Number **D/645/2016**
Date 1/08/2016 12:00:00 AM
Location 45 Beatrice Street PRESTON VIC 3072
Description Proposed construction of **three (3) double storey dwellings** on a site as shown on the plans accompanying the application
Officer Ann Taylor
Type Medium Density Housing

land size **524 sq m** (details found via http://gis.darebin.org)
see https://www.google.com.au/maps
WHO silverpoint building designers & sapardanis

Summary replace family home with 1x 2 bed + 2x 3 bed units
relies upon open plan kitchen/meals/lounge (KML)
L1: 2 bed (U1-U3) where U3 3rd bed room labelled "retreat"
GND: KML + 3rd bed labelled "study" (U1), KML (U2), KML + 1 bed (U3)
P: tandem driveway and garage (U1), single garage (U2-U3)
3RD BEDROOM LABELLED "STUDY" (U1 GND), AND "RETREAT" (U3 L1)
INSUFFICIENT PARKING,
NON VENTILLATED L'DRY (GND U1-U3) & PDR (GND U2)

Parking http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf
requires 4 spaces, rule is 2 space to each 3 or more bed dwelling
requires 1 spaces, rule is 1 space to each 1 or 2 bed dwelling
requires 5 spaces in total, and plans show 4 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 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/645/2016 45 Beatrice Street PRESTON VIC 3072
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Dear Darebin Planning
Please find attached an objection to this planning proposal.
Yours Sincerely

D/645/2016 45 Beatrice Street PRESTON VIC 3072