



Phillip Island Planning Services

28 August 2020

Mr Patrick Doyle
Planning Coordinator
Bass Coast Shire Council
PO Box 118
Wonthaggi VIC 3995



Dear Patrick,

Address: 7 Hereward Close, Cowes
Proposal: Two Lot Subdivision

On behalf of Ms Tracey Mitchell, we are pleased to enclose a planning permit application for a two lot subdivision on the land known as No Hereward Close, Cowes.

The large corner site is strategically positioned in an established residential area of Cowes with favourable planning controls and unique site attributes (i.e. limited vegetation and a large shed). Comprising two lots well over 500m², the proposal is consistent with State and local planning policy contained in the Bass Coast Planning Scheme. Importantly, the proposal satisfies all applicable objectives and standards in Clause 56.

The proposed two lot subdivision is one that Council may confidently approve subject to the application of standard conditions.

As part of the planning permit application, please find enclosed:

- » A completed application form (Regulation 12)
- » Copy of Certificate of Title
- » A Site Context Plan (Features & Levels Survey) and a Proposed Plan of Subdivision
- » A detailed Planning Assessment Report.

If you have any questions or queries, please do not hesitate to contact me.

Yours faithfully

PHILLIP ISLAND PLANNING SERVICES PTY LTD

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