

## PLANNING NOTICE

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

APPLICANT:	<b>Woolcott Surveys - PA\24\0156</b>
PROPERTY ADDRESS:	<b>464, 466 &amp; 468 Westbury Road PROSPECT VALE &amp; 1 Harley Parade PROSPECT VALE (CT's: 42911/1, 111518/11, 168189/1 &amp; 184538/1)</b>
DEVELOPMENT:	<b>Subdivision (4 lots to 3 lots) - Lot Design.</b>

The application can be inspected until **Tuesday, 30 January 2024**, 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 13 January 2024.

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="464, 466, and 468 Westbury Rd. Lot 1 Harley Parade,"/>	Certificate of Title:	<input type="text" value="CT184538/1, CT111518/11 CT42911/1, CT168189/1"/>
Suburb:	<input type="text" value="Prospect Vale"/>	Lot No:	<input type="text"/>
Land area:	<input type="text" value="41.4ha"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="House of Motorcycles"/>	(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 checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" 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:   $m^2$  New building height:  m

Materials: External walls:  Colour:   
Roof cladding:  Colour:

APPROVED 12 FEB 1990 <i>[Signature]</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/9957 (54/16 <sup>D.O</sup> )	REGISTERED NUMBER <b>D.42911</b>
FILE NUMBER Y.12949	GRANTEE: PART OF 251-0-0 GTD. TO JOHN FAWNS.	DRAWN A. Horsey 6-2-90

OS K 2082

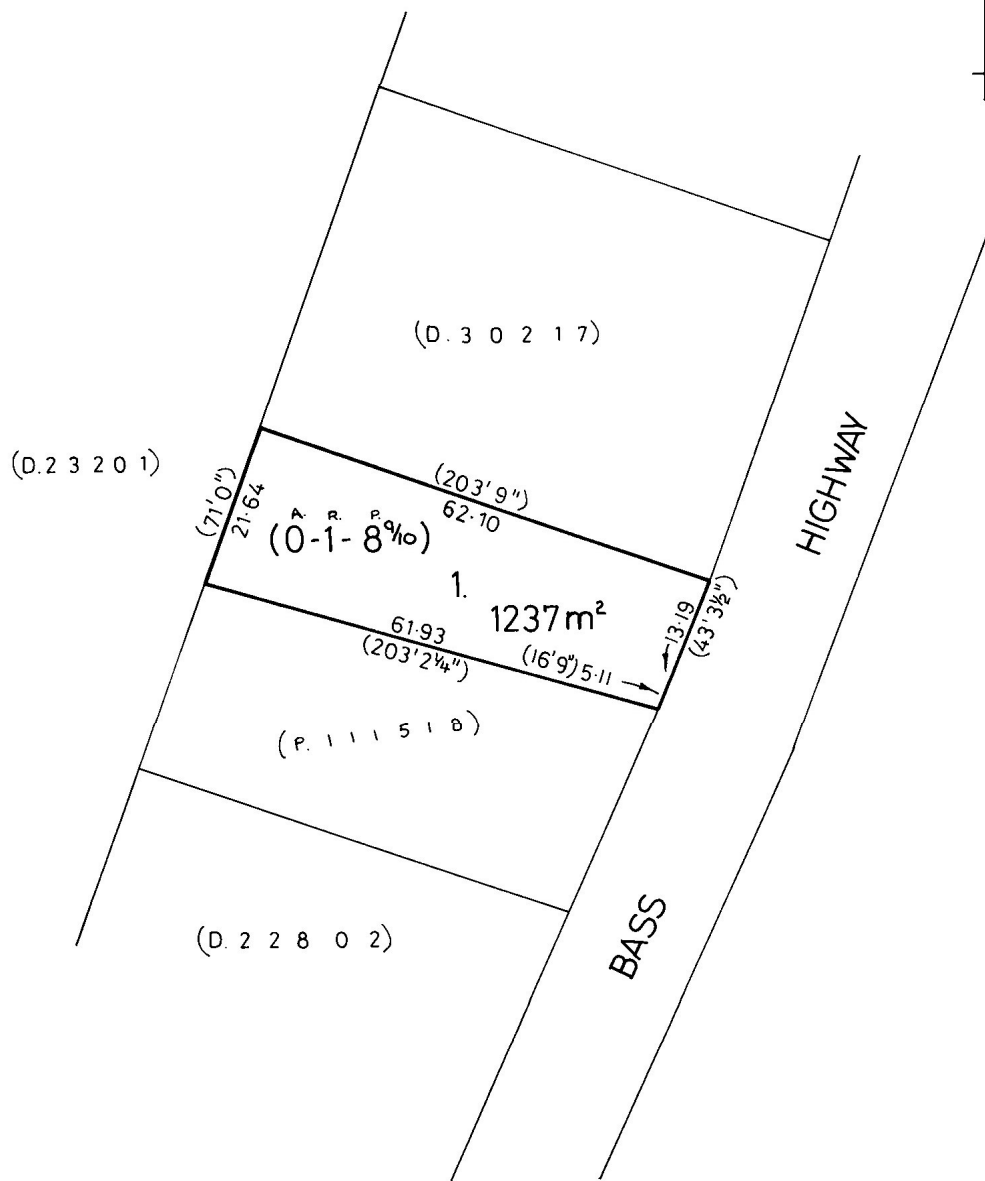
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF PROSPECT VALE

LAND DISTRICT OF

PARISH OF

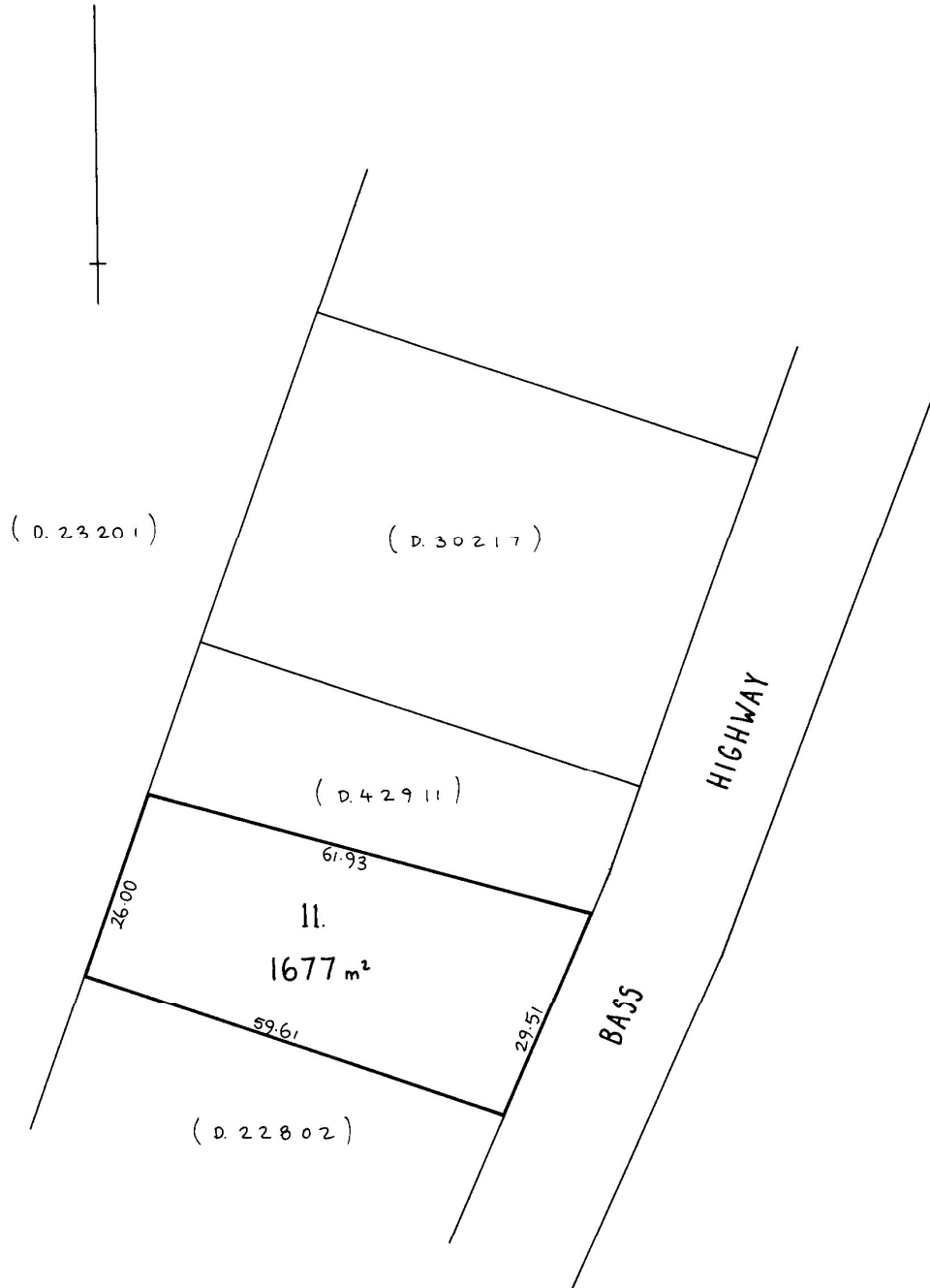
LENGTHS ARE IN METRES. NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



