Number **D/665/2016**
Location 131 Broadway RESERVOIR VIC 3073
Date 11/08/2016
Description Medium density development comprising the construction of five (5) dwellings, a reduction in the standard car parking requirement (one visitor space) and alterations to access for land adjoining a road in a zone as shown on the plans accompanying the application.
Officer Chris Lelliott
Date 11/08/2016
Type Medium Density Housing

WHO archsign abbotsford
land size 628 sq m see http://gis.darebin.org/
see https://www.google.com.au/maps

Summary replace family home with 5 units = 4x2 bed = 1x3bed
relies upon opn plan kitchen/meals/lounge (KML)
L2: 2 bed (U1-U4)
L1: KML (U1, U2, U3, U4), 2 bed (U5)
GND: 1 bed (U2), KML (U5)
P: tandem garage and driveway (U2), single garage (U1, U3-U4), carport (U5)
POOR INTERNAL AMENITY & SPOS for all
NON VENTILLATED BATHROOMS & L'DRY SPACE
NEW CROSS-OVER to blind exit of busy roundabout
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 2 spaces to each 3 or more bed dwelling
rule is 1 spaces to each 1 or 2 bed dwelling
rule is 1 visitor space to each 5 dwellings
requires 1+4+1=6 space, and plans show 6
INADEQUATE 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/665/2016 131 Broadway RESERVOIR VIC 3073
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Dear Darebin Planning
Please find attached an objection to this planning proposal. Yours Sincerely

GND D/665/2016 131 Broadway RESERVOIR VIC 3073

L1

L2