

Number **D/912/2015**
Date 9/11/2015 6:23:11 PM
Location 80 Strathmerton Street RESERVOIR VIC 3073
Description Construction of a medium density development comprising **two (2) double storey dwellings and one (1) single storey dwelling** as shown on the plans accompanying the application
Type Medium Density Housing

land size 724 sq m (details found via <http://gis.darebin.org>)
existing family home here <https://www.google.com.au/maps>

Summary replace family home with 3 units = 3x3 bed
L1: 3 bed (U1&U2*)
GND: (all) open plans K/L/M, (U3) + 3 bed
parking: double (U1), single (U2), single+driveway (U3)
***U2 3rd bed room is disguised as a "retreat" by removing the door**
no building over 1.8m easement along rear (NE) boundary
Over-development consumes 2nd parking space for U2
Poor internal amenity (3bed 103 sq m) for single storey U3

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
6 spaces, rule is 1 space to each 1 or 2 bed dwelling
0 spaces, rule is 2 space to each 3 or more bed dwelling
0 spaces, rule is 1 space for visitors to every 5 dwellings
6 in total, and plans show 5 spaces
*** INSUFFICIENT PARKING for U2 with disguised 3rd bedroom**

WHO beyond design group and hswl pty ltd

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) last page, lower section, add your name or signature and todays date
- (3) save the file, maybe add todays date ddmmyy eg. Darebin_objection_ddmmyy.doc
- (4) 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
see email example below

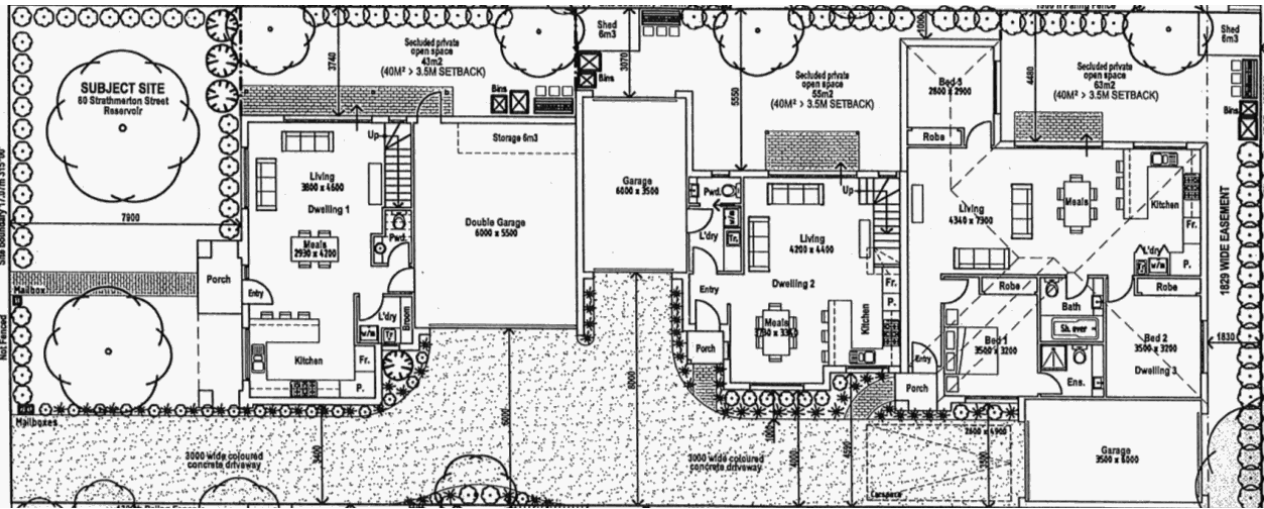
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email: townplanning@darebin.vic.gov.au
subject: Objection to D/912/2015 80 Strathmerton Street RESERVOIR VIC 3073
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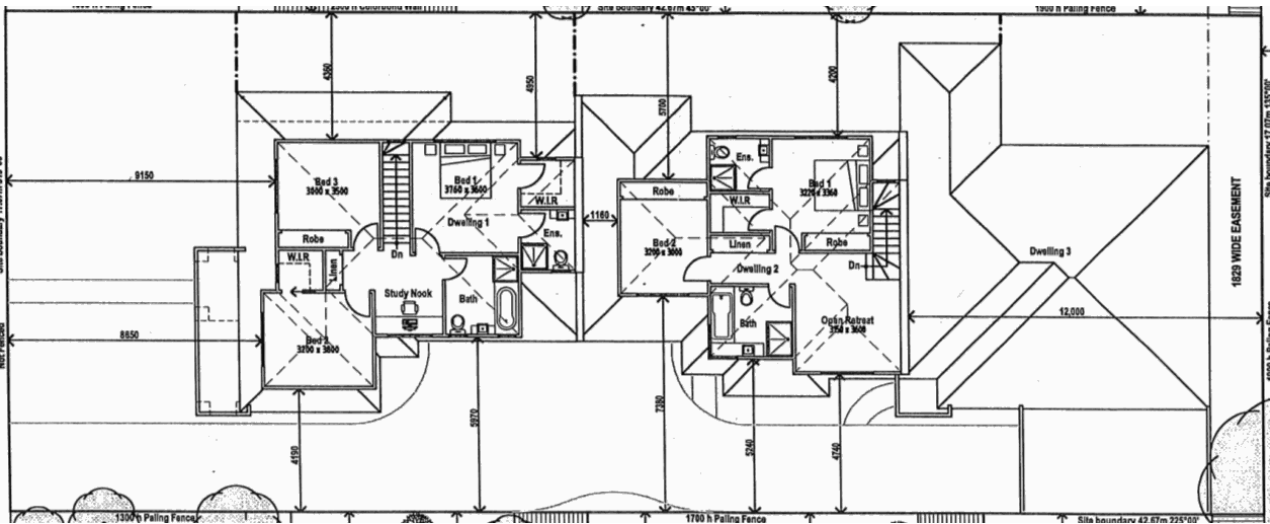
Dear Darebin Planning

Please find attached an objection to this planning proposal.

Yours Sincerely



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U2 3rd bedroom loses door to become a "retreat"

