



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:	A Friend Designs - PA\26\0155
PROPERTY ADDRESS:	80 Meander Valley Road WESTBURY (CT: 63856/2)
DEVELOPMENT:	Single dwelling - setbacks, parking areas.

The application can be inspected until **Tuesday, 3 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 17 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- 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="80 Meander Valley Road"/>	Certificate of Title:	<input type="text" value="63856-2"/>
Suburb:	<input type="text" value="Westbury"/> <input type="text" value="7303"/>	Lot No:	<input type="text" value="2"/>
Land area:	<input type="text" value="1527sq/m"/> m ² / 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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
• Heritage Listed Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" 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 63856	FOLIO 2
EDITION 6	DATE OF ISSUE 10-May-2017

SEARCH DATE : 22-Nov-2025

SEARCH TIME : 07.16 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Diagram 63856 (formerly being 61-10NS)

Derivation : Part of 7A-2R-5Ps. Sec. C. - Gtd. to R.R. Davis & Anr.

Prior CT 2951/100

SCHEDULE 1

E69405 TRANSFER to DWMC PTY LTD Registered 10-May-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

76463 SUBJECT TO conditions Transfer

E69410 MORTGAGE to Westpac Banking Corporation Registered 10-May-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Jr P. Sullivan
 348. 87

N.S. 6/10

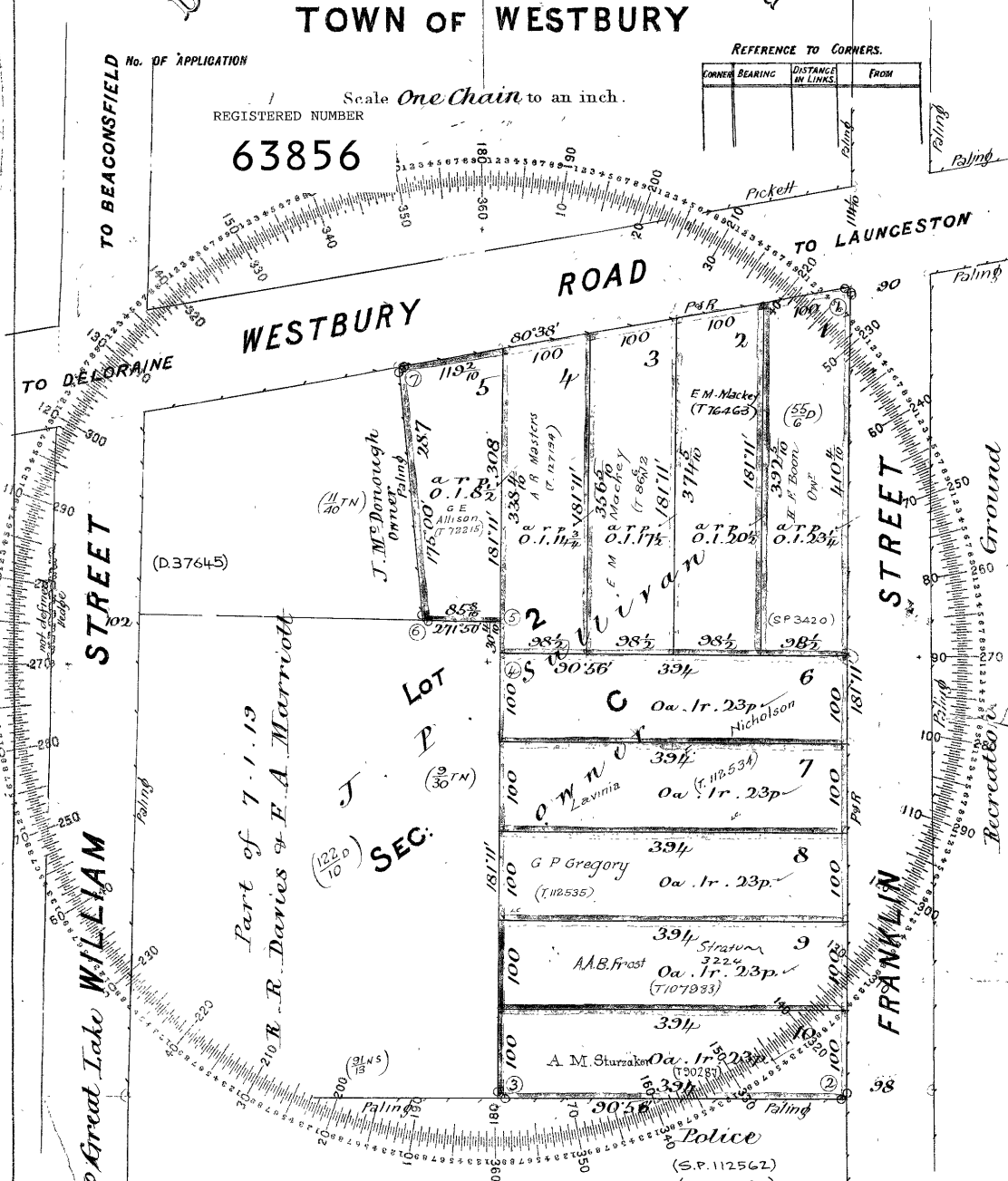


DIAGRAM FROM ACTUAL SURVEY
TOWN OF WESTBURY

No. OF APPLICATION
 REGISTERED NUMBER
63856

Scale *One Chain* to an inch.

REFERENCE TO CORNERS.		
CORNER BEARING	DISTANCE IN LINKS	FROM



To be filled in
 by Surveyor
 Office examination

Date of Instructions
 Survey commenced 26.1.27
 Survey finished 18.8.28
 Error of close 1 in 6400

Plotted by *W.S.*
 Finally examined by *W.S.*
 Entered on General Plan by *W.S.*

I Clifford M. Rae Archer of *Elizabethtown*
 Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that
 this plan has been made from surveys executed by me or under my own
 personal supervision, inspection, and field check, and that both plan and
 survey are correct, and have been made in accordance with the by-laws of
 the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The
 Evidence Act, 1910."

Clifford M. Archer
 Authorised Surveyor.

Declared at *Westbury* this *10th* day of *Aug.* 1928,
 before me,
Alan R. Bradcock
 Justice of the Peace.

From: friendalexander0@gmail.com
Sent: Wed, 7 Jan 2026 19:21:26 +1100
To: "Planning - Meander Valley Council" <planning@mvc.tas.gov.au>; "Brenton Josey" <Brenton.Josey@mvc.tas.gov.au>
Cc: "'Tanya Barrett'" <tanya.barrett@delorainemedical.com>
Subject: RE: PA\26\0155 - S54 RFI - 80 Meander Valley Road Westbury - Westbury Medical Center-Town Planning Application
Attachments: Westbury Medical-Town Planning Drawings-Rev A 07-01-26.pdf

Hi Brenton,

Please find attached Revision A drawings for application No. PA\26\0155.

