

PLANNING NOTICE

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

APPLICANT:	Wilkin Design Pty Ltd - PA\26\0156
PROPERTY ADDRESS:	49 Bayview Drive BLACKSTONE HEIGHTS (CT: 31434/10)
DEVELOPMENT:	Residential outbuilding (garage) - setback.

The application can be inspected until **Wednesday, 14 January 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 20 December 2025.

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="49 Bayview Drive"/>	Certificate of Title:	<input type="text" value="31434"/>
Suburb:	<input type="text" value="Blackstone Heights, TAS"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="10"/>
Land area:	<input type="text" value="4,401m<sup>2</sup>"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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 type="checkbox"/> Subdivision | <input checked="" 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: New building height:

Materials:	External walls:	<input type="text" value="Sheet Metal"/>	Colour:	<input type="text" value="Monument"/>
	Roof cladding:	<input type="text" value="Sheet Metal"/>	Colour:	<input type="text" value="Monument"/>

SEARCH OF TORRENS TITLE

VOLUME 31434	FOLIO 10
EDITION 3	DATE OF ISSUE 10-Oct-2017

SEARCH DATE : 23-Oct-2025

SEARCH TIME : 11.00 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL

Lot 10 on Sealed Plan 31434

Derivation : Part of 500 Acres Located to P. Dalrymple

Prior CT 4387/29

SCHEDULE 1

B241953 & M646698 CRAIG ALLAN WILSON Registered 10-Oct-2017
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 31434 EASEMENTS in Schedule of Easements

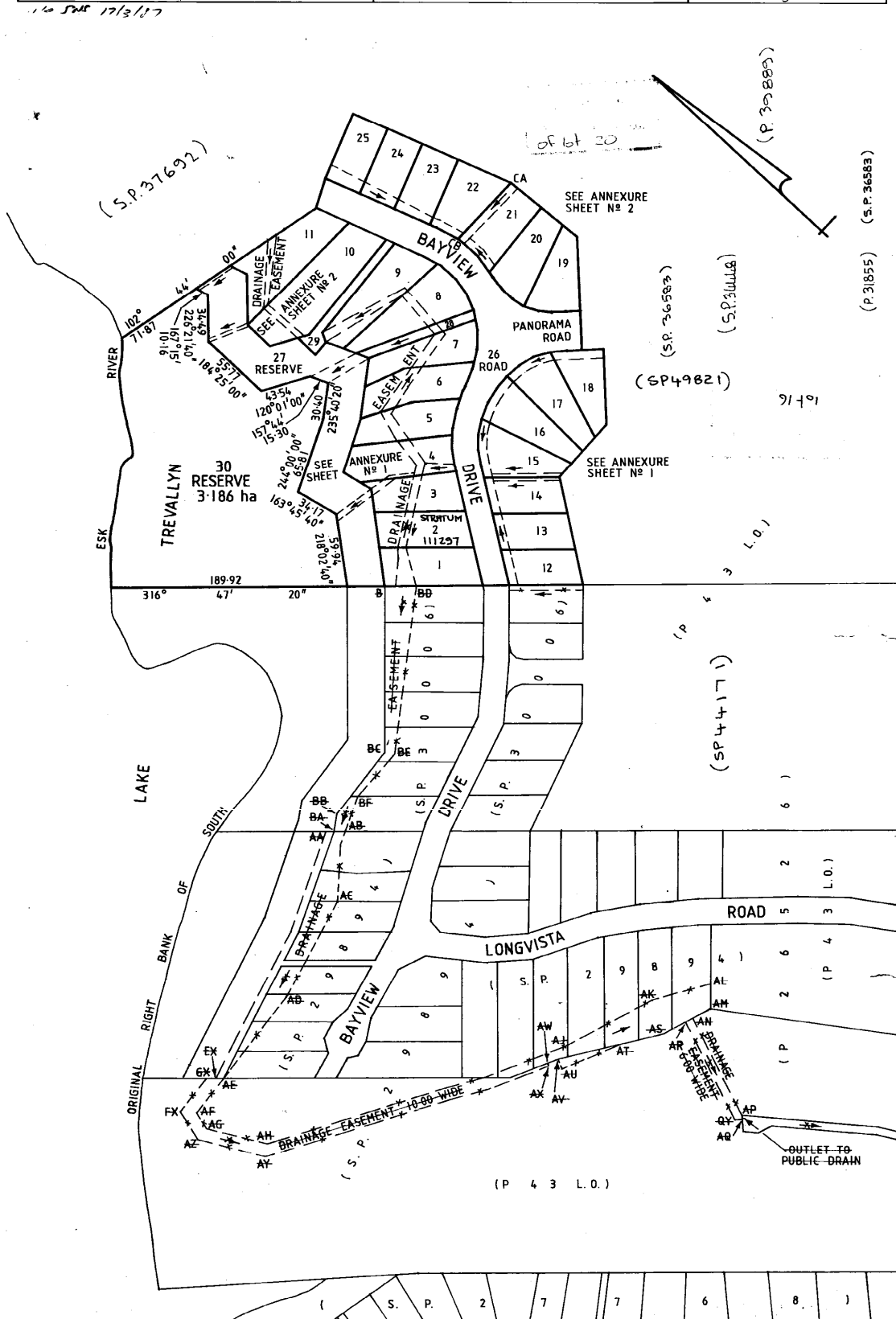
SP 31434 COVENANTS in Schedule of Easements

