Robyn Borley

From: [redacted]
Sent: Monday, 24 April 2023 3:41 PM
To: basscoast@basscoast.vic.gov.au
Cc: [redacted]'; michael.whelan@basscoast.vic.gov.au; David.Rooks@basscoast.vic.gov.au; Ron.Bauer@basscoast.vic.gov.au; brett.tessari@basscoast.vic.gov.au; Leticia.Laing@basscoast.vic.gov.au; les.larke@basscoast.vic.gov.au; bruce.kent@basscoast.vic.gov.au; Rochelle.Halstead@basscoast.vic.gov.au; clare.leserve@basscoast.vic.gov.au
Subject: ROAD DISCONTINUANCE OBJECTION LETTER Cowes (reference F23/1161) [redacted]

BASS COAST SHIRE COUNCIL
ROAD DISCONTINUANCE OBJECTION LETTER
Cowes (reference F23/1161)

To Whom it May Concern,

My Wife and I are permanent residents at [redacted] Cowes Vic. 3922.

We would like to register a formal objection to your proposed discontinuance of a Road Reserve between Roydon Road and Wyndham Avenue, Cowes.
This Road Reserve shares a common boundary with [redacted] and to rezone this land to Residential removes the only "Nature Reserve" within a kilometre to us, with the exception of the Cowes beach, where the Community and wildlife cohabitate, especially children who have used this reserve to safely play for decades.

POINTS OF OBJECTION:

1. **LOSS OF PARKLAND/OPEN SPACE** – This Road Reserve has been used for decades by the Community, especially kids, and we fail to understand how Bass Coast Council can just take it away with minimal Community Consultation or care for the Community needs and yet insist that all new multi housing developments MUST have open space parkland allotted in their new developments. Can we therefore expect Bass Coast Council to also sell off or re-allocate other parkland of their choosing in the future.
2. **VEGETATION REMOVAL** – Your removal of the trees & bushes will drastically change our outlook from our living areas and disrupt the local birdlife that inhabit the trees. We have seen on a regular basis the following bird life in and around the trees in the land behind us.
    - Australian King Parrots
    - Crimson Rosellas
    - Rainbow Lorikeets
    - Galahs
    - Corellas
    - Magpies
    - Kookaburras
    - Crested Pigeons
    - Wood Pigeons
    - Wrens
    - Wattle Birds
    - Blackbirds

- Currawongs
- And more unidentified birds

3. **LOCAL WILDLIFE** – The treed area of the vacant land is also home to the following observed animals, which will be destroyed if the proposed 5 Unit Community Housing Development proceeds.
    - Possums
    - Rabbits
    - Rats (won't be missed)
    - Wallabies
4. **PARKING** – With Planning requirements allowing a minimum of 0.6 car spaces per dwelling as stated by CHL, and the Community Housing Ltd (CHL) proposal only allowing for a single parking space per Unit measuring only 5m x 2.5m, there will most likely be at least 2 vehicles per dwelling that will end up parked in both Roydon Rd & Wyndham Ave. CHL have not even allowed for any "Visitor" parking on their plans so street parking will be inevitable.
5. **POTENTIAL DISRUPTION TO OUR "QUIET ENJOYMENT"** – To go from a quiet vacant heavily treed block to a 5 Unit development with potentially 10+ adults and an unknown number of children residing and/or visiting will potentially have a detrimental effect on our rights to "quiet enjoyment" in our own back yard.
6. **COMMUNITY HOUSING NOT SUITABLE TO A BROAD RANGE OF TENANTS** – Community Housing Ltd (CHL) mention that the area was selected for Community Housing because of available services and infrastructure.
    - What public transport? - a sporadic bus service! We live on an island 1.5hrs drive (4+hrs by bus) to get to Melbourne.
    - No footpaths on either Roydon Rd or Wyndham Ave forcing people onto the roads to walk to the limited services which is not exactly safe for potentially disabled or elderly tenants. (e.g. Corner of Roydon & Church where nature strip vegetation has completely blocked the nature strip forcing people on a dangerous corner to walk on the road.)
    - No hospital on the island and limited medical facilities will also limit the selection for Community Housing. New residents to the island already indicate the difficulty in obtaining doctor's appointments.
    - No Public Secondary College on Phillip Island.

