

# Reading Material

12 March 2024

Planning and Amenity  
Delegated Committee Meeting



**Bayside**  
CITY COUNCIL

## Requests to be Heard

### 12 March 2024 Planning and Amenity Delegated Committee Meeting

<b>Item 4.4</b>		<b>Objector (O)</b> <b>Supporter (S)</b> <b>Applicant (A)</b>
<b>8 and 10 Ocean Street, Hampton</b>		
<b>Written Statements</b>		<b>(Page 17)</b>
1.	Ms Ines Bryant	(O)
2.	Mr Rob Dagnall & Ms Sally Cox	(O)
3.	Ms Sheila O'Shea & Mr Francis Leipper	(O)
<b>Requests to Speak</b>		
1.	Ms Melany Antcliffe (for Ocean St Residents Action Group)	(O)
2.	Mr Callum Bryant (for SongBowden Planning, obo Helen Graham)	(O)
3.	Mr John Hanslow	(O)
4.	Mr Jason Barnfather (for Squareback)	(A)

<b>Item 4.5</b>		<b>Objector (O)</b> <b>Supporter (S)</b> <b>Applicant (A)</b>
<b>1 Norwood Avenue, Brighton</b>		
<b>Written Statements</b>		<b>(Page 21)</b>
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1.	Mr Ben Coughlan	(O)
2.	Mr Roger Tyler	(O)
3.	Ms Nathalie Goris	(O)

<b>Item 4.6</b>		<b>Objector (O)</b> <b>Supporter (S)</b> <b>Applicant (A)</b>
<b>15 Tramway Parade, Beaumaris</b>		
<b>Requests to Speak</b>		
1.	Mr Grant Berry	(O)
2.	Mr Callum Bryant (for SongBowden Planning)	(A)

<b>Item 4.7</b>		<b>Objector (O) Supporter (S) Applicant (A)</b>
<b>140 Beach Road, Sandringham</b>		
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1.	Mr Alistair Perry (for Perry Town Planning)	(O)
<b>Requests to Speak</b>		
1.	Mr Prateek Verma	(O)
2.	Mr Alistair Perry (for Perry Town Planning)	(O)
3.	Mr Mick Meyer (for Urbis)	(A)

# **Alternative Recommendations** **for Councillors**

#### **Item 4.4      8 and 10 Ocean Street, Hampton**

That Council resolves to issue a **Notice of Decision to Refuse to Grant a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application **2023/386/1** of the land known and described as **8 and 10 Ocean Street, Hampton** to **construct a three-storey building consisting of 18 apartments and a front fence that exceeds 1.5 metres in a General Residential Zone Schedule 2 (GRZ2) and buildings and works that exceeds 9 metres in height and roof decks in a Design and Development Overlay Schedule 12 (DDO12)** for the following reasons:

1. The proposal fails to successfully implement the Municipal Planning Strategy and the Planning Policy Framework which require an increase in density to be balanced with considerations regarding neighbourhood character, heritage, be site responsive and achieve high quality urban design.
2. The proposal fails to comply with the objectives and Decision Guidelines of Clause 43.02 (Design and Development Overlay Schedule 8) for the following reasons:
  - a) The proposal fails to recess second floor which should be set back a minimum of 4 metres behind the front wall of the floor immediately below.
3. The proposal fails to respect the existing/preferred neighbourhood character of the area and fails to respond to the preferred character strategies as well as the general strategies and objectives of Clause 15.01-5L (Neighbourhood Character, Precinct F1) of Bayside Planning Scheme, on the following grounds:
  - a) The proposal fails to provide a substantive landscaping response that incorporates indigenous sandbelt vegetation.
  - b) The proposal fails to minimise the loss of front garden space through a reduced front setback and proposed hard surfacing.
  - c) The proposal fails to provide low, open style front fence.
4. The proposal fails to comply with the Objectives and Standards of Clause 55 of the Bayside Planning Scheme, in particular:
  - a) Standard B6 – Front setback
  - b) Standard B29 – Solar access
  - c) Standard B32 - Front fences.

