



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:	<b>Q Helm - PA\26\0177</b>
PROPERTY ADDRESS:	<b>1/47 William Street WESTBURY (CT: 169347/1)</b>
DEVELOPMENT:	<b>Change of use to Dwelling - attenuation area.</b>

The application can be inspected until **Tuesday, 10 February 2026**, at [www.meander.tas.gov.au](http://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](mailto: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="1/47 WILLIAM ST"/>	Certificate of Title:	<input type="text" value="169347/1"/>
Suburb:	<input type="text" value="WESTBURY"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="578"/>	<input type="text" value="m&lt;sup&gt;2&lt;/sup&gt;"/> / ha	
Present use of land/building:	<input type="text" value="- Commercial"/>	<small>(vacant, residential, rural, industrial, commercial or forestry)</small>	

- 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:

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

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
169347		1
EDITION	DATE OF ISSUE	
4	20-Aug-2024	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



## DESCRIPTION OF LAND

Parish of WESTBURY Land District of WESTMORLAND  
Lot 1 on Strata Plan 169347 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest  
A special unit entitlement for fixing the proportionate contribution to be made to the body corporate in respect of body corporate insurance policy being a 63 undivided 1/100 share  
Derived from Strata Plan 169347  
Derivation : Part of Sec C Gtd to H Clayton

## SCHEDULE 1

N207343 TRANSFER to WILLIS PTY LTD Registered 20-Aug-2024  
at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property  
Folio of the Register volume 169347 folio 0

SEARCH OF TORRENS TITLE

VOLUME 169347	FOLIO 0
EDITION 1	DATE OF ISSUE 20-Mar-2015

SEARCH DATE : 08-Aug-2023

SEARCH TIME : 01.17 PM

DESCRIPTION OF LAND

Parish of WESTBURY Land District of WESTMORLAND  
The Common Property for Strata Scheme 169347  
Derivation : Part of Sec C Gtd to H Clayton  
Prior CT 210868/1

SCHEDULE 1

STRATA CORPORATION NUMBER 169347, 47 WILLIAM STREET, WESTBURY

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
E292920 ORDER by the Recorder of Titles under Part 9 of the  
Strata Titles Act 1998 Registered 02-Jun-2022 at  
noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

EFFY/TOWN OF WESTBURY  
SUBURB/LOCALITY C.T. 210868-1  
FOLIO REFERENCE  
SITE COMPRISES THE WHOLE OF  
LOT 1 ON PLAN No P.169346.

# STRATA PLAN

## Woolcott Surveys

Registered Number  
**169347**

SHEET 1 OF 3 SHEETS

NAME OF STRATA SCHEME 47 WILLIAM STREET, WESTBURY

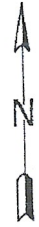
STRATA TITLES ACT 1998  
20 MAR 2015  
REGISTERED *Mice Kawa*  
Recorder of Titles

MAPSHEET MUNICIPAL  
CODE No 121 (4840) LAST UPT No

SCALE 1:200

LENGTHS IN METRES

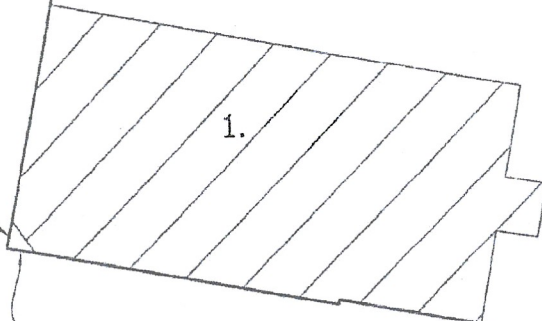
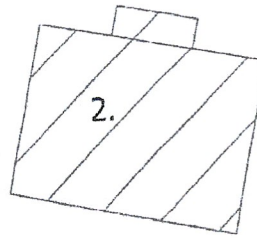
### SITE PLAN



(STR.153254)  
(P.231122)

(STR.153254)

WILLIAM STREET



(STR.136032)  
(S.P.135439)

(1.19)

(1.21)

LYALL STREET

(P.225853)  
(36/10N.S.)

