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Meander Valley Council
Working Together

12 June 2020

Mr Robert J Gray & Ms Sandra L Stening
56 Jane Street
BRACKNELL TAS 7302

Dear Sir/Madam

RE: Subdivision and future options for the southern area of Westbury

The Tasmanian Planning Commission is considering what the rules for subdivision should be for the southern area of Westbury as we move to a state-wide planning scheme, known as the Tasmanian Planning Scheme.

As part of this process Council is required to provide an official recommendation to the Tasmanian Planning Commission regarding subdivision in the southern area of Westbury.

Council is currently considering whether or not it should support changes to the rules for subdivision in this area.

Council currently operates under the 2013 planning rules that were changed to allow large lots to be subdivided into smaller lots. Council is aware that there are mixed views about subdivision in the southern area of Westbury and has received numerous submissions from residents in the area, seeking to stop subdivision.

As a landowner in this area, Council is contacting you directly to get a better understanding of your views about subdivision.

Typically, subdivision results in a changed look and feel of an area with more people and more houses. Some subdivisions are achieved through a combination of 'battle-axe' blocks and blocks that front a road **(see attached diagram).**

Some people are concerned that subdivision has a negative impact on the character and feel of an area and detracts from the lifestyle benefits associated with larger lots that may have motivated people to live in the area. Others think that this has a positive effect as it attracts more people to live in Westbury, offers more lifestyle opportunities and provides the ability for landowners to realise the value of their land.

We would like to know your views on the following questions:

1. Do you think that subdivision should be allowed in this area?

Yes ☑ & **No** ☑

Please tell us why:

We do not approve of the 5 acre lots being split into 4-5 smaller lots especially when there is no town water or sewerage available.
Unfortunately the area where our property is located has seen a lot of small subdivisions already approved - so this survey & our opinions is akin to shutting the gate after the horse has bolted!

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2. If you think subdivision should be allowed:

   Do you have a view on what the lot size should be? E.g. 5 acre blocks into two lots, or 1 acre blocks or something else?

   The minimum lot size should be no less than 2½ acres.

   Do you think battle-axe blocks should be allowed?

   NO - definitely not.

   Should subdivision rules be the same throughout the area or should specific areas provide for smaller lot sizes or larger lot sizes? The rules should be the same throughout the area.

3. Are there any visual features of the area that you would like to see protected? For example – larger distances between houses, hedgerows, trails along some unmade road reserves. We would be happy to see hedgerows maintained only if Council start maintaining them i.e. regular pruning on Council land + road reserves + removing gorse + blackberry from them.

It is important for Council to understand how landowners in this area feel about subdivision, as it needs to determine if there is a strong enough view to pursue changes in the future.

The changes to the subdivision rules proposed by the Tasmanian Planning Commission are currently being advertised and can be viewed on Council's website www.meander.tas.gov.au under 'latest news' – Tasmanian Planning Scheme - *Draft Meander Valley Local Provisions Schedule.*

The timeframe to put forward a view about subdivision rules in this area is between **Monday 15 June and Thursday 13 August 2020**.

Your answers to the above questions will remain private in accordance with Council's *Personal Information Protection Policy.*

However, if you would like your answers to be included in the Tasmanian Planning Commission process, they must then be included in a future report to a Council meeting. This means they will be public.

Would you like your answers to be included as part of the Tasmanian Planning Commission process for the new planning scheme?

Yes ☑ **No** ☐

Yours faithfully

John Jordan
GENERAL MANAGER