



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:	<b>D Fletcher - PA\26\0010</b>
PROPERTY ADDRESS:	<b>41 Bayview Drive BLACKSTONE HEIGHTS (CT: 31434/6)</b>
DEVELOPMENT:	<b>Extension to Single dwelling, Residential outbuilding (carport) - setbacks, frontage fence, parking areas.</b>

The application can be inspected until **Monday, 8 September 2025**, 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 23 August 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



Meander Valley Council  
Working Together

- 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
  - Have you already received a Planning Review for this proposal?  Yes  No
  - Is a new vehicle access or crossover required?  Yes  No
- Indicate by ✓ box

#### PROPERTY DETAILS:

Address:	<input type="text" value="41 BAYVIEW DRIVE"/>	Certificate of Title:	<input type="text" value="31434/6"/>
Suburb:	<input type="text" value="BLACKSTONE HEIGHTS"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="6"/>
Land area:	<input type="text" value="2,425M&lt;sup&gt;2&lt;/sup&gt;"/>	<i>m<sup>2</sup> / 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 type="checkbox"/> Building work	<input checked="" type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  *m<sup>2</sup>*      New building height:  *m*

Materials:

External walls:	<input type="text" value="CEMENT CLADDING TO MATCH EXISTING"/>	Colour:	<input type="text" value="EVENING HAZE"/>
Roof cladding:	<input type="text" value="TILES"/>	Colour:	<input type="text" value="AS EXISTING"/>

SEARCH OF TORRENS TITLE

VOLUME 31434	FOLIO 6
EDITION 6	DATE OF ISSUE 10-Feb-2021

SEARCH DATE : 19-Aug-2025

SEARCH TIME : 08.49 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON, Land District of CORNWALL  
 Lot 6 on Sealed Plan [31434](#)  
 Derivation : Part of 500 Acres Located to P. Dalrymple  
 Prior CT [4387/25](#)

SCHEDULE 1

[E19331](#) TRANSFER to SAEED BEHJAT and DENISE ANDREA FLETCHER  
 Registered 01-Dec-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP [31434](#) EASEMENTS in Schedule of Easements benefiting or  
 burdening this land  
 SP [31434](#) COVENANTS in Schedule of Easements  
 SP [31434](#) FENCING COVENANT in Schedule of Easements  
[E249451](#) MORTGAGE to Macquarie Bank Limited Registered  
 10-Feb-2021 at 12.01 PM

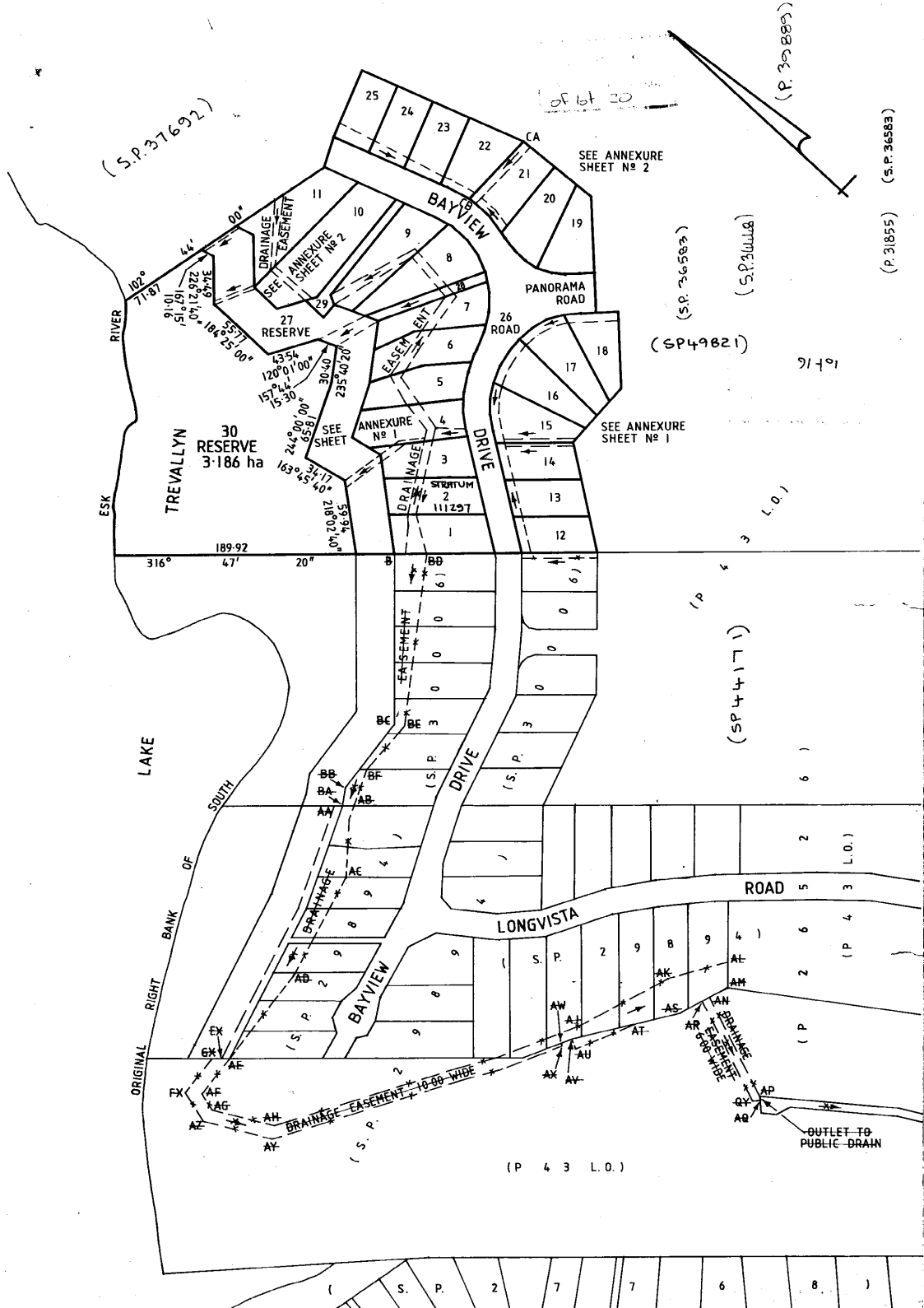
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OSK 1110 4377 S.P. 31434 38-86 A

Owner: Saneith Pty. Ltd.	<b>PLAN OF SURVEY</b> by Surveyor: C. J. Cohen of land situated in the	Registered Number: <h1 style="margin: 0;">S.P.31434</h1>
Title Reference: C.T. Vol. 4315 Fol. 58	<b>LAND DISTRICT OF CORNWALL</b> <b>PARISH OF LAUNCESTON</b>	Approved: Effective from: <b>5 AUG 1987</b>
Grantee: Part of 500 acres located to Patrick Dalrymple	SCALE 1: 2 500    MEASUREMENTS IN METRES	<i>Anthony Lee</i> Acting Recorder of Titles