The revisions include:

1. Increasing the South Setback by 600mm
2. Reducing the roof pitch from 25 to 20 degrees.
3. Drawings show building envelope & have a brief statement. Statement is regarding the setbacks, referring to your letter and our response letter.
4. New Drawing (No. TP07-A) – Proposed Sewer Concept Plan (As requested by TasWater)

Please advise if there is any further information, clarification or drawn information you require.

Hopping you had a good break.

Cheers,

Alex Friend

A FRIEND DESIGNS

BUILDING DESIGN

Ph: **0 4 1 2 8 4 4 9 2 0**

Licence No: 1 1 0 5 9 8 5 6 2

friendalexander0@gmail.com

From: friendalexander0@gmail.com
Sent: Tuesday, 30 December 2025 11:08 PM
To: 'Planning - Meander Valley Council' ; 'Brenton Josey'
Cc: 'Tanya Barrett'
Subject: RE: PA\26\0155 - S54 RFI - 80 Meander Valley Road Westbury - Westbury Medical Center-Town Planning Application

Hi Brenton,

Please find attached response to your FRI.
I would be happy to discuss any issues of concern.



Listmap Aerial Photo - Existing Site Location
 1:500 @ A3

Site Areas

Total site: **Approx. 1527m²**
 Medical Practice: **218.92m² (roofed)**
 Garage: **73.42m² (roofed)**
 New roof area: **85.22m²**
 Total roofed area: **377.56m²**
 Proposed site coverage: **24.73%**

Site Information

Land Title Reference No:	Volume No. 63856	Folio. 2
Property I.D.: 7012397	Plan of Survey: 63856	
	Edition: 6	
	Lot No: 2	
	Area: 1527m ²	
Wind Classification:	N1	As to AS 4055 - 2021
Soil Classification:	H1	Site Classification to AS 2870-2011
Subsidiary Classification:	N/A	
Climate Zone:	7	
BAL Level:	N/A	
Alpine Area:	No	BCA Figure 3.7.5.2
Corrosion Environment:	Low	

Proposed New Dwelling

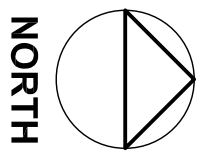
Documentation for Planning Development Application

Architectural - A3 Drawings Schedule

- TP01-A -Cover & Aerial Photo
- TP02-A -Existing Site Plan & Adjoining Properties
- TP03-A -Existing Site Plan & Elevations
- TP04-A -Proposed Site Plan & Elevations
- TP05-A -Proposed Floor & Roof Plan
- TP06-A -Proposed Elevations & Section A
- TP07-A -Proposed Sewer Concept Plan

Building Designers Details

Designer:	Alex Friend
Licence Number:	110598562
Mobile Number:	0412 844 920
Email Address:	friendalexander0@gmail.com
Postal Address:	2 Salsbury Crescent, West Launceston TAS 7250



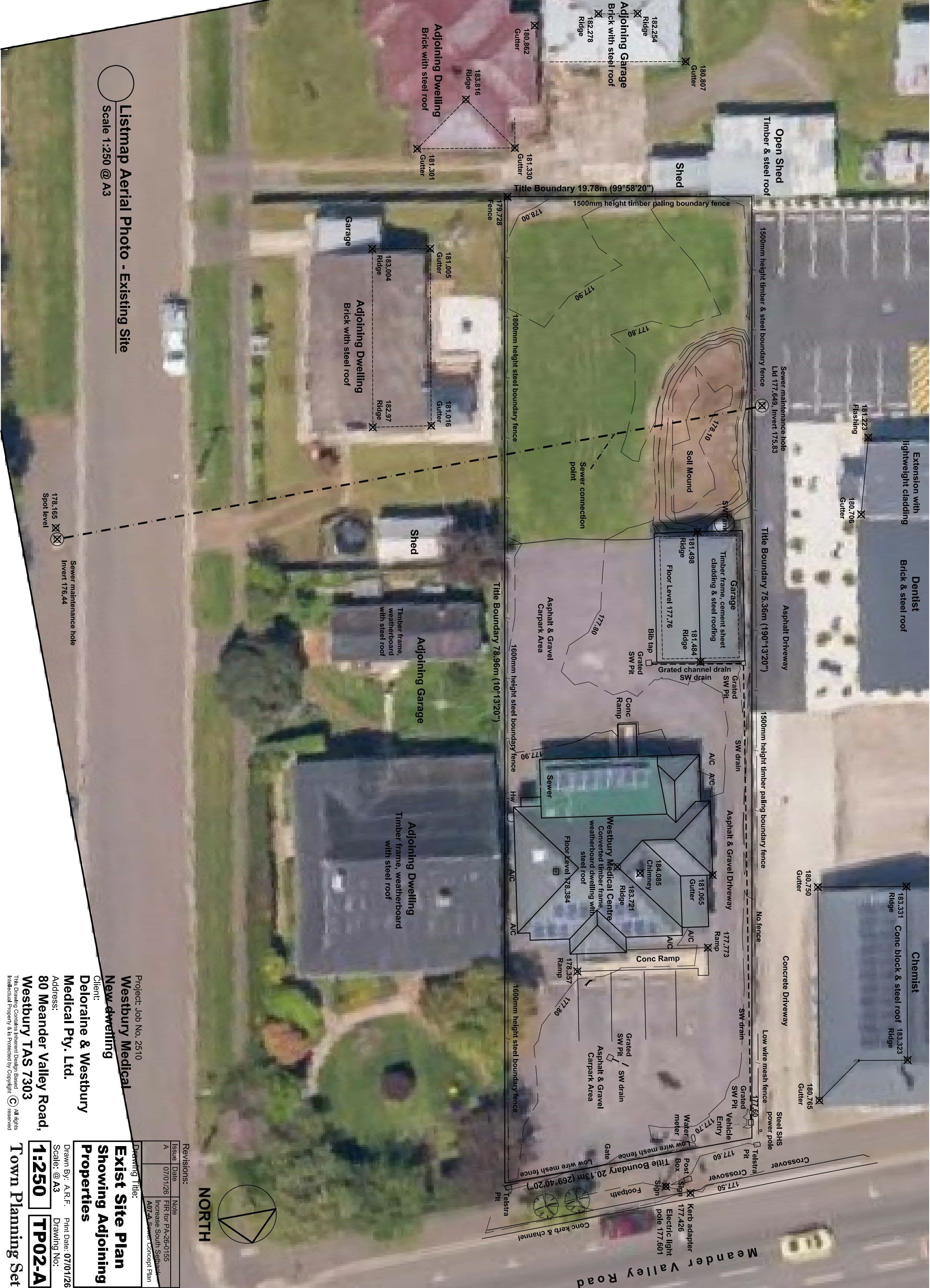
Revisions:

Issue	Date	Note
A	07/01/26	FIR for PA-26-0155 Increase South Salsback A07-A Sewer Concept Plan

Drawing Title:
Cover Page & Aerial Photo

Project Job No. 2510
Westbury Medical
 New dwelling
 Client:
Deloraine & Westbury Medical Pty. Ltd.
 Address:
80 Meander Valley Road, Westbury TAS 7303

