

Planning Department
Bass Coast Shire Council
PO Box 118
Wonthaggi, Victoria 3995

2nd October 2020

Re- Notice of an application for a planning permit Ref# 200302
Subdivision of land into Two Lots - 7 Hereward Close, Cowes 3922

To whom it may concern,

[REDACTED] noticed the proposed subdivision of 7 Hereward Close Cowes only while reviewing the Bass Coast we site and stand with other residents in lodging a formal objection to this application.

Our reasons for objecting are as follows:

[REDACTED]
the bushland and open spaces which in turn encourages the native bird, animal life and coastal flora. It is extremely attractive and we are fortunate enough to have the added bonus of being in this beautiful part of the world with the Beach [REDACTED]

1. The larger size blocks of land in this private court are what attracted the residents I am sure to this particular area. If the proposed subdivision goes ahead it would definitely affect the amenity of the area.
2. The proposed subdivision of 7 Hereward Close will be a detriment to this area. And set a precedent, allowing maybe further development turning this picturesque coastal region into a suburbia. With the average land size around 1000m² to allow blocks smaller than this would have a massive impact on the area's amenity.
3. The Drainage within the Hereward close precinct is already at capacity and further development would only exacerbate this issue.
4. The quality of the homes in Hereward Close having the larger blocks of land will also be affected in valuation if the subdivision was to go ahead.
5. The infrastructure of the Close has been established for a low traffic volume. There are no footpaths and very limited open verge space. Parking in the street and court is not viable, particularly for turning access of boats and trailers in the bowl of the court
6. The court is already over developed as a result of a large shed being build on one of the properties and not in keeping with the street scape of the area. Refer to the report from Phillip Island Planning Services ED20/105417 Figure 5. We as residents are extremely concerned that the sub-division could lead to another Industrial style structure being approved.

7. I also note that there is no planning permit notice on the property, as with the notice for the proposed sub division on number 4a Hereward Close Cowes and no notification has been received by residents from Bass Coast Council within Hereward Close. As this has not occurred the advertising process is flawed given not all residents are technology savvy be excluded from submitting an objection.

If we as local residents do not stand up and object against the smaller subdivisions on our beautiful Island, we will end up living in a sprawling suburbia. And it is definitely out of character with the local environment.

We stand with other residents in Hereward Close who have lodged objections.

Yours Sincerely,

