



Public Notice Details

Planning Application Details

Application No	DA2600003
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Property Details

Property Location	1358 Midland Highway Mangalore
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Application Information

Application Type	Discretionary Development Application
Development Category	Visitor Accommodation and Glasshouse
Advertising Commencement Date	24/2/26
Advertising Closing Period	11/3/26
<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.

gary reed building design

residential , commercial and industrial building design
plumbing an drainage design, construction management
tas building practitioner accreditation no. CC 841F

103 Bayview Road, Lauderdale
Tasmania 7021
abn 56498752021
phone 0418526785
greedesign@bigpond.com

10 February 2026

Southern Midlands Council

mail@southernmidlands.tas.gov.au

Att: Louisa Brown

Re: DA2600003 1358 Midland Highway – RFI

Hi Louisa,

Thanks for your correspondence regarding the above application
My responses to the points raised are as follows;

From Council

The Buildings are to be used as Visitor Accommodation and Glasshouse, as presented and will not be used for any other use.
If it were intended that any other use be applied that use would be included as part of the Application.

From Heritage

1. Colours.
 - a) Door and window frames Powdercoated Cream
 - b) Roof Frame Powdercoated Cream
 - c) Rendered Columns Sandstone toning.
2. Stone Cladding Will be Sandstone tiles/pavers approx. 600 long x 300 high x 40-50mm thick, smooth face generally, laid generally in stretcher bond
3. Façade Mouldings Base mouldings will be sandstone
Blind windows sandstone clad as walls
Simple wall mouldings sandstone
Complex wall mouldings rendered
4. Entry Steps Sandstone treads and risers
Sandstone clad side walls
Sandstone cappings
5. Portico columns) Already included in North Elevation (middle four columns)
6. East Elevation attached) Now revised to include Entry Steps and

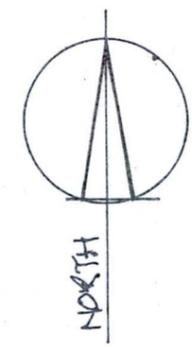
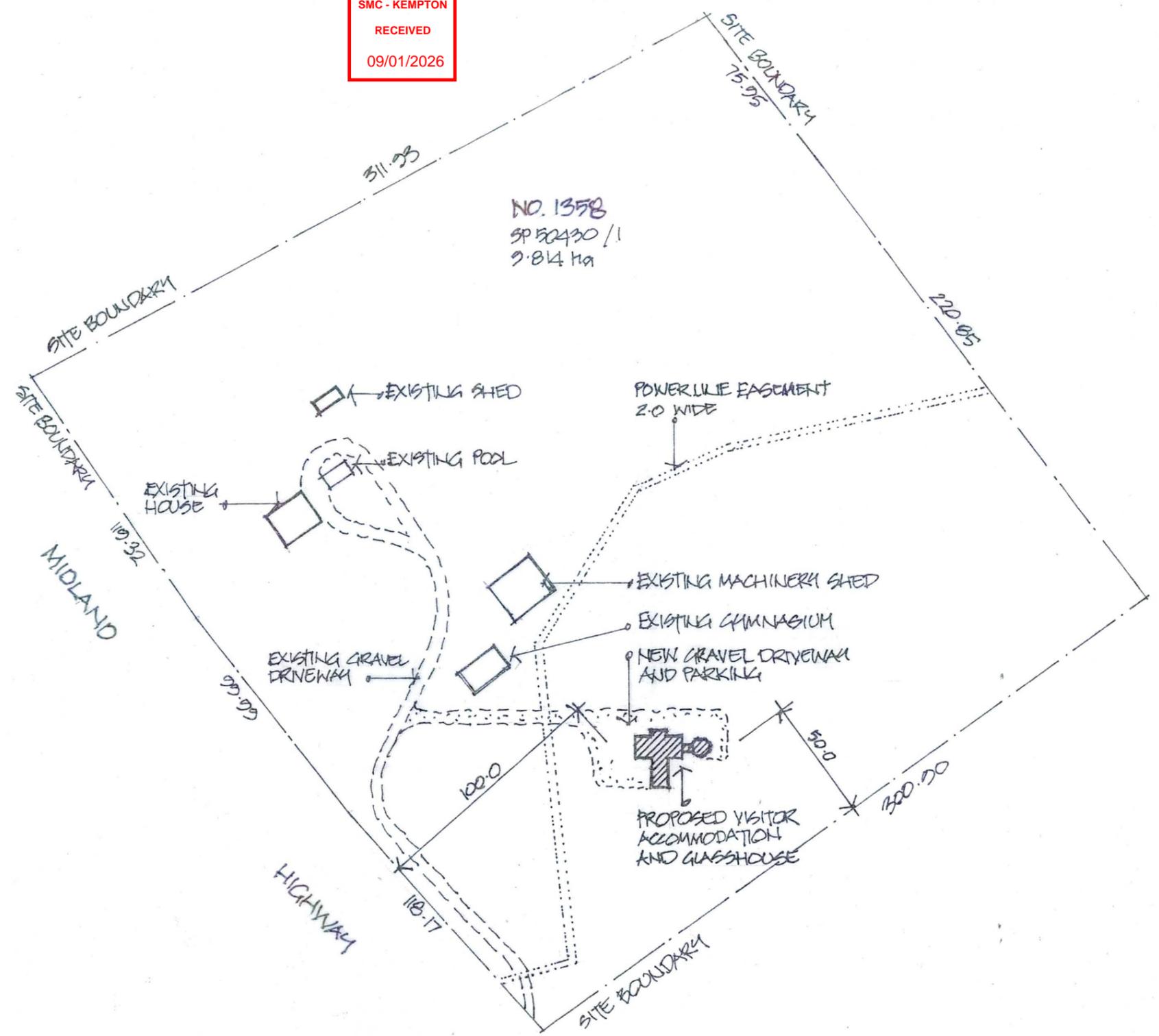
Portico, apologies

7. Stormwater
All gutters and downpipes will be concealed within the buildings. Where required overflow pops will be kept to a minimum visual impact and painted sandstone tonings
8. Waste water trenches
Will be located down slope from the Buildings, subject to future Assessment and Design by a Geo-tech Consultant
9. External A/C units
For the Tower will be concealed on the roof platform and for the Annexe will be located on the eastern, concealed side adjacent to the blind windows.
10. Landscaping
Native species of ground cover and shrubs will be provided to screen the parking areas from view.