Drawn By: A.R.F. Print Date: 07/01/26
 Scale: @ A3 Drawing No:
1:500 TP01-A



Listmap Aerial Photo - Existing Site
Scale 1:250 @ A3

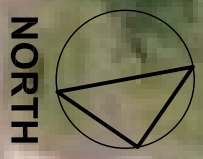
Project: Job No. 2510
Westbury Medical
New dwelling
Client:
Deloraine & Westbury
Medical Pty. Ltd.
Address:
80 Meander Valley Road,
Westbury TAS 7303
Town Planning Set

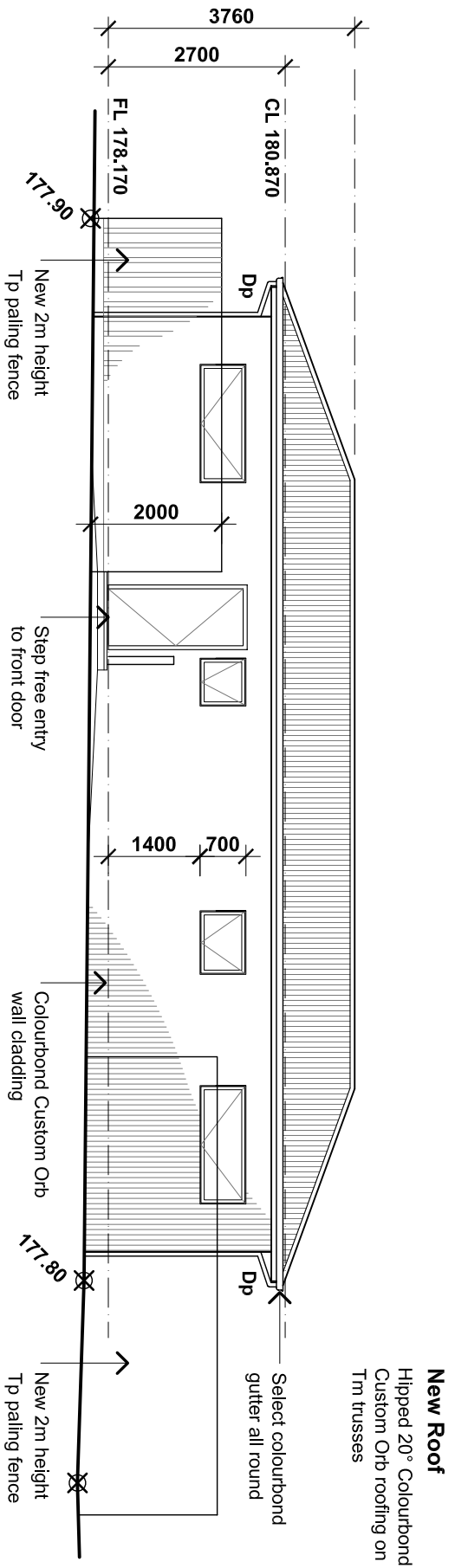
Revisions:

Issue	Date	Note
A	07/01/26	FIR for PA-26-0155 Increase South Saltpack A07-A Sewer Concept Plan

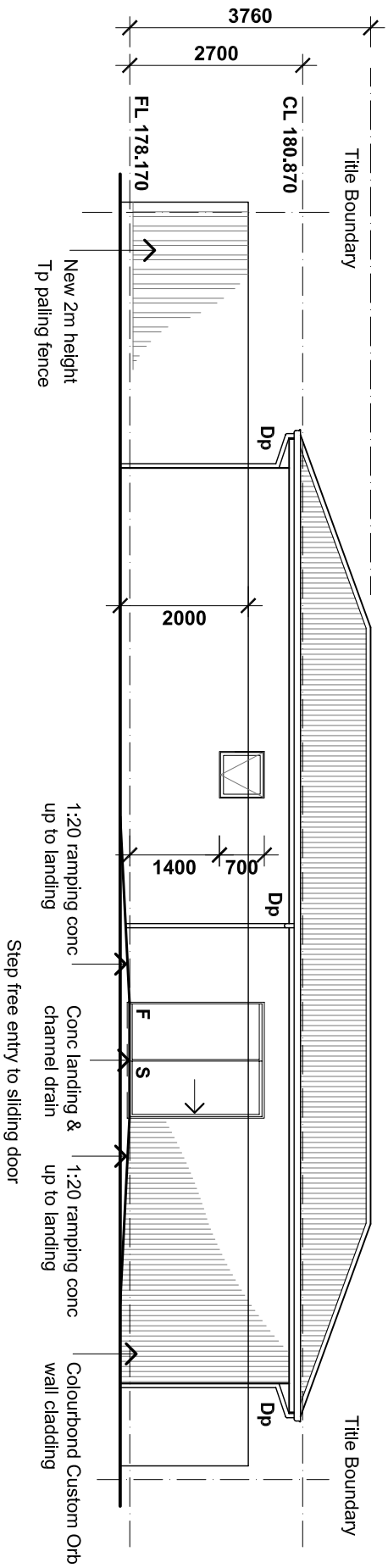
Drawing Title:
Exist Site Plan Showing Adjoining Properties

