Number **D/894/2016**
Location 416 St Georges Road THORNBURY VIC 3071
Date 28/10/2016
Type Medium Density Housing
Description Buildings and works for a four storey mixed use development comprising 89sqm shop and 9 dwellings, reduction of car parking and waiver of loading bay requirements as shown on the submitted documentation.
Officer Gavin Crawford

WHO multiply town planning & da rodrigues
land size 456 sq m http://gis.darebin.org/
see https://www.google.com.au/maps

Summary replace family home with shop & 9x 2 bed apts
relies upon open plan kitchen/meals/lounge
L3: 2x 2bed apts
L2: 3x 2bed apts
L1: 4x 2bed apts
GND: retail (89 sq m), car stackers
P: stackers hold 9 vehicles
KITCHENS AS CORRIDORS (A1-A6)
POOR INTERNAL AMENITY FOR A3 & A4 (48.7 & 53.2 sq m)
NON-VENTILLATED BATHROOMS (A1,A3,A5,A7,A8,A9)
NO LOADING BAY FOR RETAIL PREMISE
SITE OVERDEVELOPMENT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
rule is 1 spaces to each 1 or 2 bed dwelling
rule is 1 visitor space to each 5 dwellings
requires 9+1=10 spaces, and plans show 9 spaces
INSUFFICIENT PARKING

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/894/2016 416 St Georges Road THORNBURY VIC 3071
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

GND D/894/2016 416 St Georges Road THORNBURY

L1

L2

L3