



## Public Notice Details

### Application Details

|                       |           |
|-----------------------|-----------|
| <b>Application No</b> | DA2600022 |
|-----------------------|-----------|

### Property Details

|                          |                      |
|--------------------------|----------------------|
| <b>Property Location</b> | 120 Hall Lane Bagdad |
|--------------------------|----------------------|

### Application Information

|   |                                       |
|---|---------------------------------------|
| <b>Application Type</b>   | Discretionary Development Application |
| <b>Development Category</b>   | Outbuilding                           |
| <b>Advertising Commencement Date</b>  | 26/3/26                               |
| <b>Advertising Closing Period</b>   | 14/4/26                               |
| <small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small> |                                       |

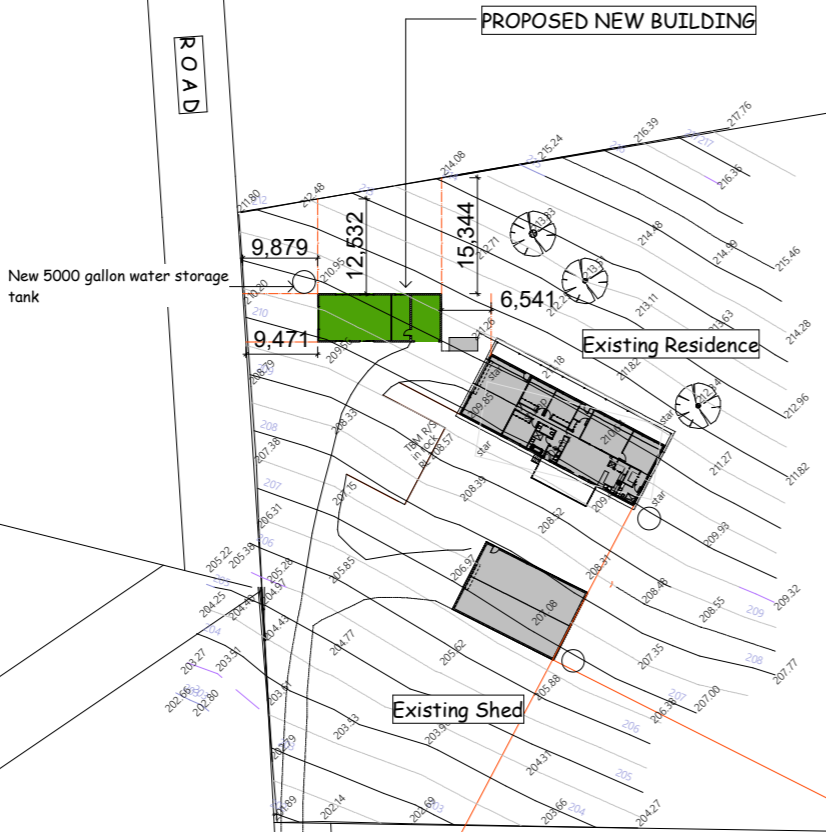
If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at [planningenquiries@southernmidlands.tas.gov.au](mailto:planningenquiries@southernmidlands.tas.gov.au).

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.

SMC - KEMPTON  
 RECEIVED  
 5/03/2026

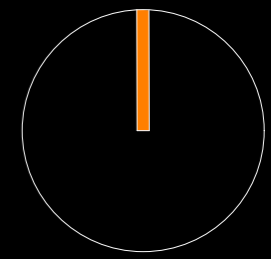


1  
 2.087ha

LEGEND OF FEATURES

- 4 CONTROL TRAVERSE
- 16 DUMPY PEG
- 53 LOT BOUNDARY
- 104 NATURAL SURFACE
- 201 TREE
- 601 HOUSE
- 903 FENCE
- 904 GATE

Belinda Weston  
 155 Fergusson Rd,  
 Brighton. TAS. 7030  
 Ph : 03 62680063  
 Fax : 03 62680176  
 M : 0409 537 337  
 Email :  
 duodesign@bigpond.com



