



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:	T Allen - PA\26\0056
PROPERTY ADDRESS:	35 Legacy Road PROSPECT VALE (CT: 188351/18)
DEVELOPMENT:	Single dwelling & Visitor accommodation (guest studio) - discretionary use, building envelope, setback.

The application can be inspected until **Monday, 22 September 2025**, 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 6 September 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="35 Legacy Rd"/>	Certificate of Title:	<input type="text" value="188351/18"/>
Suburb:	<input type="text" value="Prospect Vale"/>	TAS	Lot No: <input type="text" value="18"/>
Land area:	<input type="text" value="935m2"/>	<input type="text" value="m<sup>2</sup>"/> / ha	
Present use of land/building:	<input type="text" value="Vacant 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 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: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 188351	FOLIO 18
EDITION 2	DATE OF ISSUE 27-May-2025

SEARCH DATE : 02-Sep-2025

SEARCH TIME : 02.12 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 18 on Sealed Plan [188351](#)
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger
 Prior CT [187707/1004](#)

SCHEDULE 1

[N248469](#) TRANSFER to MICHELLE LINDA WALTERS Registered
 27-May-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP188351](#) EASEMENTS in Schedule of Easements
[SP188351](#) FENCING PROVISION in Schedule of Easements
[SP185985](#), [SP186417](#) & [SP187707](#) FENCING PROVISION in Schedule of
 Easements
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
[E172249](#) INSTRUMENT Creating Restrictive Covenants Registered
 05-Feb-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 FOLIO REFERENCE: C.T.187707/1004
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY



PLAN OF SURVEY
 BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON
 SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER
SP188351
 APPROVED EFFECTIVE FROM - 5 FEB 2025
Rein
 Recorder of Titles