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1  
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN  
2.00 METRES TO BE SHOWN ON SHEET 1

*[Signature]* 3.3.15  
Council Delegate Date

*[Signature]* 4/09/2014  
Registered Land Surveyor Date

STAGED/COMMUNITY DEVELOPMENT  
SCHEME No (IF APPLICABLE)

NA

LODGED BY PAGE SEAGER

STRATA PLAN  
Woolcott Surveys

SHEET 2 OF 3 SHEETS

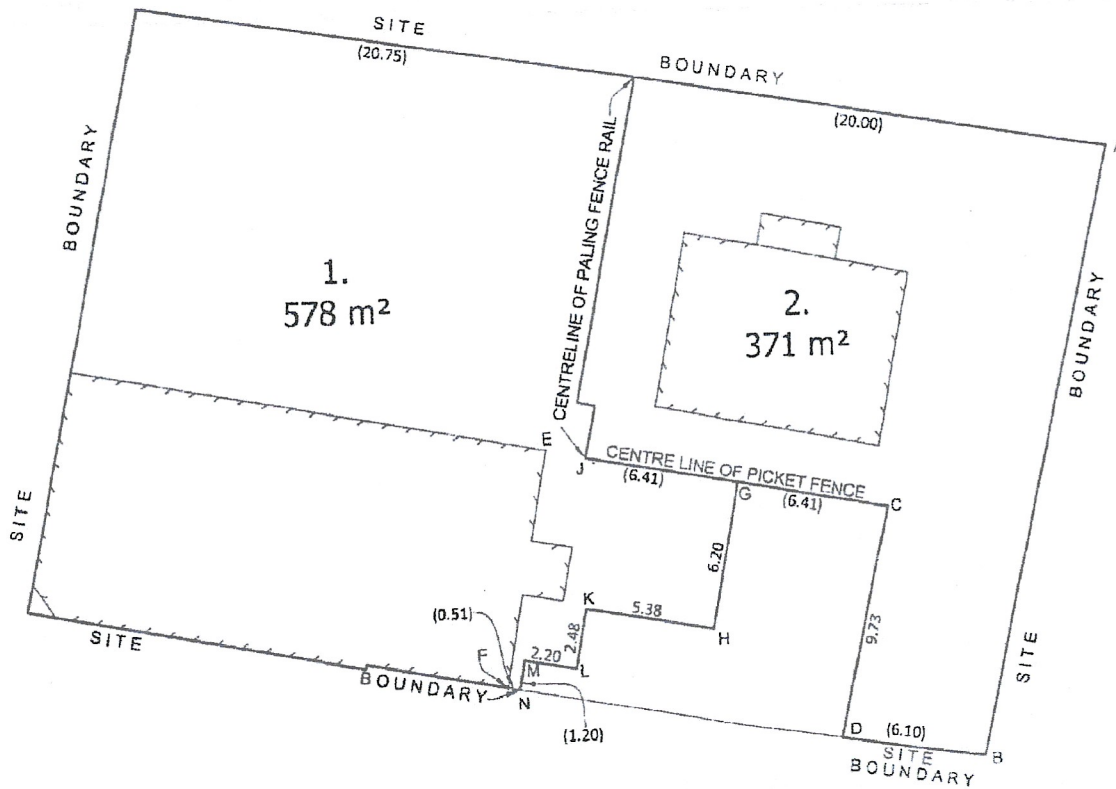
STRATA TITLES ACT 1998

*[Signature]*  
Council Delegate      3.3.15  
Date

Registered Number

169347

GROUND FLOOR  
SCALE: 1:200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:  
SITE BOUNDARIES.  
THE CENTRELINE OF PALING FENCE RAIL.  
THE CENTRELINE OF PICKET FENCE.  
MEASUREMENT WHERE THE BOUNDARY IS OPEN.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

CD IS PARALLEL TO THE SITE BOUNDARY AB  
GH, KL, MN ARE PARALLEL TO THE FACE OF THE WEATHERBOARD BUILDING. EF  
KH IS PARALLEL WITH THE CENTRELINE OF PICKET FENCE JC

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.0 METRES BELOW GROUND LEVEL TO 10.0 METRES ABOVE GROUND LEVEL.

