

From: roger travis
Sent: 4 Oct 2020 18:46:50 +1100
To: Planning @ Meander Valley Council
Subject: Draft amendment to rezone land at Westbury

Re zoning of property

1. concerns regarding protection of existing hawthorn hedge rows doesn't seem to be mentioned except for short length along Lyttleton St in relation to protecting residents from farm spraying (page 285). Extensive mature hawthorn trees run around 41 Waterloo St & adjacent paddock. These hedgerows provide substantial habitats for native animals and birds, as well as providing historical aesthetics for the Westbury region.
2. if this re zoning goes ahead what assurances are there that existing rates will not be affected disproportionately.
3. Specific area plan (page 312) does not seem to acknowledge the existence of the existing 5 acre residence with its existing established hawthorn borders to be maintained. Titles CT118081/2,4 & 6 should be listed as "low density residential zone as it reflects their present use as stated for CT118081/4 & 5 (note CT118081/4 spans the proposed low and urban residential zones). So preserving the heritage look and feel as you enter Westbury from the highway.
4. Presently Lyttleton Street has only 3 residents, presenting low volumes of traffic for stock movements between paddocks, with a further 120 or so this would be considerably more difficult!
5. Recent housing development along William's & Franklin streets has resulted in high density housing not synonymous with Westbury's historic village presentation, as can be seen with further lot subdivision and building styles approved by council. This shows little guidance or regulations into providing suitable family housing which should enhance Westbury's appeal as both a tourist destination or place to live.

Sent from my iPhone