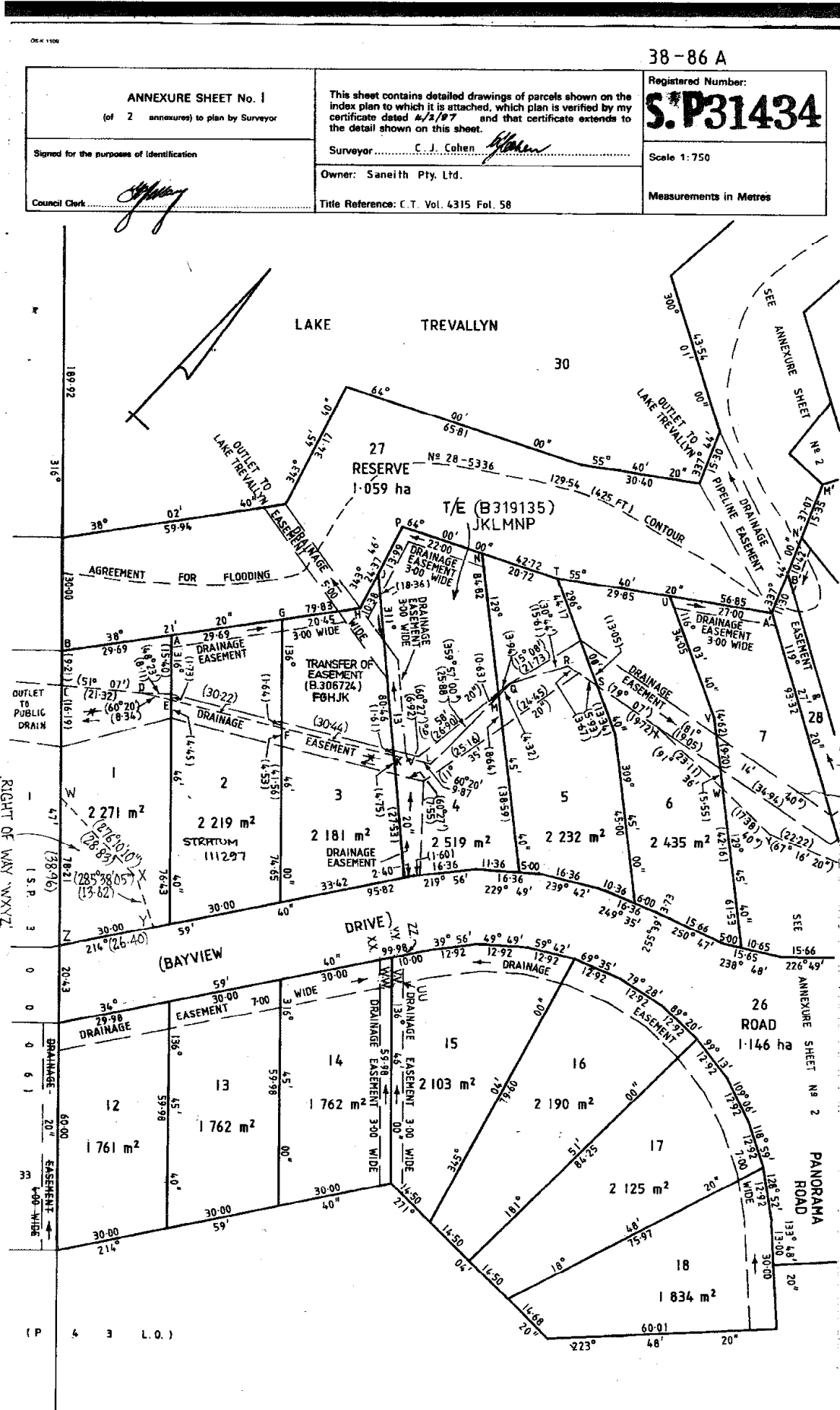
SP 31434 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Saneith Pty. Ltd.	PLAN OF SURVEY by Surveyor: C. J. Cohen of land situated in the LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON SCALE 1: 2 500 MEASUREMENTS IN METRES	38-86 A Registered Number: S.P31434 Approved: <i>[Signature]</i> Effect from: 5 AUG 1987 Acting Recorder of Titles
Title Reference: C.T. Vol. 4315 Fol. 58		
Grantee: Part of 500 acres located to Patrick Dalrymple		

