



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500115
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### Property Details

<b>Property Location</b>	54 Hardwicks Road Bagdad
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Outbuilding
<b>Advertising Commencement Date</b>	8/10/25
<b>Advertising Closing Period</b>	22/10/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

RECEIVED  
29/8/25SOUTHERN  
MIDLANDS  
COUNCILSouthern Midlands Council  
Kempton

29 AUG 2025

Received \_\_\_\_\_

File No: \_\_\_\_\_

Doc Id: \_\_\_\_\_

**APPLICATION FOR PLANNING PERMIT**  
**DEVELOPMENT / USE**Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*Proposed  
use/development:  
(Provide details of  
proposed works and use).

Shed - residential use

Location of  
Development:  
(If the development  
includes more than one  
site, or is over another  
property include address  
of both Properties).

54 Hardwicks road bagdad

Certificate of Title/s  
Volume Number/Lot  
Number:

29721 - 1

Land Owners Name:

Nicholas John Gard Jayd Gard

Full Name/s or Full Business/Company Name

Applicant's Name:

Nicholas John Gard

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: Po box 294 Brighton Tas 7030

Telephone or Mobile: 0429206328

Email address: Nick.gard@dpfem.tas.gov.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details

Tax Invoice for  
application fees to be  
in the name of:  
(if different from  
applicant)

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 30,000

**For Commercial Planning Permit Applications Only**

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☐
Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

**I/we as owner of the land or person with consent of the owner hereby declare that:**

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)

Nicholas Gard

Date

29.8.25

Land Owner(s) Signature

Land Owners Name (please print)

Nicholas Gard

Date

29.8.25

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MIDLANDS  
COUNCIL

Land Owner(s) Signature

Land Owners Name (please print)

Nicholas Gard

Date

29.8.25

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



# Information & Checklist Sheet

## DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

#### Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

**If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box** ☐

#### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email [enquires@heritage.tas.gov.au](mailto:enquires@heritage.tas.gov.au))

#### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

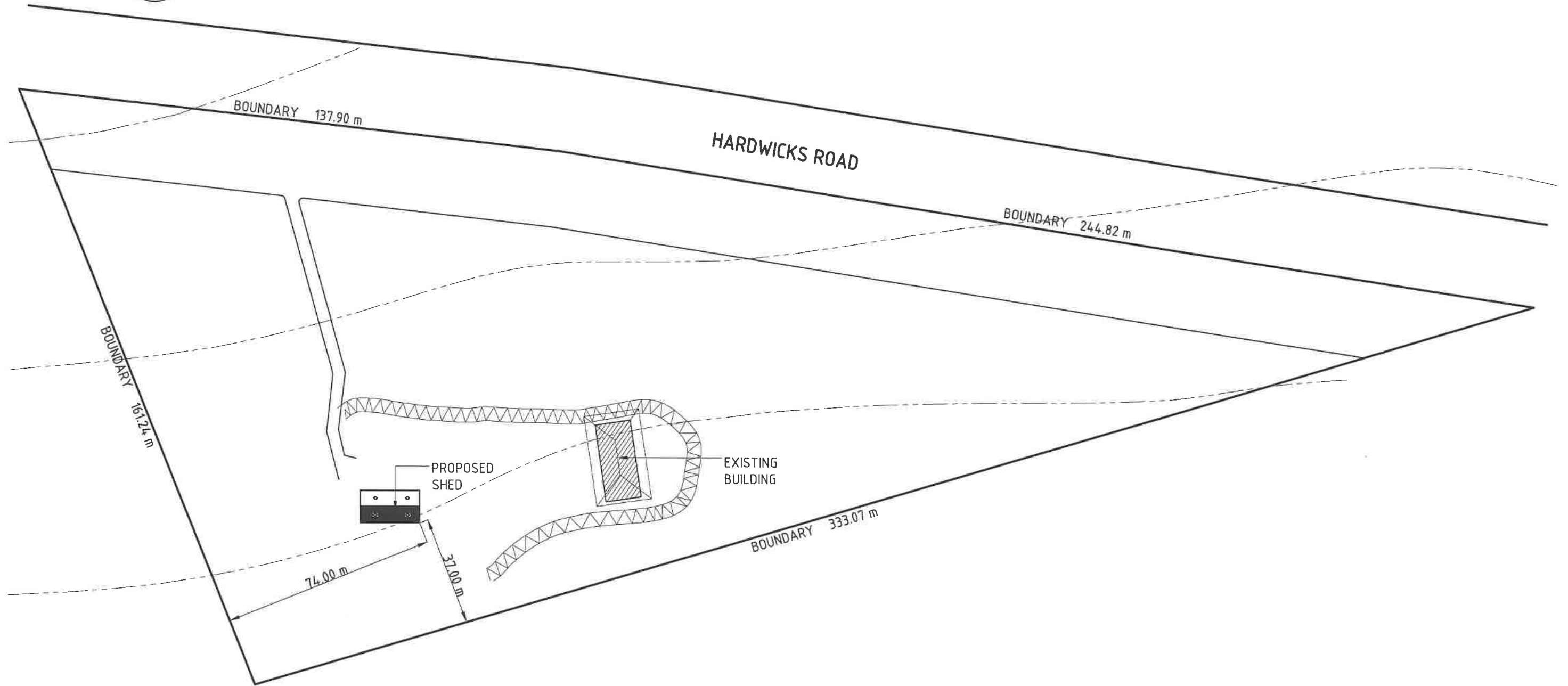
**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[https://www.cbos.tas.gov.au/data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)