#### **Item 4.5      1 Norwood Avenue, Brighton**

That Council resolves to issue a **Notice of Decision to Refuse to Grant an Amendment to a Permit** under the provisions of the bayside Planning Scheme in respect of Planning Application **2022/138/2** of the land known and described as **1 Norwood Avenue, Brighton** for **construction of buildings and works comprising a roof deck, and floor to ceiling heights of more than 3.5 metres associated with a dwelling in a Design and Development Overlay Schedule 1** for the following reasons:

1. The proposed amended development is inconsistent with the some of the objectives of the Planning Policy Framework including Clause 15 (Built Environment) which require development to be balanced with considerations regarding neighbourhood character, be site responsive and achieve high quality urban design.
2. The proposal fails to respect the preferred character strategies of Clause 15.01-5L (Neighbourhood Character, Precinct C1) of Bayside Planning Scheme, on the following grounds:
  - a) The proposal fails to site buildings to create the appearance of space between buildings and accommodate substantial vegetation and minimise the loss of front garden space.
  - b) The proposal fails to minimise loss of front garden space.
3. The proposed amended buildings and works would be contrary to the design objectives and decision guidelines of the Design and Development Overlay Schedule 1 as set out in Clause 42.02 of the Bayside Planning Scheme including on the following grounds:
  - a) The proposal would not enhance the foreshore environment or views of Bayside from Port Phillip Bay.
  - b) The proposal would fail to relate to the landform of the coast.
  - c) The proposal would fail to manage the increased pressure for higher buildings along the coast.
  - d) The proposal would fail to protect the amenity of nearby residential properties.

#### **Item 4.6      15 Tramway Parade, Beaumaris**

That Council resolves to issue a **Notice of Decision to Refuse to Grant a Permit** under the provisions of the bayside Planning Scheme in respect of Planning Application **2023/295/1** of the land known and described as **15 Tramway Parade, Beaumaris to construct two (2) double storey dwellings and a front fence that exceeds 1.2 metres in a Neighbourhood Residential Zone Schedule 3 (NRZ3) and removal of vegetation native to Australia within a Vegetation Protection Overlay Schedule 3 (VPO3)** for the following reasons:

1. The proposed development is inconsistent with the some of the objectives of the Planning Policy Framework including Clause 15 (Built Environment) which require an increase in density to be balanced with considerations regarding neighbourhood character, be site responsive and achieve high quality urban design.
2. The proposal fails to respect the preferred character strategies of Clause 15.01-5L (Neighbourhood Character, Precinct H4) of Bayside Planning Scheme, on the following grounds:
  - a) The proposal fails to provide setbacks that create the appearance of space and opportunities for the planting substantial vegetation.
  - c) The proposal fails to locate garage of Dwelling 1 behind the line of the dwelling.
  - d) The proposal fails to provide open style fencing.
3. The proposed de development fails to comply with the Objectives and Standards of Clause 55 of the Bayside Planning Scheme, in particular:
  - a) Standard B1 (Neighbourhood Character)
  - b) Standard B6 (front setback)
  - c) Standard B17 (Side and rear setbacks)
  - d) Standard B31 (Detailed design)
  - e) Standard B32 (front fence)

#### **Item 4.7      140 Beach Road, Sandringham**

That Council resolves to issue a **Notice of Decision to Refuse to Grant a Permit** under the provisions of the bayside Planning Scheme in respect of Planning Application **2023/399/1** of the land known and described as **140 Beach Road, Sandringham** to **construct two dwellings on a lot and create access to a Transport 2 Zone** for the following reasons:

1. The proposal fails to successfully implement the Municipal Planning Strategy and the Planning Policy Framework which require an increase in density to be balanced with considerations regarding neighbourhood character, heritage, be site responsive and achieve high quality urban design.
2. The proposal fails to respect the existing/preferred neighbourhood character of the area and fails to respond to the preferred character strategies as well as the general strategies and objectives of Clause 15.01-5L (Neighbourhood Character, Precinct F1) of Bayside Planning Scheme, on the following grounds:
  - a) The proposal fails to site buildings to create the appearance of space between buildings and accommodate substantial vegetation.
  - b) The proposal fails to recess second storey elements from the front façade.
  - c) The proposal fails to reflect the lightness of the streetscape created through the use of a mix of building materials and finishes.
  - d) The proposal fails to create a visually interesting and attractive built form interface with the foreshore reserve as it does not:
    - a. articulate the form of buildings and elements, particularly front façades, including elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading
    - b. use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick and avoiding highly reflective materials or glazing
    - c. provide articulated roof forms to create an interesting skyline when viewed from the beach
3. The proposal fails to comply with the Objectives and Standards of Clause 55 of the Bayside Planning Scheme, in particular:
  - a) Standard B6 – Street setback
  - b) Standard B17 – Side and rear setbacks
  - c) Standard B22 – Overlooking.