6. **FAIT ACCOMPLI** – This Public Consultation appears to be a waste of time as CHL refer to "when" rather than "if" their Community Housing project will proceed.
    - CHL appear to have gone to great lengths to keep any public contact away from Bass Council about this development and carefully set their Public Consultation deadline to 06 April 2023 and tried to limit any public notification to only 50m away from the Road Reserve.
    - Transparency - CHL state they will have a 30 year lease on the property whereas the proposed Bass Council Draft Budget 2023/2024 talks about a proposed 10+ year lease and claim to have not yet finalised the negotiations of leasing the land to CHL. What happens to the development after the lease expires?
    - At what point in time will the general public have access to leasing the land or even purchasing the land?
    - How much will the land be leased to CHL for in dollar value?

7. **LOCAL RATES** – If the Community Housing project proceeds then there are questions that need to be considered.
    - Will the Victorian Valuer General, who is responsible for setting the property values for Local Government rating purposes, make suitable adjustments to rateable property values located near the Community Housing due to the expected drop in nearby property values? (Also noting the increased property sales already since your initial News Release in 2021 in the immediate area surrounding the proposed Community Housing project)

- Will ALL properties located in the area surrounding the proposed Community Housing project, once completed, have the ability to challenge their Council Rates valuations each year?
- Will Community Housing Vic Ltd (CHVL) be paying regular Council Rates annually on the 5 Units once built or will Bass Council waive the rates when challenged by CHVL as they have done with other Local Government Councils?

We only purchased our current home in [redacted] and took possession in [redacted] and this is our [redacted], not a holiday home/rental.
The area is very quiet even during the Holiday Season which is one of the reasons we settled here. Apart from the double vacant block, which we thought was a small nature reserve, the nearest playground area is at Seagrove Park located one kilometre away, except for the beach. To replace a small nature reserve with a 5 Unit complex with very little planned replacement of existing vegetation, this development has come as a very real shock to us, and the thought is causing us considerable stress.

We understand that this is a Vic Gov "Big House Build" initiative with CHL appearing to have close links to the Victorian Government Planning Minister therefore overruling Local Government. Which basically means that local residents, and Local Government will be overruled and that local consultation is just a token gesture and we have no real say in the outcome.

It will be a disruption to our lives and our neighbours, so therefore we **STRONGLY OBJECT** to this development.
Once we have been overruled, we will continue to monitor the project and will have no hesitation in contacting CHVL and Bass Coast Council on an as needed basis to rectify any breaches in the management and will have no hesitation in alerting whoever will listen to any mismanagement of this endeavour.

Yours sincerely,

[redacted]

Robyn Borley

From: [redacted]
[redacted] Wednesday, 19 April 2023 4:44 PM
To: Bass Coast Mailbox
Subject: Submission Re: Notice of Intention to Discontinue Road - Reference F23/1161

To: Bass Coast Shire Council

Re: Reference Number F23/1161
Notice of Intention to Discontinue Road Reserve between Roydon Road and Wyndham Avenue, Cowes

My Name is [redacted], my wife and I own [redacted].

The following is a submission also forwarded to Holmes Dyer Pty Ltd and I feel the same is relevant to Council.

I feel I am in a position to provide relevant feedback on this proposal being that I grew up in what would be described as a low socio-economic environment with my parents never owning a house that I lived in nor ever being financially comfortable.

I'm not ashamed to say that by working very hard through my life, my wife and I are in the lucky position to own our modest holiday beach home on Phillip Island having purchased it some 20 years ago and that we hope that it will help us in our retirement one day.

