

**From:** Emma Hamilton  
**Sent:** 13 Aug 2020 15:47:03 +1000  
**To:** Meander Valley Council Email  
**Cc:** John Jordan  
**Subject:** Submission - Draft Meander Valley LPS  
**Attachments:** submission to Draft Meander Valley LPS.pdf

To whom it may concern,

Please find attached our submission to the substantially modified Draft of the Meander Valley Local Provision Schedule.

Kind regards,  
Emma and Martin Hamilton.

Emma and Martin Hamilton

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12/08/2020

Att: John Jordan, General Manager

Meander Valley Council

26 Lyall St

Westbury TAS 7303

To whom it may concern

I write to oppose the rezoning of 1 Meander Valley Road Westbury. I note that the determination of the Tasmanian Planning Commission considered this rezone to be a substantial modification as there may be public interest in this modification.

Having read the representation written by the Sackley's with regards to their request, I note that they have omitted the information that 1 Meander Valley Road Westbury is a heritage listed property. From what I understand the land is all one title, and as such the heritage listing applies to the entire block.

The property in question is listed on the heritage register as property ID 4846, Former Quamby Store now Great Western Hotel.

While the Sackley's say in their representation that they consulted with the town planning department at Meander Valley Council, they make no mention of whether or not they contacted the Heritage Council to discuss the options available to them for rezoning and future subdivision.

As is evident by the vast volume of previous submissions with regards to subdivision and maintaining the historical town planning pattern etc, I think it's important to note that the property in question is on the outskirts of town where the larger rural farming blocks transition to the village zones and block size. It is an iconic building that has tremendous visual impact as people approach Westbury from Hagley or the highway turn off, and as such should be treated with careful consideration.

The historical and landscape amenities are an intrinsic part of the cultural fabric of Westbury. Indeed, a quick street view search on Google maps shows the brown "Historic Town Westbury" sign is on the approach to this property.

The Sackley's in their submission have said that they have been maintaining the block for aesthetic reasons, which could indicate that there is still value to that portion remaining a rural zone for the aesthetic landscape of Westbury. Even if the block has no rural value to them because they are ageing

and looking to plan for their retirement, this does not mean that the block has no rural value at all. They may find down the track that, if they run into issues trying to subdivide a heritage listed property and wanted to sell their property to downsize, it might be easier to sell to city folk or tree changers from the mainland if it had the rural zoning.

In the discussion paper *"Moving to Tassie" - a brief examination of internal migration to Tasmania*, Nick Osbaldiston, Lisa Denny and Felicity Picken say on page 18:

"Of potential interest to LGAs and other authorities is also the type of housing infrastructure that people moving to Tasmania are seeking out. As such we devised a question with the intent of finding out more about this. As Table 10 demonstrates, the overwhelming desire for housing is for a separate house on either a rural or urban block."

Table 10 shows that 33.4% of respondents replied that they wanted a separate house on a rural block and 35.9% wanted a separate house on a block with lots of space. If you combine that together that means 69.3% of people migrating to Tasmania are looking to own property that has a large amount of space or is rural which 1 Meander Valley Rd Westbury is under its current zoning.

These figures are consistent with other elements of the discussion paper that found that 46.8% of respondents had visited Tasmania 3 or more times before moving here (pg. 17).

Pg. 15 of the same report shows major reasons for moving to Tasmania included environment and lifestyle factors.

On pg. 9 of the discussion paper, it said "Capturing the types of people who are shifting into places like Tasmania as simply sea changers does not reflect of course the diversity of motivation but also the types of social, cultural and economic activities these individuals engage with when they arrive. In some cases incoming migrants seek for a dramatic shift going from professional occupations to tourism, agriculture and service industries."

Further to this, in the Examiner newspaper on the 25 Oct 2018, our now Mayor Johnston said this about the Meander Valley:

"We have many beautiful natural assets and the potential for increased tourism and agri tourism ventures in the municipality is high - with tourism comes dollars, and those dollars create opportunities and jobs."