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SITE PLAN



CONSULTING ENGINEERS  
Emmanuel Deltas Pty Ltd  
phone: 6228 2225  
mobile: 0418 232 811  
email: edeltas@bigpond.com  
GPO Box 1805 Hobart 7001

Project Title:  
**PROPOSED SHED  
54 HARDWICKS RD BAGDAD**  
  
**FOR Mr. NICK GARD  
SITE PLAN**

Designed by: E.D.

Date: Sep 2025

Scale:

1:1000

A3

Job No.

3834

Drawing No.

**A1**

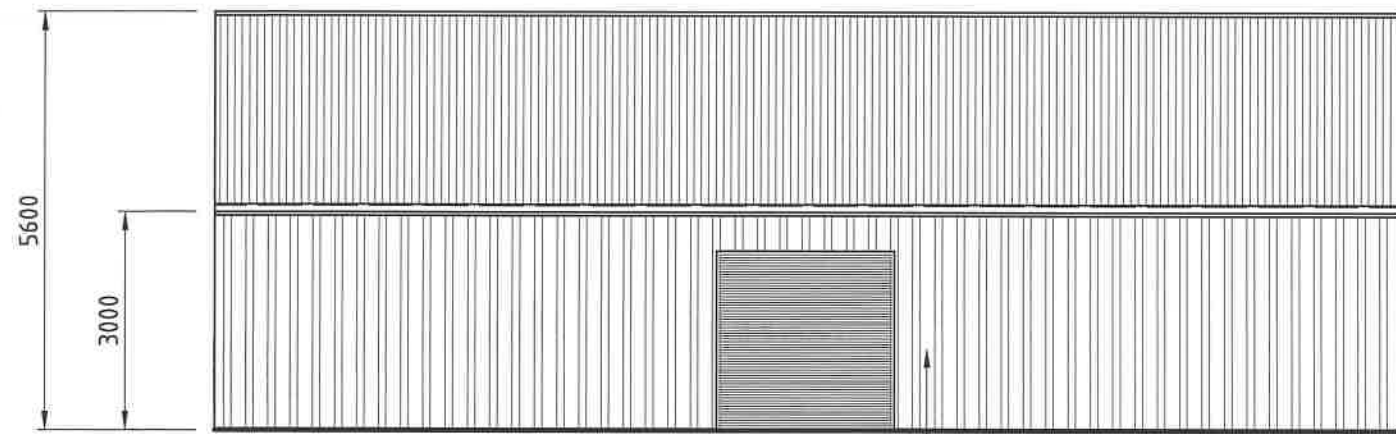
Rev.