I will be frank in suggesting that this is a less than ideal site to build five Community Housing units as it sits on a prime piece of land within 500 metres of the Cowes main beach and main shopping precinct, for any person getting cheap accommodation in these streets would be like winning a lottery. I would have thought this land would be far more suited and far better value being sold into housing blocks facing the 2 streets and the income could be put to use on property in the central part of the island with far better land value for money for community housing. (And it's worth noting, we have no interest in purchasing the blocks).

How we would be affected by the proposal

Currently, we rent our holiday home out for short term holiday accommodation, and it is known as a lovely small home in a quiet street and we get many good reviews as such. Should this development proceed, I have no doubt it would spoil the amenity of the area creating a noisier environment for guests in our and other holiday homes as well as permanent homes in the area.

With all of this in mind, it goes without saying that we have serious concerns about the potential for loss of value of our property particularly as we would share a boundary with 5 units. We have always been realistic and expected these blocks to be developed but once again, I would express to you serious concerns for this type of development on this particular site.

If you have any queries, don't hesitate to contact me.

Regards

[redacted]

Robyn Borley

From: [redacted]
[redacted] Tuesday, 11 April 2023 9:50 PM
To: Bass Coast Mailbox
Subject: Notice of intention to discontinue Roydon Rd and Wyndham Ave, Cowes (Reference F23/1161)

To Bass Coast Shire Council,

I wish to write this email confirming my objection to the intention to discontinue the road between Roydon Rd and Wyndham Ave, Cowes- Ref No F23/1161.

OBJECTION POINTS:

• PROPERTY VALUES MAY DROP - As a result of discontinuing the Road Reserve and constructing 5 x 2 bedroom community housing units, Property values in the immediate area may DROP, so Capital Improved Value (CIV) should drop and therefore it is expected that the council rates in the immediate affected area will also DROP accordingly.

• LOSS OF OPEN SPACE/PARKLAND - It is the only Bass Council open space land within a 1km radius, excluding the Cowes beach, for kids to play.

• LOSS OF VEGETATION AND WILDLIFE HABITAT- All trees and plants (24) except for one are to be removed and replaced by low maintenance gardens by CHL. The area is home to native wildlife such as Possums, Wallabies and various birdlife such as Australian King Parrots, Crimson Rosellas, Rainbow lorikeets, Galahs, Corellas, Kookaburras, Magpies and many other birds.

• LOSS OF ACCESS BETWEEN ROYDON RD AND WYNDHAM AVE - What is currently a minimum 100m walk between Roydon Rd and Wyndham Ave will become a minimum 500m walk, or car ride, to connect the 2 street communities that have had access to the shortcut connection for many decades.

Regards

[redacted]

Sent on the go with Vodafone
Get Outlook for Android

Cr Leticia Laing
Bunurong Ward Councillor

t (03) 5671 2123 | m +61 (439) 665 595 | e leticia.laing@basscoast.vic.gov.au

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Bass Coast Shire Council, 76 McBride Avenue, Wonthaggi, VIC 3995 | DX 34903 Wonthaggi | PO Box 118, Wonthaggi, VIC 3995 | 1300 BCOAST (226 278) or (03 5671 2211) | National Relay Service 13 37 77 (for people with communication difficulties) | basscoast@basscoast.vic.gov.au | http://www.basscoast.vic.gov.au

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From: [redacted]
Sent: Thursday, 6 April 2023 5:12 PM
To: Cr Leticia Laing <Leticia.Laing@basscoast.vic.gov.au>
Subject: Discontinue Road Reserve Cowes (reference F231161)

Hello Leticia

I am writing to register my objection to the Bass Coast Council's proposal to discontinue the Road Reserve between Royden Rd and Wyndham Ave, Cowes (reference F23/1161).

If the proposal is accepted and the vegetation removed, it would alter the natural bushy feel of the area and also adversely affect wildlife particularly birds, wallabies and possums.