*[Signature]*  
Registered Land Surveyor

4/10/2014  
Date







14 January 2026

26 Lyall St, Westbury TAS 7303

## **1/47 William St, Use Change**

Dear Meander Valley Council,

This Application seeks a change of use for 1/47 William Street to a residential use.

The following outlines responses to relevant parts of the Tasmanian Planning Scheme and points not considered by the planning scheme.

This change of use is of a nature that encourages the restoration, conservation and future maintenance of the site as outlined in 7.4.2, an occupied building will be maintained having regard to leaks and other general concerns by nature of having a caretaker. An unoccupied building does not share this benefit.

As regards 12.1 This use will contribute to the mix of uses included in the streetscape, ideally this building would pursue a mixed use case in which it would be used for selling goods as well as being a residence. It has been advised that the council does not recognise this as a viable option. For the sake of timeliness and simplicity it will be just a residence.

See site plan attached showing space attributed for two vehicles. As required by Table C2.1.

The new sensitive use in regards to C9.5.2 is at a distance further away from the existing than other new sensitive uses, especially in regard to 8 Lyall St. It can be inferred that the new use wouldn't impact the existing use either based on precedent.

Further to this the existing use would not have been an Acceptable solution A1 in section C9.5.1, as such, it is already deemed to have met performance criteria P1 of C9.5.1. A performance requirement that states that the existing does not cause "unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to (i-vii)." The existing site in question sits in the middle of a Village Zone. It is assumed that the way that a new sensitive use would restrict an existing use is through an introduction of health or safety risks to the sensitive use, of which the existing is already proved to have not caused.

Beyond the formal requirements of the regulatory process, there are important social and community considerations relevant to a council committed to fostering a vibrant and resilient village environment.

Prior to the arrival of the current residents, the building had remained vacant and unattended for at least two years. During that period it deteriorated significantly and would likely have continued to do so without intervention. Upon taking up residence, the occupants undertook substantial cleanup and ongoing maintenance, preventing further degradation and overgrowth.



**VALLEYWORKSHOP**  
Smart Prefabricated Architecture  
www.valleyworkshop.com

**ValleyWorkshop**

55 William St, Westbury TAS 7303

designq@valleyworkshop.com

Ph: 0487108651

Their stewardship highlights the essential role of active caretakers in preserving the built environment and avoiding the blight that often accompanies long-term vacancy.

The residents themselves contribute meaningfully to the social and economic life of the village. A chef and a systems engineer, they are skilled, engaged, and community-minded individuals who participate visibly in local life. They operate a food stall at the farmers' market, interact daily with residents and visitors, and are employed in local Westbury businesses. Their presence adds warmth, continuity, and human scale to the village streetscape—qualities that are fundamental to a thriving village culture.

Villages flourish through inhabitation, activity, and everyday social exchange. Encouraging people to live and work within the village core supports local businesses, informal social networks, and public safety through passive surveillance and care. Conversely, policies that prioritise technical compliance over lived outcomes risk discouraging precisely the forms of occupancy and engagement that make villages viable. Excessive reliance on restrictive paperwork and fees can unintentionally create barriers to community vitality rather than protecting it.

In this context, the continued presence of these residents represents not a problem to be remedied, but a tangible example of how lived-in spaces, active stewardship, and socially engaged residents contribute to the long-term health and character of a village.

We hope this has provided sufficient reasoning to demonstrate that this is an appropriate use case for this site.

