



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:	Wilkin Design Pty Ltd - PA\26\0180
PROPERTY ADDRESS:	38 Blackstone Road BLACKSTONE HEIGHTS (CT: 27769/38)
DEVELOPMENT:	Demolition of outbuilding & construction of new Residential outbuilding (garage) & retaining wall - setback.

The application can be inspected until **Monday, 23 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 7 February 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="38 Blackstone Road"/>	Certificate of Title:	<input type="text" value="277769"/>
Suburb:	<input type="text" value="Blackstone Heights, TAS"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="38"/>
Land area:	<input type="text" value="3896m<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):	<input type="text" value="\$ 75,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="proposed shed"/>			
Use of building:	<input type="text" value="Garage"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="90 m<sup>2</sup>"/>	New building height:	<input type="text" value="3.5 m"/>	
Materials:	External walls:	<input type="text" value="Sheet Metal"/>	Colour:	<input type="text" value="neutral"/>
	Roof cladding:	<input type="text" value="Sheet Metal"/>	Colour:	<input type="text" value="neutral"/>

SEARCH OF TORRENS TITLE

VOLUME 27769	FOLIO 38
EDITION 6	DATE OF ISSUE 03-Dec-2004

SEARCH DATE : 06-Dec-2025

SEARCH TIME : 09.14 am

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL
 Lot 38 on Sealed Plan 27769
 Derivation : Part of 1536 Acres Gtd. to T.S. Kelsey.
 Prior CT 4234/14

SCHEDULE 1

C597059 TRANSFER to STEPHEN BRIAN LOWE and KARINA LOUISE WOOD
 Registered 03-Dec-2004 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 27769 EASEMENTS in Schedule of Easements
 SP 27769 COVENANTS in Schedule of Easements
 SP 27769 FENCING COVENANT in Schedule of Easements
 C597060 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 03-Dec-2004 at 12.02 pm

