



Public Notice Details

Application Details

Application No	DA2600052
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Property Details

Property Location	26 East Bagdad Road Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	29 April 2026
Advertising Closing Period	13 May 2026
<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.

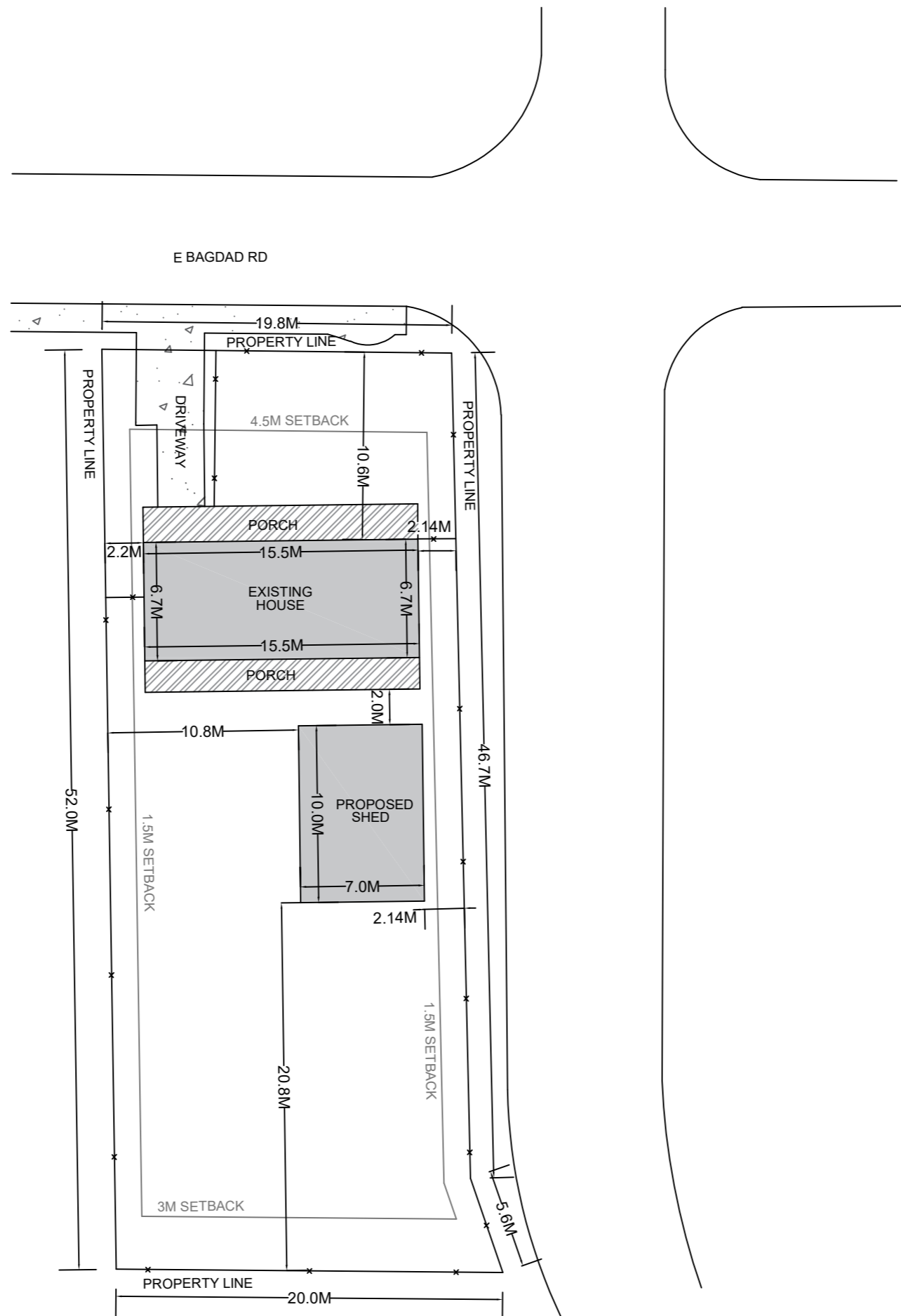
Representations on this application may be made to the General Manager in writing either by

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.

