

Albert Ruttle Wetlands Reserve Update

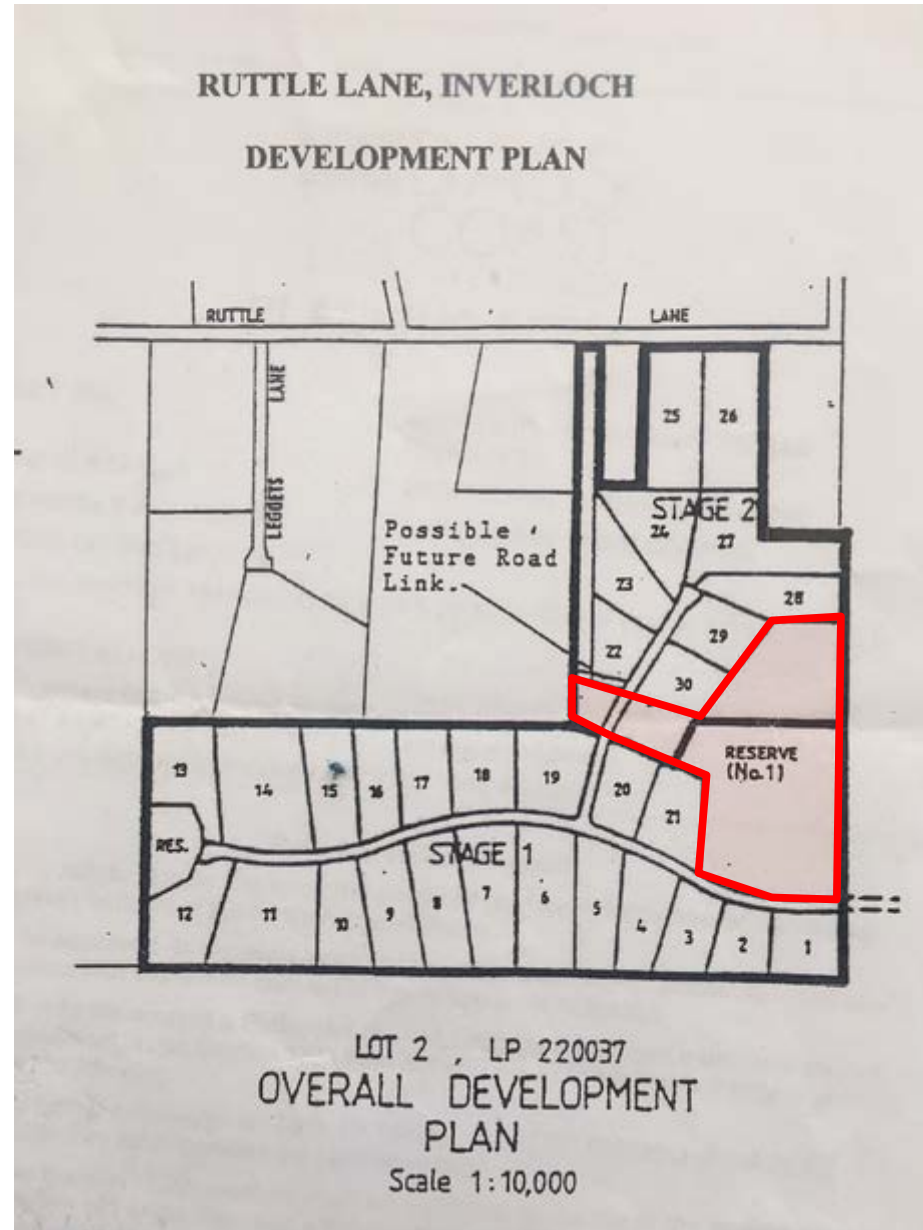
Presentation to BCSC Community Connections Meeting
12th December 2018

