



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	PDA obo E Douglass - PA\26\0154
PROPERTY ADDRESS:	54 William Street WESTBURY (CT: 127011/1)
DEVELOPMENT:	Subdivision (2 lots) – priority vegetation.

The application can be inspected until **Tuesday, 10 February 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 24 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="54 William Street"/>	Certificate of Title:	<input type="text" value="127011"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2346"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 127011	FOLIO 1
EDITION 4	DATE OF ISSUE 10-Dec-2014

SEARCH DATE : 21-Nov-2025

SEARCH TIME : 10.57 AM

DESCRIPTION OF LAND

Parish of WESTBURY, Land District of WESTMORLAND
 Lot 1 on Plan [127011](#)
 Being the land described in Conveyance No.70/8661.
 Derivation : Part of Lot 1,2 Acres 3 Roods 36 Perches Granted
 to J.Whitehead.
 Derived from Y 18519

SCHEDULE 1

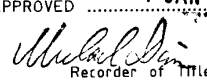
[M494622](#) TRANSFER to ELIZABETH ALICE DOUGLASS and BRADLEY
 RAYMOND QUINN Registered 10-Dec-2014 at 12.01 PM

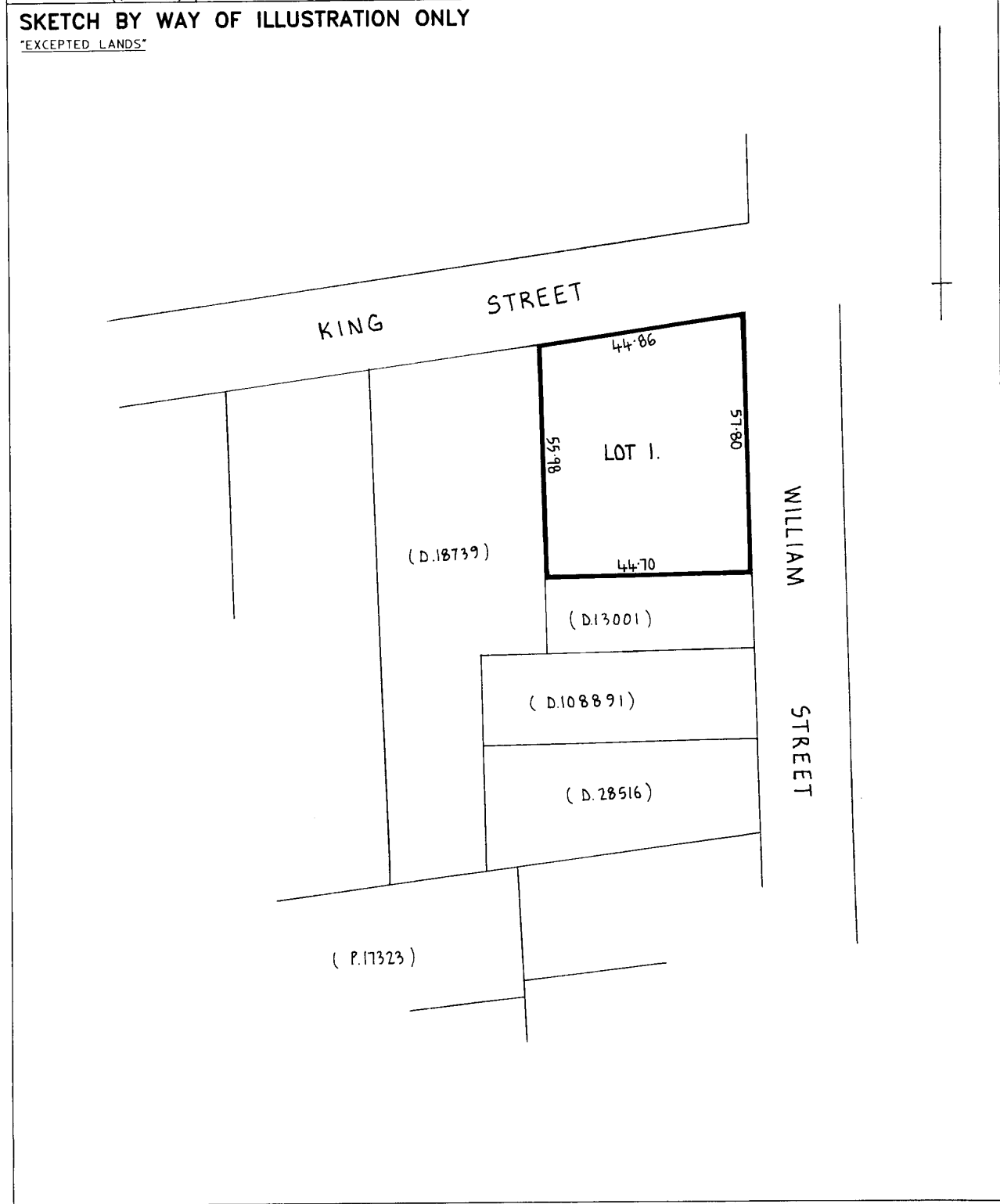
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER Y. 18519 GRANTEE PART OF LOT 1, 2A 3R 36P, GTD. TO JAMES WHITEHEAD		<p align="center">CONVERSION PLAN</p> LOCATION <p align="center">TOWN OF WESTBURY (SECTION H.)</p> CONVERTED FROM CONV. 70-8661 NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER <p align="center">P127011</p>
MAPSHEET MUNICIPAL CODE No. 121 (4840-42)		LAST UPI No. 6503129	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	APPROVED 21 JAN 1997  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 121 (4840-42)		LAST UPI No. 6503129	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN



A-183

PLAN OF SUBDIVISION



3/23 Brisbane Street,
Launceston, Tasmania, 7250
PHONE: +61 03 6331 4099
EMAIL: pda.ltn@pda.com.au
www.pda.com.au
Also at: Hobart, Burnie,
Devonport, Swansea & Huonville

Owners	Elizabeth Douglass & Bradley Quinn	Address	54 William Street, Westbury	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
		Council	Meander Valley Council								
Planning Scheme	Tasmanian Planning Scheme - Meander										
Title References	FR 127011/1	Zone	8.0 General Residential								
Schedule Of Easements	As shown.										
Scale	1:300	Date	21 January 2026	PDA Reference	55371 - P02b	Map reference		PID	7016988	Point of Interest GDA2020 MGA55	485955E, 5402403N

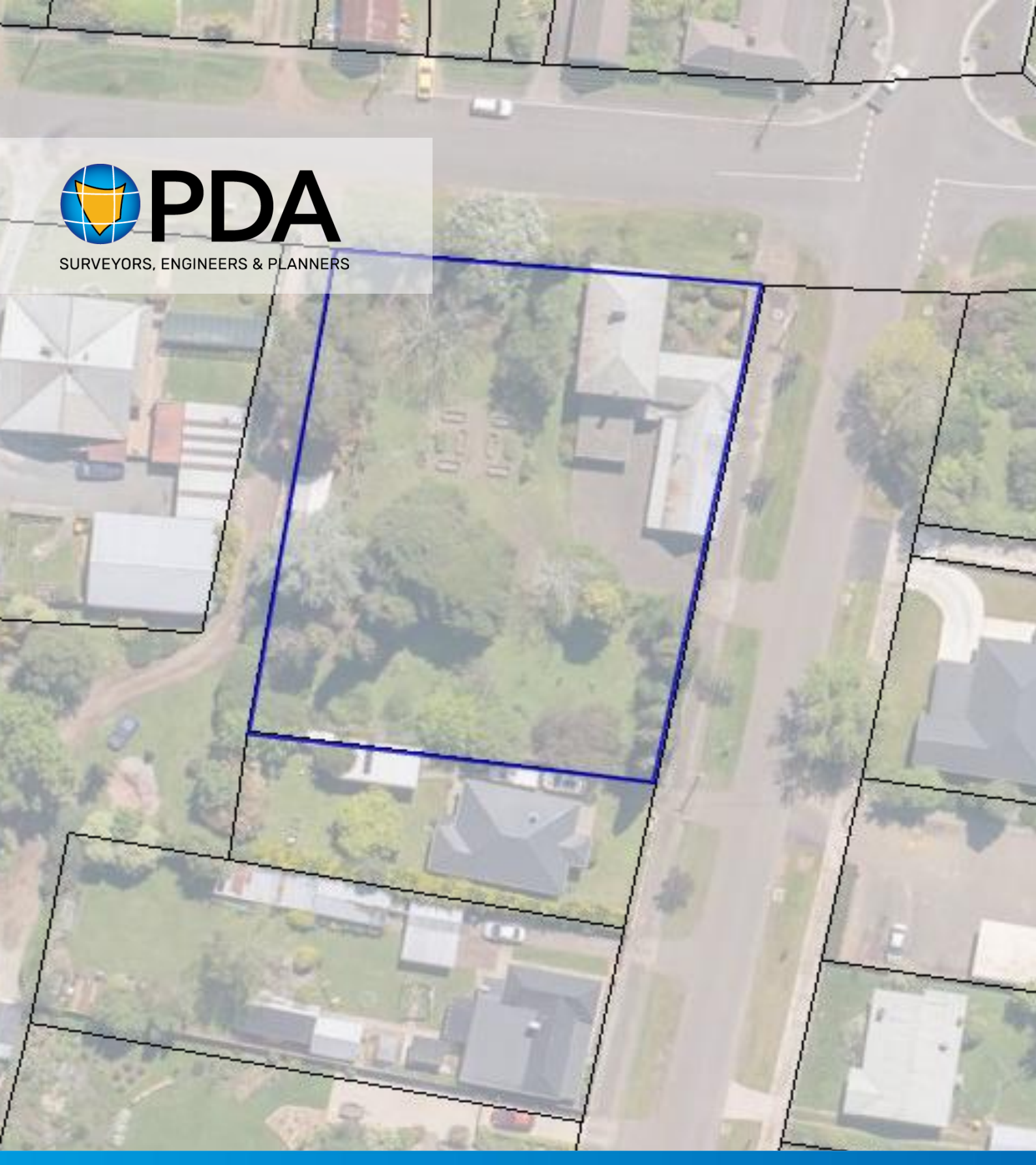


LEGEND	
	Proposed Boundary
	Surrounding Boundary
	Easement
	Stormwater main (per Council GIS)
	Sewer main (per TasWater GIS)
	Water main (per TasWater GIS)
	Sewer Connection
	Stormwater Connection
	Water Connection



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

54 William Street, Westbury

2 Lot Subdivision

55371

|

21/11/2025

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. PDA Engineers, Surveyors & Planners undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and PDA Engineers, Surveyors & Planners experience, having regard to the assumptions that PDA Engineers, Surveyors & Planners can reasonably be expected to make in accordance with sound professional principles. PDA Engineers, Surveyors & Planners may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, PDA Engineers, Surveyors & Planners recommends this document should only be transmitted, reproduced or disseminated in its entirety.

PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Allan Brooks	Senior Planner
Review & Approval		

REVISION HISTORY

Revision	Description	Date
0	First Issue	21/11/2025
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by Elizabeth Douglass & Bradley Quinn (the Permit Holder) to prepare documentation for a planning permit for a 2 Lot Subdivision located on land known as 54 William Street, Westbury. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

PROPERTY ADDRESS	54 William Street, Westbury
PROPOSAL	2 Lot Subdivision

PID/s	7016988
CT/s	127011/1
PLANNING ORDINANCE	Tasmanian Planning Scheme – Meander Valley Council
LAND ZONING	General Residential
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	CODES
	C2.0 – Parking and Sustainability Transport Code C7.0 – Natural Assets Code