Yours faithfully,

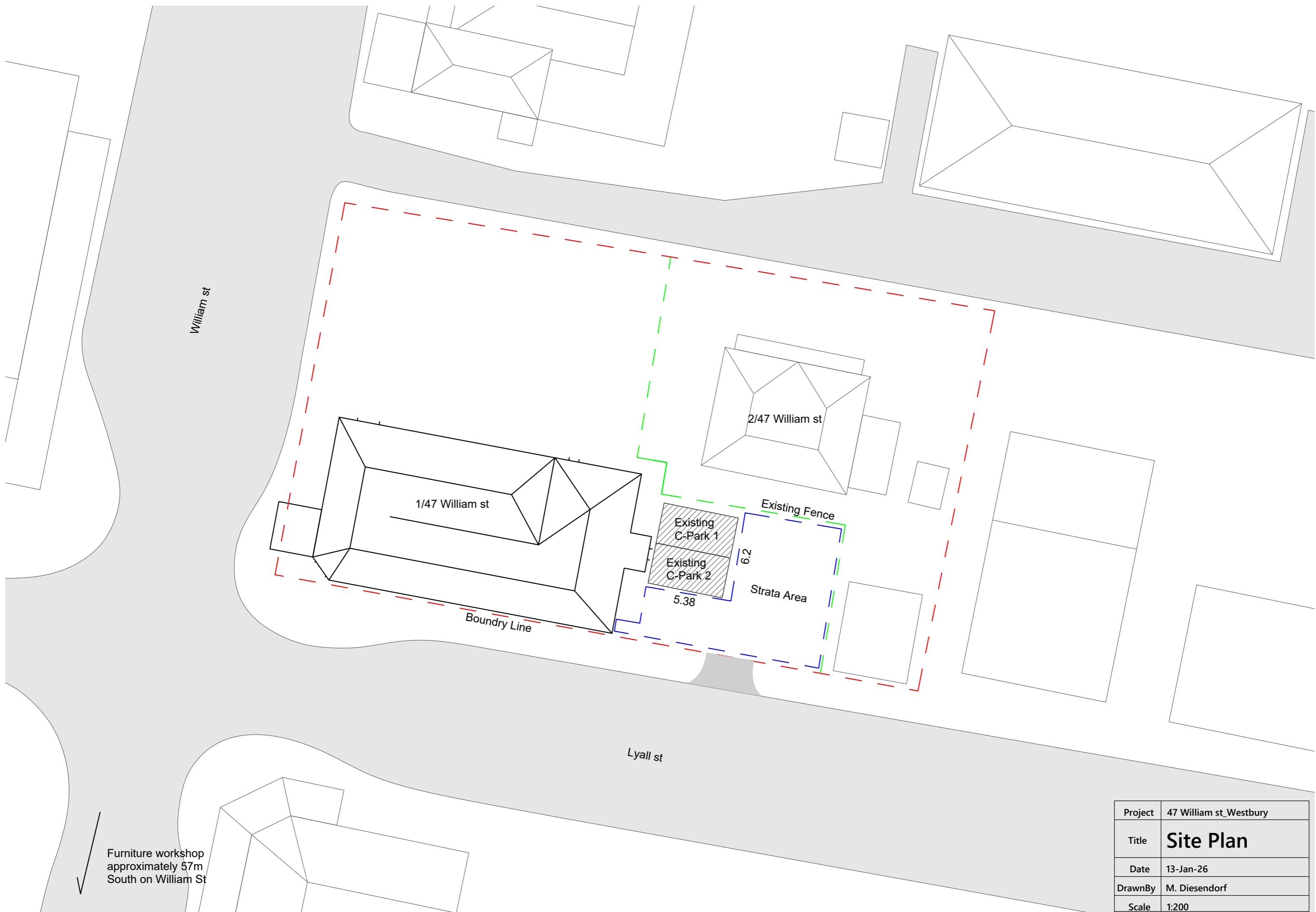
**Quade Helm,**

Graduate Architect

B. Arch, M.Arch

Warren French Architect,

and the ValleyWorkshop Team



William st

