

PLANNING NOTICE

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

APPLICANT:	Wilkin Design PA\24\0112
PROPERTY ADDRESS:	1C Bayview Drive BLACKSTONE HEIGHTS (CT: 180127/2)
DEVELOPMENT:	Extension to dwelling (garage) - setback, layout of parking area & waterway.

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

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING

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"/>				

- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

PROPERTY DETAILS:

Address:	<input type="text" value="1c Bayview Drive"/>	Certificate of Title:	<input type="text" value="180127"/>
Suburb:	<input type="text" value="Blackstone Heights"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="2092"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential Dwelling"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	
Does the application involve Crown Land or Private access via a Crown Access Licence: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Heritage Listed Property: <input type="checkbox"/> Yes <input type="checkbox"/> No			

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Demolition	
	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 50,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>	
Description of work:	<input type="text" value="Proposed Garage"/>		
Use of building:	<input type="text" value="Storage"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>	
New floor area:	<input type="text" value="49"/> m ²	New building height:	<input type="text" value="3.9"/> m
Materials:	External walls:	<input type="text" value="weatherboard"/>	Colour: <input type="text" value="neutral"/>
	Roof cladding:	<input type="text" value="colorbond"/>	Colour: <input type="text" value="neutral"/>

SEARCH OF TORRENS TITLE

VOLUME 180127	FOLIO 2
EDITION 1	DATE OF ISSUE 19-Apr-2021

SEARCH DATE : 26-Oct-2023

SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 2 on Sealed Plan 180127
Derivation : Part of 500 Acres Gtd. to Patrick Dalrymple
Prior CTs 173230/1 and 173230/2

SCHEDULE 1


M820977 & E5837 TRANSFER to ALAN KEITH PYBUS Registered
19-Apr-2021 at 12.01 PM

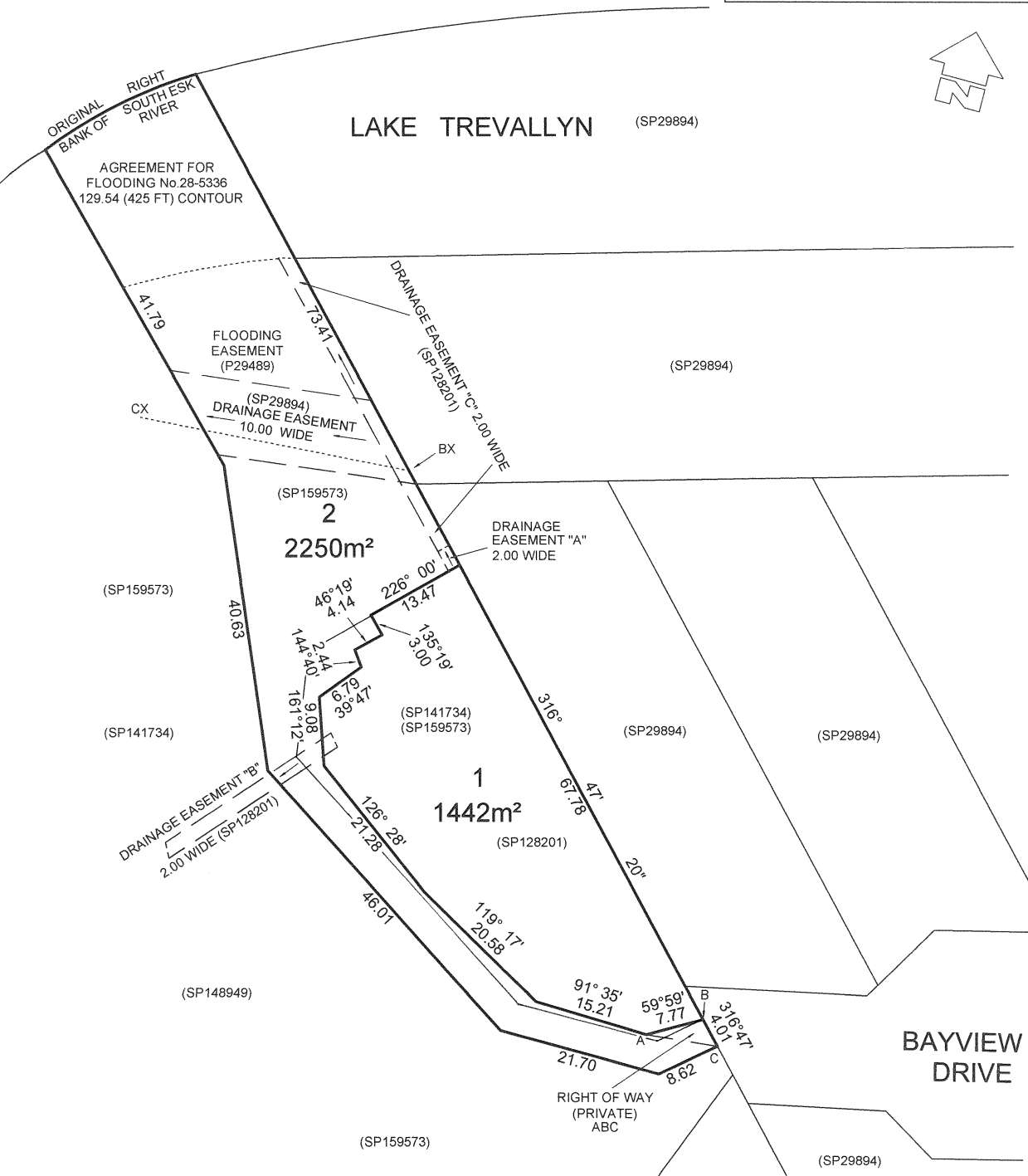
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180127 EASEMENTS in Schedule of Easements
SP180127 COVENANTS in Schedule of Easements
SP29894, SP128201, SP141734, SP148949, SP159573 & SP173230
COVENANTS in Schedule of Easements
SP173230 FENCING PROVISION in Schedule of Easements
SP128201, SP141734 & SP159573 FENCING COVENANT in Schedule of
Easements
C583712 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
22-Oct-2004 at noon
E242493 MORTGAGE to Perpetual Corporate Trust Limited
Registered 19-Apr-2021 at 12.03 PM


UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: SANDRA ELAINE PYBUS ALAN KEITH PYBUS</p> <p>FOLIO REFERENCE: F/R 173230/1 F/R 173230/2</p> <p>GRANTEE: PART OF 500 ACRES GRANTED TO PATRICK DALRYMPLE</p>	<p>PLAN OF SURVEY BY SURVEYOR DALLAS McCULLOCH D.J.McCULLOCH SURVEYING RIVERSIDE, TASMANIA 7250</p> <p>LOCATION LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</p> <p>SCALE 1 : 500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP180127</p> <p>APPROVED EFFECTIVE FROM 19 APR 2021  Recorder of Titles</p>
<p>LOT 2 IS COMPILED FROM F/R173230/2 & THIS SURVEY</p>		<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



LAKE TREVALLYN (SP29894)



ORIGINAL BANK OF SOUTH ESK RIVER

AGREEMENT FOR FLOODING No.28-5336
129.54 (425 FT) CONTOUR

41.79

FLOODING EASEMENT (P29489)

CX

(SP29894)

DRAINAGE EASEMENT 10.00 WIDE

BX

(SP159573)

2
2250m²

(SP159573)

40.63

46°19' 4.14

2.44

144°40'

161°12'

9.08

6.79

39°47'

(SP141734)

(SP159573)

DRAINAGE EASEMENT "A" 2.00 WIDE

226° 00'

13.47

135°19'

3.00

(SP141734)

(SP159573)

1
1442m²

(SP128201)

316°

67.78

47'

20°

126° 28'

21.28

46.01

119° 17'

20.58

91° 35'

15.21

59° 59'

7.77

B

316°47'

4.01

C

8.62

21.70

RIGHT OF WAY (PRIVATE) ABC

(SP148949)



(SP159573)

(SP29894)

(SP29894)

(SP29894)

BAYVIEW DRIVE

<p> 15/10/2020 REGISTERED LAND SURVEYOR DATE</p>	<p>J. Jordan COUNCIL DELEGATE  28.10.2020 COUNCIL DELEGATE DATE</p>
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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 180127
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PAGE 1 OF 5 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.

