



Public Notice Details

Planning Application Details

Application No	DA2500123
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Property Details

Property Location	40 Winstead Road Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	1/10/25
Advertising Closing Period	15/10/25
<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. 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
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
8/9/2025SOUTHERN
MIDLANDS
COUNCIL**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).*

proposed storage shed

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

40 Winstead Road, Bagdad

Certificate of Title/s
Volume Number/Lot
Number:

19705/17

Land Owners Name:

Gary Shearing

Full Name/s or Full Business/Company Name

Applicant's Name:

Gary Shearing

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

Contact details:

*Postal address for correspondence:**Telephone or Mobile:**Email address:* Debbie Shearing <Debbie.shearing@genus.com.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

\$ 19500



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

☐
☐

No

X

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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

GARY SHEARING

Date

8/9/2025

SOUTHERN
MIDLANDS
COUNCIL

Land Owner(s) Signature

Land Owners Name (please print)

Date

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.

SMC - KEMPTON
RECEIVED
8/9/2025

WINSTEAD ROAD

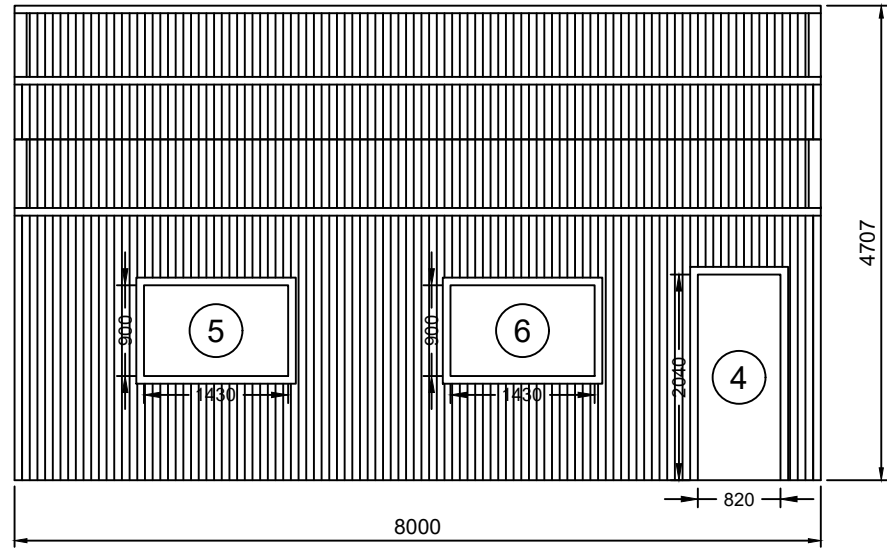
SCALE 1:500

45.0