#### **Item 4.8      462-470 Bluff Road, Hampton East**

That Council resolves to **Not Support the Grant of a Permit** under the provisions of the Bayside Planning Scheme in respect of Planning Application for the land known and described as **462-470 Bluff Road, Hampton East** for the **construction of eight buildings containing 285 dwellings with associated community centre, retail (café) premises and office** for the following reasons:

1. The proposal is an overdevelopment of the site and provides an inappropriate response to the character of the area.



**Item 4.9      63 Ardoyne Street, Black Rock**

That Council resolves to **Refuse** the amendments to the endorsed plans under **Secondary Consent of Planning Permit 2017/478/2** in respect of the land known and described as **63 Ardoyne Street, Black Rock** as Council considers the changes are inappropriate.

**Item 4.10      Unit 1 & 2/ 9 North Road, Brighton**

That Council resolves to **Refuse** the amendments to the endorsed plans under **Secondary Consent of Planning Permit 2020/224/2** in respect of the land known and described as **Unit 1 & 2/ 9 North Road, Brighton** as Council considers the changes are inappropriate.

**Item 4.11      1 Stradbroke Avenue, Brighton East**

That Council, having caused notice of Planning Application **2013/364/1** to be given in accordance with Section 52 of the Planning and Environment Act 1987 and having considered all the matters required by Section 60 of the Act resolves to **Refuse the Extension of Time** in respect of the land known and described as **1 Stradbroke Avenue, Brighton East** for the **Construction of two double-storey attached dwellings on a lot and retain an existing front fence exceeding 1.2 metres in height** for the following reasons:

1. It is considered that sufficient time has been provided to enable the completion of the development.

**Item 4.12      14 Laburnum Street, Brighton**

That Council, having caused notice of **Planning Application 2017/432/1** to be given in accordance with Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required by Section 60 of the Act resolves to issue a **Refusal the Extension of Time** in respect of the land known and described as **14 Laburnum Street, Brighton** for the **Construction of a dwelling and a front fence exceeding 1.2 metres in height on a lot less than 500 square metres and in a Special Building Overlay** for the following reasons:

- 1) It is considered that sufficient time has been provided to enable to commencement and completion of the development.

# **Additional Information** **for Councillors**

# Item 4.1      9 Ebden Avenue, Black Rock

## MEMO

Councillors

Please be advised that since the publishing of the Agenda, the applicant has requested to withdraw their application. As a result, please find an amended officers' recommendation to reflect this:

### Amended Officers' Recommendation:



*That Council:*

- 1. notes that the applicant has withdrawn the application for a Local Law Tree Removal Permit for removal of one (1) Liquidambar styraciflua (Sweet gum) and two (2) Lagunaria patersonia (Norfolk Island Hibiscus) at 9 Ebden Avenue, Beaumaris*
- 2. resolves that the item be withdrawn from consideration at the 12 March 2024 Planning and Amenity Delegated Committee meeting.*

# LOCATION OF OBJECTORS

## Item 4.4 – 8 and 10 Ocean Street, HAMPTON – Location of objectors



Legend	
Subject site	
Objectors	

Addresses of objections not shown on map:

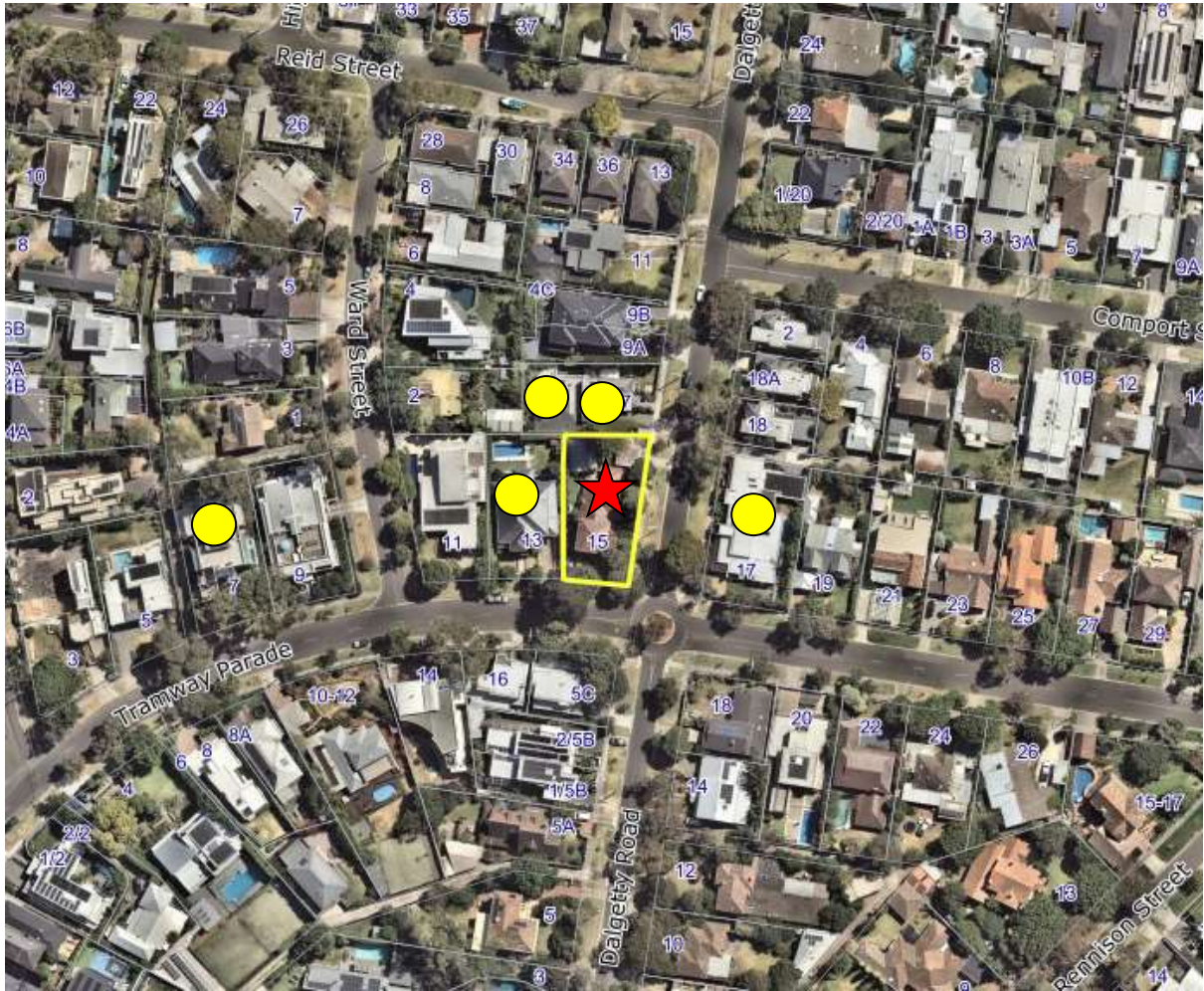
- Unit 2 10 Field Street, HAMPTON
- 47 Fewster Road, HAMPTON
- Unit 2 75 Willis Street, HAMPTON
- Unit 1 519 Hampton Street, HAMPTON
- 32 Deakin Street North, HAMPTON
- PO Box 1123 HAMPTON NORTH
- PO Box 48 HAMPTON
- 83 Willis Street, HAMPTON

