Our Ref: 7178880

Meander Valley Council
Working Together

12 June 2020

SO2-13-002
-5 AUG 2020 MVC
JO Dept. I
OD ✓

Ms Tammy A Clark & Mr Andrew J D Clay
224 Veterans Row
Westbury TAS 7303

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:
increased traffic
loss of privacy.
more people close by. = possible complaints from dogs, chooks horses kids motor bikes etc. due to close proximity.

Document Set ID: 1345635
Version: 1, Version Date: 06/08/2020

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?

   if it HAS to go ahead · no Smaller than 2.5acres

   Do you think battle-axe blocks should be allowed?

   Not fussed · ·

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

   Yes · Smaller up close to township if necessary if it can't be stopped altogether.

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.

   yes to All in this list ·

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

Document Set ID: 1345635
Version: 1, Version Date: 06/08/2020