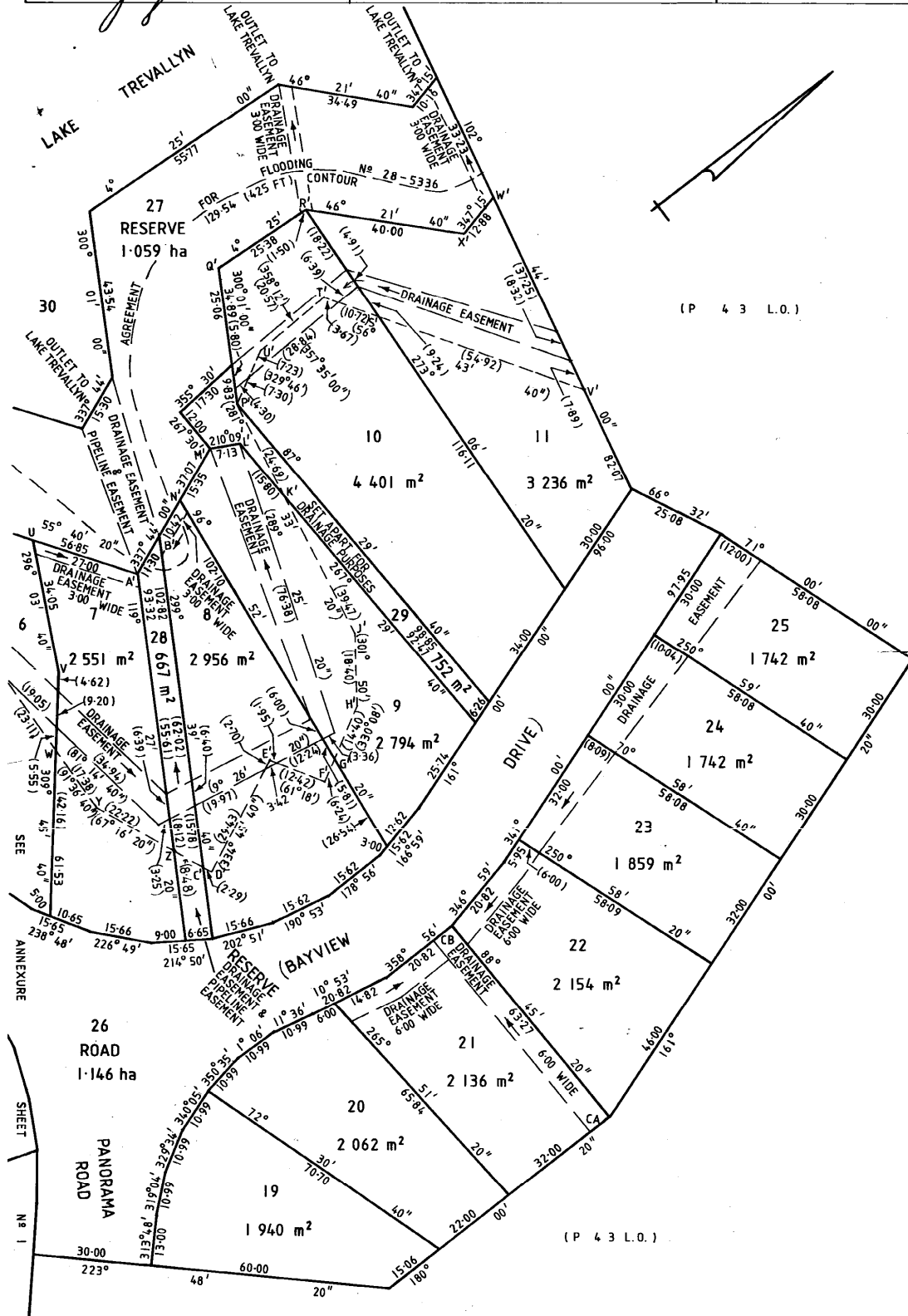




OS-K 1109

38-86 A

<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 4/2/87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P31434</p>
<p>Signed for the purposes of identification</p> <p>Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: C. J. Cohen <i>[Signature]</i></p> <p>Owner: Saneith Pty. Ltd.</p> <p>Title Reference: C.T. Vol. 4315 Fol. 58</p>	<p>Scale 1:800</p> <p>Measurements in Metres</p>





SCHEDULE OF EASEMENTS

PLAN NO.

S. P31434

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

LOTS 27 AND 28 ON THE PLAN ARE EACH SUBJECT TO THE FULL AND FREE RIGHT FOR THE RIVERS AND WATER SUPPLY COMMISSION TO LAY, USE AND MAINTAIN PIPES OF SUCH SIZE AND NUMBER AS SHALL FROM TIME TO TIME BE REQUIRED OVER SUCH PORTION OF THE DRAINAGE EASEMENT AND PIPELINE EASEMENTS AND PROFITS EASEMENT SHOWN ON THE PLAN PASSING THROUGH SUCH LOT AND THE RIGHT FOR ITS SURVEYORS AND WORKMEN FROM TIME TO TIME AND AT ALL OTHER TIMES HEREAFTER TO ENTER INTO AND UPON THE SAID EASEMENT OR ANY PART THEREOF BRINGING UPON THE SAID EASEMENT SUCH MATERIALS, MACHINERY AND OTHER THINGS AS IT SHALL THINK FIT AND PROPER TO INSPECT THE CONDITION OF THE SAID PIPES AND TO MAKE FAIR ALTER AND AMEND AND CLENSSE SAME PROVIDED HOWEVER THAT ANY DAMAGE OCCASIONED THEREBY SHALL BE MADE GOOD.

