

Number **D/93/2016**
Date 11/02/2016
Location **747 Bell Street PRESTON VIC 3072**
Description Construct **6 dwellings** and the **waive the visitor car parking space requirement**
as shown on the plans accompanying the application
Type Medium Density Housing
Officer Gavin Crawford

land size 702 sq m (details found via <http://gis.darebin.org>)
see family home here <https://www.google.com.au/maps>

Summary replace family home with 6 dwellings = 6x 2 bed
Relies upon open plan kitche/meal/lounge etc (KML)
L1: KML + 1 bed (U1-5), 2 bed (U6)
GND: 1 bed + tiny bathroom (U1-5), KML (U6)
P: single garage (U1-4), U5&6 share double carport
No easement to restrict the building envelop
DIFFICULT VEHICLE TURNING FOR U6 EGRESS ONTO BELL ST
SMALL YARDS 5-7 SQM DOMINATED BY RUBBISH & RECYCLING BINS
EXCEPT U5 BINS PERMANENTLY STORED IN CAR PORT

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 6 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 1 spaces, rule is 1 space for visitors to every 5 dwellings
requires 7 in total, and plans show 6 spaces = **INSUFFICIENT VISITOR PARKING**

WHO beyond design group 672 plenty rd & dbmj investments pty ltd

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 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

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/93/2016 747 Bell Street PRESTON VIC 3072

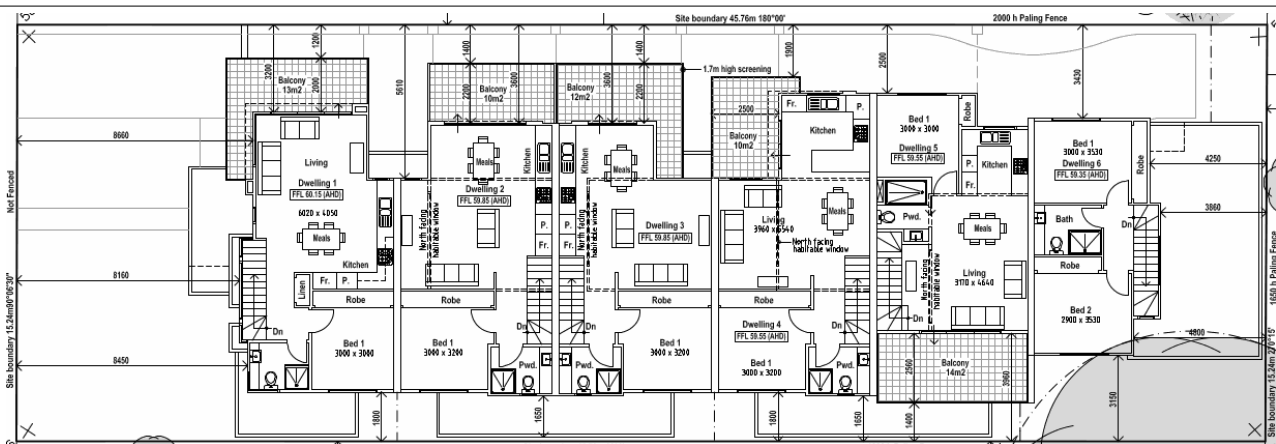
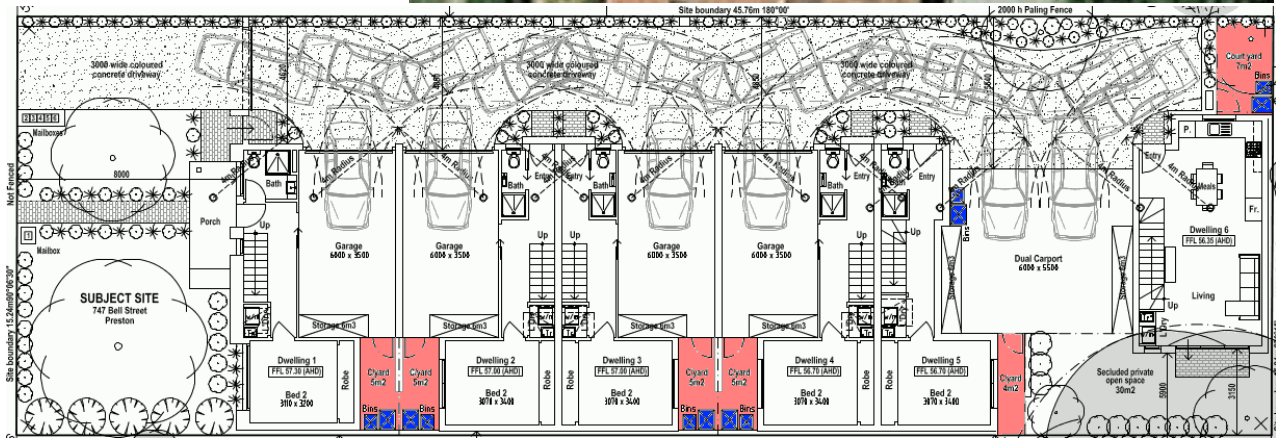
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Dear Darebin Planning

Please find attached an objection to this planning proposal.

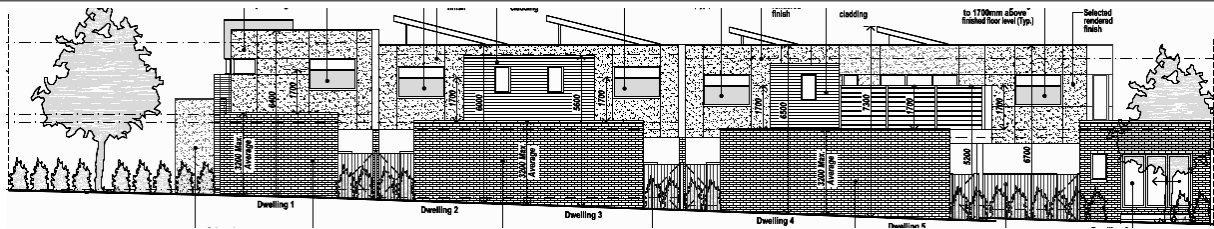
Yours Sincerely

N ← - - -



D/93/2016

747 Bell Street PRESTON VIC 3072



Dwelling	GROUND FLOOR	FIRST FLOOR	GARAGE/CARSPACE	TOTAL
Dwelling 1	31 m ²	54 m ²	22 m ²	107 m ²
Dwelling 2	30 m ²	55 m ²	22 m ²	107 m ²
Dwelling 3	30 m ²	53 m ²	22 m ²	105 m ²
Dwelling 4	30 m ²	57 m ²	22 m ²	109 m ²
Dwelling 5	32 m ²	48 m ²	17 m ²	97 m ²
Dwelling 6	41 m ²	39 m ²	18 m ²	98 m ²

Dwelling	PRIVATE OPEN SPACE	SECLUDED OPEN SPACE	TOTAL
Dwelling 1	93 m ²	5 m ² + 12 m ²	110 m ²
Dwelling 2	3 m ²	5 m ² + 10 m ²	18 m ²
Dwelling 3	3 m ²	5 m ² + 12 m ²	20 m ²
Dwelling 4	3 m ²	5 m ² + 10 m ²	18 m ²
Dwelling 5	3 m ²	4 m ² + 14 m ²	21 m ²
Dwelling 6	2 m ²	30 m ² + 7 m ²	39 m ²