

# Wattle Bank road improvements squashed

A PUSH to get a Wattle Bank road sealed as part of a subdivision has failed, after it played out in the Victorian Civil and Administrative Tribunal (VCAT).

The Bass Coast Shire Council initially approved the four-lot subdivision for 127 Desmond Road in June 2017.

But objectors took the developers to VCAT, with concerns it will create "significant cumulative impacts".

"The objectors are concerned the proposed subdivision does not represent good orderly planning because they consider it reflects piecemeal subdivision in association with other small subdivisions that have been approved and which Mr Len McRae (the permit applicant) has been warehousing,"

VCAT documents state.

The objectors argued there would be increased traffic and dust issues, with the condition of Desmond Road.

They wanted the 1.25km road at least partly sealed to "improve local amenity".

The objectors raised other concerns around the impact on the landscape aesthetics of the area, with the potential for the new buildings to break the skyline when viewed from surrounding areas.

It was also pointed out that after the council reduced the minimum lot size from eight to two hectares in 2013, an extra 13 lots had popped up along Desmond Road.

But VCAT ruled Desmond Road was in an "adequate" condition to accommodate extra

traffic from the four-lot subdivision.

This is despite the council's engineers expressing a preference for the road to be sealed, as part of the proposed subdivision, according to council lawyer Mr Darren Wong.

"However, he (Mr Wong) submitted council did not impose such a condition because it failed an appropriate nexus between creating four new lots and sealing the length of the road," VCAT documents stated.

"Mr Wong submitted council considered imposing such a condition would be too onerous, unreasonable and unfair."

VCAT also ordered the size of the building envelopes on two of the lots to be reduced and changed conditions around re-vegetation and fencing.