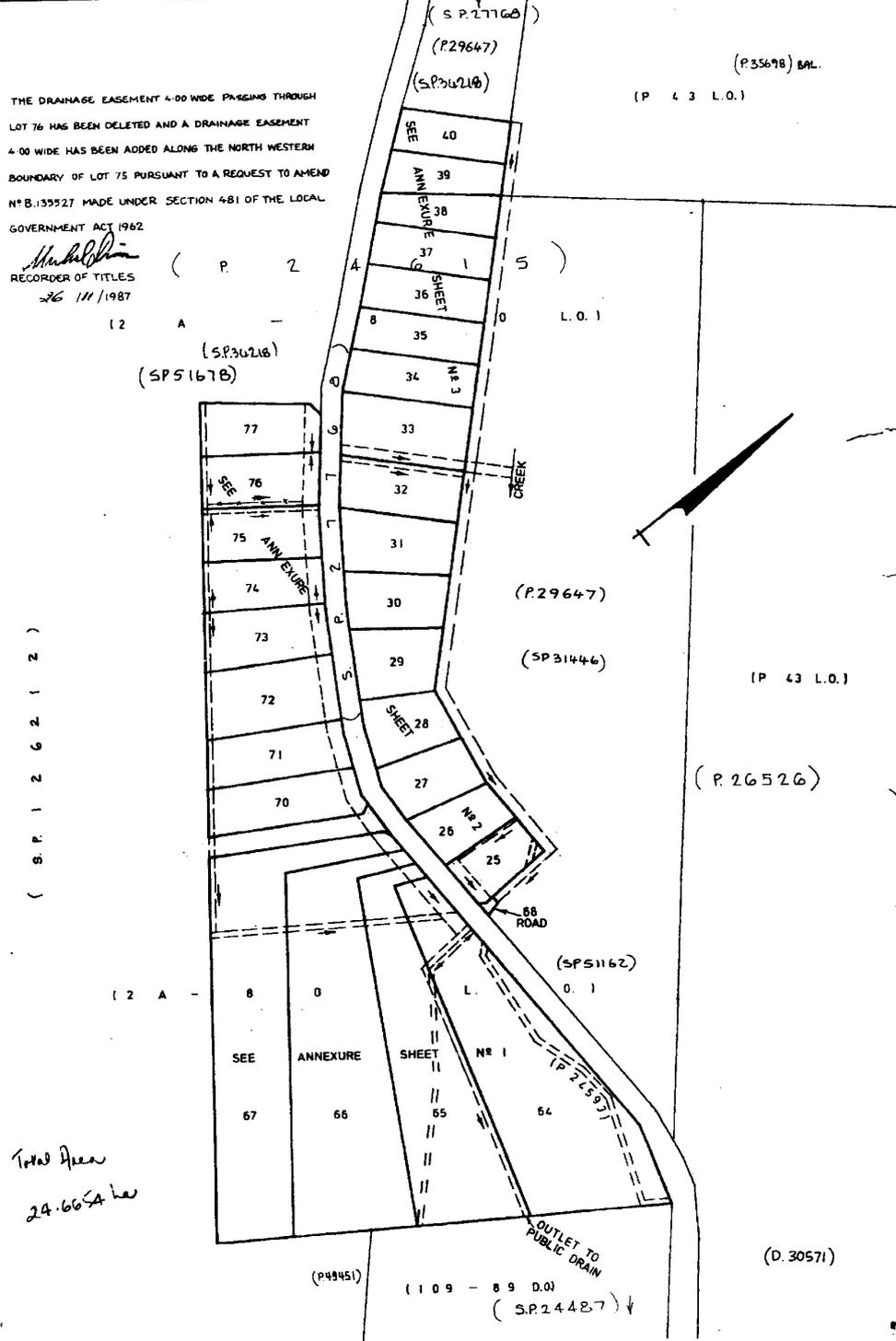
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12 C.T. Vol. 4193 Fol. 16 Grantee: Part of 1536 acres granted to Thomas Scutt Kelsey	PLAN OF SURVEY by Surveyor: R.V. Tait of land situated in the LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON SCALE 1: 3 000 MEASUREMENTS IN METRES	Registered Number: S.P.27769 Approved: 31 JAN 1986 Effective from: <i>Anthony Lee</i> Recorder of Titles
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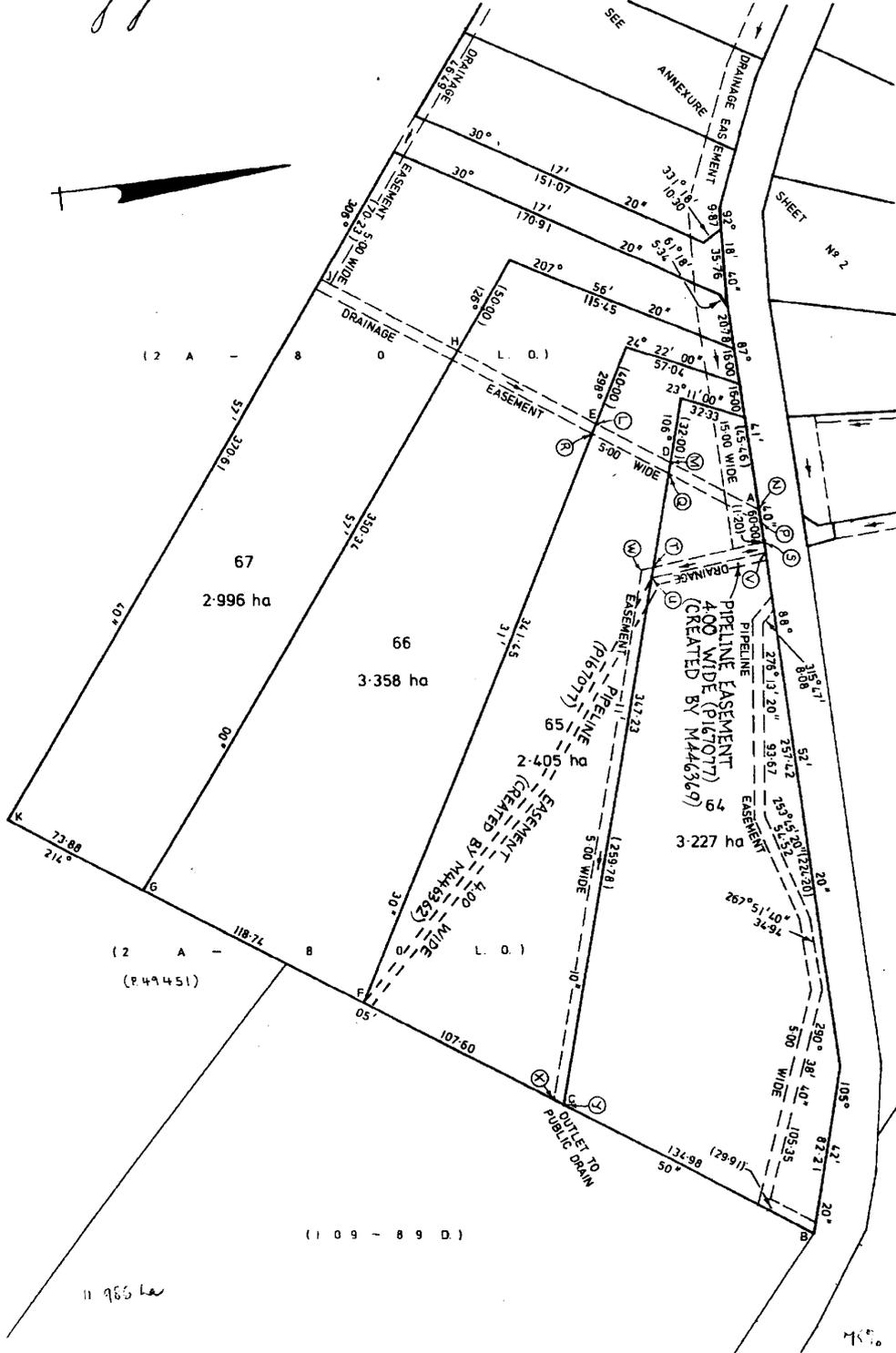
THE DRAINAGE EASEMENT 4.00 WIDE PASSING THROUGH LOT 76 HAS BEEN DELETED AND A DRAINAGE EASEMENT 4.00 WIDE HAS BEEN ADDED ALONG THE NORTH WESTERN BOUNDARY OF LOT 75 PURSUANT TO A REQUEST TO AMEND N° B.139527 MADE UNDER SECTION 481 OF THE LOCAL GOVERNMENT ACT 1962

