



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:	D Williams & L Jago - PA\26\0171
PROPERTY ADDRESS:	16A Lyall Street WESTBURY (CT: 176234/2)
DEVELOPMENT:	Single dwelling & General Retail & Hire (shop) - attenuation area, car parking.

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.

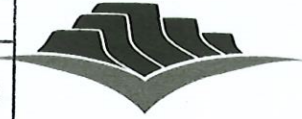
Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Index No. 20948	
Doc No.	
RCVD	12 JAN 2026 MVC
Action Officer SB	Dept. 028
OD	<input checked="" type="checkbox"/>



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: Certificate of Title:

Suburb: Lot No:

Land area: m² / ha

Present use of land/building: (vacant, residential, rural, industrial, commercial or forestry)

- 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 checked="" 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: Dwelling

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 176234	FOLIO 2
EDITION 3	DATE OF ISSUE 06-May-2021

SEARCH DATE : 14-Jan-2026

SEARCH TIME : 03.43 pm

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Sealed Plan [176234](#)

Derivation : Parts of Lot 1 & Lot 2 Section G 2, 1A-3R-24.5P

Gtd. to Robert Lyall

Prior CT [160731/1](#)

SCHEDULE 1

[M883863](#) TRANSFER to DARRYL JOHN PEACOCK and SHANNON ANNE
PEACOCK Registered 06-May-2021 at noon

SCHEDULE 2

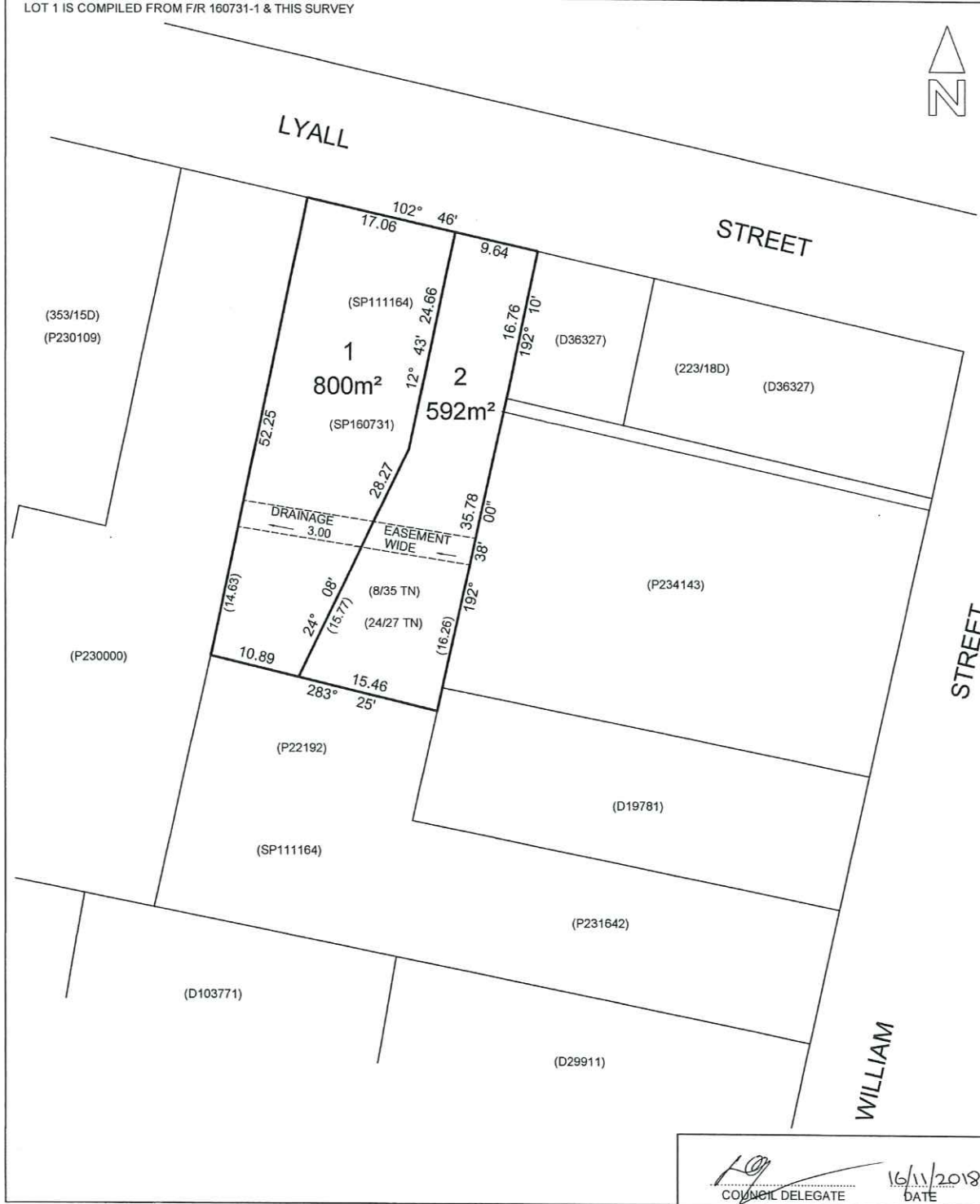
Reservations and conditions in the Crown Grant if any
[SP176234](#) EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: ANTHONY PHILLIP MOREWOOD & TONIA MAY MOREWOOD	PLAN OF SURVEY BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH SURVEYING RIVERSIDE, TASMANIA 7250	REGISTERED NUMBER SP176234
FOLIO REFERENCE: F/R 160731-1		LOCATION TOWN OF WESTBURY SECTION G2
GRANTEE: PART OF LOT 1 & LOT 2 SECTION G 2, 1A-3R-24.5P, GRANTED TO ROBERT LYALL	SCALE 1 : 400	LENGTHS IN METRES