TABLE OF CONTENTS

Contents	
SITE ANALYSIS	7
8.0 GENERAL RESIDENTIAL ZONE	11
8.6 Development Standards for Subdivision	11
8.6.1 Lot design	11
8.6.2 Roads	13
8.6.3 Services	14
CODES.....	16
C2.0 Parking and Sustainable Transport Code.....	16
C2.6 Development Standards for Buildings and Works	16
C2.6.3 Number of accesses for vehicles	16
C7.0 Natural Assets Code.....	17
C7.7 Development Standards for Subdivision	17
C7.7.2 Subdivision within a priority vegetation area	17
CONCLUSION.....	19

THE LAND - SITE

TITLE & DESCRIPTION

The Certificate of Title for the subject site is C/T: 127011/1, PID: 7016988. A copy of the title is provided as Annexure A.

The street address is 54 William Street, Westbury and Elizabeth Douglass & Bradley Quinn are the property owners.



Figure 1 - Location of land 54 William Street, Westbury

The total land involved in the application is featured in the submission plans and fronts onto William Street and King Street.

EXISTING USE AND DEVELOPMENT

The current use of land is residential use.

PROPOSAL

The proponents are seeking to develop land which features a 2 Lot Subdivision within the Meander Valley municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is to create a vacant lot of the rear of the site that is currently not utilised. The balance will contain all the existing services and access associated with the dwelling.