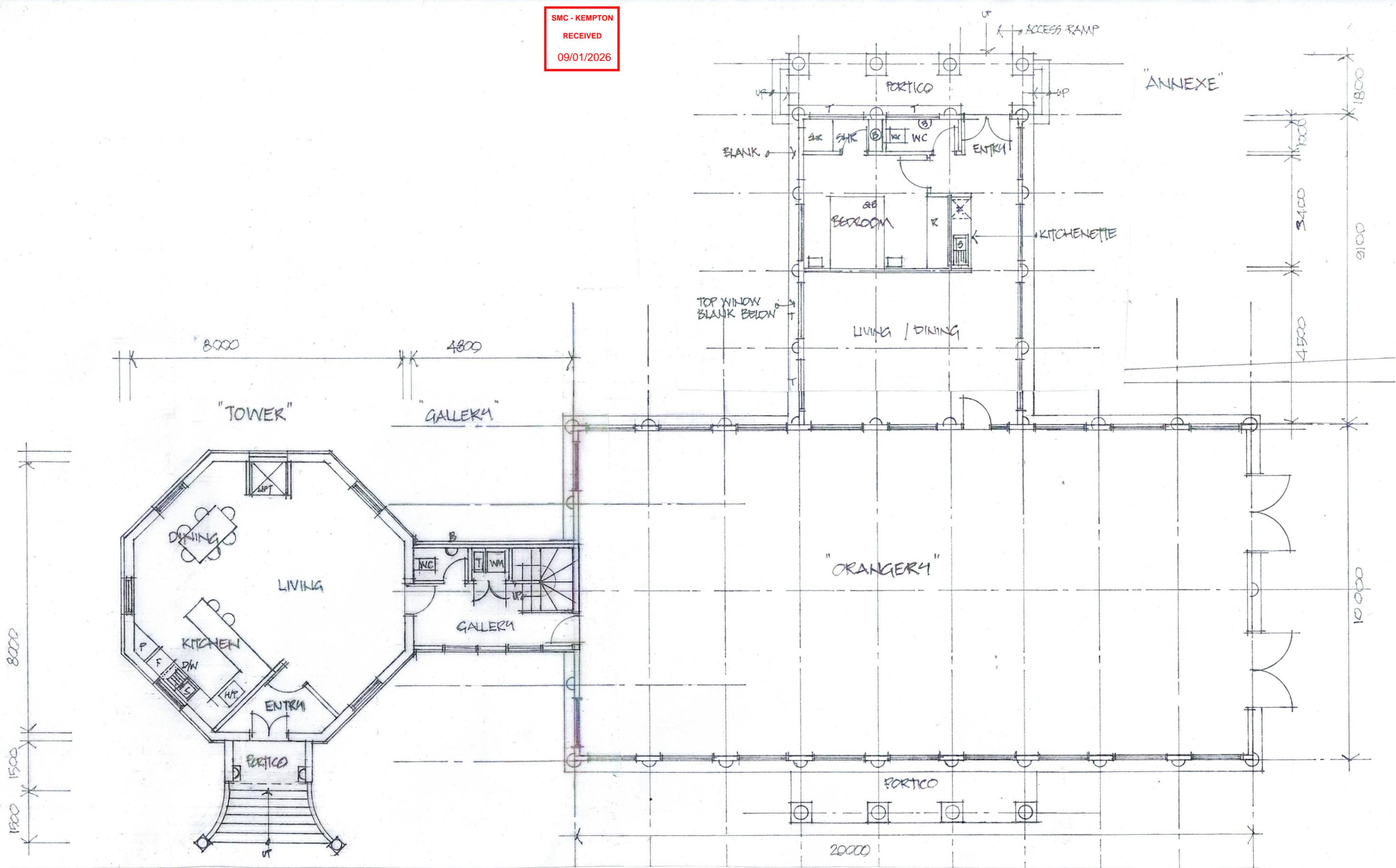


Gary Reed

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 tasmania

lauderdale
 7021

Knight Visitor Accommodation
1358 Midlands Highway
Bagdad 7030

Lower Floor Plan

residential, commercial and industrial building design,
 plumbing and drainage design, construction management,
 housing energy rating, thermal performance efficiency
 accreditation no. CC841f