0

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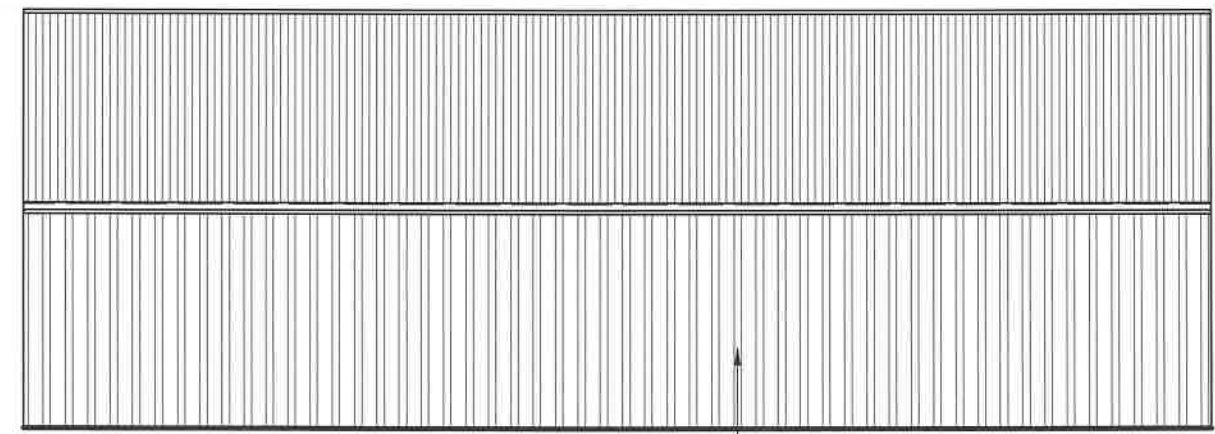
RECEIVED

2/10/2025



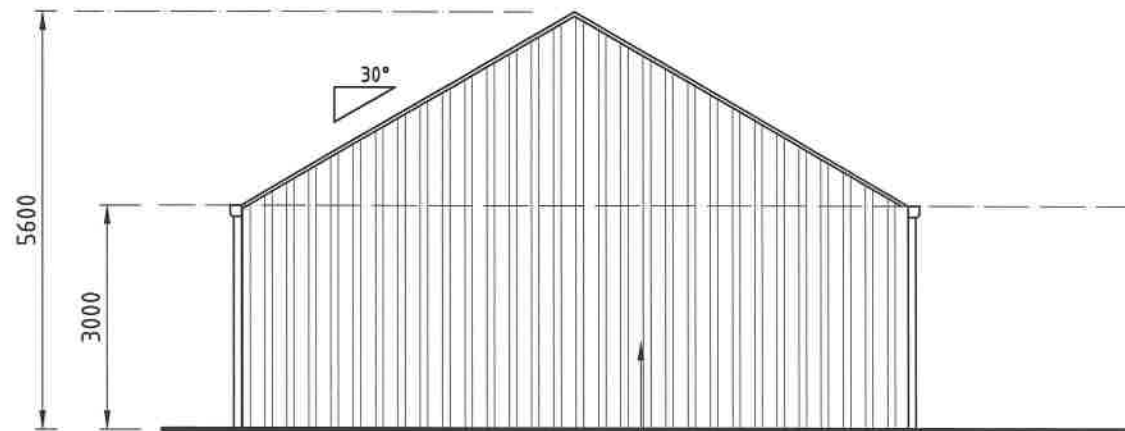
SOUTH ELEVATION

SELECTED CLADDING



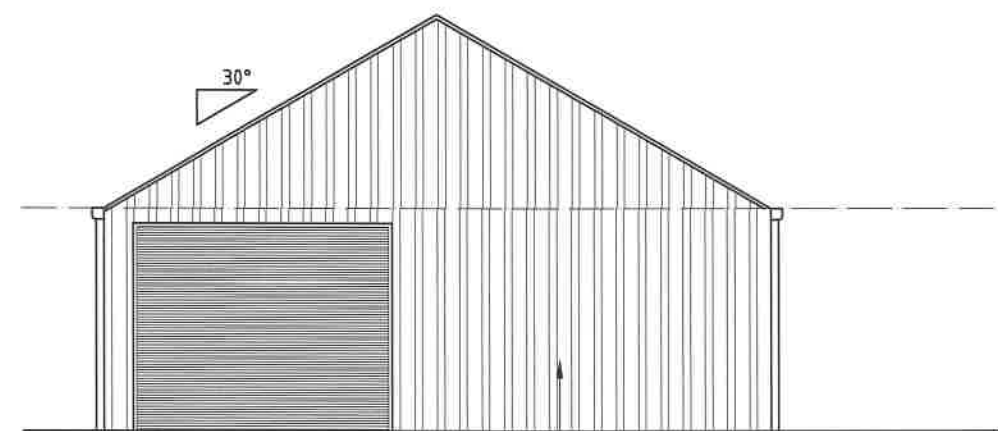
NORTH ELEVATION

SELECTED CLADDING



EAST ELEVATION

SELECTED CLADDING



WEST ELEVATION

SELECTED CLADDING



CONSULTING ENGINEERS  
Emmanuel Deltas Pty Ltd  
phone: 6228 2225  
mobile: 0418 232 811  
email: edellas@bigpond.com

Project Title:  
**PROPOSED SHED AT  
54 HARDWICKS ROAD BAGDAD**

**FOR Mr. NICK GARD  
ELEVATIONS**

Designed by:

E.D.