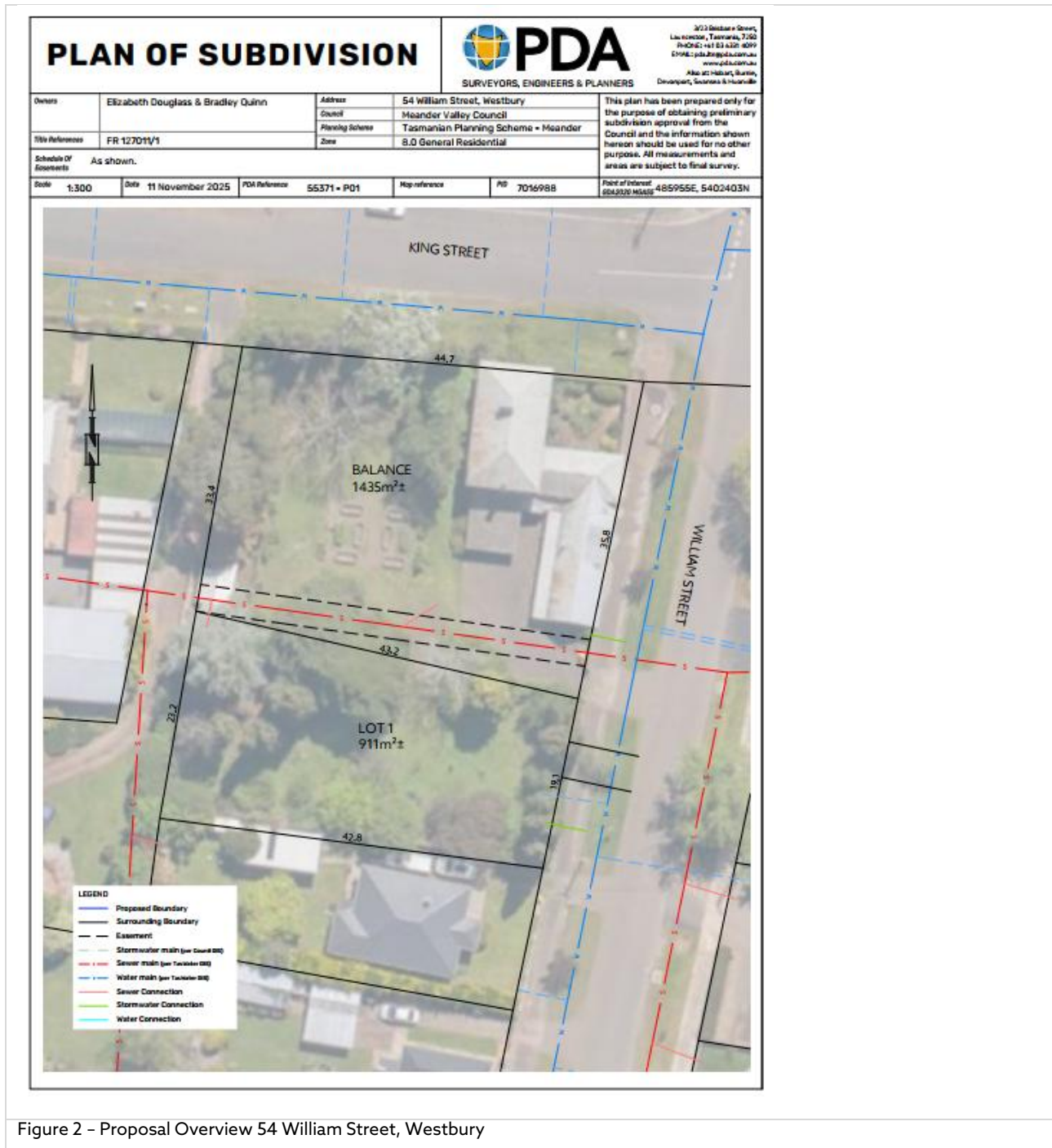