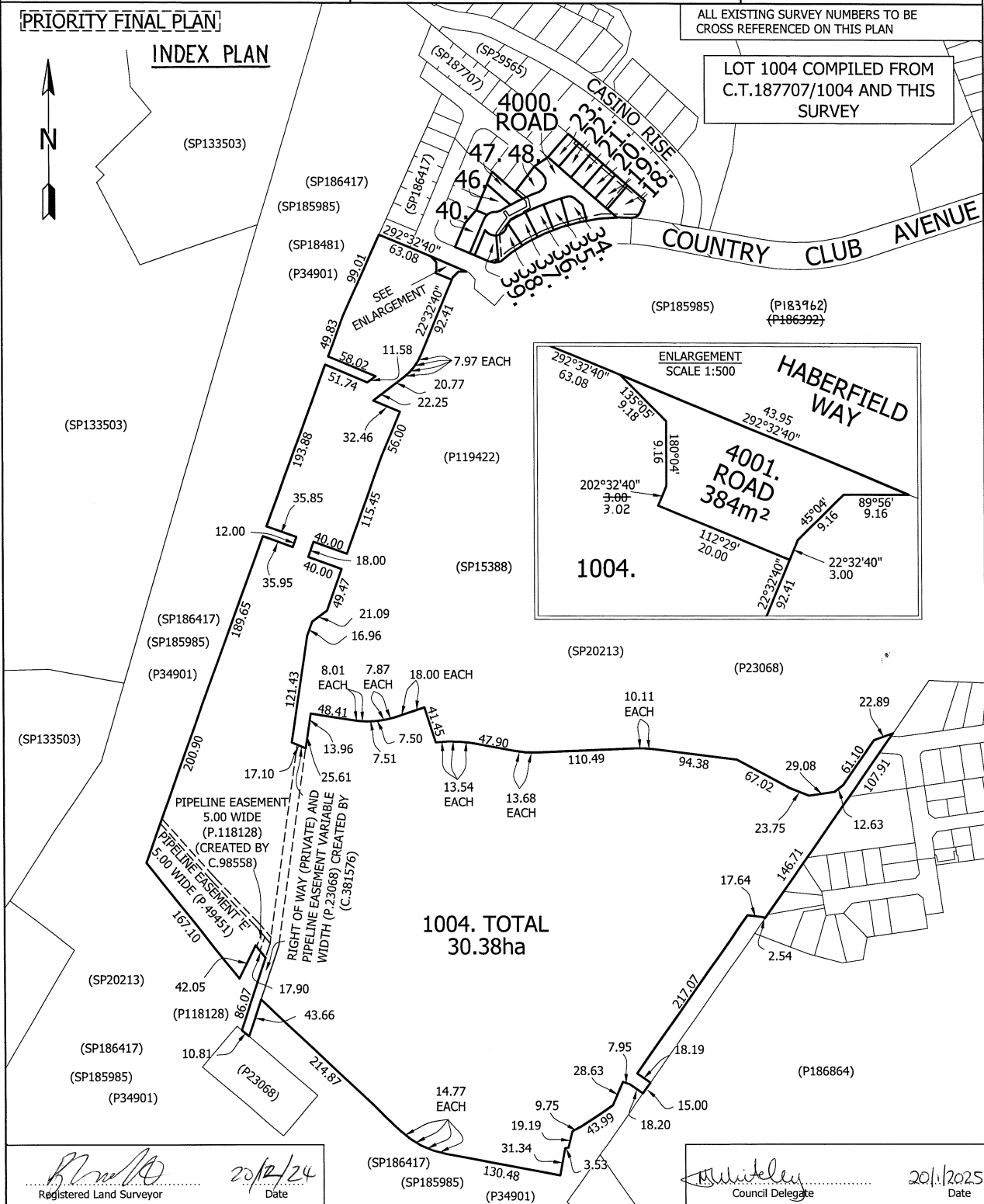
PRIORITY FINAL PLAN

INDEX PLAN



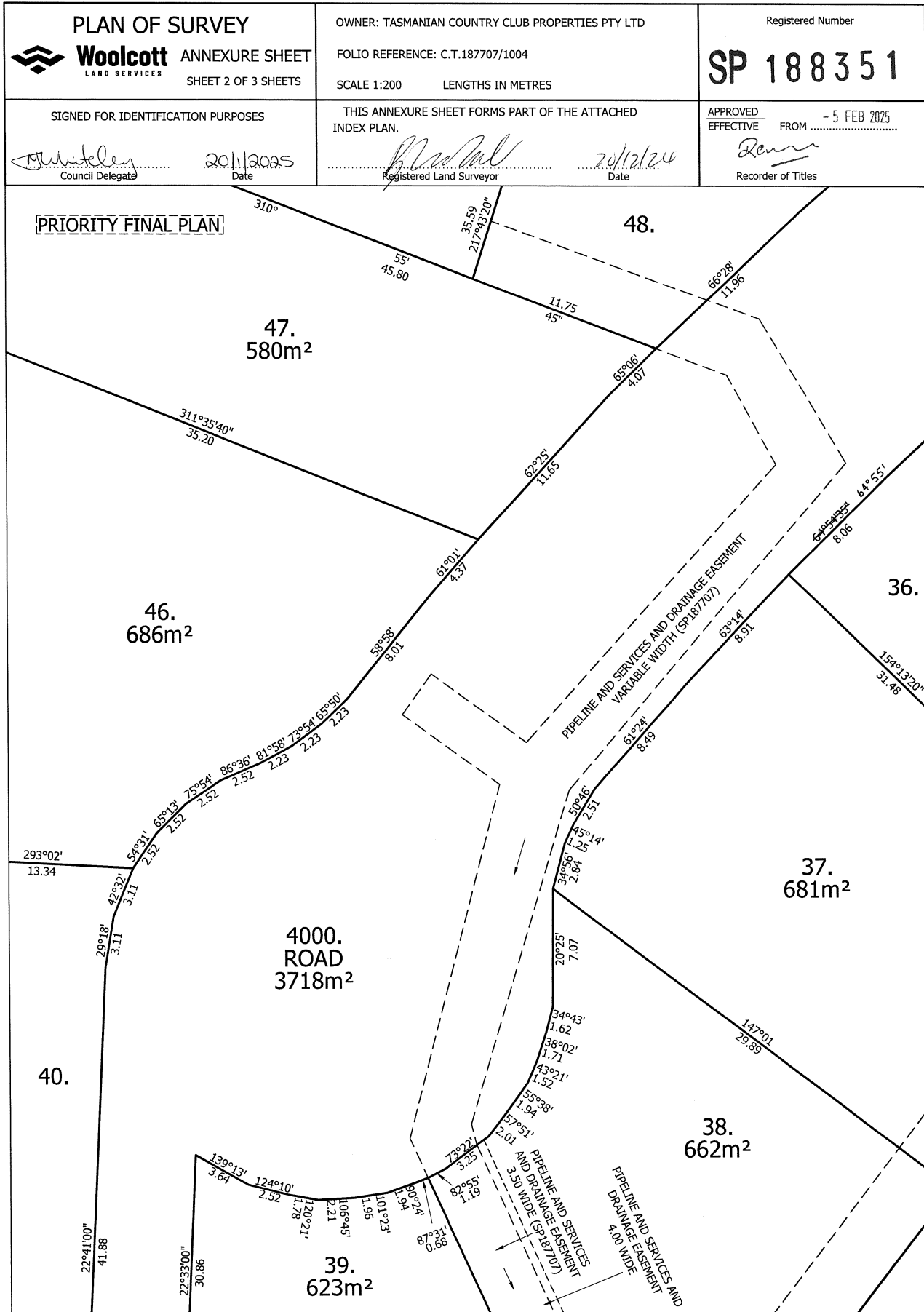
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1004 COMPILED FROM C.T.187707/1004 AND THIS SURVEY

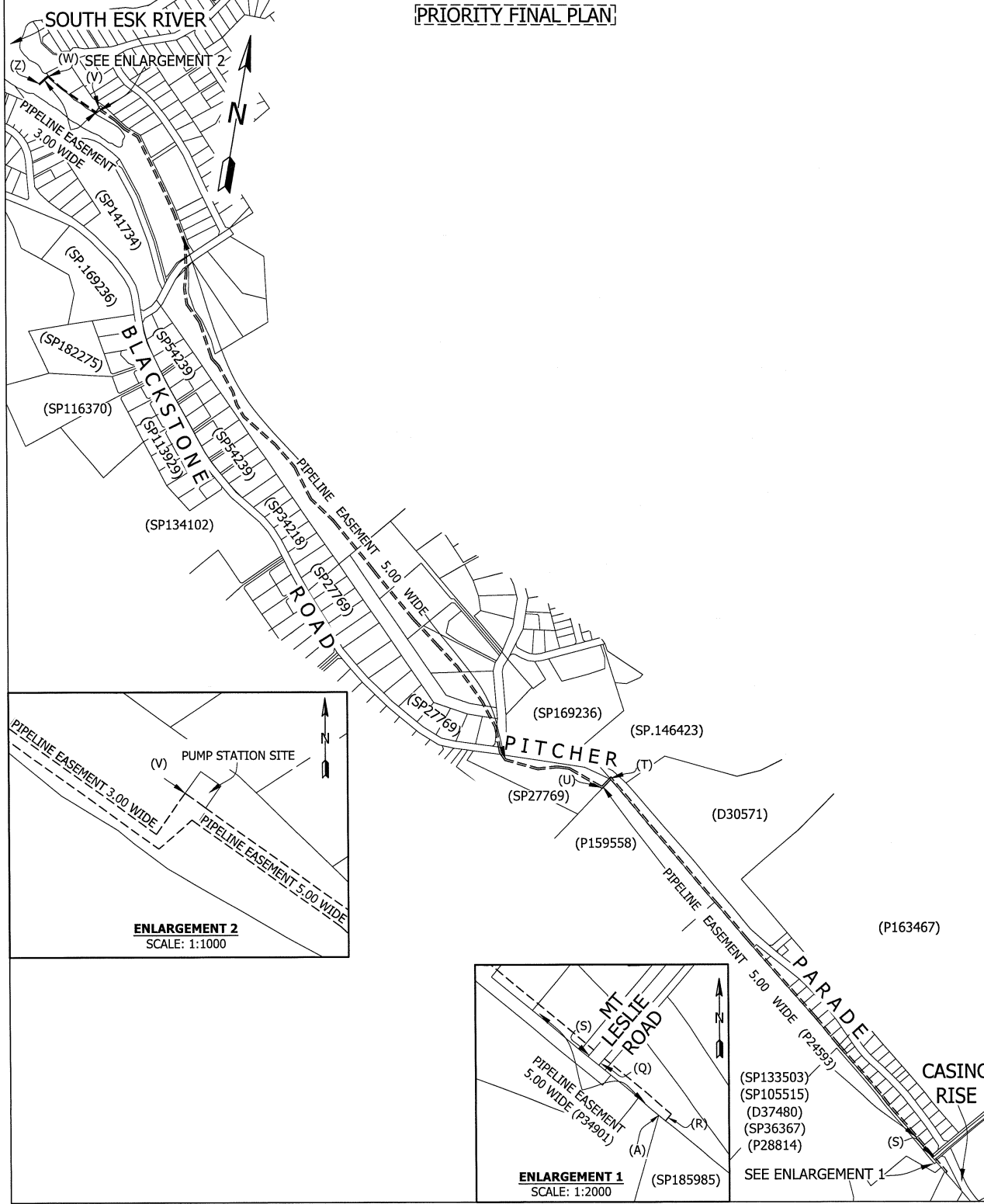


B. Woolcott
 Registered Land Surveyor
 20/12/24
 Date

M. Whiteley
 Council Delegate
 20/1/2025
 Date



<p>PLAN OF SURVEY</p> <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 3 OF 3 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.187707/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Mitchell</i> 20/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>H. Adams</i> 20/12/24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 5 FEB 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



<p style="text-align: center;">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p style="text-align: center;">Registered Number</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">SP 188351</p>
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PAGE 1 OF 6 PAGES

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.

