

October 26 2020

Mr Patrick Doyle

Planning Co-ordinator.

Bass Coast Shire Council

P O Box 118

WONTHAGGI Vic. 3995

Dear Patrick,

Property Address: 7 Hereward Close, Cowes VIC 3922
Application No: 200302
Lodged: 9/09/2020
Description: Subdivision of land into two lots in GRZ1.

This correspondence is not an objection, but I want to bring to your attention to the actions at 7 Hereward Close Cowes.

We were concerned when a land surveyor and an arborist were active on the site. We communicated with Bass Coast Shire Council but had to wait until the application was lodged before we could raise objections.

An Application for a Planning Permit at 7 Hereward Close and associated documents were lodged by a consultant. It was much later that the Notice of an Application for a Planning Permit to appear on site. The notice was placed, on a side boundary behind trees in Seymour place and not visible to the passing traffic in Hereward Close. There have been several attempts to have the notice placed to the Hereward Close frontage. But it is always returned to the Seymour Place side boundary behind trees and not visible from Hereward Close.

There is opposition to this subdivision and I think the neighbourhood should be kept informed of any Application for a Planning Permit. I accessed the Bass Coast Shire Council web site, talked to other residents, waited for the Notice of Application for a Planning Permit on the site and finally received correspondence from Bass Coast Shire Council regarding an Application for a subdivision at 7 Hereward Close.

At another allotment in this estate, a permit was issued for the construction of a 5.5M high, 2 door boat storage shed before the neighbours were notified. The build proceeded as it was too late to object. It is too easy to lodge planning applications for permit when the applicant might expect objections.

A submission for a subdivision at 7 Hereward Close, prepared and lodged by a consultant, included an application form, Copy of Certificate of Title, a site context plan and a detailed Planning Assessment Report. The Planning Assessment Report should be carefully assessed. The use of photographs, *declaring clauses from the Bass Coast Planning Scheme relevant* and *an excellent response to applicable planning policy* present a case suitable for any subdivision anywhere in the Bass Coast Shire. The Hereward Close and Seymour Place estate needs the protection of the Bass Coast Shire Council. As an original purchaser and home builder in this estate we believe any subdivision would be an **inappropriate subdivision** and

neighbourhood character of the estate would suffer as a result. In reality Bass Coast Shire Council has the expertise to evaluate the applications for subdivision. The establishment of numerous allotments should have precedence over a single lot subdivision. The first subdivision sets the residence and the integrity of that estate should be honoured. Bass Coast Shire Council should inspect the subject land and not rely on a third party, and their, possibility, biased conclusions, to recommend any action.

We await your reply.

