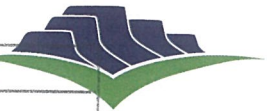


Our Ref: 7037252

12 June 2020

Mr Sterling L Clarke & Mrs Margaret I Clarke
226 Ritchie Street
Westbury TAS 7303

Dear Sir/Madam

Index No. SOA-13-002			
Doc No.		Meander Valley Council Working Together	
RCVD	18 JUN 2020	MVC	
Action Officer	JO	Dept.	I
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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:

Read accompanying letter.

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?

..... only north of Deeds St

Do you think battle-axe blocks should be allowed?

..... in exceptional circumstances

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

..... depending on the distance from G.P.O.

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.

..... keep some areas for recreation

..... e.g. horse riding, or motorcycles (juniors)

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

226 Ritchie St
Westbury.
16.6.20

16/6 Jordan
Dear Sir

(in Ritchie St) In 1962 I purchased and operated a dairy until 1980. We were forced out when Ritchie St was sealed, traffic became faster, our washing dogs were killed and complaints of cows being used to facilitate and keep the dairy running.

We farmed at Hogg's Lane & Osmaston until 2000 when we returned to this block which is one of our original

I am not against developing but to cut up 5 acre blocks when so much land north of Dexter St remains undeveloped. This would make services rendered more viable

There is already rumblings in Reid St with closer housing being the trouble. The Bramblewick subdivision which I am told amounts to 11 smaller blocks, I believe is the potential to make Ritchie St ribbon development a certainty

Five acre blocks appeal mostly to those of rural experience, and who are prepared to accept noises from animals & machinery

In exceptional circumstances a "bottle axe" block could be used to suit a fellow family member who cares for their aged parents

Yours sincerely
Sterling Clarke