

Number **D/939/2015**  
Date 12/11/2015  
Location 314-6 St Georges Road THORNBURY VIC 3071  
Description Use and development of the land for the purpose of a **5-storey development** comprised of **four (4) commercial tenancies, one (1) restaurant and 46 dwellings; a reduction in the car parking requirement and waiver of the loading bay requirement**, as shown on the plans accompanying the application.  
Type Mixed Use Development  
Officer Deniz Yener-Korematsu

land size 462 + 1101=1563 sq m (details found via <http://gis.darebin.org>)  
see <https://www.google.com.au/maps>

Summary replace warehouse (Deans art) with 5 small shops and 5 storeys with 46 apts = 17 x 1 bed + 29 x 2 bed + none larger  
L4: 3x 1 bed + 6x 2 bed  
L3: 3x 1 bed + 7x 2 bed  
L2: 5x 1 bed + 8x 2 bed  
L1: 6x 1 bed + 8x 2 bed  
GND: bins + 5 retail spaces 131-140 sq m  
B: 36 car parking spaces  
POOR INTERNAL AMENITY FOR 1 BED APTS AND THE WINDOWLESS "GYM"  
CONFLICT BETWEEN BICYCLES AND VEHICLES IN LANE

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
requires 46 spaces, rule is 1 space to each 1 or 2 bed dwelling  
requires 9 spaces, rule is 1 visitor space to each 5 dwellings  
requires ? space for cafe, 4 business and patrons  
requires >55 in total, and plans show 36 spaces  
cafe and shops need a loading bay, none provided

WHO nicholas dour architects 1040 heidelberg rd ivanhoe

#### 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) 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

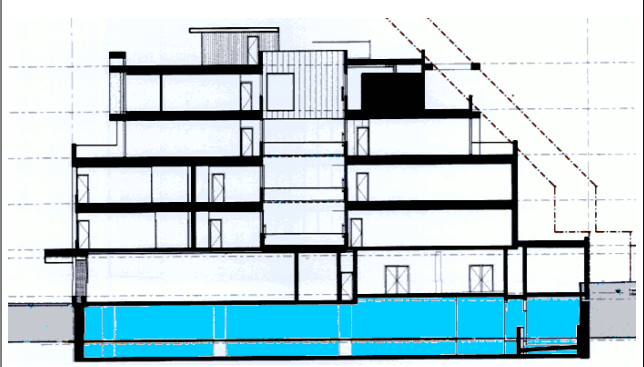
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- (1) Print and or photocopy multiples of the resident letter (below) plans and objection form. available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get 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](mailto:townplanning@darebin.vic.gov.au)  
subject: Objection to Number D/939/2015 314-6 St Georges Road THORNBURY VIC 3071  
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Dear Darebin Planning  
Please find attached an objection to this planning proposal.  
Yours Sincerely



D/939/2015 314-6 St Georges Road Thornbury



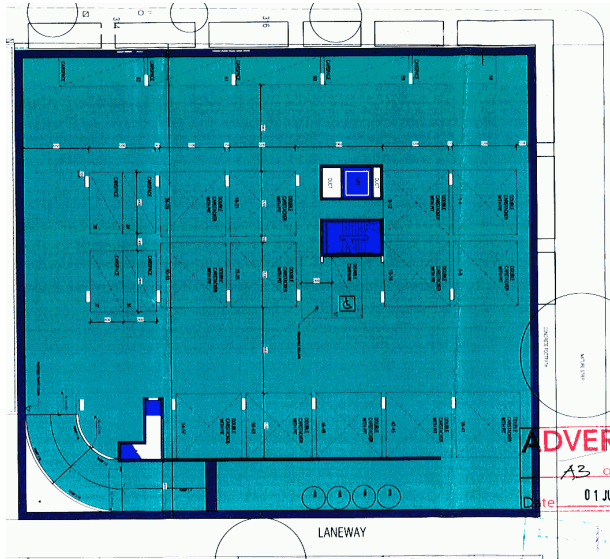
St Georges rd (view north) adjacent site lane