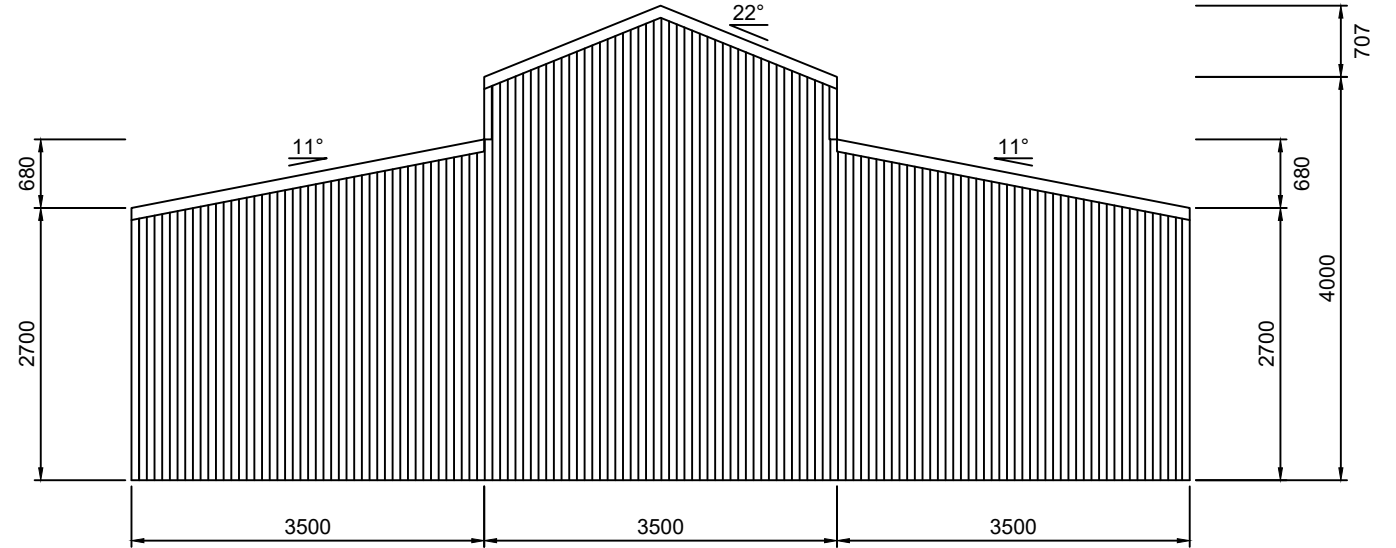
10.5

PROPOSED SHED

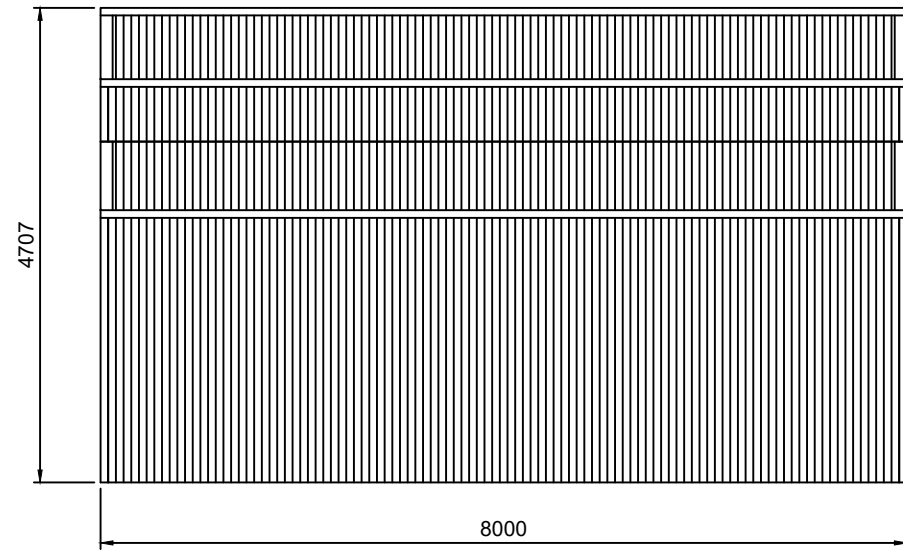




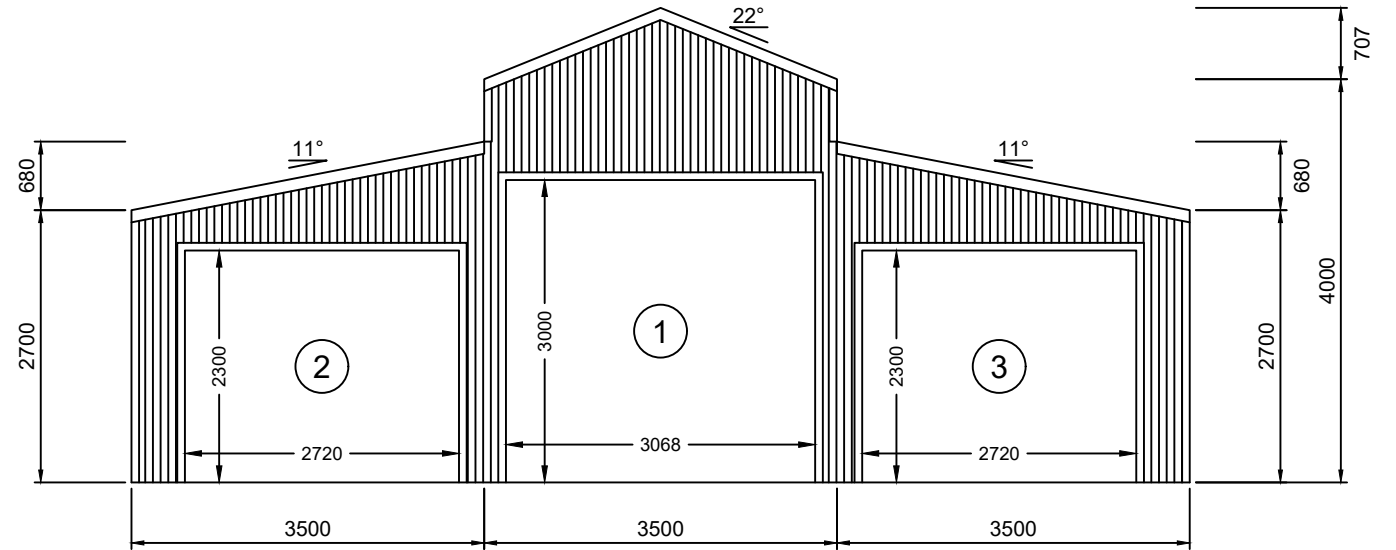
2 LEFT ELEVATION
2 SCALE: 1:75



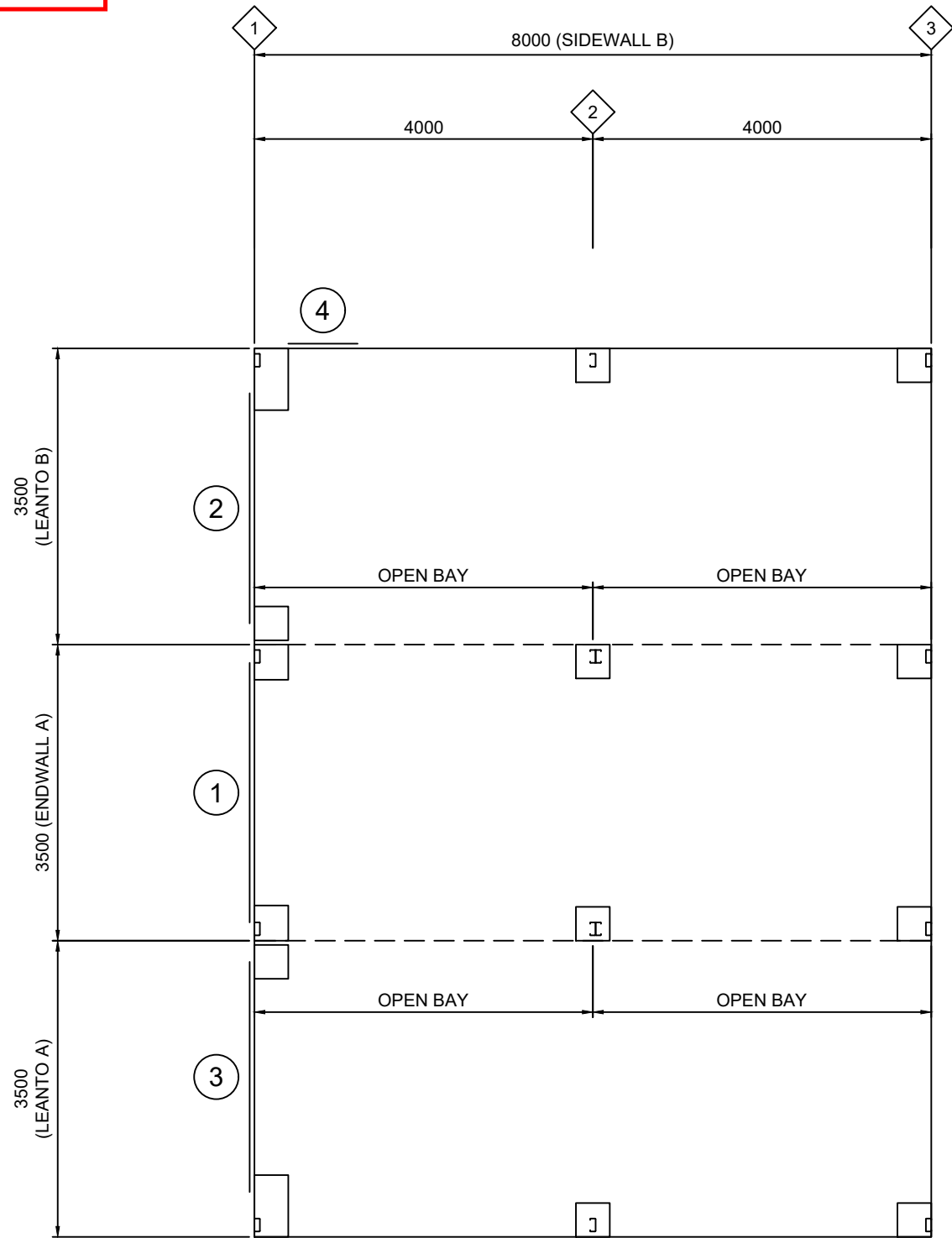
3 REAR ELEVATION
2 SCALE: 1:75



1 RIGHT ELEVATION
2 SCALE: 1:75



4 FRONT ELEVATION
2 SCALE: 1:75

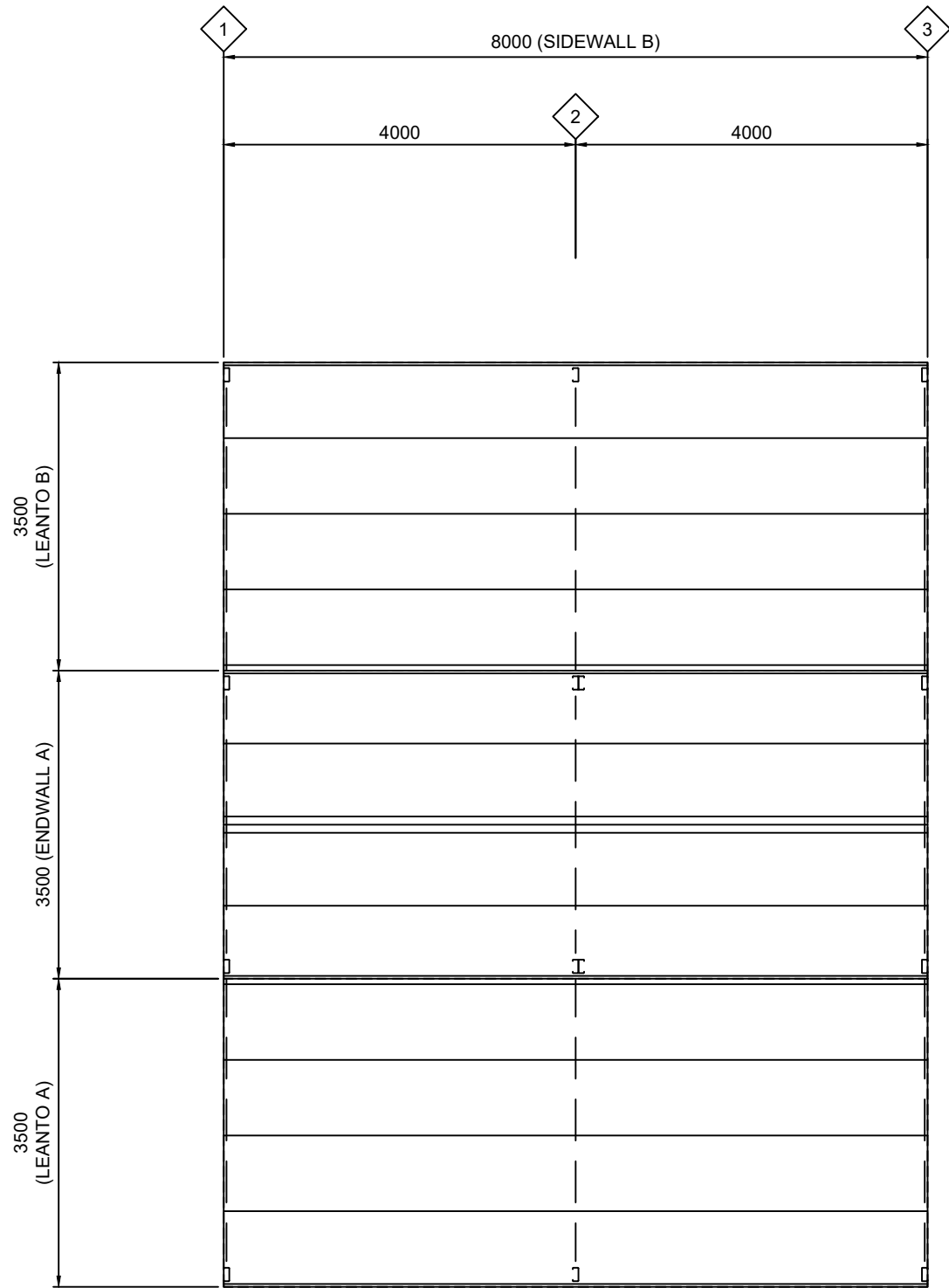


1

4

FLOOR PLAN

SCALE: 1:75



2

4

ROOF FRAMING PLAN

SCALE: 1:75

SEARCH OF TORRENS TITLE

VOLUME 19705	FOLIO 17
EDITION 4	DATE OF ISSUE 29-Sep-2003

SEARCH DATE : 08-Sep-2025

SEARCH TIME : 09.37 AM

DESCRIPTION OF LAND

Parish of JERVIS, Land District of MONMOUTH

Lot 17 on Sealed Plan [19705](#)

Derivation : Part of 1090 Acres Gtd. to G. & E.P. Butler.

Prior CT [4004/22](#)

SCHEDULE 1

[C490637](#) TRANSFER to GARRY JOHN SHEARING Registered
26-Sep-2003 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [19705](#) EASEMENTS in Schedule of Easements (if any)
benefiting or burdening this land

SP [19705](#) COVENANTS in Schedule of Easements (if any)