SMC - KEMPTON
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NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON A3



NOTES:

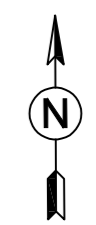
ADDRESS:
26 E BAGDAD RD
BAGDAD TAS 7030

SITE PLAN

PLOT SIZE: A3

LOT AREA: 1,032 SQ.M.

DRAWING SCALE: 1:300



ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "38.68m/s", WIND REGION "A4", TERRAIN CATEGORY "2.66", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5

Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Caitlin Strange

Site Address: 26 E Bagdad Rd, Bagdad TAS 7030

Main Building: Span: 7, Length: 10, Height: 2.7, Roof Pitch: 11 degrees

The length being comprised of 3 bays, the largest bay is 3.333m bays.

Left LeanTo: NA

Right LeanTo: NA

Total Kit Weight: 1566.9kg

INTERNAL PORTALS
Column: C15024
Rafter: C15024
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA

END PORTALS
Column: C15024
Rafter: C15024
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA
Endwall Mullion: C15024

LEFT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS		
Eave Purlin: C10010	Max Spacing: 1250	Overlap: 10%
Side Wall Girts: TH64075	Max Spacing: 1250	Overlap: 10%
Front End Wall Girts: TH64075	Max Spacing: 1250	Overlap: 10%
Back End Wall Girts: TH64075	Max Spacing: 1000	Overlap: 10%
Roof Purlins: TH64075		

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x75 Sleeve Anchor Yellow Zinc
Frame Bolts: M12x30 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: NA
Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Monolith
External Wall Sheets: Slate Grey
Roller Doors: Monolith
Flashings: Monolith
PA Doors: NA
Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

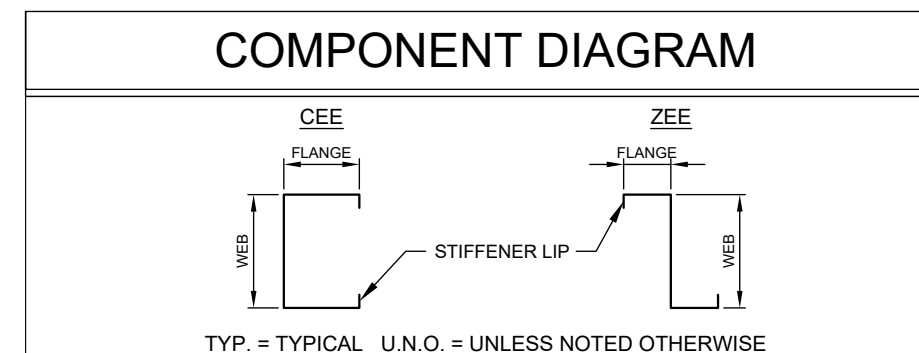
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD

Following conditions only apply to buildings with snow loading:

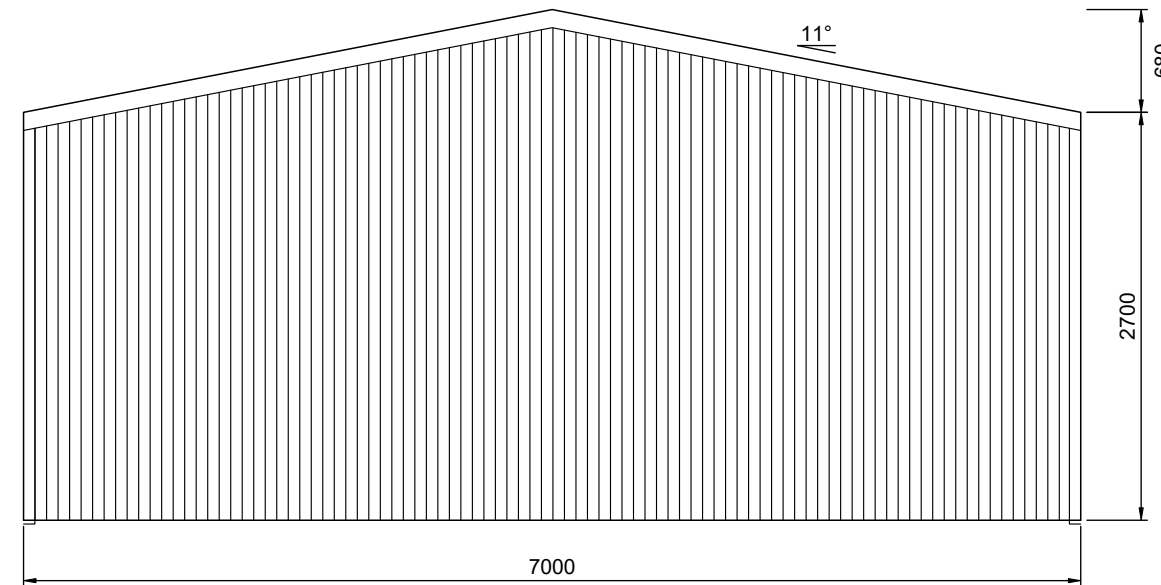
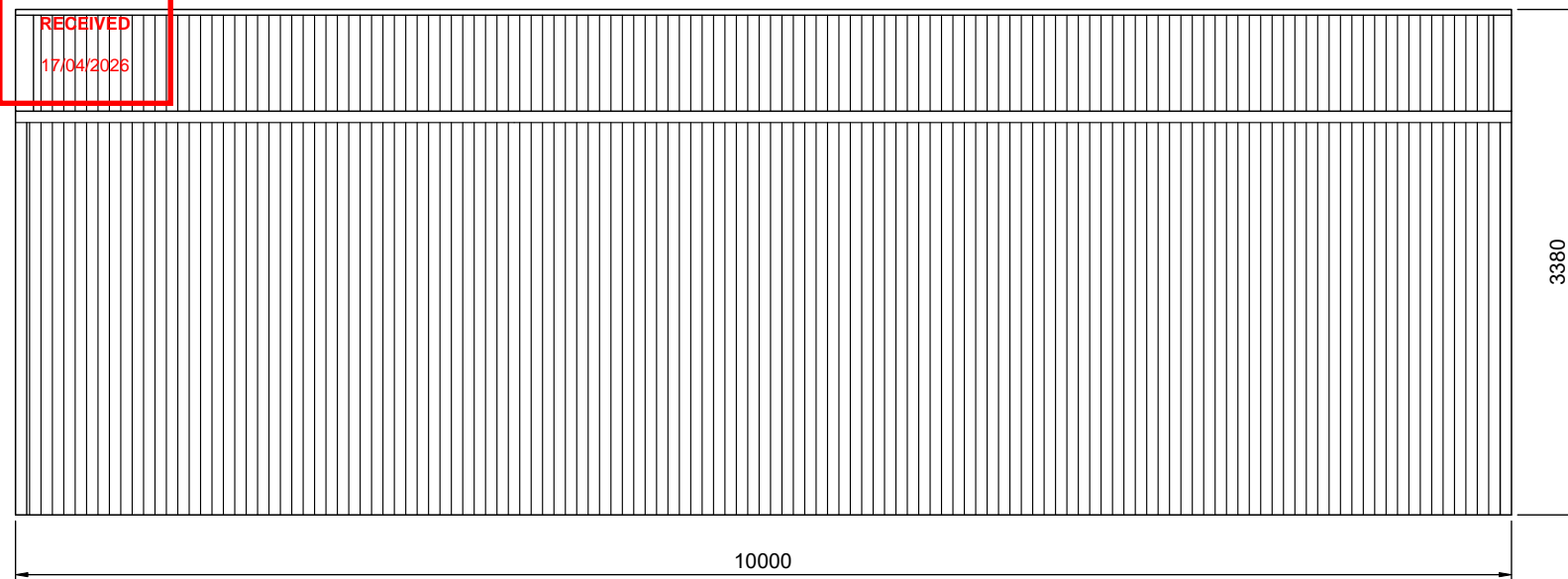
No maintenance or roof traffic permitted on the roof while there is snow present.

No other structure to be erected within 500mm of the gutters of this building.