I am aware this proposal for change of status of the area is to enable the development of social housing. The resultant social housing development would be detrimental to the quiet residential area. One of the major concerns is the inadequate allowance for car parking. Only one car space per unit and fairly small at that even though [redacted] claims it abides with council requirements. This inadequate parking allowance would result in cars parking in the at present quiet street.

Another concern is there are no guarantees the development will be administered fairly and justly for neighbours and surrounding houses. Such over-development would interrupt the quiet area. Also who will enforce the number of occupants in the units? It could end up with numerous "long-term visitors".

Another concern is there is no guarantee that the proposed unit development is what would actually be built. How often do original plans bear no likeness to the final building!

Finally, the location is not suitable to a range of possible tenants. This is due to the lack of adequate resources and support groups, no hospital and limited public transport. If the bass Coast Council is determined to provide land for social housing, Wonthaggi would be a better option with more adequate resources and facilities.

I ask you to consider all the above concerns and vote against the proposal to discontinue the Road reserve between Royden Rd and Wyndham Ave.

Regards [redacted]
Sent from Mail for Windows

[redacted] [redacted]

24 April 2023

For the attention of the Bass Coast Shire Council

Ref# F23/1161 – Poposed development of five (5) dwellings on a section of unused road reserve that runs between Roydon Road and Wyndham Avenue, Cowes

We are writing about the proposed development of low-cost social housing (specifically five two-bedroom dwellings) on the unused road reserve that runs between Roydon Road and Wyndham Avenue, in Cowes, Bass Coast, Victoria.

Thank you for the opportunity to provide feedback on the full planning report.

We recognise that:

- sustainable communities are socially diverse communities
- affordable and appropriate housing assists to maintain personal well-being and health
- and community tolerance towards social disadvantage and diversity should be encouraged.

Nevertheless, this development is causing some stress to the local residents. We specifically would like to **report and lament** that:

- As owners of [redacted], we have not received any written notice advising of such proposal – despite being the closest and most affected property owners by the proposed development;
- There has been no communication by Holmes Dyer with us directly (or the local community) prior to the 16th March 2023
- Most concerningly, Holmes Dyer has given only three weeks to provide feedback about their proposed development AND only until Thursday 6th April, a strategically chosen date which ensured as fewer people as possible were around to be notified and react to such an important development for the area/street before Easter holiday commenced and families returned to their Cowes holiday homes.
- There has been no engagement with the local community by Holmes Dyer, which shows disregard for the local community and mere unco-operative attitude.
- No public meetings, door knocking, individual meetings or open house sessions have been held with local residents in the attempt to seek their views and address their concerns.

We do not support the employment of a non-Victorian joint venture to manage the design, development and planning of such proposed development. This action will take profit out of Victoria, at a time when unemployment is an issue. A Victoria based company could have been used to retain skills and secure income for local people.

In response to what's stated in the full planning report, we **object** the following points:

- **FEEDBACK**: "Before an application can be submitted to the DTP for assessment under Clause 52.20, the applicant must first seek feedback from the community and the local council. This feedback must be taken into consideration in the preparation of the final plans and planning application, which is then submitted to the DTP for approval on behalf of the Minister for Planning" (p.1).

We deem three weeks insufficient to gather feedback from the local community and to build a constructive response, and request for the feedback period to be extended to Friday 30th June 2023.

- **SAFETY**: "The subject site and surrounding area are serviced by public transport and is walking distance to amenities such as supermarkets and shops" (p.3).
  What the report doesn't mention is that there is no footpath, hence it would be unsafe for families with small kids (ie with pushchairs), or for elderly people, or for people with additional needs (ie wheelchair users) to walk around the street.

- **PUBLIC PLAY AREAS for KIDS**: Families with small kids have little choice but to use this reserve to play, because the only two public play areas are far away: *Erewhon Point Reserve* is 1.5Km (20min walk) and *North Shore Estate Reserve Playground* is 1.7Km (25min walk) respectively. Yes, we do have *Cowes West Beach* at 800m (10min walk) but dogs are permitted to walk freely on this beach and it is quite frightening to go there with small kids. Being afraid of dogs, we have no choice for an alternative kids-friendly-space than to use the reserve next door to us.