SP [19705](#) FENCING PROVISION in Schedule of Easements

SP [19705](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

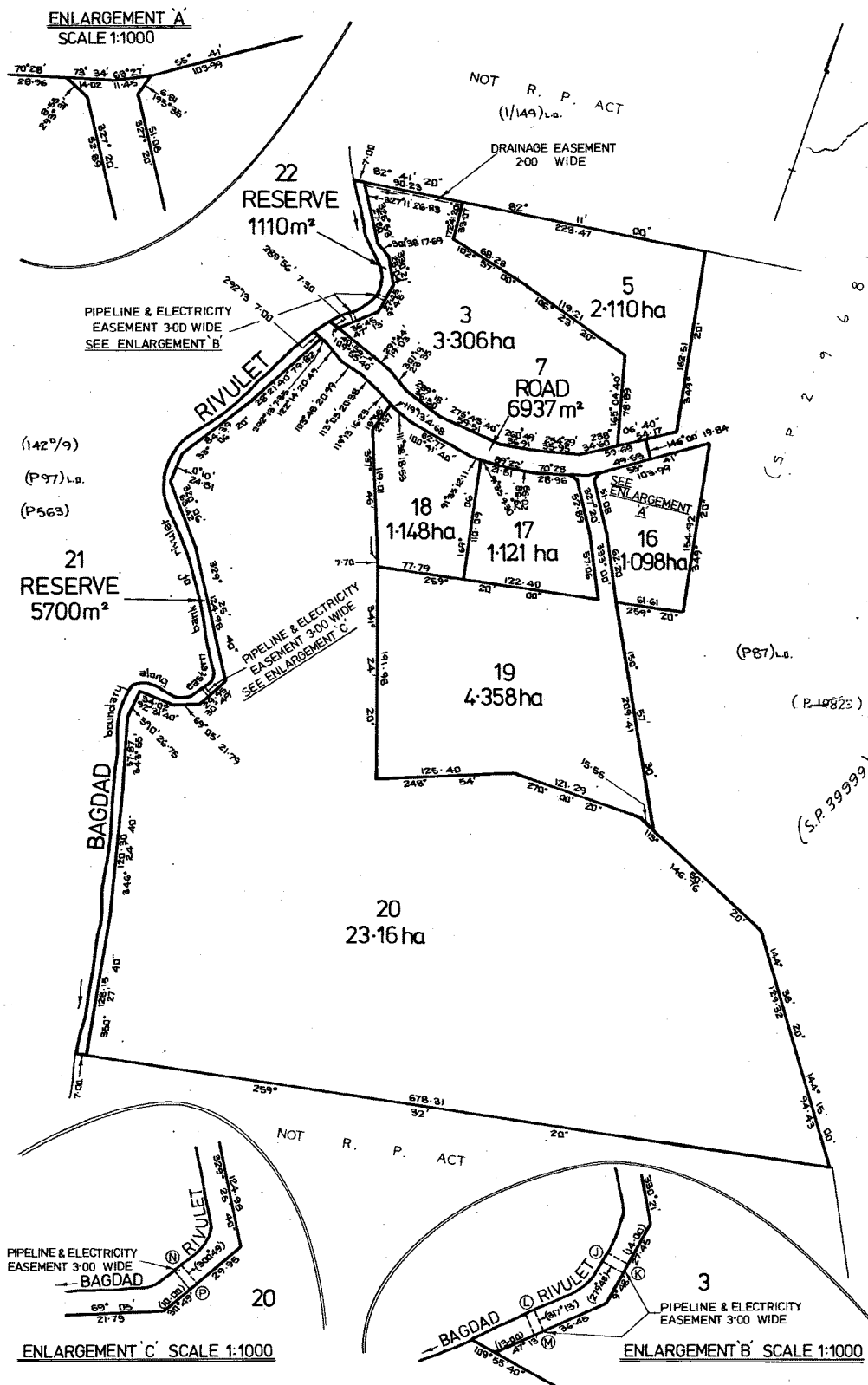
[C239737](#) MORTGAGE to Bass & Equitable Building Society Ltd.
Registered 22-Jun-2000 at 12.02 PM

[C502829](#) PARTIAL DISCHARGE OF MORTGAGE [C239737](#) as relates to
the personal responsibility of Leanne Kaye Rowe
Registered 26-Sep-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Alan Lydon Fehlberg & Marlene Anne Fehlberg.	PLAN OF SURVEY by Surveyor M. G. Darcey of land situated in the	Registered Number: S. P19705
Title Reference: Conv. 40/6444	LAND DISTRICT OF MONMOUTH PARISH OF JERVIS	Effective from: 16 FEB 1983
Grantee: Part of 1090 Ac. Gtd. to Gamaliel Butler & Edward Paine Butler.	Scale 1:3000 Measurements in Metres	ACTING DEPUTY Recorder of Titles



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

S.P19705

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.

EASEMENTS AND PROFITS

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 easements 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 easements shewn on the plan is indicated by arrows.

EASEMENTS

1. Drainage Easement

- (a) Lot 5 is together with a right of drainage ~~two metres wide~~ over the drainage easement shown passing through lot 3.
- (b) Lot 3 is subject to a right of drainage ~~two metres wide~~ ^{appurtenant to lot 5 over} the drainage easement shown passing through the said lot 3.

