

Number **D/1038/2016**  
Location 3 Loddon Avenue RESERVOIR VIC 3073  
Date 19/12/2016 8:56:22 PM  
Description A medium density housing development comprised of the construction of four (4) double storey dwellings, as shown on the plans accompanying the application.  
Officer Deniz Yener-Korematsu  
Type Medium Density Housing

WHO ikonimides reid  
land size 785 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 4 units = 0x 2 bed + 4x 3 bed  
L1: 3 bed (U1, U2, U3), 1 bed (U4)  
GND: living space (U1, U2, U3), same + 1 bed (U4)  
P: single garage (all)  
CONFUSED PLANS, U4 garage and bins pass thru SPOS for U3 ?  
X4 DISGUISED 3<sup>rd</sup> bed rooms, without providing parking  
POOR INTERNAL AMENITY for U4.  
Insufficient SPOS U1 (28 sq m), Insufficient external storage  
U4 car cant turn around  
drive way too close to habitable rooms for U2, U3, U4  
Questionable storage space for all & SITE OVERDEVELOPMENT

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
rules; 2 space to each 3+ bed dwelling, 1 space to each 1 or 2 bed dwelling  
requires 4x2=8 spaces, and plans show 4 spaces  
INSUFFICIENT PARKING

#### HOW TO OBJECT

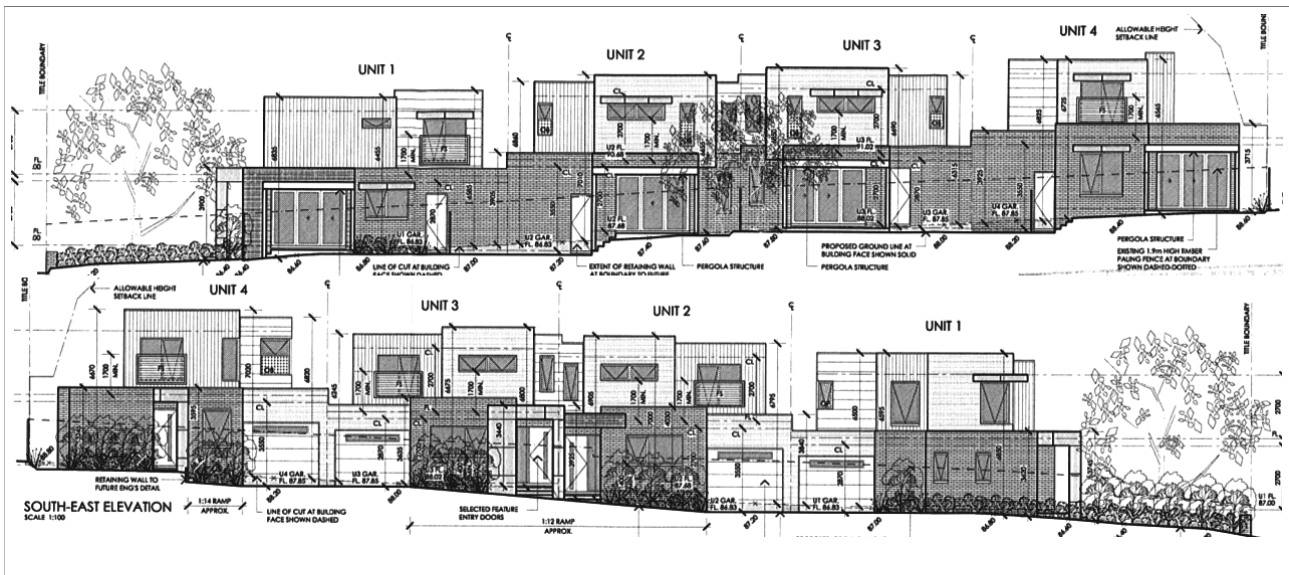
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- (1) objection form first page, top half, add your name and contact details with  
"phone number=WITH HELD, communication from the developer is to be in writing "
- (2) Remove any objections from the proforma that do not specifically apply
- (3) Add 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](mailto:townplanning@darebin.vic.gov.au)