**Item 4.5 – 1 Norwood Avenue, BRIGHTON – Location of objectors**



Legend	
Subject site	★
Objectors	●



### Item 4.6 – 15 Tramway Parade, BEAUMARIS – Location of objectors



Legend	
Subject site	★
Objectors	●

### Item 4.7 – 140 Beach Road, SANDRINGHAM – Location of objectors



Legend	
Subject site	
Objectors	

# **WRITTEN STATEMENTS**



<b>Item 4.4</b> <b>8 and 10 Ocean Street, Hampton</b>	<b>Objector (O)</b> <b>Supporter (S)</b> <b>Applicant (A)</b>
<b>Written Statements</b>	
<b>1. Ms Ines Bryant</b>	<b>(O)</b>
<p>I would like to ask Councillors to support an update to condition 1o in the proposed amended recommendation that states:</p> <p>Demonstrate full compliance with Standard B22 (Overlooking) of Clause 55 for all windows and balconies on the northern, eastern and southern elevations and where required provide privacy screening that accords with the Standard.</p> <p>For all balconies where screening is required, the plans are to be altered to provide minimum 1.7m high screens above FFL in accordance with Standard B22 of Rescode.</p> <p>I ask Councillors to support for all balconies where screening is required to be altered to provide minimum 1.7m high screens in accordance with standard B22 of rescode. This is to provide myself (as well as my other neighbours affected) privacy by preventing overlooking. I would appreciate your consideration and support of what I consider an important and major issue which not only affects my privacy but also my lifestyle.</p> <p>Thank you.</p> <p>Ines Bryant</p>	

Dear Councillors,

As a long-time residents of 5 Wave Street, Hampton, on behalf of my partner and myself I write to you at this time to both:

1. Fully endorse the position outlined below in the recent email forwarded to you by my immediate neighbour Melany Antcliffe at 7 Wave Street, in her role as convenor/lead negotiator of the Ocean Street Residents' Action Group (OSRAG) and

2. To seek your support on behalf of all members of the OSRAG in relation to supporting the request detailed in Melany's email sent on Friday 8 March to amend condition 1o in the proposed amended recommendation document by incorporating the following wording in relation to the proposed height of all balcony privacy screening for all windows and balconies on the northern, eastern and southern elevations of this proposed apartment building... That is: For all balconies where screening is required, the plans are to be altered to provide minimum 1.7m high screens above FFL in accordance with Standard B22 of Rescode.

Clearly, from the developer's point of view, while it would likely be of significant commercial benefit to be able to maintain/minimise the height of all privacy screening on the first and second floors of this apartment building (at a currently proposed maximum of 1.4m), it is argued that this is an extremely selfish position for the developer to take, given that it provides absolutely no consideration whatsoever in relation to the very obvious overlooking concerns which have been expressed by those neighbours located on the immediate boundary of this site.

From a personal point of view, I would like to reiterate the views expressed in the email below by my immediate neighbour Melany Antcliffe at 7 Wave Street, that unless the currently proposed privacy screen height of 1.4m is raised to a required effective privacy screening height of 1.7m, then from each of the balconies on the first and second floor on the eastern boundary of this proposed apartment building site, residents of these apartments will not only be able to view directly into the rear private gardens of each of the properties at numbers 5, 7 and 9 Wave Street, but most alarmingly, have an unobstructed view directly into the principal private living areas at the rear of each of these properties, and in some cases directly into the private sleeping quarters located on the first floor level.

Given these very clear and obvious overlooking concerns which I have raised in this email (and more broadly raised by the wider OSRAG), I do hope that, on this occasion, all Councillors will show their strong support in backing the position taken by the Ocean Street Residents' Action Group in relation to this matter.

Yours sincerely,

Rob Dagnall (& Sally Cox)

To the Planning and Amenity Committee,

We understand the revised plans dated 19 December 2023 have been submitted to Council, however, consultation has been on-going between residents, the developer and Statutory planners at Council and we now believe the developer has agreed to revisit the plans and make many changes so the plans conform to the required standards, and we understand there are some outstanding investigations to be done prior to other plans being presented, however, overlooking remains unresolved.

We understand that the 19 Dec 2023 plans are the ones being discussed and since we're not privy to other official documents we can only present objections to these plans, which are listed below. I, Sheila, also emailed an additional overlooking enquiry to Bayside Statutory planners as a result of talks with the developer and architect in the information session arranged by Council. This overlooking concern appears to have not been addressed.

At the information session held at Bayside Council, I identified an oversight in the plan in a level one balcony, apartment 8, bedroom 3 in the south. The overlooking diagram was inaccurate and if a 1700mm high person walked to the edge of the 1300mm balcony, there would be views looking down within the 9m restricted viewing requirement into the private space of neighbouring properties on the ground level and into the neighbouring property at number 12 Ocean Street.

