

**Number** D/843/2017  
**Location** 295-297 Gilbert Road PRESTON VIC 3072  
**Date** 14/11/2017 1:00:00 AM  
**Description** Development of six (6) dwellings ranging from 2 to 3 storeys above and behind the existing shop to be retained and a reduction to the car parking requirement, as shown on the plans accompanying the application.  
**Type** Medium Density Housing  
**Officer** Jolyon Boyle



**WHO** architectural plans and permits thornbury and safet suljovic  
**land size** 637 sq m see <http://gis.darebin.org/> <https://www.google.com.au/maps>

**Summary** Replace family home behind milk bar (49 sq m) with 6 apartments on 3 levels  
1x 1 bed, 2x 2 bed, 3x 3 bed  
L2: 2 bed (A1, A2, A3, A4)  
L1: KML (A1, A2, A3, A4, A6), 1 bed + KML (A5)  
GND: 1x shop (49 sq m), 1 bed (A5, A6), 1 disguised bed (A2, A3, A4)

A2, A3 and A4 have a 3<sup>rd</sup> bedroom disguised by the word “retreat”, doors to be added later  
Waste management shows bins in garages, A1 bins in A2 yard, NO bins for shop.  
GND floor shows under size bed rooms and under size disguised bedrooms.  
Site OVER DEVELOPMENT

**Parking** [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
rules; 1 space to each 1 or 2 bed dwelling, 2 spaces for 3+ bed  
1 visitor space to 5 dwellings, need passing space at entry  
1 shop need loading bay, and 1 parking spaces  
requires 3 + 6 + 1 + 1 = 11 spaces, plans show 6 spaces  
INSUFFICIENT PARKING FOR RESIDENTS, VISITORS, SHOP and NO LOADING BAY

#### 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](mailto:townplanning@darebin.vic.gov.au)



#### HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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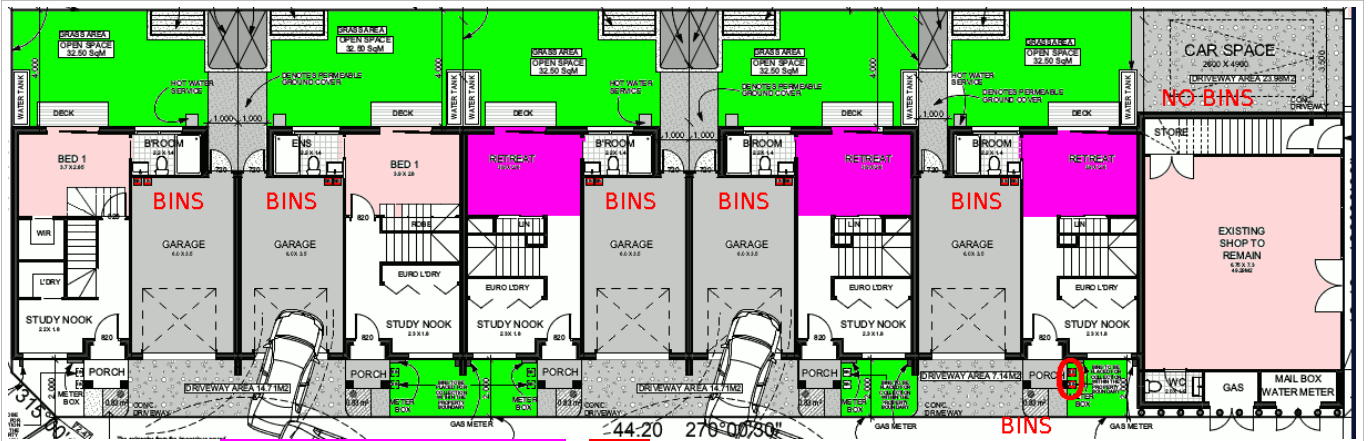
- (1) Print and or photocopy multiples of the resident letter (above), plans and objection form.  
also available here <http://www.darebinada.org/category/objections>
- (2) Walk surrounding streets. If you knock on doors you can discuss the proposal and get neighbours to sign the objection on the spot. 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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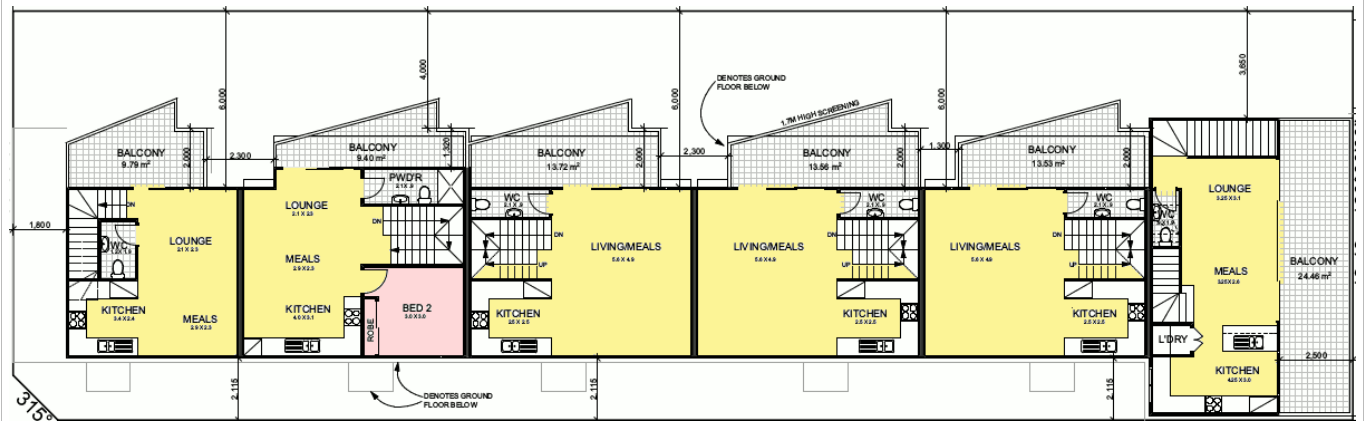
email: [townplanning@darebin.vic.gov.au](mailto:townplanning@darebin.vic.gov.au)  
subject: Objection to D/843/2017 295-297 Gilbert Road PRESTON VIC 3072

