

Number **D/794/2016**
Location 52 Summerhill Road RESERVOIR VIC 3073
Date 28/09/2016
Description Proposed medium density housing development comprising the construction of four (4) double storey and (2) two single storey dwellings and a waiver of the visitor parking requirements as shown on the plans accompanying the application.
Officer Johannes Wuebbels
Type Medium Density Housing

WHO pn builders Pty Ltd
land size 1117 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 5 units = 4x 2 bed + 2x 3 bed
relies upon open plan kitchen/meals/lounge
L1: 3 bed (U1, U6), 2 bed (U2, U4)
GND: KML (U1, U2, U5, U6), KML+2 bed (U3, U4)
POOR INTERNAL AMENITY (U2-U5)
NON VENTILLATED BATHROOMS (U2, U5)
NO SPACE FOR RUBBISH BINS SO PLACE IN FRONT YARD (U1, U6)
3rd BED (U1 & U6) DISGUISED AS 'FAMILY ROOM'
NEW CROSS-OVER TO SUMMERHILL RD CONFLICTS WITH STREET TREE
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rules; 2 spaces to each 3 or more bed dwelling 1 spaces to each 1 or 2 bed dwelling
and 1 visitor space to each 5 dwellings
requires 4+4+1=9 spaces, and plans show 6 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 today's 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