Handwritten signature
 RECORDER OF TITLES
 26/11/1987

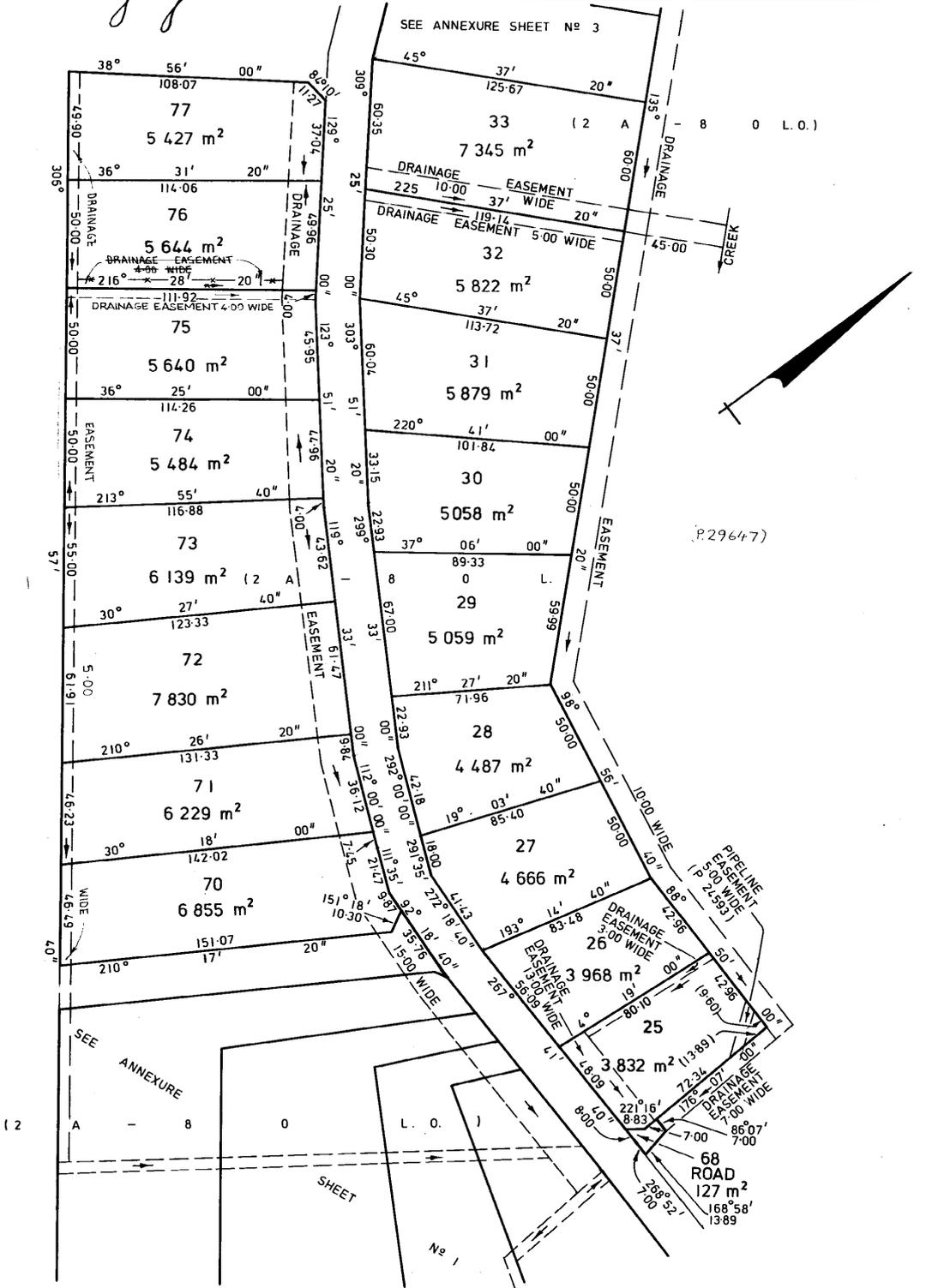


Total Area
 24.6654 ha

<p>ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor R.V. Tait</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 9-12-85 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27769</p>
<p>Signed for the purposes of identification Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: Roderick Vincent Tait Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12448</p>	<p>SCALE 1:1 500</p>