FILE NUMBER A.13504  GRANTEE PART OF 251A-OR-OP. GTD.  TO JOHN FAWNS		<b>CONVERSION PLAN</b>  LOCATION  TOWN OF PROSPECT VALE  CONVERTED FROM 64/9294  NOT TO SCALE                      LENGTHS IN METRES		REGISTERED NUMBER  <b>P 111518</b>
MAPSHEET MUNICIPAL CODE No. 65		LAST UPI No. 2166		APPROVED <u>20 MAY 1994</u>  Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN			DRAWN MC	

**SKETCH BY WAY OF ILLUSTRATION ONLY**

"EXCEPTED LANDS"



A-183



<p>OWNER: SIMON MARIAN HRYCYSZYN &amp; TOSI PTY LTD</p> <p>FOLIO REFERENCE: C.T.150945-1 &amp; C.T.159895-1</p> <p>GRANTEE: PART OF 251 ACRES GRANTED TO JOHN FAWNS AND PART OF 252 ACRES GRANTED TO ROBERT CAMPBELL</p>		<p><b>PLAN OF SURVEY</b></p> <p><b>WOOLCOTT SURVEYS</b></p> <p>BY SURVEYOR COLIN STERLING SMITH LOCATION TOWN OF PROSPECT VALE SCALE 1:400 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER</p> <p><b>SP168189</b></p>	
<p>MAPSHEET MUNICIPAL CODE No 121</p>		<p>LAST UPI No</p>		<p>LAST PLAN P159895, No S.P.150945</p>	
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>					

~~LOT 2 AND LOT 3 ON THIS PLAN, TOGETHER FORM LOT 1~~

COUNCIL DELEGATE

28.8.14

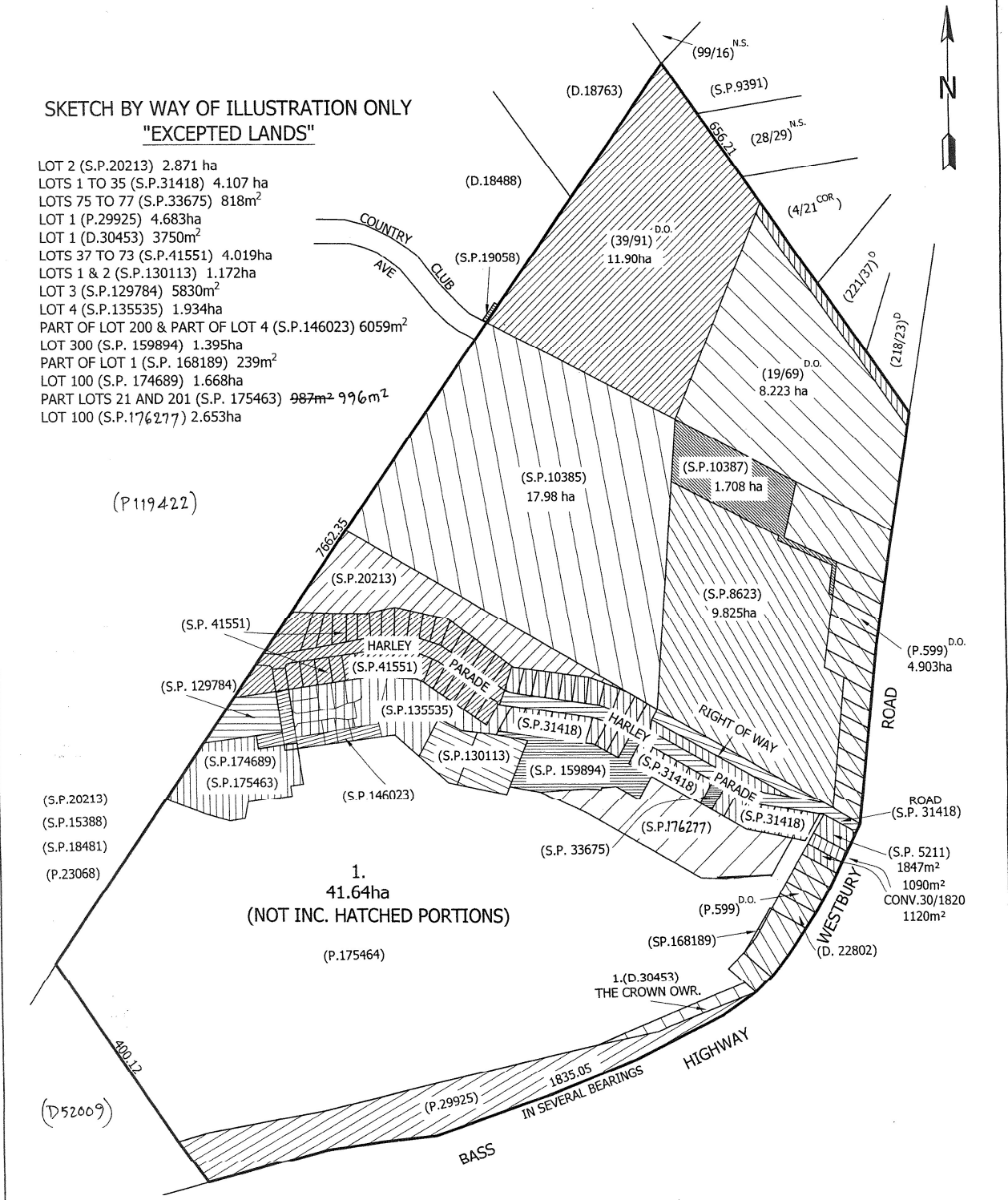
DATE

OWNER: A.O. (E345305)	<b>PLAN OF TITLE</b>	Registered Number
FOLIO REFERENCE: F.R. 176278-1 F.R. 184537-100		<b>P184538</b>
GRANTEE: PART OF 251 ACRES GTD TO JOHN FAWNS AND PART OF 252 ACRES GRANTED TO ROBERT CAMPBELL.	LOCATION: TOWN OF PROSPECT VALE	APPROVED 19 JUL 2023
FIRST SURVEY PLAN No: (D23201)	COMPILED BY: LTO	<i>Deanna</i> Recorder of Titles
SCALE 1: 25 000	LENGTHS IN METRES	

