increasing congestion in the street and posing added risk to the safety of pedestrians. | | | | | | | | | | | | |
| 1. **Car park reduction is contrary to the standards and objectives of Clause 52.06** (Car parking) of the Darebin Planning Scheme. | | | | | | | | | | | | |
| 1. The **garage of unit 2 is adjacent to and opens directly into unit 3 showing** that in fact unit 2 has no garage when in reality it should have two car parking spaces. | | | | | | | | | | | | |
| 1. Taking into account the predominant single story, free standing houses in the immediate vicinity, the proposed application is an **overdevelopment for this site.** | | | | | | | | | | | | |
| 1. The proposal is of sufficient concern to **warrant review against the Darebin Planning Scheme by Darebin Planning Committee.** | | | | | | | | | | | | |
| 1. **The visual bulk from the built scale of the proposed development** will be very imposing as it will be visible from surrounding properties and the street. | | | | | | | | | | | | |
| 1. The proposed development **does not add net value to the community.** | | | | | | | | | | | | |
| 1. The number of objections indicates the scale of the **negative social effect on the community**. | | | | | | | | | | | | |
| 1. The proposed development does not meet standards set in the **Darebin Planning Scheme amendments appropriate for this street.** | | | | | | | | | | | | |
| 1. The proposed development will not guarantee **social or affordable accommodation**. | | | | | | | | | | | | |
| **If there is not enough room, attach a separate page** | | | | | | | |  |  |  |  |

#### **HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?**

|  |
| --- |
| 1. This development will negatively affect the livability of the street and community. Such a large development will destroy the amenity currently enjoyed by surrounding residents and visitors to the area. |

#### **IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS**

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority’s office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice – Application for Planning Permit.
4. An objection must –
   1. State the reasons for your objection; and
   2. State how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection has not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the VCAT (Victorian Civil & Administrative Tribunal)) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

|  |  |  |  |
| --- | --- | --- | --- |
| **Signature**: |  | **Date**: |  |