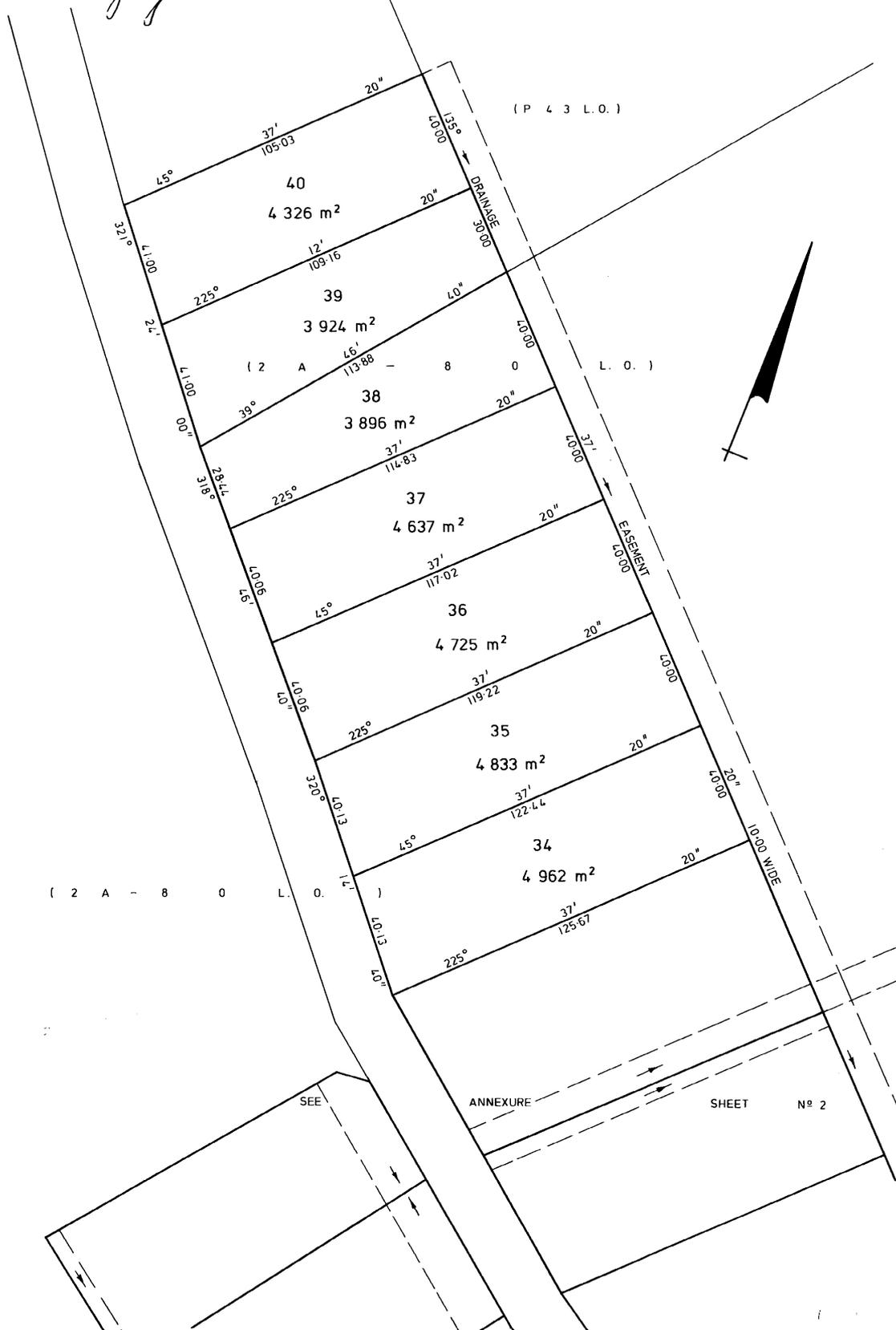
<p>ANNEXURE SHEET No. 2 (of 4 annexures) to plan by Surveyor R.V. Tait</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 9-12-85 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S:P27769</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor Roderick Vincent Tait Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12</p>	<p>SCALE 1:1 500</p>



9.5491 ha

757.

<p>ANNEXURE SHEET No. 3 (of 4 annexures) to plan by Surveyor R. V. Tait</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 9-12-85 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P. 27769</p>
	<p>Signed for the purposes of identification</p> <p>Council Clerk <i>[Signature]</i></p>	<p>Surveyor: Roderick Vincent Tait Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4193 Fol. 12 44</p>



