



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>CBM Sustainability - PA\26\0114</b>
PROPERTY ADDRESS:	<b>9 Longvista Road BLACKSTONE HEIGHTS (CT: 178868/6)</b>
DEVELOPMENT:	<b>Single dwelling - setback.</b>

The application can be inspected until **Tuesday, 27 January 2026**, 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 10 January 2026.

Craig Davies  
**ACTING 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="9 Longvista Drive"/>	Certificate of Title:	<input type="text" value="178868/6"/>
Suburb:	<input type="text" value="Blackstone Heights, TAS"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="6"/>
Land area:	<input type="text" value="2153m&lt;sup&gt;2&lt;/sup&gt;"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Vacant"/>	<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 type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 500,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="New dwelling"/>			
Use of building:	<input type="text" value="Dwelling and garage"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="250 m&lt;sup&gt;2&lt;/sup&gt;"/>	New building height:	<input type="text" value="8.450 m"/>	
Materials:	External walls:	<input type="text" value="Metal and Fibre Cement"/>	Colour:	<input type="text" value="White / Light"/>
	Roof cladding:	<input type="text" value="Metal"/>	Colour:	<input type="text" value="White / Light"/>

SEARCH OF TORRENS TITLE

VOLUME 178868	FOLIO 6
EDITION 3	DATE OF ISSUE 06-Dec-2021

SEARCH DATE : 28-May-2025

SEARCH TIME : 05.11 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 6 on Sealed Plan 178868  
 Derivation : Part of 40 Acres Located to Charles Edwards  
 Prior CT 165964/1

SCHEDULE 1

M925391 TRANSFER to KARLTON JAY WADLEY Registered  
 06-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP178868 EASEMENTS in Schedule of Easements  
 SP178868 COVENANTS in Schedule of Easements  
 SP178868 FENCING PROVISION in Schedule of Easements  
 SP29894, SP141734 & SP166594 COVENANTS in Schedule of Easements  
 SP166594 FENCING PROVISION in Schedule of Easements  
 SP29894 & SP141734 FENCING COVENANT in Schedule of Easements  
 C583710 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 22-Oct-2004 at noon  
 E284832 MORTGAGE to National Australia Bank Limited  
 Registered 06-Dec-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p align="center"><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;"><b>SP178868</b></p>
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PAGE 1 OF 4 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 and Covenants**

Lots 1-6 are subject to a right of drainage in favour of Meander Valley Council over the "Drainage Easement 4.00 wide" passing through such lots.

Lots 1-6 on the Plan which together formerly comprise Lot 1 on Sealed Plan 165964 are affected by restrictive covenants set forth in SP165964.

**Flooding Easement**

Lots 1-6 are subject to a Flooding Easement created by Agreement No. 28/5336 referred to and defined in SP29894 over the Flooding Easement (P. 29489) showing passing through the Lots.

**Fencing**

In respect of each Lot on the Plan the Vendor Milan Paul Zizek shall not be required to fence.

**Pipeline & Services Easement**

Lot 1-6 ("the Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked Pipeline & Services Easement 4.00 wide shown on the Plan ("the Easement Land").

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) 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;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: <i>MP Zizek</i></p> <p>FOLIO REF: 165964/1</p> <p>SOLICITOR &amp; REFERENCE: Grant Tucker</p>	<p>PLAN SEALED BY: Meander Valley Council</p> <p>DATE: <i>6 May 2020</i></p> <p><i>PAITLOISE</i></p> <p>REF NO.</p> <p align="right"><i>J. P. Jordan</i> Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP178868</b></p>
<p>SUBDIVIDER: M P ZIZEK FOLIO REFERENCE: 165964/1</p>	

- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all 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 cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater 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 TasWater 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 TasWater or its employees, contractors, agents and all other persons duly authorised by it; or



**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 178868</b></p>
<p>SUBDIVIDER: M P ZIZEK FOLIO REFERENCE: 165964/1</p>	

- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater 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 TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater 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 TasWater 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, TasWater 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 anything that supported, protected or covered the Infrastructure.

**Interpretation:**

“Infrastructure” means infrastructure owned or for which TasWater 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) any thing reasonably required to support, protect or cover any of the Infrastructure;




**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.


<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 178868</b></p>
<p>SUBDIVIDER: M P ZIZEK FOLIO REFERENCE: 165964/1</p>	

- (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.

SIGNED by MILAN PAUL ZIZEK  
as the Registered Proprietor of the land  
comprised in the Folio of the Register Volume  
165964 Folio 1 in the presence of:



.....

Witness Sign:  .....

Witness Full Name: Kate Brookes .....

Witness Address: 21109 Brisbane St  
Launceston TAS  
7250

**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.

<p><b>SURVEY NOTES</b></p> <p>SHEET 1 OF 1 SHEETS</p>	<p>Registered Number</p> <p><b>SP 178868</b></p>	<p style="text-align: center;">SURVEY CERTIFICATE</p> <p>I, <u>Paul Hodgetts</u> of <u>Launceston</u></p> <p>in Tasmania a registered surveyor HEREBY CERTIFY that:</p> <p>(a) this survey is based upon the best evidence that the nature of the case admits</p> <p>(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and</p> <p>(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.</p> <p style="text-align: right;">Signature: <u>Paul Hodgetts</u> Date: <u>02, 03, 2018</u></p> <p style="text-align: right;">FB RA-413 p-35-40 Surveyors Reference: <b>218028</b></p>
<p>CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY</p>	<p>DESCRIBE BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES</p>	

Ryan Anthony - Graduate Surveyor

<p><b>Datum Comparison (1)</b></p> <p>(1) SPM9996 to (6) SPM9997</p> <p>312°00'06" 342.765 surv (c)</p> <p>312°00'06" 342.762 SurCom (c)</p> <p>0°00'00" -0.002</p> <p>Adopt as MGA DATUM</p>	<p><b>Datum Comparison (2)</b></p> <p>(2) O.Rset (#) TOK to (1) SPM9996</p> <p>138°27'24" 106.928 surv</p> <p>138°27'25" 106.932 (*)</p> <p>0°00'01" -0.004</p> <p>138°27'26" 106.932 (\$)</p> <p>+0°00'02" -0.004</p>	<p><b>Datum Comparison (5)</b></p> <p>(70) O.SpK(#) to (31) O.SpK(#) (disturbed)</p> <p>92°05'13" 104.512 surv (c)</p> <p>92°02'40" 104.591 (#) (c)</p> <p>+0°02'33" -0.079</p>
<p><b>Datum Comparison (3)</b></p> <p>(51) O.SpK (#) to (70) O.SpK (#)</p> <p>14.4°27'58" 154.216 surv (c)</p> <p>14.4°27'55" 154.212 (*)</p> <p>+0°00'03" +0.004</p> <p>proportion factor: 1.000025938</p>	<p><b>Datum Comparison (6)</b></p> <p>(31) O.SpK(#) (disturbed) to (84) O.Star(%)</p> <p>177°01'42" 165.438 surv (c)</p> <p>177°03'13" 165.482 (#) (c)</p> <p>+0°01'31" -0.044</p>	<p><b>Datum Comparison (7)</b></p> <p>(70) O.SpK(#) to (84) O.Star(%)</p> <p>14.6°13'50" 203.326 surv (c)</p> <p>14.6°13'30" 203.354 (#) (c)</p> <p>+0°00'20" -0.028</p>
<p><b>Datum Comparison (4)</b></p> <p>(84) O.Star (%) to (12) O.Rset TOK (I)</p> <p>46°34'38" 96.737 surv (c)</p> <p>46°34'12" 96.740 (*)</p> <p>+0°00'26" -0.003</p>	<p><b>Datum Comparison (8)</b></p> <p>(20) O.Rset(#) to (2) O.SpK(#)</p> <p>134°51'21" 52.887 surv</p> <p>134°51'40" 52.887 (#)</p> <p>+0°00'19" 0.000</p>	<p><b>Datum Comparison (9)</b></p> <p>(84) O.Star(%) to (1) SPM9996</p> <p>352°12'06" 222.785 surv (c)</p> <p>352°11'48" 222.791 (*)</p> <p>+0°00'18" -0.006</p>
<p><b>Rays from (3)</b></p> <p>(106) 214°13'54" 6.787</p> <p>(31) 291°50'08" 12.476</p> <p>(3A) 224°58'15" 4.618 clout top f.p. post</p> <p>(3B) 214°13'09" 6.924 end paling rail Syst</p>		