EASEMENTS

1. Lot 2 is subject to a right of ^{carriageway} ~~way~~ appurtenant to Lot 1 over "Right of Way (Private)" on the area marked ABC as shown on the plan.
2. Lot 1 is together with a right of ^{carriageway} ~~way~~ over "Right of Way (Private)" on the area marked ABC as shown on the plan.
3. Lot 2 is subject to a right of drainage in favour of Lot 1 over "Drainage Easement "A" 2.00 Wide (SP173230)" passing through such Lot.
4. Lot 1 is together with a right of drainage over "Drainage Easement "A" 2.00 Wide (SP173230)" passing through Lot 2.
5. Lots 1 and 2 are subject to a right of drainage (appurtenant to Lot 1 on SP141734) over "Drainage Easement "B" 2.00 Wide (SP128201)" shown passing through such Lots.
6. Lots 1 and 2 on the plan are each together with a Right of Drainage over "Drainage Easement "B" 2.00 Wide (SP128201)" shown passing through Lot 2 on SP159573 and shown on the plan.
7. Lot 1 is together with a right of drainage over "Drainage Easement "B" 2.00 Wide (SP128201)" shown passing through Lot 2.
8. Lot 2 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP128201) over "Drainage Easement "C" 2.00 Wide (SP128201)" shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AK PYBUS & SE PYBUS FOLIO REF: Volume 173230Folio 1 and Volume 173230 Folio 2 SOLICITOR Will Edwards & REFERENCE: Rae & Partners Lawyers	PLAN SEALED BY: Meander Valley Council DATE: 28 October 2020 PA/21/0009..... REF NO. J. Jordan GENERAL MANAGER Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 180127
SUBDIVIDER: ALAN KEITH PYBUS and SANDRA ELAINE PYBUS FOLIO REFERENCE: Volume 173230 Folio 1 and Volume 173230 Folio 2	

9. Lot 2 is subject to a Pipeline & Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (its successors and assigns) over the "Drainage Easement 10.00 Wide (SP29894)" passing through such Lot ("the Easement Land").
10. Lot 2 on the plan is subject to a Right of Drainage (appurtenant to the land comprised in folio of the Register Volume 4193 Folio 13 and Lot 1 on SP141734) over the "Drainage Easement 10.00 Wide (SP29894)" shown on the plan.
11. Lot 2 is subject to a Flooding Easement over "Flooding Easement (SP29894)" created by Agreement No.28-5336 referred to and defined in SP29489 and shown as "Agreement for Flooding No.28-5336 129.54 (425FT) Contour" on the plan.
12. Lot 2 is subject to an easement to submerge as defined in Transfer B287262 for the Hydro Electric Commission over such portion of the Lot over "Flooding Easement (SP29489) to the line marked BX and CX on the plan.

DEFINITIONS

For the purposes of this Schedule:

- (a) "Pipeline & Services Easement" means the full free right and liberty for Tasmanian Sewerage and Water Corporation Pty Ltd at all times to:
- (i) 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;
 - (ii) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that Tasmanian Sewerage and Water Corporation Pty Ltd is authorised to do or undertake;
 - (iii) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the infrastructure;
 - (iv) remove and replace the Infrastructure;
 - (v) run and pass sewage, water and electricity through and along the Infrastructure;
 - (vi) 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;

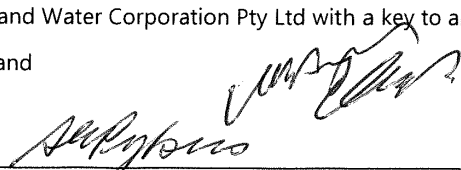
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 180127
SUBDIVIDER: ALAN KEITH PYBUS and SANDRA ELAINE PYBUS FOLIO REFERENCE: Volume 173230 Folio 1 and Volume 173230 Folio 2	

- (vii) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities Tasmanian Sewerage and Water Corporation Pty Ltd may with or without employees, contractors, agents and any 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 across the Lot to the Easement Land; and
- (viii) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, Tasmanian Sewerage and Water Corporation Pty Ltd reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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 Tasmanian Sewerage and Water Corporation Pty Ltd first had and obtained 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 Tasmanian Sewerage and Water Corporation Pty Ltd 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) Tasmanian Sewerage and Water Corporation Pty Ltd 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 Tasmanian Sewerage and Water Corporation Pty Ltd with a key to any lock which would prevent the opening of the gate; and