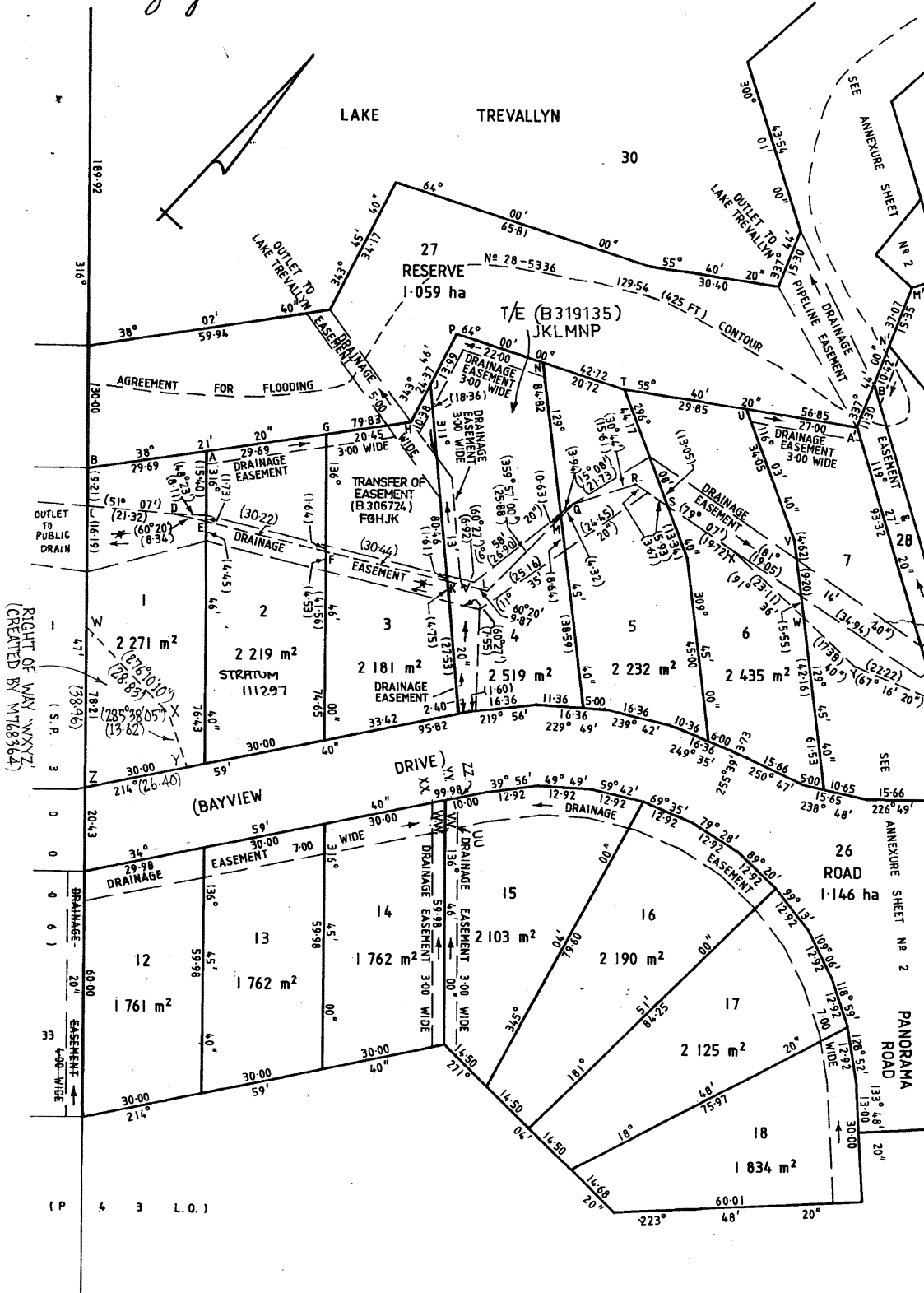
1/2 S.P. 17/3/17



OSK 1100

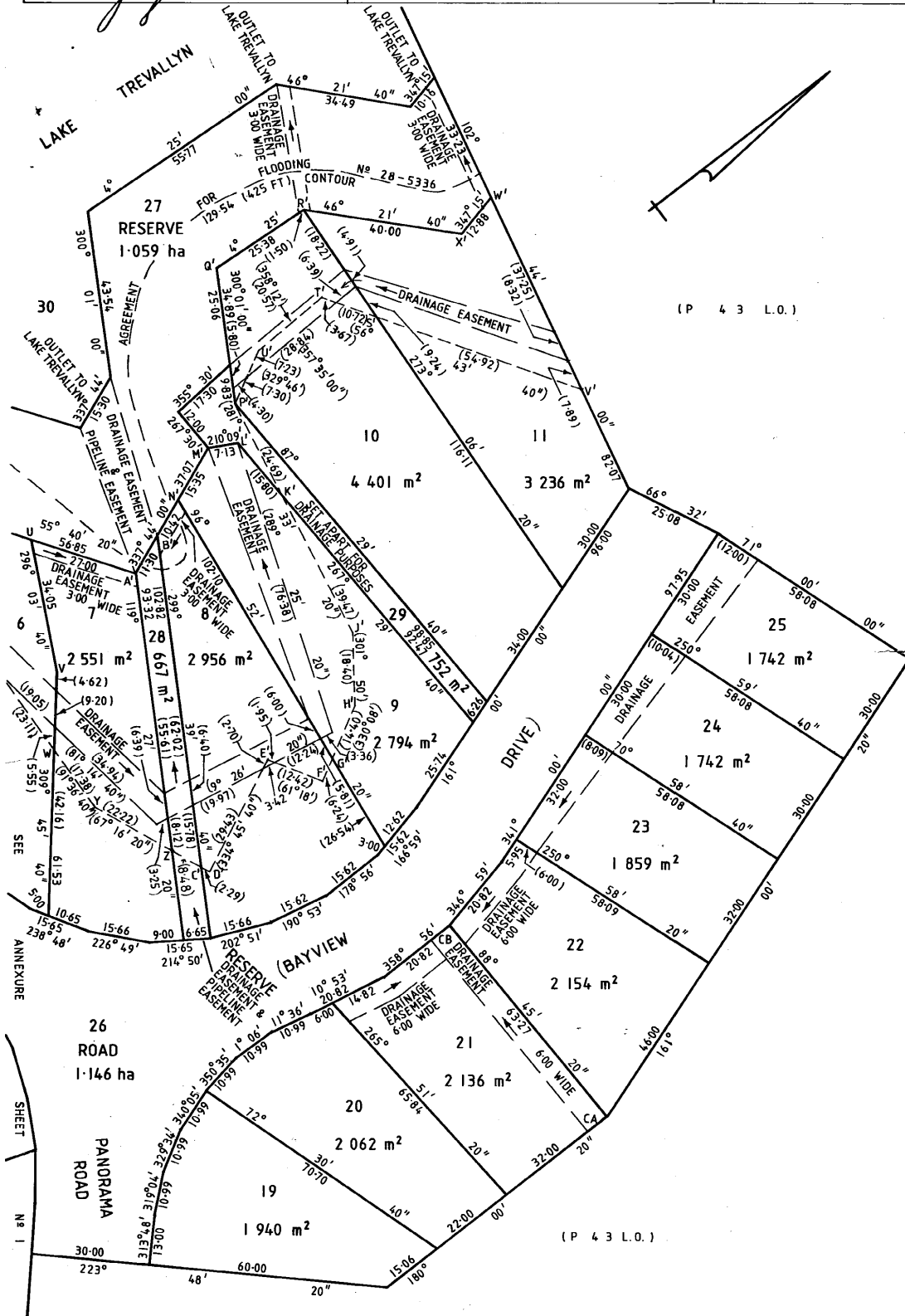
38-86 A

<p>ANNEXURE SHEET No. 1 (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 4/2/97 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: <b>S.P31434</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor..... C. J. Cohen <i>[Signature]</i></p>	<p>Scale 1:750</p>
<p>Council Clerk..... <i>[Signature]</i></p>	<p>Owner: Saneith Pty. Ltd. Title Reference: C.T. Vol. 4315 Fol. 58</p>	<p>Measurements in Metres</p>



38-86 A

<p><b>ANNEXURE SHEET No. 2</b> (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: <b>S.P31434</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor..... C. J. Cohen <i>C. J. Cohen</i></p>	<p>Scale 1:800</p>
<p>Council Clerk..... <i>[Signature]</i></p>	<p>Owner: Saneith Pty. Ltd.</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. Vol. 4315 Fol. 58</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 ANY ALTER AND AMEND AND CLEANSE 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, 28 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, QT, 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 AND 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 said 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

31434 2.

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

<sup>10 AND 11 AND</sup> LOTS <sup>22</sup> 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 <sup>SUCH</sup> PORTION OF the drainage easement shown on the Plan <sup>SHOWIN</sup> passing through the said <sup>SUCH</sup> lots. INTERPRETATION.  $\theta$  MEANS AFFECTED EASEMENT MARKED W.W. XX. YY. ON THE PLAN

FENCING COVENANT

\* MEANS AFFECTED EASEMENT MARKED U.U. 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 <sup>with</sup> 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

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.

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.

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.

10. Not to carry on or permit or allow to be carried on on such Lot or any part thereof any trade or business.

