

Number **D/706/2016**
Date 23/08/2016
Location 75 Howard Street RESERVOIR VIC 3073
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 Mixed Use Development

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 + 2x 3 bed
relies upon open plan kitchen/meals/lounge
L1: 2 bed (U3, U2, U1)
GND: KML + 2 bed (U4), KML (U3, U2, U1)
P:single garage (all)
Units 2& 3 ghve 3rd bedroom disguised as study without providing extra parking
POOR INTERNAL AMENITY & SPOS
NON VENTILLATED BATHROOMS & L'DRY SPACE
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 2 spaces to each 2 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 4+2+0=6 spaces, and plans show 4 spaces
INSUFFICIENT 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

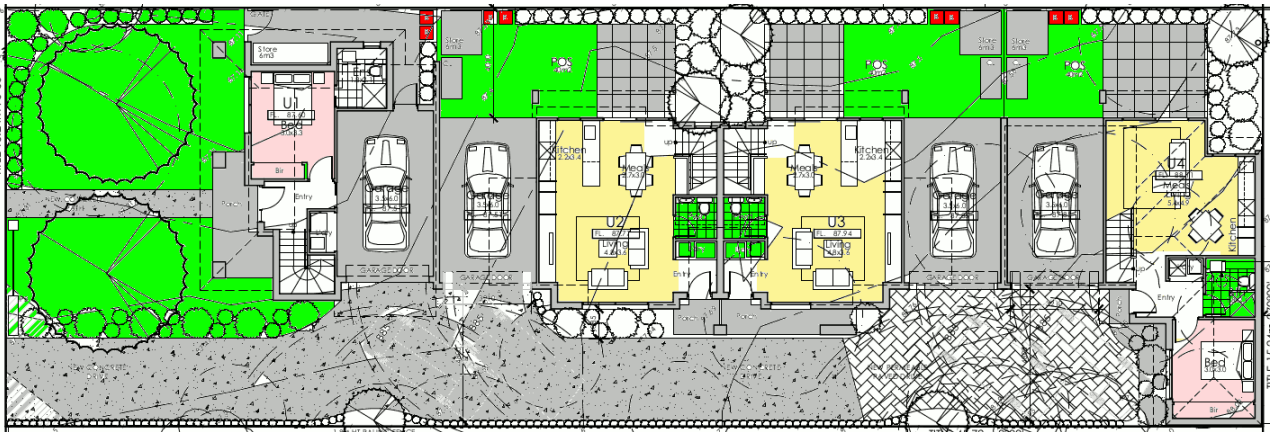
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/706/2016 23/08/2016 75 Howard Street RESERVOIR

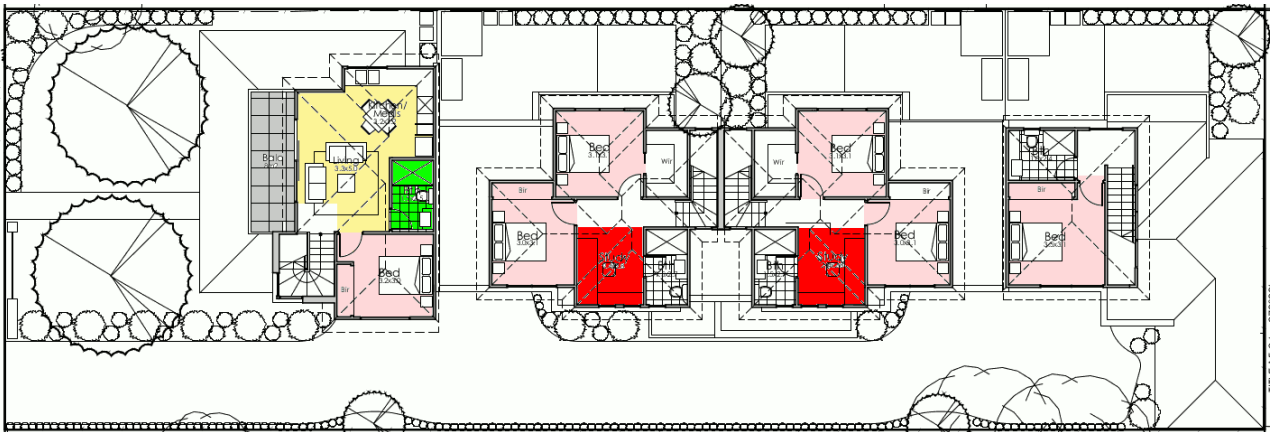
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Dear Darebin Planning

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



GND D/706/2016 23/08/2016 75 Howard Street RESERVOIR



L1

