

Number **D/275/2016**
 Date 6/04/2016 11:00:00 PM
 Location 186 Gilbert Road PRESTON VIC 3072
 Description Use and development of the land with a four (4) storey building comprising **nine (9) dwellings and a shop**; a **reduction in the car parking requirement**; waiver of the loading bay requirement, as shown on the plans accompanying the application.
 Type Mixed Use Development

land size 524 sq m (details found via <http://gis.darebin.org>)
 see <https://www.google.com.au/maps>
 WHO ikonimidis reid

Summary replace family home with 4x 1 bed + 4 x 2 bed a+ 1x 3 bed apts
 relies upon open plan kitchen/meals/lounge (KML)
 L2: 1 bed (A7, A8) 3 bed (A9)
 L1: 1 bed (A3, A4), 2 bed (A5, A6)
 GND: Shop (88 sq m), 2 bed (A1, A2)
 B: x9 parking spaces PLUS STORAGE FOR RUBBISH
 INSUFFICIENT PARKING, ABSENCE OF LOADING BAY SERVICING THE SHOP
 POOR INTERNAL AMENITY & SPOS
 AWFUL INTERNAL AMENITY FOR SMALL (<50 SQ M) 1 BED APTS (A3, A4, A7, A8)
 NON VENTILLATED BATHROOMS
 UNBELIEVABLE VEHICLE ACCESS VIA REAR LANEWAY
 ZERO LANDSCAPING OPPORTUNITIES

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
 requires 2 spaces, rule is 2 space to each 2 or more bed dwelling
 requires 8 spaces, rule is 1 space to each 1 or 2 bed dwelling
 requires 1 spaces, rule is visitor 1 space to each 5 dwellings
 requires 11 spaces in total, and plans show 10 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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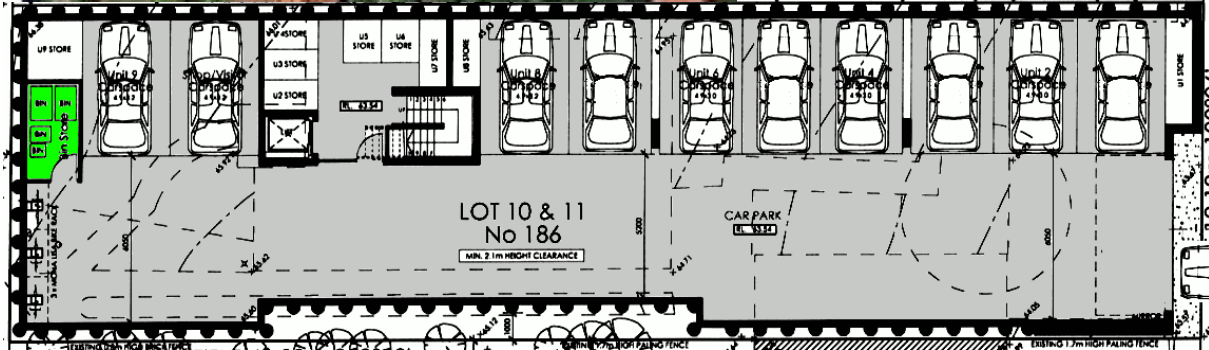
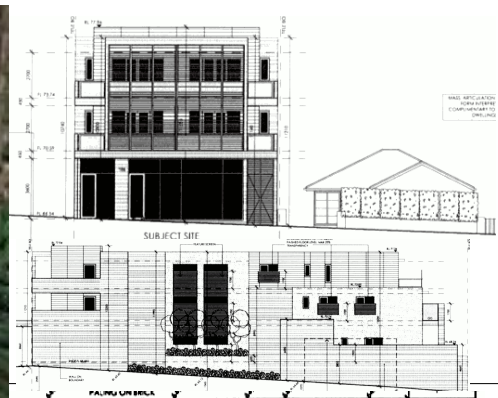
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.
 also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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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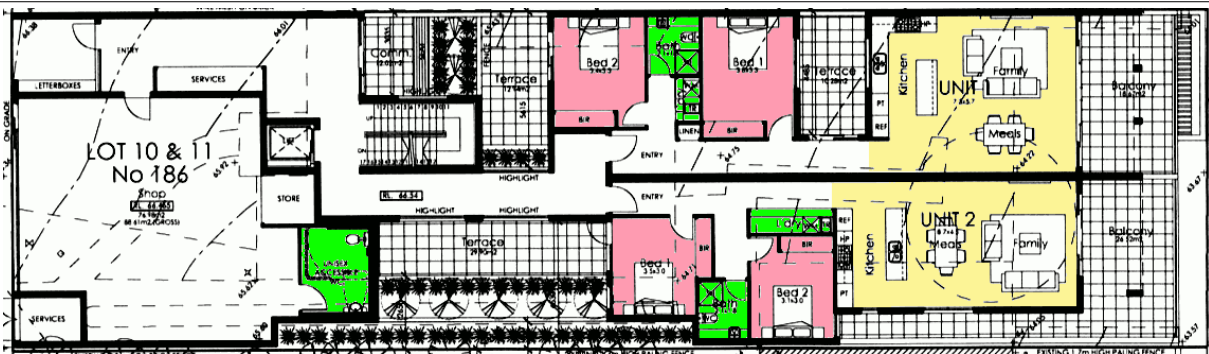
email: townplanning@darebin.vic.gov.au
 subject: Objection to D/275/2016 186 Gilbert Road PRESTON VIC 3072

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



BASEMENT



GND D/275/2016 186 Gilbert Road PRESTON