11. Not to keep or allow to be kept on any such Lot any bird or animal other than a domestic pet.

12. Not to subdivide such Lot.

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:-

1. Not to erect on such Lot any other than a private dwelling house and buildings appurtenant thereto.

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.

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:-

1. Not to erect on such Lot any other than either:-

(i) a private dwelling house and buildings appurtenant thereto; or

(ii) not more than three home units with or without garages or

*Ken Brown*  
KENNETH ALFRIED BROWN  
Loans Manager

*THOMAS J. FINN*  
THOMAS J. FINN  
Loans Manager

*Allyson Dyson*

~~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.	<del>Lot 27</del>	<del>Whole of Lot</del>
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 *D Hanby*  
Trustee *Lipson*

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

*[Signature]*

*m B Trencham  
Law 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 JONOMA PLACE  
WONGA 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 HASTOURY* on *9th FEBRUARY* 19 *07*

Council Clerk/Town Clerk

# Class 1a extension

## 41 Bayview Dr, Blackstone Heights

Soil classification AS 2870-2011	By others
Wind classification AS 4055-2012	By others
Climate zone ABCB Climate Zone Map	7
Bushfire Attack Level AS 3959-2018	By others
Alpine area BCA Figure 3.7.5.2	-
Corrosion environment BCA section 3.4.2.2 & BCA Table 3.4.4.2	-
Other	-

Issue Contents		
Layout ID	Layout Name	Revision ID
01	Project	01
02	Site Plan	01
03	Floor Plan	01
05	Elevations	01
06	Doors	01
07	Windows	01
08	Services	01
09	Erosion Management	01
10	BAL	01
11	BAL-12.5	01
12	BAL-19	01
13	BAL-29	01
14	BAL-40	01
15	BAL-FZ	01

Zones			
Status, Type	Story	Name	Area
New, Conditioned	Ground Floor	Bedroom	19.57
	Ground Floor	Ensuite	8.10
	Ground Floor	Office	17.94
			45.61 m <sup>2</sup>

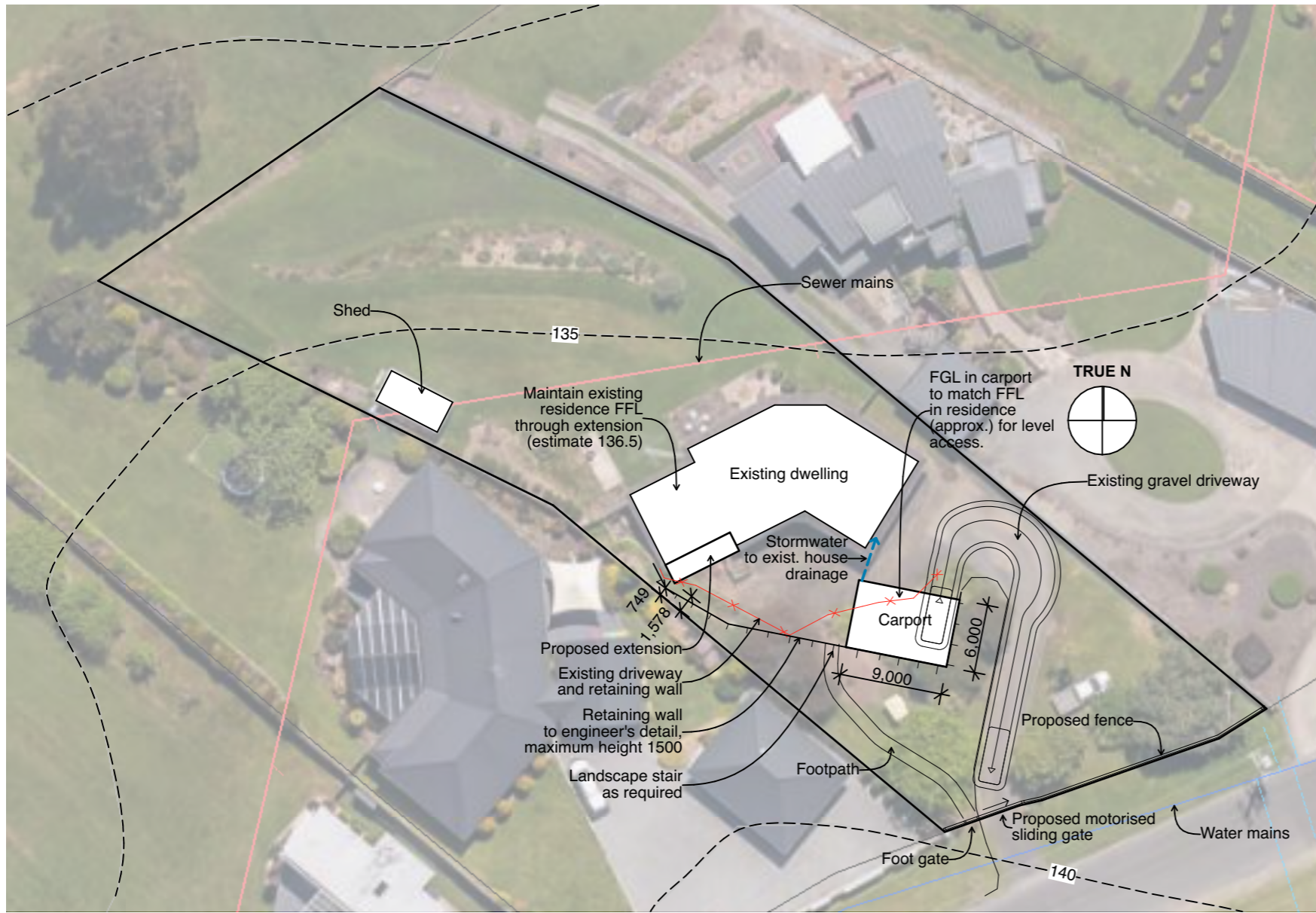
LAYOUT ID	LAYOUT	Project	DATE	REV ID	CHANGE/S
01	SCALE@A3		28/4/2025	01	
	ISSUE ID	01			
	ISSUE	Design			
	ISSUED	28/4/2025			
	PRINTED	15/8/2025			