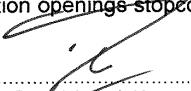
Each lot on the plan is subject to:-

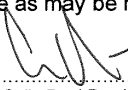
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.


 Daniel Joseph Hanna
 Director


 Colin Paul Dewhurst
 Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 187707/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>20/11/2025</i> <i>PA/22/0243</i> REF NO. <i>Whiteley</i> Council Delegate
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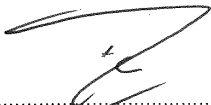
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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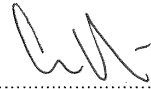
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2022
for Tasmanian
Subdivider
Director*



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

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.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

NEW EASEMENTS CREATED

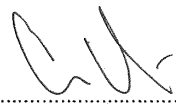
17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~^{3.00} WIDE" as shown passing through Lot 19 on the Plan.
19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *26/12/24*
20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.



 Daniel Joseph Hanna
 Director



 Colin Paul Dewhurst
 Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater 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;
- (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:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) 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 subject lot from the highway at any then existing vehicle entry and cross the subject 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 subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "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:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) 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
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) 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.
- (d) 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.
- (e) 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:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) 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;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

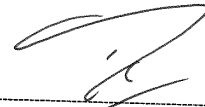
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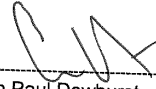
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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Planning Department
West Tamar Council
26 Lyall Street
Westbury, TAS 7303

Date: 22 Aug 2025

Dear Sir/Madam,

**Proposed Dwelling Development – 35 LEGACY RD, PROSPECT VALE
TAS 7250**

Please find this cover letter addressing the relevant parts of the Tasmanian Planning Scheme (TPS) in relation to Chapter 8.0 General Residential. Attached also for reference is the design drawings to accompany this cover letter and application for a proposed dwelling and visitor accommodation development for 35 Legacy Road, Prospect Vale.

The development proposed in this application pertains to land described in Certificate of Title 188351-18. This land is zoned 8.0 General Residential under the Tasmanian Planning Scheme. The intended use class for this proposal is a Residential Dwelling with a Guest studio to act as Visitor Accommodation.

The proposed use of residential dwelling and visitor accommodation is within the one building footprint and exists under the same roof, connected by a garage & laundry. Visitor accommodation is permitted within the zone as outlined in the TPS. The entire proposal, both the residential dwelling and the visitor accommodation consider the surrounding area and do not cause any loss to amenity in the area. The guest studio is a single bedroom studio that can function as visitor accommodation or as an extra room for the residential dwelling the design acts as a singular designed dwelling ensuring that the primary residential function of the title and of the area is retained.

Along with this cover letter, the following information is provided to assist with the assessment of the application.

Please find attached:

- Development Application Form
- Architectural Drawing Set
- Planning Exemption Certificate
- Associated Property Titles

Kind regards,

Taj Allen



Design
Construction
Management

PROJECT:

35 LEGACY ROAD

dcmtas.com.au

154-156 GEORGE ST, LAUNCESTON

DRAWING SCHEDULE

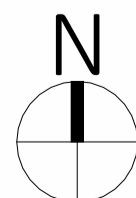
NUMBER	NAME	DATE
A00	COVER SHEET	25/06/2025
A01-1	SITE PLAN	22/08/2025
A02	FLOOR PLAN	22/08/2025
A03	ROOF PLAN	22/08/2025
A04	ELEVATIONS	22/08/2025
A05	ELEVATIONS	22/08/2025
A06	SHADOW DIAGRAMS	22/08/2025



GENERAL INFORMATION

Accredited Architect:	Jonathan Buist
Accreditation Number:	947052254
Certificate of Title:	188351/18
PID:	9261214
Soil Classification:	TBC
Wind Classification:	TBC
Alpine Area:	N/A
Bushfire-prone Area BAL rating:	TBC
Corrosive Environment:	N/A
Site Area:	935m ²
Existing Upper level Building Area:	m ²
Proposed Building Area:	338m ²
Planning Zone:	8.0 GENERAL RESIDENTIAL
Heritage Listing:	No

PLANNING APPLICATION



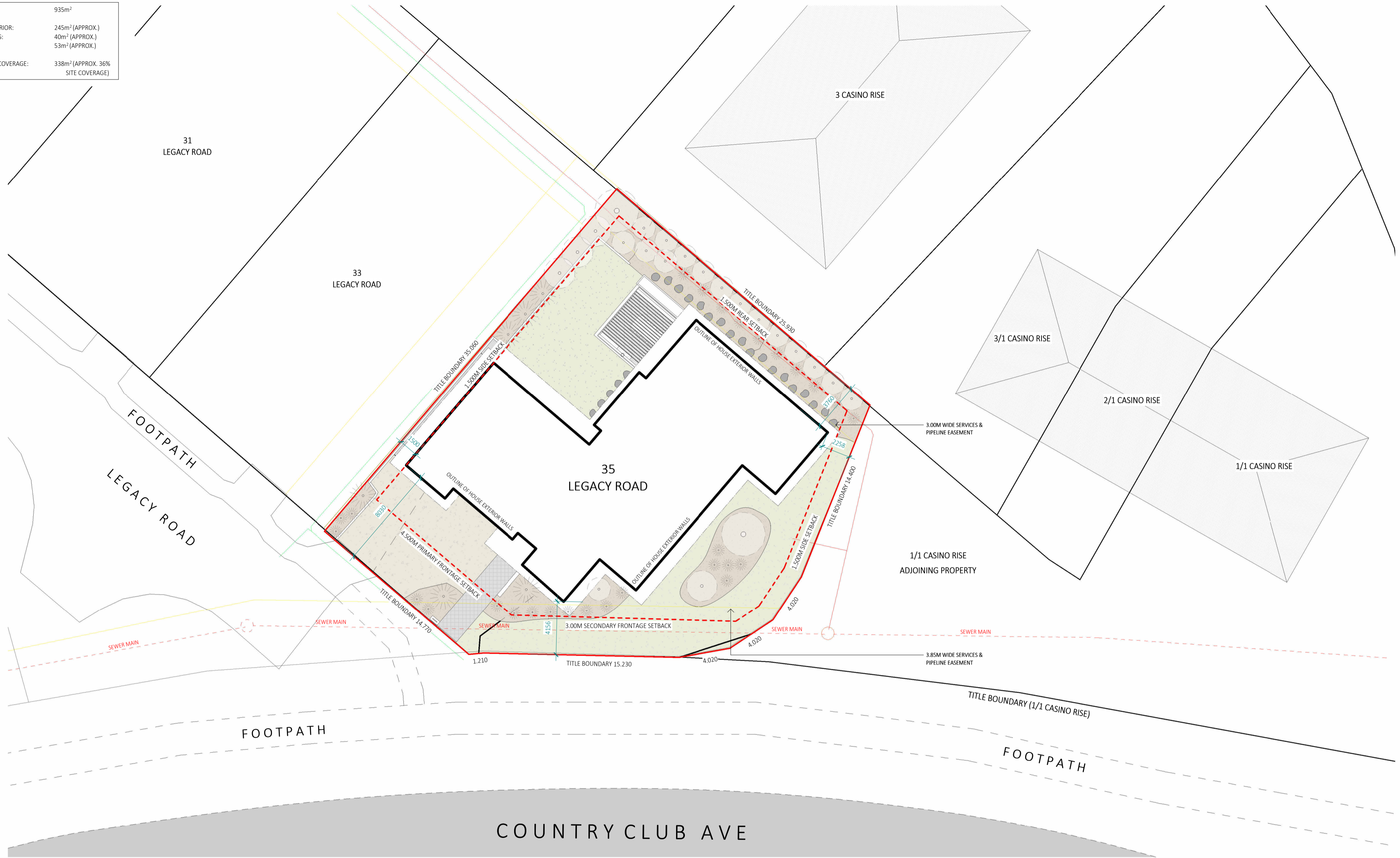
REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION

DWG	COVER SHEET	PROJECT #	25012
PROJECT	35 LEGACY ROAD	DWG #	A00
CLIENT	M & A WALTERS	SCALE @ A2	
ADDRESS	35 LEGACY RD PROSPECT VALE TAS 7250	RK	ACCREDITED DESIGNER
		CHKD	947052254
		JB	

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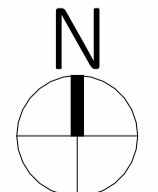


MEASUREMENTS	
BLOCK SIZE:	935m ²
HOUSE INTERIOR:	245m ² (APPROX.)
GUEST WING:	40m ² (APPROX.)
GARAGE:	53m ² (APPROX.)
TOTAL SITE COVERAGE:	338m ² (APPROX. 36% SITE COVERAGE)



1 SITE PLAN (PROPOSED)
1 : 200

PLANNING APPLICATION



REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION

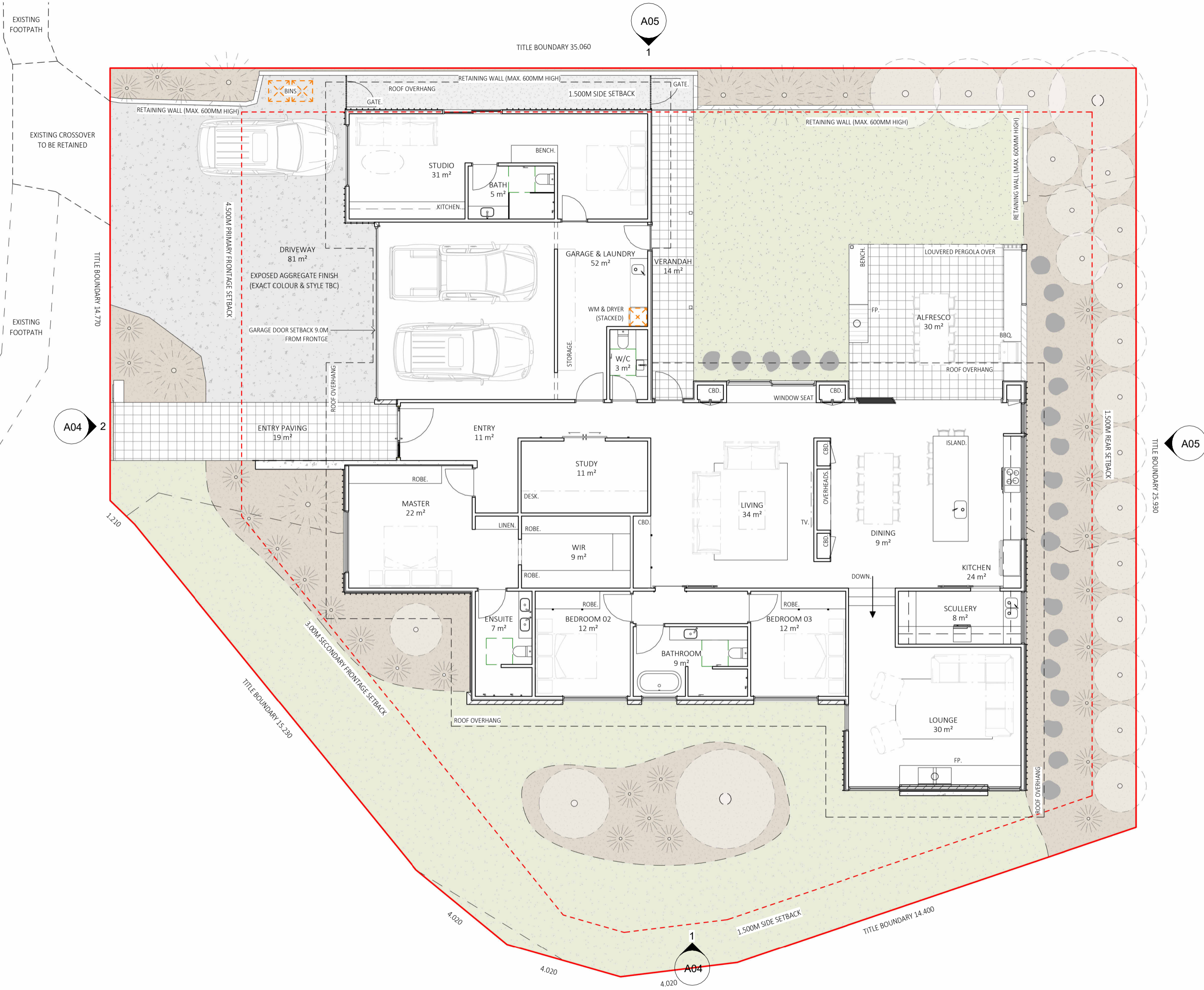


DWG	SITE PLAN	PROJECT #	25012
PROJECT	35 LEGACY ROAD	DWG #	A01-1
CLIENT	M & A WALTERS	SCALE @ A2	1 : 200
ADDRESS	35 LEGACY RD PROSPECT VALE TAS 7250	DRAWN	CHKD
		TA	JB
		ACCREDITED DESIGNER	947052254

