

Requests to be Heard

12 September 2023

Planning and Amenity

Delegated Committee Meeting



Bayside
CITY COUNCIL

Requests to be Heard

12 September 2023 Planning and Amenity Delegated Committee Meeting

Item 4.1	Objector (O) Supporter (S) Applicant (A)
Haileybury College Traffic and Parking Study	
Requests to Speak	
1. Mr Neil Robinson	(A)

Item 4.5	Objector (O) Supporter (S) Applicant (A)
17 Cavell Court, Beaumaris	
Requests to Speak	
1. Mr Adam Simmonds	(A)

Item 4.7	Objector (O) Supporter (S) Applicant (A)
117 Wickham Road, Hampton East	
Requests to Speak	
1. Mrs Kerrie Stielow	(O)
2. Mr Mick Meyer	(A)
Written Statements	(Page 5)
1. Mrs Kerrie Stielow	(O)

Item 4.10	Objector (O) Supporter (S) Applicant (A)
695–707 Hawthorn Road, Brighton East	
Requests to Speak	
1. Mr Mathew Wilson	(A)
Written Statements	(Page 6)
1. Mr Mathew Wilson	(A)

Item 4.12 108–110 Were Street, Brighton	Objector (O) Supporter (S) Applicant (A)
Requests to Speak	
1.	Mr Jack O'Neil (A)

WRITTEN STATEMENTS

Item 4.7		Objector (O) Supporter (S) Applicant (A)
117 Wickham Road, Hampton East		
1.	Mrs Kerrie Stielow	(O)
<p>I wish to object to the above application for a Planning Permit for the following reasons and would like my objections to be recorded at the upcoming Planning and Amenity Delegated Committee meeting.</p> <p>I am the owner of 3/1 Evans Avenue Hampton East, my property adjoins the above mentioned planning application.</p> <p>My objections are:</p> <ol style="list-style-type: none"> 1. The proposed Dwelling 2 is immediately behind my property, the first floor Gallery Level 1 contains full length floor to ceiling glass windows. The proposed dwelling is only 7200mm from the boundary fence. I object to these full glass windows that are without any film or frosting be fitted as they will allow the occupants to look directly into my living, kitchen and outdoor entertainment area. 2. I object to the removal of the screen barrier of Dwelling 2 outdoor entertainment area which is located directly adjoining my outdoor entertainment area. The boundary fence is approximately only 1550mm high on my property. This entertainment area will impact on my living, kitchen and outdoor entertainment area. 3. The proposed construction of a 2 storey dwelling situated at the rear of this property which will be directly behind my property will have a huge impact with a the amount of natural light, it will remove any direct sunlight my living and kitchen areas will receive. This dwelling will remove the ability within my home to actually see the sky and throw my home into shadow most of the winter solace and effect my garden, living areas, outdoor areas and costs of running my home. This proposed dwelling will also block any breeze and air flow into and round my home which will cause an increase in mould and moss, which is known for causing health problems. 4. I appreciate the opportunity to be heard with regard to this proposed planning application and hope that you consider my objections. <p>Yours sincerely Kerrie Stielow</p>		

Item 4.10 695–707 Hawthorn Road, Brighton East		Objector (O) Supporter (S) Applicant (A)
1.	Mr Mathew Wilson	(A)
<p>Dear Committee,</p> <p>PLANNING PERMIT 5/2017/523/1 695-707 HAWTHORN ROAD, BRIGHTON EAST EXTENSION OF TIME</p> <p>We write to you on behalf of Levande, the recent purchasers and owners of the land at 695-707 Hawthorn Road, Brighton East ('Site') and their extension of time request to Planning Permit 5/2017/523/1 ('Planning Permit'), which forms Agenda Item 4.10 of the 12 September 2023 Planning and Amenity Delegated Committee meeting.</p> <p>In addition to the supporting officer report and recommendation before the Committee, we provide the following written statement to assist in your consideration and determination of this extension request.</p> <p>Levande is a recently launched retirement living provider, owned by EQT Group, who have recently taken ownership of Stockland's retirement village portfolio across Australia, making Levande one of the nation's largest retirement village providers supporting over 10,000 residents with more than 300 employees.</p> <p>This significant transaction, which included the Site, occurred in July 2022 and since then Levande has identified the significance of this project to their greater and the benefit it can provide to the Bayside municipality.</p> <p>Levande has acted swiftly on the Site and the existing Planning Permit, including undertaking a comprehensive review of the approved development, re-appointing the project architects Bates Smart and other necessary consultants to inform the Condition 1 town planning endorsement response. This Condition 1 endorsement submission occurred concurrently with this extension request, with material recently endorsed by Council officers in accordance with the Planning Permit on 29 August 2023.</p> <p>The receipt of endorsed material now enables Levande to progress toward the detailed design phase of the project, with an aim for construction to commence on the Site in Q1/Q2 of 2024. This construction is however still dependent on the Planning Permit being extended, in order to provide surety for the upcoming construction works schedule.</p> <p>The sought after extension will further provide Levande assurance and sufficient time to coordinate residents of the existing retirement village through a staged decanting. This involves accommodating the relocation of residents on-site to an existing unit as the new retirement village is constructed along with the extensive on-site resident amenities. This proposes a significant challenge to Levande in managing</p> <p>existing residents and the developments construction at the same time, requiring a detailed methodology that will be implemented upon surety of the Planning Permit's extension.</p> <p>In their short time since taking control of the Site and Planning Permit, Levande have been very proactive with a significant expenditure as they prepare and progress towards construction. They have worked closely with Council's planning officers through these initial phases and look forward to this ongoing collaboration while further establishing themselves within Bayside through this development and provision of a necessary housing contribution for existing and future residents of the retirement village.</p> <p>Accordingly, we implore the Committee to support this extension request as recommended by officers.</p>		

Should the Committee require any additional information or wish to discuss this extension request in further detail, please contact the undersigned on 8626 9090 (wilson@pppartners.com.au)

Yours faithfully,



MATHEW WILSON
PLANNING & PROPERTY PARTNERS PTY LTD