PROJECT ID	7883
PROJECT	Class 1a extension
SITE	31434/6
ADDRESS	41 Bayview Dr, Blackstone Heights
CLIENT	Fletcher

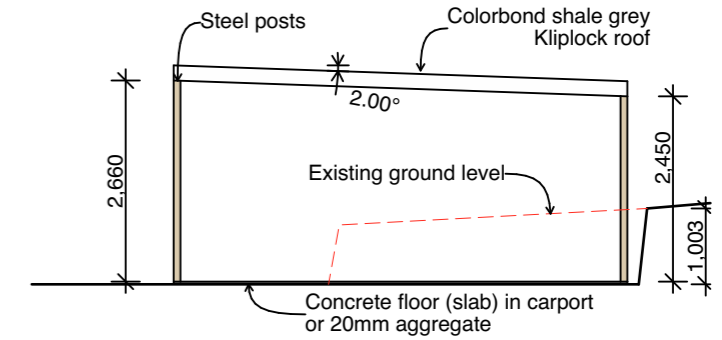


ARCHITECT  
**J Lev** BDes(Arch) MArch  
 Registration No. 1269  
 CBOS 648911667  
[lev.au/contact](http://lev.au/contact)

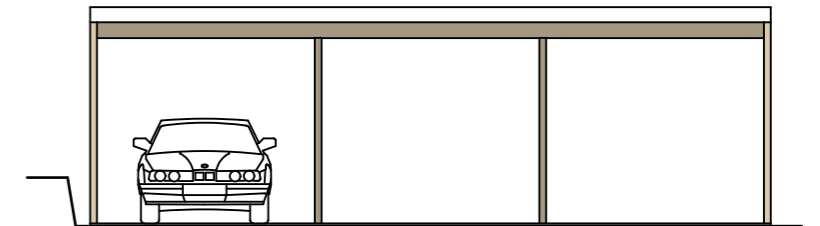
**IMPORTANT NOTES**  
 All work must comply with the NCC and all relevant standards, laws, codes, specifications and development consent conditions. All structural work must be to engineer's detail. All dimensions are in mm to structure without finishes unless otherwise stated. Do not scale drawings; work to express dimensions only. Drawings are not for construction purposes until issued and certified for construction. Prior to construction, check all dimensions and levels on site, confirm compliance with building surveyor/certifier and notify any discrepancies. Copyright © Jiri Lev, all rights reserved.



1 Site Plan  
1:500

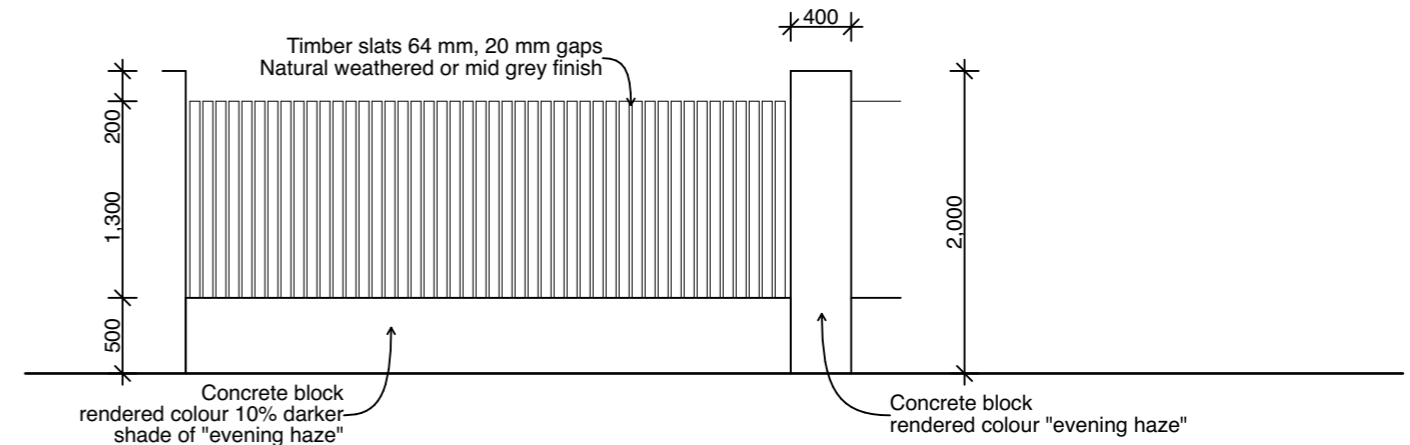


2 Carport West  
1:100



3 Carport North  
1:100

Approx. 4000 - 5000 wide pattern below to repeat across the front. Adjust width as required for even appearance. Vehicle and pedestrian gates panels to be 64 mm slats, 20 apart to match fencing