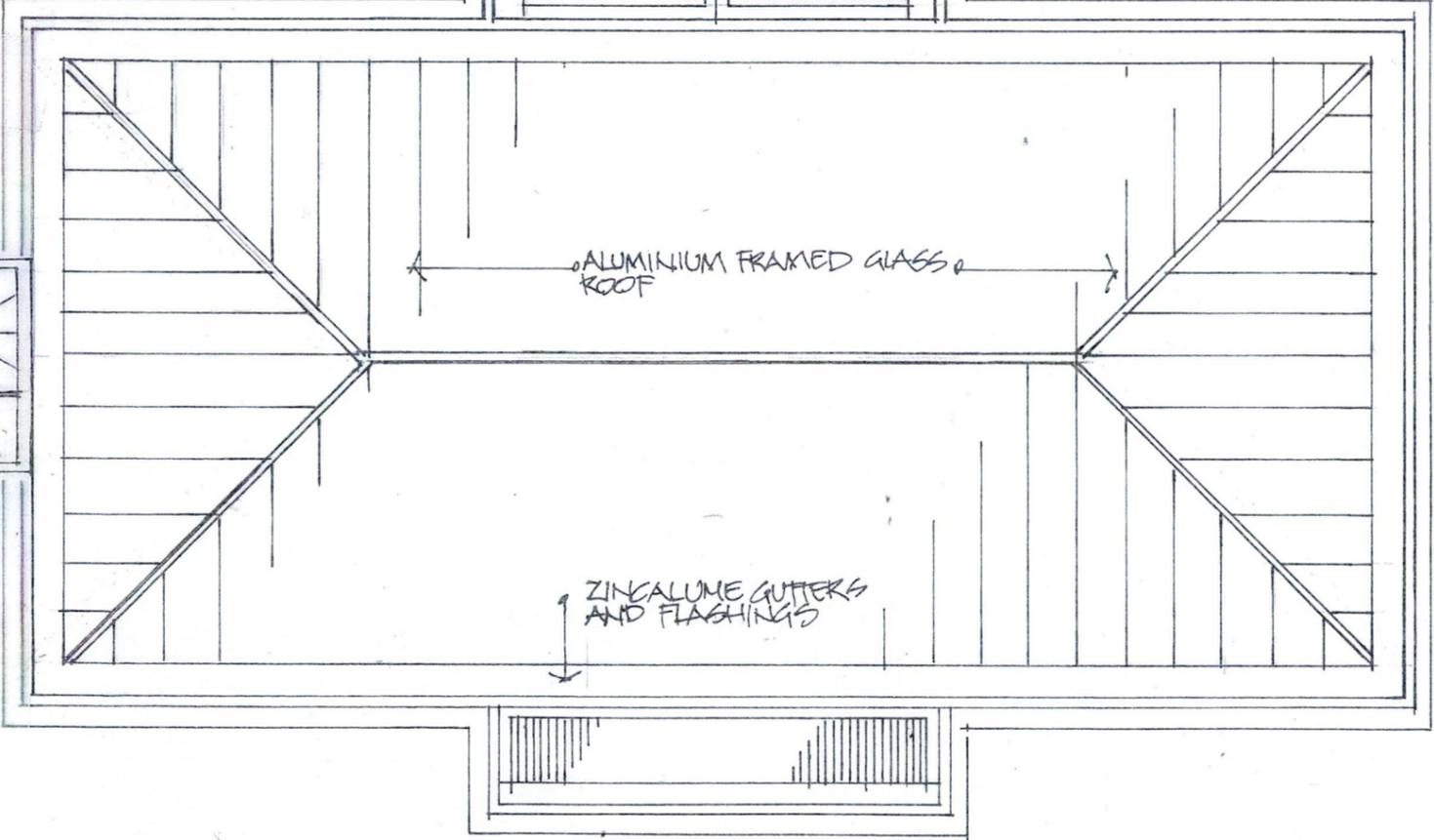
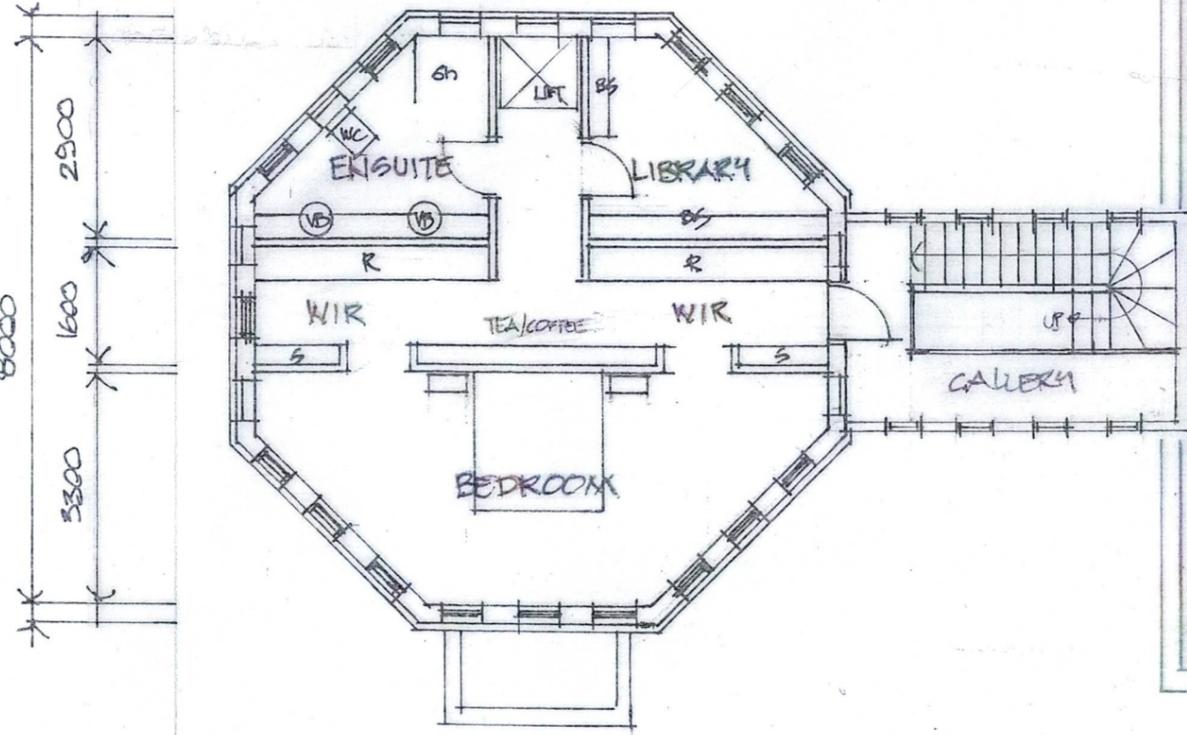
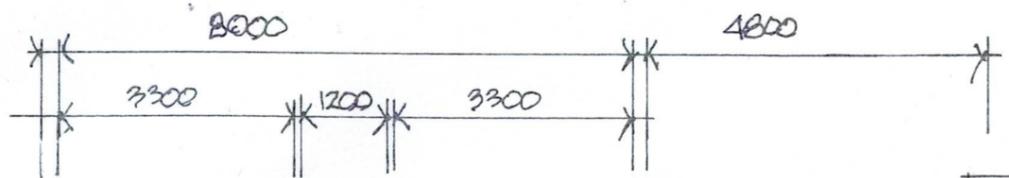