MAPSHEET MUNICIPAL CODE No. 121 (4840-42)	LAST UPI No.	LAST PLAN No. SP160731	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---	--------------	------------------------	---



[Signature] 16/11/2018
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 176234

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

INTERPRETATION

Lots 1 and 2 on the Plan are each subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the area marked "DRAINAGE EASEMENT 3.00 WIDE" shown passing through Lots 1 and 2 on the Plan ("the Easement Land").


The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.



Anthony Phillip Morewood



Tonia May Morewood

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AP & TM Morewood	PLAN SEALED BY: Meander Valley Council
FOLIO REF: Volume 160731 Folio 1	DATE: 16/11/2018
SOLICITOR Sproal & Associates (BD Sproal)	PA11810096
& REFERENCE: BDS 180402	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 176234</p>
<p>SUBDIVIDER: AP & TM Morewood FOLIO REFERENCE: volume 160731 folio 1</p>	

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.


Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.



Anthony Phillip Morewood



Tonia May Morewood

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 176234</p>
<p>SUBDIVIDER: AP & TM Morewood FOLIO REFERENCE: volume 160731 folio 1</p>	

SIGNED by ANTHONY PHILLIP MOREWOOD and TONIA MAY MOREWOOD being the registered proprietors of the lands comprised in Folio of the Register Volume 160731Folio 1 in the presence of:

Anthony Phillip Morewood
.....
Anthony Phillip Morewood
Tonia May Morewood
.....
Tonia May Morewood

Alexandra Munn
.....
Witness to sign
ALEXANDRA MUNN
.....
Full name of witness
59 Bayview Drive, Blackstone
Address of witness
Admin OFFICER
.....
Occupation of witness

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Daryl Williams
Lynette Jago
48 Wenvoe Street
Devonport Tas 7310
Phone 0499990873

To whom it may concern

Please find attached, our application form Planning permit. As the property is in the village zone we hereby apply for the building 16a Lyall street Westbury to be approved as a dwelling (residence) under the discretionary planning permit.

We have attached for your records a site plan, showing the existing building, driveway, which also acts as a parking area. Our drawing shows where we would also park our campervan when not in use, please note the parking area for our campervan is out of line of sight of the village street scape.