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easement shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

LOTS 8, 27, 18 AND 30 ARE EACH SUBJECT TO AN EASEMENT CREATED BY AGREEMENT NO 28/5336 EASEMENTS OVER SUCH PORTION OF THE STRIP OF LAND MARKED AGREEMENT FOR FLOODING ON THE PLAN SHOWN PASSING THROUGH SUCH LOT.

LOTS 1 to 11 (inclusive) and LOT 20 are TOGETHER WITH a right of drainage over the Drainage Easement shown on the Plan marked and delineated B, BD, BE, BF, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AL, AM, AN, AP, AQ, QY, AR, AS, AT, AU, AV, AW, AX, AY, AZ, FX, GX, EX.

LOT 14 is SUBJECT TO a right of drainage (appurtenant to the balance of the land comprised in the Folio of the Register Volume 4315 folio 58 at the date of acceptance hereof remaining after the exclusion of the lots shown on the Plan) over the drainage easement 3.00 wide passing through the said lot.

LOT 15 is SUBJECT TO a right of drainage (appurtenant to the balance of the land comprised in the Folio of the Register Volume 4315 folio 58 at the date of acceptance hereof remaining after the exclusion of the lots shown on the Plan) over the drainage easement 3.00 wide passing through the said lot.

LOTS 15 to 18 (inclusive) are EACH SUBJECT TO a right of drainage (appurtenant to the balance of the land comprised in the Folio of the Register Volume 4315 folio 58 at the date of acceptance hereof remaining after the exclusion of the lots shown on the Plan) over SUCH PORTION OF the drainage easement 7.00 wide ON THE PLAN passing through the SUCH lots.

LOT 21 is SUBJECT TO a right of drainage (appurtenant to the balance of the land comprised in the Folio of the Register Volume 4315 folio 58 at the date of acceptance hereof remaining after the exclusion of the lots shown on the Plan) over the drainage easement 6.00 wide shown on the Plan marked and delineated CA, CB passing through the said lot.

LOTS 12, 13, 14 and 15 are each SUBJECT TO a right of drainage (appur-

THIS COPY SCHEDULE CONSISTS OF 4 PAGE/S

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tenant to the land comprised in the folios of the Register Volume 4315 folio 71 and folio 75) over ^{SUCH PORTION OF} the drainage easement 7.00 wide ^{ON THE PLAN} passing through the ^{SUCH} said lots.

^{10 AND 11 AND} LOTS ²² 22 to 25 (inclusive) are each SUBJECT TO a right of drainage (appurtenant to the balance of the land comprised in the Folio of the Register Volume 4315 folio 58 at the date of acceptance hereof remaining after the exclusion of the lots shown on the Plan) over ^{SUCH} PORTION OF the drainage easement shown on the Plan ^{SHOWIN} passing through the said ^{SUCH} lots. INTERPRETATION. @ MEANS AFFECTED EASEMENT MARKED VV. WW. XX. YY. ON THE PLAN FENCING COVENANT * MEANS AFFECTED EASEMENT MARKED UU. VV. YY. ZZ. ON THE PLAN

The owners of Lots 1 to 25 (inclusive) covenants with the Vendor (Saneith Proprietary Limited) that the Vendor shall not be required to fence.

COVENANTS

- A. The owner of Lots 1 to 25 (inclusive) on the Plan covenants with the Vendor Saneith Proprietary Limited and the owners for the time being of each of Lots 1 to 25 (inclusive) on the Plan (other than the covenantor's Lot) to the intent that the burden of this covenant may run ^{with} and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of Lots 1 to 25 (inclusive) shown on the Plan (other than the covenantor's Lot) to observe the following stipulations:-
 1. Not to erect on such lot any building carport or garage the outer walls of which are constructed of materials of which not less than three tenths are brick, stone, concrete brick or mudbrick (or a combination of any one or more such materials) PROVIDED that nothing in this covenant shall prevent the erection on such lot of a building having a total floor area of at least two hundred (200) square metres the entire outer walls of which are constructed of cedar timber cladding.
 2. Not to erect on such lot any building carport or garage having a roof constructed of materials other than tiles or colourbond iron.
 3. Not to erect or place or use upon such Lot any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein any articles wares or merchandise whatsoever.
 4. Not to erect or place upon such Lot or any part thereof any hoarding or structure for use as a bill posting or advertising station.
 5. Not to affix or display on any wall or fence upon such Lot or any part thereof any posters bills hoarding or advertisements (except any notice or advertisement in the usual form for the sale or letting of such Lot or any building erected thereon).
 6. Not to cut down or remove from such Lot any green trees without the consent in writing of the Warden Councillors and Electors of the Municipality of Westbury first had and obtained.
 7. Not to erect instal or amend any drainage pipes or drainage dissipators on such Lot or any part thereof which cause or may cause

Blank Instrument Form

3.