**Rays from (2)**

(2A) 213°01'05" 6.493 clout top f.p. post

(2B) 166°22'34" 13.870 clout top f.p. post

(2C) 149°4'8" 22.089 clout top f.p. post

(2D) 145°32'33" 41.018 clout side f.p. post

(2E) 144°42'26" 60.168 clout top f.p. post

(2F) 145°04'04" 84.493 clout top f.p. gate post

(2G) 145°05'03" 89.552 clout side f.p. gate post

**Rays from (5)**

(101) 160°29'37" 7.904 OCP Ren'd

(5A) 159°47'07" 8.108 clout side f.p. post

(5B) 284°22'43" 3.365 clout top f.p. post

**Rays from (8)**

(8A) 331°18'19" 76.698 GI post

(8B) 60°33'23" 7.975 clout top f.p. post

**Rays from (1)**

(101) E506182.745

Ns410510.242

EPU 0.06±

**Rays from (3)**

(106) E506389.367

Ns410433.932

EPU 0.05±

**Amendments made to survey notes.**  
See plan-related documents for consent.

**Survey Report:**

- Coordinates are GDA94 with SPM 9996 (2nd Order) adopted as Coordinate Origin: E506309.964, Ns410499.664 EPU 0.04±
- Bearing DATUM is MGA per calc (1) SPM9996 to (6) SPM9997
- C.S.F. at (1) SPM 9996: 0.99957793
- All boundaries are open unless shown otherwise
- All boundary dimensions are calc'd unless shown otherwise
- All cnrs are CPS unless shown otherwise
- Survey carried out by total station equipment
- (\*) indicates from SP141734
- (#) indicates from SP29894
- (%) indicates from P26526
- (I) indicates from SP128201
- (S) indicates from SP165964
- (@) indicates from Remark of SP29894 by R. V. Tait 10/02/1995
- (8) indicates from SP154397
- Cnr (100) CP fixed from (2) O. Rset (@) per (\*) see Datum Comparison (2)
- Cnr (101) OCP Ren'd fixed pro-rata from (70) O. Spk (#) per (\*) using proportion factor 1.000025938 see Datum Comparison (3)
- Cnr (102) OCP Ren'd fixed P.O. from (70) O. Spk (#) per (\*) see Datum Comparison (3)
- Cnr (201) No Mk fixed from (102) OCP Ren'd per (\*) see Datum Comparison (3)
- (84) O. Star (%) Adopted as corner
- Cnr (200) No Mk fixed P.O. from (84) O. Star (%) per (#) see Datum Comparison (9)
- Cnrs (104) CP, (105) CP, (106) OCP Ren'd and (107) No Mk fixed pro-rata between corners (100) to (200) per (#) using proportion factor 1.000035731 see Datum Comparison (10)
- Cnr (202) No Mk not adopted and (203) No Mk not adopted fixed from (1) SPM9996 per (\$) see Datum Comparison (2) (used to fix line only as survey (\$) carried out using GNSS equipment)
- Cnrs (103) and (106) fixed by intersecting line (202) to (203) by (\$) with lines (105) to (107) and (102) to (201)
- Cnrs (100) and (101) joined



Project consulting solutions

CBM Sustainability Pty Ltd

ABN : 89 677 248 547

23/09/2025

To: mail@mvc.tas.gov.au  
Meander Valley Council  
26 Lyall Street  
Westbury TAS 7303

Dear Planning Department,

Please find development application, prepared by CBM Sustainability and lodged on behalf of Karlton Wadley and Melody Dingemane, for their new dwelling at 9 Longvista Road, Blackstone Heights.

<b>Development:</b>	New dwelling.
<b>Address:</b>	9 Long vista Road, Blackstone Heights TAS 7250.
<b>Client:</b>	Karlton Wadley and Melody Dingemane.
<b>Planning Scheme:</b>	Tasmanian Planning Scheme Schedule.
<b>Property ID:</b>	9307047.
<b>Title Reference:</b>	178868/6.
<b>Site Zoning:</b>	10. Low Density Residential.
<b>Use Class:</b>	No Permitted Required.
<b>Qualification:</b>	Residential - Single dwelling.



Head Office : L3, 51 York Street, Launceston Tas  
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Web : cbmgroup.com.au

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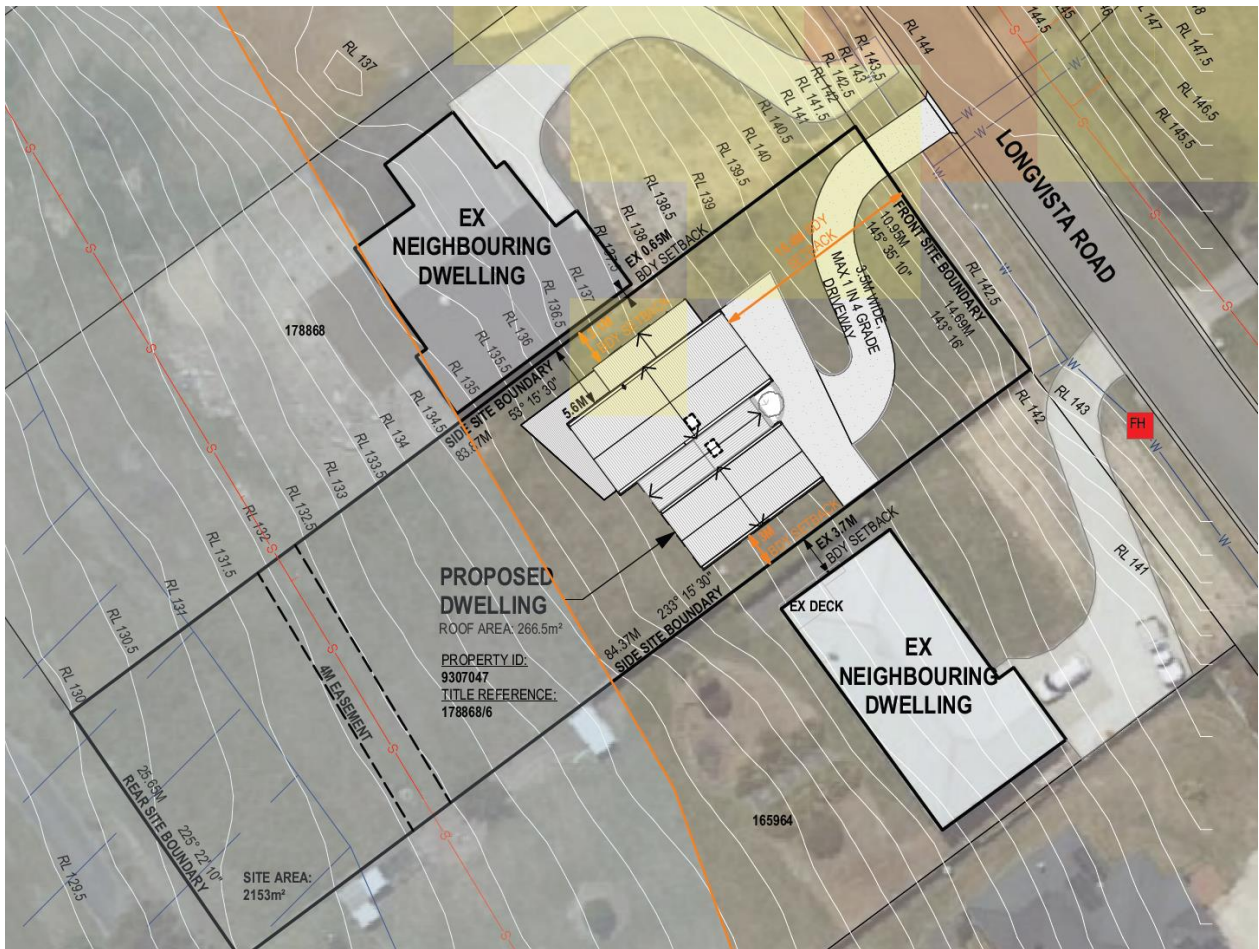


Figure 1: The location plan view of the proposed dwelling.

## 10.4 Development Standards for Dwellings

### 10.4.2 Building height

#### A1

Dwelling maximum height is 8.450m above natural ground level.

### 10.4.3 Setback

#### A1

Dwelling setback greater than 18m from front boundary.

Proposed dwelling can't achieve a 5m setback to both side boundaries, and therefore relies on Performance Criteria P2.



## P2

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties:



Figure 2: North-westerly Birdseye perspective of proposed dwelling in context with the neighbouring dwellings.

The site has a fall of approximately 14m, ranging from the highest *RL 143m* down to lowest *RL 129m*. The proposed site is 26m wide, and 84.3m long. The site frontage faces a north-easterly direction, and the proposed building position is in pattern with the existing building typography. The setback of the proposed house is 3m to the southern side site boundary and 3.1m from the northern side site boundary.

The northern neighbouring dwelling (*P.ID 9307046*) has a setback from southern boundary of approximately 1m. The southern neighbouring dwelling (*P.ID 3259712*) has a setback of approximately 3.7m.

The proposed windows to the northern elevation within 5m of boundary are located above eye height (1800mm from Finished Floor Level) and are of linear

arrangement, removing any potential overlooking to neighbours' property or privacy issues.

The proposed windows to the southern elevation are minimal, with one being a highlight garage window, and the other a circulation zone window, which will be screened to avoid potential overlooking of privacy concerns to neighbour.

