

Number **D/1039/2015**  
Date 15/12/2015  
Location 658-664 High Street THORNBURY VIC 3071  
Description Use and development of the land for the purpose of **office and retail at ground floor**, first floor car parking and **28 dwellings within a six (6) storey building**; a **reduction in the car parking** requirement; a **waiver of the loading bay** requirement, as shown on the plans accompanying the application.  
Type Mixed Use Development  
Officer Deniz Yener-Korematsu

land size 336+290=596 sq m (details found via <http://gis.darebin.org>)  
see <https://www.google.com.au/maps>  
WHO elmost pty ltd

Summary Replace corner retail space with 16x 1 bed + 12 x 2 bed apts  
relies upon open plan kitchen/meals/living (KML)  
L6: 4x 1 bed { 6x 2 bed  
L5: 4x 1 bed + {+KML on 2 levels  
L4: 4x 1 bed { 6x 2 bed  
L2: 4x 1 bed + {+KML on 2 levels  
L1: parking shows 16x2 car stackers  
G: 164 sq m retail space + 280 sq m bank + rubbish bins  
**16 X 1 BED APTS WITH POOR INTERNAL AMENITY 47-52 sq m**  
**APTS 3, 4, 13, 14, 17, 18, 27, 28 ARE LESS THAN 50 SQ M**  
INSUFFICIENT PARKING, NO LOADING BAY FOR RETAIL PREMISES

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
requires 28 spaces, rule is 1 space to each 1 or 2 bed dwelling  
requires 5 space, rule is 1 visitor space per 5 dwellings  
requires ? space, unknow rule is for office and retail space  
requires >33 in total, and plans show 32 spaces  
no loading bay etc

HOW TO OBJECT

+++++

- (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

+++++

- (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 D/1039/2015 658-664 High Street THORNBURY VIC 3071