No. A.....

TASMANIA

31434

Land Titles Act 1980, as amended

<p><i>Ken Brown</i> KENNETH ALFRED BROWN Loans Manager</p> <p><i>Westover</i> WESTOVER Building Manager</p> <p><i>Dyson</i> Dyson</p>	<p>any storm water to enter or cause damage to any adjoining Lot or to any road shown on the plan or any area adjacent to such road.</p> <p>8. Not to store heap or permit to be excavated carried away or removed from such Lot or any part thereof any trees logs earth clay stone gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling of such Lot or for the formation of any building swimming pool or barbecue to be constructed thereon.</p> <p>9. Not to permit or allow any engine or machinery to be worked or driven by steam gas electric or other mechanical power and used for any trade operations to be erected affixed or placed on any part of such Lot.</p> <p>10. Not to carry on or permit or allow to be carried on on such Lot or any part thereof any trade or business.</p> <p>11. Not to keep or allow to be kept on any such Lot any bird or animal other than a domestic pet.</p> <p>12. Not to subdivide such Lot.</p> <p>B. The owner of each of Lots 3 to 25 (inclusive) shown on the Plan covenants with the Vendor Saneith Proprietary Limited and the owners for the time being of Lots 1 to 25 (inclusive) shown on the Plan (other than the covenantor's Lot) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of Lots 1 to 25 (inclusive) shown on the Plan (other than the covenantor's Lot) to observe the following stipulations:-</p> <p>1. Not to erect on such Lot any other than a private dwelling house and buildings appurtenant thereto.</p> <p>2. Not to erect on such Lot a dwelling house which has exclusive of the appurtenant buildings a floor area of less than 160 square metres.</p> <p>C. The owner of each of Lots 1 and 2 on the plan covenants with the Vendor Saneith Proprietary Limited and the owners for the time being of each of Lots 1 to 25 (inclusive) shown on the Plan (other than the covenantor's lot) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of Lots 1 to 25 (inclusive) shown on the Plan (other than the covenantor's lot) to observe the following stipulations:-</p> <p>1. Not to erect on such Lot any other than either:-</p> <p>(i) a private dwelling house and buildings appurtenant thereto; or</p> <p>(ii) not more than three home units with or without garages or</p>
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31434

4.

carports to be sold and held under the system of stratum titles.

2. Not to erect on such Lot any private dwelling house which, excluding any buildings appurtenant thereto, shall have a floor area of less than 160 square metres.
3. Not to erect on such Lot any home unit which, excluding any garage or carport, shall have a floor area of less than 80 square metres.

- D. The owner of each of Lots 1 to 11 (inclusive) on the Plan covenants with the Vendor, Saneith Proprietary Limited, and the owners for the time being of each and every lot shown on the Plan (other than the Covenantor's lot) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every lot (other than the covenantor's lot) shown on the Plan to observe the following stipulations:- that he will not construct or cause to be constructed any building or structure whatsoever on that portion of such Lot which lies below standard level 136.00 based on State Datum and is indicated on the Plan as applying to such lot in reference to the following table (provided that this covenant shall not apply in respect of any part of the portion of his lot as hereinafter specified which is raised to standard level 136.00 based on State Datum and in respect of which consent to build has been provided by the Warden Councillors and Electors of the Municipality of Westbury):-

Lot 1	A, B, C, D, E.	Lot 9	G', H', J', K', L', M', N'.
Lot 2	E, F, G, A.	Lot 10	P', Q', R', S', T', U'.
Lot 3	F, G, H, J, K.	Lot 11	R', S', V', W', X'.
Lot 4	J, K, L, M, N, P.	Lot 27	Whole of Lot
Lot 5	N, M, Q, R, S, T.		
Lot 6	S, T, U, V, W, X.		
Lot 7	U, V, W, Y, Z, A'.		
Lot 8	B', C', D', E', F', G', N'.		

The Common Seal of Saneith Proprietary)
Limited as registered proprietor of the)
land comprised in the Folio of the)
Register Volume 4315 Folio 58 was)
hereto affixed in the presence of:)

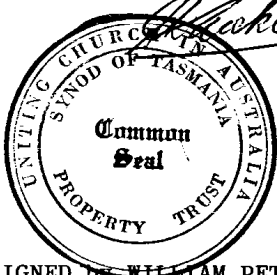
DIRECTOR

SECRETARY



31434

5.
THE COMMON SEAL of THE UNITING)
CHURCH IN AUSTRALIA PROPERTY)
TRUST (TAS.) Mortgagee under)
Registered Mortgage No. A979666)
was hereunto affixed in the)
presence of:)



Trustee

[Signature]

Trustee

[Signature]

SIGNED BY WILLIAM PETER MARIA)
ZEEMAN and PHILIP RAYMOND PAGE,)
Mortgagees under Mortgage)
registered No. A979666 in the)
presence of:)

