

From: Anne-Marie Loader
Sent: 7 Oct 2020 02:11:15 +0000
To: Planning @ Meander Valley Council
Subject: Attention John Jordan: Objection submission: Draft Amendment 1/2020
– Westbury Urban Residential Growth
Attachments: Draft Amendment Opposition - A-M Loader October 2020.pdf

Hello

Please find attached an objection to the
Draft Amendment 1/2020 – Westbury Urban Residential Growth.

regards

**Anne-Marie Loader
Lavender Cottage 1**

Draft Amendment 1/2020 – Westbury Urban Residential Growth

I write to oppose the draft amendment 1/2020. I do so for the following reasons:

- The block sizes that could result from the passing of this amendment are too small and do not fit with the current amenity in Westbury. Westbury is a small historic village. Attempting to change it into a satellite suburb of Launceston with areas of high-density housing just doesn't make any sense. Most blocks and residences in Westbury have larger blocks (average 700m²) – this amendment could decrease the size of a building block to 450m² when the new "Local Provision Schedule" comes into effect. To have an area of small blocks like the amendment proposes will create a rash of tiny blocks that will severely destroy the tranquillity and amenity of the Village.
- I moved to Westbury from a farm two and a half years ago. I moved because it's a small rural village. The Council hasn't sought to ask Westbury residents what our collective vision is for the future. This amendment will irrevocably change Westbury from a quiet village to a place like any other outer suburb of a city. This is not the Westbury I chose to invest and live in.
- Westbury doesn't have the services to support such a huge increase in population. This amendment could allow for an extra 200 dwellings. With a current population of 2000, another 400 to 800 people is a mega population increase. Westbury doesn't have an ambulance station, it doesn't have a staffed police station, it has a small primary school and no high school: Westbury simply doesn't have the services to support this large population growth.
- Westbury doesn't have the infrastructure such as roads to support this sort of growth. Our roads are narrow and quiet and the current load of traffic is ok, however add these proposed dwellings and the resulting extra traffic and the congestion and noise will make the Village much busier and less pleasant to live in. This will negatively impact on my way of life.
- Approving this amendment will cause the loss of agricultural land. There is a state government policy to protect agricultural land (2009).
- The Meander Valley Council was due to hold a community engagement event called '100 Voices' in early April 2020 – this was to inform the update/renewal of the Community Strategy 2014-2024. This document is informing the planned amendment and yet it is horribly out of date. '100 Voices' was cancelled due to the pandemic. The Council hasn't attempted to reschedule or be creative in the way it consults with community. The Westbury Town Hall is unavailable for community bookings for example; other Tasmanian Councils are allowing the use of community facilities but MVC does not. There can only be limited people at Council meetings with only a very poorly recorded audio version for the public. This Council appears to be stopping any form of community engagement and yet it wants to push through with an amendment like this that will have long researching consequences for Westbury into the future. How can this amendment even be considered when the community is currently being closed out?

One wonders who the Council is 'working together' with – not with the ordinary people of Westbury. There has been no real consultation and the Council is working from an old strategic document. This amendment will irrevocably change the Westbury that I decided to invest and live in. If I'd wanted to live in a sprawling urban suburb I've have moved to Perth, Prospect or Legana. I didn't. I moved to what I thought was a quiet yet vibrant village community. I strongly oppose this amendment.

Mrs Anne-Marie Loader
Lavender Cottage