

From: Belinda Mason
Sent: 7 Oct 2020 08:32:26 +0000
To: Planning @ Meander Valley Council
Subject: Draft Amendment to the Meander Valley interim Planning Scheme 2013

Dear General Manager,

We are writing to express our strong opposition to the Interim Planning Scheme to rezone land bound by Lyttleton, William, Taylor and Waterloo Streets.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, many residents who live on Waterloo Street are completely opposed to the rezoning and plan to develop a high amount of new urban residential lots. The development will cause traffic and safety problems, destroy local wildlife habitat and potentially lower the property values of the existing area.

Traffic and safety of pedestrians are major areas of concern. While the traffic may be lighter on average, the local neighbourhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing residents. The traffic surge during morning rush hours will also negatively impact safety for children since many students walk to the bus stop and walk and ride their bikes along the roads surrounding the land.

Wildlife is constantly observed in the area and any development will destroy their habitat. Any planned development of the property should consider the continuing impact on local wildlife habitat. The eastern barred bandicoot is considered threatened because the species is potentially at risk of becoming extinct (Wildlife Management - Tasmanian Government, 2018). The eastern barred bandicoot is now extinct in South Australia and 'critically endangered' in Victoria, where the population has reduced to a mere 200 individuals. The Eastern Barred Bandicoot Project by Natural Resource Management North Tasmania aims to increase community awareness of eastern barred bandicoot and other threatened mammals, about threats to the species and ways to mitigate those threats. The project is also improving the condition and connectivity of eastern barred bandicoot habitat or potential habitat on private land (Natural Resource Management North). There should be no discussion about rezoning or development on this land before investigations are conducted by the appropriate agency.

We chose to purchase our property on Waterloo Street, because of the low-density housing, surrounding wildlife, low noise level, rural outlook and the positive safety aspect. We have since started a family. The level of noise and visual outlook with planning and construction of the new dwellings will impact our daughters sleep during the day as well as cause distress for her and animals, including pets and wildlife.

I urge you to reassess the proposed rezoning, and from recent meetings and discussions with my neighbours, I know our opinions are shared by many.

*Thank you for your continued service and support of our communities.
Best regards,*

Belinda and Ethan Cohen
Residents of Waterloo Street, Westbury, 7303