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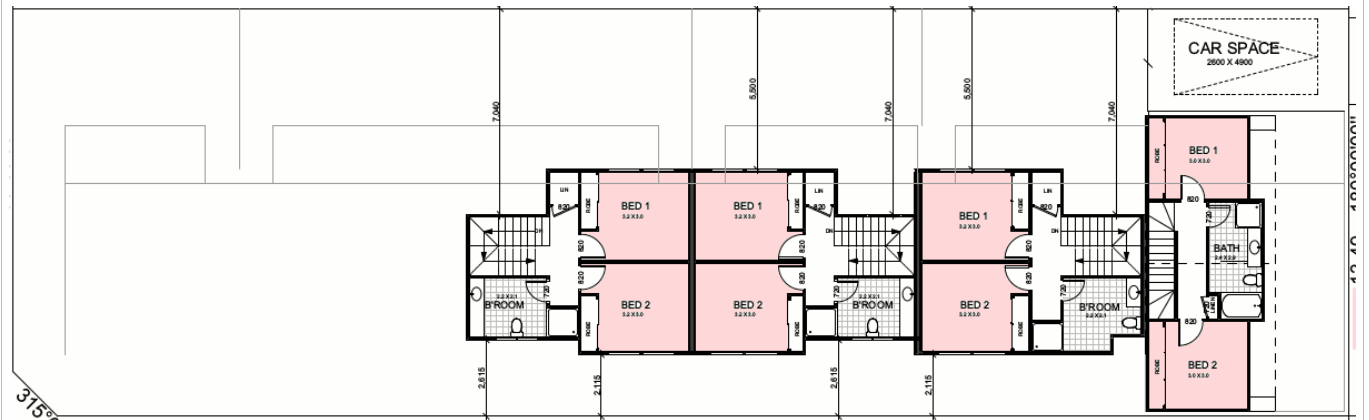
Dear Darebin Planning Please find attached an objection to this planning proposal. Yours Sincerely



GND Note disguised 3<sup>rd</sup> bed rooms, bins in garages, A1 bins in A2 yard, NO bins for shop



L1 D/843/2017 295-297 Gilbert Road PRESTON



L2