We have attached a plan of the existing building, which will have no changes made to it structurally, inside and out.

Our intention is to have a large open plan living area and kitchen, with an old-style bellows oven to be installed on the existing wall, between lounge room and living area. (note the oven is styled in such a way, that it is in keeping with age of the building, (photocopy attached).

The bedroom will be created by the use of wardrobes, backed onto book shelves, so as not to alter any existing walls.

We understand the existing plumbing has been approved and implemented as the permit no PL\24\0109.

We understand the heritage significance of the building, and do not intend to make any changes without consent of the historical society.

We have spoken to the historical society, and in principle they have no objection of the building becoming a residence.

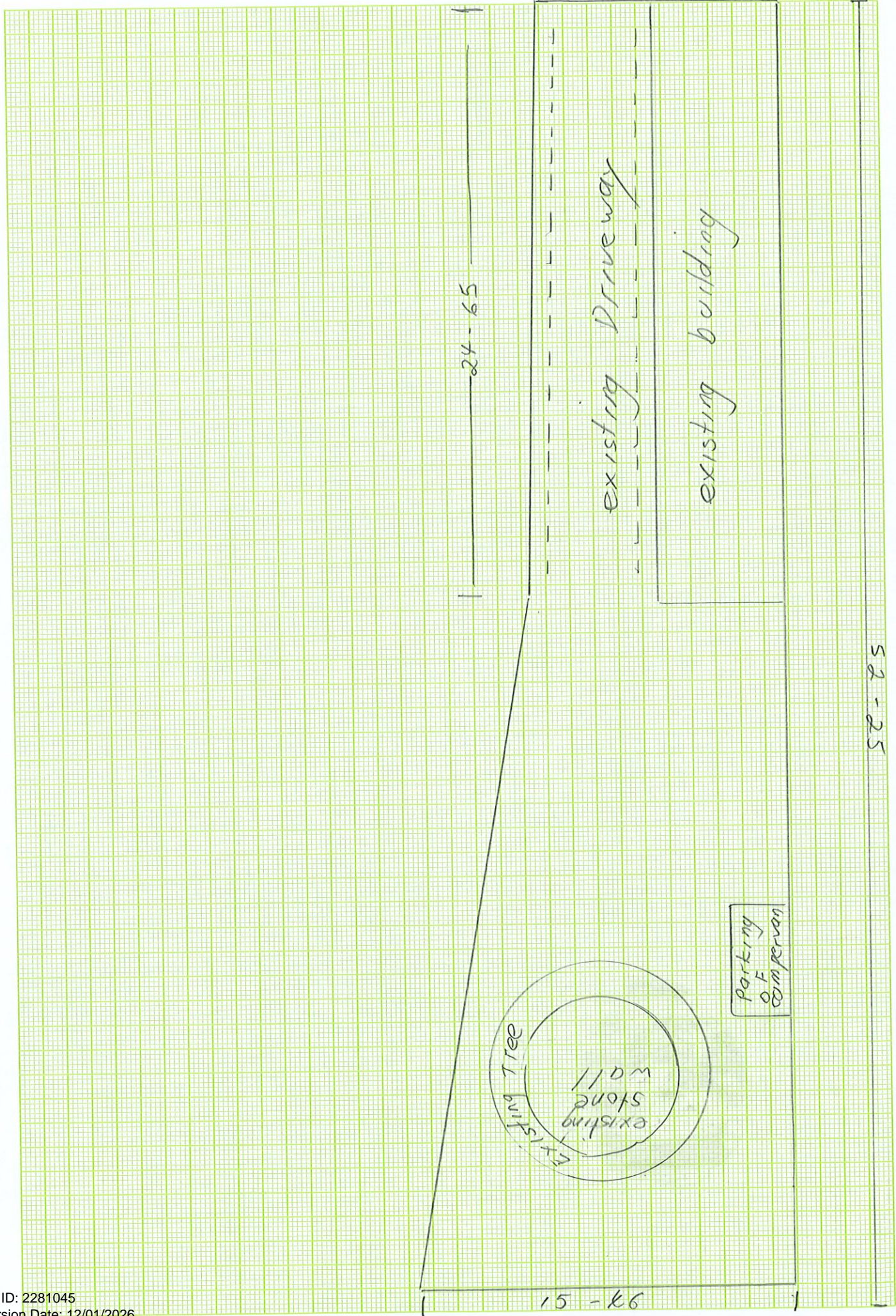
Our lodgment of this application is also to seek approval to run a small leather work shop in the front section, (marked as existing shop), as Daryl does leather craft, making hand bags, wallets and the like. We feel this type of use of the building, small shop front with rear residence in the rear, is in keeping with the true essence of village.