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

**SKETCH BY WAY OF ILLUSTRATION ONLY  
"EXCEPTED LANDS"**

LOT 2 (S.P.20213) 2.871 ha  
LOTS 1 TO 35 (S.P.31418) 4.107 ha  
LOTS 75 TO 77 (S.P.33675) 818m<sup>2</sup>  
LOT 1 (P.29925) 4.683ha  
LOT 1 (D.30453) 3750m<sup>2</sup>  
LOTS 37 TO 73 (S.P.41551) 4.019ha  
LOTS 1 & 2 (S.P.130113) 1.172ha  
LOT 3 (S.P.129784) 5830m<sup>2</sup>  
LOT 4 (S.P.135535) 1.934ha  
PART OF LOT 200 & PART OF LOT 4 (S.P.146023) 6059m<sup>2</sup>  
LOT 300 (S.P. 159894) 1.395ha  
PART OF LOT 1 (S.P. 168189) 239m<sup>2</sup>  
LOT 100 (S.P. 174689) 1.668ha  
PART LOTS 21 AND 201 (S.P. 175463) 987m<sup>2</sup> 996m<sup>2</sup>  
LOT 100 (S.P.176277) 2.653ha



### SEARCH OF TORRENS TITLE

VOLUME 42911	FOLIO 1
EDITION 6	DATE OF ISSUE 14-Jun-2019

SEARCH DATE : 26-Sep-2019

SEARCH TIME : 11.35 AM

### DESCRIPTION OF LAND

Town of PROSPECT VALE  
 Lot 1 on Diagram 42911  
 Being the land described in Conveyance No. 65/9957  
 Derivation : Part of 251 Acres Gtd. to John Fawns  
 Prior CT 4636/86

### SCHEDULE 1

SIMON MARIAN HRYCYSZYN

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME 111518	FOLIO 11
EDITION 3	DATE OF ISSUE 14-Jun-2019

SEARCH DATE : 26-Sep-2019

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

Town of PROSPECT VALE  
Lot 11 on Plan 111518  
Being the land firstly described in the Second Schedule in  
Conv. No. 64/9294  
Derivation : Part of 251 Acres Gtd. to John Fawns  
Derived from A13504

SCHEDULE 1

SIMON MARIAN HRYCYSZYN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME 168189	FOLIO 1
EDITION 2	DATE OF ISSUE 14-Jun-2019

SEARCH DATE : 20-Dec-2023

SEARCH TIME : 02.35 PM

DESCRIPTION OF LAND

Town of PROSPECT VALE  
Lot 1 on Sealed Plan 168189  
Derivation : Part of 251 Acres Gtd. to John Fawns  
Prior CTs 150945/1 and 159895/1

SCHEDULE 1

M488590 TRANSFER to SIMON MARIAN HRYCYSZYN Registered  
08-Oct-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP168189 EASEMENTS in Schedule of Easements  
B738897 PROCLAMATION under Section 52A of the Roads and  
Jetties Act 1935 Registered 10-May-1995 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## SEARCH OF TORRENS TITLE

VOLUME 184538	FOLIO 1
EDITION 1	DATE OF ISSUE 19-Jul-2023

SEARCH DATE : 10-Jan-2024

SEARCH TIME : 12.27 PM

DESCRIPTION OF LAND

Town of PROSPECT VALE  
Lot 1 on Plan 184538  
Being in part the land described in Conveyance 53/7347  
Excepting thereout see plan for excepted lands  
Derivation : Part of 251 Acres Gtd. to John Fawns and Part of  
252 Acres Gtd. to Robert Campbell  
Prior CTs 176278/1 and 184537/100

SCHEDULE 1

M820361 & N133027 TRANSFER to SIMON MARIAN HRYCYSZYN  
Registered 19-Jul-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: a right of carriageway over the land  
marked Right of Way on Plan 184538  
SP183008 FENCING COVENANT in Schedule of Easements  
B738897 PROCLAMATION under Section 52A of the Roads and  
Jetties Act 1935 Registered 10-May-1995 at noon  
E345305 ADHESION ORDER under Section 110 of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993 Registered 19-Jul-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

M960046 TRANSFER of EASEMENT Lodged by DOUGLAS & COLLINS on  
19-May-2022 BP: M960059  
M960059 TRANSFER of EASEMENT Lodged by DOUGLAS & COLLINS on  
19-May-2022 BP: M960059  
185538 PLAN Lodged by WOOLCOTT SURVEYS on 10-Jul-2023 BP:  
185538

## SCHEDULE OF EASEMENTS

Registered Number

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

SP 168189

PAGE 1 OF 2 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.

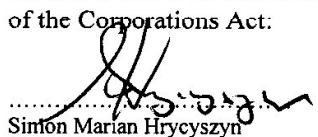
Each lot on the plan is subject to:-

- (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.

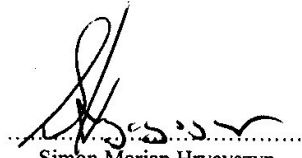
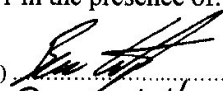
That part of Lot 1 on the plan formerly comprised in Lot 1 on P159895  
~~Lot 2~~ is together with a right of carriageway over the land marked Right of Way on Plan 159895.

**EXECUTED** by **TOSI PTY LTD** (ACN 009  
553 128) being the registered proprietor of the  
land comprised in Folio of the Register Volume  
159895 Folio 1 in accordance with Section 127  
of the Corporations Act:

  
Simon Marian Hrycyszyn  
Sole Director/Secretary

and Sole

**SIGNED** by **SIMON MARIAN HRYCYSZYN**  
being the registered proprietor of the land  
comprised in Folio of the Register Volume  
150945 Folio 1 in the presence of:


  
Simon Marian Hrycyszyn(Witness signature) 

(Witness name) Ben William Grunfeld

(Witness address) 4 Percy st Carrick TAS 7291

(Witness occupation) Retail Sales

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TOSI PTY LTD & SIMON MARIAN HRYCYSZYN	PLAN SEALED BY: MEANDER VALLEY COUNCIL
FOLIO REF: 159895/1 & 150945/1	DATE: 28 - 8 - 2014
SOLICITOR & REFERENCE: GRAEME L. JONES DOUGLAS & COLLINS	PA112/0009 REF NO.
	 Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p><b>SP 168189</b></p>
<p>SUBDIVIDER: TOSI PTY LTD &amp; SIMON MARIAN HRYCYSZYN</p> <p>FOLIO REFERENCE: 159895/1 &amp; 150945/1</p>	

**BENDIGO AND ADELAIDE BANK LIMITED**

as Mortgagee of Mortgage No: C339281 consents to the boundary adjustment:

**Execution**

EXECUTED by BENDIGO AND ADELAIDE BANK LIMITED ABN 11 068 049 178 by being signed by its Attorneys  
**Kelly May Lawrence**  
**Donna Ann Maree Smith**  
 who certify that they are the  
 Loan Services Officer  
 Team Manager Loan  
 Services Retail  
 respectively for the time being of the Bank  
 under the Power of Attorney dated 9 April 2003 registered Number PA25373 and the said Attorneys declare that they have received no notice of revocation of the said power in the presence of -

