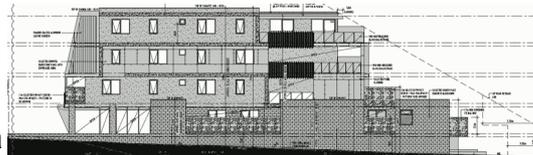


**Number** D/1075/2015  
**Location** 853 Plenty Road RESERVOIR VIC 3073  
**Date** 22/12/2015 1:00:00 AM  
**Description** Construction of a five (5) storey building (including partial basement level) comprising 15 dwellings, a reduction in the car parking requirement and alteration of access to a Road 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](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](mailto:townplanning@darebin.vic.gov.au)

#### HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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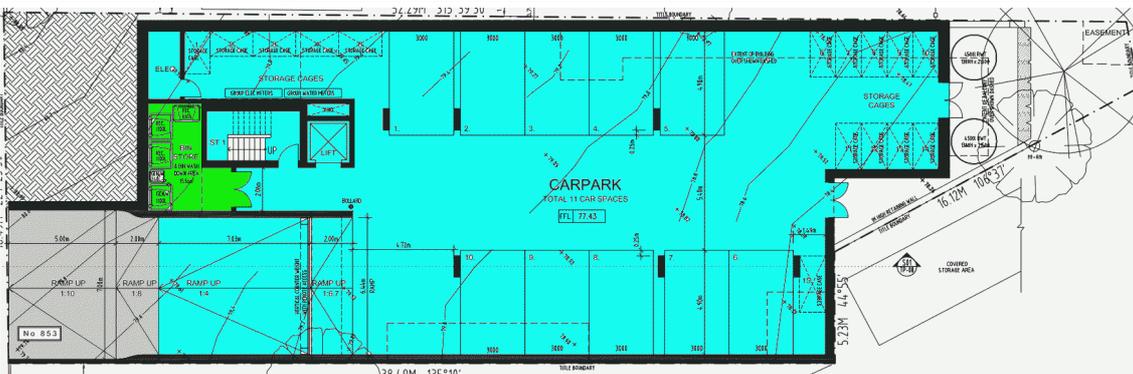
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.  
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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

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email: [townplanning@darebin.vic.gov.au](mailto: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



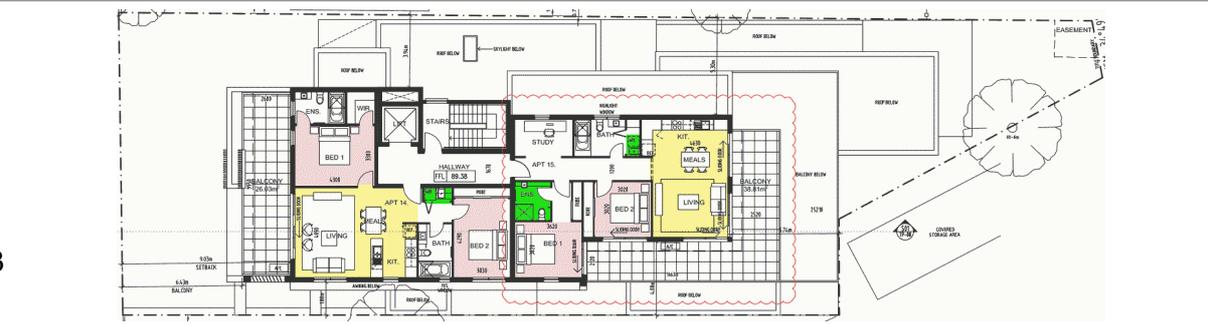
L1

ignores front set back with more Undersize Bedrooms and balconies



L2

D/1075/2015 853 Plenty Road RESERVOIR



L3