

c.c. Statutory Planning Officers
11th October, 2002.

Mr. David Quelch
Development Planner
Mornington Peninsula Shire
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Bosgrove Street
ROSEBUD, Vic. 3939.

605 Pt. Nepean Road,
McCRAE, Vic. 3938.
Phone 5986-2648
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Irrelevant & Sensitive

Dear Mr. Quelch,

PLANNING APPLICATION P02/1833
6 View Point Rd. McCrae, Vic. 3938
DWELLING

From what was said at the site meeting (10/10), the unanimous opinion of the objectors seemed to be that the design submitted is **inappropriate for this area**.

1. No fire access to 500 sq. metres of bush below the cliff.
2. Built up to both boundaries even though the block is 75 feet wide.
3. Built right up to the edge of the cliff even though the land has slipped away on both sides of this block.
4. The provision for a large office and workroom for builder's tools and equipment in an exclusive **residential** area - (labelled 'study' and 'storage' respectively).
5. A streetscape that resembles the front of a factory.

From my point of view, I was unable to raise the issues that are important to me, viz. the trees and debris below the cliff. However, some new issues were raised that do concern me:

1. **FIRE ACCESS:** the design completely blocks access to the 500 sq. metres (approx.) of bushland between the cliff and the back of my property. Since the gum trees require cutting back every couple of years to maintain the view, there is also no access for removal of the branches, unless the owners intend to drag them through the house.

2. **STABILITY OF THE CLIFF:** It was claimed by one objector that the area near the cliff had been **filled**. The Council would not necessarily have records of this. It would seem that the only way to find out is to do a **soil report** where a core can be taken and analysed. The draftsman seemed to object to this being done.

It is obvious, when standing on the area to be covered the upper meals room and deck, that the land has slipped away on both sides of this block (No.6). It poses the question of why this part has **not** slipped away also. It could be because there are five large gum trees holding the soil together below the cliff edge. My concern is that the owner will remove these trees at some point in the future. It was alleged at the meeting that he has already removed trees from the property **without permission**.

3. **LIABILITY:** If at some point in the future, the cliff should slip and destroy or damage my house, or cause injury to the occupant, who takes the responsibility for this? (a) the Council for passing the plans? (b) the designers for not doing their job properly? (c) the owner? (d) God?

David

As there is currently no easy access from the top of the block to the 500 m2 below the cliff, I doubt that the draftspeople actually ventured down there before drawing up their plans. The view from below is quite different and **I would like you to come to 605 Pt. Nepean Rd. and view it.** There you will see a virtual 'bonfire' of tinder-dry logs, branches and leaf litter that extends across the 23 metres. This material needs to be put through a muncher and the logs need to be cut into smaller pieces. I would mention also that I have sighted echidnas and blue tongue lizards in this area.

I look forward to hearing from you in the near future,

Yours faithfully,

Irrelevant & Sensitive

Helen C. Burrage.

PS. I am at McCrae till 21/10, or from 4/11 to 12/11/02.