It may be that the best option for this property is for it to retain its rural zoning, not just for the current aesthetics and landscape amenity to Westbury but also for the tourism/ agri-tourism value it has into the future.

I have included with my submission a couple of screenshots from Google street view so that you can see where the "Historic Town" sign on the approach to 1 Meander Valley Road is and the house itself for context. This is a beautiful historic home. It's clear why it would be on the heritage register. Our heritage buildings and amenities are a major part of the assets that can be sensibly leveraged to increase tourism and agri-tourism in Westbury and the Meander Valley. One needs only look to the example of The Green Door Café on William Street in Westbury to see a prime example of how a historic building can become a thriving successful business creating jobs in Westbury.

In the discussion paper *"Moving to Tassie"* they didn't just look at reasons why people chose to move to Tasmania, they also looked at reasons why people left the mainland. One important reason people chose to leave the mainland was due to "Overdevelopment" (pg 13). Tree changers aren't going to be interesting in purchasing a heritage property with a modern subdivision in the backyard. They could live with a subdivision in their backyard on the mainland. They come here for the promise of a better lifestyle. A rural lifestyle.

In addition to this information, it is worth noting that on page 6 of the *"Moving to Tassie"* discussion paper there is a colour coded map of the different local government areas, showing various degrees of population growth or decline. Meander Valley borders the Latrobe, West Tamar and Northern Midlands Councils. While the population of the Meander Valley municipality is on the cusp of decline, these other 3 municipalities are all experiencing migration led growth. Given the property in question is heritage listed, my husband and I asked at the Meander Valley Council who on staff was a heritage consultant. We were told that MVC had no particular person assigned to the heritage consultant role and that all the town planners shared the role equally.

A quick ring around to some of the other bordering municipalities experiencing migration-led growth showed that they either had a specific person that they recommended to discuss heritage issues with, or referred people to the Tasmania heritage council.

It seems to me that if Meander Valley Council wanted to avoid a decline in population and make the most of migration led growth and increase future investment (further tapping into the tourism and agri-tourism industry), it might do well to prioritise having a specific heritage consultant on staff, or refer people to the heritage council who might be better placed to understand what the requirements and permissions allowable on heritage listed properties are, as well as to recognise the true values of our heritage assets when considering town planning applications and marketing the Meander Valley to the rest of Tasmania as well as the mainland as a viable investment and lifestyle change.

We also raise concerns about the removal of the Local Area Objectives Overlay and implementation of the Specific Area Plan for Westbury, with regards to subdivision and setbacks. Given the vast number of heritage listed properties, and the fact that Westbury does not have a heritage protection overlay, we feel that more work could be done to prevent the overdevelopment of Westbury which would erode the heritage charm of the municipality. We refer to the Davis Report (2006):

"The Westbury precinct comprises three separate but related and attached areas. They are grouped as they form one overall landscape precinct and are separated in this assessment to reflect the differences in character between the areas... Later development of the township focussed on William Street with the main retail precinct being established along its length. Relocation of the main road to the north to the present location saw development from the corner of William Street and Bass Highway extend in a piecemeal fashion to the east with hotels, inns and various establishments extending for some distance. While there has been infill development within the conservation area over a long period, the area generally retains its late Victorian character as the predominant character mixed with earlier colonial buildings and features, some very good early twentieth century buildings and several fine buildings such as the post office and banks from the latter part of the twentieth Century."

We believe these comments are intended to include the 1 Meander Valley Road property, and as such ask that further consideration be given to the protection of the historic character of the village in its entirety.

Please feel free to contact us if any extra information needs to be provided or if clarification is sought

Emma and Martin Hamilton.



## References

‘Meet Meander Valley Council’s 2018 local government candidates’, *Examiner*, 25 October 2018.

Denny, Osbaldiston and Picken *“Moving to Tassie”- a brief examination of internal migration to Tasmania*, 2019.

Paul Davies Pty Ltd, *“Meander Valley Heritage Study Study Report”*, 2006.