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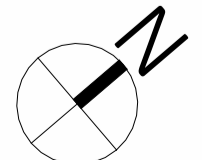


MEASUREMENTS	
BLOCK SIZE:	935m ²
HOUSE INTERIOR:	245m ² (APPROX.)
GUEST WING:	40m ² (APPROX.)
GARAGE:	53m ² (APPROX.)
TOTAL SITE COVERAGE:	338m ² (APPROX. 36% SITE COVERAGE)

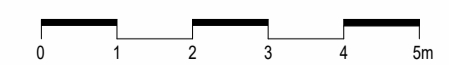


1 GROUND FL
1:100

PLANNING APPLICATION



REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION

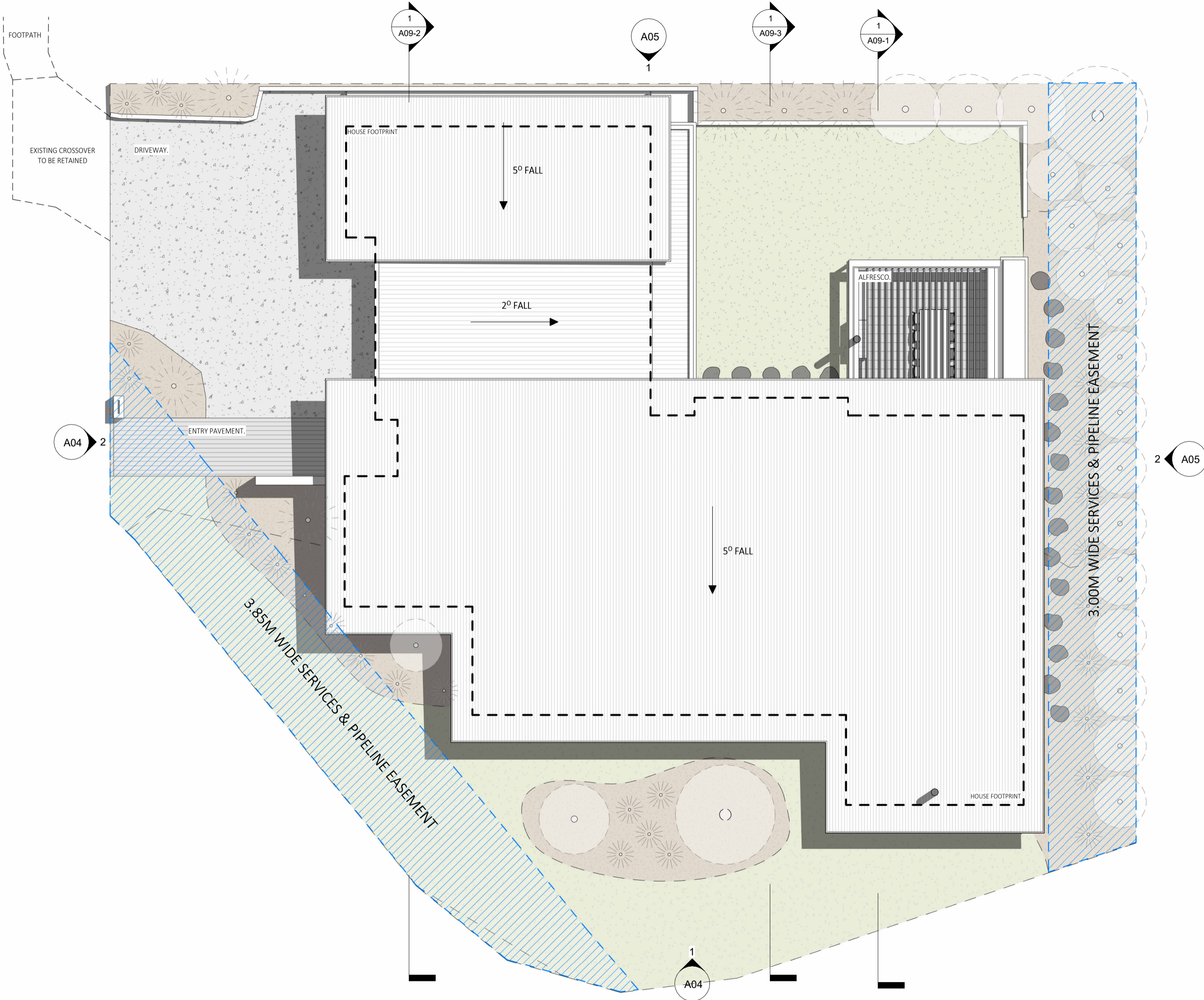


DWG FLOOR PLAN	PROJECT # 25012
PROJECT 35 LEGACY ROAD	DWG #
CLIENT M & A WALTERS	SCALE @ A2 1:100
ADDRESS 35 LEGACY RD PROSPECT VALE TAS 7250	ACCREDITED DESIGNER
DRAWN CHKD	TA 947052254
	JB

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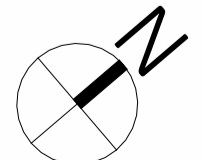


MEASUREMENTS	
BLOCK SIZE:	935m ²
HOUSE INTERIOR:	245m ² (APPROX.)
GUEST WING:	40m ² (APPROX.)
GARAGE:	53m ² (APPROX.)
TOTAL SITE COVERAGE:	338m ² (APPROX. 36% SITE COVERAGE)