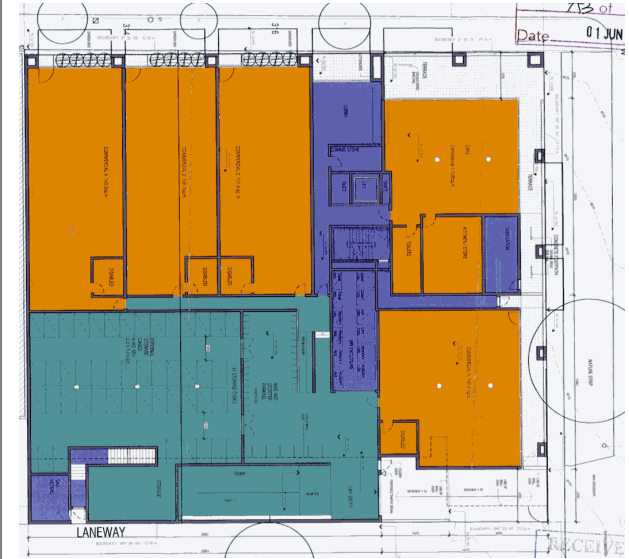
View south (from shaftsbury pde)



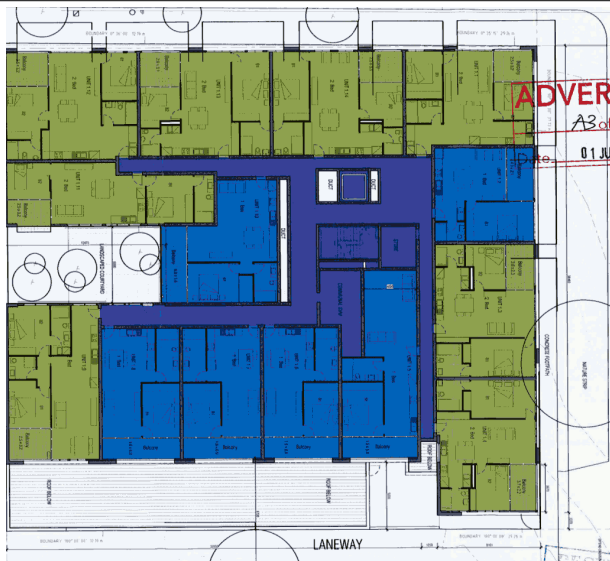
view east (from St Georges Rd)



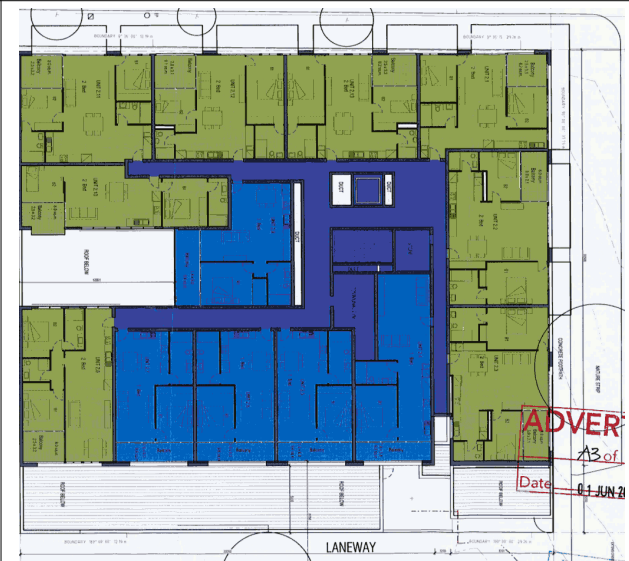
BASEMENT ramps and parking



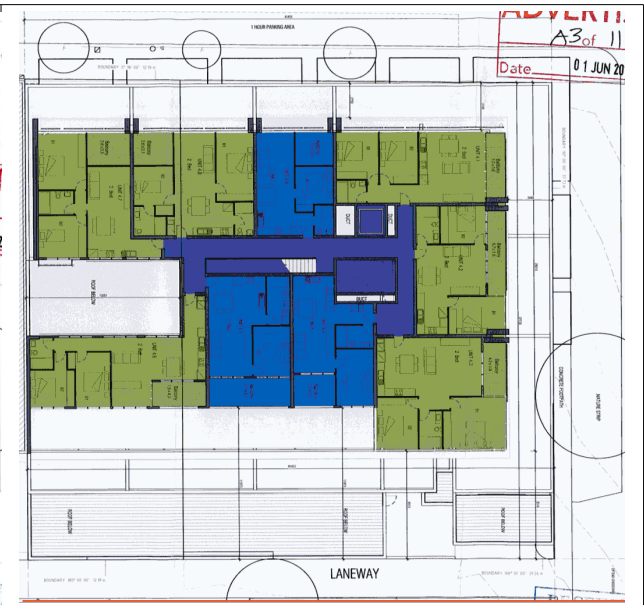
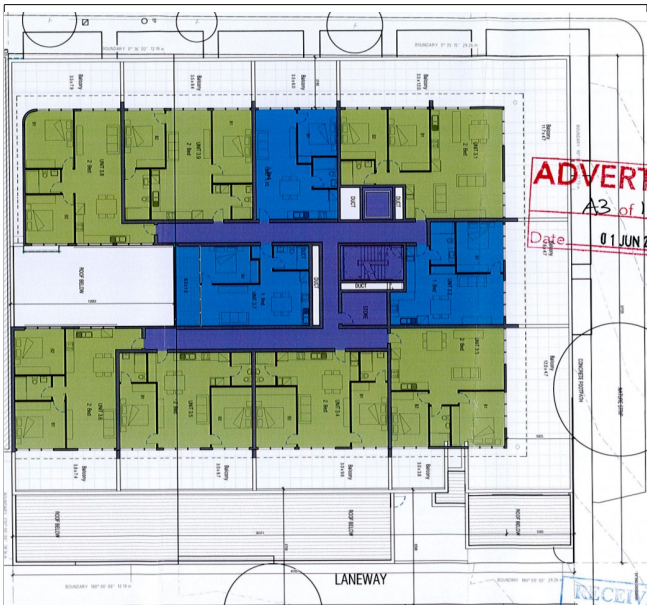
GND orange= retail purple = common



