

Dear M's Pringle

We below are the registered proprietors of 23 Orme St and 4 Margaret St Edenhope respectively. As such we are the ones most effected by the proposed planning change which we oppose.

Taking into account set back limitations and other build requirements, the developer to make the project viable will have to construct double story dwellings.

This will bring into play obvious problems such as.

A/ overview (both blocks)

B/ light obstruction & shadow

(4 Margaret St)

C/ vehicular egress problems

(23 Orme St)

D/ General streetscape (surrounds

all single storey dwellings)

With regard to the advertising, the signs were not put up until after Sunday 22nd May. I went past 2 Margaret St 14 times that day(doin tip runs) and did not notice them. Also they are extremely small and as such will create no interest. I thought they have to be a certain size.

As a passing comment the current owners do not deserve any special consideration as they have done nothing to either enhance their property or the surrounds They have not had the grass cut since taking possession. It was over 1 metre high all through summer. The only reason it is low now ,is the wind.

To finish I would like to comment on the short time frame you've allowed us to give an adequate and detailed reply.

Your initial correspondence is dated May 18, received May 25 with an answer required by June 2.

Add this to the methodology of the advertising and a cynic could be thinking "ambush".

Yours

John Moloney. Erin Michelle.

23 Orme St. 4 Margaret St

Dear Ms Pringle

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As the owner at 4 Margaret Street, Erin Michelle, I 100% support the above correspondence, and I'm currently in the process of having a house transported to my block so that I can reside there with my family.

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Not as an investment property.

I did not opt to move to a quiet isolated town to retire just to have my yard overshadowed in any way, or my privacy impeded upon, by the possibility of townhouses.

Which is the only viable option, I can see, to build on such small divisions.

I am strongly opposed to this.

This is the 2016 Census data showing the types of dwellings and their total number.
Including unoccupied domiciles.

As you can see, a townhouse or similar sized 2 story dwelling is not uniform to this area, or common to this town, making up less than 5%, this creating an eyesore in our streets and no doubt lowering the value and appeal of our properties, if we were to put them on the market.

<u>Dwelling count</u>	Edenhope	%	Victoria	%	Australia	%
Occupied private dwellings	394	75.3	2,112,699	88.3	8,286,073	88.8
Unoccupied private dwellings	129	24.7	278,629	11.7	1,039,874	11.2

In Edenhope, 75.3% of private dwellings were occupied and 24.7% were unoccupied.

View the data quality statements for: [Dwelling type \(DWTD\)](#), [Dwelling Structure \(STRD\)](#).

<u>Dwelling structure</u>	Edenhope	%	Victoria	%	Australia	%
<i>Occupied private dwellings</i>						
Separate house	364	92.4	1,546,945	73.2	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	17	4.3	300,918	14.2	1,055,016	12.7
Flat or apartment	10	2.5	246,040	11.6	1,087,434	13.1
Other dwelling	3	0.8	11,093	0.5	64,425	0.8

Of occupied private dwellings in Edenhope, 92.4% were separate houses, 4.3% were semi-detached, row or terrace houses, townhouses etc, 2.5% were flats or apartments and 0.8% were other dwellings.

Regards

Erin Michelle
4 Margaret Street, Edenhope