

Number **D/163/2016**
Date 9/03/2016 12:00:00 AM
Location 1/492 Gilbert Road PRESTON VIC 3072
Description Construction of a medium density housing development comprising three (3) dwellings as shown on the plans accompanying the application
Officer Daniel Murphy
Type Medium Density Housing

WHO architectural plans and permits

land size 430 sq m (details found via <http://gis.darebin.org>)
see <https://www.google.com.au/maps>

Summary Back yard has 2x 2 bed units, next replace the family home with 3x 2 bed units
relies upon open plan kitchen/meals/lounge (KML)
L1: 2 bed +KML (U2, U3)
GND: 2 bed +KML (U1)
P: single garages
POOR INTERNAL AMENITY & SPOS FOR U2 & U3
NON-VENTILLATED WC & L'DRY (U1 & U3)
U3 BALCONY OVERLOOKS U1 YARD & 494 GILBERT RD
INSUFFICIENT VISITOR PARKING
SITE OVER DEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 5 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 1 VISITOR spaces, rule is 1 space to each 5 dwellings
requires 6 spaces in total, and plans show 5 spaces

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 you own unique objections. Keep them general and brief.
- (4) last page, lower section, add your name or signature and todays 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/163/2016 1/492 Gilbert Road PRESTON VIC 3072

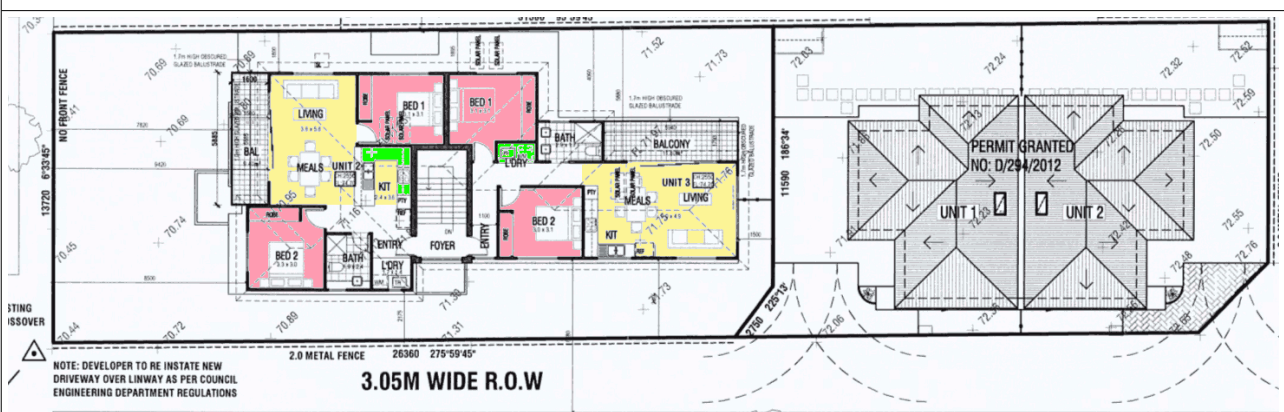
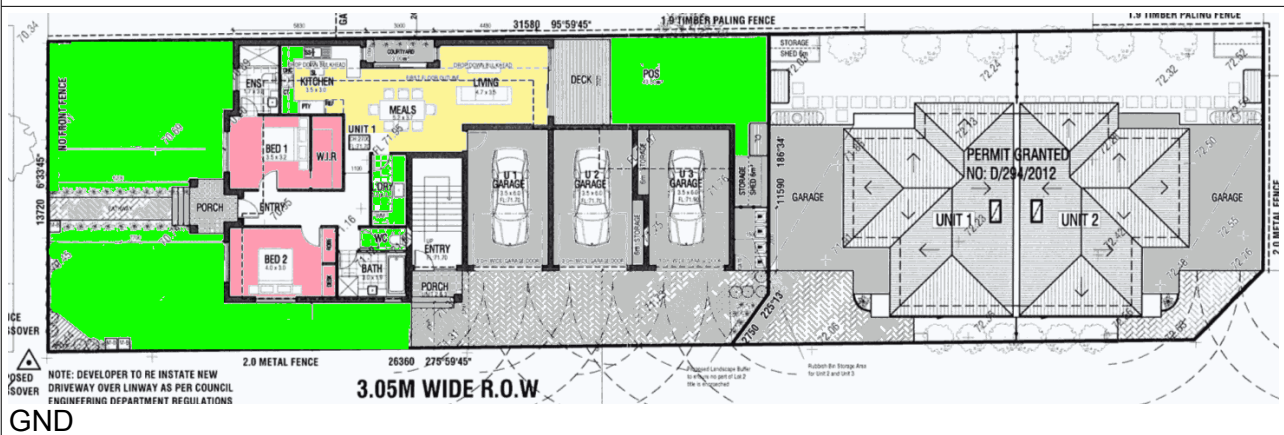
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Dear Darebin Planning

Please find attached an objection to this planning proposal. Yours Sincerely



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