

Number **D/186/2016**
Date 11/03/2016
Location 229 Gilbert Road PRESTON VIC 3072
Description Construct a four (4) storey (including one (1) basement level) building containing 20 dwellings; and Reduce the visitor car parking requirement; as shown on the plans accompanying the application
Officer Ben Porteous
Type Medium Density Housing

land size 1044 sq m (details found via <http://gis.darebin.org>)
see <https://www.google.com.au/maps>
WHO content studio 44 little napier st fitzroy

Summary replace family home with 12x 2 bed + 8 x 1 bed apts
relies upon open plan kitchen/meals/lounge (KML)
L2: 2 bed (A16-A20)
L1: 1 bed (A9-12, A14), 2 bed (A8, A13, A15)
GND: 1 bed (A2, A3, A6), 2 bed (A1, A4, A5, A7)
B: bin store and x20 parking spaces
INSUFFICIENT PARKING FOR VISITORS,
POOR INTERNAL AMENITY & SPOS
NON VENTILLATED BATHROOMS

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 20 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 4 spaces, rule is visitor 1 space to each 5 dwellings
requires 24 spaces in total, and plans show 24 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) last page, lower section, add your name or signature and today's 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

HOW TO ENCOURAGE NEIGHBOURS TO OBJECT

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- (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

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email: townplanning@darebin.vic.gov.au

subject: Objection to D/186/2016 229 Gilbert Road PRESTON VIC 3072

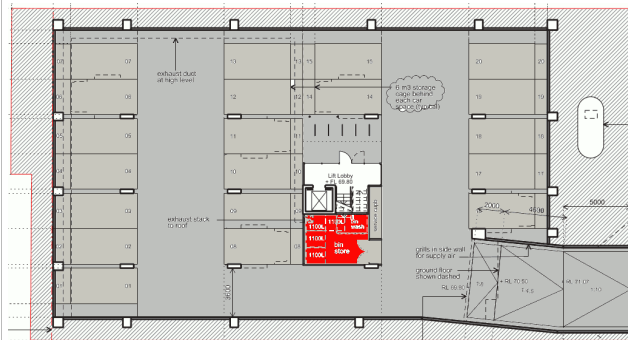
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Dear Darebin Planning

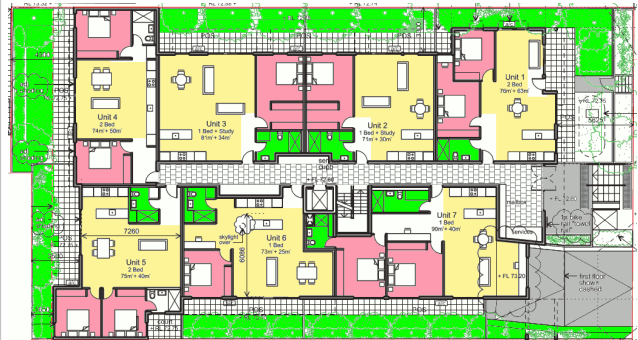
Please find attached an objection to this planning proposal. Yours Sincerely



D/186/2016 229
Gilbert Road
PRESTON VIC
3072



BASEMENT



GND



L1



L2