1/47 William st

2/47 William st

Existing C-Park 1

Existing C-Park 2

5.38

6.2

Existing Fence

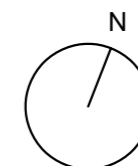
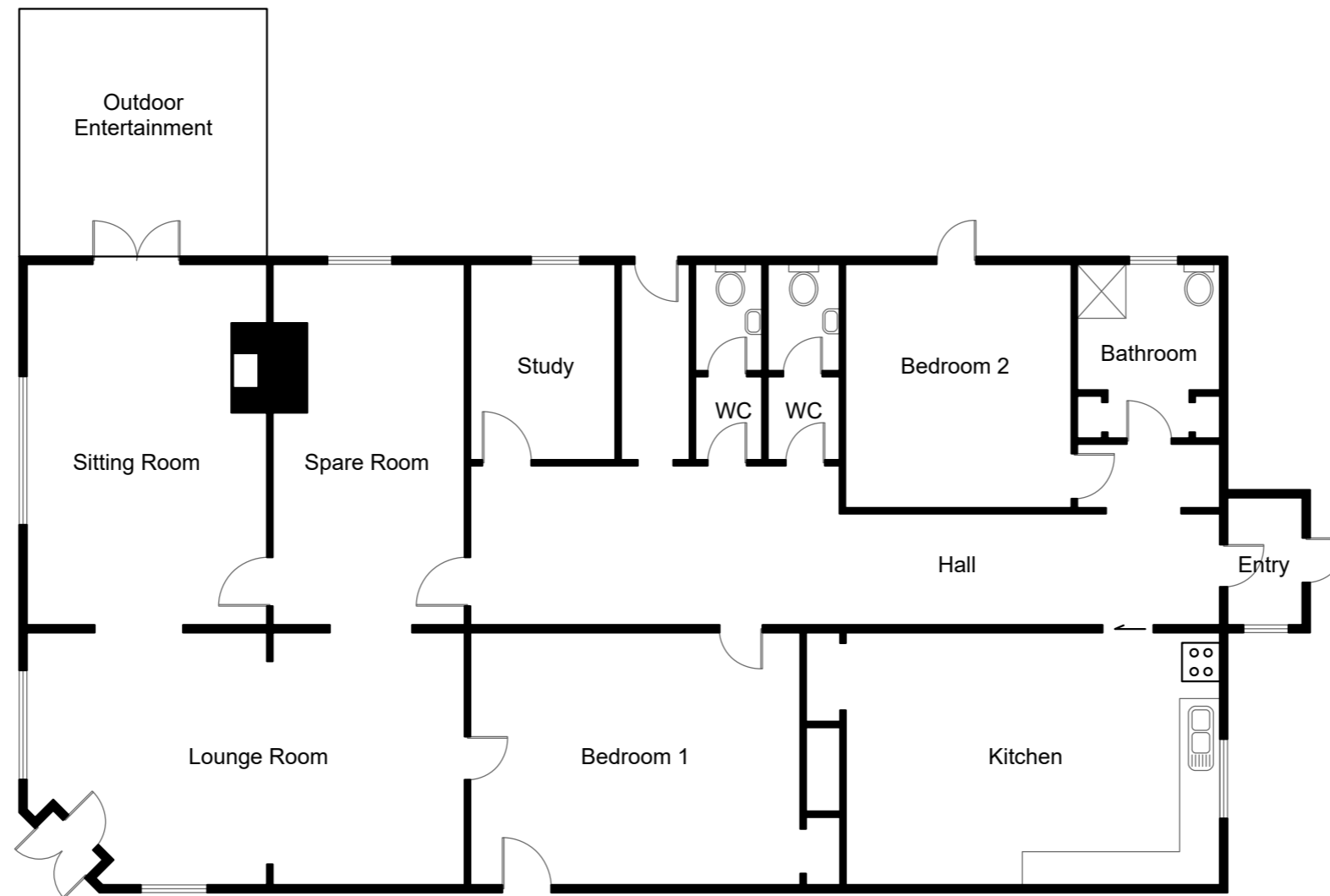
Strata Area