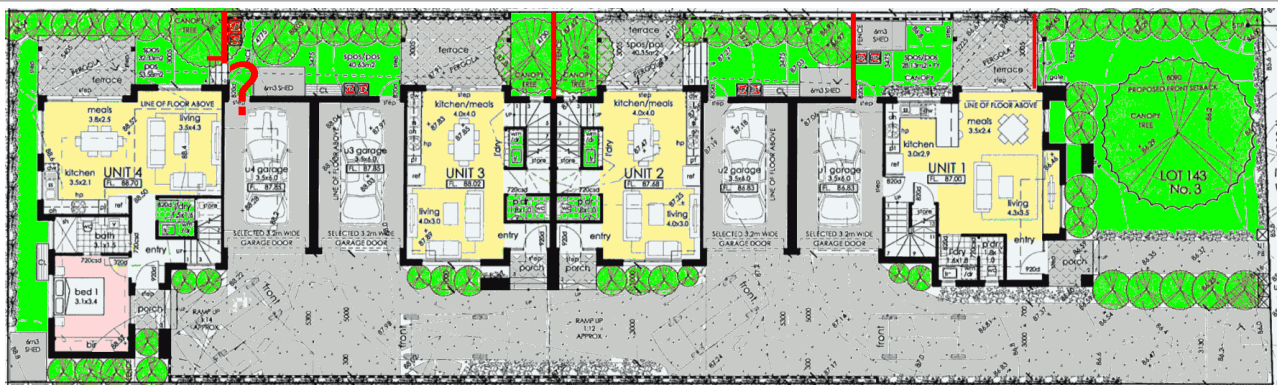
#### HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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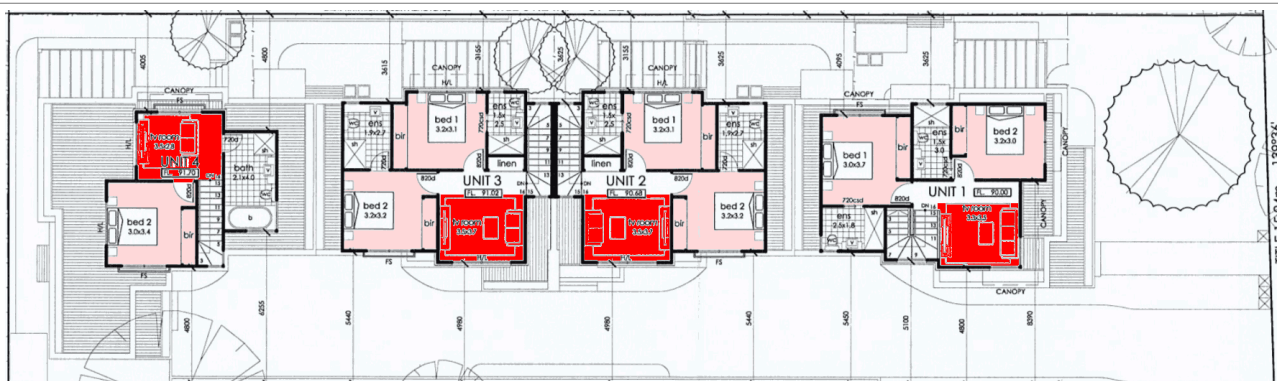
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.  
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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  
+++++  
email: [townplanning@darebin.vic.gov.au](mailto:townplanning@darebin.vic.gov.au)  
subject: Objection to D/1038/2016 3 Loddon Avenue RESERVOIR VIC 3073  
+++++  
Dear Darebin Planning Find attached an objection to this planning proposal. Sincerely



D/1038/2016 3 Loddon Avenue RESERVOIR



U4 Garage access and bin in yard for U3?



4x DISGUISED 3<sup>rd</sup> bedrooms with out providing additional car parking