The supplied sun shadow diagrams indicate the southern neighbour will still maintain 3 hours of morning sunlight to their exterior deck at the shortest time of year (21<sup>st</sup> June). The proposed dwellings positioning is in keeping with the character of buildings in the area, and in context with the existing heights and locations.



Figure 3: North-westerly Birdseye perspective of proposed dwelling in context with the neighbouring dwellings.



Figure 4: Westerly Birdseye perspective of proposed dwelling in context with the neighbouring dwellings.

#### 10.4.4 Site coverage

##### **A1**

Dwellings site coverage is less than 30%.

- Site area is 2153m<sup>2</sup>
- Roof area is 266.5 m<sup>2</sup>
- This equates to 12.3% of site coverage.

#### 10.4.5 Frontage fences for all dwellings

There are no fences or free-standing walls within 4.5m of frontage proposed with this application.

### **Code Provisions**

#### C2.0 Parking and Sustainable Transport Code

- There are 2x parking spaces provided plus space for 1x visitor parking.

### C7.0 Natural Assets Code

- The site has a waterway and coastal protection area overlay; however, the proposed dwelling is not located within this area and therefore not applicable.

### C12.0 Flood-prone Hazard Areas Code

- The site has a flood-prone hazard areas overlay; however, the proposed dwelling is not located within this area and therefore not applicable.

### C13.0 Bushfire-Prone Areas Code

- The site is within a bushfire-prone area. A bushfire assessment report, prepared by a licenced assessor, will be prepared to inform the design and accompany the Building and Plumbing Application.

### C15.0 Landslip Hazard Band

- The site has a low landslip hazard band overlay. Before building and plumbing application is lodged, a detailed geotechnical assessment will be conducted by a suitably qualified person to determine the soil and site conditions, informing the engineering design for the dwelling.

If you wish to discuss the application, or have any questions, please feel welcome to contact me directly via mobile or email.

Kind regards



**Daniel Stanford**  
Senior Architect  
CBM Sustainability

#### **Contact**

Email: [dstanford@cbmgroup.com.au](mailto:dstanford@cbmgroup.com.au)

Mobile: 0417 565 979

Office: 6332 6988



Head Office : L3, 51 York Street, Launceston Tas

Postal : PO Box 1971, Launceston Tas

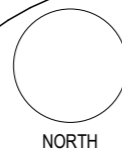
Phone : +61 3 6332 6988

Email : [info@cbmgroup.com.au](mailto:info@cbmgroup.com.au)

Web : [cbmgroup.com.au](http://cbmgroup.com.au)



DWG NO.	DRAWING	REV	DATE AND TIME
A000	COVER PAGE	03	19/12/2025 3:29 PM
A101	LOCATION PLAN	03	19/12/2025 3:29 PM
A102	PROPOSED SITE PLAN	03	19/12/2025 3:29 PM
A103	PROPOSED SHADOW DIAGRAMS: 21 JUNE	02	19/12/2025 3:29 PM
A203	GROUND FLOOR PLAN	03	19/12/2025 3:29 PM
A209	ROOF PLAN	02	19/12/2025 3:29 PM
A301	ELEVATIONS	03	19/12/2025 3:29 PM
A302	ELEVATIONS	03	19/12/2025 3:29 PM



**K+M HOUSE**

9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250

KARLTON WADLEY & MELODY DINGEMANSE

SCALE: **(A3)**

ISSUE	REV	DATE
SKETCH DESIGN	01	23/09/2025
DEVELOPMENT APPLICATION	02	23/09/2025
DEVELOPMENT APPLICATION	03	19/12/2025

PROJECT: **P25019**





LOCATION

**CODES LEGEND:**

- LANDSLIP LOW
- LANDSLIP MEDIUM HAZARD BAND
- FLOOD-PRONE HAZARD
- WATERWAY AND COASTAL PROTECTION
- PRIORITY VEGETATION

BAL ASSESSMENT: TBA (AS3959-2018)

PLANNING ZONE: 10. LOW DENSITY RESIDENTIAL

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- BOL: BOLLARD
- EX: EXISTING
- FH: FIRE HYDRANT
- FL: FLOOR LEVEL
- MH: MAINTENANCE HATCH
- RL: RELATIVE LEVEL
- SH: SHED / OUTBUILDING
- WHT: WATER HARVESTING TANK

- AG-DRAIN
- COMMS LINE
- GAS LINE
- HV POWER LINE
- LV POWER LINE
- SEWER LINE
- STORMWATER
- WATER LINE

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

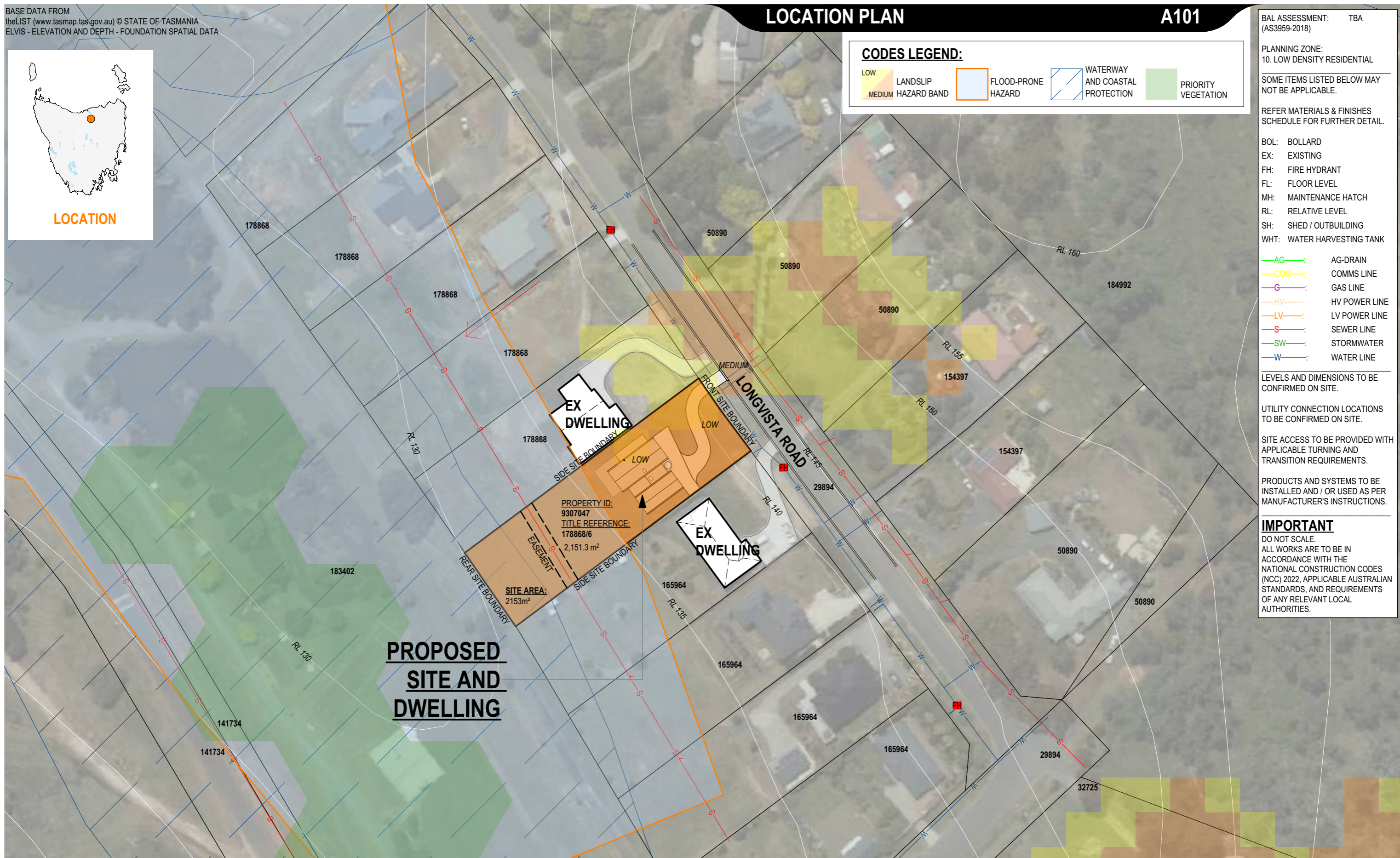
UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

**IMPORTANT**

DO NOT SCALE.  
 ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



**PROPOSED SITE AND DWELLING**

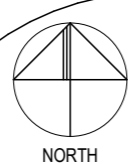
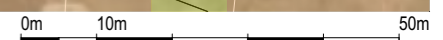
PROPERTY ID: 9307047  
 TITLE REFERENCE: 178868/6  
 2,151.3 m<sup>2</sup>

SITE AREA: 2153m<sup>2</sup>

EX DWELLING

EX DWELLING

LOCATION PLAN 1:1000



**K+M HOUSE**

9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250

KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:1000 (A3)

ISSUE	REV	DATE
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**CODES LEGEND:**

LOW	LANDSLIP	FLOOD-PRONE HAZARD	WATERWAY AND COASTAL PROTECTION	PRIORITY VEGETATION
MEDIUM	HAZARD BAND			

BAL ASSESSMENT: (AS3959-2018)	TBA
SITE AREA:	2153m <sup>2</sup>
EX. FOOTPRINT:	N/A m <sup>2</sup>
NEW ROOF AREA:	266.5m <sup>2</sup>
SITE COVERAGE:	12.3%

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- BOL: BOLLARD
- EX: EXISTING
- FH: FIRE HYDRANT
- FL: FLOOR LEVEL
- M: METRES
- MH: MAINTENANCE HATCH
- RL: RELATIVE LEVEL
- SH: SHED / OUTBUILDING
- WHT: WATER HARVESTING TANK

- AG: AG-DRAIN
- COM: COMMS LINE
- GAS: GAS LINE
- HV: HV POWER LINE
- LV: LV POWER LINE
- S: SEWER LINE
- SW: STORMWATER
- W: WATER LINE

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS.

CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS.

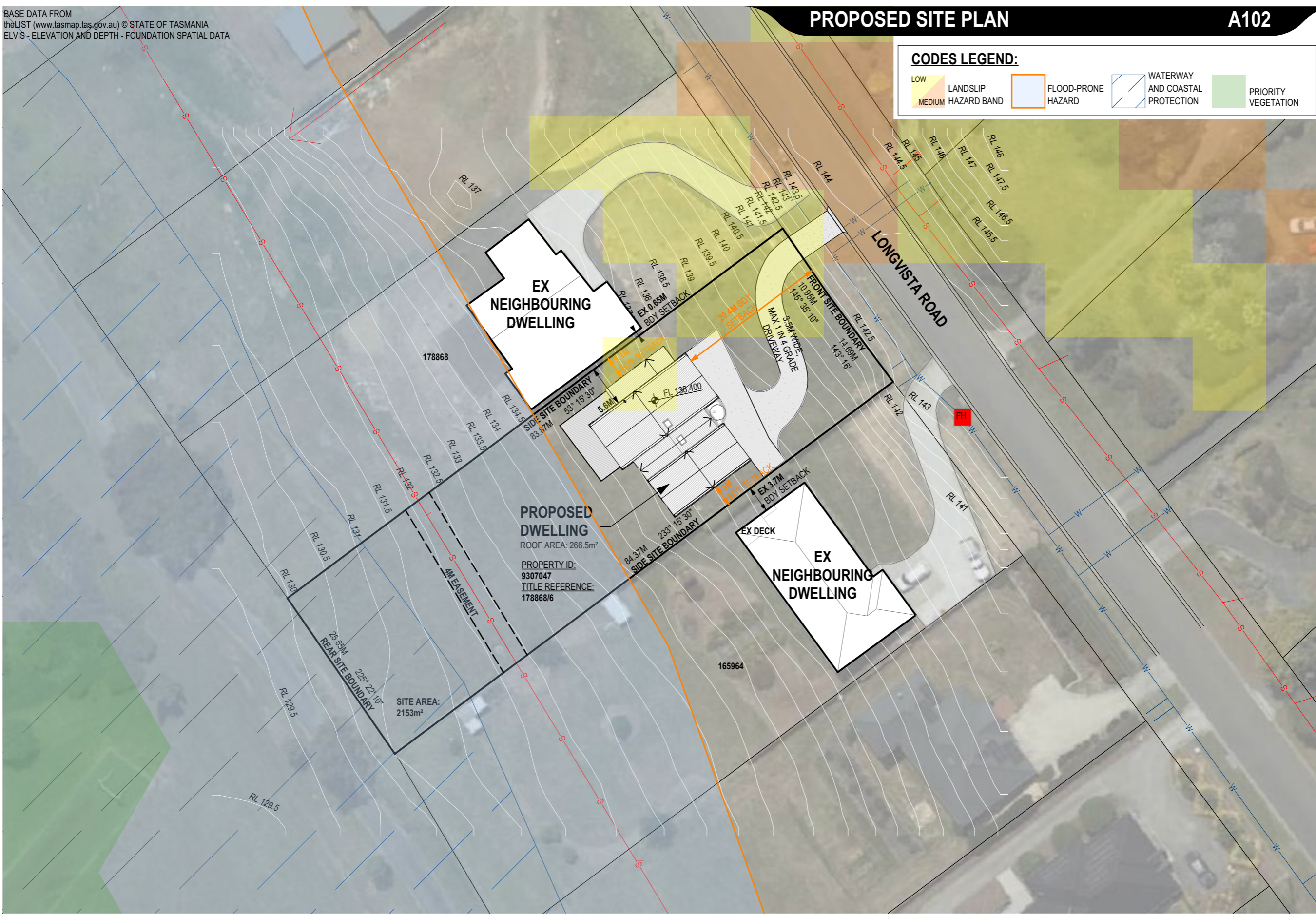
EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL.

EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE.

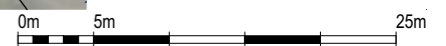
DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

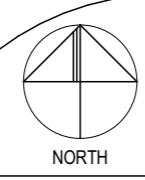
**IMPORTANT**  
 DO NOT SCALE.  
 ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



**PROPOSED SITE PLAN**  
 1:500



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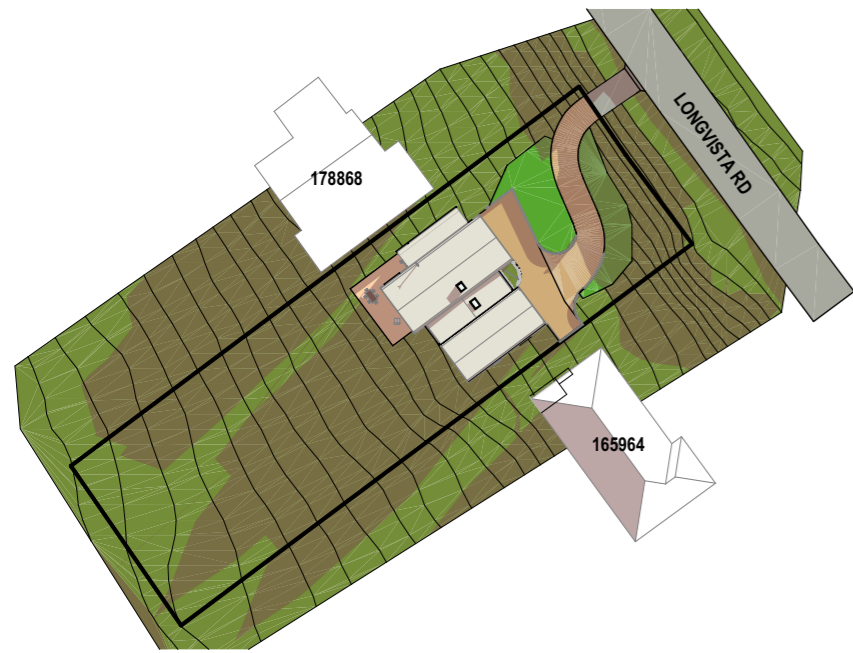
**K+M HOUSE**  
 9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250  
 KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:500 (A3)

ISSUE	REV	DATE
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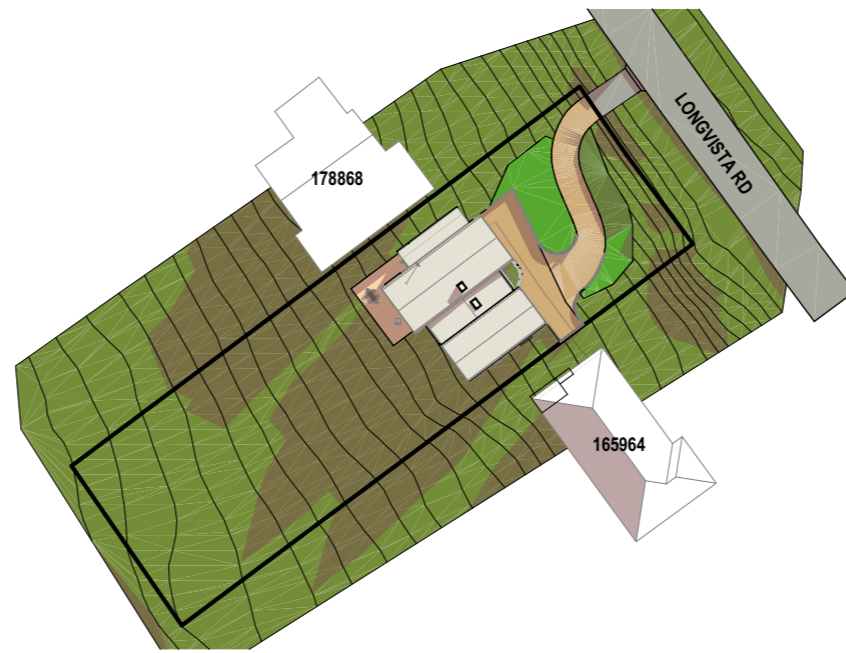
PROJECT: **P25019**