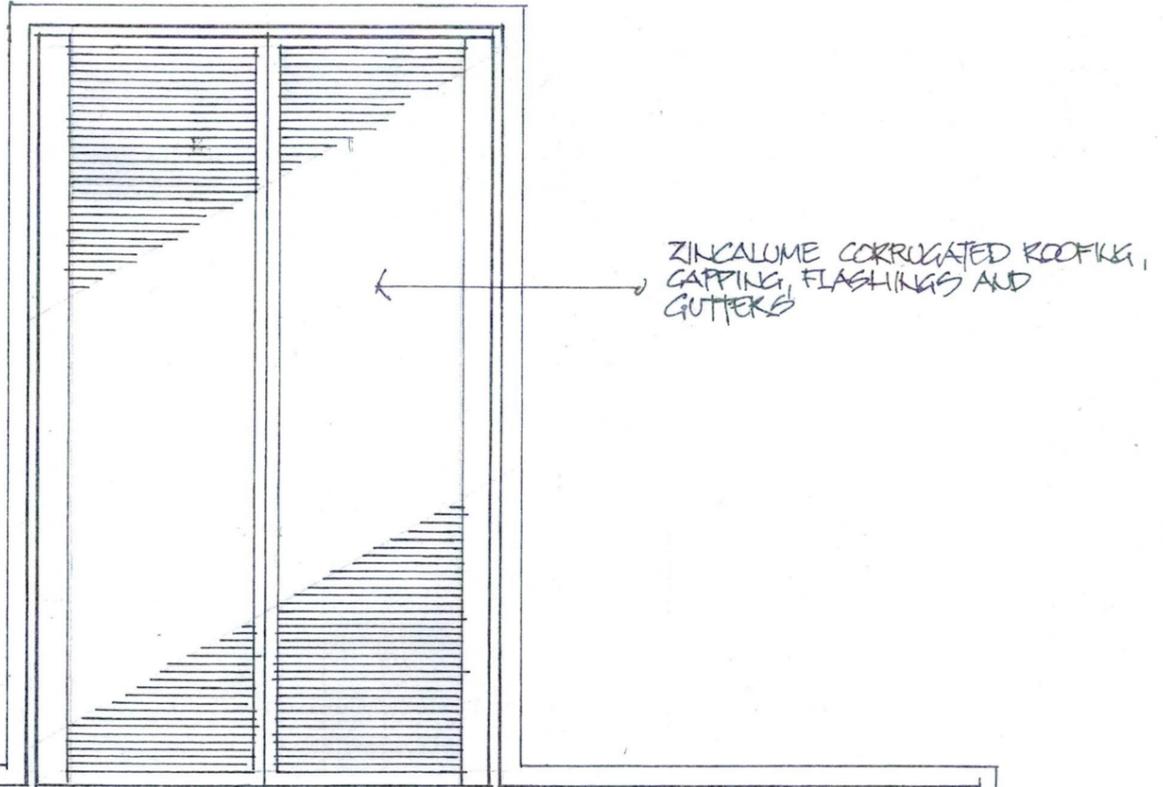
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 mob
 email