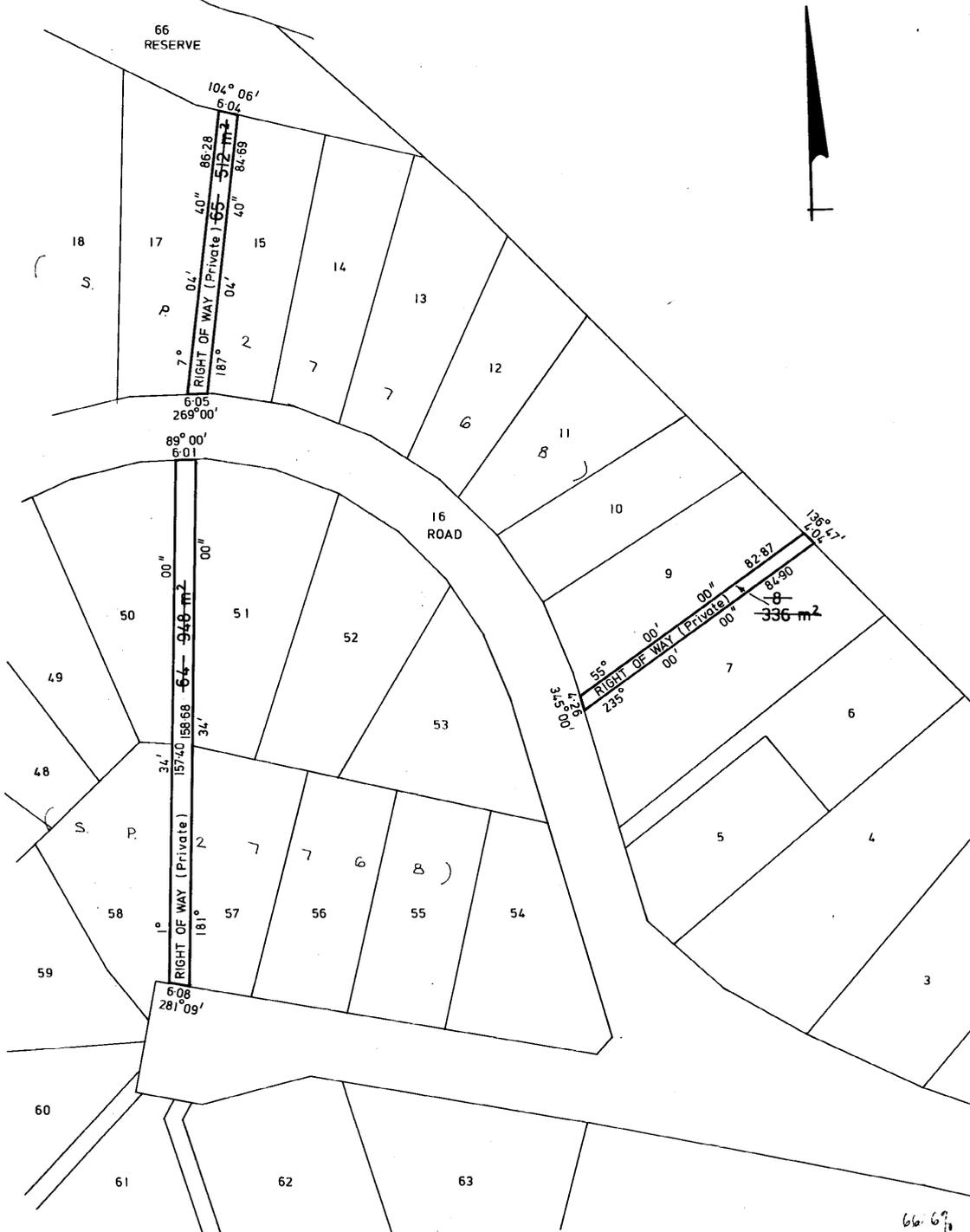
OS K 1109

<p>ANNEXURE SHEET No. 4 (of 4 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 9-12-1985 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P.27769</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor... Roderick Vincent Tait</p>	<p>Scale 1: 1 000</p>
<p>Council Clerk <i>[Signature]</i></p>	<p>Owner: Saneith Pty. Ltd. <i>[Stamp]</i></p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. Vol. 4193 Fol. 12</p>		

EASEMENTS ONLY

LAKE
TREVALLYN

NOTE:- HEAVY LINES DELETED
THIN BROKEN LINES ADDED.
SEE S.P.27768 FOR LOCATION



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

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

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

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

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 38 BLACKSTONE RD BLACKSTONE HEIGHTS TAS 7250
CLIENT NAME : S. LOWE & K. WOOD
TITLE REF : 27769/38
FLOOR AREA : 90.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 03
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

BHMP CONSTRUCTION NOTES:

THE PROPOSED SHED IS TO HAVE THE FOLLOWING PROVISIONS:

- IF SARKING IS NOT FITTED TO WALLS ALL WALL SHEETING TO HAVE A MAXIMUM 2mm GAP ANYWHERE. USE SPECIAL ATTENTION AROUND DOORS AND WINDOWS.
- ROOF SHEETING TO HAVE MAXIMUM 2mm GAPS INCLUDING AT INTERSECTION OF WALL AND ROOF.
- ROOF TO BE FULLY SARKED WITH A NON-FLAMMABLE SARKING AND AREA UNDER RIDGE AND BEHIND SPOUTING TO BE FITTED WITH 2mm MESH OR MINERAL WOOL.
- ROLLER DOORS TO HAVE SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. NO VENTILATION SLOTS ARE PERMITTED.

LEGEND:
COVER PAGE
PAGE 1# LOCALITY PLAN
PAGE 2# SITE PLAN
PAGE 3# FLOOR PLAN/ELEVATIONS

PROPOSED DEMOLITION OF SHED AND NEW SHED FOR S. LOWE & K. WOOD AT 38 BLACKSTONE RD BLACKSTONE HEIGHTS TAS 7250



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
23/12/2025

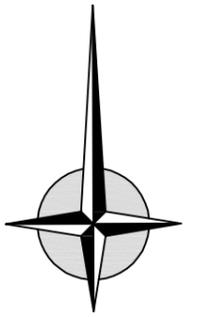
JOB NUMBER:
DA/BA-25LOWE



WDD '25

Document Set ID: 2287556

Version: 1, Version Date: 21/01/2026



38 BLACKSTONE RD
BLACKSTONE HEIGHTS
TAS 7250

TITLE REF: 27769/38
PROPERTY ID: 7281693
TITLE AREA = 3896.00m²



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LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

