

c.c. Statutory Planning Officers
12th September, 2002.

Mr. David Quelch
Development Planner
Mornington Peninsula Shire
Private Bag 1000
Rosebud, Vic. 3939.

Dear Mr. Quelch,

605 Pt. Nepean Road
McCRAE, Vic. 3938

Mornington Peninsula Shire Council	
RECEIVED	12 SEP 2002
1116	
06	
P02/1833	

SUBMISSION re: **PLANNING APPLICATION P02/1833**
6 VIEW POINT ROAD, MCCRAE

I would like the following matters considered in the assessment of the above application:

1. Are the Council's rules being varied here? Why does this application have,
 - (a) "variations to the maximum wall and building height requirements
 - (b) and reduced setback from a cliff edge?"
 If so, how is this justified?
2. The cliff edge here is easily eroded, the soil being a very crumbly clay and gravel aggregate. (One assumes that you have a soil report). What provision has been made for a retaining wall around the base of the cliff (which is approximately 2 metres in height)?
3. ~~Assuming that the ground floor slab is a concrete slab,~~ What provision has been made for water run off? Is all the collected rainwater being run back to View Road?
4. How deep will the excavations be? Will this weaken the cliff edge?
5. How close to the cliff edge will the building be?
6. Below the cliff there is an area approximately 16 metres deep and 20 metres wide which consists of natural bush and five large gum trees that have had their tops cut off several times. The last time this happened was in March 2001 when Taylors Tree Removal chainsawed large branches off the trees and just allowed them to drop onto the vegetation below, breaking down the ti tree and smothering living plants. Many of the branches hung over the boundary line of my property and if it hadn't been for the ti tree, would have landed on my back garden. The debris has now become tinder dry and a potential fire hazard.

I need assurance that:

 - (a) The living vegetation and gum trees will not be removed as it would exacerbate the erosion of the soil.
 - (b) If the gum trees are cut back again, that the branches will be roped, caught and removed.
 - (c) That the large trunks and branches lying on the ground will be cut into smaller pieces and used to stabilise the ground cover.

Yours faithfully

Irrelevant

Helen C. Burrage.

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 12th September, 2002.

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1. Are the Council's rules being varied here? Why does this application have,
 - (a) "variations to the maximum wall and building height requirements
 - (b) and reduced setback from a cliff edge?"
 If so, how is this justified?
2. The cliff edge here is easily eroded, the soil being a very crumbly clay and gravel aggregate. (One assumes that you have a soil report). What provision has been made for a retaining wall around the base of the cliff (which is approximately 2 metres in height)?
3. ~~Assuming that the ground floor deck is a concrete slab~~ What provision has been made for water run off? Is all the collected rainwater being run back to View Road?
4. How deep will the excavations be? Will this weaken the cliff edge?
5. How close to the cliff edge will the building be?
6. Below the cliff there is an area approximately 16 metres deep and 20 metres wide which consists of natural bush and five large gum trees that have had their tops cut off several times. The last time this happened was in March 2001 when Taylors Tree Removal chainsawed large branches off the trees and just allowed them to drop onto the vegetation below, breaking down the ti tree and smothering living plants. Many of the branches hung over the boundary line of my property and if it hadn't been for the ti tree, would have landed on my back garden. The debris has now become tinder dry and a potential fire hazard.
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 - (c) That the large trunks and branches lying on the ground will be cut into smaller pieces and used to stabilise the ground cover.

Yours faithfully,

Irrelevant

Helen C. Bormage