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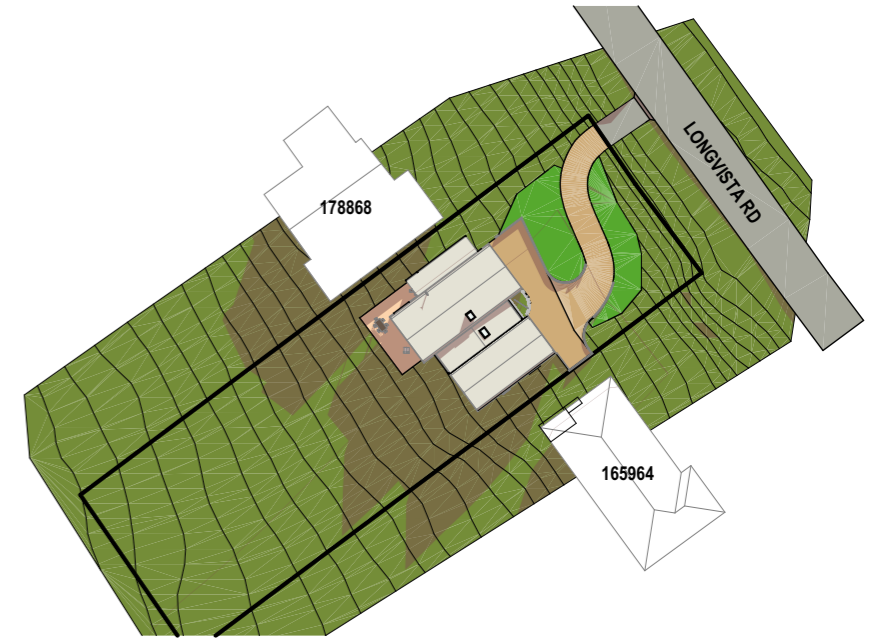
G:\Projects\P25019 Karlton & Melody\20 Working files\20.1 Design and drawings\P25019 9 Longvista Rd Blackstone Heights.pln 19/12/2025



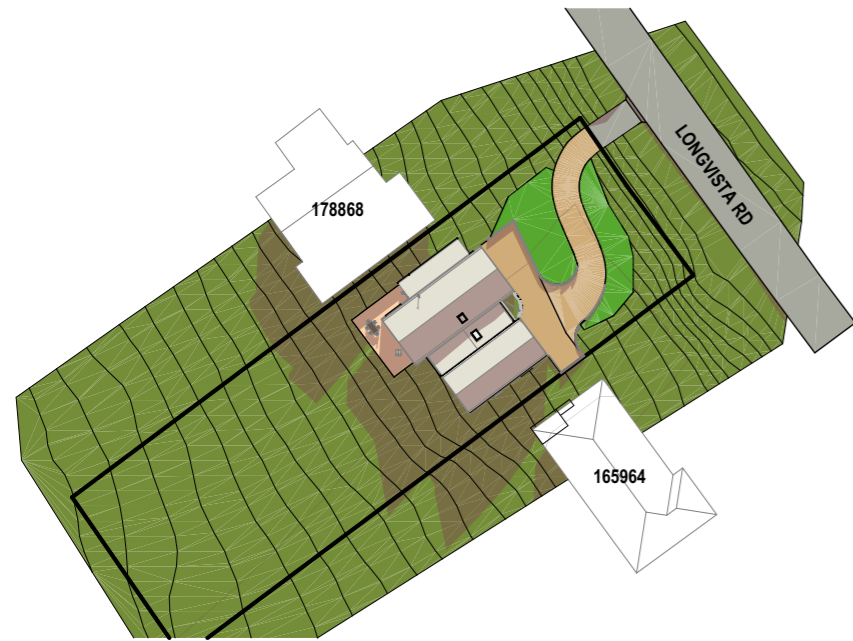
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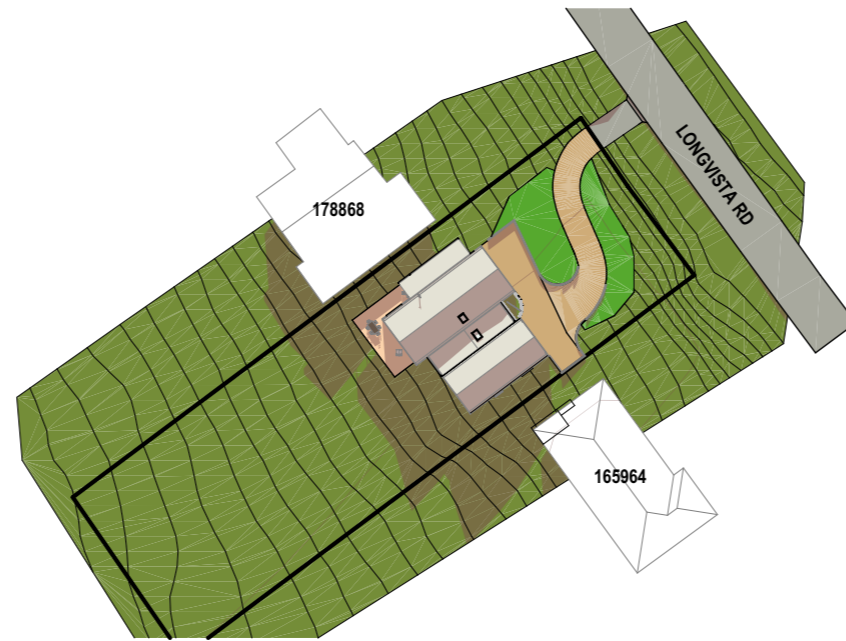
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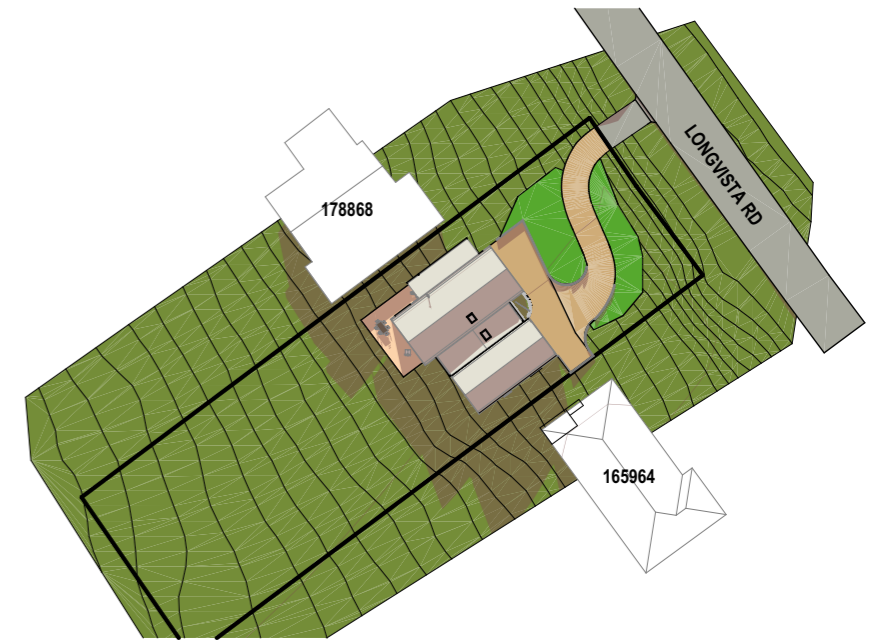
11:00AM SHADOW DIAGRAM 11:00AM 21 JUNE



12:00PM SHADOW DIAGRAM 12:00PM 21 JUNE



12:30AM SHADOW DIAGRAM 12:30AM 21 JUNE



1:00PM SHADOW DIAGRAM 1:00PM 21 JUNE



**K+M HOUSE**

9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250

KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:1000 (A3)