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PROJECT TITLE:
LOWE-WOOD SHED

BLACKSTONE RD
BLACKSTONE HEIGHTS

REVISION:

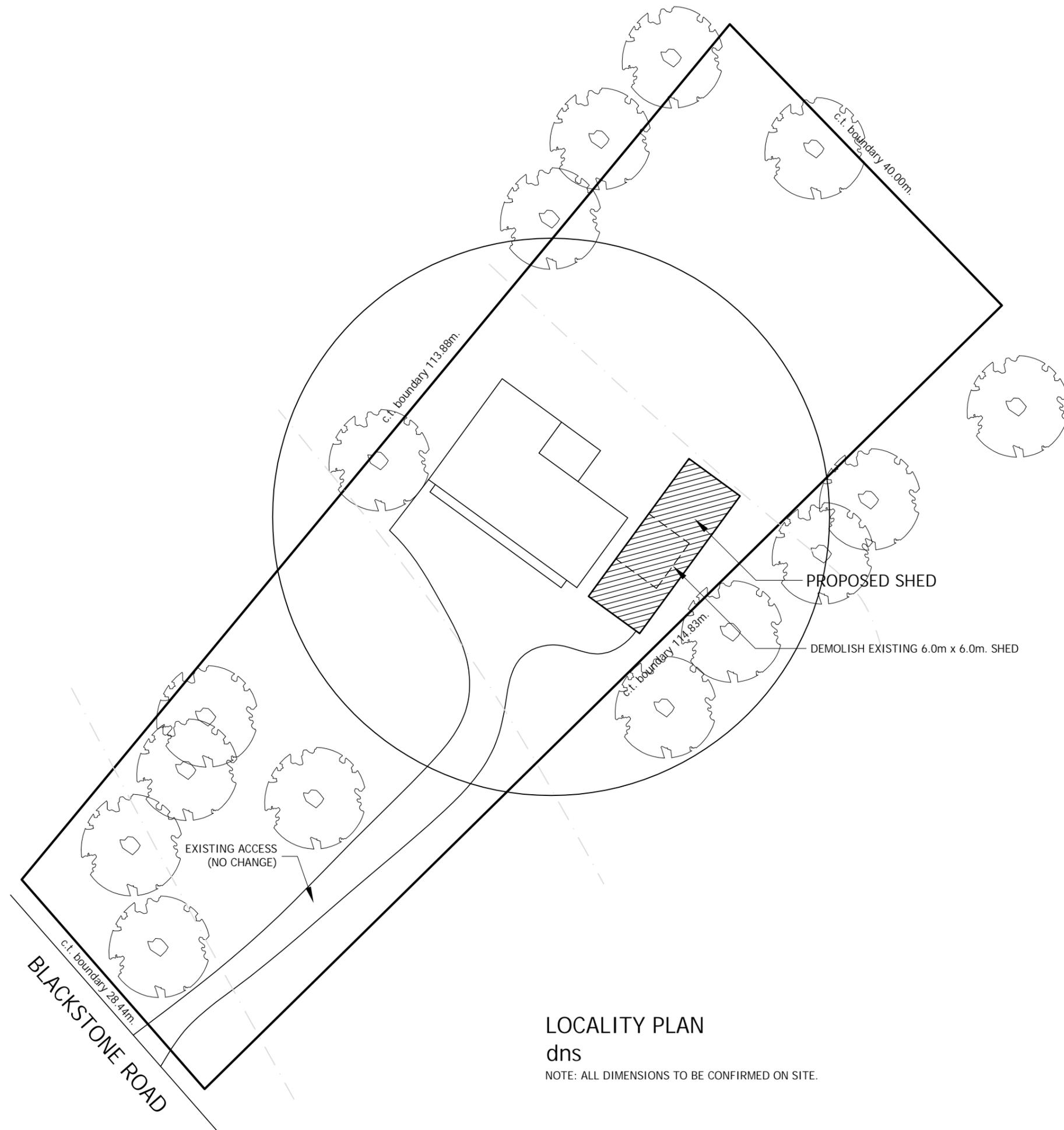
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23/12/2025

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-25LOWE

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PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

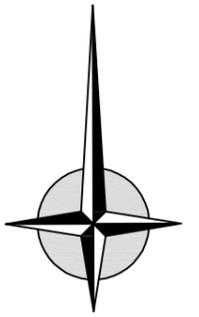
NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

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.