- **NATIVE WILDLIFE and VEGETATION REMOVAL**: The reserve has considerable amount of trees and birds are constantly chirping away during the day, which is beautiful and very welcome by us as much as everyone else in the community. Taking this away would be an ecological disaster which we wholeheartedly oppose.

- **PARKING & TRAFFIC**: Traffic will substantially intensify and will make the road a highly traffic-dense-area, which will forever change the feeling of tranquillity that currently makes Roydon Rd such a peaceful and beautiful place to live.

- **NEIGHBOURHOOD DISRUPTION & HOUSES CHARACTER**: "The subject site is located in the General Residential Zone and as such, is surrounded by land developed with predominately single storey houses. A consistent allotment pattern is evident along Roydon Road and Wyndham Avenue, with the majority of allotments having an east-west orientation, 15 metre frontage to the street, depth of 50 metres, and comprising one dwelling" (p.3).
  Considerations in the report are mainly of land planning and land design nature. No consideration has been given to the aesthetic of the houses on Roydon Road (and Wyndham Avenue) and to the social demographics of the residents currently living there, who are mostly adults in their 50+ with grown up kids living elsewhere or houses used for holiday rental. Most dwellings in Roydon Road are for single families, with a few exceptions of two-families houses. The proposed development would be the only three-families house on Roydon Road, which does not meet the underlying needs of the target population and will drastically increase population density, traffic and noise.

- **PROPERTY VALUE DROP**: Importantly, the proposed development will have **irreversible negative economic impact on the value of our main asset: the home.** The perceived lower quality of life due to social housing by potential purchaser will be reflected in property values through a substantial reduction/ depreciation in the price that a person would be willing to pay for that property. This is a serious concern.

For the reasons mentioned above, we know the proposed development is inappropriate and '**out of character**' for Roydon Road, and it will have an adverse impact on the neighbourhood, its community, the **quality of life** of the residents, and it will forever change the spirit of the area.

We understand low-income population including ex-criminals' and/or drug users' whose entry in our community would be absolutely unacceptable. We cannot, and must not, tolerate crime or antisocial behaviour or any **threat to our personal security** on our street – as a result of this development.

Should the proposed development go ahead, we would like to know **WHO to contact** in relation to issues of concern for us or the neighbours. Is it going to be the Bass Coast Shire Council? Vic Gov "Big House Build"? "Community Housing Victoria Ltd" (CHVL)?

Also, should the proposed development go ahead, there are some issues we would like to discuss further, such as fencing, so any feedback would be welcomed.

We ask that:
1- the proposed development of five (5) dwellings on a section of unused road reserve that runs between Roydon Road and Wyndham Avenue, Cowes stops now
2- the area remains a nature reserve for the Community and the land is maintained by the Bass Coast Shire Council

We would appreciate if you could acknowledge receipt of this e-mail communication and respond promptly.

Yours sincerely



Wednesday 26th April 2023

Bass Coast Shire Council

Re: Discontinue Road Reserve – Wonthaggi (reference F23/1162)

I write this letter on behalf of [redacted]. [redacted] has been the homeowner of [redacted], Wonthaggi for 19 years. [redacted] has lived in the Bass Coast Shire for the past 39 years. [redacted] is a very keen gardener, spending the majority of her days outside working on her beloved gardens and enjoying the peace and quiet in her outdoor area [redacted].

Since hearing of the proposed development of the reserve for the Social Housing scheme, she has become very stressed and anxious, often finding herself overwhelmed. Currently she feels safe and secure in the neighbourhood, with a strong community feel between the aging demographic. With many existing house-lots in the street recently being subdivided, the increase in vehicle and foot traffic has been significate. The reserve area is often used by local children and families as a safe place to play, and a link between streets for people walking dogs and exercising. This has been more so noticeable with the many recent subdivisions.

