

Number **D/67/2017**
Location 16 Bernard Street RESERVOIR VIC 3073
Date 9/02/2017 8:42:11 PM
Description A medium density housing development comprised of the construction of five (5) double-storey dwellings, ; a reduction in the visitor car parking requirement, as shown on the plans accompanying the application.
Officer Deniz Yener-Korematsu
Type Medium Density Housing

WHO ikonimides reid
land size 592 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

Summary replace family home with 5x 2bed dwellings
relies upon small open plan kitchen/meals/lounge
L1: 1 bed + KML (D1-D4), KML (D5)
GND: 1 bed (D1-D4), 2 bed (D5)
P: laneway access to x5 spaces
Ignores minimum requirements for gardens, permeable areas, & landscaping
Provides inadequate parking
The street set back is ignored to expand the building.
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 for 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 1+6=7 spaces, and plans show 5 spaces
INSUFFICIENT PARKING FOR RESIDENTS

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

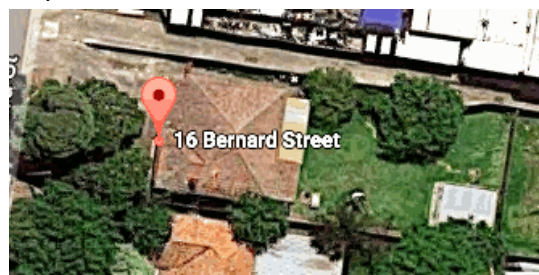
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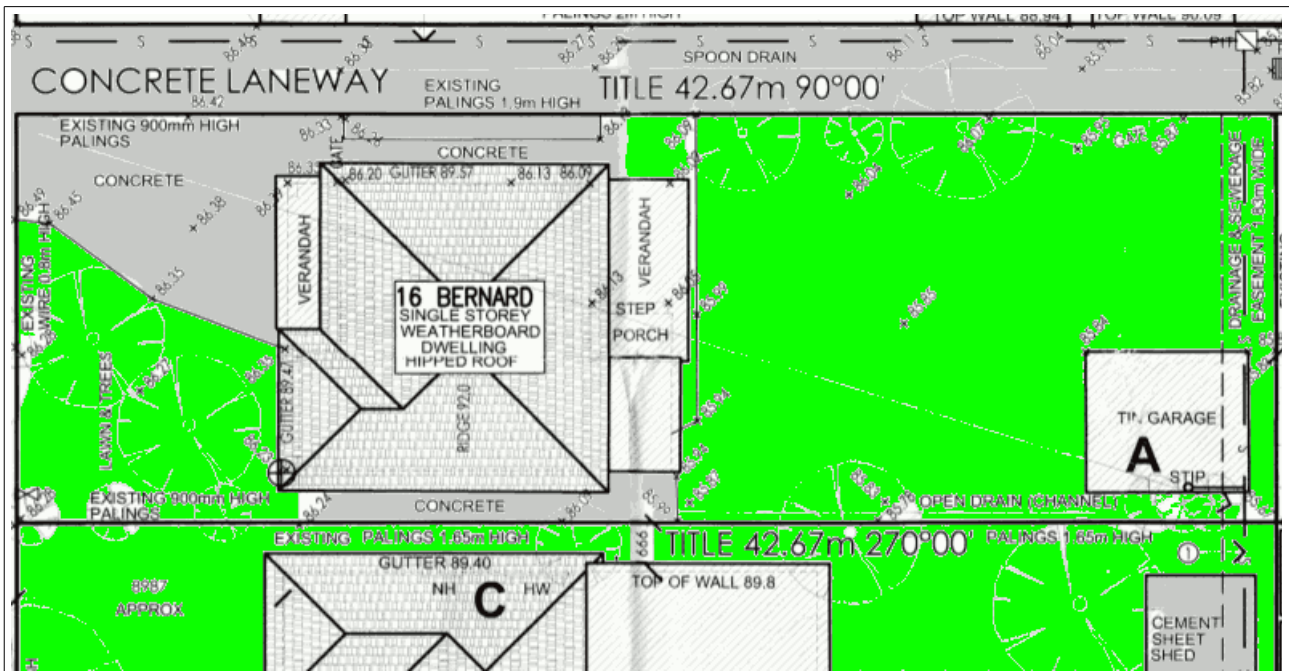
email: townplanning@darebin.vic.gov.au

