

Number **D/510/2016**
Location 13 Dorrington Avenue RESERVOIR VIC 3073
Date 22/06/2016 12:00:00 AM
Description Construction of a medium density development consisting of (6) six double storey dwellings and reduction of car parking requirements, as shown on the plans accompanying the application.
Type Medium Density Housing
Officer Ann Taylor

WHO building design group & Ian le
land size 585 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 6x 2 bed apts
L2: 2 bed (A1-A5)
L1: open plan kitchen meals and lounge (A1-A6)
GND: 2x bed (A6)
B: 6x single garages
street set back ignored, a new cross-over conflicts with street tree.
poor internal amenity, non ventilated bathroom & 1 dry space.
Insufficient storage space, insufficient space for rubbish and recycling bins
insufficient secluded private open space, undersize balconies
Multiple examples of non-enforcement of local and state planning regulations
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rules; 1 space to each 1 or 2 bed dwelling & 1 visitor space to each 5 dwellings
requires 6+1=7 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 your 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

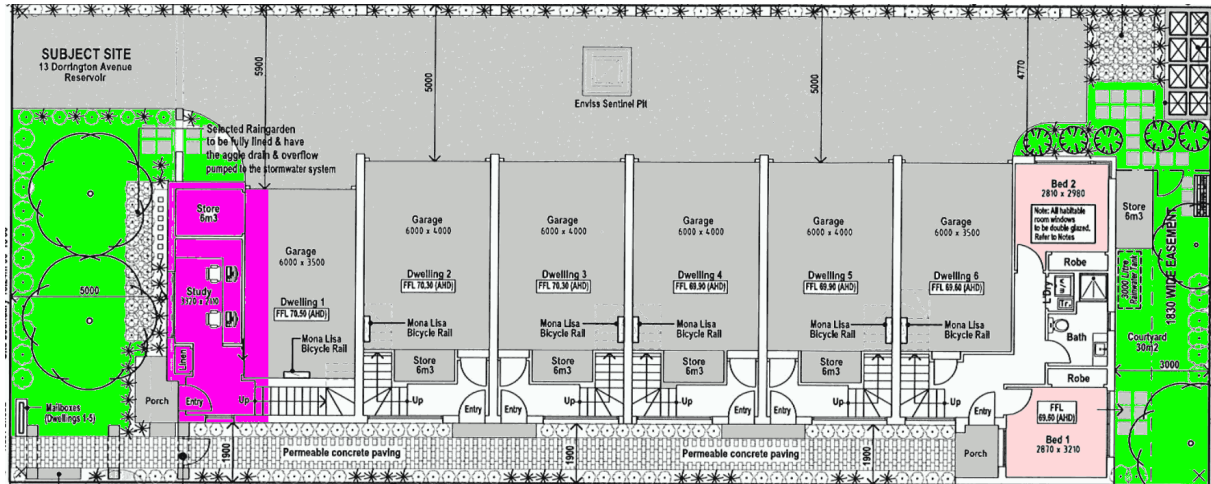
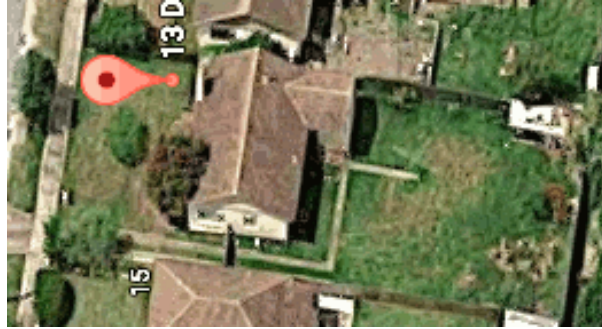
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/510/2016 13 Dorrington Avenue RESERVOIR

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

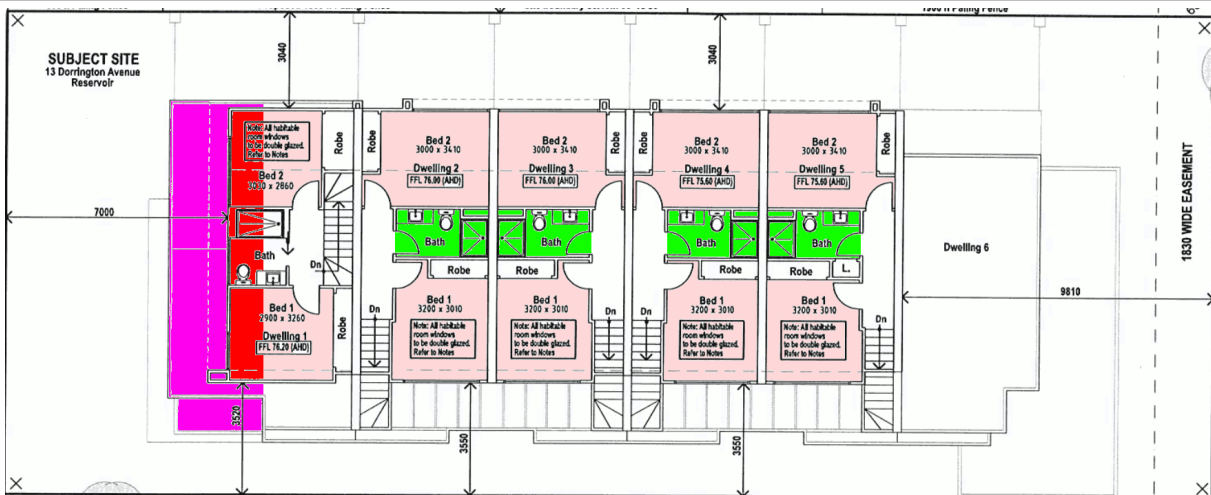
D/510/2016 13 Dorrington Avenue RESERVOIR



GND highlighting reduced **street setback**



L1 also highlighting **under size balconies**



L2