



17 October 2020

Planning Department  
Bass Coast Shire Council  
Wonthaggi, Victoria 3995  
By email to [basscoast@basscoast.vic.gov.au](mailto:basscoast@basscoast.vic.gov.au)

Dear Sir/Madam,

**Re- Objection to Grant a Planning Permit #202302  
Subdivision of Land into Two Lots in GRZ1 at 7 Hereward Close, Cowes**

 wish to lodge a formal objection to this application.

The application has failed to address the key threshold planning issue, that any subdivision which needs to respond, in that it needs to be appropriate with regard to the site and context features of the area. A small lot excision in this location is undeniably inappropriate.

What is abundantly clear upon physical inspection is that this proposal is out of character with the existing neighbourhood. This is a neighbourhood of minimum 1000 m2 allotments with abundant vegetation and substantial homes in quiet streets.

When all other allotments in the neighbourhood are in excess of 1,000m2, then it follows that subdividing one of these into two significantly smaller lots cannot in any way be in keeping with the **Neighbourhood Character**, irrespective of the type and design of any future dwelling.

Further the proposed subdivision at number 7 Hereward Close, will negatively impact the existing **Close Cultural Identity** of those living in Hereward Close and Seymour Place.

In addition, this application for a permit to subdivide into smaller lots significantly compromises the residents' **Sense of Place**.

**Based on the 3 concerns raised above** I ask the Council to protect the affected residents and only support appropriate development and **reject this inappropriate development proposal**.

Could you please acknowledge receipt of this objection.

Yours Sincerely,

