

Appendix 4 – Response to Objections

Objection	Comment
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed use and development is not a relevant planning consideration.
Risk of criminal activity associated with the use and development.	There is no evidence to suggest that the short term residents of a camping site are any more likely to commit crime than any other sector of the community.
Inadequate on-site car parking	The proposed on-site car parking is considered satisfactory.
Traffic congestion and safety concerns	Council's Traffic and Transport Unit and VicRoads have reviewed the proposal and no concerns have been raised. It is considered that the local road network can accommodate the anticipated increase in traffic that will be generated by the proposal. Safety would not be compromised; all drivers and pedestrians must always exercise due care.
Increase in noise.	Noise intrusion is possible but one can have noisy neighbours regardless of the type of accommodation in which they reside.
Inadequacy of existing infrastructure in Diggers Rest to support proposal.	It is considered that the subject site is not suitable for the proposed use as it is not located near a tourist node or an activity centre.
Proposal not located within the property boundaries of the subject site. Part of the proposal is located on the adjoining property at 1434-1466 Calder Highway, Diggers Rest.	The applicant has submitted evidence to Council of lodgment of an adverse possession claim with the Department of Environment, Land, Water and Planning. The claim is for two parcels with an area of 863m ² and 1 541m ² .
Future outer metropolitan ring road will impact vehicle access to the site.	The application was referred to VicRoads and no concerns have been raised.
The proposed recreational facilities for the camping and caravan park will not benefit the Diggers Rest community as the facilities already exist in the area.	Noted.
Proposal will impact the rebuilding of the heritage building (Diggers Rest Hotel) on the adjoining site.	It is recommended by Council's Heritage Advisor that the proposal be developed on the northern corner of the property close to

Item 12.12 Planning Application PA 2018/6088/1 - use and development of a camping and caravan park and associated native vegetation removal At 1376 -1432 Calder Highway, Diggers Rest

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	the existing heritage dwelling which could be activated and adapted.
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