Date:

Sep 2025

Scale:

1:100

A3

Job No.

3834

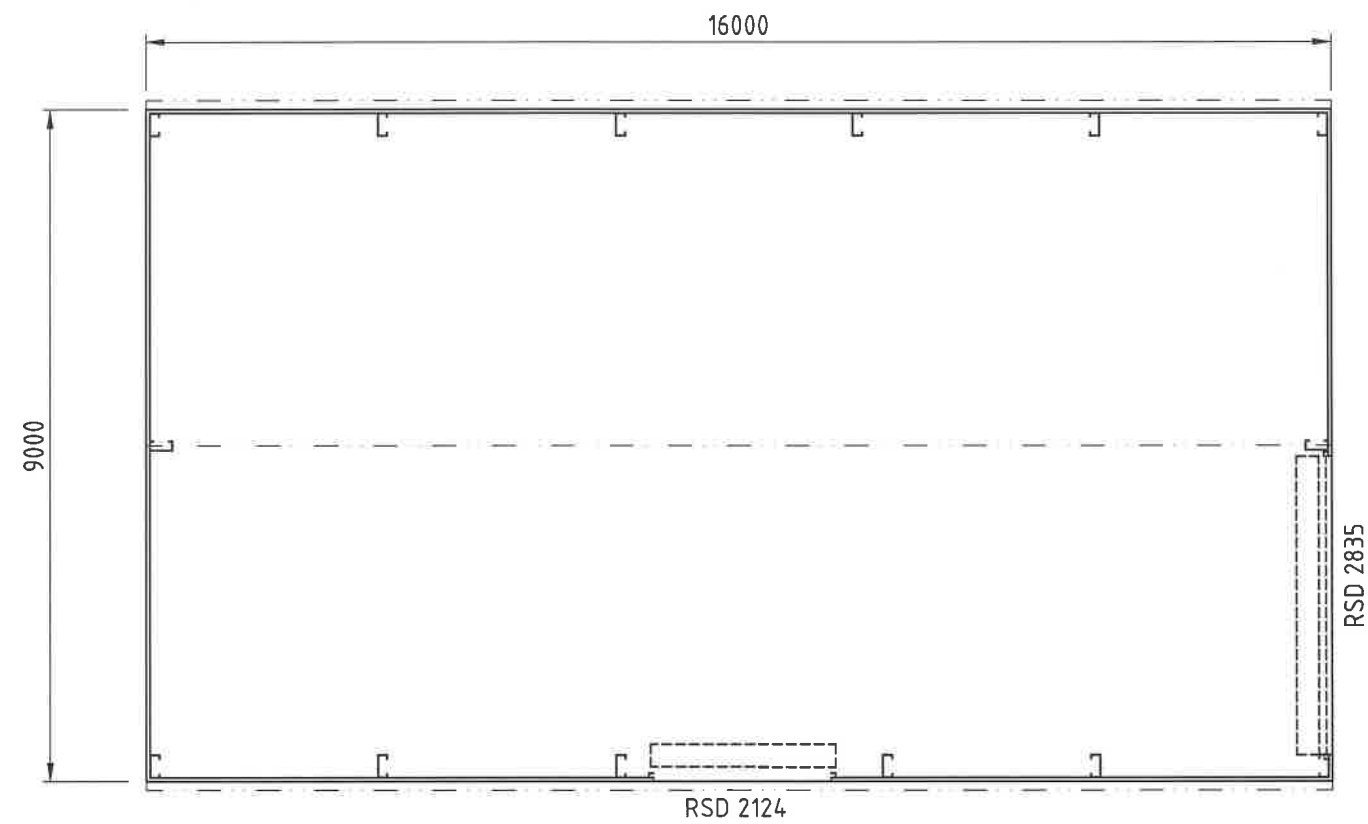
Drawing No.