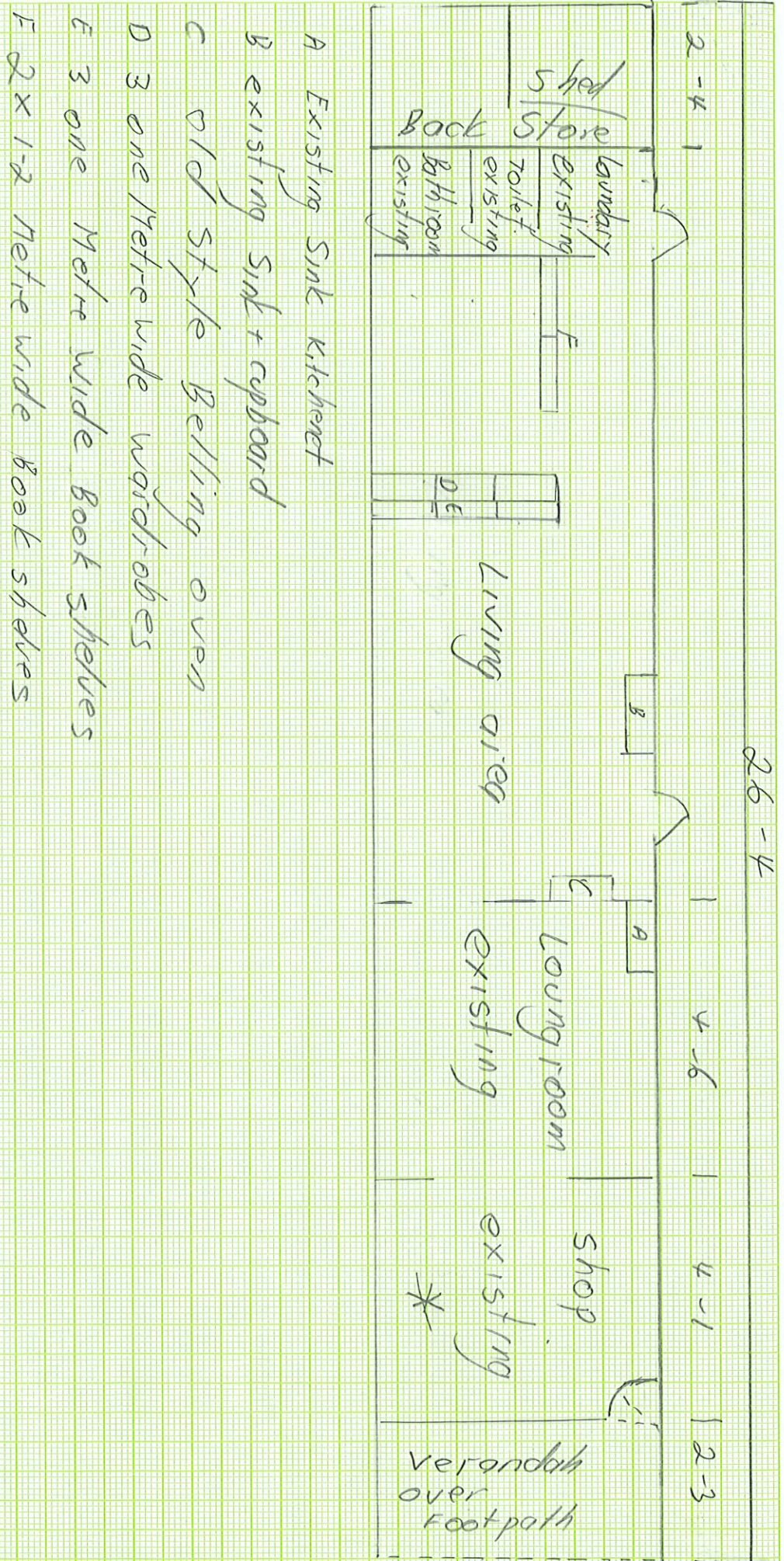
We look forward to hearing from you in a timely manner. We would love to contribute to the essence of Westbury, and feel that our small shop, will add to lovely Lyall st and surrounds, we feel our idea will be low impact, as it is in walking distance to all the other small vintage style shops, eg butchers, café, post office, RSL, hairdressers etc.