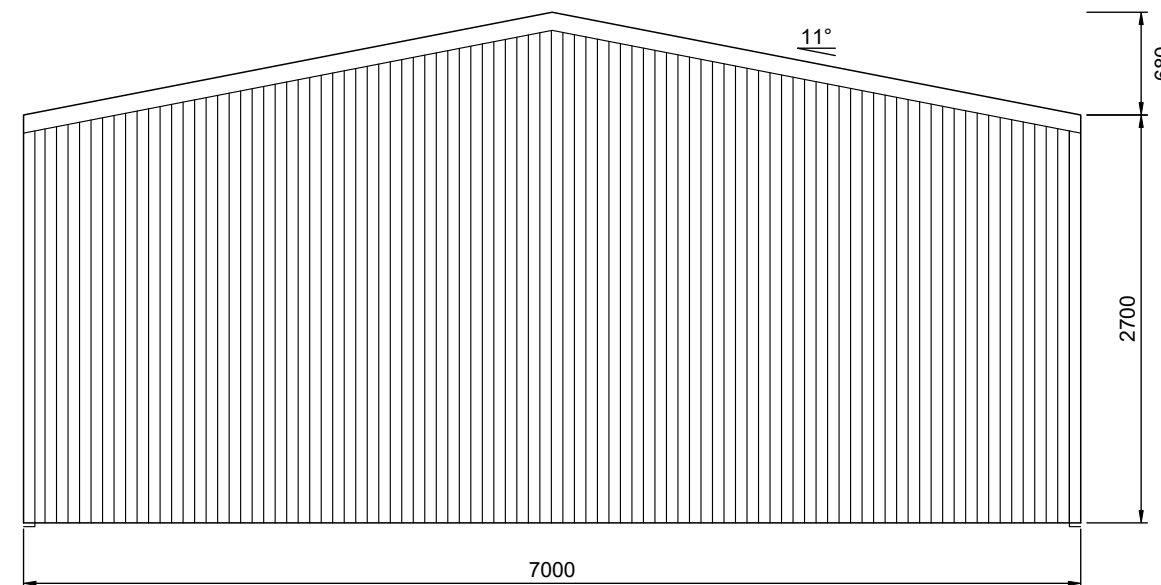
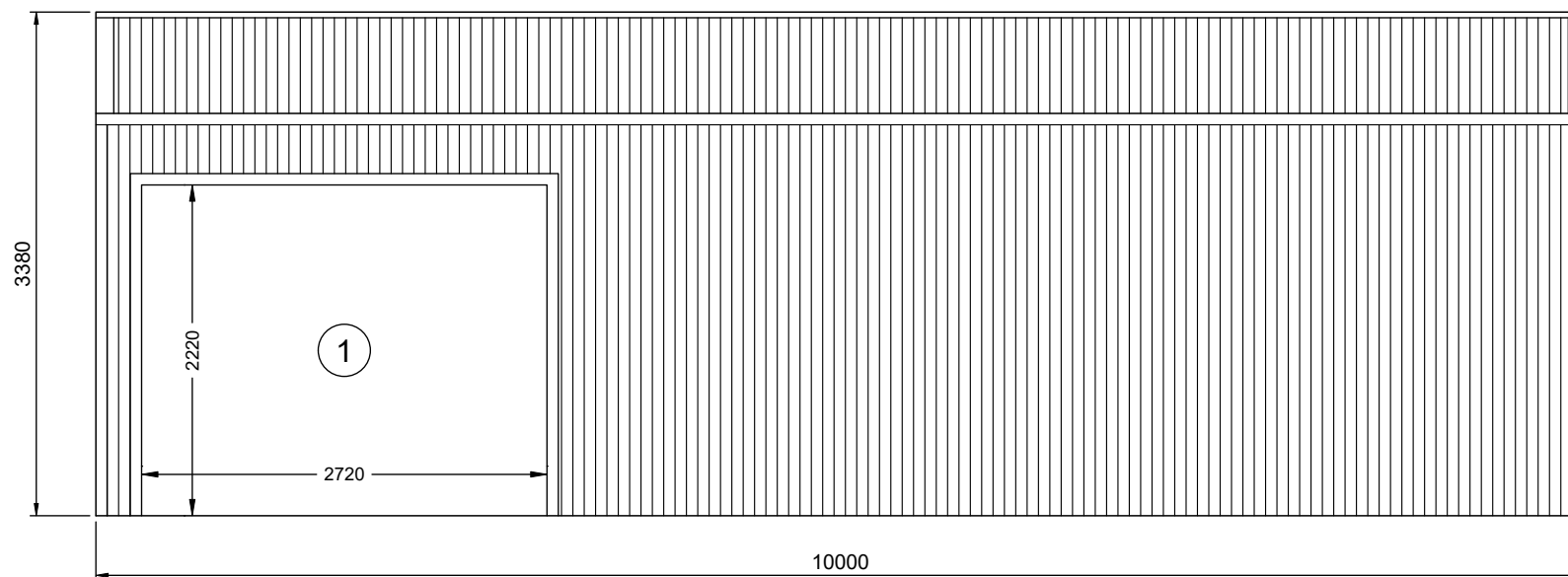
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2 LEFT ELEVATION
2 SCALE: 1:50