74 399 247 462
 0418 526 785

greedesign@bigpond.com

Drawn: Gary Reed Date: December 2025 Scale: 1:100 at A3 Project No:25.002 DRAWING NO: SK.02 of 5

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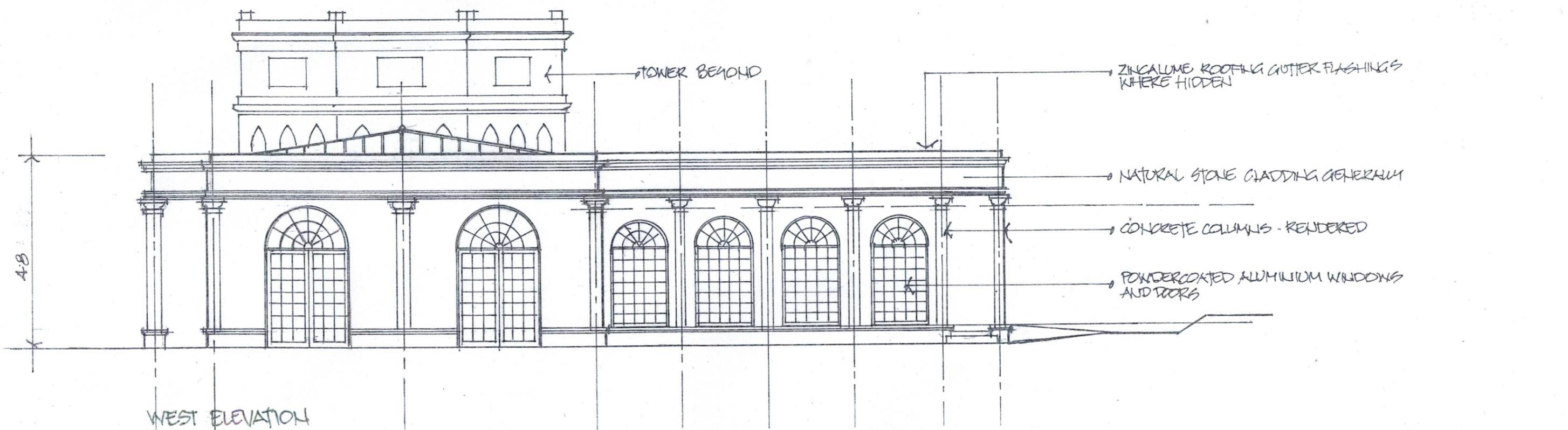
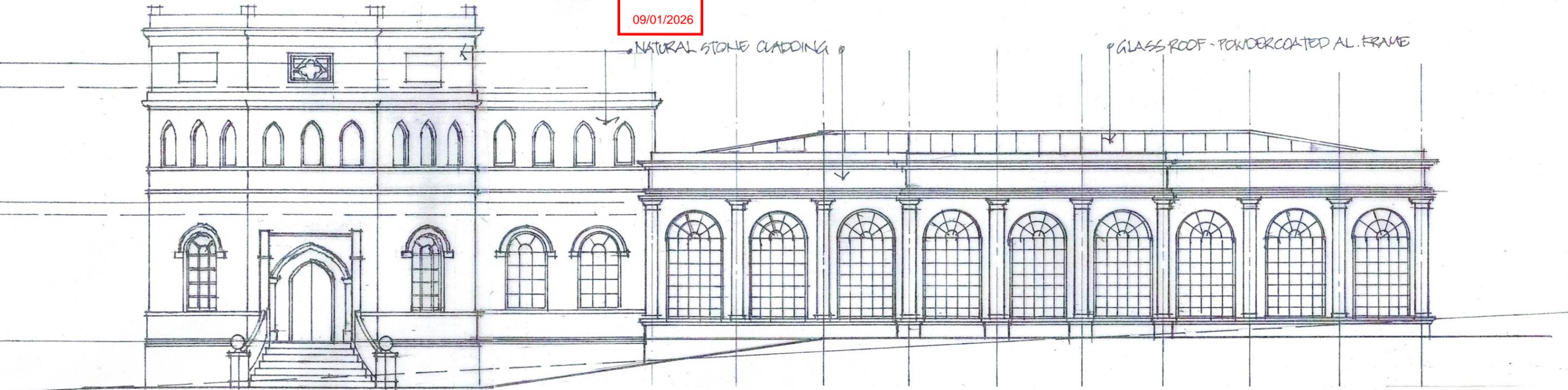
Knight Visitor Accommodation
 1358 Midlands Highway
 Bagdad 7030

Upper Floor Plan

residential, commercial and industrial building design,
 plumbing and drainage design, construction management,
 housing energy rating, thermal performance efficiency
 accreditation no. CC841f

Drawn: Gary Reed Date: December 2025 Scale: 1:100 at A3 Project No:25.002 DRAWING NO: SK.03 of 5

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WEST ELEVATION

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 accreditation no. CC841f

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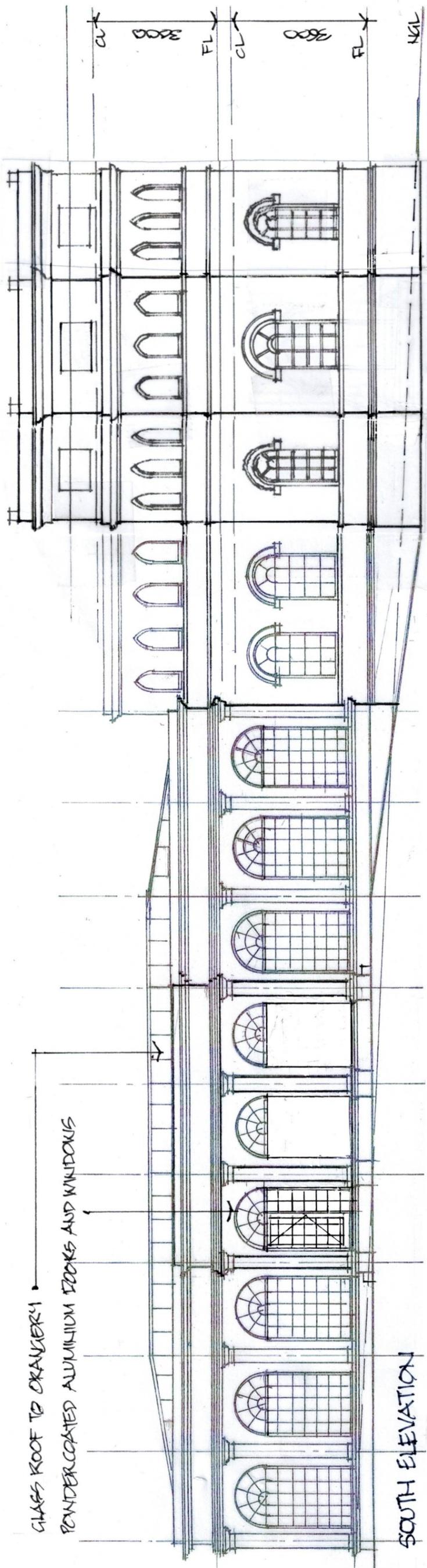
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Date: December 2025