*[Signature]*  
 Attorney

*[Signature]*  
 Attorney

Witness: *[Signature]*

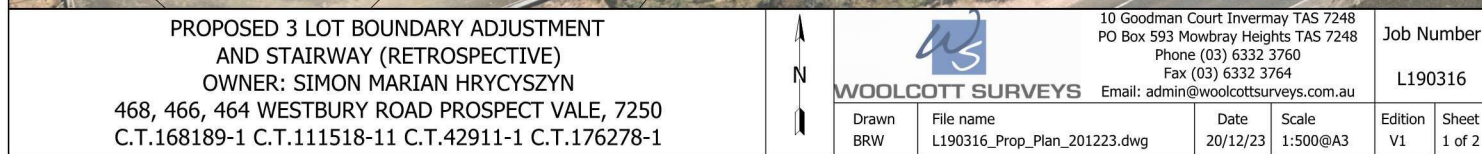
**Cherie Rose Josey**  
 78 Brisbane St, Ipswich Q 4305  
 Loan Services Officer

*[Signature]*

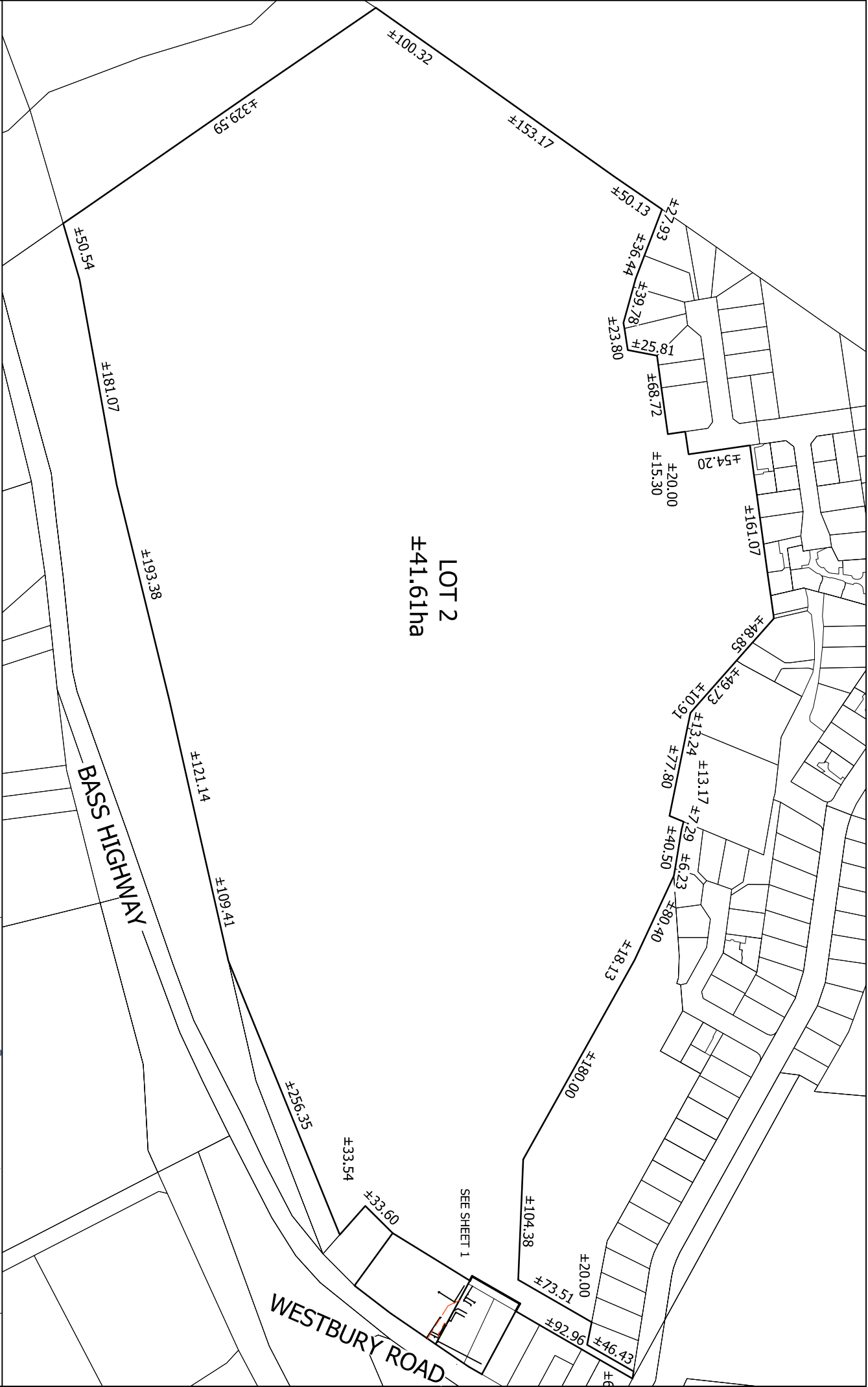
*[Signature]*

**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.










PROPOSED 3 LOT BOUNDARY ADJUSTMENT AND STAIRWAY (RETROSPECTIVE)  
OWNER: SIMON MARIAN HRYCYSZYN  
468, 466, 464 WESTBURY ROAD PROSPECT VALE, 7250  
C.T.168189-1 C.T.111518-11 C.T.42911-1 C.T.176278-1

  
N



10 Goodman Court Invermay TAS 7248  
PO Box 593 Montrose Heights TAS 7248  
Phone (03) 6332 3760  
Fax (03) 6332 3764  
Email: admin@woodcotesurveys.com.au

**WOODCOTT SURVEYS**

Drawn  
BRW

File name  
L190316\_Prop\_Plan\_201223.dwg

Date  
20/12/23

Scale  
1:3000@A3

Edition  
V1

Sheet  
2 of 2

Job Number  
L190316

Date 16/05/2023

Planning Department  
Meander Valley Council

**RE: Subdivision (three lots to two lots) – 466 & 464 Westbury Road, Lot 1 Harley Parade.  
Retrospective application for fire escape stairs at 468 Westbury Road, Prospect Vale**

Dear Sir/Madam

Application is made for a two lot consolidation, and boundary adjustment. The application involves three titles, and will see two of those lots consolidated into one (464 and 466 Westbury Road). The new consolidated title will then adjust the boundary with the rear property at Lot 1 Harley Parade, Prospect Vale. Included in the application is retrospective approval for a emergency evacuation stairwell at number 468. The stairs will be placed within an easement. A no build covenant has been proposed over 468 to ensure long term protection of infrastructure.

A photo of the stairs in question is provided below:



464 and 466 Westbury Road (lot 1) contain the existing House of Motorcycles building and rear shed. The consolidated lots will ensure there are no buildings constructed over the existing boundary. The boundary adjustment with lot 1 Harley Parade (lot 2), ensures sufficient bushfire setbacks are provided from the shed on lot 1.

Services for the consolidated lot 1 are existing. There is one sewer, water, and stormwater connection. These connections have been approved by Council and TasWater as part of

**LAUNCESTON**

10 Goodman Crt, Invermay  
PO Box 593, Mowbray TAS 7248  
P 03 6332 3760

**ST HELENS**

48 Cecilia St, St Helens  
PO Box 430, St Helens TAS 7216  
P 03 6376 1972

**HOBART**

Rear Studio, 132 Davey St,  
Hobart TAS 7000  
P 03 6227 7968

**DEVONPORT**

2 Piping Lane,  
East Devonport TAS 7310  
P 03 6332 3760



previous developments. Plans showing these connections, as well as removal of older connections have been included as part of the application, with relevant sections highlighted.