4 Fence  
1:50

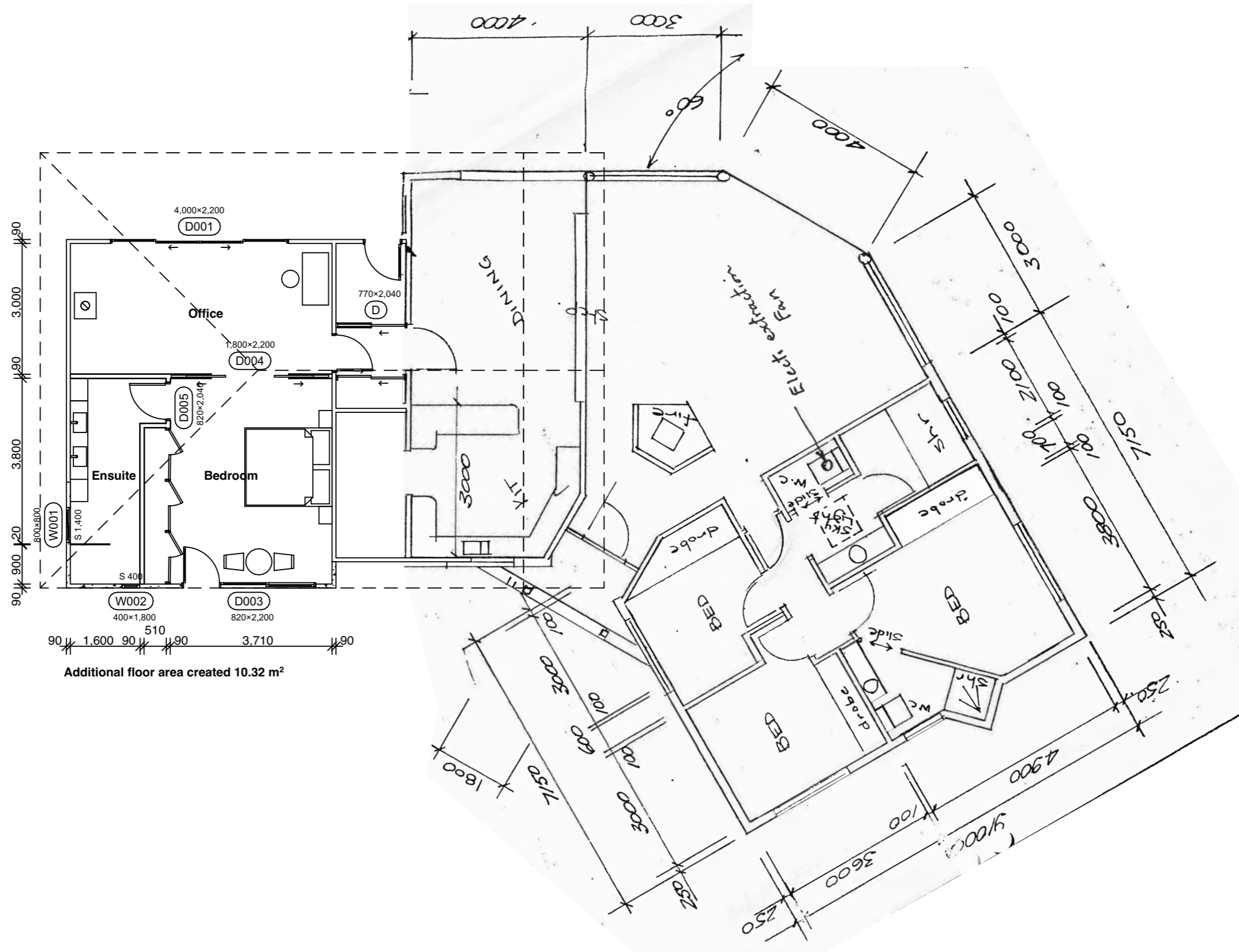
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02	SCALE@A3	1:500, 1:100, 1:50	28/4/2025	01	
	ISSUE ID	01			
	ISSUE	Design			
	ISSUED	28/4/2025			
	PRINTED	15/8/2025			

PROJECT ID 7883  
 PROJECT Class 1a extension  
 SITE 31434/6  
 ADDRESS 41 Bayview Dr, Blackstone Heights  
 CLIENT Fletcher



ARCHITECT  
**J Lev** BDes(Arch) MArch  
 Registration No. 1269  
 CBOS 648911667  
 lev.au/contact

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1 Ground Floor  
1:100

LAYOUT ID	LAYOUT	<b>Floor Plan</b>
<b>03</b>	SCALE@A3	1:100
	ISSUE ID	01
	ISSUE	Design
	ISSUED	28/4/2025
	PRINTED	15/8/2025

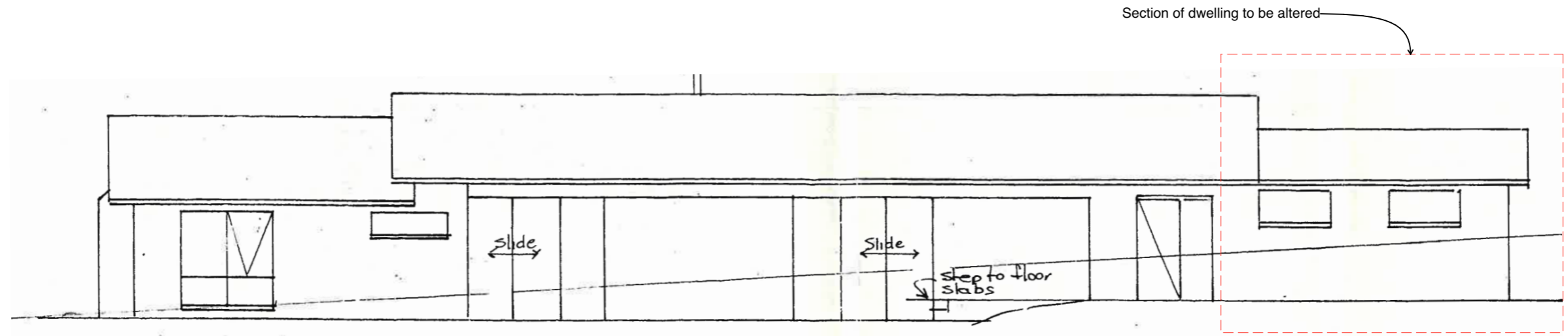
DATE	REV ID	CHANGE/S
28/4/2025	01	

PROJECT ID	7883
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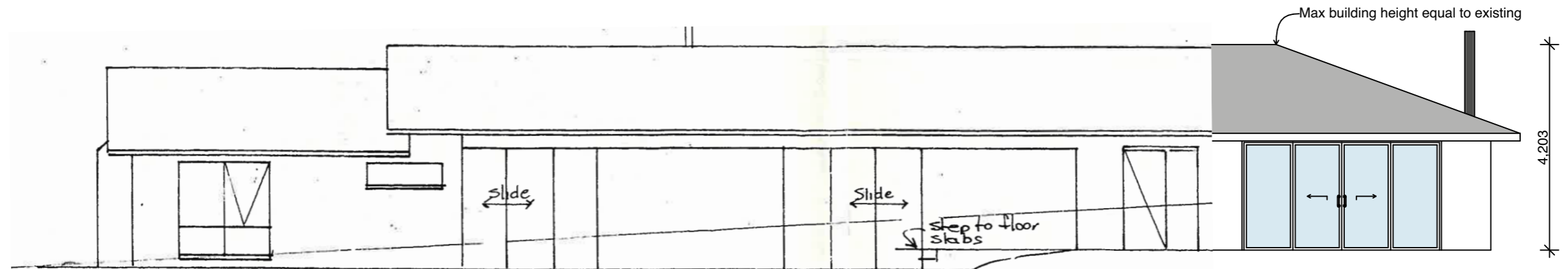