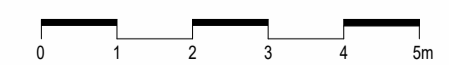


1 ROOF
1:100

PLANNING APPLICATION



REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION



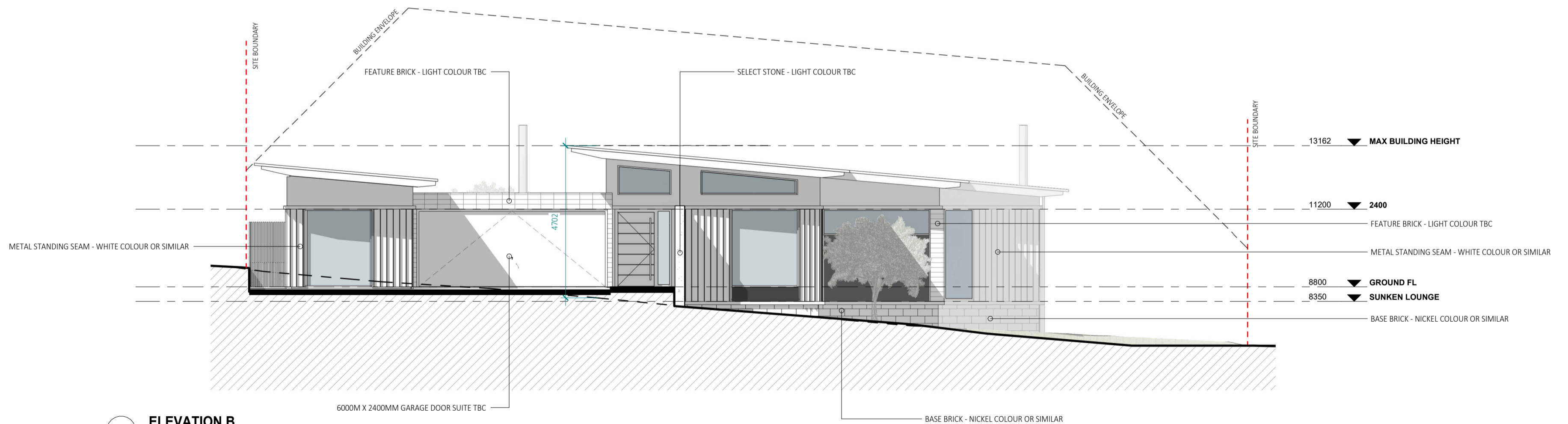
DWG	ROOF PLAN	PROJECT #	25012
PROJECT	35 LEGACY ROAD	DWG #	A03
CLIENT	M & A WALTERS	SCALE @ A2	1:100
ADDRESS	35 LEGACY RD PROSPECT VALE TAS 7250	DRAWN	CHKD
		ACCREDITED DESIGNER	TA 947052254
			JB

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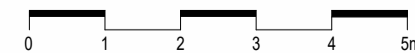
1 ELEVATION A
1 : 100



2 ELEVATION B
1 : 100

**PLANNING
APPLICATION**

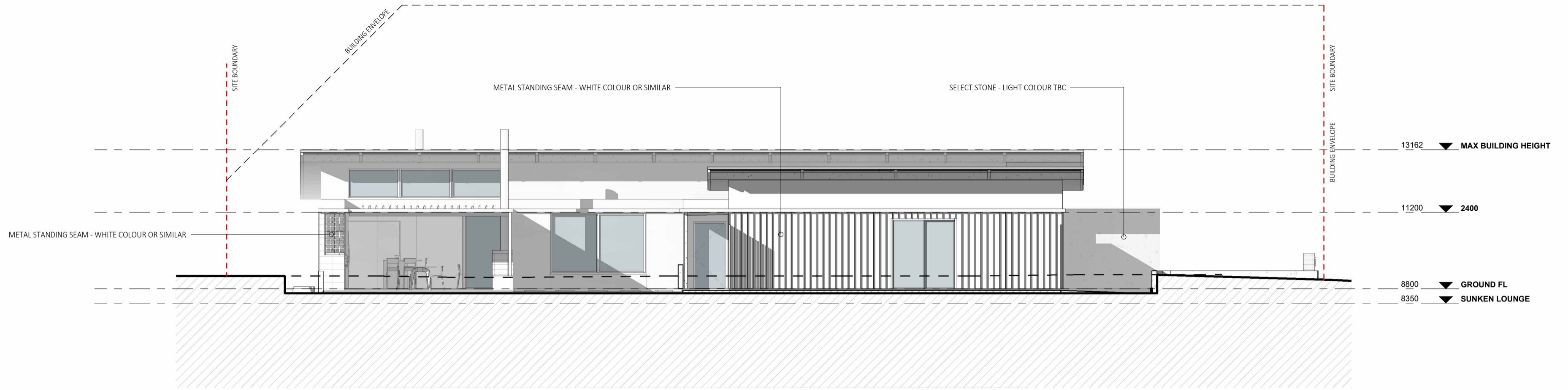
REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION



DWG	ELEVATIONS	PROJECT #	25012
PROJECT	35 LEGACY ROAD	DWG #	A04
CLIENT	M & A WALTERS	SCALE @ A2	1 : 100
ADDRESS	35 LEGACY RD PROSPECT VALE TAS 7250	DRAWN	CHKD
		TA	ACCREDITED DESIGNER
		JB	947052254

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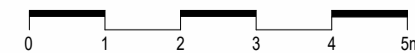
1 ELEVATION C
1 : 100



2 ELEVATION D
1 : 100

**PLANNING
APPLICATION**

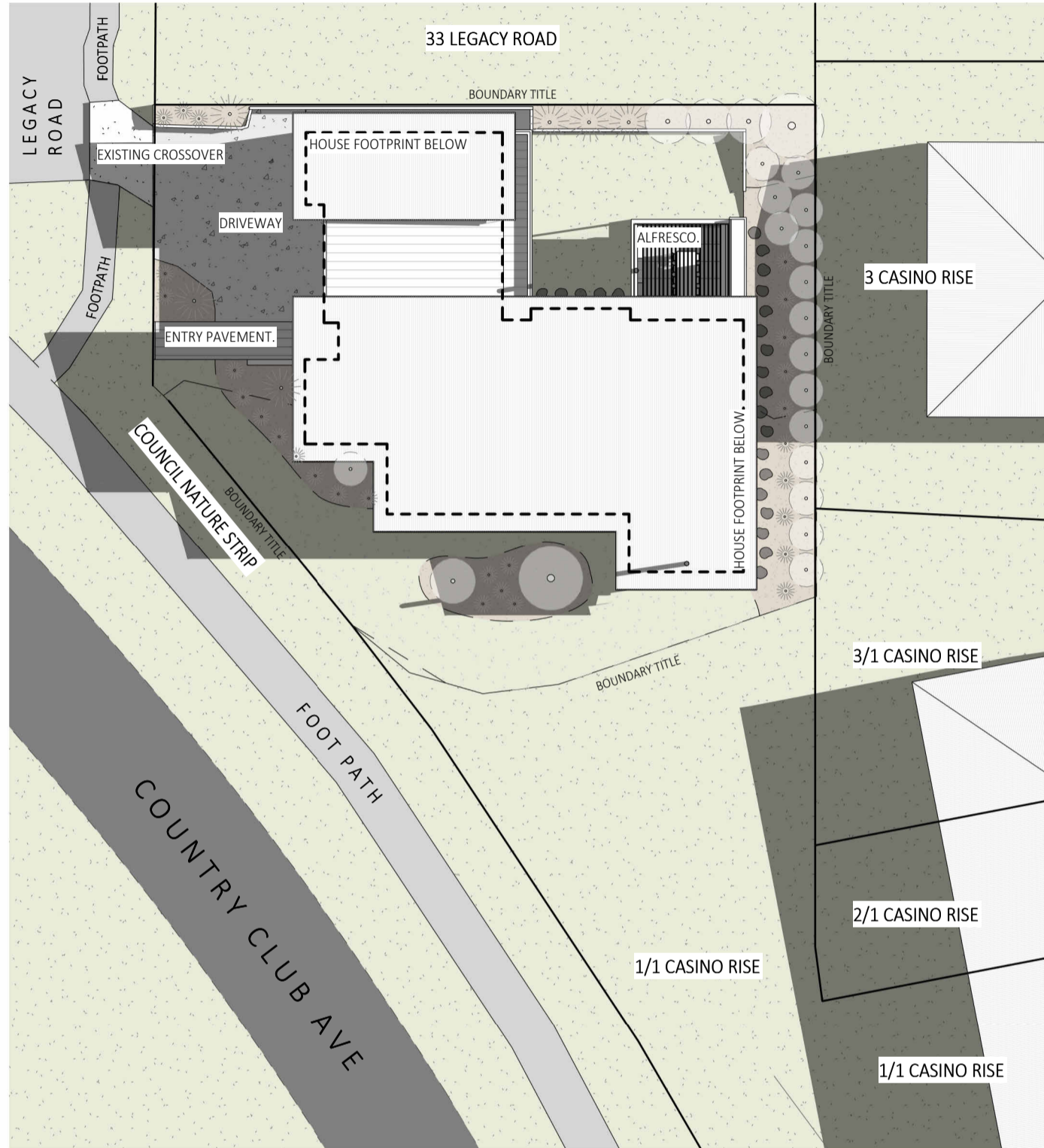
REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION



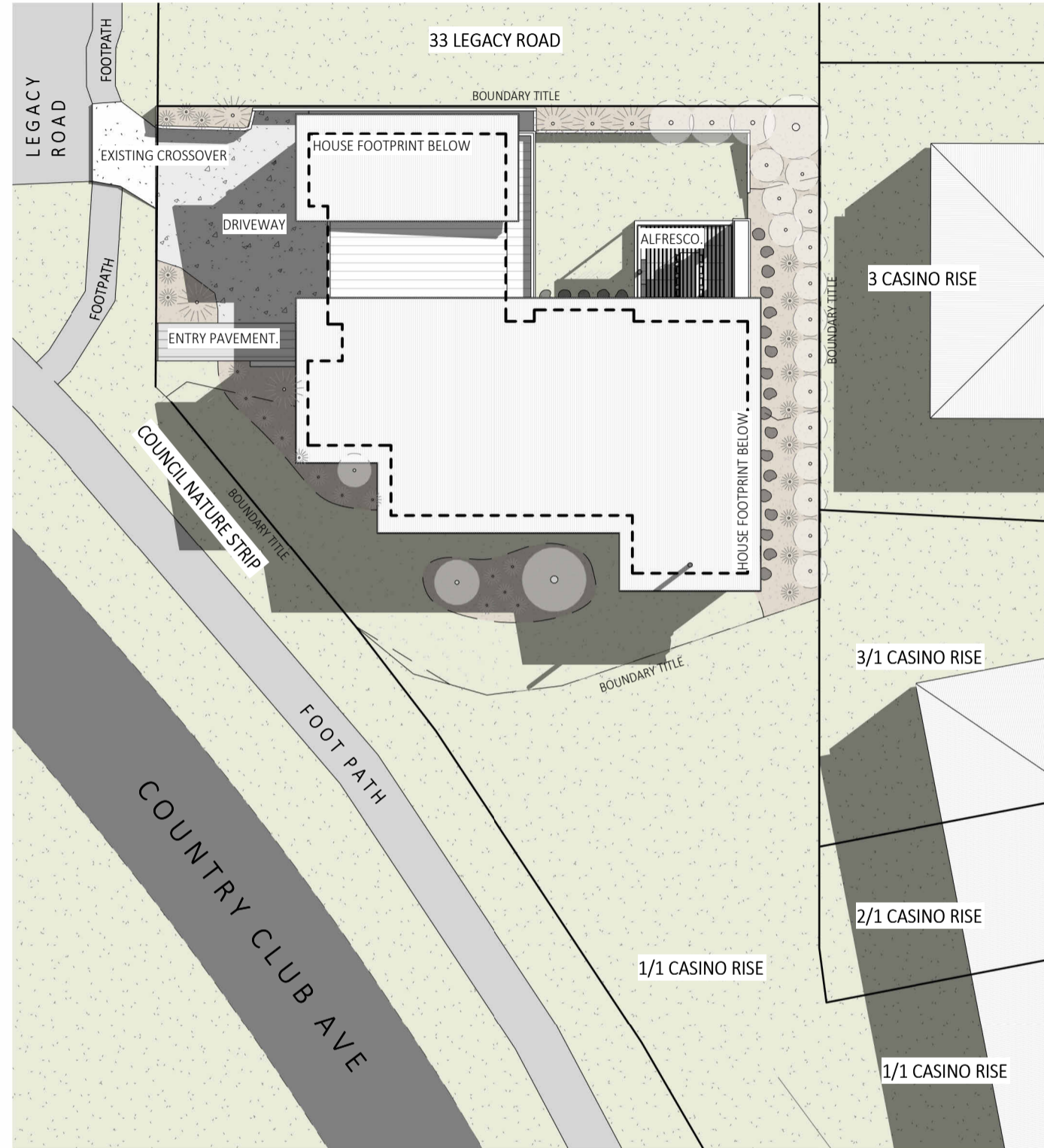
DWG	ELEVATIONS	PROJECT #	25012
PROJECT	35 LEGACY ROAD	DWG #	A05
CLIENT	M & A WALTERS	SCALE @ A2	1 : 100
ADDRESS	35 LEGACY RD PROSPECT VALE TAS 7250	DRAWN	TA
		CHKD	JB
		ACCREDITED DESIGNER	TA
			947052254