Scale: 1:100 at A3 Project No:25.002

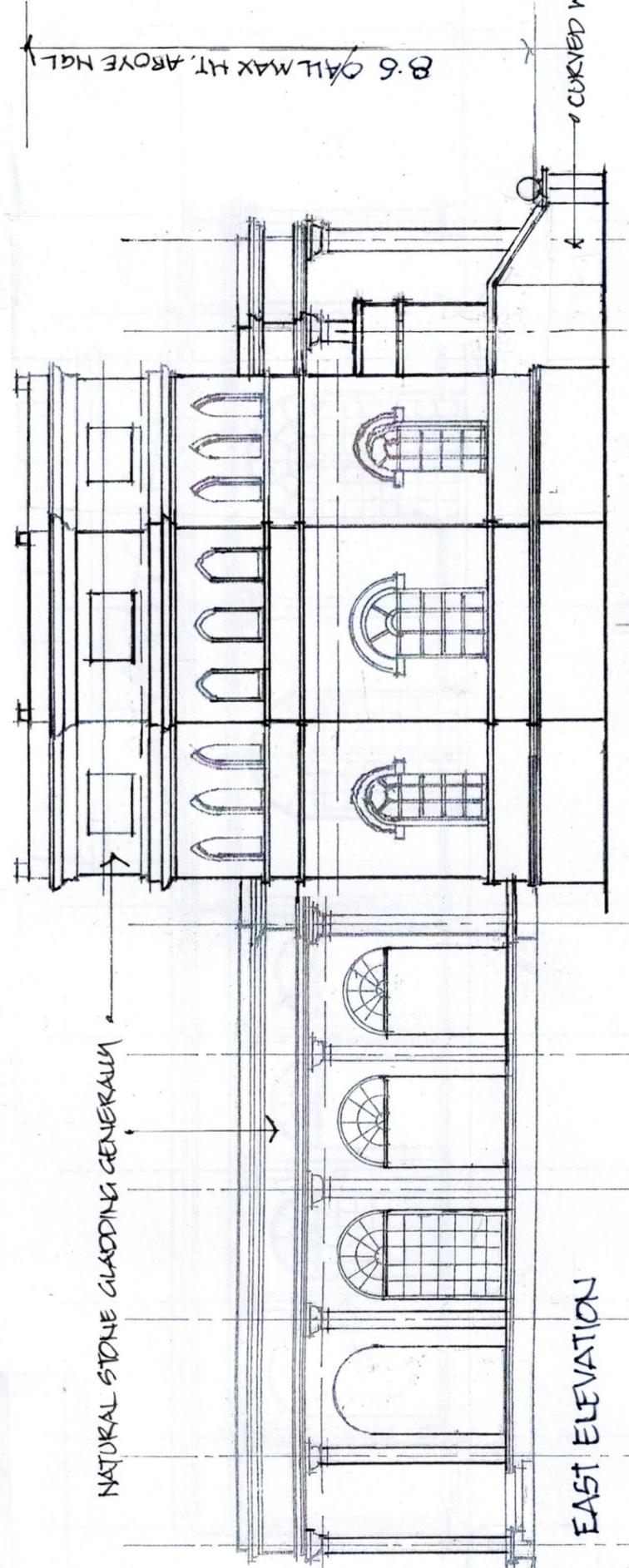
Elevations 1

DRAWING NO: SK.04 of 5



GLASS ROOF TO CRAYERS 1
 PENTACOATED ALUMINIUM DOORS AND WINDOWS

SOUTH ELEVATION



NATURAL STONE GLAZING GENERALLY

EAST ELEVATION

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REV. A' TOWER PORTICO AND STEPS ADDED FEB 2026

CURVED WALL

8.6 OALL MAX HT. ABOVE NGL

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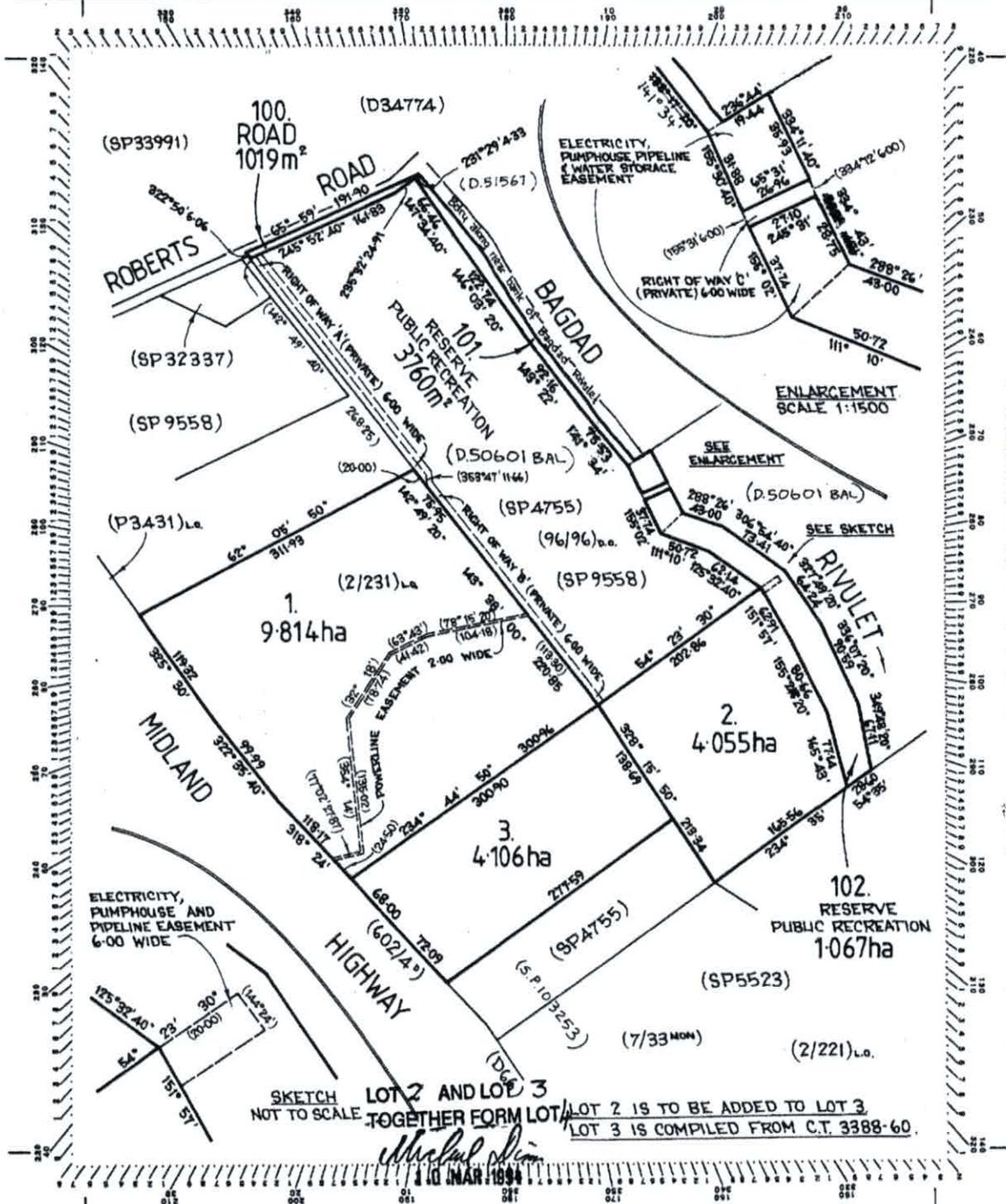
Elevations 2