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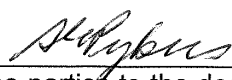
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 180127
SUBDIVIDER: ALAN KEITH PYBUS and SANDRA ELAINE PYBUS FOLIO REFERENCE: Volume 173230 Folio 1 and Volume 173230 Folio 2	

- (b) if the Owner does not provide Tasmanian Sewerage and Water Corporation Pty Ltd with that key or the key provided does not fit the lock, Tasmanian Sewerage and Water Corporation Pty Ltd 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 Tasmanian Sewerage and Water Corporation Pty Ltd 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, Tasmanian Sewerage and Water Corporation Pty Ltd 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 any thing that supported, protected or covered the Infrastructure.

INTERPRETATION

"Infrastructure" means infrastructure owned or for which Tasmanian Sewerage and Water Corporation Pty Ltd 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.


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 180127
SUBDIVIDER: ALAN KEITH PYBUS and SANDRA ELAINE PYBUS FOLIO REFERENCE: Volume 173230 Folio 1 and Volume 173230 Folio 2	

COVENANTS

1. Lots 1 and 2 on the plan which formerly comprised part of Lot 52 on SP29894 and part of Lot 1 on SP128201 are affected by the restrictive covenant created by and more fully set forth in SP29894 and SP128201 respectively.
2. Lots 1 and 2 on the plan which formerly comprised part of Lot 52 on SP29894 are each affected by the restrictive covenant created by and more fully set forth in SP159373.

EXECUTED by **ALAN KEITH PYBUS** as the registered proprietor of the land comprised in Folio of the Register Volume 173230 Folio 2 in the presence of:

(witness signature)

(witness full name)

(witness occupation)

(witness address)

Alison
Jane Maree McLean
Legal Secretary
3/113 Cimitiere Street
Launceston.



EXECUTED by **SANDRA ELAINE PYBUS** as the registered proprietor of the land comprised in Folios of the Register Volume 173230 Folio 1 in the presence of:

(witness signature)

(witness full name)

(witness occupation)

(witness address)

Guy Crosswell
Guy Crosswell
Carpenter
61 Seacombe St Perth



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.

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING"
THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

