Number **D/628/2016**
Date 2/08/2016 7:37:55 AM
Location 46 Elsey Road RESERVOIR VIC 3073
Description Proposed construction of three (3) dwellings as shown on the plans accompanying the application.
Officer Alexia Paterson
Type Medium Density Housing

land size 853 sq m (details found via http://gis.darebin.org)
see https://www.google.com.au/maps

WHO arch edge dsign & infanto constructions

Summary replace family home with 1x 2 bed + 2x 3 bed unts
relies upon open plan kitchen/meals/lounge (KML)
L1: 2 bed (U1, U2), whilst U3 is single storey
GND: 1 bed (U1, U2), 2 bed (U3)
P: tandem drive way+garage (U1), double (U2), carport (U3)
POOR INTERNAL AMENITY & SPOS
NON VENTILLATED BATHROOMS
OVER-DEVELOPMENT, SHAPE DOES NOT ALLOW 3rd UNIT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 20 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 4 spaces, rule is visitor 1 space to each 5 dwellings
requires 24 spaces in total, and plans show 24 spaces

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) Remove any objections from the proforma that do not specifically apply
(3) Add you own unique objections. Keep them general and brief.
(4) last page, lower section, add your name or signature and todays date
(5) 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 (above), plans and objection form.
also 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/628/2016 46 Elsey Road RESERVOIR VIC 3073
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

GND D/628/2016 46 Elsey Road RESERVOIR VIC 3073

L1