JOB : PROPOSED NEW RESIDENCE  
 AT : LOT 1, No. 120 HALL LANE BAGDAD  
 FOR : MR & MRS J. GLOVER

DRAWING TITLE :  
**OVERALL SITE PLAN**

DRAWN: B JW    DATE: 2.3.26    DWG NO. :  
 SCALE: 1:1000    **01**



© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

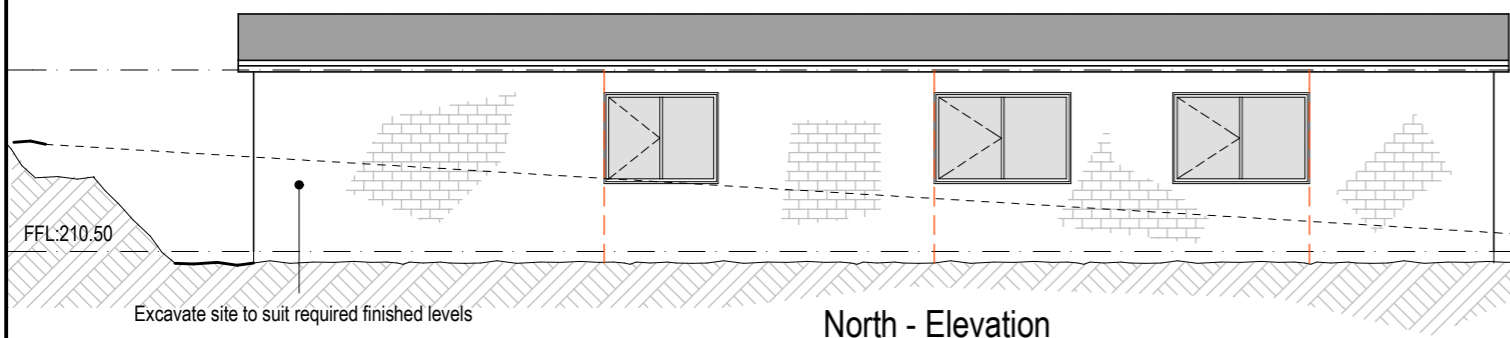


SMC - KEMPTON  
RECEIVED  
5/03/2026

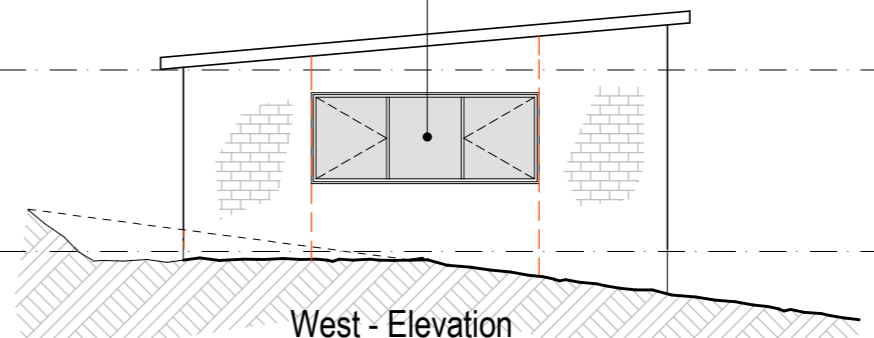
BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS  
PRIOR TO COMMENCING CONSTRUCTION  
USE WRITTEN DIMENSIONS-DO NOT SCALE  
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN  
ACCORDANCE WITH THE STATE BUILDING REGULATIONS  
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Powder coated Aluminium framed, double  
glazed window & External door units (typ)