LOCALITY PLAN

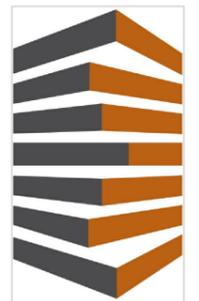
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NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



38 BLACKSTONE RD
BLACKSTONE HEIGHTS
TAS 7250

TITLE REF: 27769/38
PROPERTY ID: 7281693
TITLE AREA = 3896.00m²



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TASMANIA 7250

ACCREDITATION NO:
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BLACKSTONE RD
BLACKSTONE HEIGHTS

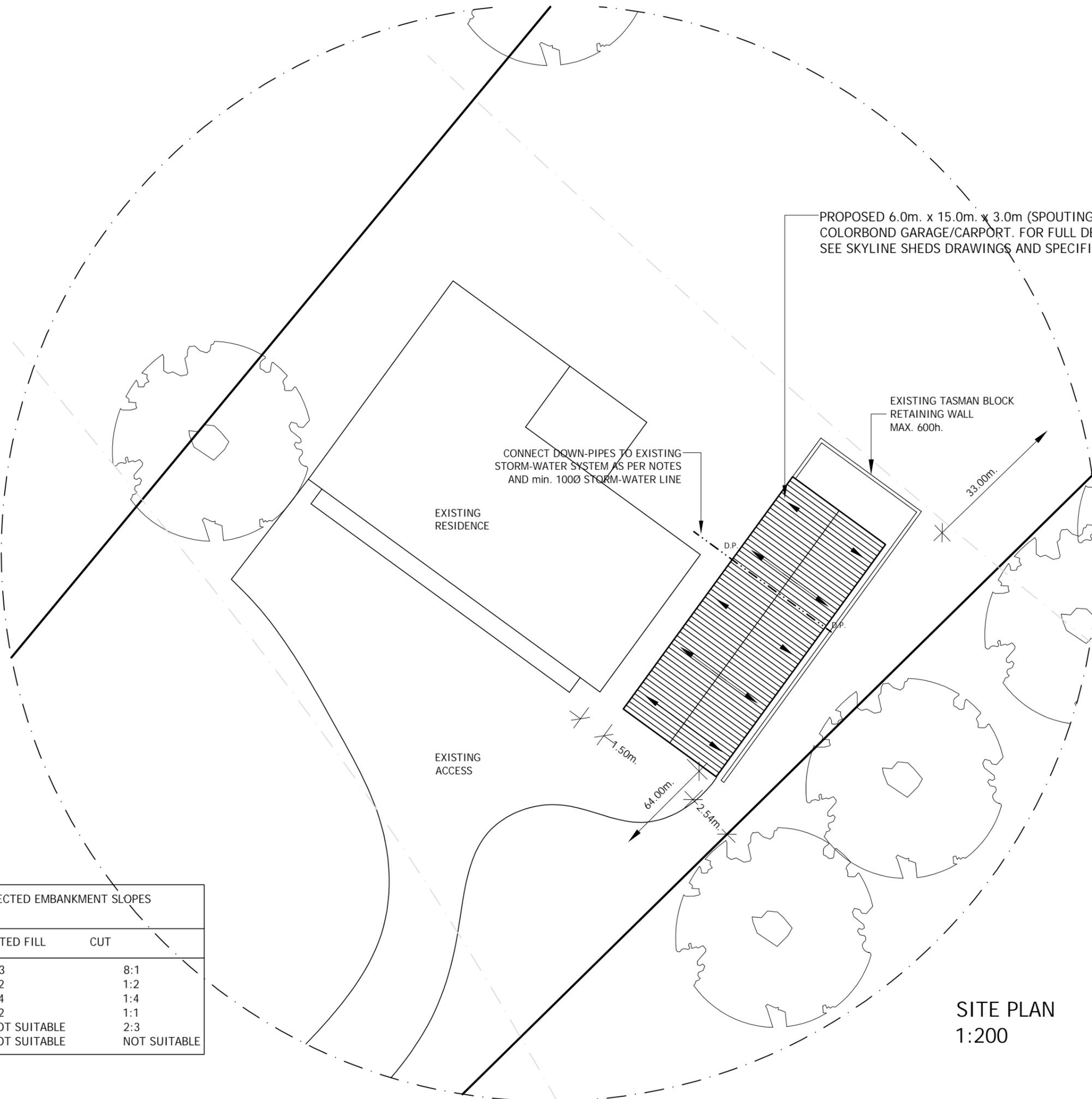
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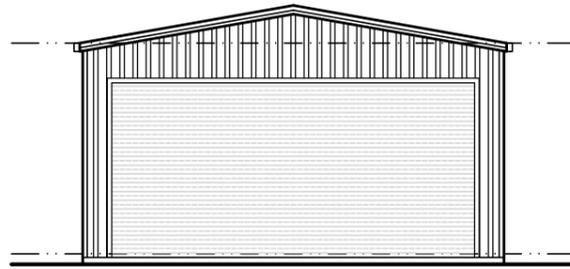
PAGE:
02 of 03