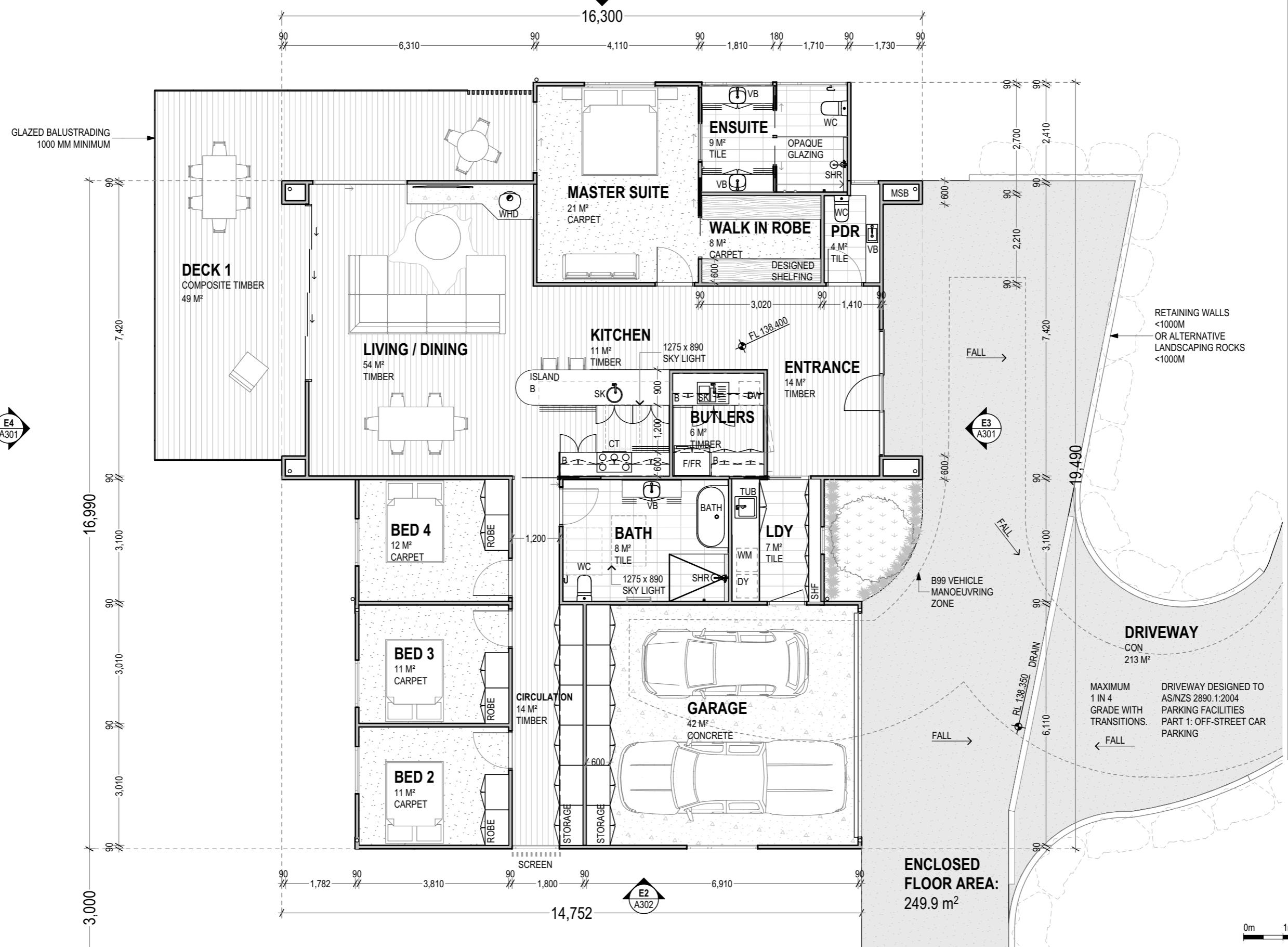
ISSUE	REV	DATE
DEVELOPMENT APPLICATION	01	23/09/2025
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# GROUND FLOOR PLAN

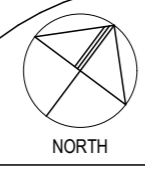
A203

BAL ASSESSMENT:	TBA (AS3959-2018)
FLOOR AREA:	GFAm <sup>2</sup>
DECK AREA:	DAAm <sup>2</sup>
SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.	
REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.	
ACP:	ALUMINIUM COMP. PANEL (ALUCOBOND 'PLUS' OR 'A2' ONLY)
AIR/C:	AIR-CONDITIONING UNIT
B:	BENCH
BH:	BULKHEAD
CUPB:	CUPBOARD
CK:	COOK-TOP / COOKER
CM:	COFFEE MACHINE
COL:	COLUMN (REFER STRUCTURAL DWGS)
CON:	EXPOSED CONCRETE
CPT:	CARPET
D:	DOOR
DP:	DOWNPIPE (REFER PLUMBING PLAN)
DY:	DRYER
DW:	DISHWASHER
F/FR:	FRIDGE / FREEZER
FC:	FIBRE CEMENT SHEET
FFL:	FINISHED FLOOR LEVEL
FW:	FLOOR WASTE
HR:	HANDRAIL / GRAB-RAIL
HWC:	HOT WATER CYLINDER
OH:	OVERHEAD (STORAGE)
PTY:	PANTRY
RL:	RELATIVE LEVEL
SHF:	SHELF / SHELVING
SHR:	SHOWER
SK:	SINK
TBR:	TIMBER
TLE:	TILE
VB:	VANITY BASIN
VYL:	VINYL
WDH:	WOOD-HEATER / FIRE
W:	WINDOW
WC:	TOILET
WM:	WASHING MACHINE
WT:	WALL TYPE
WHT:	WATER HARVESTING TANK
ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.	
PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.	
A MINIMUM OF 1000 MM CLEARANCE IS TO BE PROVIDED THROUGHOUT THE BUILDING TO COMPLY WITH AS1428.1: 2021	
<b>IMPORTANT</b> DO NOT SCALE. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES	
PROPOSED	



GROUND FLOOR PLAN  
1:100

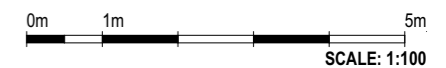
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**K+M HOUSE**  
9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250  
KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:100 (A3)

ISSUE	REV	DATE
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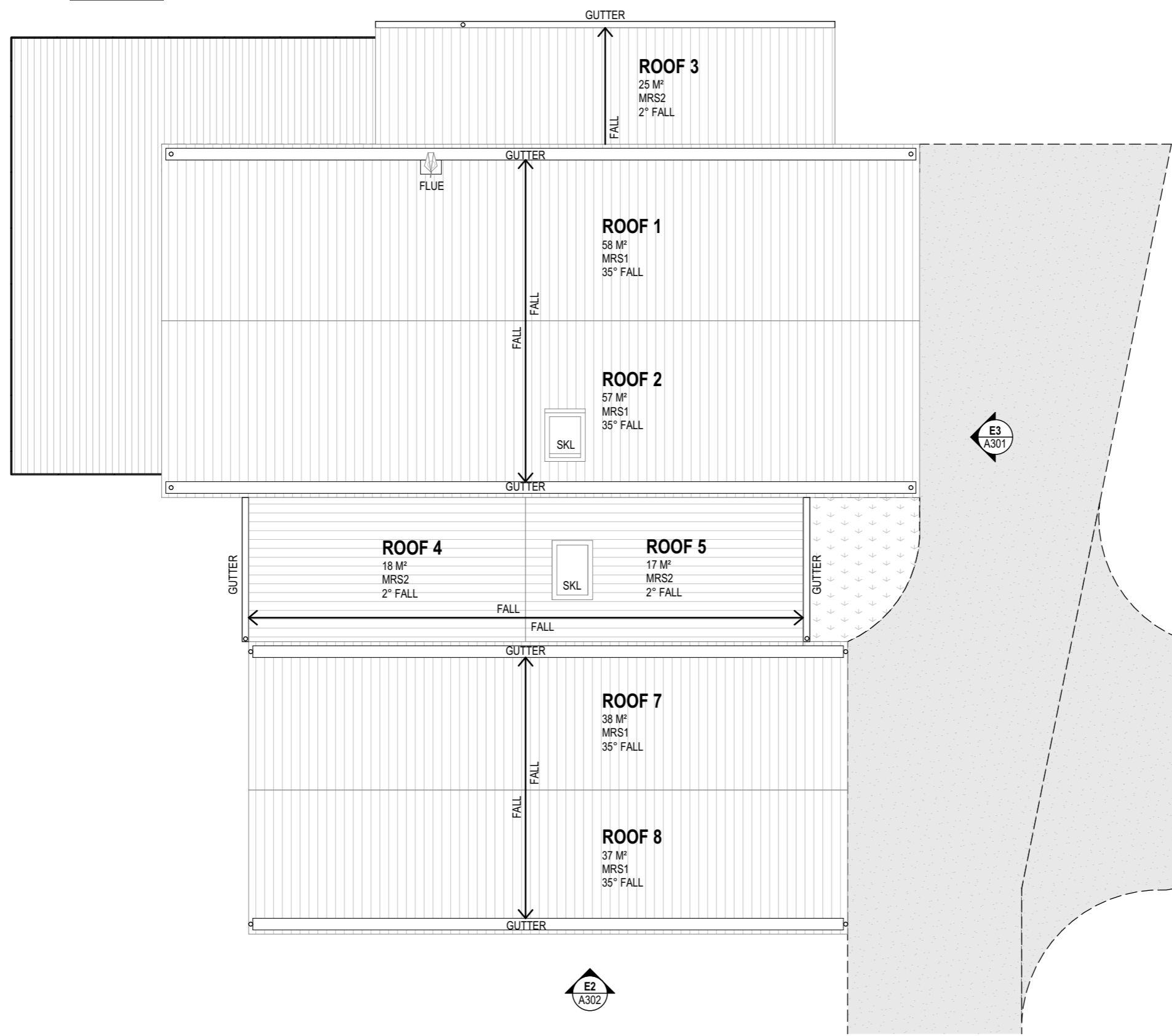
PROJECT: P25019



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ROOF AREA:  
266.5 m<sup>2</sup>



BAL ASSESSMENT: TBA (AS3959-2018)

DECK AREA: DAAm<sup>2</sup>

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

BG: BOX GUTTER  
 DP: DOWNPIPE (REFER PLUMBING PLAN)  
 EG: EMBER GUARDS  
 EX: EXISTING  
 FL: FLASHING  
 MRS: METAL ROOF SHEETING  
 PV: PHOTOVOLTAIC PANELS  
 RC: RIDGE CAPPING (FLASHING)  
 RL: RELATIVE LEVEL  
 RW: RAIN WATER HEAD  
 RV: ROOF VENT  
 SS: STAINLESS STEEL

DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED).