Drawn: Gary Reed Date: December 2025 Scale: 1:100 at A3 Project No:25.002

DRAWING NO. SK.05 of 5

LODGED 30.7.91

<p>Owner: DOIZO PTY. LTD. DANNY EDWIN RANDALL & KAREN JOY RANDALL</p>	<p>PLAN OF SURVEY by Surveyor: C.M. TERRY of: PEACOCK, DARCEY & ANDERSON PTY. LTD. AUTHORISED SURVEYORS 127 BATHURST STREET, HOBART</p>	<p>Registered Number: SP50430</p>
<p>Title Reference: C.T. 3661-67, C.T. 3388-60</p>	<p>of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD</p>	<p>Approved: 6 SEP 1991 Effective from: _____</p>
<p>Grantee: PART OF 275 Ac. CTD. TO THOMAS REYNOLDS & WILLIAM HODGSON. PART OF 54Ac. CTD. TO JOHN FISHER</p>	<p>SCALE 1: 4000 MEASUREMENTS IN METRES</p>	<p>Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 50430	FOLIO 1
EDITION 6	DATE OF ISSUE 25-Mar-2004

SEARCH DATE : 18-Dec-2025

SEARCH TIME : 09.57 am

DESCRIPTION OF LAND

Parish of STRANGFORD, Land District of MONMOUTH
 Lot 1 on Sealed Plan 50430
 Derivation : Part of 275 Acres Gtd to T Reynolds and W Hodgson
 Prior CT 4808/72

SCHEDULE 1

C509343 TRANSFER to CHRISTINE MARY KNIGHT and CRAIG RANDALL
 KNIGHT Registered 25-Mar-2004 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 50430 EASEMENTS in Schedule of Easements
 SP 50430 FENCING PROVISION in Schedule of Easements
 SP 50430 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 C509347 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 25-Mar-2004 at 12.02 pm
 C509348 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 25-Mar-2004 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

SP50430

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.

Lot 1 on the Plan is together with a Right of Carriageway over the Right of Way "A" (Private) 6.00 wide shown on the Plan.

Lot 2 on the Plan is together with a Right of Carriageway over the Right of Way "B" (Private) 6.00 wide shown on the Plan.

Lot 3 on the Plan is together with a Right of Carriageway over the Right of Way "B" (Private) 6.00 wide shown on the Plan.

Lot 101 on the Plan is together with a Right of Carriageway over the Right of Way "C" (Private) 6.00 wide shown on the Plan.

Lot 102 on the Plan is together with a Right of Carriageway over the Right of Way "C" (Private) 6.00 wide shown on the Plan.

Lot 2 on the Plan is together with an easement over the Electricity, Pumphouse & Pipeline Easement 6.00 wide shown on the Plan.

Lot 3 on the Plan is together with an easement over the Electricity, Pumphouse & Pipeline Easement 6.00 wide shown on the Plan.

Lot 1 on the Plan is subject to a Powerline Easement (appurtenant to the Balance) over the Powerline Easement 2.00 wide shown on the Plan.

Lot 102 on the Plan is subject to an Easement (appurtenant to Lots 2 & 3 on the Plan) over the Electricity, Pumphouse & Pipeline Easement 6.00 wide shown on the Plan.

Lot 101 on the Plan is subject to an Easement (appurtenant to the Balance) over the Electricity, Pumphouse, Pipeline & Water Storage Easement shown on the Plan.

Lot 102 on the Plan is subject to an Easement (appurtenant to the Balance) over the Electricity, Pumphouse, Pipeline & Water Storage Easement shown on the Plan.

