

Number D/1075/2015

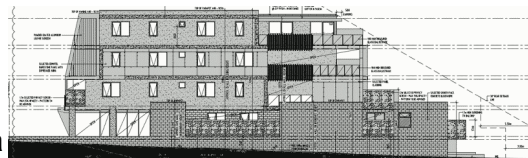
Location 853 Plenty Road RESERVOIR VIC 3073

Date 22/12/2015 1:00:00 AM

Description Construction of a five (5) storey building (including partial basement level) comprising 15 dwellings, a reduction in the car parking requirement and alteration of access to a Road Zone - Category 1 as shown on the plans accompanying the application.

Officer John Limbach

Type Medium Density Housing



WHO john cotter & cornall building design 101/30 wreckyn st nth melbourne

land size 730 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 15 apts = 10x 1 bed + 5x 2 bed apts

L3: 2 bed (apts 13, 14, 15)

L2: 1 bed (apts 10, 11, 12)

L1: 1 bed (apts 6, 7, 8, 9)

GND: 1 bed (apts 3, 4, 5) & 2 bed (apts 1, 2)

P: rubbish, storage & x10 parking spaces

Ignores minimum requirements for gardens,

permeable areas, landscaping, internal

amenity, parking, storage space. 6 x 1bed apts are less than 50 sq m.

10 apts have under size bedrooms and 4 have undersize balconies

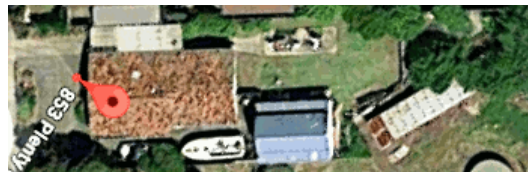
Waste management ignores the design standards and is inadequate

Balconies are too small in depth and area, The storage space is insufficient

There is no acoustic damping against noise from adjacent arterial road with trams, and no thermal insulation

Multiple examples of non-enforcement of local and state planning regulations

maximise the dwelling yield at minimum quality to deliver SITE OVERDEVELOPMENT

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

rules; 1 space to each 1 or 2 bed dwelling

and 1 visitor space to each 5 dwellings

requires 15 + 5 = 20 parking spaces, and plans show 10 spaces

INSUFFICIENT PARKING FOR RESIDENTS AND VISITORS

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

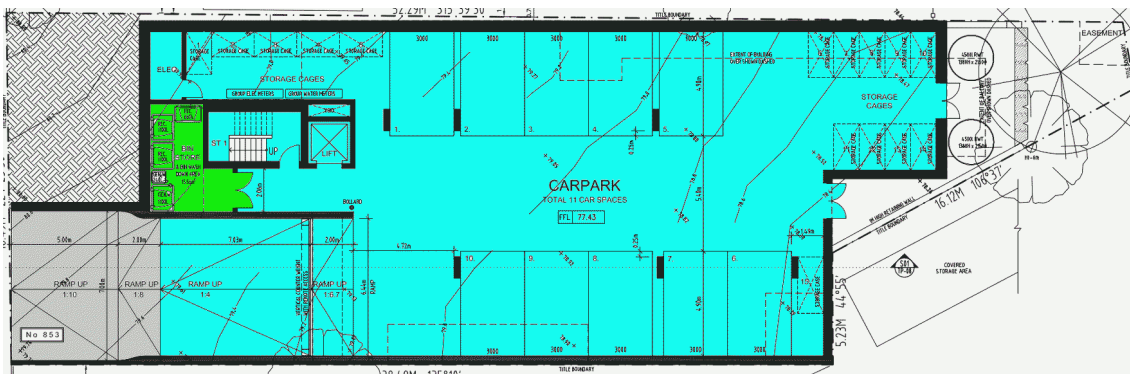
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email: townplanning@darebin.vic.gov.au

subject: Objection to D/1075/2015 853 Plenty Road RESERVOIR VIC 3073

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Dear Darebin Planning Find attached an objection to your planning proposal. Sincerely



Basement

INADEQUATE PARKING (offers 10 spaces yet requires 20)



G

Undersize Bedrooms and balconies



L1 Ignores front set back with more Undersize Bedrooms and balconies

L2



D/1075/2015 853 Plenty Road RESERVOIR

L3