2. ~~Rights to water~~ PIPELINE & POWERLINE EASEMENT

- (a) Lot 21 is subject to a pipeline and power line easement as here-
over the pipeline & electricity easement
inafter defined marked NP on the plan (hereinafter called "the
said land") appurtenant to lot 20
 - (b) Lot 22 is subject to a pipeline and power line easement as here-
over the pipeline & electricity easements
inafter defined marked JK and LM on the plan (hereinafter called
"the said land") appurtenant to lot 3
- Lots 3 & 20 are each together with a similar easement as above set forth over the pipeline & electricity easements marked respectively "J.K., L.M." and "N.P." hereon.

INTERPRETATION

The words 'pipeline and power line easement' mean the full and free right and liberty ^{as above set forth} for the registered proprietor of lots 3 and 20 on the plan and their successors in title and every person who is at any time entitled to an estate or interest in possession in lots 3 and 20 or any part thereof and all persons from time to time authorised by them at all reasonable times to enter upon and walk over the said land for the purpose of laying, inspecting, repairing, renewing, relaying, cleansing and maintaining pipes, pumps and power lines over

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

19705

and under and upon the said land for the purpose of pumping irrigation water from the Bagdad Rivulet doing as little damage as possible and making reasonable compensation for all damage done or caused thereby.

FENCING PROVISION

In respect of each lot shown on the plan the Vendors Alan Lydon Fehlberg and Marlene Anne Fehlberg shall not be required to fence.

COVENANTS

The owners of each lot shown on the plan covenant with the Vendors Alan Lydon Fehlberg and Marlene Anne Fehlberg and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

1. Not to erect on the said lot any more than one separate single dwelling house together with the usual outbuildings except where the Vendors may in their discretion otherwise grant approval in writing provided that a residential flat forming part of such single dwelling house shall not be deemed to be a breach of this covenant.
2. Not to carry on or suffer to be carried on upon the said lot or any part thereof any trade or business other than farming but not including pig farming except where the Vendors may in their discretion otherwise grant approval in writing.
3. Not construct the walls of any dwelling on the said lot of a substance other than brick.
4. Not to keep more than one dog of an age greater than four months upon the said lot.
5. Not to erect or to permit to be erected any advertising or boarding on the said lot or otherwise exhibit or permit to be exhibited upon the said lot any advertisement or notice provided that the exhibition of any notice that the said lot is for sale or any notice required by law to be exhibited shall not be deemed to be a breach of this stipulation.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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19705

SIGNED by the said ALAN LYDON)
FEHLBERG and MARLENE ANNE)
FEHLBERG the Beneficial Owners)
of Indenture on Conveyance)
Registered No. 40/6444 in the)
presence of:)

Alan Fehlberg

M.A. Fehlberg

*Alen
Schmidt Hobart*

SIGNED by JOHN BRUCE PIGGOTT)
and BRUCE HUNTER CRAWFORD)
as Mortgagees under Memorandum)
of Mortgage Registered No.)
40/6654 in the presence of:)

John Piggott

Bruce Crawford

*Alen
Schmidt Hobart*

SIGNED by JOAN MARY EDDINGTON)
as Mortgagee under Memorandum)
of Mortgage Registered No.)
40/6445 in the presence of:)

Joan M. Eddington

*Alen
Schmidt Hobart*

Witnessed By WESTPAC BANKING CORPORATION By its attorney
Gordon William LAWRENCE
and Neville Sydney WILL

Witnessed By WESTPAC BANKING CORPORATION By its Attorney

Under power of 50/6887 (who
declared no notice of
the said power) in
the presence of

*Alen
Schmidt Hobart*
6.1.DLV10482

Bank Officer, Hobart

*Alen
Schmidt Hobart*

MANAGER LENDING,
TASMANIA DIVISION

MANAGER LEGAL,
TASMANIA DIVISION

*Mortgagee Under
Registered Mortgage
No. 57/7710*

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

19705

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 A.L. & M.A. Rehlbers
(Insert Subdivider's Full Name)

affecting land in

Conv 40/6444
(Insert Title Reference)

Scaled by Municipality of Bragado on 28th Jul 1982

Council Clerk/Town Clerk

10388