50430

FENCING PROVISION:

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

INTERPRETATION:

1. "A Powerline Easement" shall mean:-

A right to construct lay and maintain for the transmission of electrical energy under and along the strip of land marked Powerline Easement 2.00 wide shown on the plan (in this Clause 1 hereinafter called "the land") with the right to enter into and upon the land for the purpose of laying inspecting repairing and maintaining any such cables without doing unnecessary damage to the land and making good all damage occasioned thereby and to enter into and upon the land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

2. An easement over the areas marked "Electricity, Pumphouse and Pipeline Easement 6.00 wide" and "Electricity, Pumphouse, Pipeline and Water Storage Easement" shown on the plan shall mean:

(a) In respect of "Electricity":-

A right to construct, lay and maintain for the transmission of electrical energy over, under and upon the land marked "Electricity, Pumphouse and Pipeline Easement 6.00 wide" and "Electricity, Pumphouse, Pipeline and Water Storage Easement" shown on the plan (in this sub-clause 2(a) hereinafter called "the land") with the right to enter into and upon the said land for the purpose of laying inspecting repairing and maintaining any such cables without doing unnecessary damage to the land and making good all damage occasioned thereby and to enter into and upon the land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

(b) In respect of "Pumphouse":-

A right to construct a pumphouse upon and to lay and maintain water pipes and pumps under and upon the surface of the land shown on the plan marked "Electricity, Pumphouse and Pipeline Easement 6.00 wide" and "Electricity, Pumphouse, Pipeline and Water Storage Easement" shown on the plan (in this sub-clause 2(b) hereinafter called "the land") TOGETHER WITH the full and free right and liberty at all times to use the pipes pumps and reticulation systems lying under and upon the surface of the land to run pass and pump water through under and along the said pipes and from time to time and at all times hereafter to enter upon the land to inspect cleanse repair maintain and renew the said pumphouse pipes pumps and reticulation systems and when and where necessary to lay new pipes and pumps in substitution therefor and for the purpose of the full enjoyment of the aforesaid rights the owner of the dominant tenement shall have full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the land and shall have the right to enter upon or under the land with or without inspectors workmen or other persons and to open and break up the soil to bring place and remove upon the land any materials machinery tools or other equipment as may be necessary for the proper construction laying and maintenance of the said pipes and pumps PROVIDED THAT the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable on the strips of land.

(c) In respect of "Pipeline":-

A right to construct lay and maintain water pipes under or upon the surface of the land shown on the Plan marked "Electricity, Pumphouse and Pipeline Easement 6.00 wide" and "Electricity, Pumphouse, Pipeline and Water Storage Easement" (in this sub-clause 2(c) hereinafter called "the land") TOGETHER WITH the full and free right and liberty at all times to use the pipes and reticulation systems lying under or upon the surface of the land to run and to pass water through under and along the said pipes and from time to time and at all times hereafter to enter upon the land to inspect cleanse repair maintain and renew the

50430

said pipes and reticulation systems and when and where necessary to lay new pipes in substitution therefor and for the purpose of the full enjoyment of the aforesaid rights the owner of the dominant tenement shall have full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the land and shall have the right to enter upon or under the land with or without inspectors workmen or other persons and to open and break up the soil to bring place and remove upon the land any materials machinery tools or other equipment as may be necessary for the proper construction laying and maintenance of the said pipes PROVIDED THAT the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable on the land.

(d) In respect of "Water Storage":-

A right to construct a dam in accordance with the Storage Works Permit approved by the Rivers and Water Supply Commission on the 27th August, 1987 or any subsequent permit over the land shown on the plan marked "Electricity, Pumphouse, Pipeline and Water Storage Easement" (in this sub-clause 2(d) hereinafter called "the land") TOGETHER WITH the full and free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the land and the right to enter upon or under the land with or without inspectors workmen or other persons and to open and break up the soil to bring place and remove upon the land any materials machinery tools or other equipment as may be necessary for the proper construction and maintenance of the said dam PROVIDED THAT the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable on the land.

"the Vendor" means ^{Cornelian Hill} ~~Boizo~~ Pty. Limited.

"the Balance" means the balance of the land comprised and ~~shown~~ in Certificate of Title Volume 3661 Folio 67.

~~THE COMMON SEAL of BOIZO PTY. LIMITED~~
 THE COMMON SEAL of ^{CORNELIAN HILL PTY. LTD.} ~~BOIZO PTY. LIMITED~~
 the Registered Proprietor of the land)
 comprised in Certificate of Title)
 Volume 3661 Folio 67 was hereunto)
 affixed in the presence of:)



SIGNED by DANNY EDWIN RANDALL and)
KAREN JOY RANDALL the Registered)
 Proprietors of the land comprised in)
 Certificate of Title Volume 3388 Folio)
 60 in the presence of:)

D E Randall
K Randall

SIGNED by THE AUSTRALIA AND NEW)
BANKING GROUP LIMITED as Mortgagee)
 under Memorandum of Mortgage No.)
 A851364 by its Attorney,)
 under Power of Attorney No. 54/6529)
 (who hereby declare that he has)
 received no Notice of Revocation of)
 the said Power) in the presence of:)

[Signature]
 AUSTRALIA AND NEW BANKING)
 GROUP LIMITED)
 By its Attorney)

SIGNED by JAMES ROBERT HURBURGH and)
JAMES BENSON WALKER as Mortgagees)
 under Memorandum of Mortgage No.)
 B124078 in the presence of:)

[Signature]
has been
11/1/2026

50430

This is the schedule of easements attached to the plan of D7120 PLAN 1131 BRANDALL ESTATE
(Insert Subdivider's Full Name)

BRANDALL & KAREN JOSE BRANDALL affecting land in

SECTION 15 SITE 36/1 FOLIO 61 & COORDINATE OF THE EASE PLAN 61
(Insert Title Reference)

Sealed by THE MUNICIPALITY OF BRACKEN on 25th JULY 1991

Solicitor's Reference
[Signature]
Council Clerk/Town Clerk

05-4-3134