The application complies with the provisions of the Light Industrial Zone, 18.5.1 A1 d), with appropriate services and frontage provided for the new lot.

The application complies with the provisions of the Rural Zone under clause 20.5.1, with lot 2 having a size of not less than 40ha.

A bushfire exemption has been provided with the council submission.

If you have any questions regarding the contents of this letter, please don't hesitate to contact me on the numbers provided.

Kind regards

James Stewart  
Town Planner

**LAUNCESTON**

10 Goodman Crt, Invermay  
PO Box 593, Mowbray TAS 7248  
P 03 6332 3760

**ST HELENS**

48 Cecilia St, St Helens  
PO Box 430, St Helens TAS 7216  
P 03 6376 1972

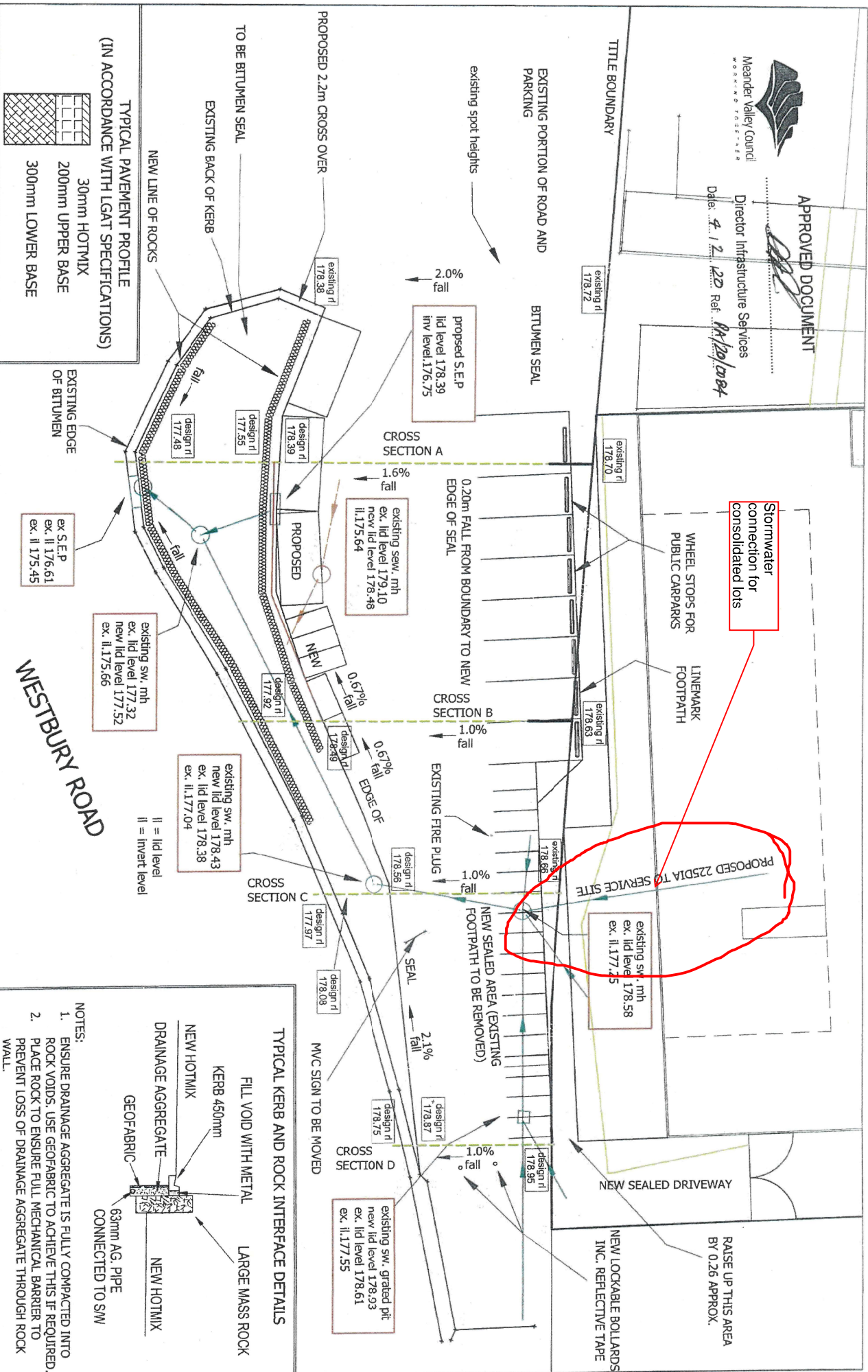
**HOBART**

Rear Studio, 132 Davey St,  
Hobart TAS 7000  
P 03 6227 7968

**DEVONPORT**

2 Piping Lane,  
East Devonport TAS 7310  
P 03 6332 3760

Director Infrastructure Services  
Date: 4 / 2 / 20 Ref: RA/20/0084



- Horizontal Datum is MGA'94 based on SP150945
- Vertical Datum is AHD'83 based on SPM9977.

## DESIGN PLAN


OWNER: SIMON HRYCYSZYN  
468, 466, 464 WESTBURY ROAD, PROSPECT VALE  
C.T.168189-1, C.T.111518-11, C.T.42911-1

NOTES:

1. ENSURE DRAINAGE AGGREGATE IS FULLY COMPACTED INTO ROCK VOIDS. USE GEOFABRIC TO ACHIEVE THIS IF REQUIRED.
2. PLACE ROCK TO ENSURE FULL MECHANICAL BARRIER TO PREVENT LOSS OF DRAINAGE AGGREGATE THROUGH ROCK WALL.