PROPOSED NEW GARAGE AT 1C BAYVIEW DRIVE BLACKSTONE HEIGHTS



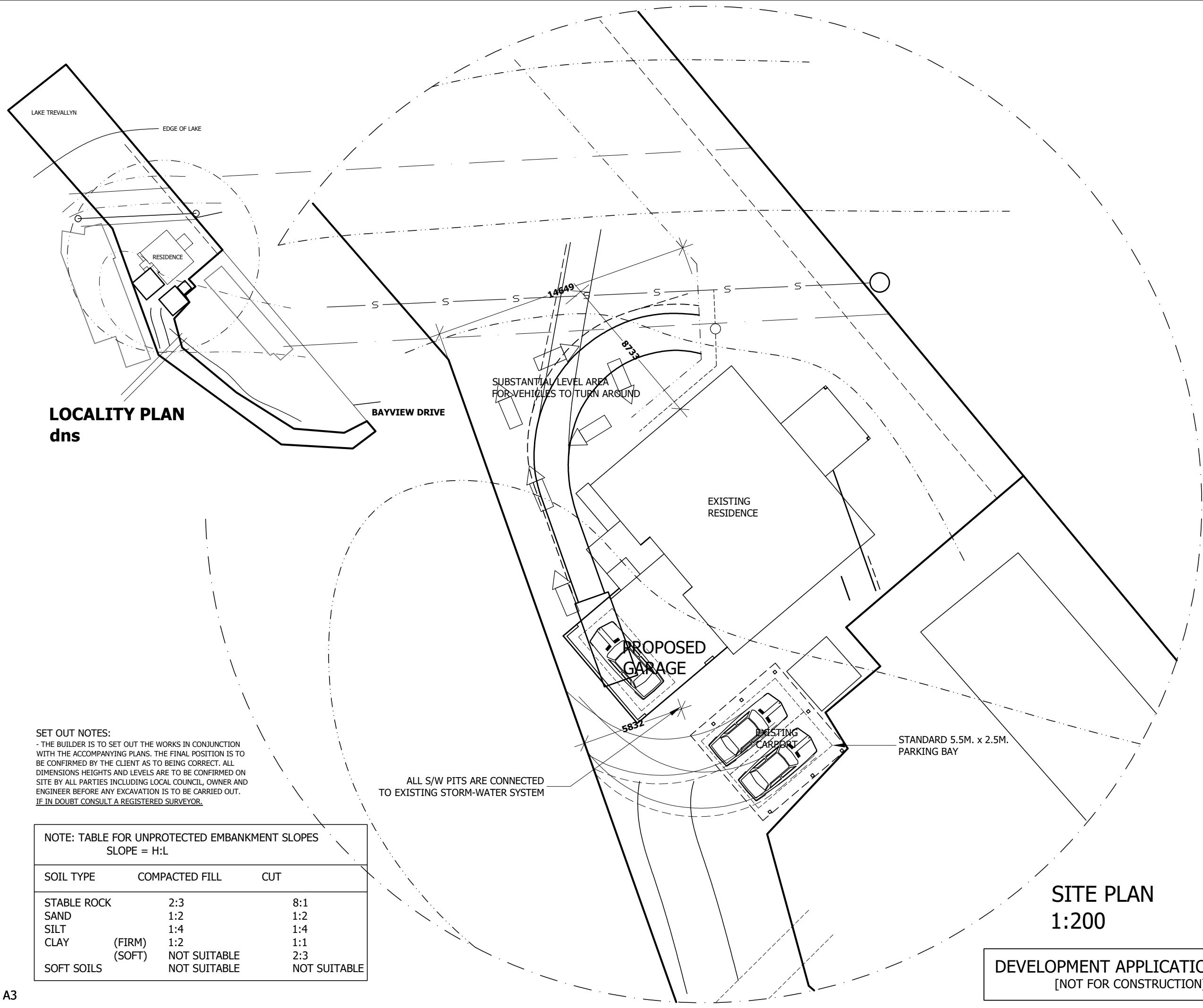
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
02/10/2023

JOB NUMBER:
DA-231356G

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

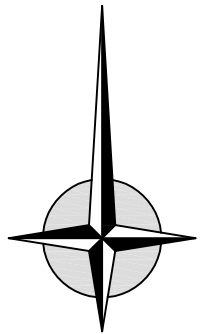


LOCALITY PLAN
dns

SET OUT NOTES:

- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT. IF IN DOUBT CONSULT A REGISTERED SURVEYOR.

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT) NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



1C BAYVIEW DR
BLACKSTONE HEIGHTS
TAS 7250

TITLE REF: 180127/2
PROPERTY ID: 9821501
AREA = 2092.0m²



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PYBUS GARAGE

**1C BAYVIEW DRIVE
BLACKSTONE**

REVISION:
08/01/2024

DATE:
02/10/2023

SCALE:
AS SHOWN

JOB NUMBER:
DA-231356G

PAGE:
01 of 03

SITE PLAN
1:200

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

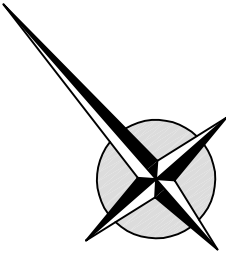
SOIL AND WATER MANAGEMENT:

