

Number **D/80/2017**
Location 196-198 Albert Street RESERVOIR VIC 3073

Date 16/02/2017 Description A four (4) storey development comprising 20 dwellings; a reduction in the car parking requirement for visitors; alteration of access (removal) to a road in a Road Zone Category 1, as shown on the plans accompanying the application.

Officer Deniz Yener-Korematsu
Type Medium Density Housing



WHO sarwat shenouda & gemano
architects donvale

land size 1122 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace 2x family homes with 5x 1bed + 14x 2 bed + 1x 3 bed apartments
L3; 2 bed (A18, A19, A20)
L2: 1 bed (A17), 2 bed (A13, A14, A15, A16)
L1: 1 bed (A7, A9), 2 bed (A8, A10, A12), 3 bed (A11)
GND: 1 bed (A1, A3), 2 bed (A2, A4, A5, A6), + 3 visitor spaces instead of front lawn
B: bins + 21 spaces (1 each + x2 for 3 bed A11)
Ignores minimum requirements for gardens, permeable areas, & landscaping
Provides sub standard vehicle access, with inadequate parking
The street set back is ignored to expand the building.
Waste management ignores the design standards and is inadequate
balconies are too small, living areas too close to vehicles access
There is no acoustic damping against traffic noise or thermal insulation
Multiple examples of non-enforcement of local and state planning regulations
Maximising the dwelling yield at minimum quality delivers SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rules; 2 space to each 2 or more bed dwelling, 1 space to each 1 or 2 bed dwelling and
1 visitor space to each 5 dwellings
requires 14+5+2+4=25 spaces, and plans show 23 spaces
INSUFFICIENT VISITOR PARKING

HOW TO OBJECT

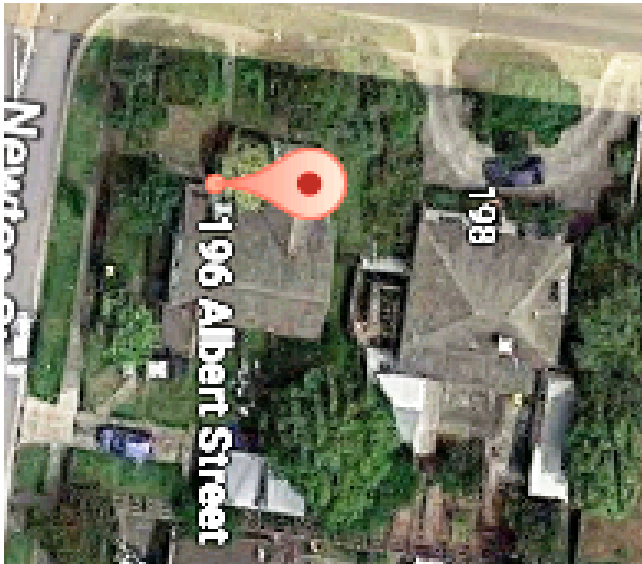
+++++

- (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

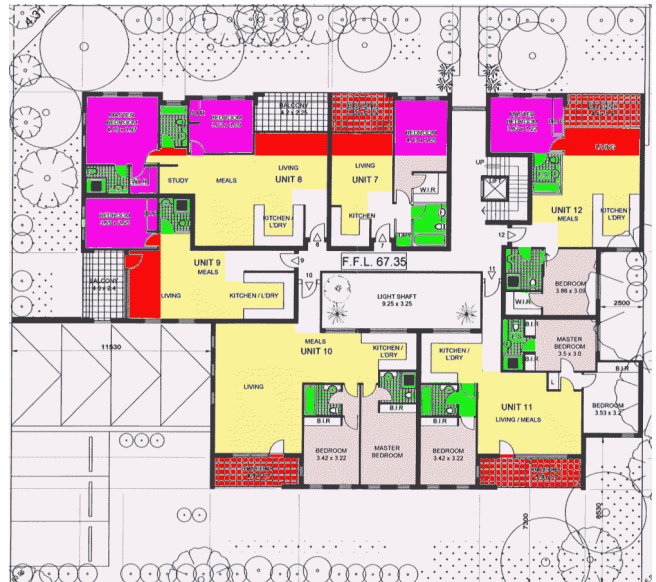
HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