subject: Objection to D/67/2017 16 Bernard Street RESERVOIR VIC 3073

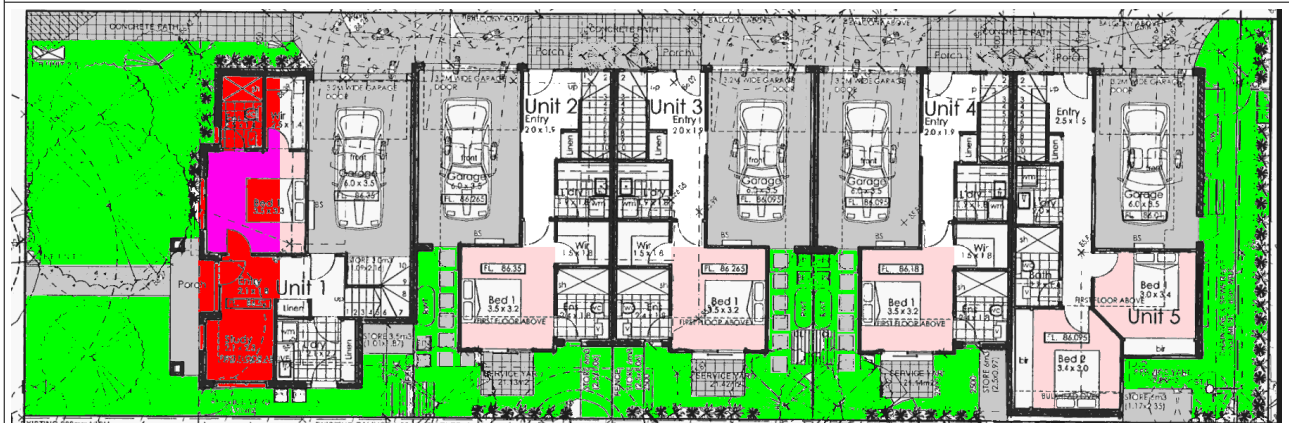
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Dear Darebin Planning Find attached an objection to your planning proposal. Sincerely

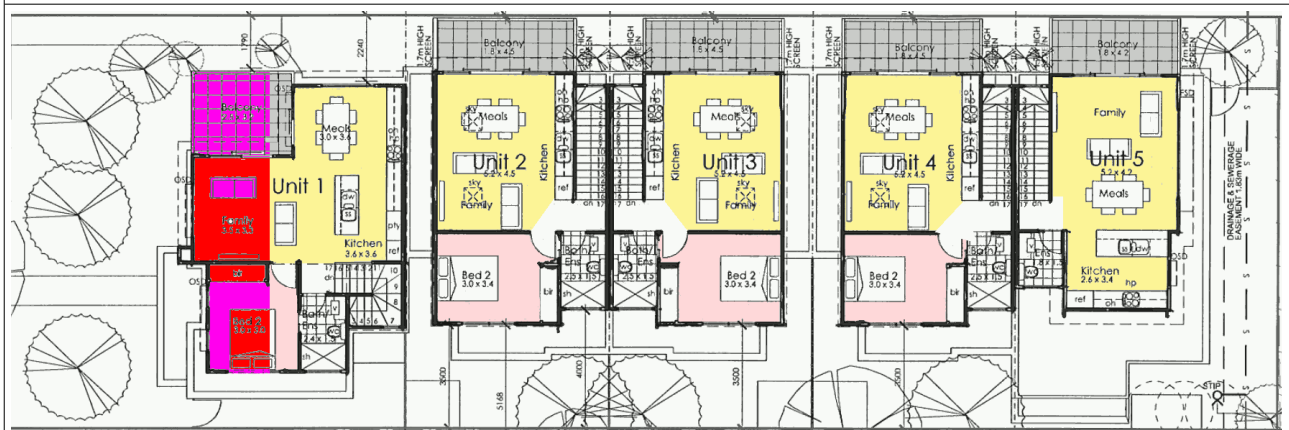




BEFORE FRONTAGE CREEP IGNORES LPPF STREET SETBACK



GND



L1