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET ONLY, TO PREVENT TRANSFERRING DEBRIS ONTO STREET



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PYBUS GARAGE

1C BAYVIEW DRIVE
BLACKSTONE

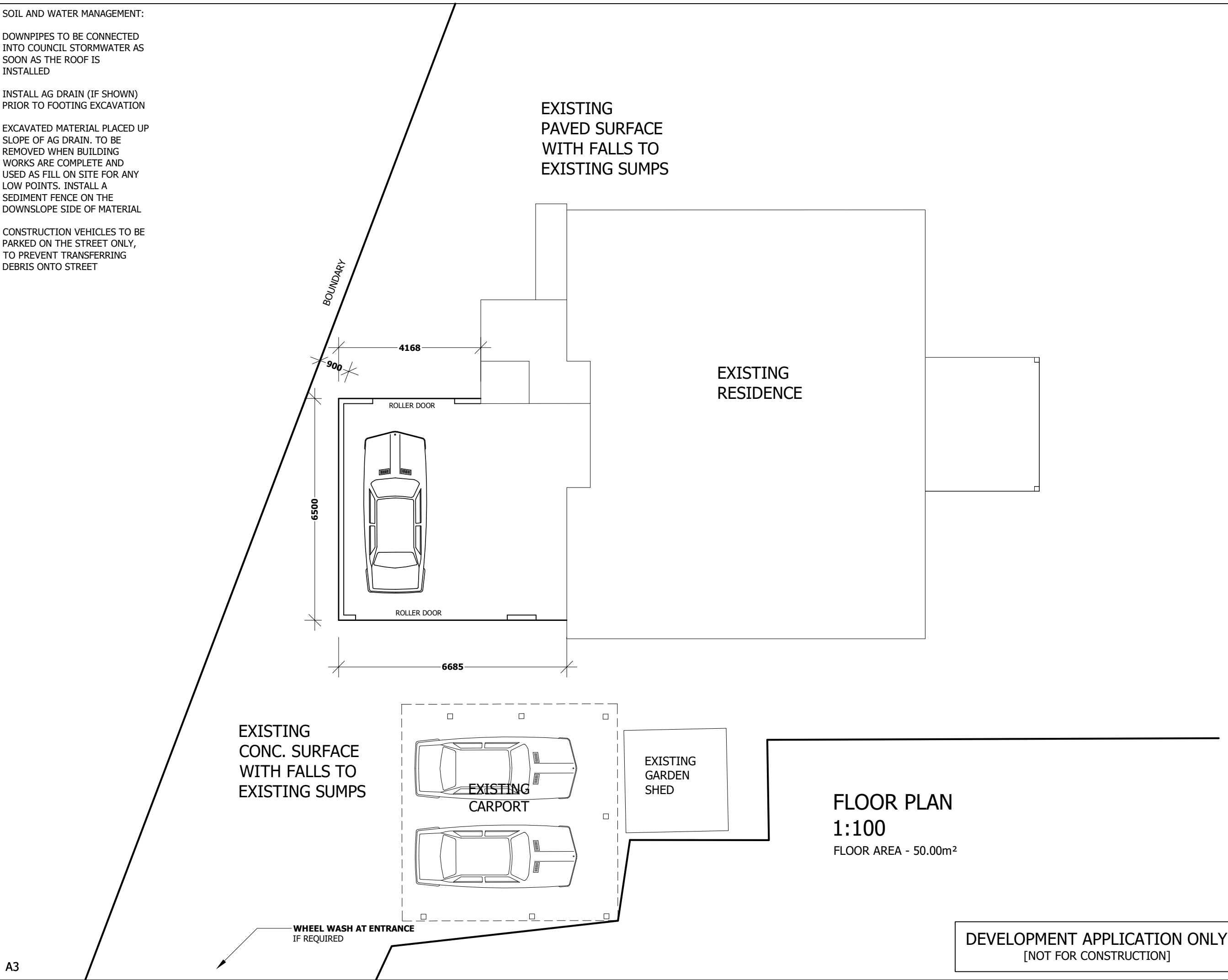
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08/01/2024