*m B Tremain
clerk
Launceston*

EXECUTED by ELDERS LENSWORTH)
FINANCE LIMITED as Mortgagee)
under Mortgage registered No.)
B2934, by its Attorneys under)
Power of Attorney Number 61/7548)
and the said signatories declare)
that they have received no notice)
of revocation of the said power,)
in the presence of:)

[Signature]

TIMOTHY JOHN WESTOVER
Lending Manager

[Signature]

KENNETH ALFRED BROWN
Loans Manager

*BRENDAN JAMES FORGE, Securities Officer
17 JORDANA PLACE
MORONG PARK VICTORIA*

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of

(Insert Subdivider's Full Name)

SANEITH Pty Ltd

affecting land in

C. T. Vol 4315 Fol 58

(Insert Title Reference)

Sealed by *MUNICIPALITY OF WESTBURY* on *9th FEBRUARY* 19 *97*

Council Clerk/Town Clerk

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

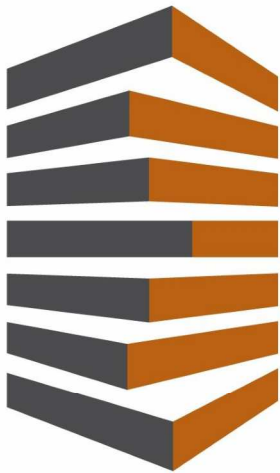
ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

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"



wilkin
design

PROJECT INFORMATION

RENOVATION & PROPOSED SHED
49 BAYVIEW DRIVE BLACKSTONE HEIGHTS TAS 7250

CONTACT

laura@wilkindesign.com.au

DESIGNER

T. WILKIN
Acc: CC678 X

DATE

9/12/2025

INFORMATION

PID	7414716
TITLE REFERENCE	31434/10
SOIL CLASS	TBC
WIND CLASSIFICATION	TBC
BAL	TBC
CORROSION ENVIRONMENT	N/A

SITE INFORMATION

COUNCIL	MEANDER VALLEY
ZONE	LOW DENSITY RESIDENTIAL
KNOWN SITE HAZARDS	NONE
ALPINE AREA	N/A
CLIMATE ZONE	7
TOTAL SITE AREA:	4401 m2
DWELLING FLOOR AREA:	415m ²

RENOVATION & PROPOSED SHED
49 BAYVIEW DRIVE BLACKSTONE
HEIGHTS TAS 7250



ID	NAME
DA-01	COVER
DA-02	SITE PLAN
DA-03	EXISTING FLOOR PLAN
DA-04	DEMOLITION FLOOR PLAN
DA-05	PROPOSED FLOOR PLAN
DA-06	SHED PLAN & ELEVATIONS
DA-07	3D VIEWS