Regards

Daryl and Lynette

9-64







CHANGE THE COLOUR NOT THE COOKER

LAST CHANCE, LIMITED TIME ONLY!



AVAILABLE IN



With the launch of our NEW Belling Richmond Cooker we're offering existing Richmond Deluxe customers an exclusive chance to change things up! Limited quantities of existing door skins remain - this is your last chance to purchase an additional colour or replace existing skins for as little as \$199. Switch things up while you can.

Scan to find



out more

Limited colours and quantities available.

90CM DOOR SKINS \$199* | 110CM DOOR SKINS \$299*

*Shipping fees are not included.

Terms and conditions apply. For further details, please visit <https://www.Belling.com.au/en-au/richmond-deluxe-door-skins>.

From: "Daryl Williams" <dcwilliams@outlook.com>
Sent: Fri, 16 Jan 2026 11:18:07 +1100
To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Re: PA\26\0171 - more information - 16A Lyall Street, Westbury - shop

Leanne

I refer to your attached email . We will only have our own vehicle coming with deliveries other than Australia post which operate in those hours, so we won't have any commercial vehicles outside those hours.

Any signage will be less than 10% of the windows and displayed inside of the windows , approximately an a4 size .

I hope this clarifies for you

Regards
Daryl & Lynette

Sent from my iPhone

> On 16 Jan 2026, at 11:03?am, Planning - Meander Valley Council <planning@mvc.tas.gov.au> wrote:
>
> ?Good morning Daryl
>
> Thank you for your quick reply and information provided. I have two quick questions for you:
>
> Question 1:
> Clause 12.3 requires information regarding commercial vehicle movement to the site (see below). Commercial vehicles incorporate the use of your own vehicle, with the delivery of goods for sale to the site.
>
>
> A3
> Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:
>
> (a) 7.00am to 7.00pm Monday to Friday; and
> (b) 8.00am to 6.00pm Saturday, Sunday and public holidays.
>
>
> I am assuming that you would be able to comply with these hours. Please reply by email stating whether you will be able to comply.
>
> Question 2:
> Will there any proposed signage relating to the business/shop component?
>
> If so, details on dimensions, location and type will be required.
>
> Please note that a portable sign (e.g. 'A' frame sign) is exempt from requiring a planning permit. A portable sign means a sign not permanently attached to the ground or to a building or other structure, and is removed on a daily basis.
>
> NOTE: After the planning process has been completed, please note that a sign on the footpath will require the additional consent of Council's Infrastructure department.

From: "Daryl Williams" <dcwilliams@outlook.com>
Sent: Thu, 15 Jan 2026 16:52:26 +1100
To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Pa -26-0171

Attention Leanne

I refer to our discussion today in regards to 16a Lyall street.
The area at the front of our plan marked as existing shop is an area of approximately 4.5 metres by 5 metres .

Is an area where I will be making my hand made leather goods and selling those to the public along with small antique and Nic knacks such as books jewellery and the like.

This shop would be open between 10-3 Tuesday till Friday each week.

Regards
Daryl Williams

Sent from my iPhone