

Number D/603/2016

Location 61 Johnson Street RESERVOIR VIC 3073

Date 13/07/2016

Description Construction of a four storey plus basement mixed use development comprising shops and dwellings, use of land for shops, variation of loading bay requirement, and reduction of car parking requirements as shown on the plans accompanying the application.

Officer Gavin Crawford

Type Mixed Use Development

Date 13/07/2016



WHO draft mode designs for tandem p/l

land size 3055 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary keon park railways station reserve gets 11 shops and 3x 1bed & 71x 2 bed apts

L3: 1x 1 bed + 20 x 2 bed apts

L2: 1x 1 bed + 25 x 2 bed apts

L1: 1x 1 bed + 26 x 2 bed apts

GND: 11 shops + 41 spaces (11 visitors, 22 retail, 10 residents)

basement 64 parking spaces for residents

POOR INTERNAL AMENITY for ALL (similar to single garage).

138 of 145 bedrooms are too small, difficult loading bay access,

Access road over the sewer easement. Adjacent to Epping rail line

Multiple examples non-enforcement of local and state planning minimum standards

SITE OVER DEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf

rules; 1 space to each 1 or 2 bed dwelling, 1 visitor to each 5 dwellings

3-4 space per 100 sq m leasable floor areas (673 sq m)

requires 74+14+(18-24)=106-112 spaces, and plans show 105 spaces

INSUFFICIENT PARKING , and NO LOADING BAY for x11 shops

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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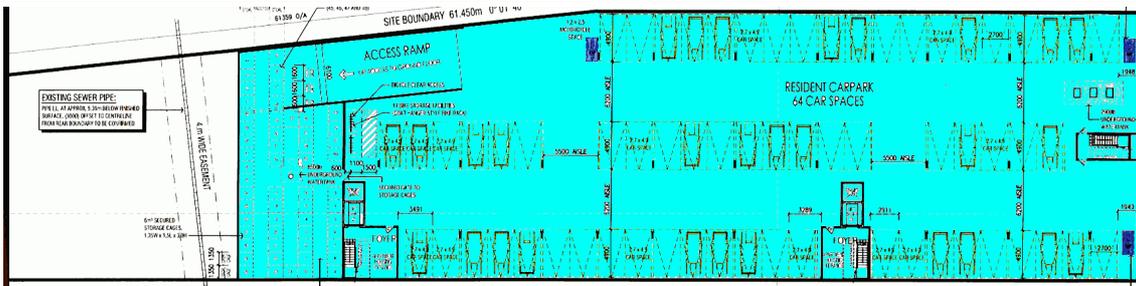
email: townplanning@darebin.vic.gov.au

subject: Objection to D/603/2016 61 Johnson Street RESERVOIR VIC 3073

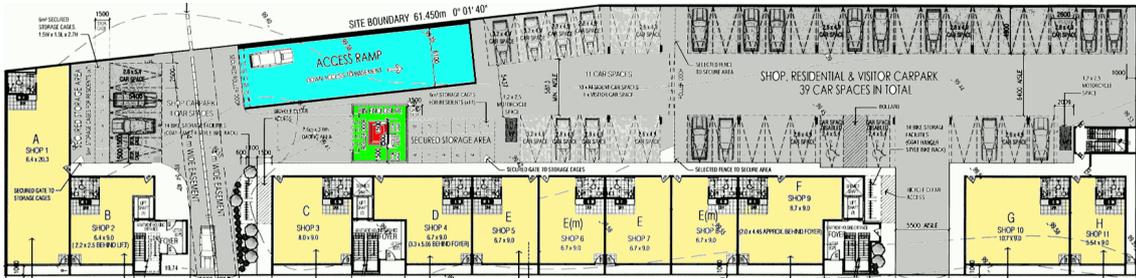
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Dear Darebin Planning Please find attached an objection to this planning proposal. Yours Sincerely

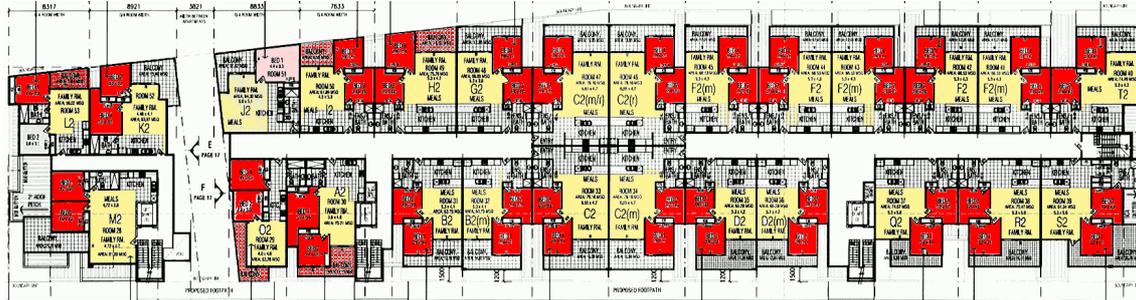
B1



G



L1



L2



L3



D/603/2016
61 Johnson Street RESERVOIR



