Number **D/706/2016**
Location 75 Howard Street RESERVOIR VIC 3073
Date 24/08/2016
Description A medium density residential development comprising the construction of four (4) double storey dwellings as shown on the plans accompanying the application
Officer Caroline Dixon
Type Medium Density Housing

WHO ikonimides reid
land size 685 sq m see http://gis.darebin.org/
see https://www.google.com.au/maps

Summary replace family home with 4 units = 2x 2 bed + 2 x 2bed +3rd in disguise
open plan kitchen meals lounge (KML) similar in size to a single garage
L1: KML + 1 bed (U1), 2 bed + 3rd disguised as study (U2, U3), 2 bed (U4)
GND: 1 bed (U1), KML (U2, U3), KML + 1 bed (U4)
P: 4x single garages
INADEQUATE PARKING (U2, U3 with disguised 3rd bedrooms)
POOR INTERNAL AMENITY & SPOS
NON VENTILLATED BATHROOMS (A2, A3, A4) & L'DRY (ALL)
U4 has 2 walls on the title boundary
LOSS OF MATURE TREES
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 4 spaces, rule is 2 spaces to each 3 or more bed dwelling
requires 2 spaces, rule is 1 spaces to each 2 bed dwelling
requires 6 spaces in total, and plans show 4 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/706/2016 75 Howard Street RESERVOIR VIC 3073
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

D/706/2016 75 Howard Street RESERVOIR VIC 3073

GND Tiny KML (all), non-ventillated bath rooms (U2, U3, U4) & L'DRY (all), U4 on title boundary

L1 U1 non-ventillated bathroom U2, U3 with 3rd bed disguised as study