+++++

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

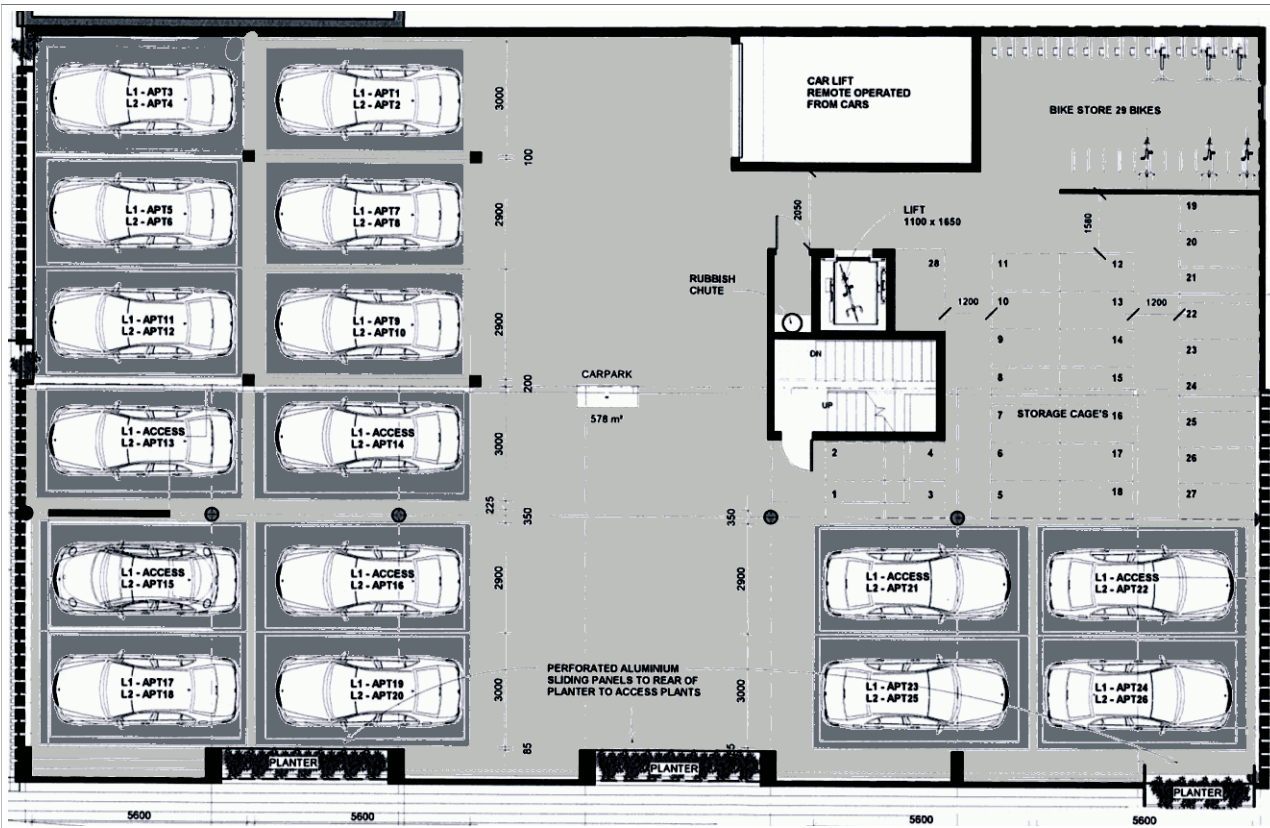


WEST from High St

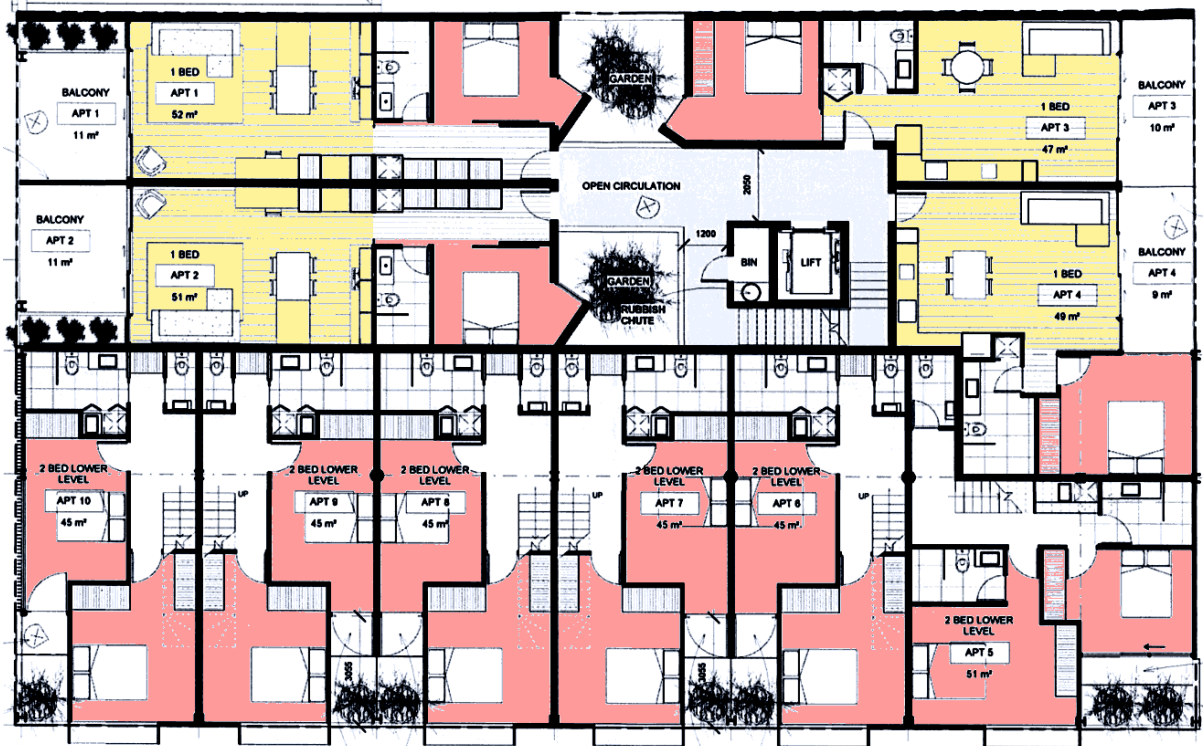