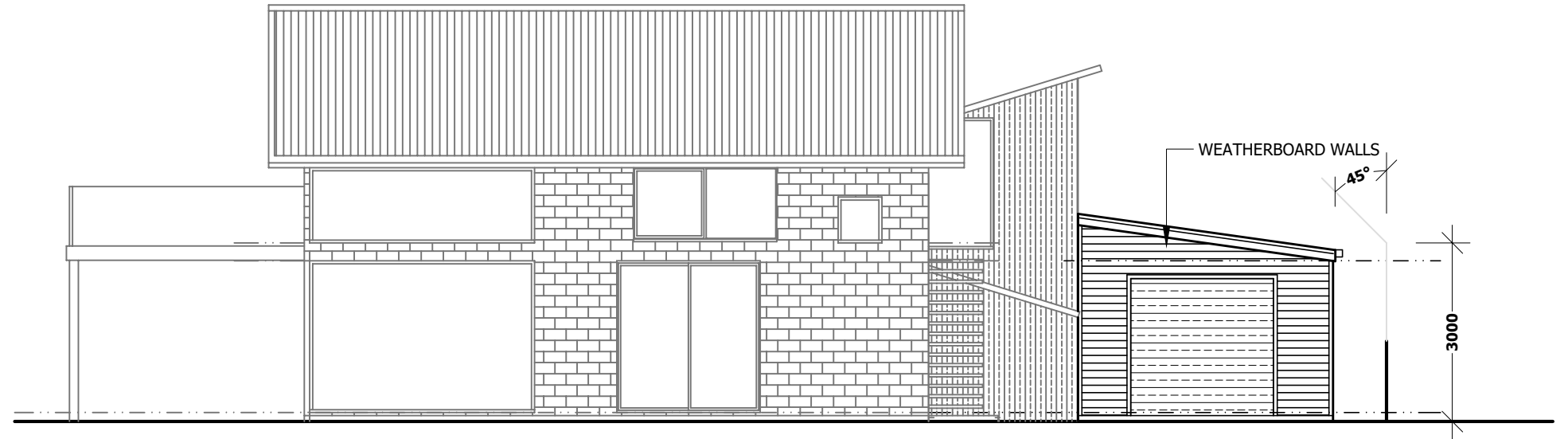
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02/10/2023

SCALE:
AS SHOWN

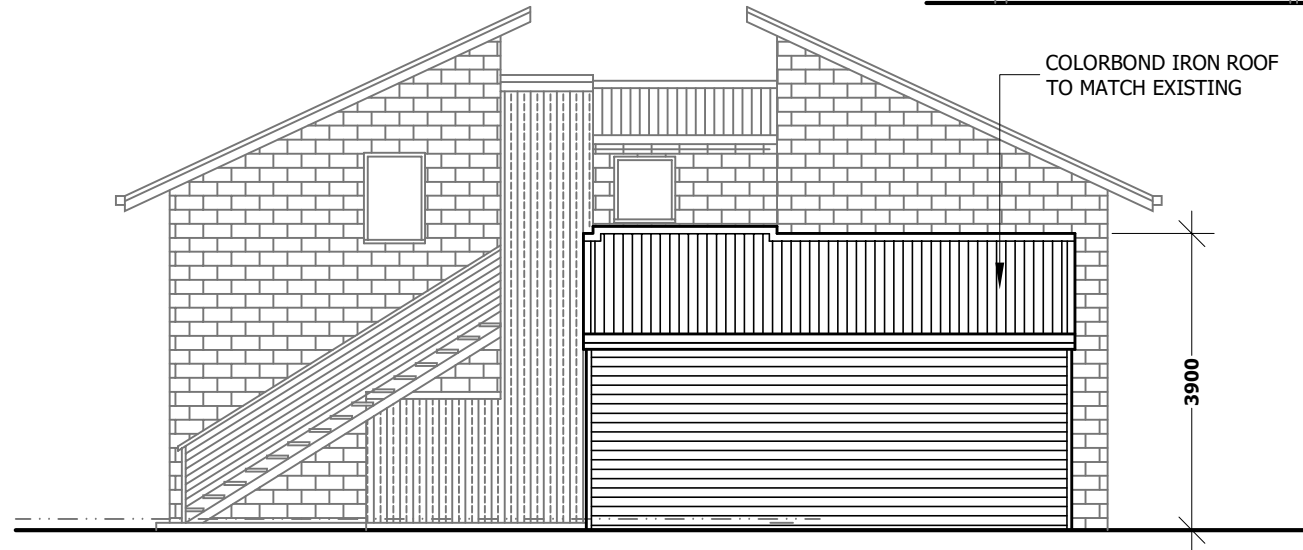
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DA-231356G