ARCHITECT	<b>J Lev</b> BDes(Arch) MArch
	Registration No. 1269
	CBOS 648911667
	lev.au/contact

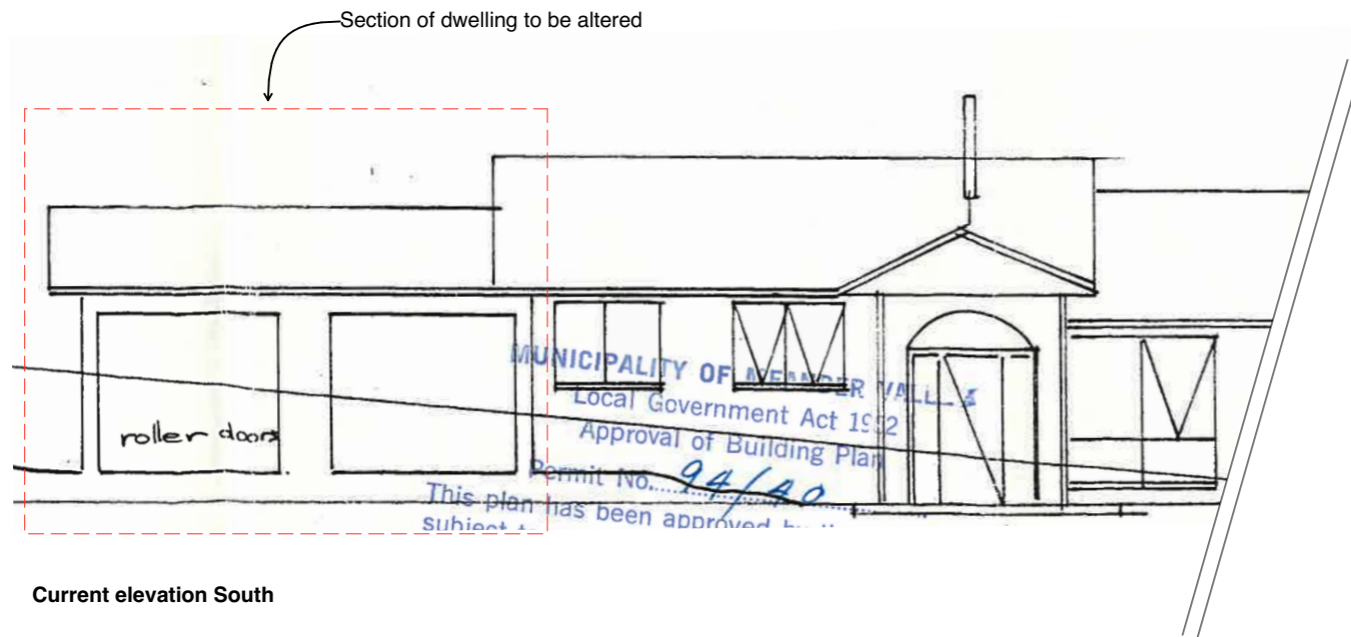
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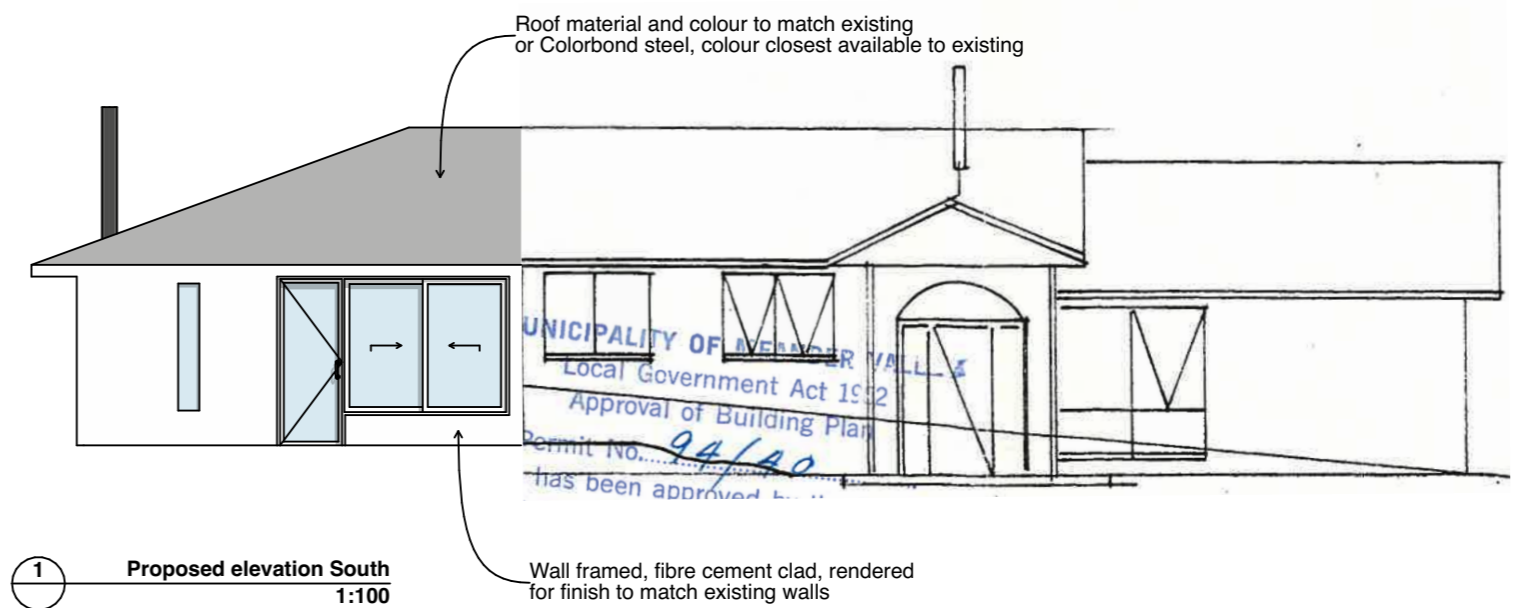
Current elevation North



2 Proposed elevation North  
1:100



Current elevation South



1 Proposed elevation South  
1:100

LAYOUT ID	LAYOUT	DATE	REV ID	CHANGE/S
05	<b>Elevations</b>	28/4/2025	01	
	SCALE@A3	1:100, 1:143.52		
	ISSUE ID	01		
	ISSUE	Design		
	ISSUED	28/4/2025		
PRINTED	15/8/2025			