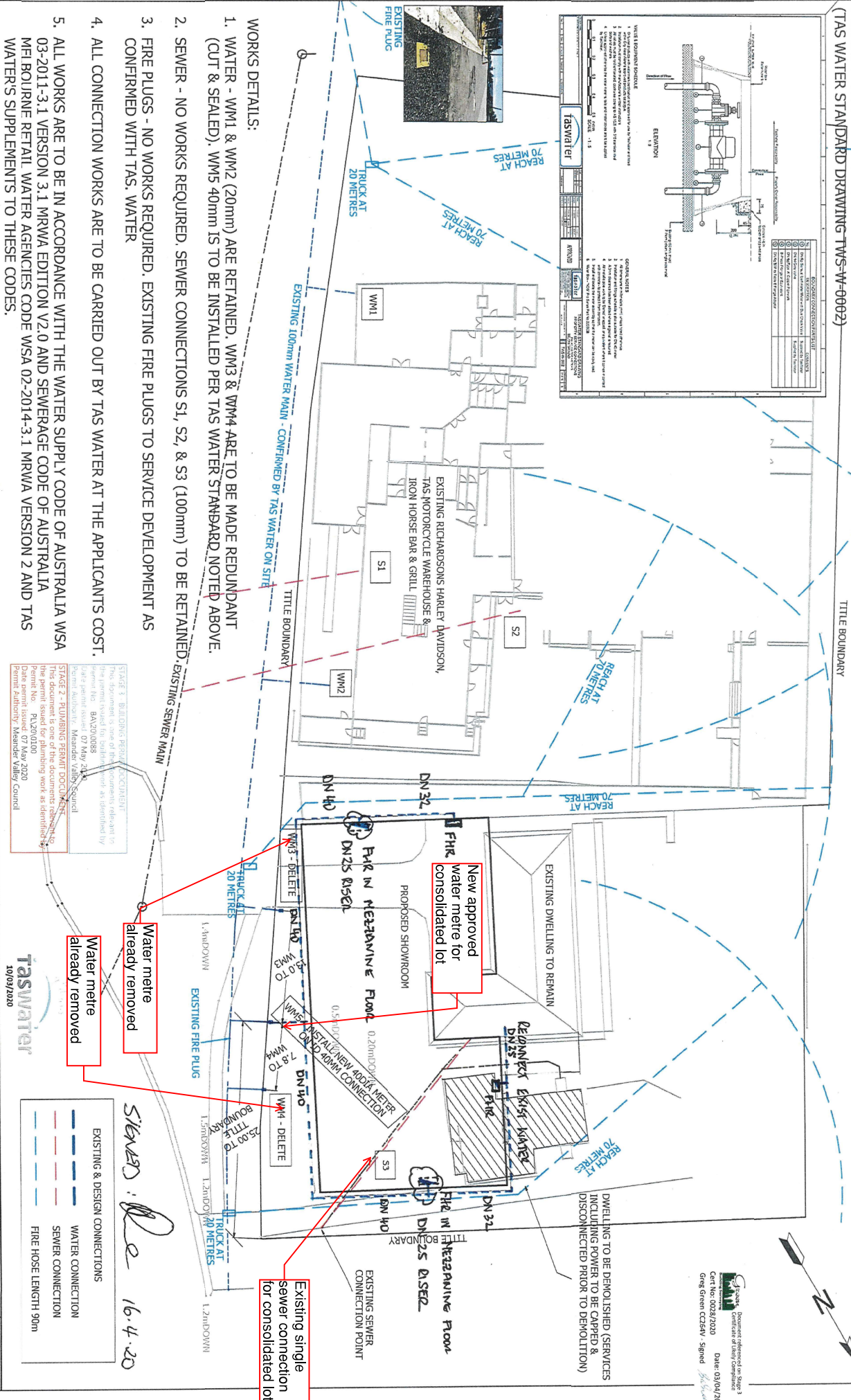
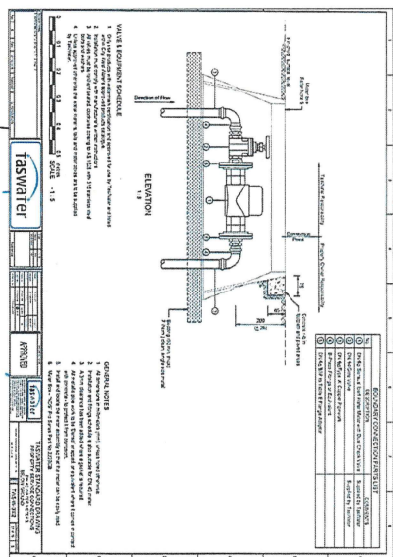
Diagram illustrating the typical kerb and rock interface details. The structure consists of the following layers and components:

- NEW HOTMIX** (top layer)
- DRAINAGE AGGREGATE** (middle layer)
- GEOFABRIC** (separation layer)
- KERB 450mm** (vertical structure)
- LARGE MASS ROCK** (bottom layer)
- 63mm AG. PIPE CONNECTED TO SW** (drainage pipe at the base of the kerb)

		10 Goodman Court, Invermay TAS 7248 PO Box 593 Monvery Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: <a href="mailto:admin@woolcottsurveys.com.au">admin@woolcottsurveys.com.au</a>		Job Number <b>L190316</b>	
Drawn BRW	File name L190316_X.SECT	Date 3.0.310120.dwg	Date 31/01/20	Scale 1:200@A3	Sheet V3.0 1 of 1



# DETAILS FOR NEW 40mm WATER METER WM5: (TAS WATER STANDARD DRAWING TWS-W-0002)



## WORKS DETAILS:

1. WATER - WM1 & WM2 (20mm) ARE TO BE RETAINED. WM3 & WM4 ARE TO BE MADE REDUNDANT (CUT & SEALED). WM5 40mm IS TO BE INSTALLED PER TAS WATER STANDARD NOTED ABOVE.
2. SEWER - NO WORKS REQUIRED. SEWER CONNECTIONS S1, S2, & S3 (100mm) TO BE RETAINED. EXISTING SEWER MAIN
3. FIRE PLUGS - NO WORKS REQUIRED. EXISTING FIRE PLUGS TO SERVICE DEVELOPMENT AS CONFIRMED WITH TAS. WATER
4. ALL CONNECTION WORKS ARE TO BE CARRIED OUT BY TAS WATER AT THE APPLICANTS COST.
5. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MEI BOULNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TAS WATER'S SUPPLEMENTS TO THESE CODES.

## Notes:

- Horizontal Datum is MGA94 based on SP150945.
- Services have been located by direct measurement and by AU Water & Leak.

## TAS WATER SERVICES DESIGN PLAN

OWNER: SIMON HRVCSZYN

468, 466, 464 WESTBURY ROAD, PROSPECT VALE  
C.T.168189-1, C.T.11518-11, C.T.42911-1

STAGE 3 - BUILDING PERMITS DOCUMENT  
This document is a technical drawing for the purpose of obtaining a building permit. It is not to be used for any other purpose. The drawing is the property of TAS Water and is to be returned to them upon completion of the project. The drawing is to be used in accordance with the Tas Water Standard Drawing TWS-W-0002. The drawing is to be used in accordance with the Tas Water Standard Drawing TWS-W-0002. The drawing is to be used in accordance with the Tas Water Standard Drawing TWS-W-0002.

10/03/2020

EXISTING & DESIGN CONNECTIONS  
WATER CONNECTION  
SEWER CONNECTION  
FIRE HOSE LENGTH 90m

SIGNED: 16.4.20

Existing single sewer connection for consolidated lot

New approved water metre for consolidated lot

Water metre already removed

Water metre already removed

DWELLING TO BE DEMOLISHED (SERVICES INCLUDING POWER TO BE CAPPED & DISCONNECTED PRIOR TO DEMOLITION)

Drawn by: GREG GREEN  
Cert No: 0028/2020  
Date: 03/04/2020  
Greg Green C264V - Signed

Drawn	BRW	File name	L190316_Services_Plan_020320.dwg	Date	02/03/20	Scale	1:400@A3	Edition	Sheet
Job Number								1 of 1	

WOOLCOTT SURVEYS	10 Goodman Court Invermay TAS 7248	Job Number	L190316
Phone (03) 6332 3760	Po Box 593 Mowbray Heights TAS 7248		
Fax (03) 6332 3764			
Email: admin@woolcottsurveys.com.au			



**WOOLCOTT SURVEYS**

# BUSHFIRE HAZARD REPORT

Subdivision (4 lots to 3 lots)

**Owners:**

Simon Marian Hrycyszyn & Tosi Pty Ltd

**Property address:**

464, 466 and 468 Westbury Road & Lot 1 Harley Parade  
Prospect Vale

Meander Valley Council  
Light Industrial Zone and Rural Zone

**Author**

James Stewart – BFP 157

Woolcott Surveys  
(03) 6332 3760

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## Executive Summary

The proposed application is for a consolidation on the subject site. The site is considered to be within a bushfire prone area, being within 100m of bushfire prone vegetation.

464 and 466 will be consolidated into one title. In addition, there will be a boundary adjustment with land to the rear at lot 1 Harley Parade. The boundaries of 468 will not be changed.

