

Number **D/566/2016**  
Location 345& 349 Bell Street PRESTON VIC 3072  
Date 6/07/2016  
Description A six (6) storey building comprising 30 apartments, two (2) commercial tenancies and a reduction to the car parking requirement, as shown on the plans accompanying the application.  
Officer Jolyon Boyle  
Type Mixed Use Development

WHO cactus architects richmond  
land size 384 +251 = 635 sq m see <http://gis.darebin.org/>  
see <https://www.google.com.au/maps>

Summary replace massage parlour and 2 storey building with 30 apts = 16x 1 bed + 14x 2 bed  
relies upon open plan kitchen/meals/lounge  
L5: 1x1 bed (45 sq m), 3x2 bed (71-80 sq m)  
L4: 3x1 bed (45-50 sq m), 2x2 bed (65-71 sq m)  
L1-L3: 4x1 bed (43-43 sq m), 3x2 bed (66-78 sq m)  
GND: x2 shops (55 + 156 = 206 sq m), rubbish bins, 7x3(?) car stackers via rear lane  
B: car stacker pits + tiny storage boxes  
INDOOR BIN STORAGE BEHIND GND floor foyer,  
WASTE MANAGEMENT PLAN? Transfer via rear lane for collection on Bell St?  
POOR INTERNAL AMENITY for all x16 1 bed apts and 14 x2 bed apts  
NON VENTILLATED BATHROOMS & L'DRY SPACE for all  
OVERLOOKING GARNET ST to south  
NORTH FACING bedrooms are lacking thermal and acoustic insulation  
SITE OVERDEVELOPMENT

Parking [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52\\_06.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/52_06.pdf)  
rule is 1 spaces to each 1 or 2 bed dwelling  
rule is 1 visitor space spaces to each 5 dwellings  
retail spaces require a loading bay, yet plans show none  
requires 30+5=35 spaces, and plans state 20 spaces  
INSUFFICIENT PARKING

#### 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/566/2016 345&349 Bell Street PRESTON VIC 3072

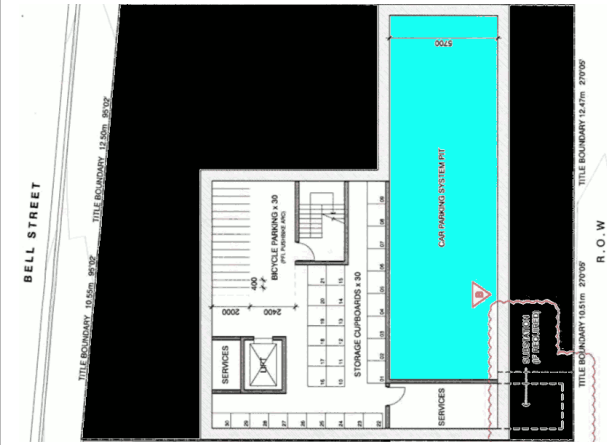
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Dear Darebin Planning

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



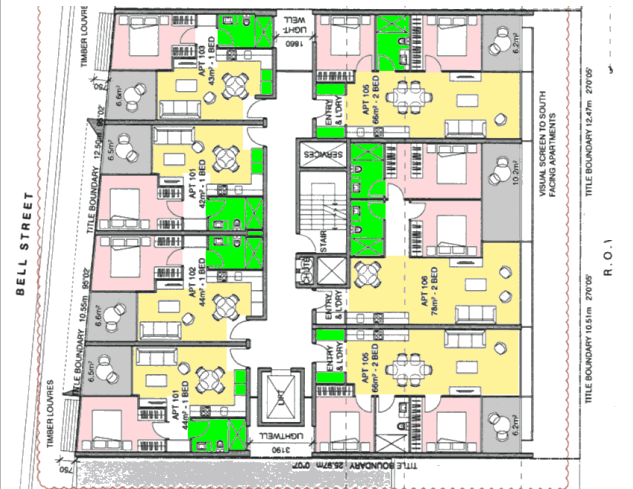
D/566/2016 345&349 Bell Street PRESTON



BASEMENT N < - - -



GND



L1-L3



L4



L5