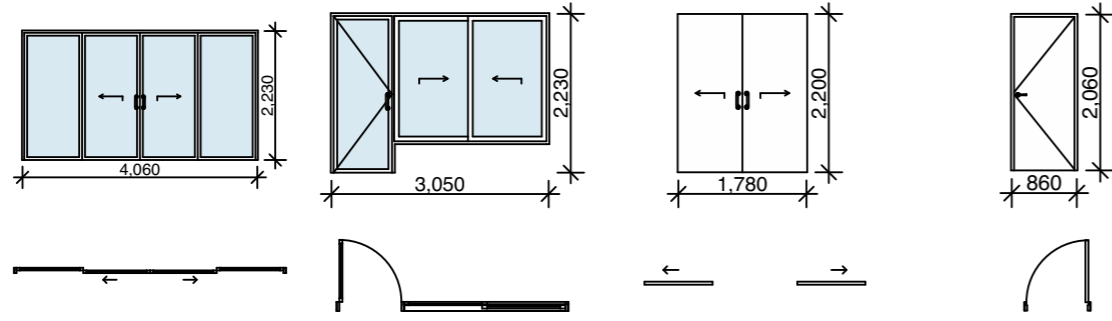
PROJECT ID 7883  
 PROJECT Class 1a extension  
 SITE 31434/6  
 ADDRESS 41 Bayview Dr, Blackstone Heights  
 CLIENT Fletcher



ARCHITECT  
**J Lev** BDes(Arch) MArch  
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**Doors**



Door ID	D001	D003	D004	D005
Nominal WxH	4,000x2,200	820x2,200	1,800x2,200	820x2,040
Unit WxH	4,060x2,230	3,050x2,230	1,780x2,200	860x2,060
Surface Area	9.14	6.88	3.96	1.82
Note				

LAYOUT ID	LAYOUT	DATE	REV ID	CHANGE/S
<b>06</b>	<b>Doors</b>	28/4/2025	01	
	SCALE@A3			
	ISSUE ID 01			
	ISSUE Design			
	ISSUED 28/4/2025			
PRINTED 15/8/2025				

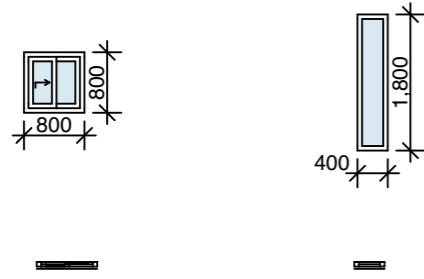
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**Windows**



Window ID	W001	W002
Unit WxH	800x800	400x1,800
Sill height	1,400	400
Surface Area	0.64	0.72
Note		

LAYOUT ID	LAYOUT	<b>Windows</b>
07	SCALE@A3	
	ISSUE ID	01
	ISSUE	Design
	ISSUED	28/4/2025
	PRINTED	15/8/2025

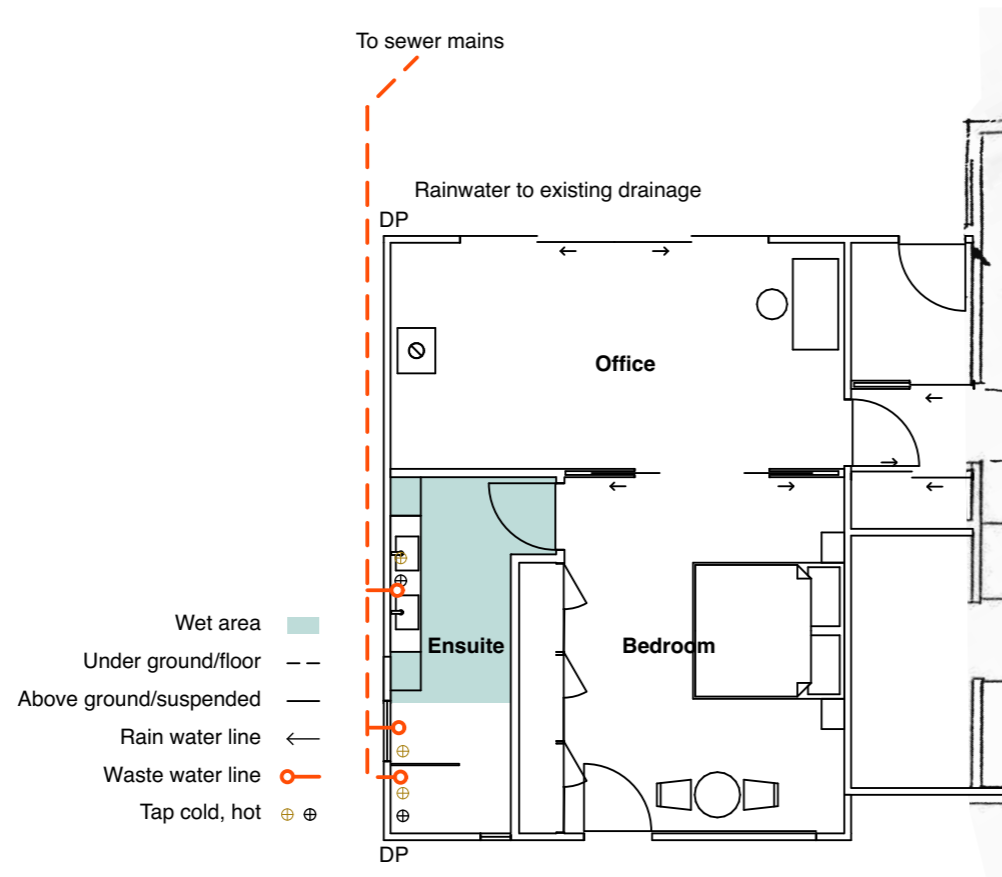
DATE	REV ID	CHANGE/S
28/4/2025	01	

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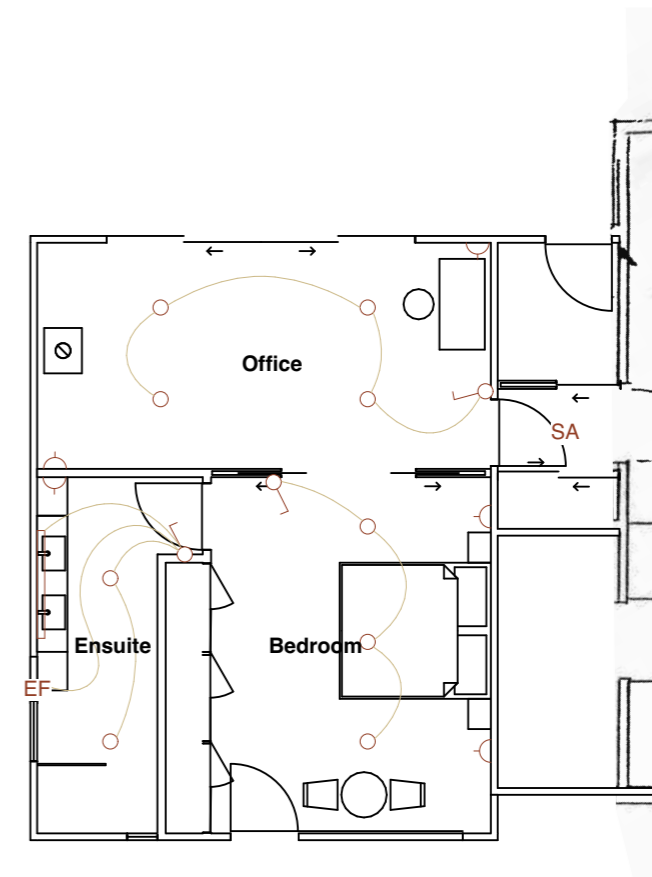
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1 Plumbing 1:100

