

Number **D/70/2016**
Date 3/02/2016
Location 1021 High Street RESERVOIR VIC 3073
Description - **Variation of part (c) of Covenant** 1237323 which states: - No shops laundries factories or works shall be erected on the said Lot and **not more than one dwelling house** shall be erected on any one Lot and the cost of constructing each house shall not be less than Four Hundred Pounds (inclusive of all architect's fees and the cost of erecting any outbuildings and fences) and is proposed to state: - No shops laundries factories or works shall be erected on the said Lot and not more than 5 dwellings shall be erected on any one Lot - Medium density housing development comprising the **construction of five (5) double storey dwellings, a reduction in the car parking requirement** (visitor space) and alteration to a Road Zone - Category 1
Date 3/02/2016
Type Medium Density Housing

land size 962 sq m (details found via <http://gis.darebin.org>)

see <https://www.google.com.au/maps>

WHO arkham & my future developments pty ltd

Summary family home clear felled, replace with 2x 2 bed + 3x 3 bed units
relies upon open plan kitchen/meals/lounge (KML)
L1: 2 bed (U5), 1 bed + KML (U4, U3), 2 bed+KML (U2), K+M+L (U1)
GND: KML (U5), 1 bed (U4, U3, U2), 3 bed (U1)
P: double+ garage (U6, U2, U1), single garage (U4, U3)
POOR INTERNAL AMENITY (U5, U4, U3)
NON VENTILLATED BATHROOMS (U4, U3 & U2 both) & LAUNDRY (U5)
NO WASTE MANAGEMENT PLANNING
INSUFFICIENT VISITOR PARKING

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 2 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 1 spaces, rule is visitor 1 space to each 5 dwellings
requires 9 spaces in total, and plans show 8 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) 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

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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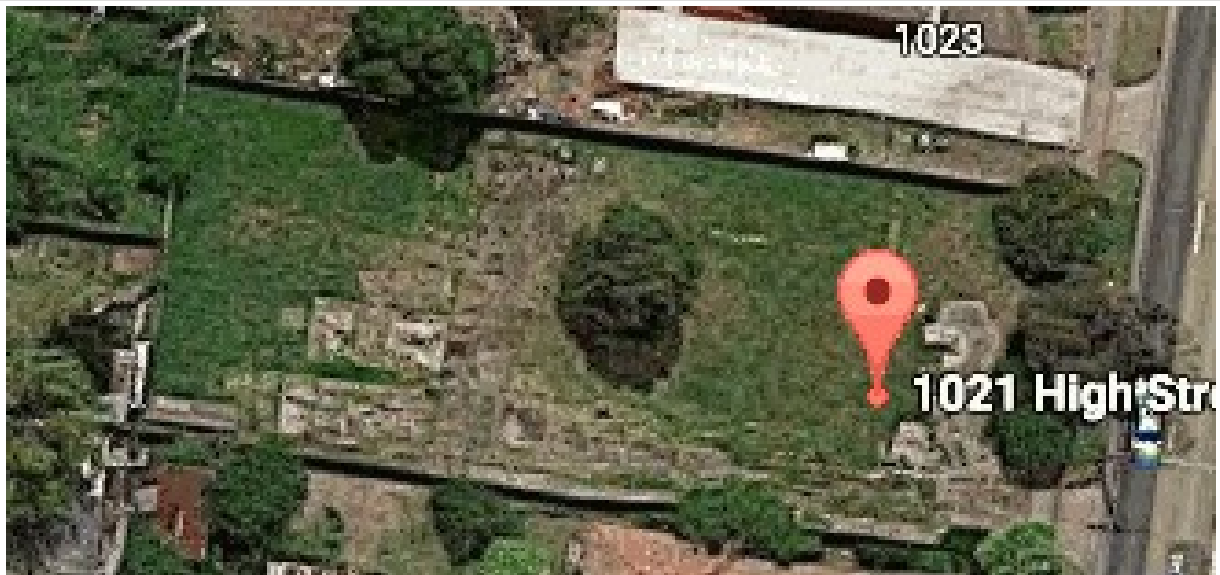
email: townplanning@darebin.vic.gov.au

subject: Objection to D/70/2016 1021 High Street RESERVOIR VIC 3073

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Dear Darebin Planning

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



D/70/2016 1021 High Street RESERVOIR VIC 3073