PROPOSED APRON &
EXTENSION TO
ACCESS

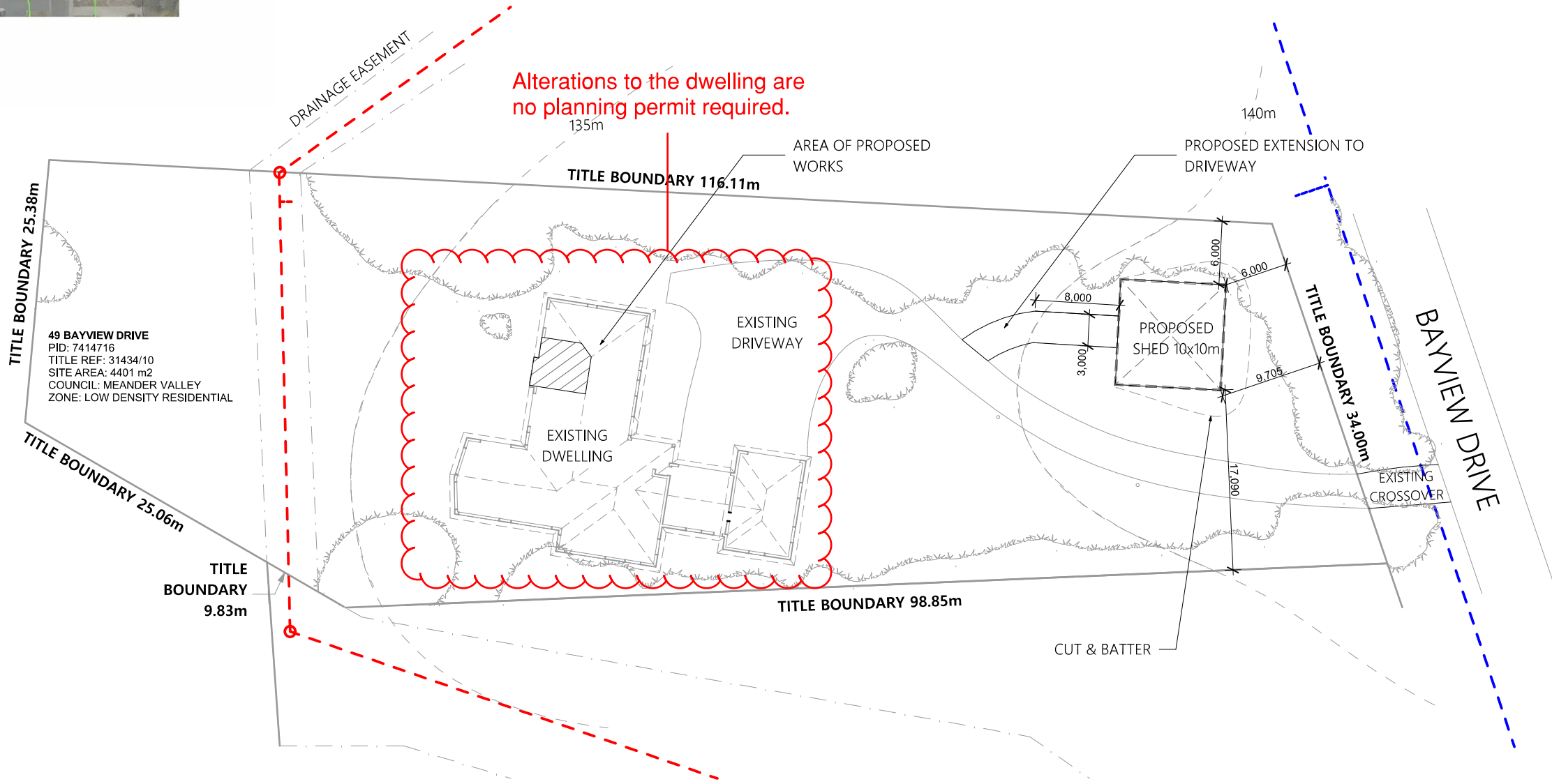
PROPOSED SHED

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

SITE LEGEND

S --- ∅100 UPVC SEWER MAIN
SW --- ∅100 UPVC STORMWATER LINE

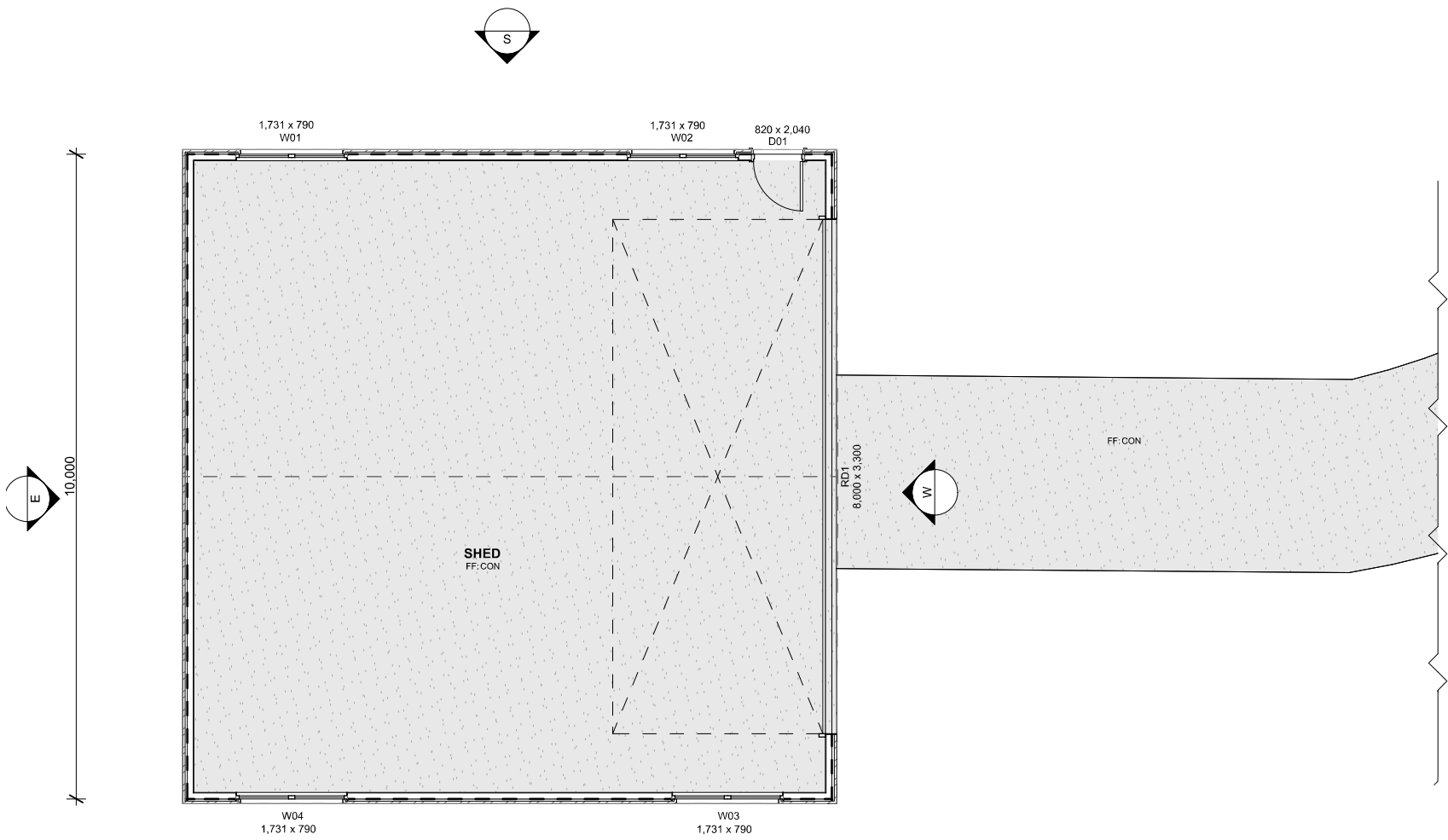
SATELLITE IMAGERY
1:2000



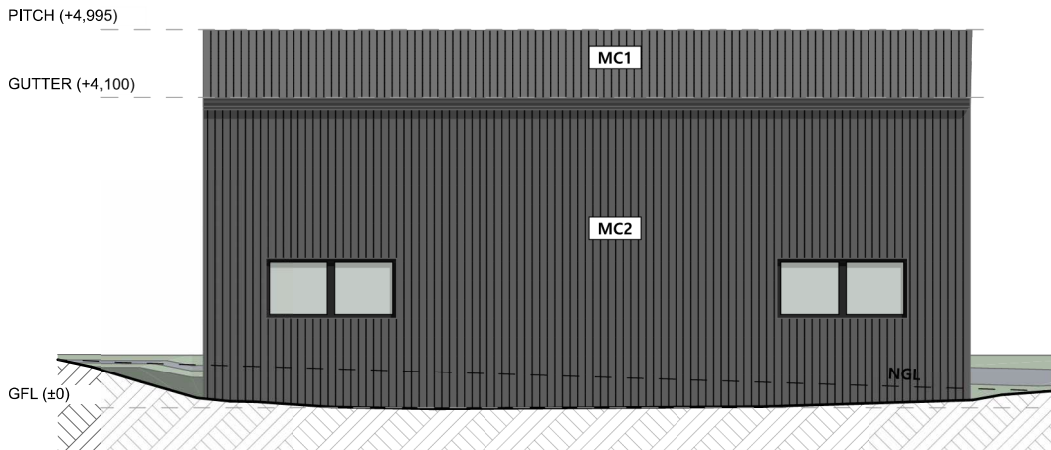
SITE PLAN
1:500

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

AREA SCHEDULE (TOTAL)	
SITE AREA	4401 m ²
DWELLING FLOOR AREA	415 m ²
SHED FLOOR AREA	100 m ²



SHED FLOOR PLAN
1:100



DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