Boundry Line

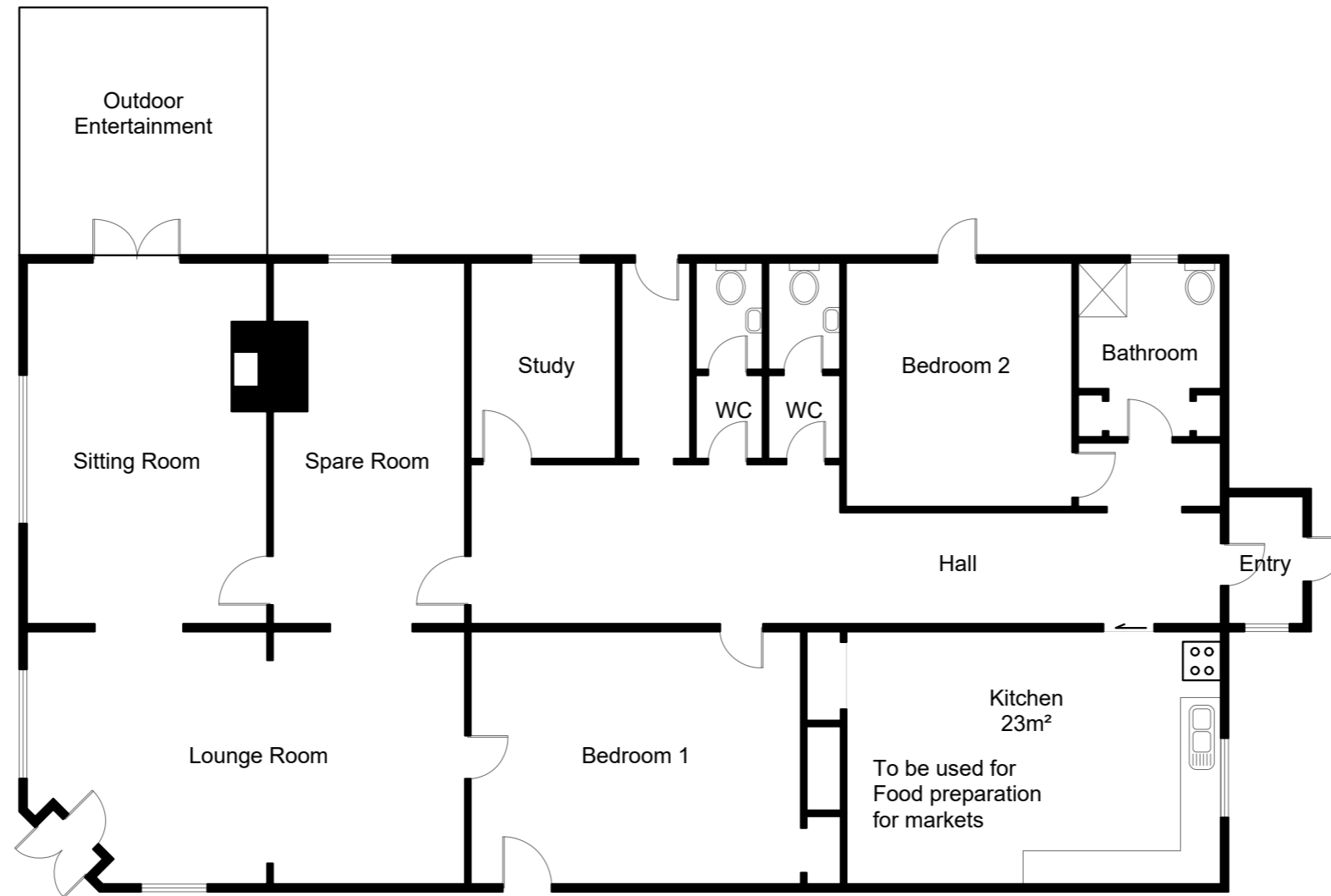
Lyall st

↓  
 Furniture workshop  
 approximately 57m  
 South on William St

Project	47 William st_Westbury
Title	<b>Site Plan</b>
Date	13-Jan-26
DrawnBy	M. Diesendorf
Scale	1:200



Project	47 William st_Westbury
Title	<b>Building Plan</b>
Date	13-Jan-26
DrawnBy	M. Diesendorf
Scale	1:100



Project	47 William st Westbury
Title	<b>Building Plan</b>
Date	15-Jan-26
DrawnBy	M. Diesendorf
Scale	1:100