

Number D/297/2016
Location 4 McComas Street RESERVOIR VIC 3073
Date 15/04/2016
Description Medium density development comprising the construction of 5 double storey units and a waiver of the visitor parking space on land affected by a Design and Development Overlay, as shown on the plans accompanying the application.
Officer Johannes Wuebbels
Type Medium Density Housing

WHO ikonimides reid
land size 792 sq m see <http://gis.darebin.org/>
see <https://www.google.com.au/maps>

Summary replace family home with 5 units = 4x 2 bed & 1x 3 bed
relies upon open plan kitchen/meals/lounge
L1: 3 bed (U1), 2 bed (U2), 2 bed + KML (U3), 2 bed (U4, U5),
GND: KML (U1, U2), 1 bed (U3)
P: tandem driveway & garage (U1), single garage (U2-U5)
NEW CROSS-OVER CONFLICTS WITH STREET TREE ON MCCOMAS ST
NON VENTILLATED BATHROOMS & L'DRY SPACE FOR U3
NO SPACE FOR U3 RUBBISH BINS
LIVING SPACE SAME SIZE AS SINGLE GARAGE = POOR INTERNAL AMENITY
FICTICIUOS CANOPY TREES (DECEIT) ON FRONT LAWN & NE CORNER
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 1 spaces to each 1 or 2 bed dwelling
rule is 1 visitor space to each 5 dwellings
requires 5+1=6 spaces, and plans show 5 spaces
INSUFFICIENT VISITOR PARKING

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/297/2016 4 McComas Street RESERVOIR VIC 3073

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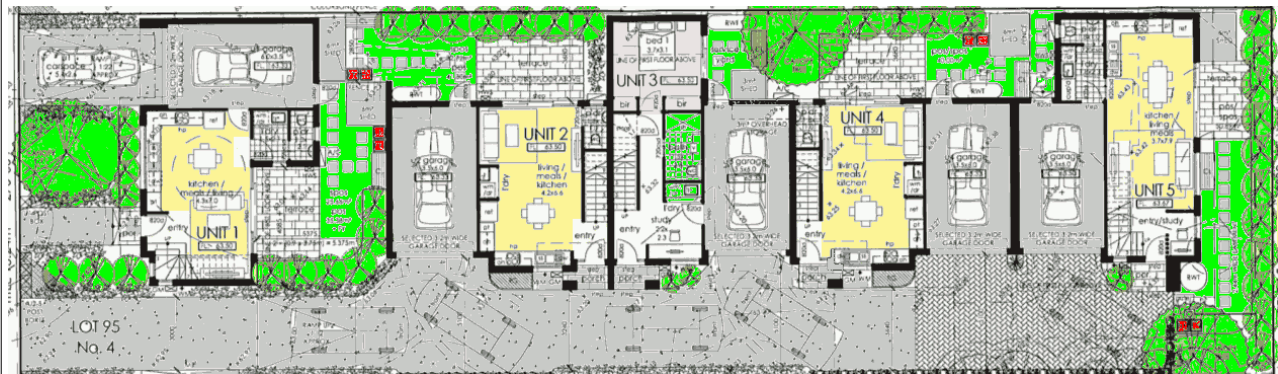
Dear Darebin Planning

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

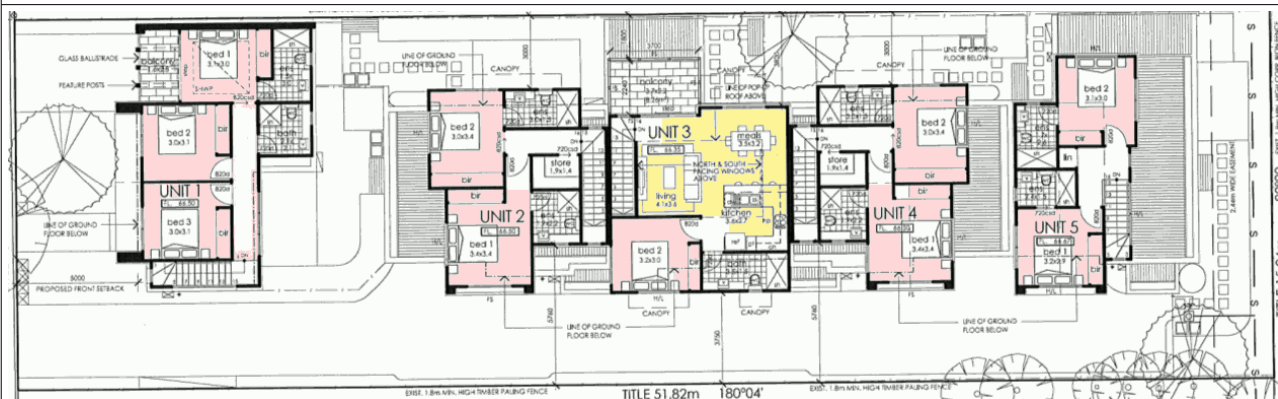


Objection to D/297/2016 4 McComas Street RESERVOIR VIC 3073

---> N



GND



L1

