

Attachment 3

Objections	Response
<p>John Moloney. Erin Michelle. 23 Orme St.</p> <p>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.</p> <p>Taking into account set back limitations and other build requirements, the developer to make the project viable will have to construct double story dwellings.</p> <p>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)</p> <p>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 (doing tip runs) and did not notice them.</p> <p>Also, they are extremely small and as such will create no interest. I thought they have to be a certain size.</p> <p>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.</p> <p>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".</p> <p>Yours John Moloney. Erin Michelle. 23 Orme St. 4 Margaret Street</p>	<p>The application before Council is for a 2-lot subdivision with proposed building envelopes that meet the Planning Scheme requirements.</p> <p>The submitter is of the view that the resultant dwellings will be two storeys' dwellings. There is no factual basis mentioned in the submission to substantiate those fears as all submitted documentations with the application are for single storey dwellings that are in keeping with other dwellings within the locality.</p> <p>The general setbacks proposed for the building envelopes are consistent with the setbacks allowed by the Planning Scheme hence the resultant streetscape will be in keeping with current streetscape.</p> <p>Vehicle access will not be a problem as the design of the subdivision will allow off street visitor parking in front of garages and the dwellings will have double garages for the occupants of the dwellings to park their vehicles as required by the Planning Scheme. The advertising signs were displayed onsite from 26 May 2022 to 18 June 2022. This exceeds the 14days required by the Planning and Environment Act.</p> <p>The application is not requesting any special consideration, the proposed subdivision conforms with this development standards in the Planning Scheme.</p> <p>Please note, the issue for long grass is not a planning consideration, however the owners of the property will make sure the grass is cut and lot is well maintained.</p> <p>With regard to the advertising timeframe, the advertising of the application is guided by the Act and extension of time can be requested through Council</p>

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<p>4 Margaret Street, Erin Michelle</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Regards Erin Michelle 4 Margaret Street, Edenhop</p>	<p>The application before Council is for a 2-lot subdivision and not for construction of townhouses. There is a generally assumption by submitter that the proposed lots will be used to build investment properties. This is a wrong and not a sound planning reason to refuse the subdivision. The proposed uses and building and works will be in accordance with the Planning Scheme.</p> <p>The statistics and the data provided by the submitter though useful in determining investment decision is not useful when consider whether the subdivision should be approved or not.</p> <p>The issues raised in this submission on the dwelling types in the area and lowering of values are not valid planning arguments.</p> <p>In summary, the proposed lot sizes are consistent with the lot sizes permitted in the Township Zone. The Planning Scheme which sets the character of the Township Zone which allows for smaller blocks to be developed. The proposed subdivision is consistent will the requirements of the Township Zone.</p>
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