Attached to this letter is notification and street plan from the Bass Coast Shire Council, dated 25 August 2009, regarding the discontinuation of George Street. This supports the concept of this area being a reserve and highlights the need for a community area/park for the residents of Henry Street, Storey Street, Ivor Street and surrounds. This also shows an 8.5 metre section at the rear [redacted] being discontinued, [redacted]

After reviewing the proposed plans and reports on the Community Housing Ltd website, we provide the following feedback:

- No parking area for visitors for the new houses. The street (Henry Street, East/West) is heavily congested with vehicles from current residents, the turning circle at the end of Henry Street East and West is very hard to use in a car and impossible for trucks. Where are visitors to these new houses going to park their vehicles?
- Rubbish collection. Where are rubbish bins, six (6) from each site, per week, going to be placed for collection?
- Flooding/Drainage. In winter this area (between 24 Henry Street East & 19 Henry Street West) is very wet and flooding into neighbouring properties (ours included) is a regular occurrence. Has this been considered?

BASS COAST

25 August 2009

[redacted]

Dear [redacted]

Discontinuance of sections of George St, Wonthaggi

I am writing in relation to your letter dated 3 April 2009 in which you lodged a submission in relation to the proposed discontinuance of sections of George St, Wonthaggi.

This matter was considered by Council at its Ordinary Meeting of 19 August 2009. At that meeting Council considered your submission and resolved to proceed with the proposed discontinuance, [redacted] from the area to be discontinued. Basically Council has accepted the Option [redacted] that you sent with your submission, as shown on the attached plan which shows the sections of road to be discontinued.

Thank you for your contribution to the consideration of this issue.

If you have any further queries about this matter please contact me on [redacted] or at [redacted]

Yours sincerely

[redacted]

Bass Coast Shire Council, 76 McBride Avenue, Wonthaggi, VIC 3995 DX 34903 Wonthaggi
PO Box 118, Wonthaggi, VIC 3995 1300 BCOAST (226 278) for standard call cost
basscoast@basscoast.vic.gov.au www.basscoast.vic.gov.au
ABN: 81 071 510 240



N

Date: 21.07.2009
Scale 1 : 2 302
GDA94
MGA55

+ Dimensions
Area A: 15.29 m X 41.79 m = 638.97 sq m
Area B: 15.29 m X 101.59 m = 1 553.31 sq m
Area C: 15.29 m X 20.00 m = 305.80 sq m

ROAD DISCONTINUANCE NORTH WONTHAGGI

BASS COAST

| Map base supplied & maintained by Department of Sustainability & environment (spatial Information Infrastructure) | Particular attention has been taken to ensure accuracy of publication. Bass Coast Shire & publishers DO NOT accept responsibility of any errors / omissions

After reviewing the proposed plans and reports on the Community Housing Ltd website, we are concerned we will be affected in many ways:

- Bins storage area (Site 1) directly [redacted] – Smell and rodents.
- Rear access to our property – Removed.
- A safe area for children to meet and paly – Removed.
- Noise from the close proximity of the houses.
- Imposing shadows from the new constructions.
- Increase in flooding issues due to increase roof collection space.
- Devalue our property by using the reserve for additional housing.

We strongly disagree with using this area for a proposed social housing location. Please consider the existing residence of Henry Street and surrounds before committing to building additional housing in a heavily populated area with no community facilities available to residence other than this small piece of land which we enjoy as our reserve.