- Smoke alarm SA
- Motion sensor MS
- TV antenna TV
- Exhaust fan EF
- Ceiling fan CF
- LAN outlet LAN
- LED light exterior
- LED light pendant
- LED light linear
- LED light surface/flush
- Power outlet
- Multi-way switch
- Switch



2 Electrical 1:100

<b>08</b>	LAYOUT ID	LAYOUT	<b>Services</b>	DATE	REV ID	CHANGE/S
	SCALE@A3	SCALE	1:100	28/4/2025	01	
	ISSUE ID	ISSUE	01			
	ISSUE	ISSUE	Design			
	ISSUED	ISSUED	28/4/2025			
PRINTED	PRINTED	15/8/2025				

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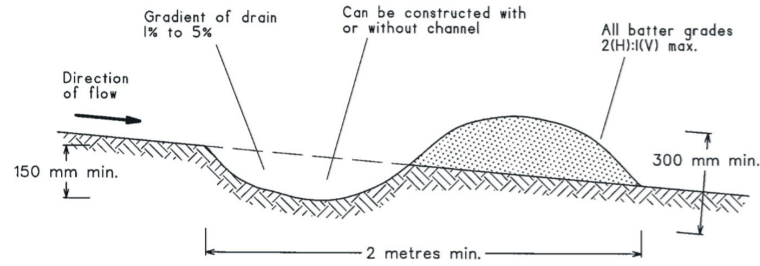


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**DIVERT UPSLOPE STORMWATER**

Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

**WASTE AND WASHING**

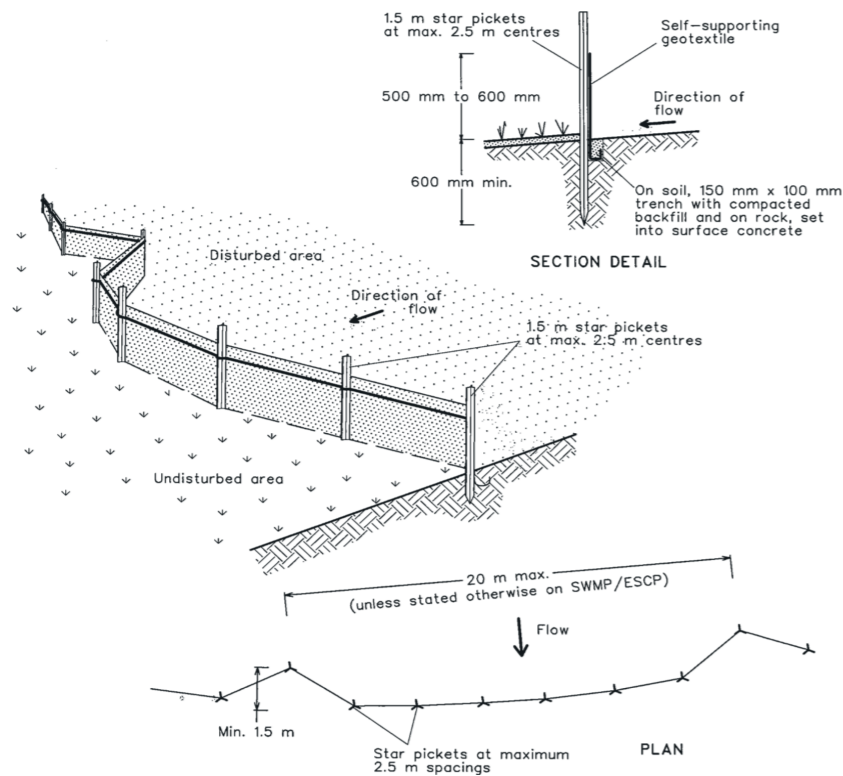
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

**SITE DISTURBANCE**

Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.

**SEDIMENT BARRIERS**

Install sediment barriers downslope of the building site to trap sediment.



**CONNECT RAINWATER DRAINAGE**

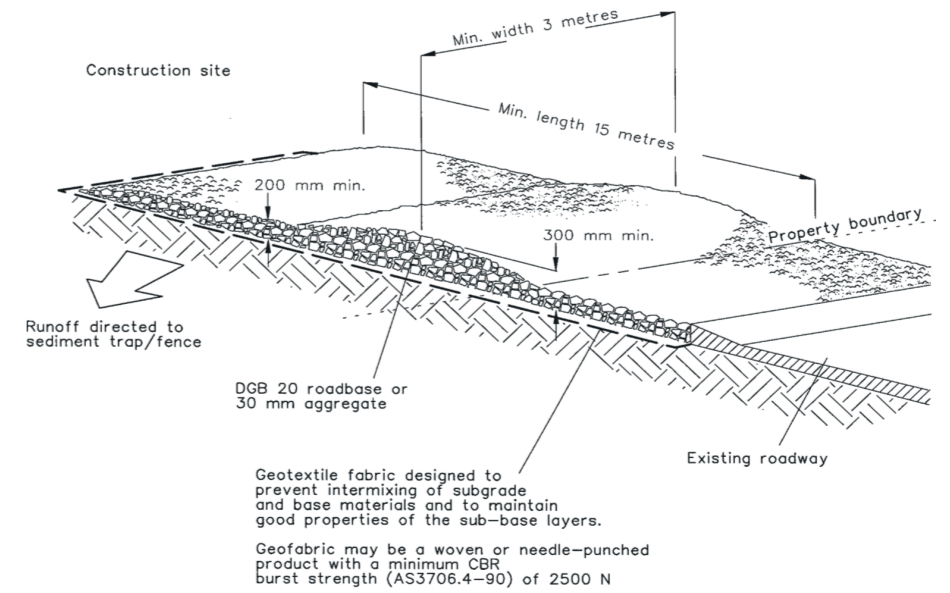
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

**WASTE COLLECTION**

Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

**SITE ACCESS POINT**

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.

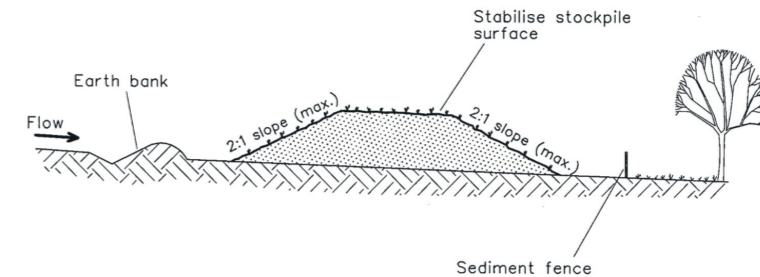


**FOOTPATH PROTECTION**

Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

**SECURE STOCKPILES**

Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.



LAYOUT ID	LAYOUT	<b>Erosion Management</b>	DATE	REV ID	CHANGE/S
09	SCALE@A3		28/4/2025	01	
	ISSUE ID	01			
	ISSUE	Design			
	ISSUED	28/4/2025			
	PRINTED	15/8/2025			

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