Drawn By: A.R.F. Print Date: 07/01/26
Scale: @ A3 Drawing No.: **TP02-A**

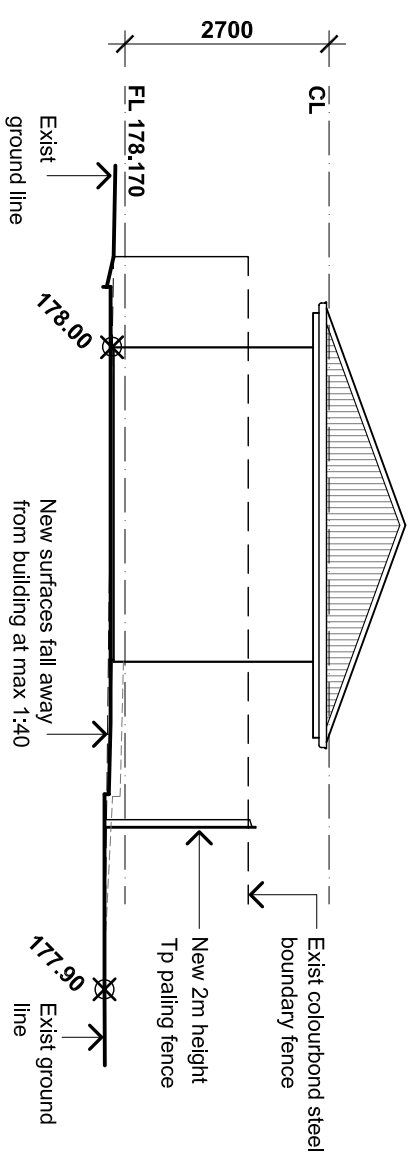




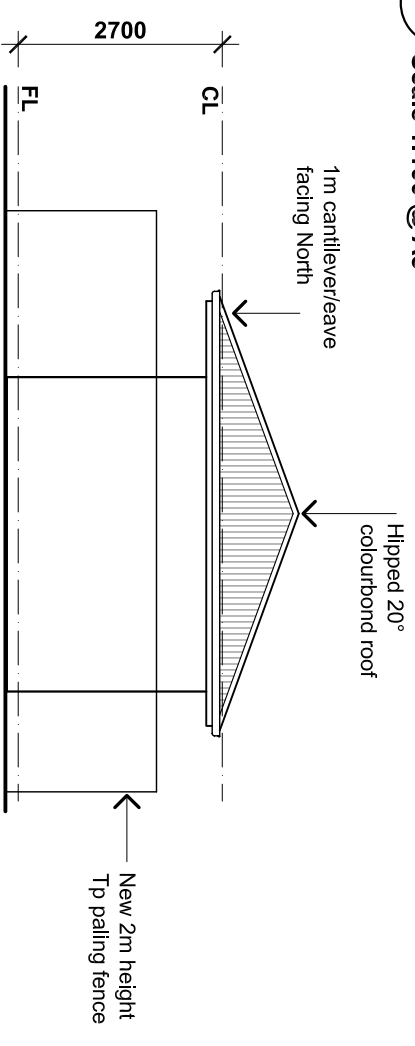
Proposed North Elevation
Scale 1:100 @ A3



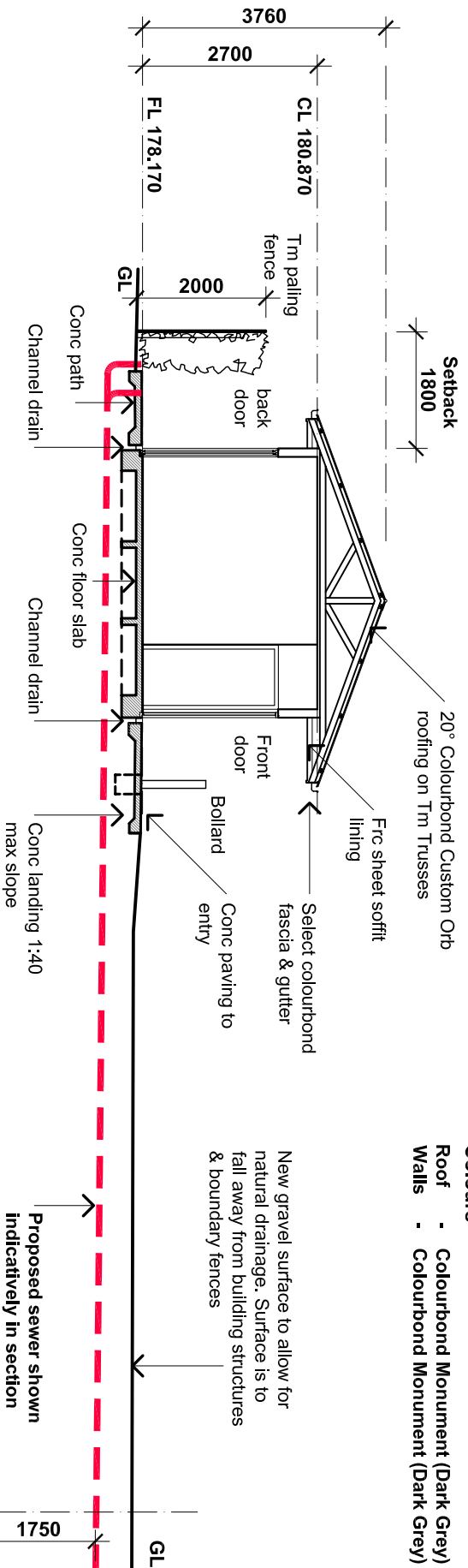
Proposed South Elevation
Scale 1:100 @ A3



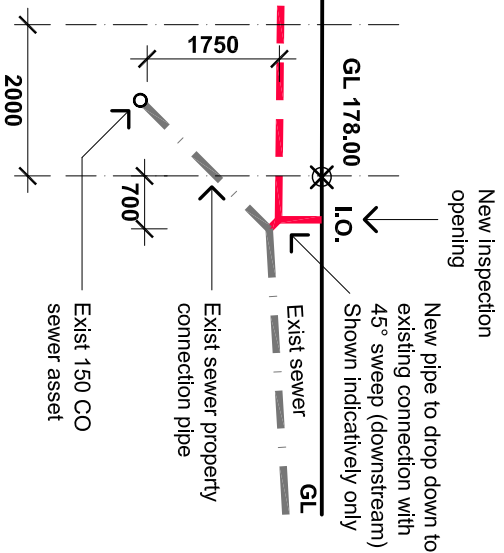
Proposed East Elevation
Scale 1:100 @ A3



Proposed West Elevation
Scale 1:100 @ A3



Proposed Section A-A
Scale 1:100 @ A3



Project: Job No. 2510
Westbury Medical
New dwelling
 Client:
Deloraine & Westbury Medical Pty. Ltd.
 Address:
80 Meander Valley Road, Westbury TAS 7303








Revisions:	
Issue	Date
A	07/01/26
Note: FIR for PA-26-0155 Increase South Setback A07-A Sewer Concept Plan	