Vehicular access and water supply will not be changed as a result of the consolidation and boundary adjustment.

It is assessed that there is insufficient increase in risk to warrant a bushfire hazard management plan for this application

**Client:** Simon Hrycyszyn

**Council:** Meander Valley Council

**Zoning:** Light Industrial Zone and Rural Zone

**Property details:** 464 Westbury Road, Prospect Vale  
466 Westbury Road, Prospect Vale  
468 Westbury Road, Prospect Vale  
Lot 1 Harley Parade, Prospect Vale.

**Proposal:** Subdivision (4 lots to 3 lots)

## Conclusions and

**Recommendations:** The proposed subdivision (4 lots to 3 lot) is considered exempt under clause C13.4.1 of the Bushfire Prone Areas Code under the Tasmanian Planning Scheme – Meander Valley.

Author	Version number	Date
James Stewart	1.0	10/01/2023

### DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the exempt classification may be different to that which has been identified in this report. In this event the report is considered to be void.

Signed:



**Author:** James Stewart

**Position:** Town Planner & Accredited Bushfire Practitioner BFP-157

## 1. Proposal

The proposed application is for a two lot consolidation and boundary adjustment. The application involves four titles, and will see this reduced to three titles. The lot at 468 is shown on the proposal plan, however boundaries for this title are not being changed.

The lots will have their boundaries adjusted to facilitate future commercial development associated with the existing motorcycles sales business operating across the site.

The proposal is applied for under the subdivision requirements of the Light Industrial Zone/Rural Zone, as the proposal is not deemed a minor change under the special provisions of section 9.3 due to a shared zone boundary being changed.

The application from a practical perspective remains minor in nature.



*Figure 1 - Existing boundaries for three lots across the subject site.*





*Figure 2 - Proposed boundary changes, increasing the size of consolidated 464 and 466 Westbury Road by 218m<sup>2</sup>. No change to 468*



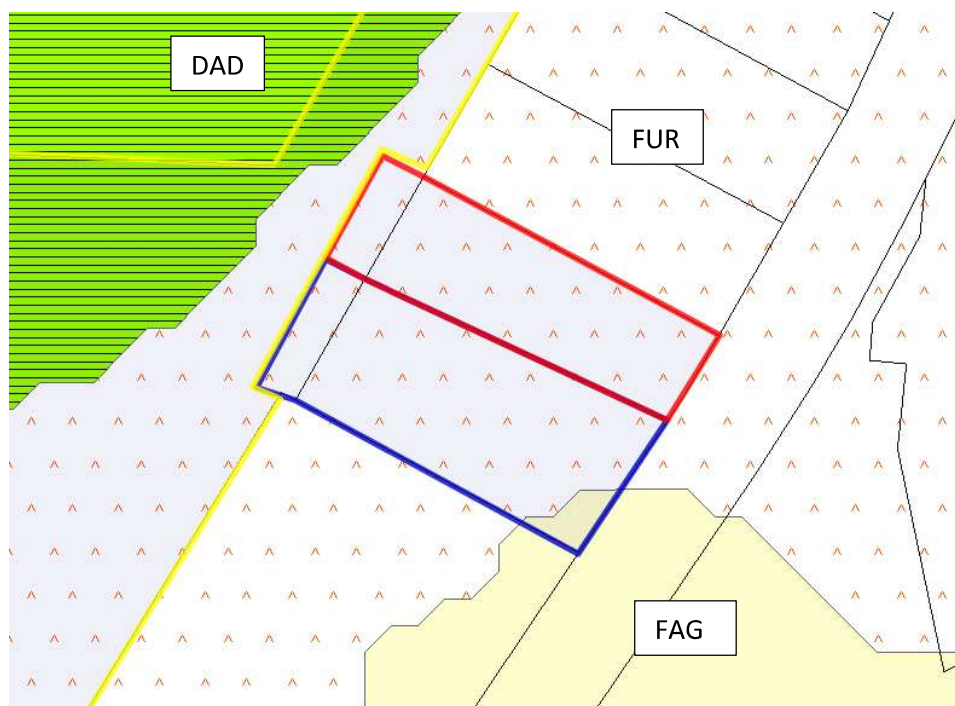
*Figure 3 - View of total site, showing context of larger lot in relation to boundary adjustment and consolidation.*

## 2. Site Details

According to TasVeg 3.0 the predominant vegetation across the area being adjusted is Urban Land. The balance lot, which is largely unimpacted by the adjustment is currently classified as Woodland and Eucalyptus Forest. The northern part of the balance lot, over 500m from the site is currently zoned residential, and is in the process of being further subdivided.

464 and 466 Westbury Road are currently developed as part of a motorcycle sales business. The business spans over a number of titles, being part of the Richardson's Harley Davidson complex. The boundary adjustment and consolidation is being undertaken to accommodate future development of these industrial zoned lots.

There are a number of non habitable class 10a sheds on balance lot which will not be impacted as a result of the boundary adjustment.