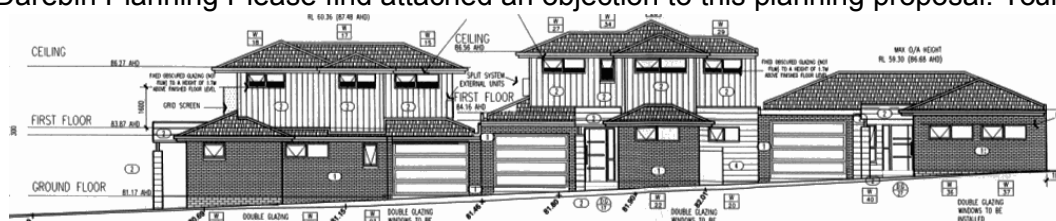
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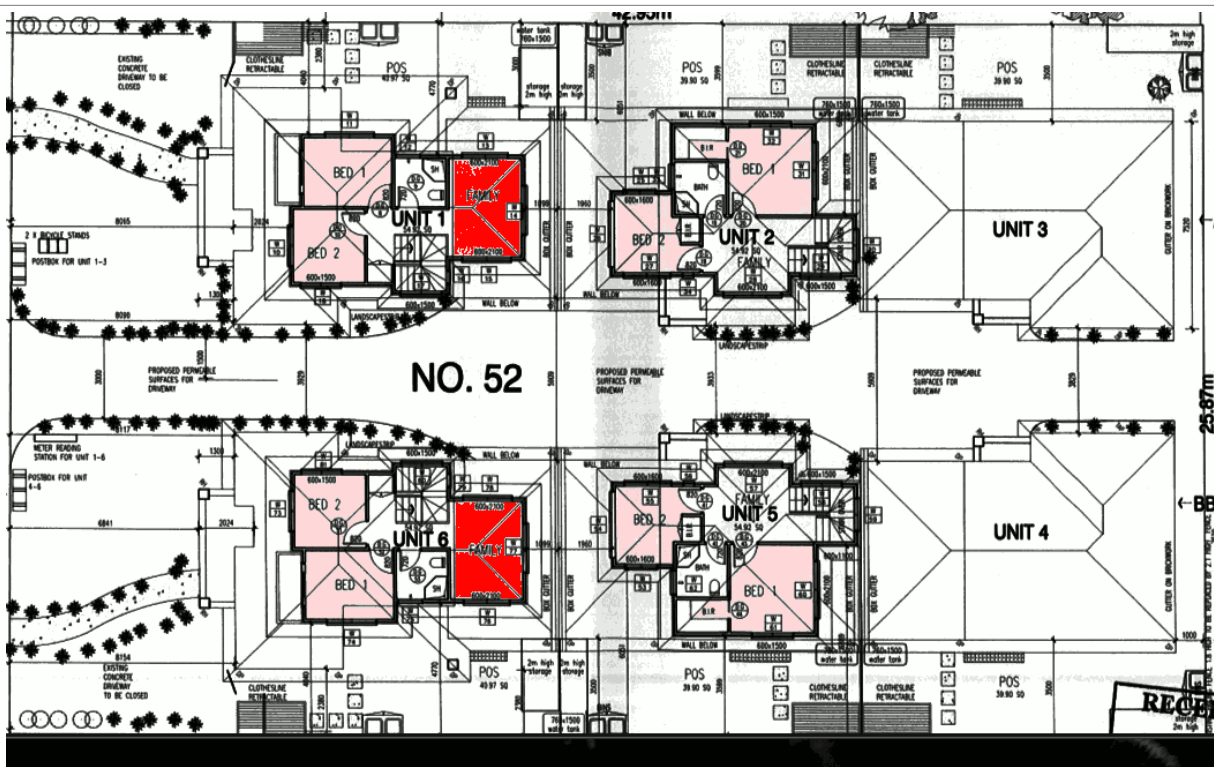
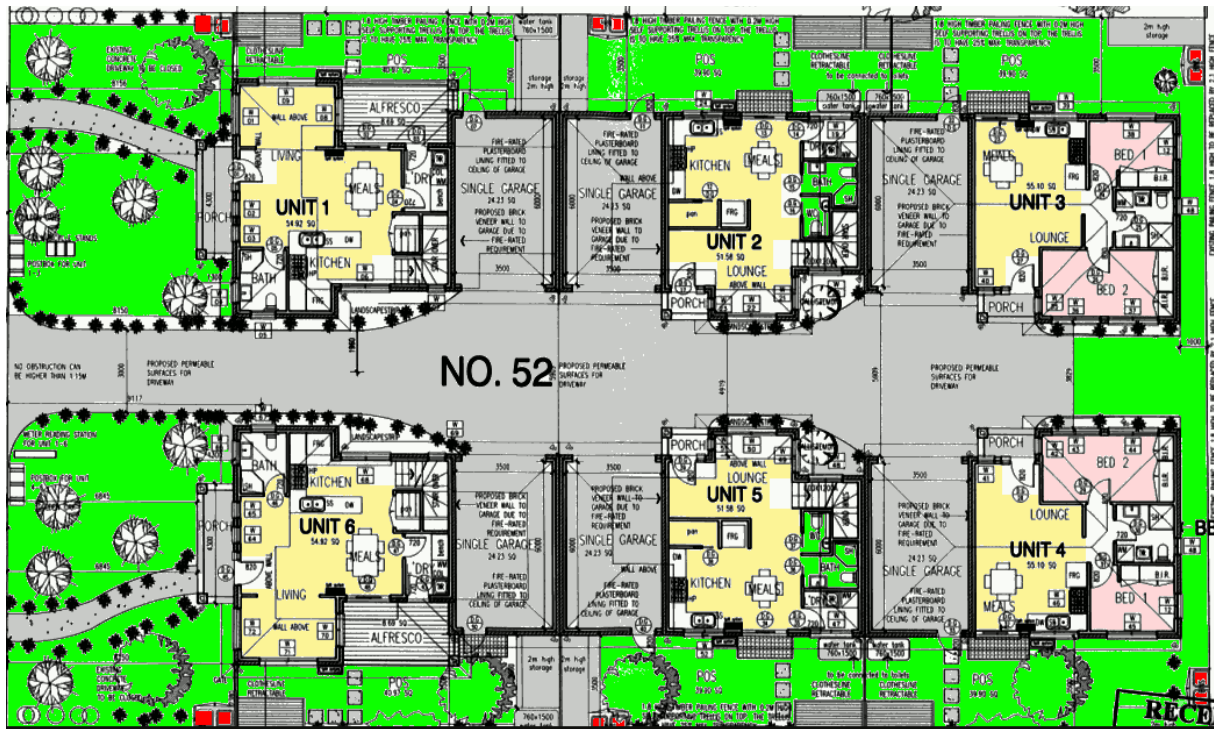
email: townplanning@darebin.vic.gov.au

subject: Objection to D/794/2016 52 Summerhill Road RESERVOIR VIC 3073

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





U1 & U6 3rd bedrooms disguised as family room