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02 of 03

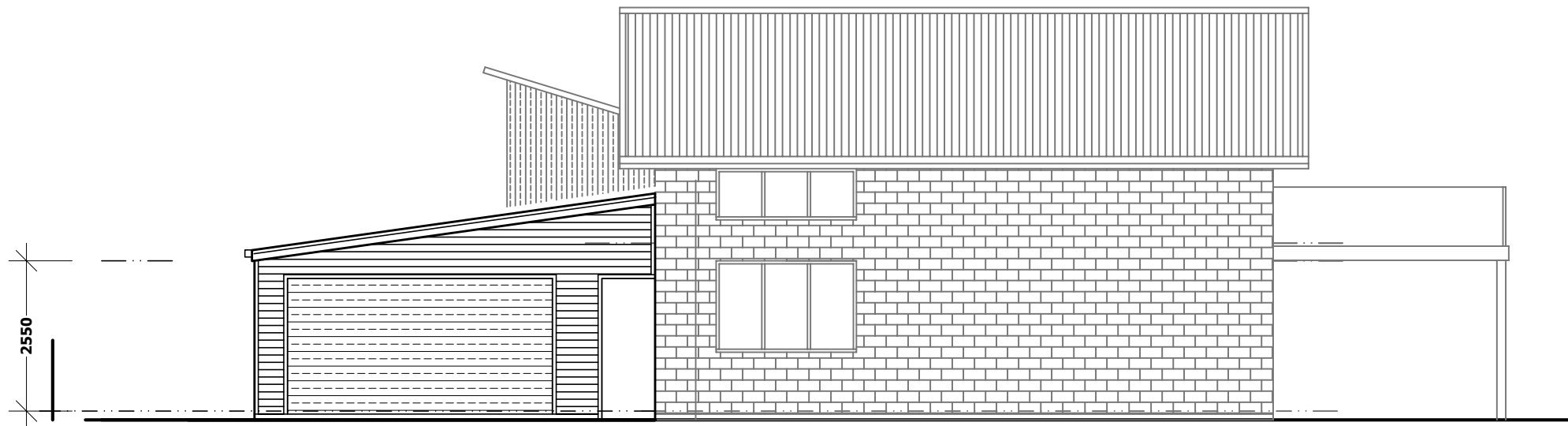




NORTH WEST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



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design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
PYBUS GARAGE

1C BAYVIEW DRIVE
BLACKSTONE

REVISION:
08/01/2024

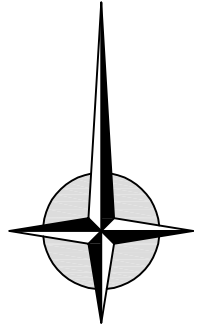
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02/10/2023

SCALE:
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DA-231356G

PAGE:
03 of 03

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



1C BAYVIEW DR
BLACKSTONE HEIGHTS
TAS 7250

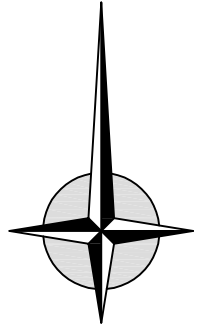
TITLE REF: 180127/2
PROPERTY ID: 9821501
AREA = 2092.0m²

BAYVIEW DRIVE

SUBSTANTIAL LEVEL AREA
FOR VEHICLES TO TURN AROUND

EXISTING
RESIDENCE

O'SHADOWING PLAN
1:200 ~ 9:00am 30/06/----



1C BAYVIEW DR
BLACKSTONE HEIGHTS
TAS 7250

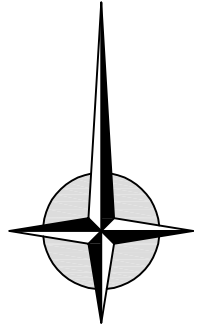
TITLE REF: 180127/2
PROPERTY ID: 9821501
AREA = 2092.0m²

BAYVIEW DRIVE

SUBSTANTIAL LEVEL AREA
FOR VEHICLES TO TURN AROUND

EXISTING
RESIDENCE

O'SHADOWING PLAN
1:200 ~ 12:00pm 30/06/----



1C BAYVIEW DR
BLACKSTONE HEIGHTS
TAS 7250

TITLE REF: 180127/2
PROPERTY ID: 9821501
AREA = 2092.0m²

BAYVIEW DRIVE

SUBSTANTIAL LEVEL AREA
FOR VEHICLES TO TURN AROUND

EXISTING
RESIDENCE

O'SHADOWING PLAN
1:200 ~ 3:00pm 30/06/----