*Figure 4 - TasVeg 3 analysis of the site*

**FAG:** Agricultural Land

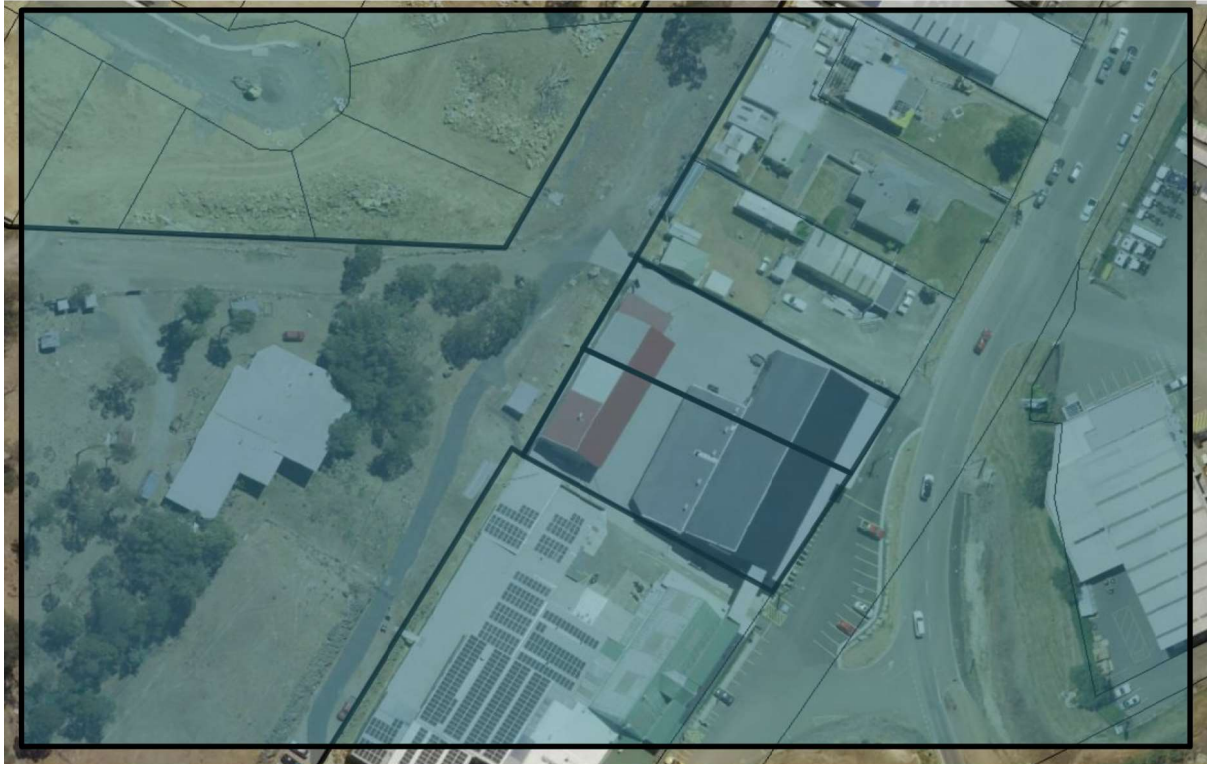
**FUR:** Urban Areas

**DAD:** Dry Eucalyptus Forest and Woodland



### 3. Vegetation Analysis

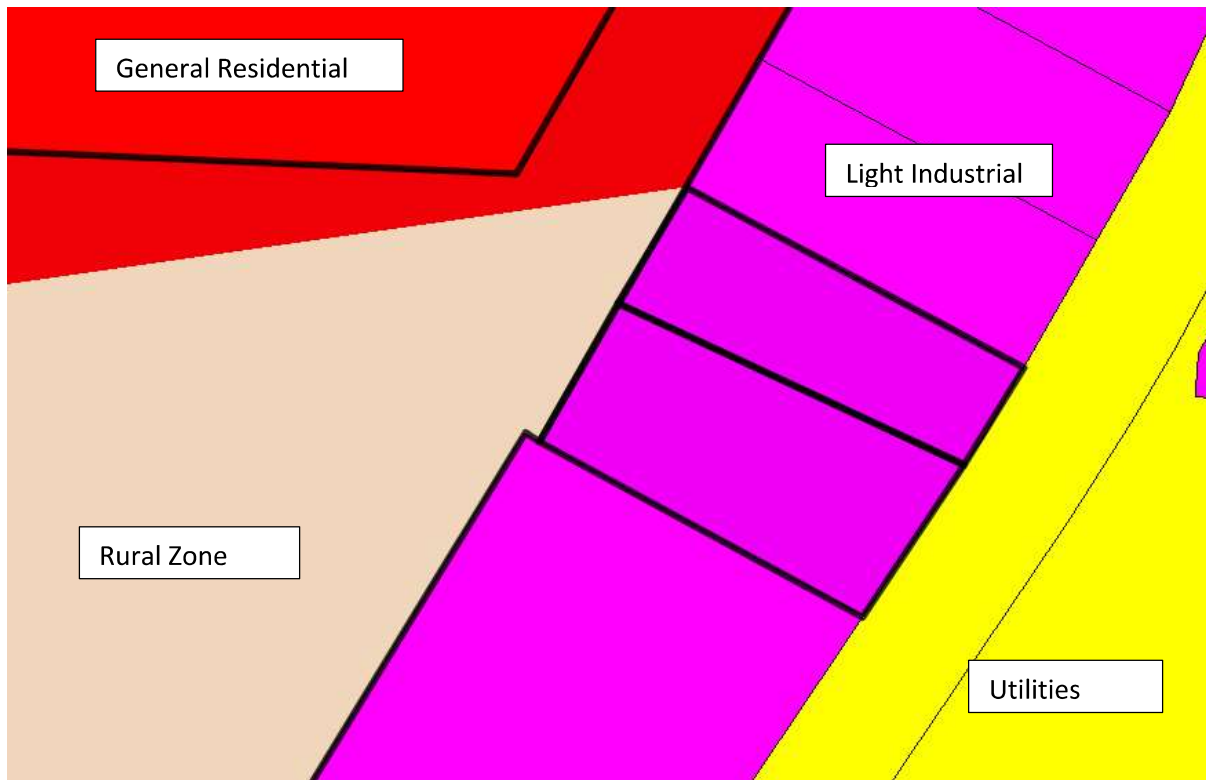
The balance lot contains eucalyptus, and is subsequently classified as forest. The land within 100m of the 464 and 466 Westbury Road is classified as managed. The land at 1 Harley Parade in this section has been cleared and contains a storage shed with managed areas. Land to the north east of this is developed with residential lots.



*Figure 5 - Vegetation analysis within 150m of the site. All classified as managed.*

#### 4. Land Use Planning

The lots are within the Light Industrial Zone and Rural Zone of the Tasmanian Planning Scheme – Meander Valley. The application will be assessed under the subdivision criteria of the relevant zones.



*Figure 6 - Zoning map of site*

#### 5. Access

The subdivision will not impact on vehicles ability to access the site. 464 and 466 Westbury Road will continue to be provided with access from Westbury Road. Lot 1 Harley Parade will be provided with multiple points of access, from Harley Parade, and off Westbury Road. The boundary adjustment will not impact any lots ability to provide appropriate access.

#### 6. Water

The ability for each lot to have suitable access to a water supply will not be impacted by the application. There is an existing hydrant out the front of 464 and 466 Westbury Road. This hydrant is within 120m of building areas on both of these lots. The boundary adjustment and consolidation does not impact lots ability to access this hydrant. The balance lot (Lot 1 Harley Parade) has water connection from the top of Harley Parade, in the residential parts of the site.



*Figure 6 - Aerial view of site showing hydrant location along Westbury Road*

## **7. Slope**

The titles are generally flat, with a slight fall down to the south east.

## **8. Risk Assessment**

The consolidation and boundary adjustment application before Council is minor in nature. The application for boundary adjustment would normally be assessed under the special provisions section 7.3 of the *Scheme*, however the two zonings mean this clause cannot be relied upon.

The total area of 464 and 466 Westbury Road will be increased, thus allowing for larger hazard management areas associated with any development. The balance lot of 1 Harley Parade will continue to function as it currently does, the boundary adjustment and reduction in 218m<sup>2</sup> will have no meaningful impact on this lot. The lot is large enough that future suitable hazard management areas could be established within the lot boundaries. There is no change to the property boundaries at 468.

The access situation will not be altered, with all lots continuing to be provided with access as per the current setup.

Both 464 and 466 Westbury Road are within 120m of a hydrant, the boundary adjustment will not impact this. The balance lots situation regarding water supply will remain unchanged, in that there is a reticulated water supply in the northern part of the lot.

The subdivision (4 lots to 3 lots) is considered as having no increase in risk, and is therefore suitable for an exemption under clause C13.4a.1a) of the Bushfire Prone Areas Code.

## **9. Recommendations**

The proposed subdivision (4 lots to 3 lot) is considered exempt under clause C13.4.1 of the Bushfire Prone Areas Code under the Tasmanian Planning Scheme – Meander Valley.

## **Annexure 1 – Proposal Plan**



## **Annexure 2 – Bushfire Prone Areas Certificate**

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

464, 466, and 468 Westbury Road, Prospect Vale  
and Lot 1 Harley Parade, Prospect Vale

**Certificate of Title / PID:**

CT184538/1, CT111518/11, CT168189/1 and CT42911/1

#### 2. Proposed Use or Development

**Description of proposed Use  
and Development:**

Subdivision (4 lots to 3 lots)

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Meander Valley

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Surveys	16/05/2023	1

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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input checked="" type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: James Stewart

Phone No: 0467 676 721

Postal Address: PO BOX 593, Mowbray, Tas, 7248

Email Address: james@woolcottsurveys.com.au

Accreditation No: BFP – 157


Scope: 1, 2, 3B, 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name: James Stewart

Date: 10/01/2024

Certificate  
Number: WS-128

(for Practitioner Use only)