SOUTH from Clarendon St



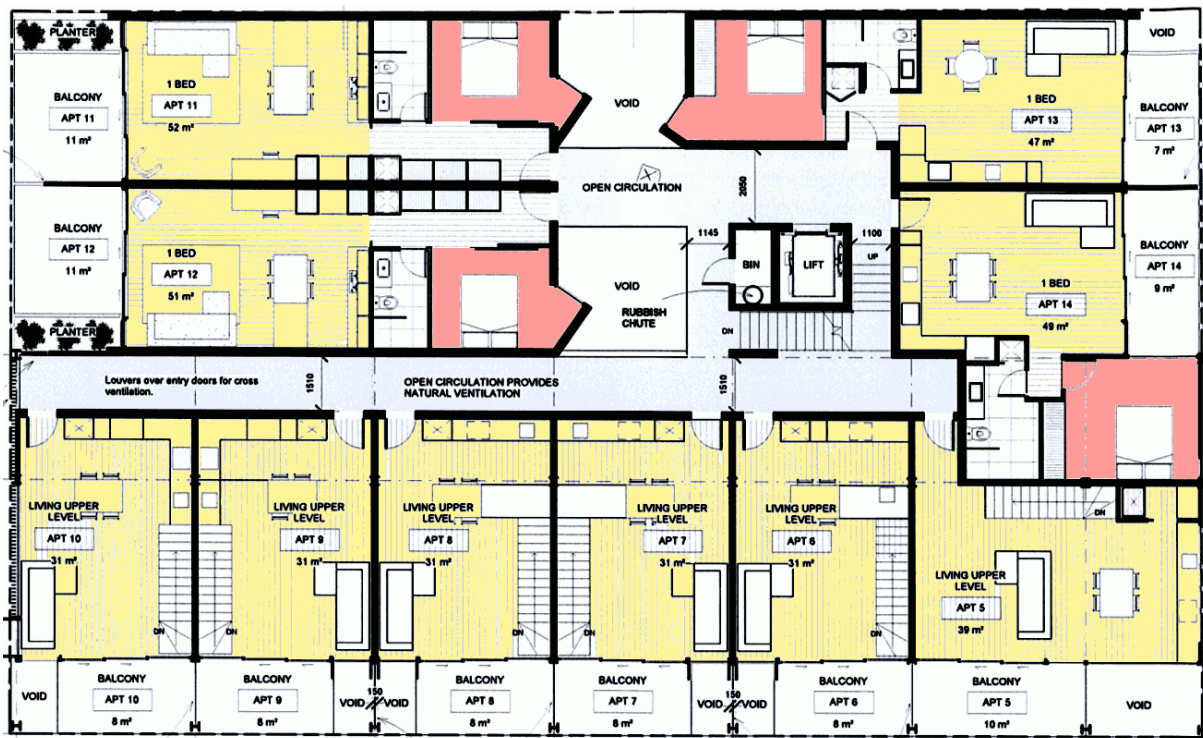
GND Retail space (164 sq m), bank (280 sq m), BINS, car lift to level 1 a car stackers



L1 8x 4car stackers ?