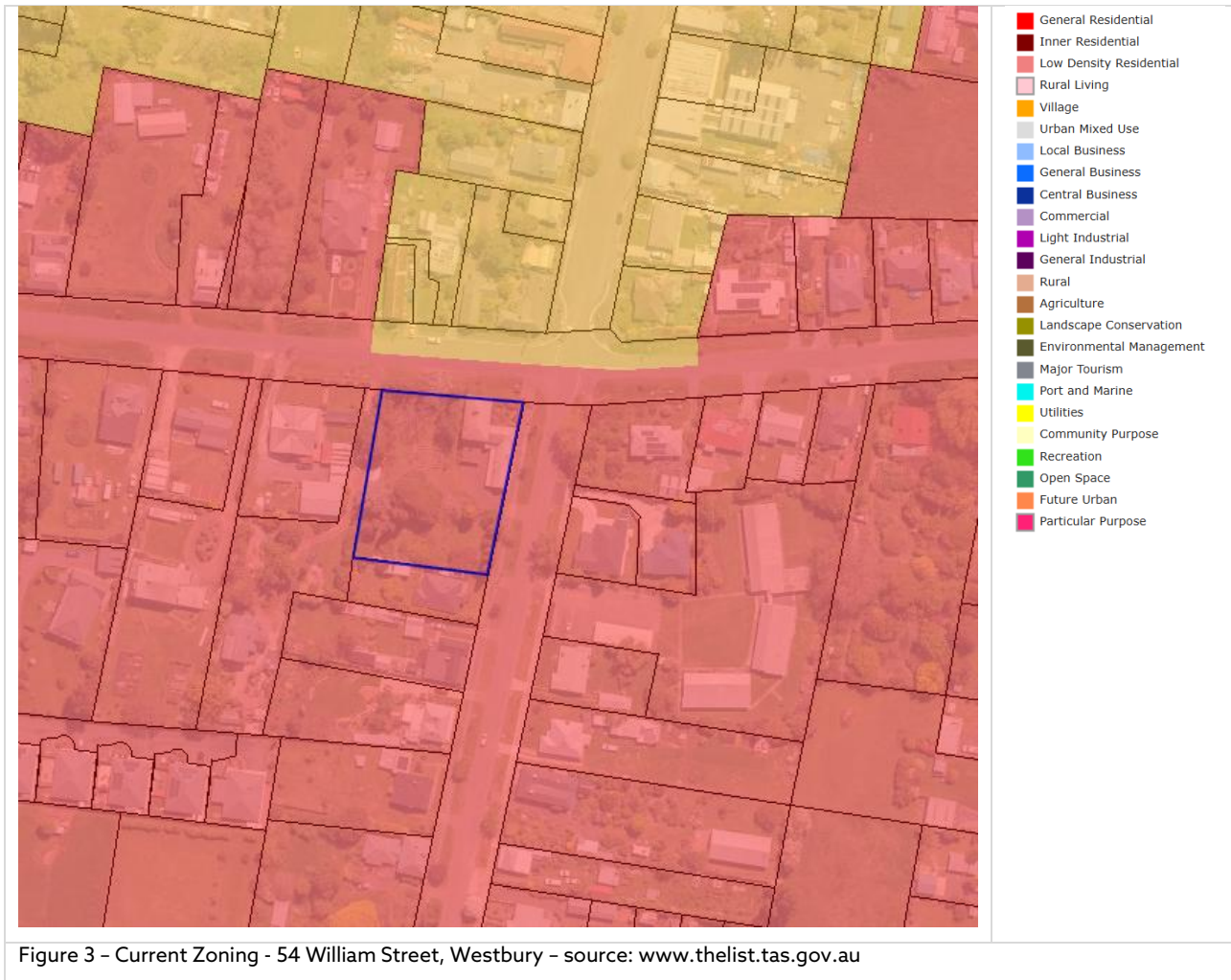


