

From: Karen Murray
Sent: 20 Dec 2018 23:05:14 +1100
To: Planning @ Meander Valley Council
Subject: Public Exhibition of the Draft Meander Valley Local Provisions Schedule for the Tasmanian Planning Scheme - Westbury Low Density Residential Zone.

20\12\2018

Dear Mr Gill,

I, Mrs Beryl Murray of 96 Suburb Road, Westbury Tasmania would like to make a representation to the Draft Local Provisions Schedule for the Tasmanian Planning Scheme in particular the Westbury Low Density Residential Zone.

As a long term resident of Westbury and an original owner of land in this particular area of Westbury I believe some changes need to be made to the Low Density Residential Planning Scheme to preserve the character and uniqueness of this particular area.

I have lived, raised a family, ran a farm, enjoyed the peace and tranquillity of this area - originally known as Queenstown /Pensioner's Bush for 50 plus years. The beautiful hawthorn hedgerows have provided my livestock and crops with protection from all types of weather and the dirt roads around my property have enabled myself, family and friends to ride /train/exercise our horses, walk our dogs, move our sheep, ride our bikes with little interruption of traffic. How times have changed. And not for the better. Most residents in the area are respectful when there is activity on the roads - unfortunately due to the now busyness of the area there are some that don't have that respect.

In the past six months, there have been a number of Planning Applications to subdivide these unique 5 acre blocks which I, along with other neighbours and residents have objected to. This is because these 5 acre blocks WERE NEVER TO BE SUBDIVIDED. This has been passed down through the ages. I, along with others believe that by allowing these types of subdivisions to occur, the unique lifestyle, character, heritage and ambience of the area will be forever lost.

Many people purchase these blocks for their own personal space, their own escape to the country, to run a business, have some animals etc. By allowing these types of subdivisions we will all be living on top of each other. I believe this particular area is being urbanised and that there are more suitable areas closer to the town centre for this to occur.

In a short period of time I have witnessed the heritage of this area being brutalised - example: an original 1850's Military Pensioners Cottage, complete with 5 acres, 100ft convict built and brick lined water well (the only one left in the area).....SUBDIVIDED, an original 1850's Military Pensioners Cottage belonging to Retired Military Pensioner Thomas Lovelock.....DEMOLISHED, hawthorn hedgerows COMPLETELY REMOVED off a property, double storey dwellings CONSTRUCTED which OBSTRUCT

neighbours views of the surrounding countryside and Great Western Tier Ranges, inappropriate and unnecessary SUBDIVISION of land in close proximity to my property. Is this enough information to tell you that no-one cares about the heritage and history of this area?

A Google search of Westbury, Tasmania, most websites speak of Westbury as having that historic English charm and 19th century ambience, surrounded by hedgerows and open fields and the largest military community in Tasmania. A quick drive around our area and that English feel is rapidly diminishing - those beautiful 5 acre blocks that were once granted to the Military Pensioners SUBDIVIDED into pieces, vehicles everywhere and hideous dwellings constructed.

I am fortunate to own some of these unique 5 acre blocks and feel privileged to own a piece of history - clearly others don't.

I would like to recommend the following changes :

- the minimum lot size be increased in the Specific Area Plan to 1 hectare (current size is 5000m²) due to the uniqueness and history of the area as stated above
- that a prohibition on the multiple dwellings provision be also included overriding the State Planning Provisions
- special protection of all the hawthorn hedgerows in the entire Meander Valley Municipality
- special protection of the unmade reserve roads around my area
- that multiple dwellings on 5 acres is inappropriate given the uniqueness of this particular area, this also includes distances between dwellings and building heights

I believe that I have clearly stated why I and many others have chosen to live where we do and why this particular area of Westbury should be afforded Special Protection e.g Area of Outstanding Natural Importance. I do hope that these changes be seriously considered by both the Meander Valley Council and the Tasmanian Planning Commission for the preservation of Westbury.

Yours Sincerely,

Beryl Murray
Contact number: 0488 037 387

Please note that this email was sent by Ms Karen Murray (Daughter) on behalf of Mrs Beryl Murray.