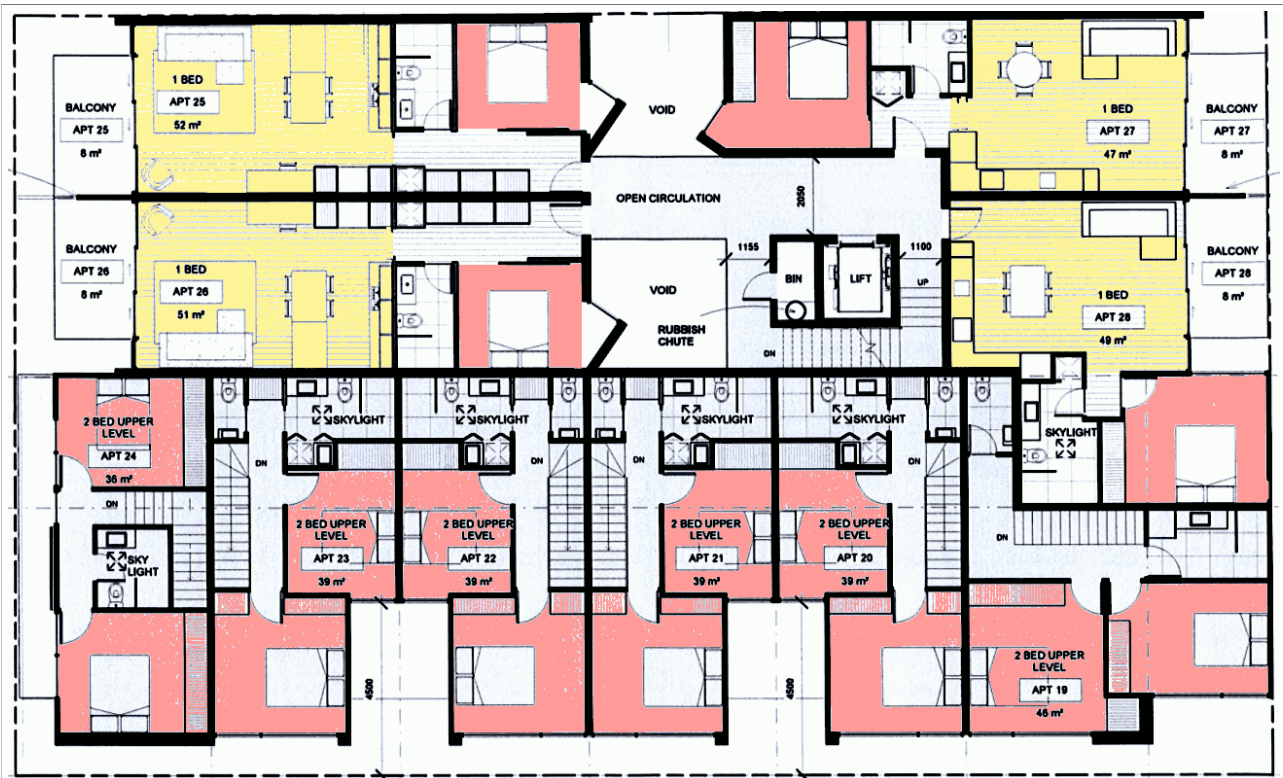
L2



L3



L4



L5

Apt. No.	Name	Level	Area	Apt. No.	Name	Level	Area
-	NEW COMMERCIAL PREMESIS	Not Placed	Not Placed	APT 13	1 BED	PROPOSED LEVEL 3	47 m <sup>2</sup>
-	NEW RETAIL PREMESIS	GROUND FLOOR	164 m <sup>2</sup>	APT 13	BALCONY	PROPOSED LEVEL 3	7 m <sup>2</sup>
-	EXISTING BANK TO REMAIN	GROUND FLOOR	248 m <sup>2</sup>	APT 14	1 BED	PROPOSED LEVEL 3	49 m <sup>2</sup>
-	APARTMENT BIN ROOM	GROUND FLOOR	17 m <sup>2</sup>	APT 14	BALCONY	PROPOSED LEVEL 3	9 m <sup>2</sup>
-	SERVICES ROOM	GROUND FLOOR	8 m <sup>2</sup>	APT 15	1 BED	PROPOSED LEVEL 4	52 m <sup>2</sup>
-	CARPARK	LEVEL 1	578 m <sup>2</sup>	APT 15	BALCONY	PROPOSED LEVEL 4	8 m <sup>2</sup>
-	ROOF TOP TERRACE	PROPOSED LEVEL 6	51 m <sup>2</sup>	APT 16	1 BED	PROPOSED LEVEL 4	51 m <sup>2</sup>
-	ROOF TOP GARDEN	PROPOSED LEVEL 6	100 m <sup>2</sup>	APT 16	BALCONY	PROPOSED LEVEL 4	8 m <sup>2</sup>
APT 1	1 BED	PROPOSED LEVEL 2	52 m <sup>2</sup>	APT 17	1 BED	PROPOSED LEVEL 4	47 m <sup>2</sup>
APT 1	BALCONY	PROPOSED LEVEL 2	11 m <sup>2</sup>	APT 17	BALCONY	PROPOSED LEVEL 4	8 m <sup>2</sup>
APT 2	1 BED	PROPOSED LEVEL 2	51 m <sup>2</sup>	APT 18	1 BED	PROPOSED LEVEL 4	49 m <sup>2</sup>
APT 2	BALCONY	PROPOSED LEVEL 2	11 m <sup>2</sup>	APT 18	BALCONY	PROPOSED LEVEL 4	8 m <sup>2</sup>
APT 3	1 BED	PROPOSED LEVEL 2	47 m <sup>2</sup>	APT 19	LIVING LOWER LEVEL	PROPOSED LEVEL 4	39 m <sup>2</sup>
APT 3	BALCONY	PROPOSED LEVEL 2	10 m <sup>2</sup>	APT 19	BALCONY	PROPOSED LEVEL 4	14 m <sup>2</sup>
APT 4	1 BED	PROPOSED LEVEL 2	49 m <sup>2</sup>	APT 19	2 BED UPPER LEVEL	PROPOSED LEVEL 5	46 m <sup>2</sup>
APT 4	BALCONY	PROPOSED LEVEL 2	9 m <sup>2</sup>	APT 20	LIVING LOWER LEVEL	PROPOSED LEVEL 4	31 m <sup>2</sup>
APT 5	2 BED LOWER LEVEL	PROPOSED LEVEL 2	51 m <sup>2</sup>	APT 20	BALCONY	PROPOSED LEVEL 4	9 m <sup>2</sup>
APT 5	LIVING UPPER LEVEL	PROPOSED LEVEL 3	39 m <sup>2</sup>	APT 20	2 BED UPPER LEVEL	PROPOSED LEVEL 5	39 m <sup>2</sup>
APT 5	BALCONY	PROPOSED LEVEL 3	10 m <sup>2</sup>	APT 21	LIVING LOWER LEVEL	PROPOSED LEVEL 4	31 m <sup>2</sup>
APT 6	2 BED LOWER LEVEL	PROPOSED LEVEL 2	45 m <sup>2</sup>	APT 21	BALCONY	PROPOSED LEVEL 4	9 m <sup>2</sup>