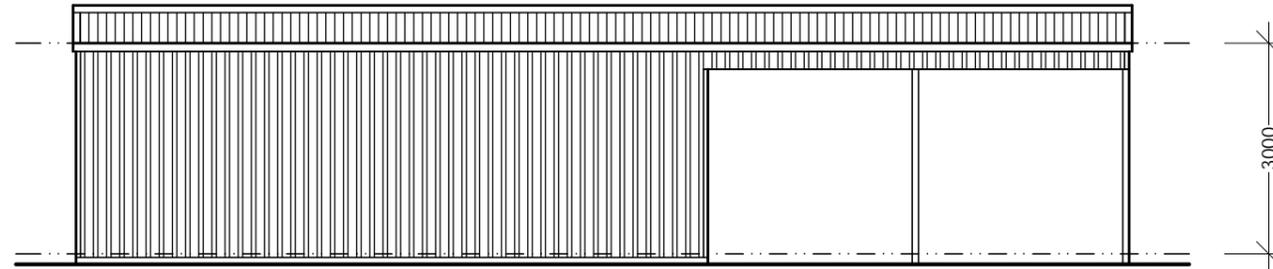
NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

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
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

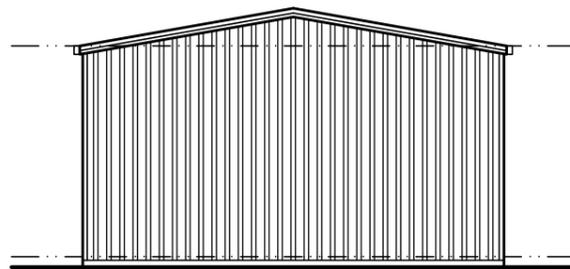
SITE PLAN
1:200



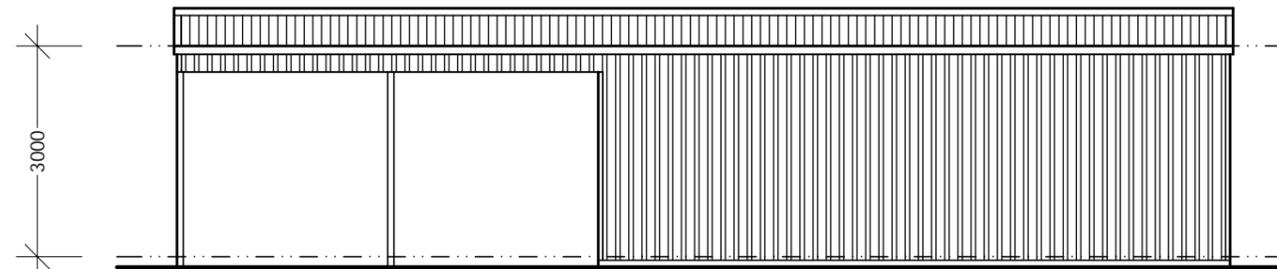
SOUTH WEST ELEVATION
1:100



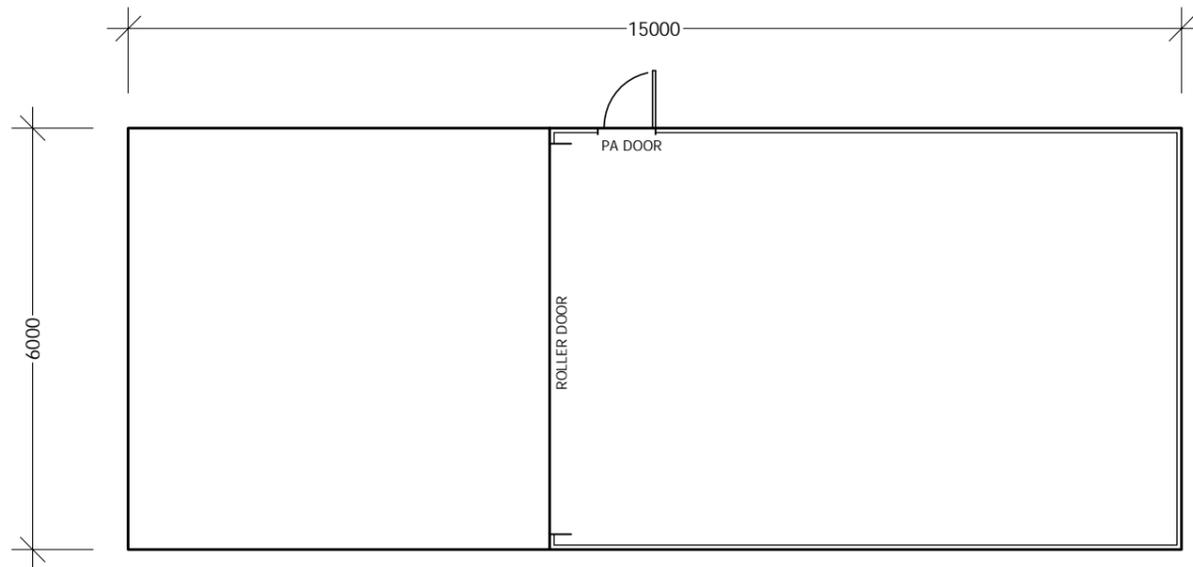
SOUTH EAST ELEVATION
1:100



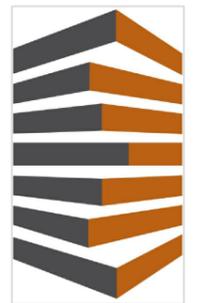
NORTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100



FLOOR PLAN
1:100



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LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

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PROJECT TITLE:
LOWE-WOOD SHED

BLACKSTONE RD
BLACKSTONE HEIGHTS

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