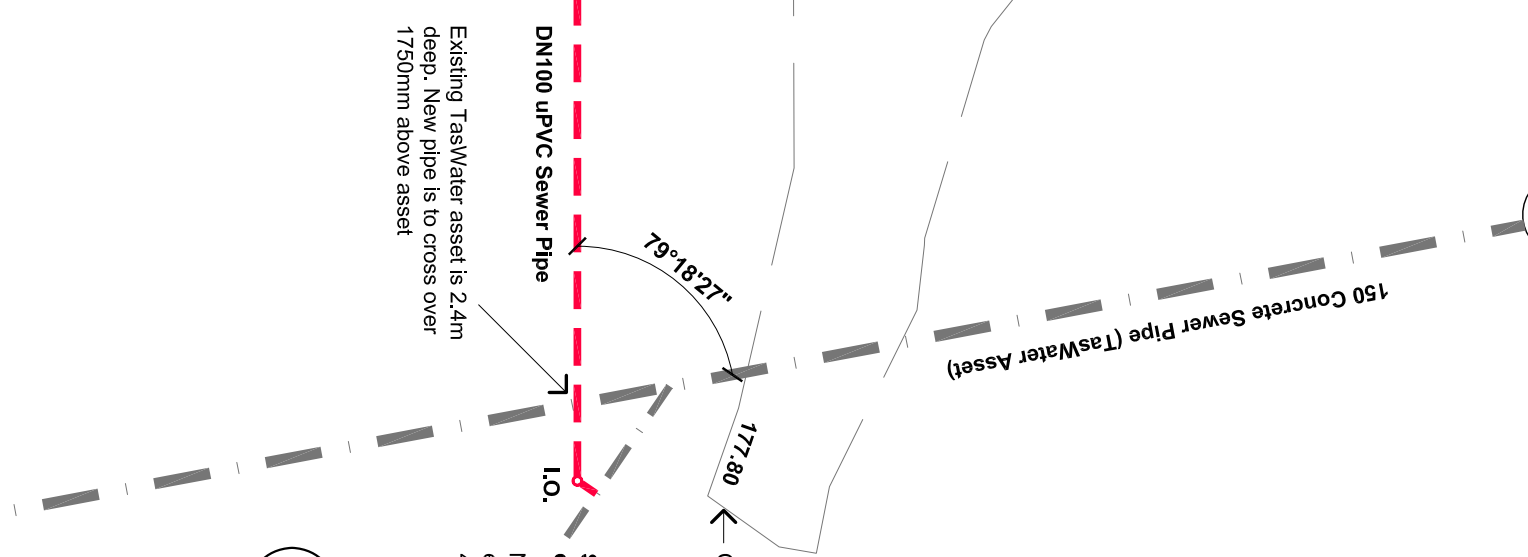
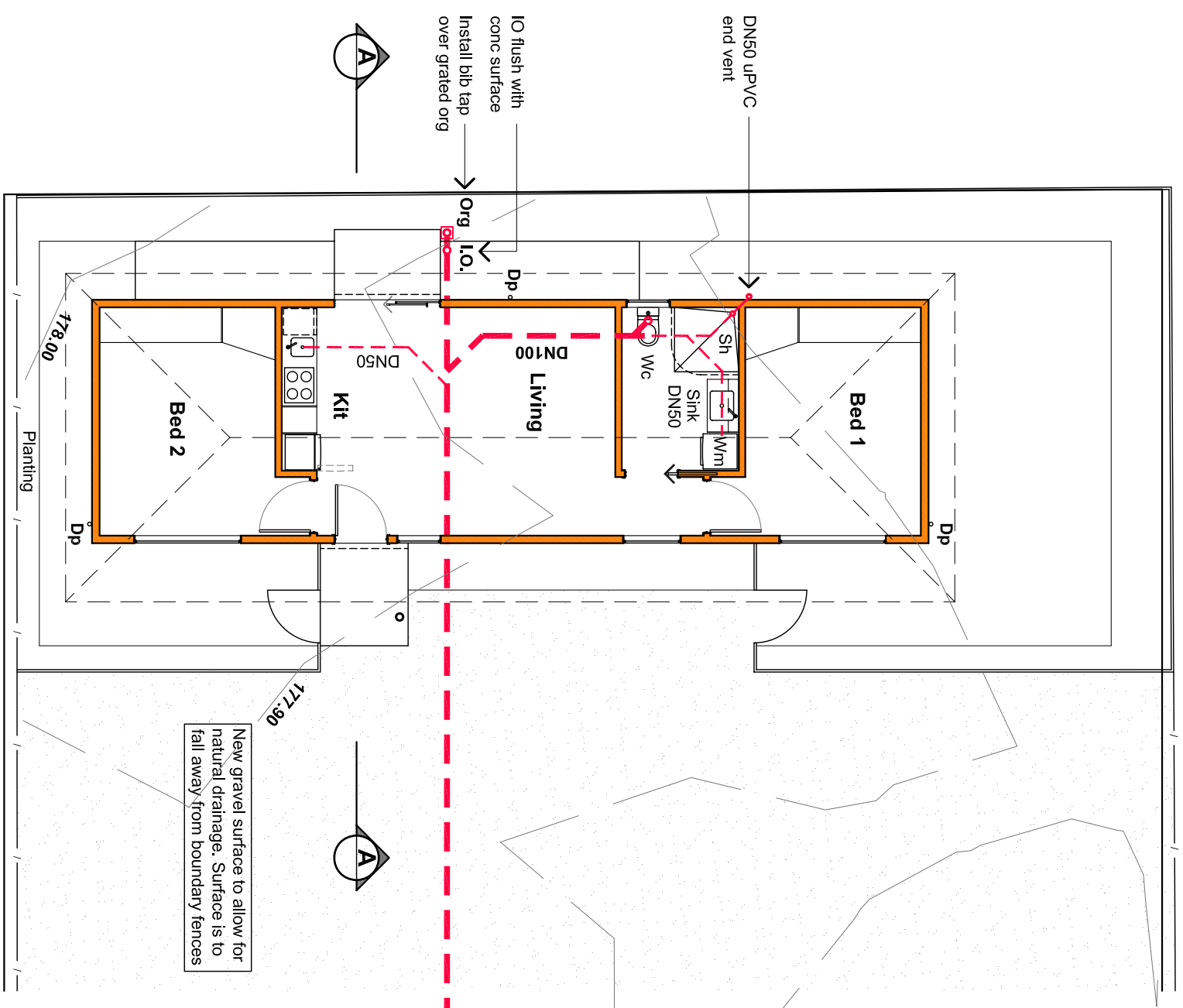
Drawing Title:
Prop Elevs & Section A

Drawn By: A.R.F. Print Date: 07/01/26
 Scale: @ A3 Drawing No.:
1:100 TP06-A

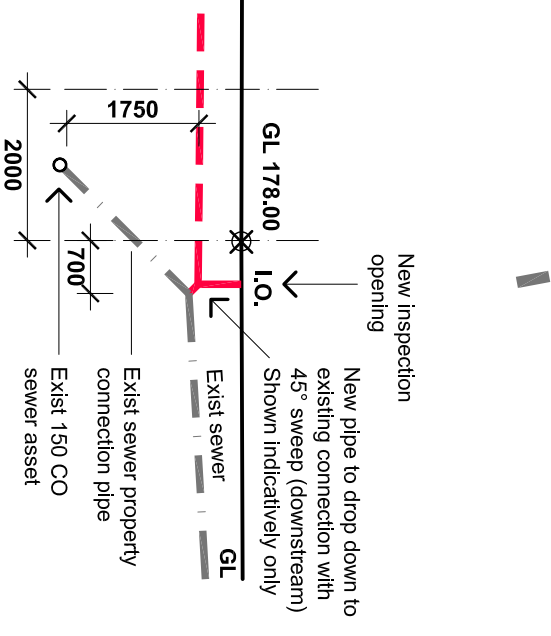
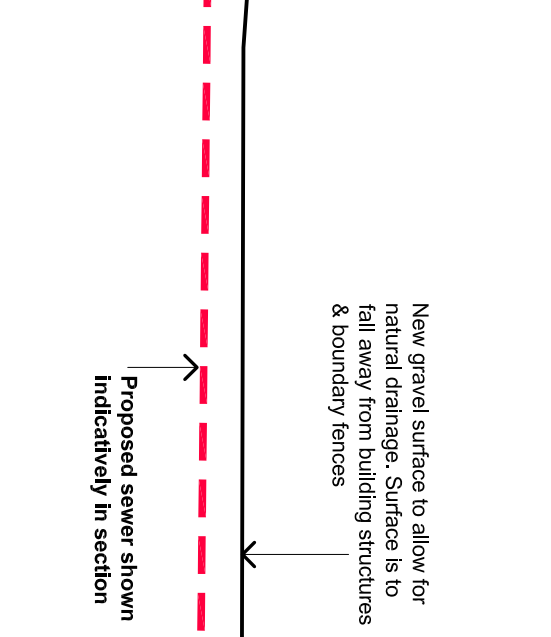
Sewer maintenance hole
Lid 177.649, Invert 175.83