+++++

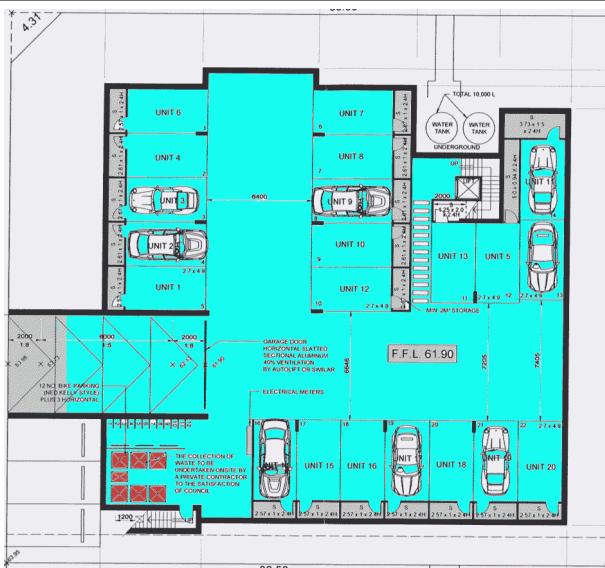
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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
subject: Objection to D/80/2017 196-198 Albert Street RESERVOIR VIC 3073
+++++
Dear Darebin Planning Find attached an objection to this planning proposal.



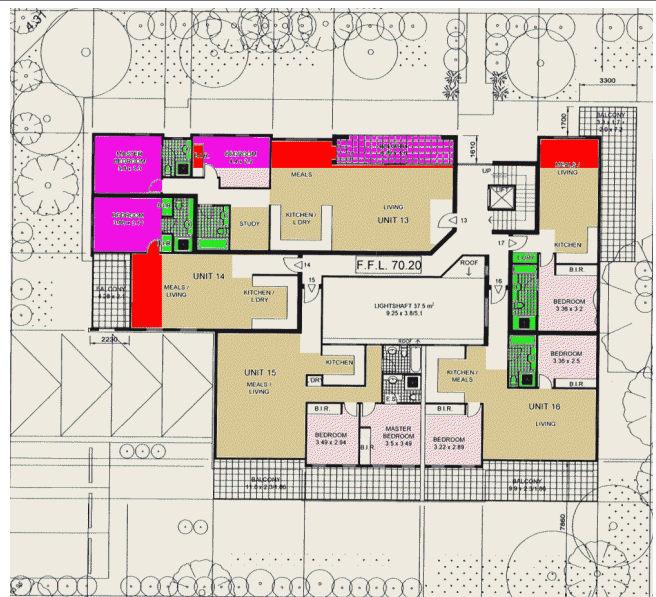
D/80/2017 196-198 Albert Street RESERVOIR



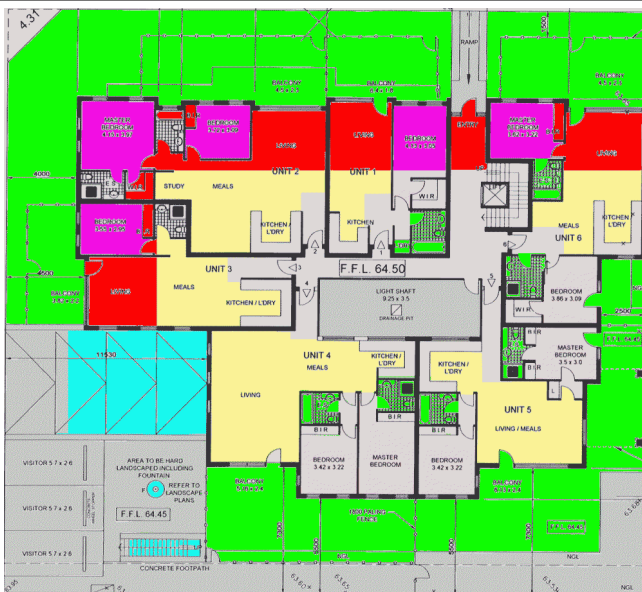
L1 also highlighting under size balconies



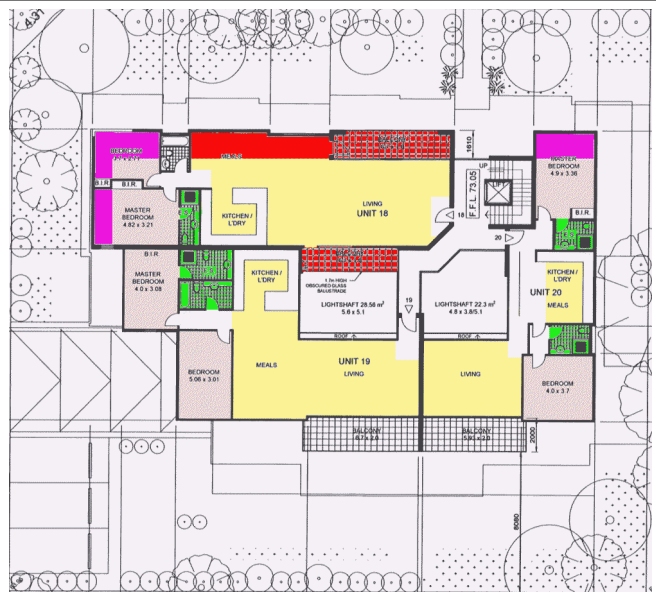
Basement



L2



GND highlighting reduced street setback



L3