

From: Kerin Booth
Sent: 10 Aug 2020 17:02:48 +1000
To: Meander Valley Council Email
Subject: Westbury Subdivision Survey
Attachments: Westbury Subdivision survey KM Booth.pdf

Hi Chantelle,

Please forward my survey form attached to the GM John Jordan.

Also, my son and daughter-in-law did not receive a survey form, perhaps because they only recently had occupancy approved. Their names are Bronte Booth and Sally Day and they live at 105 Ritchie St Westbury. Can you please email me asap a blank survey form so I can print it out and pass on to them or email directly to them at

sall_day@yahoo.com.au

The closing date for this survey is this Thursday so I am asking you to email it as they may not get it in time by postal service.

Thank you,
Kerin Booth



Our Ref: 3482084

12 June 2020

Ms Kerin M Booth
PO Box 89
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 (with some exceptions)

Please tell us why:

Westbury is attractive because a large portion of it is low density. Dramatically increasing the density would increase traffic considerably and would change the amenity to a more suburban type.

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?

5 acre blocks into two lots with some exceptions
(for example a studio or guest house that would not permanently increase traffic movements)

Do you think battle-axe blocks should be allowed?

Yes but with care not to infringe on existing neighbours amenity such as views

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

Perhaps some further smaller lot sizes adjoining the existing high density part of Nestbury

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.

Views are important to many people who choose to live in the outer Nestbury area. Council could help new home builders to choose sites that do not block neighbours views.

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