Symbols:

-  = Spot level indicator
-  = Existing 150Ø Sewer main
-  = Existing Property Connection
-  = New DN 100 uPVC Sewer pipe
-  = New DN 50 Sewer waste to bath & shower
-  = Overflow Relief Gully
-  = Inspection Opening



Proposed West Elevation
Scale 1:100 @ A3



Proposed Section A-A
Scale 1:100 @ A3

Proposed Sewer shown indicatively in section

Revisions:

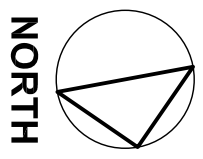
Issue	Date	Note
A	07/01/26	FIR for PA-26-0155 Increase South Salsback A07-A Sewer Concept Plan

Drawing Title: **Prop Sewer Concept Plan**

Drawn By: A.R.F. Print Date: 07/01/26
Scale: @ A3 Drawing No: **TP07-A**

Project: Job No. 2510
Westbury Medical
New dwelling
Client: **Deloraine & Westbury Medical Pty. Ltd.**
Address: **80 Meander Valley Road, Westbury TAS 7303**

Town Planning Set



A FRIEND DESIGNS

Alex Friend Building Designer

Registered Building Services Provider: 110598562

Mob: 0412 844 920 Email: friendalexander0@gmail.com

29th December 2025

Meander Valley Council
Town Planning Department

Att: **Brenton Josey**

By email: planning@mvc.tas.gov.au

Additional Information Re: PA\26\0155

Dear Brenton,

Regarding your additional information request. Letter dated 22nd December 2025, for application No. PA\26\0155.

Point 1. - Use

I confirm the use of the dwelling is not for patients of the medical centre.

I confirm the use of the dwelling is not to provide assisted living or care for persons as part of treatment.

I confirm that the use of the dwelling is for locum doctors employed by Deloraine & Westbury Medical Centre Pty. Ltd.

Point 2. – Setbacks – Clause 12.4.3

The proposed dwelling has a setback from the rear (South Boundary) of 1200mm to the wall. It does have a 450mm wide eave and a concrete path of 1m in width. The path has been shown as ramping up at 1:20.

The ramping path is not a 'required' access ramp of 1:14.

The Client decided to meet the ABCB Livable Housing Design Standard for step free thresholds, to both the front and back door.

A step free threshold to the back door is not required by the Standard.

We ask that the notation of ramping concrete refer to a path not a ramp.

We ask that it is not seen as a ramp 'rather an undulation' in the concrete in order to meet the New Design Standard. We would be happy to change the notation on the drawings if advised of more appropriate wording.

When access to the back door was specifically discussed; the Client decided to provide the dwelling with equal access opportunity for all occupants. It was suggested by me, that a concrete path from the front door to the garden gate would allow access by wheel chair to the courtyard. This was rejected as unequal (which I was happy about).

'Deloraine and Westbury Medical Centre Pty. Ltd.' would like to offer equal opportunity access and the benefit of accommodation to all potential Locums.

If the Zone requires the path to be recognised as a ramp, the step free access to the back door would likely be removed and replaced with a 170mm step down to a flat path.

Though we are asking the ramping path to be recognised as a path we agree that a 1200mm rear setback is minimal and would be happy to move the Proposed Dwelling North 600mm. This would provide for an 800mm planting strip along the South boundary. Later in this document is an explanation why a lesser setback is appropriate.

Discussion of Village Zone – Clause 12.0 of the Tasmanian Planning Scheme

12.1 Zone Purpose

12.1.1 The purpose of the Village Zone is to provide for small rural centres with a mix of residential, community services and commercial activities.

12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

Discussion of Purpose

The subject site, Westbury Medical Centre, No.80 Meander Valley Road, is located in the Village Zone primarily due to its presence on the main Road.

It is adjoined by No. 78 & 82 Meander Valley road and No. 20 & 22 Franklin St.

There are a number of dwellings occupying sites on the main road that could be legitimately zoned as residential. The adjoining property to the East, No. 78 is a good example.

At the moment No. 78 can only be understood to be a residential site. The existing dwelling and garage are not able to be used as a community service or commercial building without significant alteration and upgrade. The dwelling use can however, be continued indefinitely without alteration, upgrade or application to Council.

If the owners of No. 78 Meander Valley Road decided to extend their dwelling? Applying the General Residential Setbacks would be a reasonable request of Council.

No. 20 Franklin St is not appropriately zoned in the village. It is likely to remain a residential property for 10's of years. It should be included in the General Residential Zone immediately South of it. Applying the Zone setbacks to this property unfairly penalises it. As a smaller residential property, 3m setbacks are likely to cause difficulty extending the dwelling and even building a garden shed. In effect the Zone setbacks reduce the value of property.

It is not the purpose of the zone to 'unreasonably penalise' the older residential properties within the zone. Nor is it the purpose of the zone to discourage new residential properties.

In fact, it is the purpose of the zone to 'provide amenity for residents', which would include the provision of new residences.

The Proposed Dwelling is 'the residential' component of 'the mix' in Clause 12.1.1

The Proposed Dwelling adopts the General Residential Setbacks available to No. 22 Franklin Street and those that should be available to No. 20 and No. 78 (if requested).

We are requesting that the setbacks of the Village Zone, not be applied to this proposal.

We are requesting that the South end of the subject site at No. 80 Meander Valley Road be allowed to vary the setbacks of its zoning.

The proposal is a 'dwelling'. It has dwellings adjoining it to its East & South. It has one commercial property adjoining it to its West. If it does not cause a loss of amenity to adjoining properties, it is reasonable to apply lesser setbacks to the East & South of the proposed dwelling.

Response to the Performance Criteria (P2) of Clause 12.4.3

P2

Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties having regard to:

- (a) the topography of the site;*
- (b) the size shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height bulk and form of existing and proposed buildings;*
- (e) the existing buildings and private open space areas on the site;*
- (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and*
- (g) the character of the development existing on established properties in the area.*

Discussion

(a) The topography of the site is flat.

There are no significant height differences between the subject site and its adjoining properties. The properties to the East & South are slightly higher and get the benefit of slightly better sun access. They have timber floors 600mm higher than the Proposed Dwelling, which is a slab on ground.

The topography of the site and surrounding sites is ideal for development as it is unburdened by the complications of significant falls causing 'tall walls' and longer shadows.

(b) The size shape and orientation of the site is appropriate for reduced setbacks if the Proposed Dwelling does not cause unreasonable loss of amenity to adjoining properties.

The size of the site being 1527.15sq/m, is large enough to allow the installation of this dwelling. The site is large enough to allow driveway access and parking. The Site is large enough to allow for the residential and commercial 'mix', identified by its Zoning.