I was told by the developer that they would look into it but the subsequent proposed plans provided by the developer to residents has not shown that this problem has been rectified; overlooking would occur and the plan does not appear to conform to the 9m requirement for restricted views.

We think the plans need to be adjusted and clarified to avoid any future problems as it can take many years to rectify overlooking problems where there is a contradiction and approved plans show low screening enabling overlooking within the 9m requirement of restricted views, obviously not meeting the standard.

Given the messages channelled from the developer through the residents group in Ocean Street, regarding a list of conditions being presented to Councillors, we're not sure if the following is going to be discussed but our objections to the plans ( dated 19 Dec 2023 ) remain until standards are met.

Objections:

1. Exceeds the Mandatory Height limit of 11-12m height. Structures on the roof exceed 12m. The proposed plans, if approved, would set a precedent for future developments in Hampton and it could be the thin end of the wedge for creeping changes within the building.
2. The visual bulk- The site coverage exceeded 60% Adhering to the 60% coverage would allow more light and space between neighbouring properties.
3. The proposed plans show minimum standards appear to have been met for Permeability and for the Garden, however much of the garden area is concrete and tiling. Planting would be minimised or prevented and the concrete structure would contribute to a heat sink.

4. The large basement accommodates an excess of parking spaces due to no visitor car parking being required, however, additional car spaces will be sold to residents but there's no guarantee that spaces will be available for visitors. The impact of this is an increase in traffic congestion and parking in Ocean Street and the immediate area. The traffic report does not appear to include other extensive multilevel apartment buildings under construction in Ocean Street nor in Hampton Street and the Hampton Railway development.
5. The design of the roof decks and services would create issues with lights and noise carrying through the open air, which would have a high nuisance value. There are no design features to act as a barrier against noise in the plan.
6. Overlooking into the private space of neighbouring properties from the roof deck and balconies is also an issue for immediate neighbours.

Sheila O'Shea

Francis Leipper

Item 4.5 1 Norwood Avenue, Brighton	Objector (O) Supporter (S) Applicant (A)
Written Statements	
1. Mr Roger Tyler	(O)
<p>Request to Be Heard</p> <p>Planning and Amenity Delegated Committee Meeting 12 March 2024 at 6.30 pm</p> <p>Proposal - Construction of building and works comprising of roof deck and floor to ceiling heights of more than 3.5 m associated with a dwelling in a DDO1</p> <p>1 Norwood Avenue Brighton Vic 3186</p> <p>Application Reference 5/2022/138/2</p> <p><b>Achievement of the scale of a two storey building from the streetscape</b></p> <p>To support the height, width, scale and visual bulk of this building – plus the 5.9M storey height – the Architect letter states – the development still maintains the scale of a two storey building from the streetscape, using similar materials to differentiate the two levels.</p> <p>This shows two meanings:</p> <p>First, the Architect recognises this building is so large in its height, width, scale and visual bulk that it needs to be justified,</p> <p>And Second, it is so large, it needs to be made to look like a two storey building.</p> <p>The fact is - this is a three storey building which is dressed up and presented to look like a two storey building.</p> <p>It is much larger than any other two storey building in our street.</p> <p>Our residential amenity will be adversely affected by its massive height, width, scale and visual bulk – plus its closeness to the street.</p> <p>It is a three storey building in NRZ3 and Council must stop it.</p> <p><b>Dual Driveways</b></p> <p>Council rejected dual driveways at 5 Norwood Avenue with a 30M frontage, and the same must apply at No 1, also with a 30M frontage.</p>	

We don't want a double driveway immediately opposite ours.

We want more street trees opposite our driveway to beautify and soften the harsh streetscape, and to hide the new development.

### **Substantial Noisy Roof Top Services**

Six AC units are being installed on the 9 m roof top generating excessive additional noise at No 1.

No measures have been shown to reduce the noise impact of these units.

### **What we want**

We want the Council to own up to its two storey height limit in NRZ3 and prohibit this three storey building.

We want the Council to stop dual driveways.

And we want the Council to stop the noise that will come from the six rooftop AC units.

This permit means three storeys becomes the norm in Norwood Avenue where the applicant has the money and muscle to achieve it.