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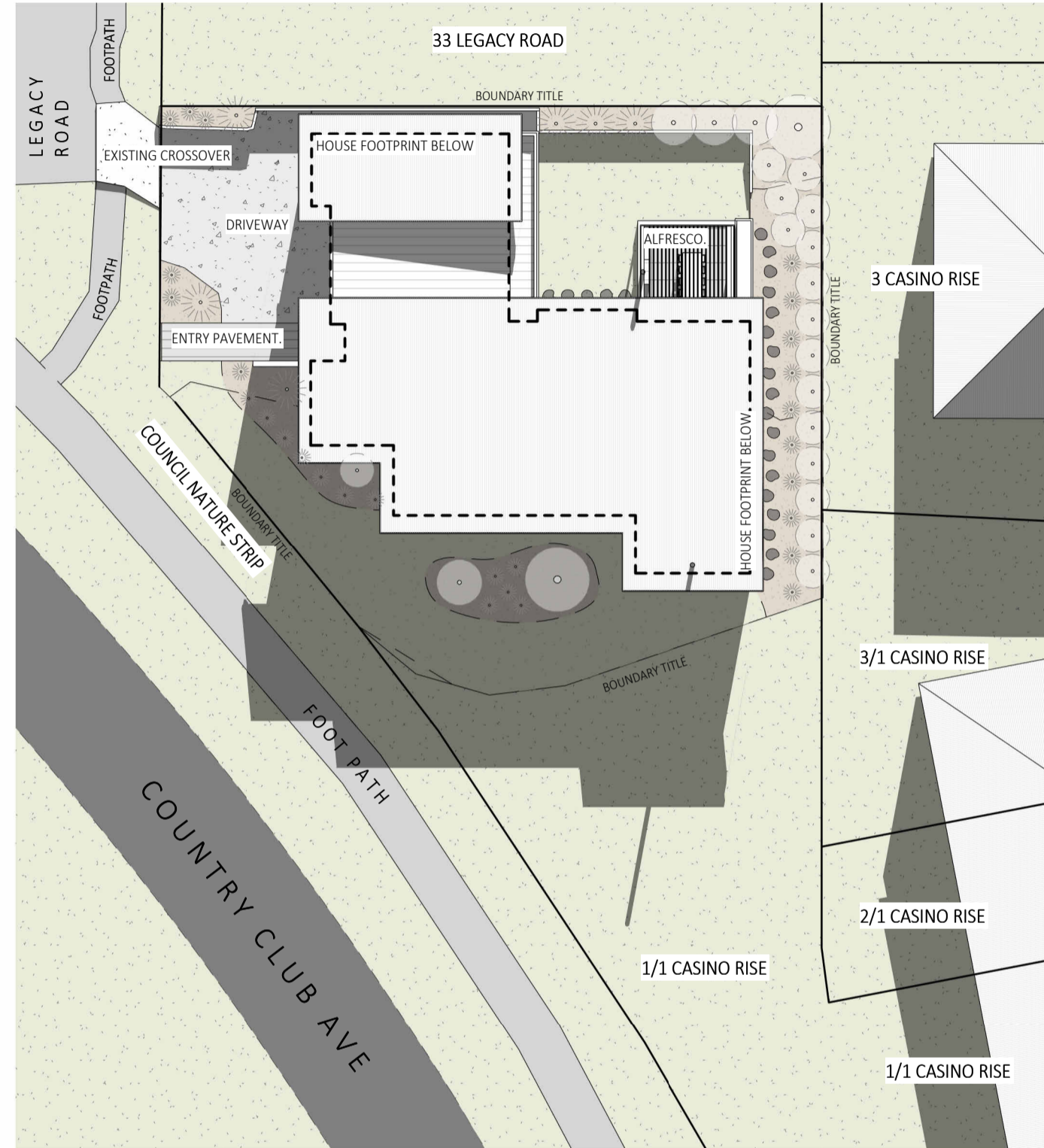




1 WINTER SOLSTICE 10AM
1:300

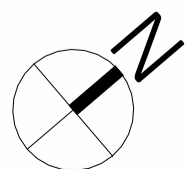


2 WINTER SOLSTICE 12PM
1:300



3 WINTER SOLSTICE 3PM
1:300

PLANNING APPLICATION



REV	DATE	DESCRIPTION
1	18-08-2025	DEVELOPMENT APPLICATION

DWG SHADOW DIAGRAMS

PROJECT 35 LEGACY ROAD

CLIENT M & A WALTERS

ADDRESS 35 LEGACY RD PROSPECT VALE TAS 7250

SCALE @ A2 1:300

DRAWN CHKD

PROJECT # 25012

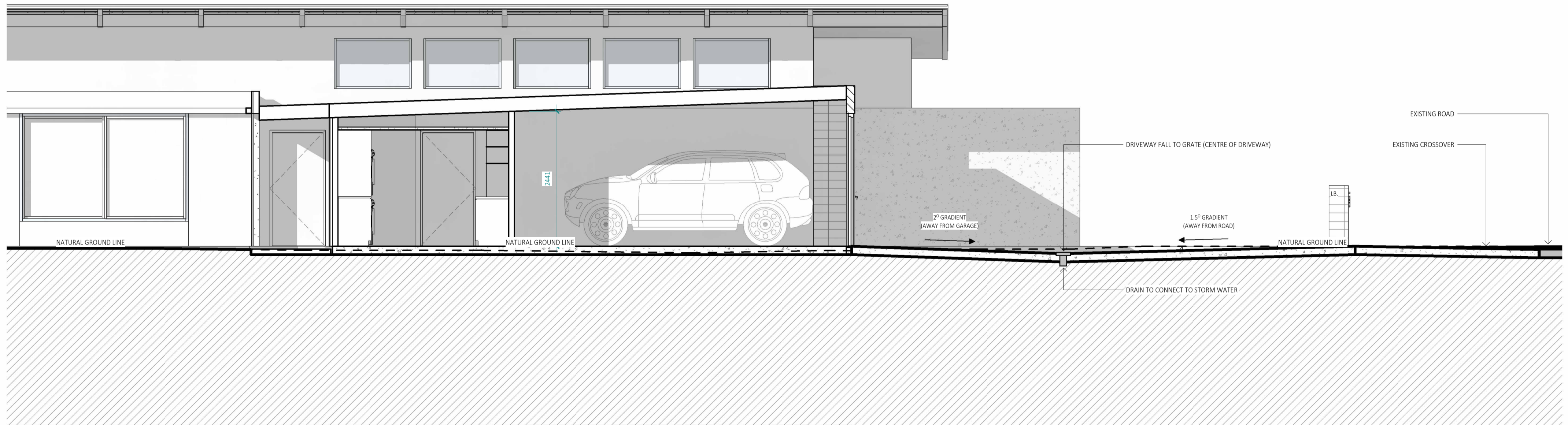
DWG # A06

ACCREDITED DESIGNER

TA 947052254

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1 DRIVEWAY GRADIENTS
1 : 50

PLANNING APPLICATION

REV	DATE	DESCRIPTION
2	04-08-2025	DEVELOPMENT APPLICATION - DRIVEWAY GRADIENTS



DWG	SECTION	PROJECT #	25012
PROJECT 35 LEGACY ROAD		DWG #	A07
CLIENT	M & A WALTERS	SCALE @ A2	1 : 50
ADDRESS 35 LEGACY RD PROSPECT VALE TAS 7250		DRAWN	TA
		CHKD	JB
		ACCREDITED DESIGNER	947052254

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