By Residents and Friends of Ruttle Estate Inc

Albert Ruttle Estate



Development Plan



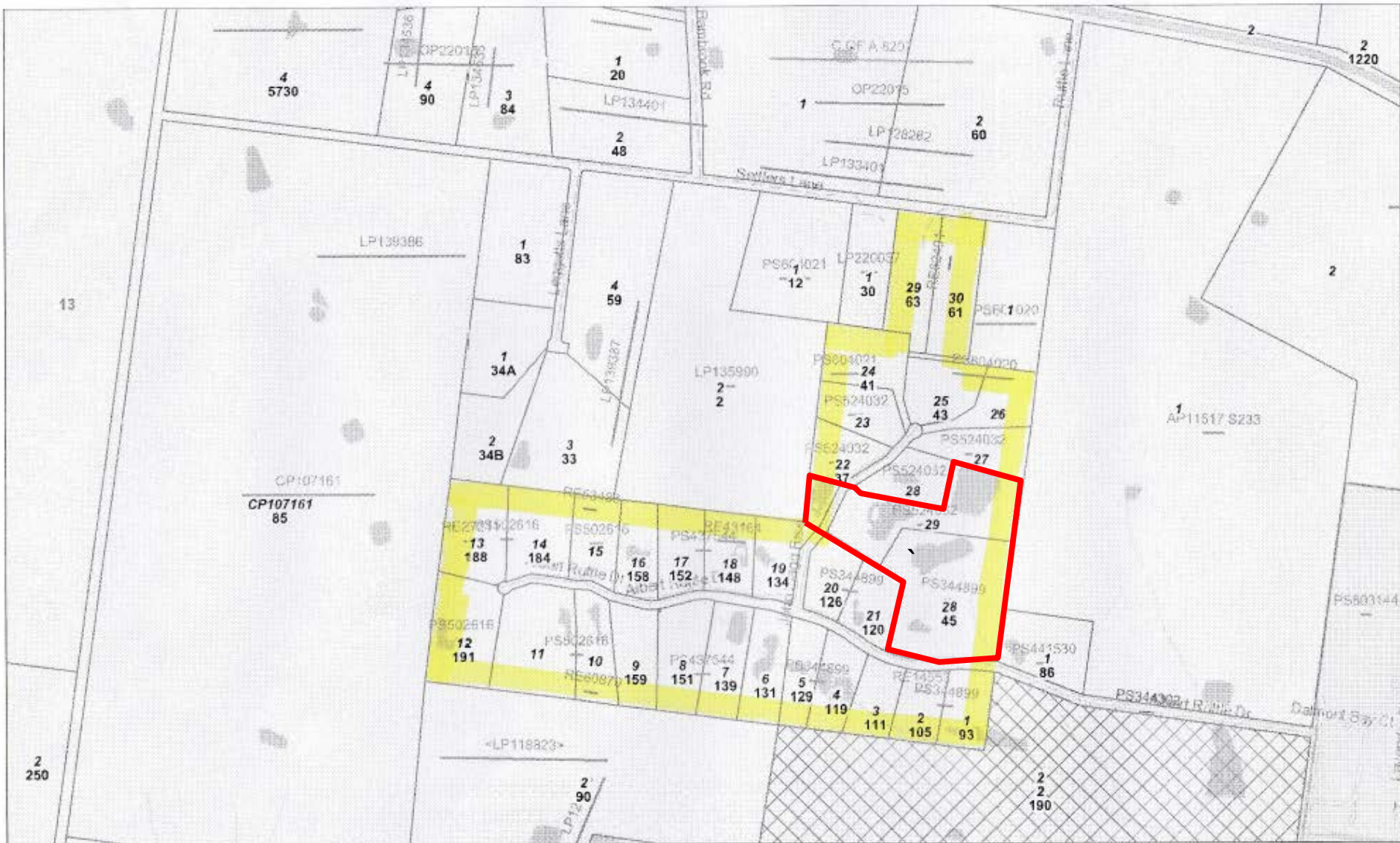
Overall Development Plan Summary

- 30 Building Allotments
- Reserve (Communal open space) of 8.7ha or 14% of the scheme area

*"Ruttle Estate"
Albert Ruttle Drive
Inverloch*

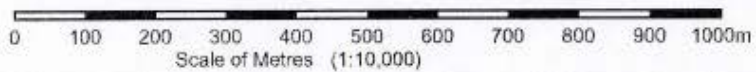


Information Folder



Co-ordinates of Plot Corners
 NW 384668,5724369
 SW 384703,5722772
 MGA Zone 55

Data Source: Vicmap Property



MGA Zone 55
 Vicroads - 102 E4
 Created 9:19 AM on Oct 27, 2017

Co-ordinates of Plot Corners
 NE 387316,5724425
 SE 387350,5722829
 MGA Zone 55

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Sub divisional plan summary

As at June 1996

- 32 lot subdivision
- 30 building lots
- Lots 28 and 29 (8.7ha or 14%) of “Open space in private ownership”

Open Space in Private Ownership

- Nov 1996 - Section 173 agreement agreed on Lot 28
- June 2000 – Council reinforces the 14% Communal space requirement but had only secured 8% through the 173 agreement on Lot 28
- No Section 173 was put on Lot 29

Consequently, BCSC has not complied with its own Development Plan

- 8% Communal open space, much less than 14%
- 31 Building lots, not 30
 - Additional allotment is large; 4ha twice the size of the average subdivision allotments
 - There is now no access to the communal bird hide
 - Lot 29 becomes “Rural Zoned” and is hence not subject to planning controls

Conclusion

- This needs resolution!
- The matter is NOT “spent” – we have provided legal advice that enforcement of the OPD is both legal and appropriate
- Your leadership is the key!