The size of the site is not large enough to 'use unwisely'. If the Proposed Dwelling were moved '2m North', it would occupy 35sq/m of land unwisely by allowing tall trees and shrubs. It would also cause the loss of parking bays which is unnecessary. And in future, the 2m loss of length might compromise the Medical Practices ability to extend.

If a design solution appropriately retains a portion of the site by reducing setbacks and does not unreasonably affect surrounding amenity it should be proposed.

We propose that the Zone Setbacks be reduced in order to improve and secure the amenity of the surrounding properties.

If the commercial use of the site were extended to 3m from the South and East boundaries, with a proposed building height of 8.5m, with 3m setbacks, wide enough for vehicles, external storage, garbage bins etc. There would be much greater impact on adjoining properties. This would be allowable by the Zoning (Refer Figure 1 Page 6).

The Zoning allows for commercial outdoor storage areas adjoining Private Open Spaces 'as long as they are not seen from the street'. This is because these spaces are often unsightly, noisy and have significant impact on adjoining private open spaces.

Setbacks of 3m allow greater 'chance' of disruptive uses, gardens that reduce sun access, drop leaves and debris.

We propose to improve and secure the adjoining properties amenity by siting the Proposed Dwelling with lesser setbacks. Lesser setbacks are unlikely to be consumed by unsightly storage areas or large gardens with tall trees and shrubs.

A 3m setback to the South boundary would cause the proposed dwelling to control an additional 35sq/m of the overall site. The additional area can only be garden or a 'large paved area'.

A large paved area is not required, however may be the result in attempt to reduce garden maintenance costs and dispute with adjoining properties due to vegetation concerns. We would like to avoid the possibility of large areas of concrete paving and gardens requiring ongoing maintenance.

The proposed dwelling is for short term Locum Doctors who will not be maintaining the garden. The garden would be large enough to plant significant shrubs and perhaps trees which would be low maintenance. Low maintenance also means the trees and shrubs would be allowed to get to full height. This sort of 'low maintenance' garden would be difficult to prevent from evolving over time. Within a few years there may be a 'wall of high shrubs and trees' causing much greater shadow over adjoining properties. Particularly No.22 Franklin Street, blocking out north sun similar to that of an 8.5m height building with 3m setbacks.

The height of the Proposed dwelling at 4m with reduced setbacks will for the life of the Proposed Dwelling, preserve the amenity of the surrounding properties by controlling the height of gardens 'By Design'.

(c) The setbacks of existing adjoining buildings are not consistent with the Village Zone. They are consistent with residential development.

There are no adjoining 3m setbacks relevant to or instituted by 'the Zoning'. There are no adjoining buildings with a setback of 3m from any boundary, nor evidence of setbacks determined by and instituted under the Zone.

All the adjoining buildings follow the General Residential Zone 'Pattern' of development.

The Proposed Dwelling should not be required to meet the more recent Zone setbacks, which are not met by surrounding buildings, if lesser setbacks can be used to control vegetation.

If the Medical Practice was proposing a new medical facility on the front half of their site, the Village Zone setbacks would be appropriate. We note however, the current medical practice building does not meet the Zone setbacks either.

As the Medical Practice is proposing a residential building at the rear of their site adjoining a larger residential zone; residential setback requirements are sensibly applied if the preservation of amenity to adjoining properties is demonstrable (Refer Figures 1, 2, 3 on Page 6)

(d) The proposed dwelling does not present a loss of amenity to adjoining properties due to height or bulk. It is a small dwelling on ground level. Its narrow floor plan causes an overall height of approximately 4m.

However, we agree that the proposed dwelling can be sited 600mm further to the North than has been proposed (Refer Figure 3 Page 6).

The setback to the rear South Boundary between the subject site (Proposed Dwelling), and No.22 Franklin Street would then be 1350mm to the eave and 1800mm to the wall. The additional 600mm would allow for an 800mm planting strip along the fence line. This planting would provide greater separation & privacy to both dwellings. At the moment a 200mm planting strip and 1m wide path are proposed. A 200mm deep planting strip may not be enough.

We also offer to lower the pitch of the proposed roof from 25° to 20°. This lowers the roof by 245mm

The additional setback of 600mm and the reduction in height is easily instituted and further reduces the impact of the Proposed Dwelling on No.22 Franklin Street.

(e) The existing Private Open Space on adjoining properties is not unreasonably affected by the Proposed Dwelling.

To the South, No. 22 Franklin Street there is a long shed on the boundary and a section of driveway. To the East there are gardens. Both dwellings Private Open Spaces are far enough away from the Proposed Dwelling to be unaffected.

They would be greatly affected by a large commercial building with a 3m setback (Refer Figure 1).

(f) Sunlight to private open space and windows of habitable rooms on adjoining properties is not unreasonably affected by the Proposed Dwelling.

The Proposed Dwelling is specifically sited to preserve sunlight to adjoining properties.

No.22 Franklin Street has habitable room windows, a back door and concrete open space paved area to the South and South East of the Proposed Dwelling. These windows and spaces would lose significant sun access if a large commercial building appropriate to the zone were proposed (Refer Figure 1).

(g) The character of the development on adjoining established properties is primarily residential.

The proposed building is a dwelling and consistent with the character of the adjoining properties.

The Proposed Dwelling institutes a height limit to vegetation and pushes the possibility of a significantly overshadowing commercial building further North and away from shading No.20 and 22 Franklin Street (Refer Figure 3 Page 6).

Installing a dwelling as a buffer to future commercial development of the site to preserve the Character and amenity of the surrounding established dwellings is a good idea.

Point 3. – TasWater Request for Information

- 1.a) There are three consultation rooms in the existing Westbury Medical Centre.
2. A drainage plan showing the sewer connection will be provided.

