

Appendix 2 – Response to Objections

Objection	Comment
The owner chose to buy his/her property, based on the understanding that the covenants will prevent multi-unit developments from proceeding within the immediate surrounding area.	All the lots within the immediate surrounding area are over 1000 square metres in area. Each of the lots only contain one dwelling, which is a direct result of the covenants that have been applied to every landowner within the immediate surrounding area.
The development of multi-units on the subject land would change the character of the area.	<p>The variation of the restrictive covenant would result in housing stock (smaller dwellings with smaller backyards), which are inconsistent with the existing and preferred neighbourhood character of the area. Whilst the Melton Planning Scheme encourages a diversity of housing stock, this should not be the expense of neighbourhood character.</p> <p>The objectors have indicated that they would suffer from a loss arising from change to the character of the neighbourhood, which is deemed to be a relevant consideration under Section 60 (2) of the <i>Planning and Environment Act 1987</i>.</p>
The removal of the covenant will reduce the value of the properties in the area.	<p>The construction of multi-units within the immediate surrounding may result in the decrease in property values for surrounding properties, which are still affected by the covenant.</p> <p>The objectors have indicated that they would suffer financial loss, which is deemed to be a relevant consideration under Section 60(2) of the <i>Planning and Environment Act 1987</i>.</p>
The removal of the covenant will increase traffic volumes and car parking demand.	<p>An assessment of the loss of amenity is quite difficult to assess at this point in time, given that no development proposal has been lodged.</p> <p>The objectors have indicated that they would suffer a loss of amenity, which is deemed to be a relevant consideration under Section 60 (2) of the <i>Planning and Environment Act 1987</i>.</p>
Increased noise emissions.	
The owner feels that the area may become less safe.	
The construction of multiple dwellings may have an impact on the solar panels of adjoining properties.	
The owner does not wish to live near more units or rental properties.	This is not a valid planning consideration.