Figure 2 - Proposal Overview 54 William Street, Westbury

SITE ANALYSIS

CURRENT ZONING

The land is zoned as General Residential.



THREATENED FLORA AND FAUNA POINTS

The following is a basemap with existing cadastral parcel overly to show the known locations of threatened Flora and Fauna within proximity to the use/development. It is intended to identify ecological assessments that determine the presence, location, and conservation status of plants and animals, especially for threatened species.

The Threatened Species Protection Act 1995 (TSP Act) is to protect and manage threatened native flora and fauna by providing a legal framework for their conservation.



Figure 6 - Fauna and Flora Points - 54 William Street, Westbury - source: www.thelist.tas.gov.au

Threatened species have been located within close proximity to site however they remain unaffected by this proposal.

TASMANIAN HERITAGE REGISTER

The following is a basemap with existing cadastral parcel overly to show the known locations of Tasmanian Heritage Registered properties within proximity to the site. It is intended to document, celebrate, and legally protect places of historic significance to the state of Tasmania, acknowledging their importance for history, culture, and identity ensuring these significant places are recognized and their heritage values are safeguarded from development and change as seen through the Historic Cultural Heritage Act 1995.



Figure 9 - Tasmanian Heritage Register - 54 William Street, Westbury - source: www.thelist.tas.gov.au

Heritage Listings have been located on site and will be referred to the heritage council as required.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overlays demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.



Figure 10 – Planning Scheme Overlays, 54 William Street, Westbury – source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Meander Valley Council. The subject land is zoned as General Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been included.

The applicable Scheme standards for development in the General Residential Zone are described in the following relevant sections of the Scheme.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

8.0 GENERAL RESIDENTIAL ZONE

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
- (d) is orientated to provide solar access for future dwellings.

Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>Response Acceptable Solution Each lot proposed in the plan of subdivision is not less than 450m² and complies with the provisions listed under A1(a).</p>	
Acceptable Solution	Performance Criteria
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space,</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space,</p>