APT 6	LIVING UPPER LEVEL	PROPOSED LEVEL 3	31 m <sup>2</sup>	APT 21	2 BED UPPER LEVEL	PROPOSED LEVEL 5	39 m <sup>2</sup>
APT 6	BALCONY	PROPOSED LEVEL 3	8 m <sup>2</sup>	APT 22	LIVING LOWER LEVEL	PROPOSED LEVEL 4	31 m <sup>2</sup>
APT 7	2 BED LOWER LEVEL	PROPOSED LEVEL 2	45 m <sup>2</sup>	APT 22	BALCONY	PROPOSED LEVEL 4	9 m <sup>2</sup>
APT 7	LIVING UPPER LEVEL	PROPOSED LEVEL 3	31 m <sup>2</sup>	APT 22	2 BED UPPER LEVEL	PROPOSED LEVEL 5	39 m <sup>2</sup>
APT 7	BALCONY	PROPOSED LEVEL 3	8 m <sup>2</sup>	APT 23	LIVING LOWER LEVEL	PROPOSED LEVEL 4	31 m <sup>2</sup>
APT 8	2 BED LOWER LEVEL	PROPOSED LEVEL 2	45 m <sup>2</sup>	APT 23	BALCONY	PROPOSED LEVEL 4	9 m <sup>2</sup>
APT 8	LIVING UPPER LEVEL	PROPOSED LEVEL 3	31 m <sup>2</sup>	APT 23	2 BED UPPER LEVEL	PROPOSED LEVEL 5	39 m <sup>2</sup>
APT 8	BALCONY	PROPOSED LEVEL 3	8 m <sup>2</sup>	APT 24	LIVING LOWER LEVEL	PROPOSED LEVEL 4	31 m <sup>2</sup>
APT 9	2 BED LOWER LEVEL	PROPOSED LEVEL 2	45 m <sup>2</sup>	APT 24	BALCONY	PROPOSED LEVEL 4	9 m <sup>2</sup>
APT 9	LIVING UPPER LEVEL	PROPOSED LEVEL 3	31 m <sup>2</sup>	APT 24	2 BED UPPER LEVEL	PROPOSED LEVEL 5	36 m <sup>2</sup>
APT 9	BALCONY	PROPOSED LEVEL 3	8 m <sup>2</sup>	APT 25	1 BED	PROPOSED LEVEL 5	52 m <sup>2</sup>
APT 10	2 BED LOWER LEVEL	PROPOSED LEVEL 2	45 m <sup>2</sup>	APT 25	BALCONY	PROPOSED LEVEL 5	8 m <sup>2</sup>
APT 10	LIVING UPPER LEVEL	PROPOSED LEVEL 3	31 m <sup>2</sup>	APT 26	1 BED	PROPOSED LEVEL 5	51 m <sup>2</sup>
APT 10	BALCONY	PROPOSED LEVEL 3	8 m <sup>2</sup>	APT 26	BALCONY	PROPOSED LEVEL 5	8 m <sup>2</sup>
APT 11	1 BED	PROPOSED LEVEL 3	52 m <sup>2</sup>	APT 27	1 BED	PROPOSED LEVEL 5	47 m <sup>2</sup>
APT 11	BALCONY	PROPOSED LEVEL 3	11 m <sup>2</sup>	APT 27	BALCONY	PROPOSED LEVEL 5	8 m <sup>2</sup>
APT 12	1 BED	PROPOSED LEVEL 3	51 m <sup>2</sup>	APT 28	1 BED	PROPOSED LEVEL 5	49 m <sup>2</sup>
APT 12	BALCONY	PROPOSED LEVEL 3	11 m <sup>2</sup>	APT 28	BALCONY	PROPOSED LEVEL 5	8 m <sup>2</sup>

DETAILS FOR APARTMENTS,

- A01 (52 sq m), A02 (51 sq m), A03 (47 sq m), A04 (49 sq m),
- A11 (52 sq m), A12 (51 sq m), A13 (47 sq m), A14 (49 sq m),
- A15 (52 sq m), A16 (51 sq m), A17 (47 sq m), A18 (49 sq m),
- A25 (52 sq m), A26 (51 sq m), A27 (47 sq m), A28 (49 sq m),

ends