Regards,

[redacted]

[redacted]

[redacted]

Robyn Borley

From: [redacted]
[redacted] Wednesday, 19 April 2023 8:56 AM
To: [redacted]
[redacted]
Subject: Wonthaggi (reference F23/1162)

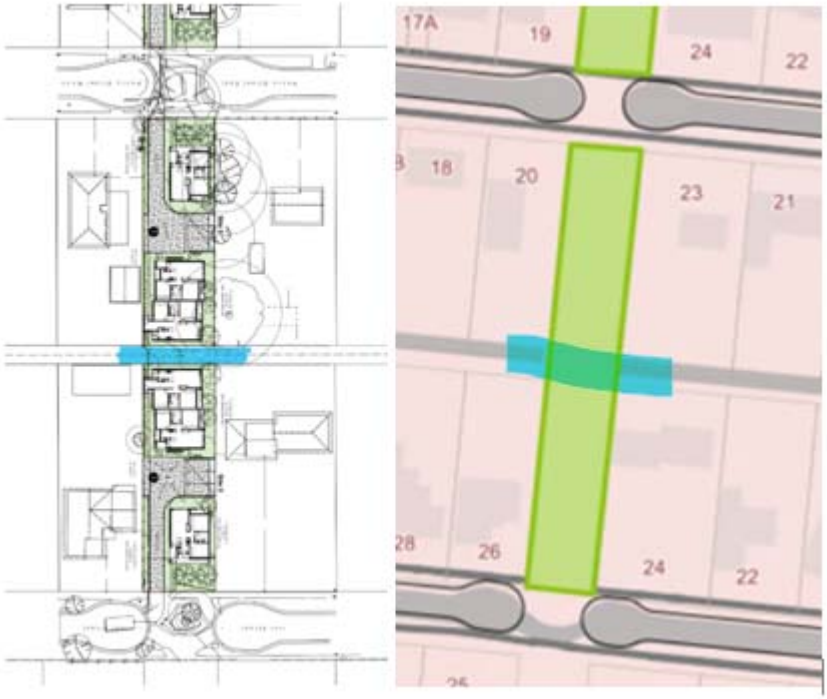
Notice of Intention to discontinue roads

We have received your notice of intention to discontinue the Road Reserve between Ivor Street and Back Lane Henry Street North Wonthaggi. As outlined in my submission to Community Housing Victoria Limited, the specific parts of the proposal to which our submission relates are:

Our first reaction is shock that the paper road is being taken away. We use the portion from the Ivor St cul-de-sac to [redacted]. Fortunately, in the years that we have owned the property, the rear laneway from Korumburra Road has become increasingly trafficable for vehicles with additional ground clearance, further work is required to enable a car to get in and out from the Korumburra Road entrance before we can use it [redacted]. We've not used the back lane to the west and do not know how trafficable it is.

Our second reaction is an annoyance, as we have had numerous discussions with Council regarding the George Street access to the property, and since the Council resolution dated 20 August 1997 they decided to "commence" the road closure procedure for this section. Previous discussions revolved around the BCSC Open Space and Bicycle Strategies and Municipal Recreation Plan. It was the wish of the Council that George Street becomes formally considered a reserve that provides a pedestrian link between the surrounding neighbourhood and community infrastructure including a local school. They concluded the George Street link is planned as a "green belt" for passive recreational use encompassing walking and cycling paths. They are now "commencing" the closure of the road without offering the land to adjoining owners for purchase as outlined in the Road Discontinuance and Sale Policy 2020.

The reasons for our submission are:
- we are directly affected by the proposal.
- the proposal will remove our vehicle access from Ivor Street [redacted].
- the notice of intention to discontinue the Road Reserve between Ivor Street and Back Lane Henry Street as advertised by Council differs from the consultation information provided by Community Housing Victoria Limited in that the rear lane is to remain open to provide access from either Korumburra Road or the western end (see below).



The decision we would like the council to make if the road is discontinued is:
- the back lane is required for access to our property, retain the back lane access between the east and west sides as outlined in the consultation information provided by Community Housing Victoria Limited.
- the Korumburra Road entrance to the back lane needs to be formed to enable a car to get in and out without damage or getting stuck.
- the condition of the back lane from Korumburra Road to the western access points needs to be sufficient to enable all-weather access for a car without damage or getting stuck.

We wish to speak in support of our submission

[redacted]

[redacted]

[redacted]