L1 blue = 1 bed green = 2 bed

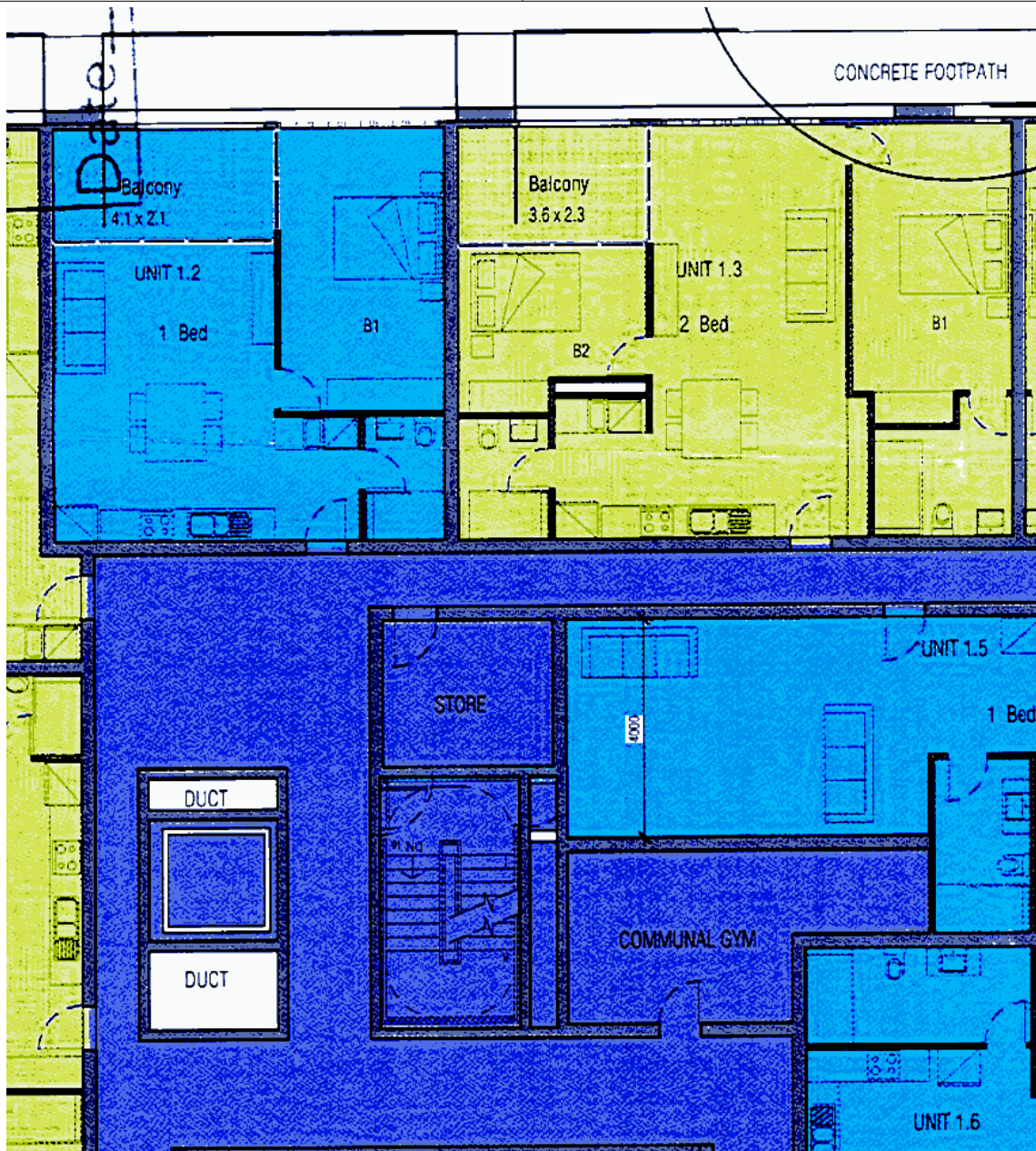


L2

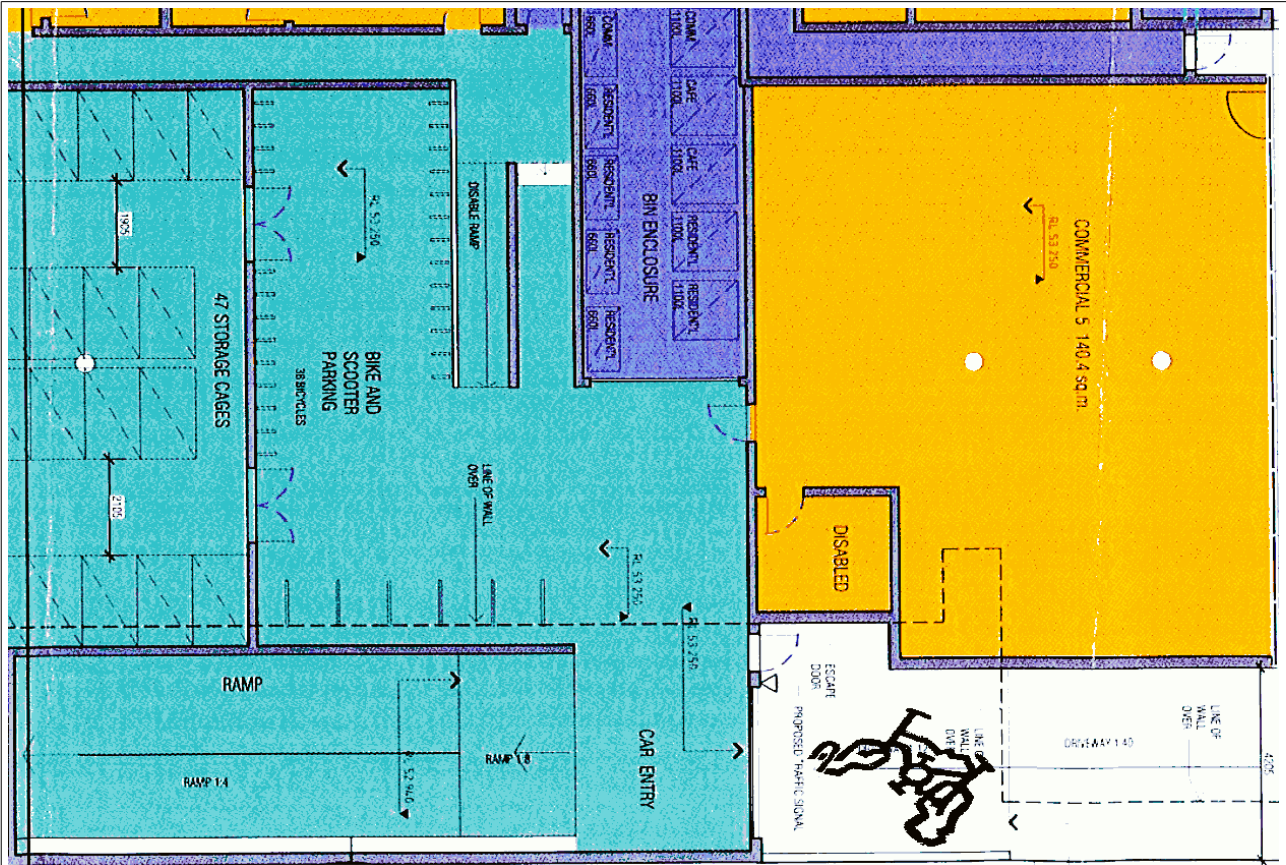


L3

L4 blue = 1 bed green = 2 bed



Examples of poor internal amenity, 1 bed apt 1.2, non-ventillated kitchens and bathrooms, window less gym,



Conflict zone; vehicles vs bicycles vs pedestrians with bins