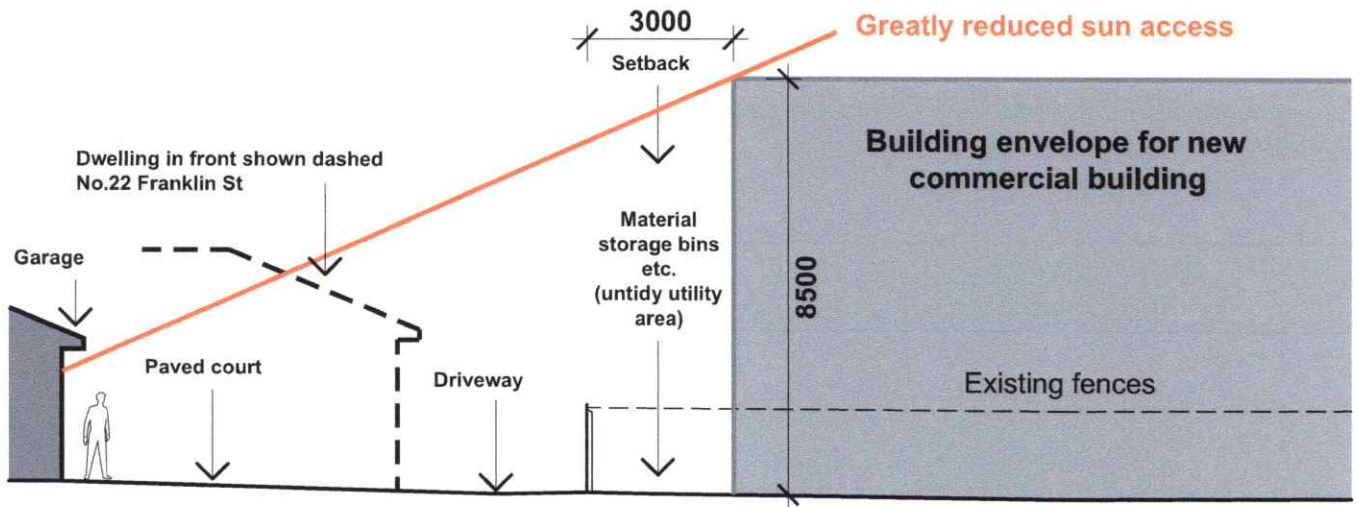


Figure 1. Appropriate development allowed by the Village Zone

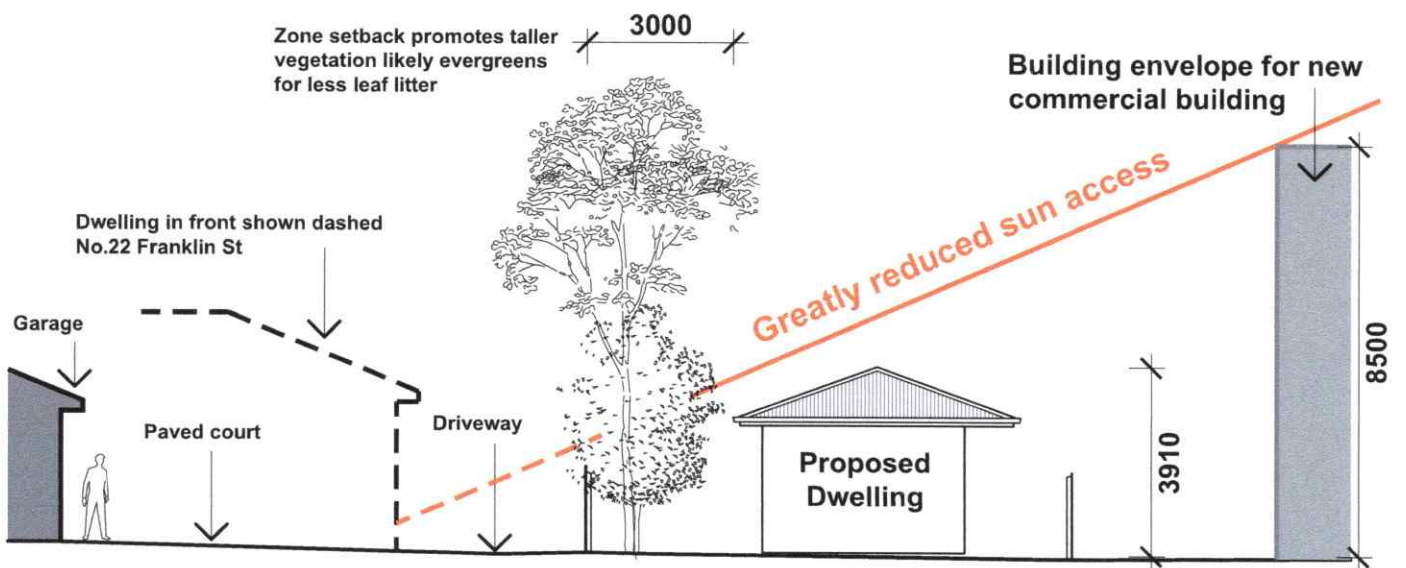


Figure 2. Appropriate development with required 3m Zone Setback

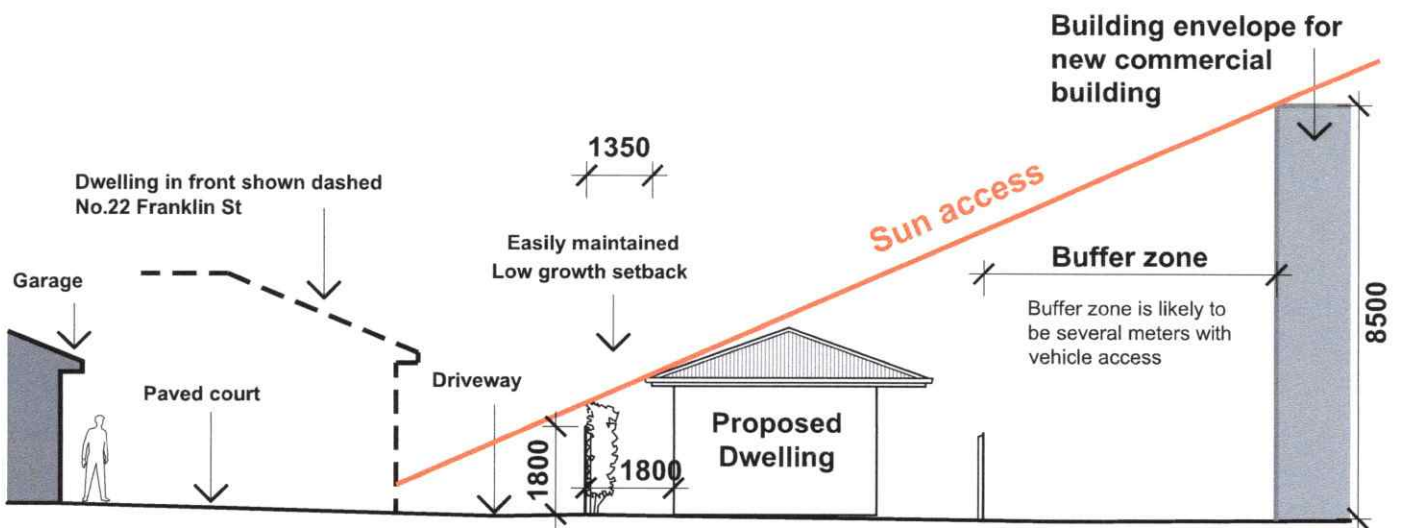


Figure 3. Proposed development with reduced setback to preserve sun access

Conclusion

The Proposed Dwelling has been sited specifically to preserve the amenity of the existing adjoining properties. Once it is in place no further reduction of amenity to dwellings South and Southeast of it can occur due to the placement of the building.

The reduced setbacks serve to restrict the height and density of perimeter planting.

The 3m zone setback allows for significant planting which is likely to present an unreasonable loss of amenity to adjoining properties from shade and debris.

We hope this document clearly outlines the reasons why we have reduced the setbacks.

In order to allow for 800mm of perimeter planting to the offer to move the Proposed Dwelling 600mm to the North.

To further reduce the impact of the Proposed Dwelling we offer to change the pitch of the roof from 25° to 20°.

Yours Sincerely,



Alex Friend

A FRIEND DESIGNS

BUILDING DESIGN

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