BOX-GUTTERS TO BE STAINLESS STEEL.

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

SUNLIGHT PENETRATES LIGHT-COLOURED PLASTIC DOWNPIPES PROMOTING THE GROWTH OF ALGAE IN THE WARMED WATER. LIGHT-COLOURED ABOVE-GROUND CHARGED DOWNPIPES SHOULD BE COATED IN A DARK PAINT BEFORE APPLYING A TOPCOAT FOR COSMETIC PURPOSES.

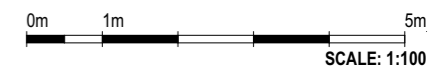
**IMPORTANT**  
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E4  
A301

E3  
A301

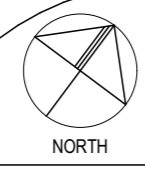
E1  
A302

E2  
A302



ROOF PLAN  
1:100

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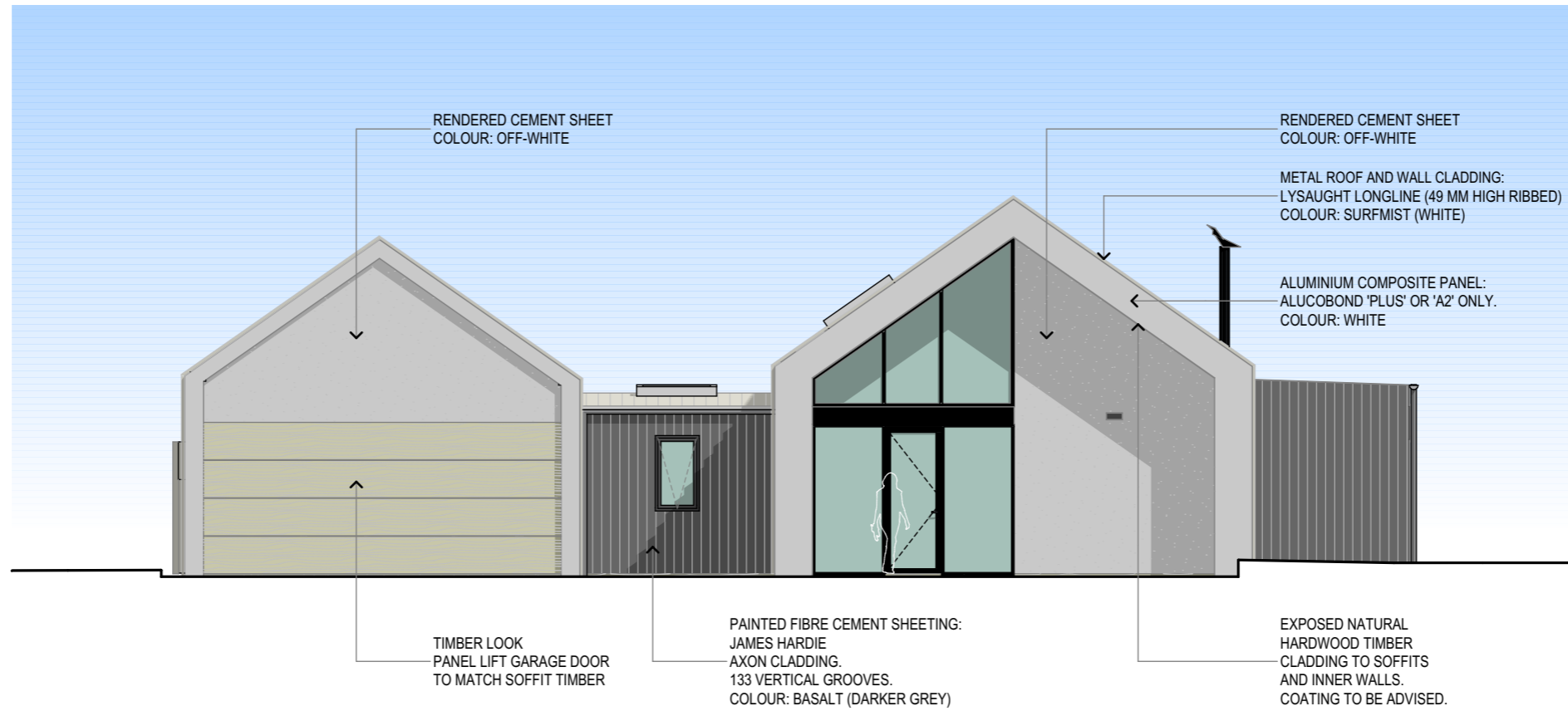
**K+M HOUSE**  
 9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250  
 KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:100 (A3)

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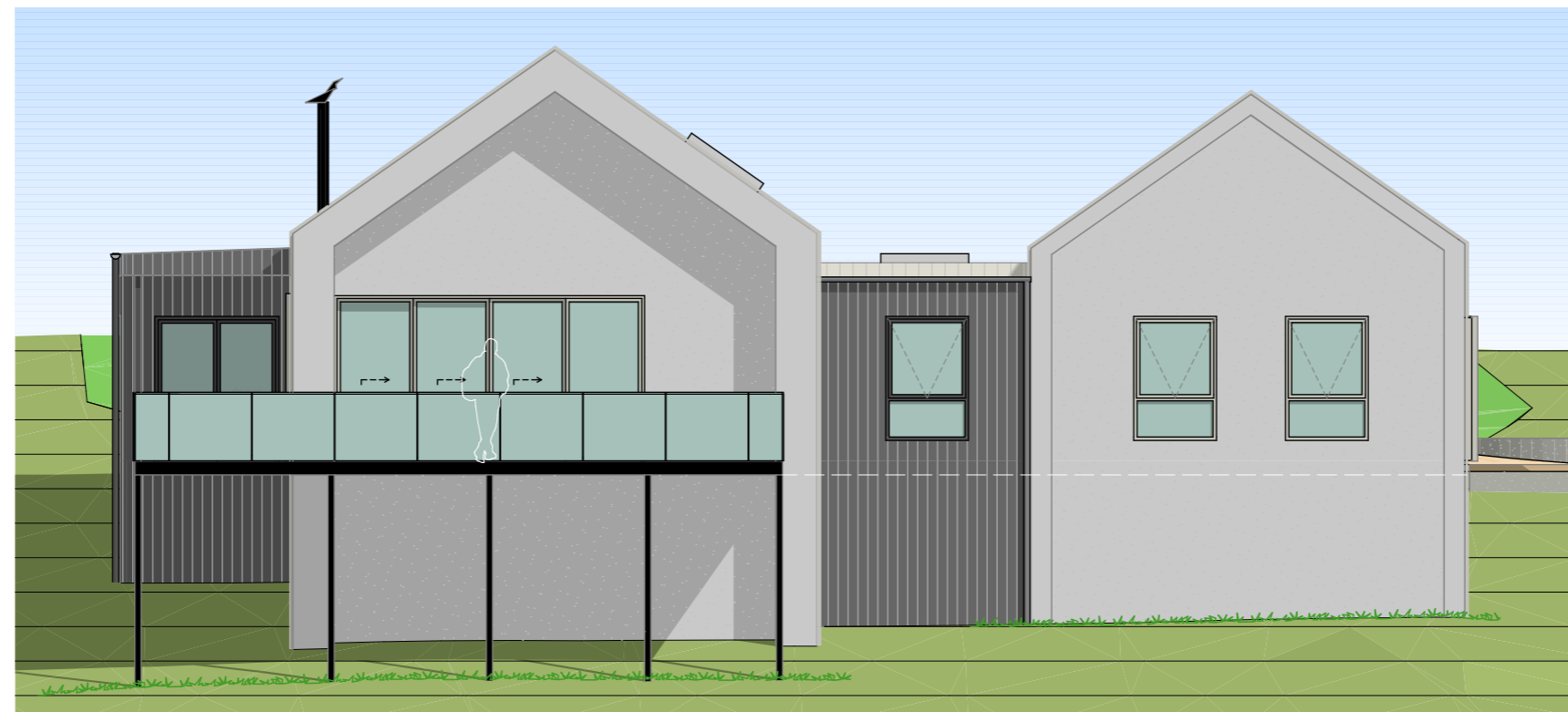
PROJECT: P25019