**A3**

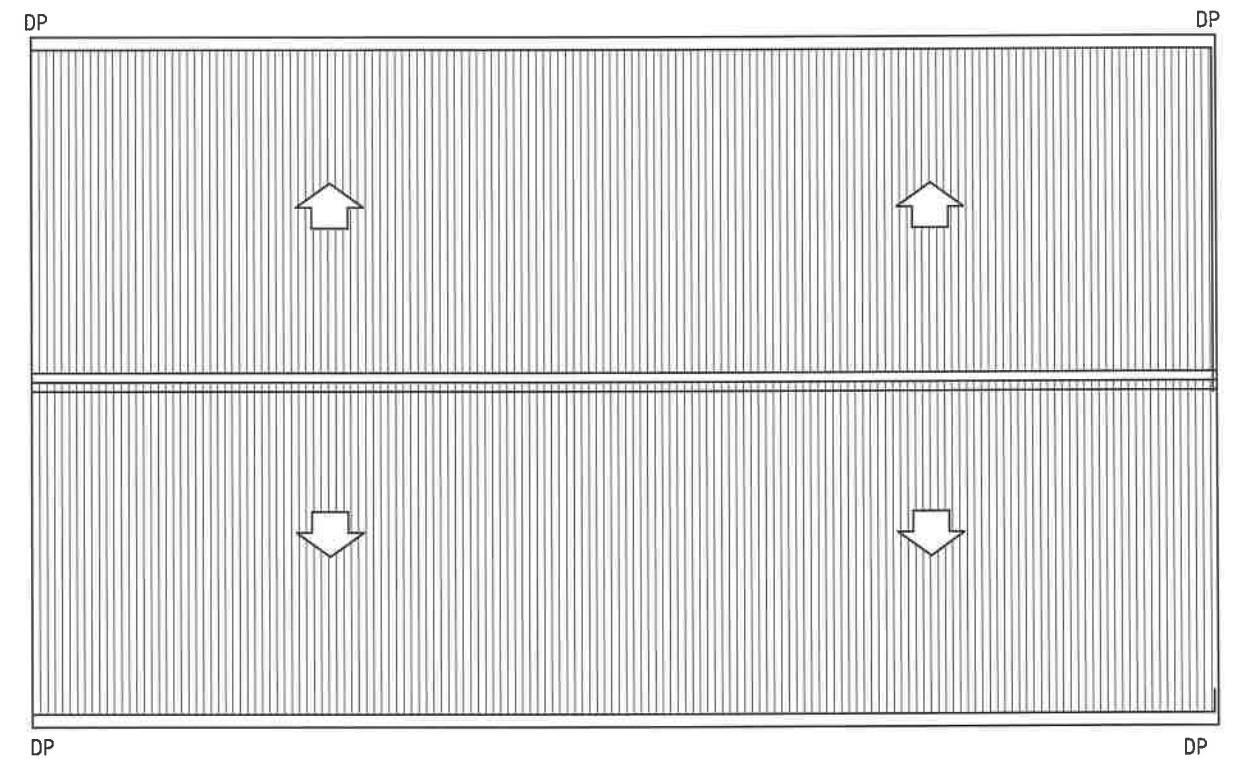
Rev.

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2/10/2025



FLOOR PLAN



ROOF PLAN

 CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 mobile: 0418 232 811 email: edellas@bigpond.com	Project Title: <b>PROPOSED SHED AT 54 HARDWICKS ROAD BAGDAD</b>		Scale: 1:100	A3
	FOR Mr. NICK GARD <b>FLOOR &amp; ROOF PLAN</b>		Job No. 3834	
	Designed by: E.D.	Date: Sep 2025	Drawing No. <b>A2</b>	Rev. 0



### SEARCH OF TORRENS TITLE

VOLUME 29721	FOLIO 1
EDITION 7	DATE OF ISSUE 02-Nov-2024

SEARCH DATE : 29-Aug-2025

SEARCH TIME : 10.17 AM

### DESCRIPTION OF LAND

Parish of HUNTINGDON, Land District of MONMOUTH  
 Lot 1 on Diagram 29721  
 Derivation : Part of Lot 28821 Gtd. to S. Horsey.  
 Prior CT 4346/24

### SCHEDULE 1

M166600 & M646297 NICHOLAS JOHN GARD and JAYD GARD  
 Registered 18-Sep-2017 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 B88887 FENCING PROVISION in Transfer  
 E382377 MORTGAGE to Bendigo and Adelaide Bank Limited  
 Registered 02-Nov-2024 at 12.01 PM

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: P. A. & W. E. BURNS	<b>PLAN OF SURVEY</b> of land situated in the <b>LAND DISTRICT OF MONMOUTH</b> <b>PARISH OF HUNTINGDON</b> COMPILED FROM..... SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: <b>D.29721</b>
Title Reference: C.T. 2308-70		Approved: <i>7 AUG. 1986</i> <i>Anthony Lee</i>
Grantee: PART OF LOT 28821, 67A. 3R. 34P, GTD. TO SIDNEY HORSEY.		<b>ACTING</b> Recorder of Titles