And we will have no ability to stop three storeys adjacent to our property and to maintain our residential amenity.

Roger Tyler  
7 March 24

Item 4.7

140 Beach Road, Sandringham

Objector (O)  
Supporter (S)  
Applicant (A)

Written Statements

1. Mr Alistair Perry (for Perry Town Planning)

(O)



BAYSIDE CITY COUNCIL

**140 Beach Road  
SANDRINGHAM VIC 3191**

APPLICATION No: 5/2023/399/1

Construction of two dwellings on a lot and create access to a Transport 2 Zone

**SUBMISSION TO PLANNING AND AMENITY DELEGATED  
COMMITTEE**

**OBJECTION**



Prepared by:

**PERRY TOWN PLANNING**

Prepared for

**MARGARET BELL OF 6 COWPER ST, SANDRINGHAM**

**&**

**MAXINE CARTER OF 6A COWPER ST, SANDRINGHAM**

March 2024

Job No: 7051

## Introduction

Dear Councilors, Perry Town Planning represents Margaret Bell, who is the resident / owner of 6 Cowper St, Sandringham and Maxine Carter, who is the resident / owner of 6a Cowper St, Sandringham. Both properties abut the rear boundary of the application site.

Our clients are most concerned about the impact on their properties from the proposed development particularly in respect to setbacks from boundaries, visual bulk and loss of amenity of their private open space and main living areas.

## Front Setback

The minimum setback requirement (as varied by the NRZ3) from Beach Road is to be the greater distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, or 9 metres, whichever is the lesser.

The building at No. 139 Beach Road (northern abuttal) dwelling is setback approximately 7.6 metres from Beach Road, whilst the building at No. 141 Beach Road (southern abuttal) dwelling is setback 6.0 metres from Beach Road. As such, the proposed development should be required to be set back a minimum of 7.6 metres from the street.

The proposed minimum street setback for the proposed development is 7.050 metres and consequently the proposed development requires a variation to this standard.

Allowing this reduced front setback would result in an unduly dominant building with limited landscaping that would be unable to meet the character objectives for the area. The impact of visual bulk as the building is presented to the frontage of the site is emphasized by the fact that reduced side setbacks that are also being sought.

## Side and Rear Setbacks

The initial design demonstrated a series of non-compliances in respect to setbacks from side and rear boundaries and amended plans have since been furnished which purport to address these non-compliances but which remain non-compliant. The revised plans indicate that significant dispensations are still being sought.

The submitted plans do not clearly indicate the wall height dimensions being used and it is therefore unclear as to the dispensation that is being sought pursuant to the Schedule to the Zone.

The proposed incursion into the required side setbacks is inappropriate having regard to the width of the property and the potential for a revised design to be fully compliant with the Schedule to the Zone. This point of noncompliance highlights the continued failure of the design to meet the standards of the Bayside Planning Scheme.

## The Impact on Amenity and Neighbourhood Character

The proposed into the front and side setbacks emphasize the presentation of building bulk when viewed from Beach Road and adjacent properties. Importantly it also severely limits the opportunity for landscaping and the provision of a garden setting.

The application site is in a prominent position and the presentation of new buildings on the site will have a significant impact on the neighbourhood character.

Precinct Guidelines for the F1 Precinct recommends that developments within beachfront environs:

*Articulate the form buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, nonreflective glazing and light-transparent balustrading.*

The proposed design ignores this recommendation. The negative impact on the streetscape would be further exacerbated by the reduced setback.



## **The Impact on 6 and 6a Cowper Street, Sandringham**

The extent of development at the rear of the site remains of particular concern.

The dwellings at 6 & 6a Cowper St both have their secluded private open space areas oriented to the southwest with presentation towards the application site. At present, there are several within the rear setback and along the boundary and these are to be removed. It is submitted that key vegetation should be retained to the benefit of both the new residents and the occupants of 6 and 6a Cowper Street.

### **Summary**

It is submitted that the application as presented should be rejected due to its non-compliance with the objectives and standards of the Planning Scheme. In particular the revised plans do not comply with the front setback standards or the ground floor side setbacks.

It is submitted that the proposal in its present form should be further amended to comply with the standards of the Bayside Planning Scheme.

**Perry Town Planning**

**March 2024**