

14th September, 2020

Attention: Planning Department: Please find following our -

OBJECTION FOR SUBDIVISION of LAND Into 2 x Lots :

200257 - 3 McCauley View, Dalyston

200258 - 32 McRae Drive, Dalyston

Up until now and in the coming weeks & Months this land was owned **mostly** by investors who have now On Sold - No Issue here at all !

Our Issue is: Until Settlement has been **Finalised** on each of the blocks the "Investor" only needs to notify (themselves) and/or other investors (nearby lots) – of their intentions! –

We Did Not realise we needed to check Council website each week to see if any applications for planning has been put in after we had purchased our Block? We purchased in "GOOD FAITH" expecting to be notified by the Real Estate Agent of any upcoming or already Lodged & Approved Plans ?

This did not occur! (Expecting - **Past Approved** Applications be 'Duly Noted' on our Contract of Sale and/or Section 32).

Example: Lot 45 Cloverdale Estate: Application (200020) Lodged 20.01.20 Permit Issued 12.6.20 – Only 1 Objector - Why? Because most of the land hadn't been Settled and/or OnSold.

I am formally now requesting, Council to contact this "Single Objector" who had a lot of Very Valid Points in his/her objection but was alone in their objection as no one else knew about the Planning Application Lodged. – This, I am also wondering why ? Wasn't mentioned on selling the surrounding land as a "Duty of Care" to local families – "Young First Home Buyers" (keen to get into the property market) – "Retirees" (looking for that Country Lifestyle) – Downsizers – we all should have been "Duly Informed" - to know what has already been Planned / Permitted and Issued.

Our Reasons for our Objections:

1. Want to "KEEP" the "Country Lifestyle / Village Atmosphere" as per "Dalyston Structure Plan 2018" - Our Reasons for purchasing here.

2. "Community" - Not made Aware of the Proposed and Approved Developments as "Estate" is still in First/Early Stages. Council Planning: Have Not -allowed anytime at all for the Estate to build and settle.

3. Immediately devaluing our Land - of which we paid Premium Price with the "Landowner/Investors" knowledge of the **already** approved and not disclosed to New Prospective Purchasers about - This "Lot 45" Subdivision (an example) - and lodgement of the next Two applications for subdivision.

4. This will start a precedence that does not align with Bass Coast Shire vision for the "Dalyston" Area. Clause 21.02-2 Housing Objective: "**Discourage**" increased housing densities.

Clause 21.05-5 Maintain and enhance traditional street patterns.

We purchased to live in a lovely village with neighbours young and old - not housing 2 x per block as this investor is encouraging in our lovely village that many of us haven't settled and/or settling on soon together with these 2 further applications for "planning sub divisions" – submitted - Just took- away our excitement to build and stay forever – (They/These Investors will not have to put up with living on top of each other like they are expecting of us – in our/home Our Estate).

5. Where do the Cars Park on each corner average 2 cars per block – 4 cars per corner block. ?

On the Major Road – McRae Drive – on Footpaths and Nature Strips in McCauley View where the road will have housing / children and families on both sides ? "Safety for our CHILDREN ?"

6.Extra Traffic throughout the estate – will always have to go past the Childrens playground – **Only** entrance into the Cloverdale Estate.

7. BASS COAST SHIRE - YOU NEED TO ALLOW OUR ESTATE TO SETTLE/EVOLVE MORE BEFORE YOU START ISSUING THESE PERMITS ! – Only 50 or 60 Homes are complete with families living in them at the moment with still at least another 60 plus (more than half) Houses to be built or finished in the next 6 – 12 months out of the 145 Lots originally allocated.

8.We / along with another 60 odd landowners haven't even settled / moved in or built yet and you are issuing permits to Sub Divide ??

Hoping you will consider our objection.

Regards.