<p><i>a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</i></p>	<p><i>a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the width of frontage proposed, if any;</i> <i>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</i> <i>(c) the topography of the site;</i> <i>(d) the functionality and useability of the frontage;</i> <i>(e) the ability to manoeuvre vehicles on the site; and</i> <i>(f) the pattern of development existing on established properties in the area,</i> <p><i>and is not less than 3.6m wide.</i></p>
<p>Response Acceptable Solution Each lot proposed in the plan of subdivision has a frontage of not less than 12m.</p>	
<p>Acceptable Solution A3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i></p>	<p>Performance Criteria P3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the topography of the site;</i> <i>(b) the distance between the lot or building area and the carriageway;</i> <i>(c) the nature of the road and the traffic;</i> <i>(d) the anticipated nature of vehicles likely to access the site; and</i> <i>(e) the ability for emergency services to access the site.</i>
<p>Response Acceptable Solution Each lot of the proposed subdivision provides vehicular access from the boundary of the lot to the road in accordance with the road authority.</p>	
<p>Acceptable Solution A4</p>	<p>Performance Criteria P4</p>

<p><i>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</i></p>	<p><i>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the size, shape and orientation of the lots;</i> <i>(b) the topography of the site;</i> <i>(c) the extent of overshadowing from adjoining properties;</i> <i>(d) any development on the site;</i> <i>(e) the location of roads and access to lots; and</i> <i>(f) the existing pattern of subdivision in the area.</i>
<p>Response Acceptable Solution Not applicable to this application - the proposed subdivision does not contain a new road.</p>	

8.6.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides for:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solution	Performance Criteria
<p>A1 <i>The subdivision includes no new roads.</i></p>	<p>P1 <i>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) any road network plan adopted by the council;</i> <i>(b) the existing and proposed road hierarchy;</i> <i>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</i> <i>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</i>

	<ul style="list-style-type: none"> (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
<p>Response Acceptable Solution The proposed plan of subdivision does not contain new roads complying with A1 above.</p>	

8.6.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
<p>Response Acceptable Solution Each lot contained within the plan of subdivision has a connection to a full water supply service as demonstrated on the submission plans.</p>	
Acceptable Solution	Performance Criteria
<p>A2</p>	<p>P2 No Performance Criterion.</p>

<p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</i></p>	
<p>Response Acceptable Solution Each lot contained within the plan of subdivision has a connection to a reticulated sewerage system as demonstrated on the submission plans.</p>	
<p>Acceptable Solution</p>	<p>Performance Criteria</p>
<p>A3 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</i></p>	<p>P3 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the size of the lot;</i> <i>(b) topography of the site;</i> <i>(c) soil conditions;</i> <i>(d) any existing buildings on the site;</i> <i>(e) any area of the site covered by impervious surfaces; and</i> <i>(f) any watercourse on the land.</i>
<p>Response Acceptable Solution Each lot contained within the plan of subdivision has a connection to a public stormwater system as demonstrated on the submission plans. Surrounds have connections to the curb and is anticipated that the new lot will utilise the same approach.</p>	

CODES

The following Codes that have been determined as “Applicable” or “Exempted” are indicated as such. The relevant Code/s that apply to the subject application feature the responses to clauses applicable to the proposal.

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
A1 <i>The number of accesses provided for each frontage must:</i> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, <i>whichever is the greater.</i>	P1 <i>The number of accesses for each frontage must be minimised, having regard to:</i> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Response Acceptable Solution The proposal provides for a single access to each lot.	
Acceptable Solution	Performance Criteria
A2 <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i>	P2 <i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i> <ul style="list-style-type: none"> (a) not have an adverse impact on: <ul style="list-style-type: none"> (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
Response Acceptable Solution Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.	

C7.0 Natural Assets Code

Natural Assets

A Planning Scheme Overlay has been identified for the subject site.

C7.7 Development Standards for Subdivision

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p>

	<p><i>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</i> <i>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</i> <i>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</i> <i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i> <i>(e) any on-site biodiversity offsets; and</i> <i>(f) any existing cleared areas on the site.</i>
<p>Response</p> <p>Performance Criteria</p> <p>The site is covered by Natural Values overlay but the vegetation present are not native trees but planted garden trees. The proposed subdivision is within the General Residential zone and will likely be for 1 single dwelling. There is no bushfire impact for the site and as the vegetation is native of considered priority vegetation per the guidelines it is considered that the proposed subdivision meets the requirements of the clause.</p>	

CONCLUSION

This supporting documentation demonstrates that the proposal being a 2 Lot Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the General Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a 2 Lot Subdivision at 54 William Street, Westbury is respectfully sought from the Planning Authority.



Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: Hobart@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)
P: (03) 6264 1277
E: Huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)
P: (03) 6130 9099
E: East@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: Launceston@pda.com.au

BURNIE

A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: Burnie@pda.com.au

DEVONPORT

A: 77 Gunn Street, Devonport, TAS 7310
P: (03) 6423 6875
E: Devonport@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: Enquiries@waltersurveys.com.au

Jana Rockliff

From: Allan Brooks <allan.brooks@pda.com.au>
Sent: Thursday, 18 December 2025 10:15 AM
To: Planning - Meander Valley Council
Subject: RE: PA\26\0154 - S54 Request for further information - 54 William Street, Westbury - Subdivision (2 lots)
Attachments: aerial photo overlays folder.zip

Hi Jana

See attached zip file.

Just to note, the original “stables” as stated in previous correspondence with Chris. The stables are located on the eastern boundary and have been converted at some point.

There are no signs of stable tracks to the shed and from what we can on the aerial images in this time.

Also, the site has had two previous subdivisions, the western boundary was cut off, and at some point further south. It was hard to overlay the images as due to the photography they are slightly distorted and due to this the majority of the heritage is contained with the boundary.

Just note that this shed hasn't been there since late 1950's and current location is present with large developed trees that are plan to be retained but moving the boundary will result in the removal. Hence why the boundary is where currently proposed.

Regards,



Allan Brooks MPlanning, BAppSci (ME)

Associate | Senior Planner

Phone: +61 (03) 6331 4099 | Mobile: 0448 453 971

allan.brooks@pda.com.au

3/23 Brisbane Street, Launceston TAS 7250

54 William Street, 1945 — Structures to the south west of the block have gone by 1969. The shapes shown here do not really match outlines of former structures or enclosures in later photos. Attached to south east end of the main building is the original stable block which extends further south in this image than in later photos. The entrance to the block is also further south than the present driveway. This might explain the three driveway posts – an extra one built when the driveway was moved to the north. At this time, 58 William Street is still part of the title.



54 William Street 1969

This aerial view is distorted and was difficult to match to the overlay. The aerial view is at an angle, showing the north side of the house. The driveway seems narrower than in the 70s. Signs of previous structures or enclosures in the south of the block do not exactly match structures shown in the 1945 photo.

Although the block boundaries in this photo seem to more or less correspond to the present day overlay, we are fairly sure that some time in the 1970s, the block had part of the west boundary taken off, to make a driveway through to what is now 158 King Street.



54 William Street, mid-1970s Date approximate – tree sizes indicates several years after 1969. This image is less distorted than the 1969 image, but by matching up the tree positions, the property boundaries appear to be the same as 1969. South west, the large shed on the adjoining property (still standing) is much closer to the boundary than today. This indicates that the west boundary was changed after this date. The small shed inside the west boundary (since removed) would now be outside the property line. The tree north of the shed is the much larger peppercorn tree, actually on the present-day fence line.



54 William Street c. 2015

Taken from Google maps, overlaid with approximate sewage and boundary outlines from title documents. Date estimated from lack of vegetable beds and tree growth.



54 William Street, post-2023

Image taken from thelist.tas.gov.au – transparent overlay shows approximate boundary, driveway and house shape, present day. The visible sheds on the West boundary are not the same as the shed shown in the 1970 aerial view.





Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	PDA obo E Douglass - PA\26\0154
PROPERTY ADDRESS:	54 William Street WESTBURY (CT: 127011/1)
DEVELOPMENT:	Subdivision (2 lots) – priority vegetation.

The application can be inspected until **Tuesday, 10 February 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 24 January 2026.

Jonathan Harmey
GENERAL MANAGER