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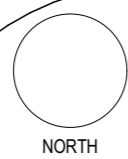
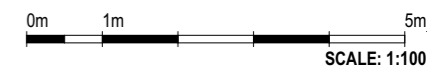
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**E3 EAST ELEVATION**  
1:100



**E4 WEST ELEVATION**  
1:100



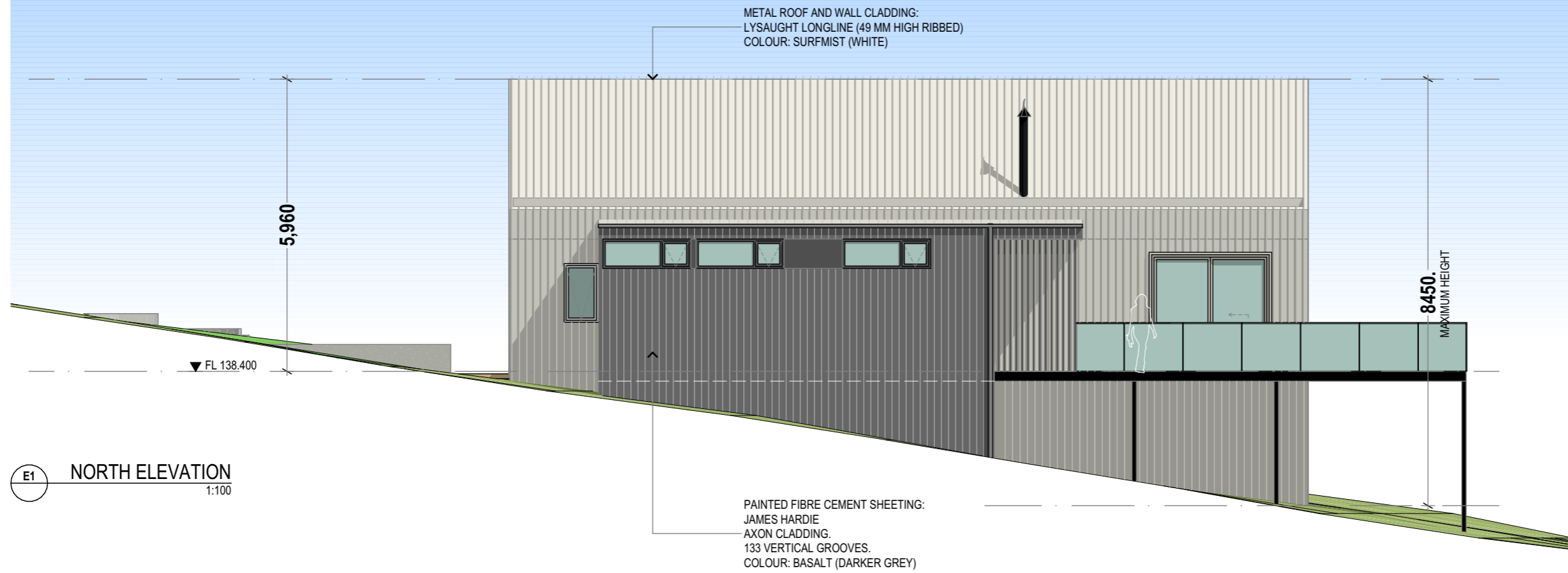
**K+M HOUSE**

9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250

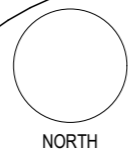
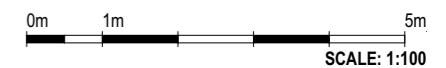
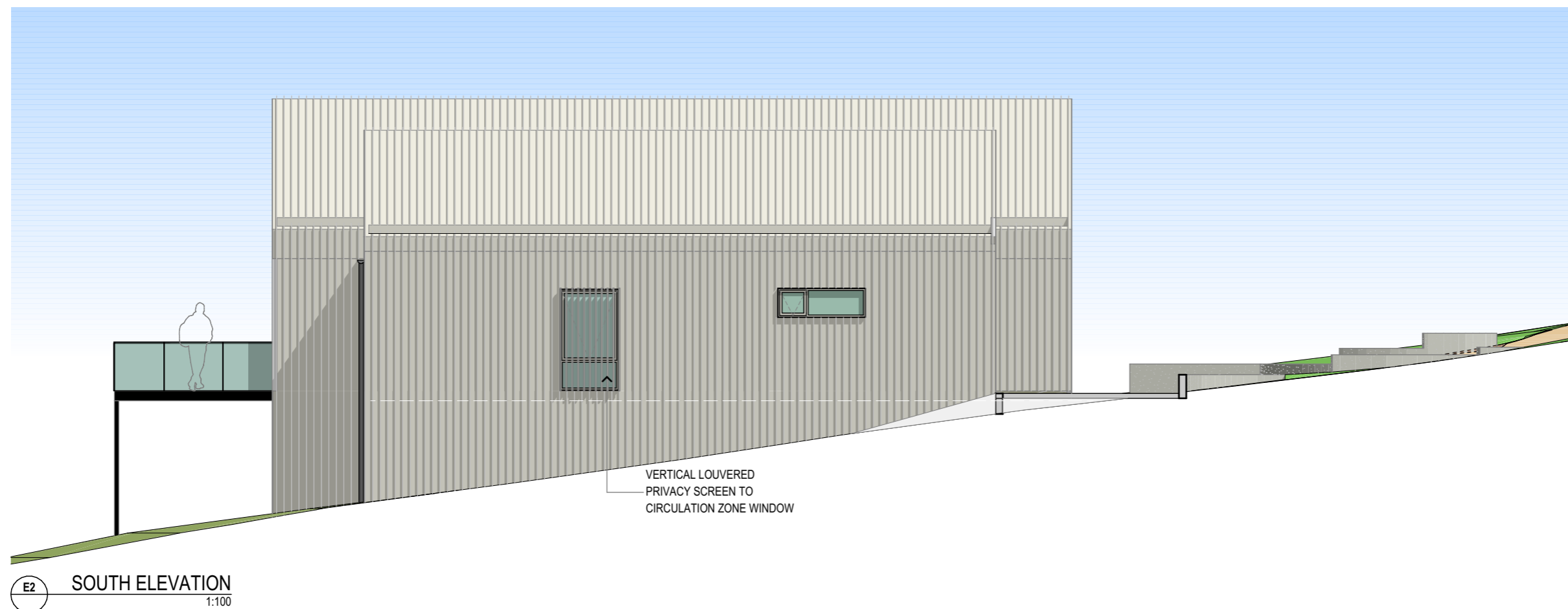
KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:100 (A3)

ISSUE	REV	DATE
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E1 NORTH ELEVATION  
1:100



**K+M HOUSE**

9 LONGVISTA ROAD, BLACKSTONE HEIGHTS TAS 7250

KARLTON WADLEY & MELODY DINGEMANSE SCALE: 1:100 (A3)

ISSUE	REV	DATE
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DEVELOPMENT APPLICATION	03	19/12/2025



## Jana Rockliff

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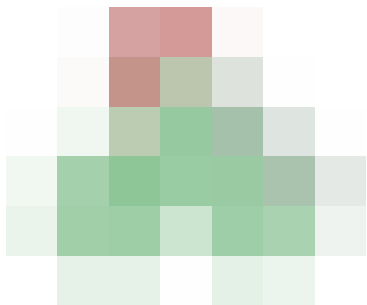
**From:** Daniel Stanford <dstanford@cbmgroup.com.au>  
**Sent:** Friday, 19 December 2025 4:00 PM  
**To:** Planning - Meander Valley Council  
**Cc:** John Dingemanse  
**Subject:** RE: PA\26\0144 - S54 Request for further information - 9 Longvista Road, Blackstone Heights - Single dwelling  
**Attachments:** K+M HOUSE - 20251219 DEVELOPMENT APPLICATION SET-compressed.pdf; PA.26.0114 S57 Request for further information.pdf

Hi Jana and MVC,

Please find attached updated drawings, including the following information:

- a. Proposed finished floor level is 138.400
- b. Driveway finish will be constructed of concrete
- c. Gradients of manoeuvring area directly in front of garage and house will be almost flat, with subtle gradient for surface drainage. The driveway will have a maximum 1 in 4 gradient (
- d. Any retaining walls, if installed, would be less than 1 metre high.

Regards



**Daniel Stanford Senior Architect**

CBM Sustainability Pty Ltd

51 York St, PO Box 1971 Launceston Tas 7250 Australia

P: 03 6332 6988 | M: 0417 565 979 | E:

[dstanford@cbmgroup.com.au](mailto:dstanford@cbmgroup.com.au) |

**Delivering value to your projects.**

*Please note our office will be closed for the holiday period  
from 22 December 2025, reopening 12 January 2026*

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