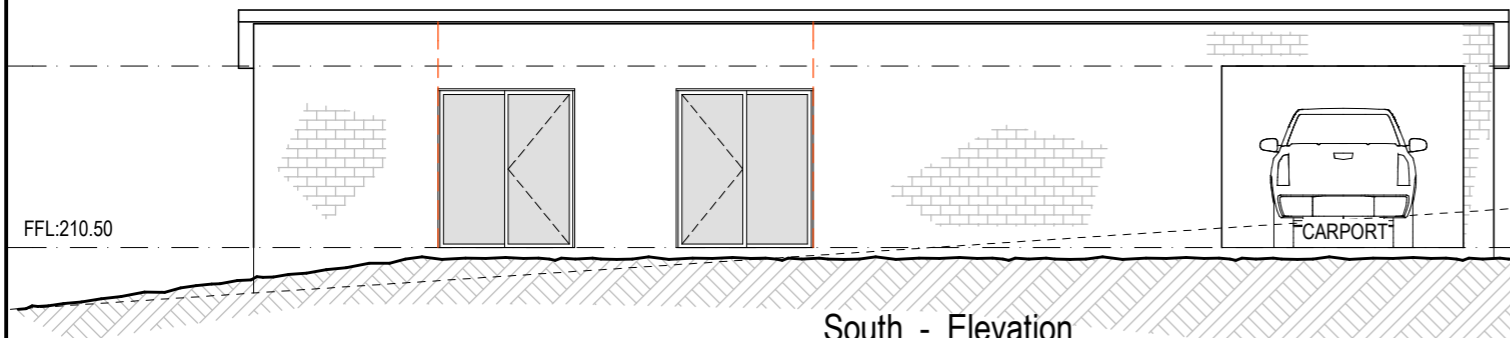
5.0°



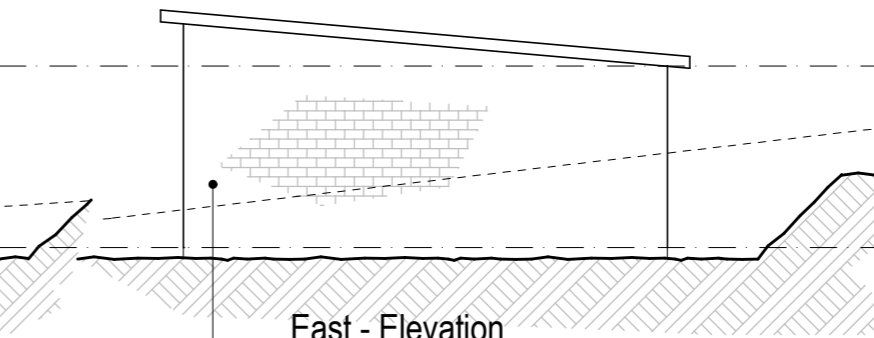
North - Elevation



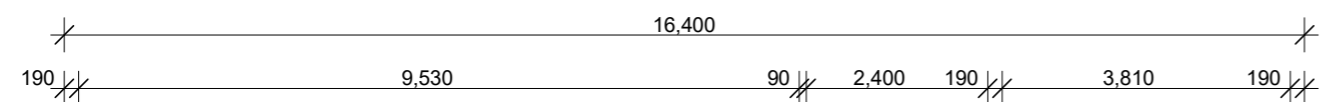
West - Elevation



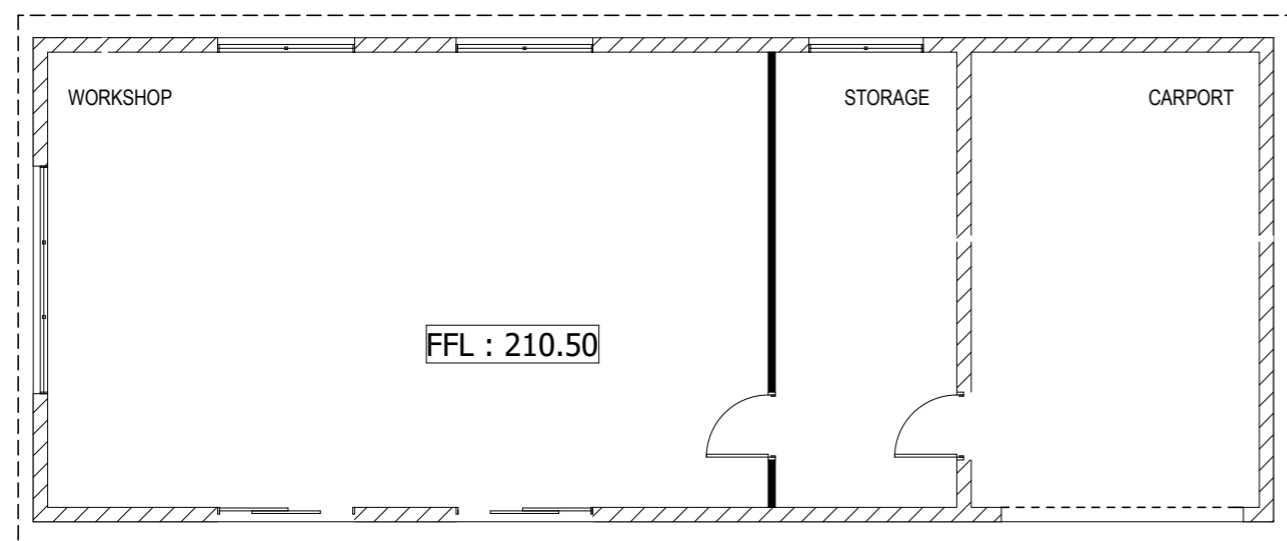
South - Elevation



East - Elevation



Selected painted rendered finish over  
blockwork



Floor Plan

**FLOOR AREAS**

WORKSHOP/STORAGE : 79.36 m2, 8.54 Squares  
PROPOSED CARPORT : 25.60 m2

**Site Classification**  
In consideration of the above desktop, field and laboratory results and according to the prescriptions of AS 2870-2011 - Residential Slabs and Footings, the natural soils on site are classified as:  
**CLASS M**  
However if footings are founded on the underlying competent bedrock (generally below 0.5 mbgs) then Class A is appropriate. It is imperative that the limitations of this investigation as stipulated in Appendix 3 and Section 8 are noted, particularly with respect to any aspect of site development which may significantly affect conditions encountered at the time of this investigation including, but not limited to, cut and fill activities.  
According to AS 4055-2006 – Wind Load for Houses the site is classified as: N3

THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

Belinda Weston  
Mark Day  
155 Fergusson Rd,  
Brighton. TAS. 7030  
Ph : 03 62680063  
M : 0409 537 337  
or 0434 147 747  
Email :  
duodesign@bigpond.com

JOB : PROPOSED NEW  
WORKSHOP / STORAGE,  
CARPORT  
AT : LOT 1, No. 120  
HALL LANE,  
BAGDAD  
FOR : MR J & MRS L GLOVER

DRAWING TITLE :  
**FLOOR PLAN &  
ELEVATIONS**

DRAWN: B JW    DATE: 2.3.26    DWG NO. :  
SCALE: 1:100    **03**



SMC - KEMPTON  
RECEIVED  
5/03/2026

SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>163205 | FOLIO<br>1                   |
| EDITION<br>2     | DATE OF ISSUE<br>03-Jan-2012 |

SEARCH DATE : 05-Mar-2026

SEARCH TIME : 11.35 am

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH  
 Lot 1 on Sealed Plan 163205  
 Derivation : Part of 61A-1R-28P Gtd. to Claude Armytage  
 Galletly & Reginald Armytage Galletly  
 Prior CT 146692/4

SCHEDULE 1

D37469 TRANSFER to JOHN WAYNE GLOVER and LINDA MAREE BROWN  
 Registered 03-Jan-2012 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP163205 EASEMENTS in Schedule of Easements  
 SP163205 FENCING PROVISION in Schedule of Easements  
 SP146692 FENCING PROVISION in Schedule of Easements  
 SP146692 COUNCIL NOTIFICATION under Section 83(5) of the Local  
 Government (Building and Miscellaneous Provisions)  
 Act 1993.  
 D37470 MORTGAGE to Members Equity Bank Pty Limited  
 Registered 03-Jan-2012 at 12.02 pm  
 E281350 AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 16-Feb-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SMC - KEMPTON  
RECEIVED  
5/03/2026

|   |  |   |  |
|---|--|---|--|
| <p>OWNER ADELE MARY BROWNE</p> <p>FOLIO REFERENCE<br/>C/T 146692/4, 34339/1 &amp; 34729/1</p> <p>GRANTEE</p> <p>PART OF 61A-1R-28Ps GRANTED TO CLAUDE ARMYTAGE &amp; REGINALD ARMYTAGE GALLETLY &amp; WHOLE OF LOT 1145 120 ACRES GRANTED TO JOHN SATTLER</p> | <p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR Peter David Binny</p> <p>LOCATION<br/>LAND DISTRICT OF MONMOUTH<br/>PARISH OF STRANGFORD</p> <p>SCALE 1: 5000      LENGTHS IN METRES</p> | <p>Registered Number<br/><b>SP 163205</b></p> <p>APPROVED      29 NOV 2011<br/>EFFECTIVE FROM</p> <p><i>Alice Kawa</i><br/>Recorder of Titles</p> |  |
| <p>MAPSHEET MUNICIPAL CODE No. 125 (S02.6)</p>  | <p>LAST 2100474 FWA74<br/>UPI No FVX25</p>   | <p>LAST PLAN SP146692<br/>No. SP34339 D34729</p>  | <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p> |

LOT 1 COMPILED FROM THIS SURVEY & SP146692  
LOT 2 COMPILED FROM THIS SURVEY, SP146692 & D34729.

INDEX PLAN

WAYLEAVE EASEMENT (CREATED BY D126062)

Lot 3  
7.061 ha.  
(SP163205)  
(SP34339)  
(8/430)

RESERVED ROAD 10.06 WIDE  
200.03 CT

RESERVED ROAD 10.06 WIDE  
(42/24LO)

SCALE 1:1000

*[Signature]*  
COUNCIL DELEGATE

17 Nov 2011  
DATE

SMC - KEMPTON  
RECEIVED  
5/03/2026

|   |  |   |
|---|--|---|
| <p>PLAN OF SURVEY<br/>ANNEXURE SHEET<br/>SHEET 1 OF 1 SHEETS</p>                                    | <p>OWNER ADELE MARY BROWNE<br/>FOLIO REFERENCE/T 146692/4, 34339/1 &amp; 34729/1<br/>SCALE 1: 2500 LENGTH IN METRES</p>  | <p>Registered Number<br/><b>SP 163205</b></p>   |
| <p>SIGNED FOR IDENTIFICATION PURPOSES<br/><i>[Signature]</i><br/>Council Delegate Date 17-11-11</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET<br/>Registered Land Surveyor 19.9.2011 Date</p> | <p>APPROVED EFFECTIVE FROM 29 NOV 2011<br/><i>Alice Kawa</i><br/>Recorder of Titles</p> |