NORTH ELEVATION
1:100

MATERIALS



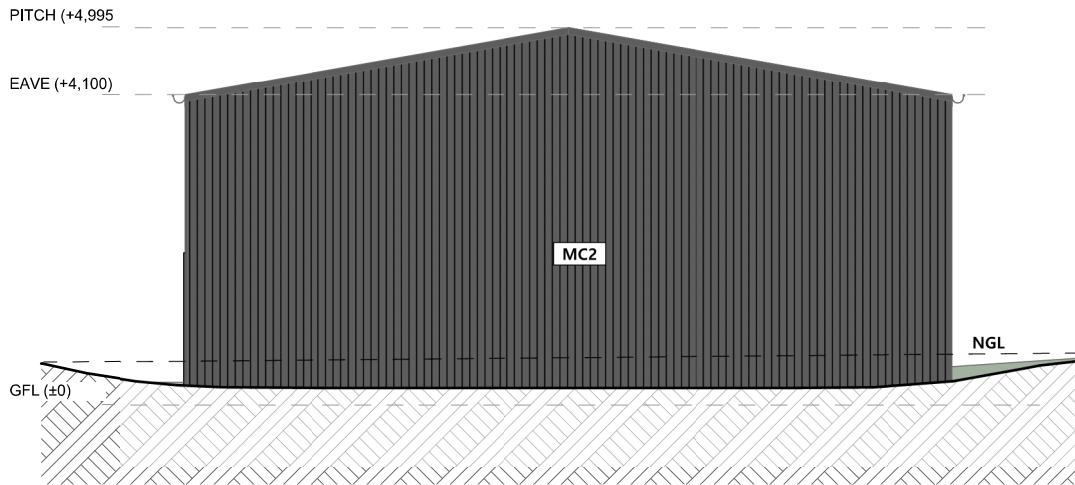
MC1: ROOF METAL SHEETING
CORRUGATED
COLOUR MONUMENT



MC2: WALL METAL SHEETING
CORRUGATED
COLOUR MONUMENT



WEST ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



RENOVATION & PROPOSED SHED

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
RENOVATION & PROPOSED SHED 49 BAYVIEW DRIVE BLACKSTONE HEIGHTS TAS 7250 CLIENT	9/12/2025	As shown @ A3	3D VIEWS	
C. WILSON	CONTACT		DRAWING	
DESIGNER	ACCREDITATION NO.	Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250	DA-07	
T. WILKIN	CC678X		JOB NO.	
			1458	