3 REAR ELEVATION
2 SCALE: 1:50



1 RIGHT ELEVATION
2 SCALE: 1:50

4 FRONT ELEVATION
2 SCALE: 1:50



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

Signature:  Date: 17.07.2025

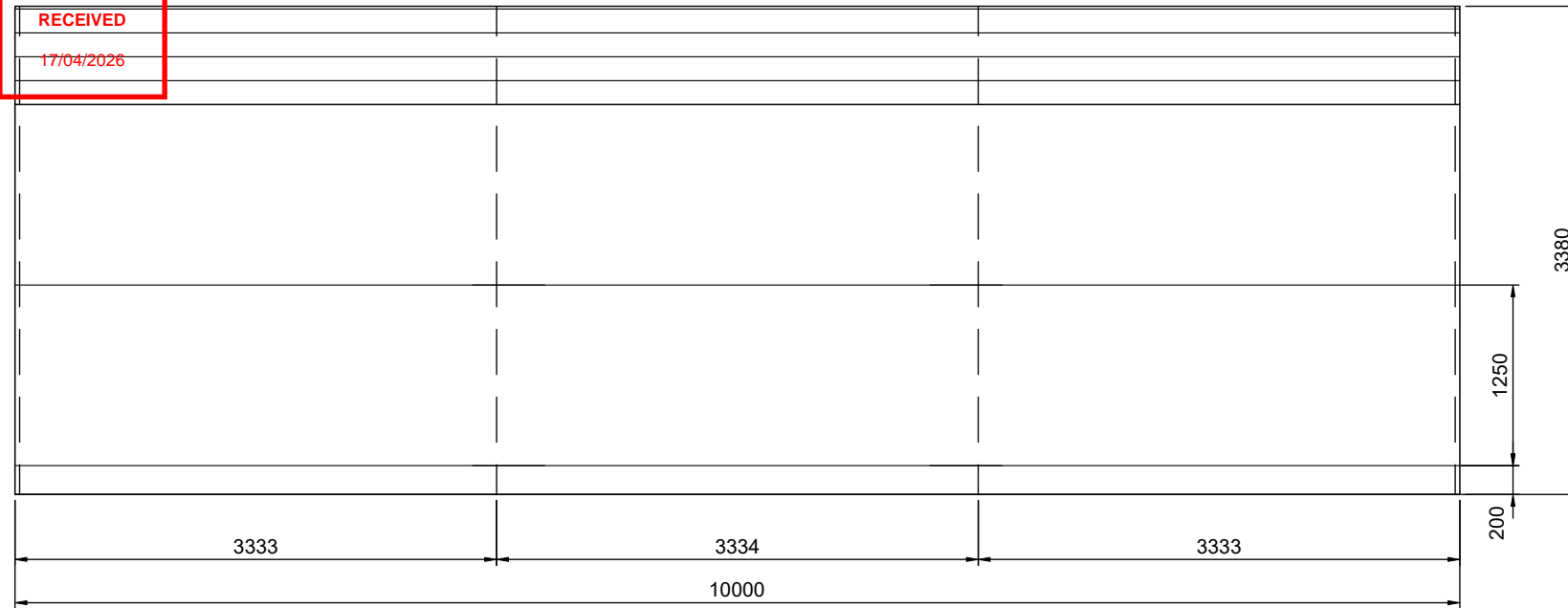
Customer Name: Caitlin Strange
Site Address: 26 E Bagdad Rd
Bagdad,
TAS, 7030

DATE 17-07-2025
JOB NO. 4097623849
SHEET 2 of 7

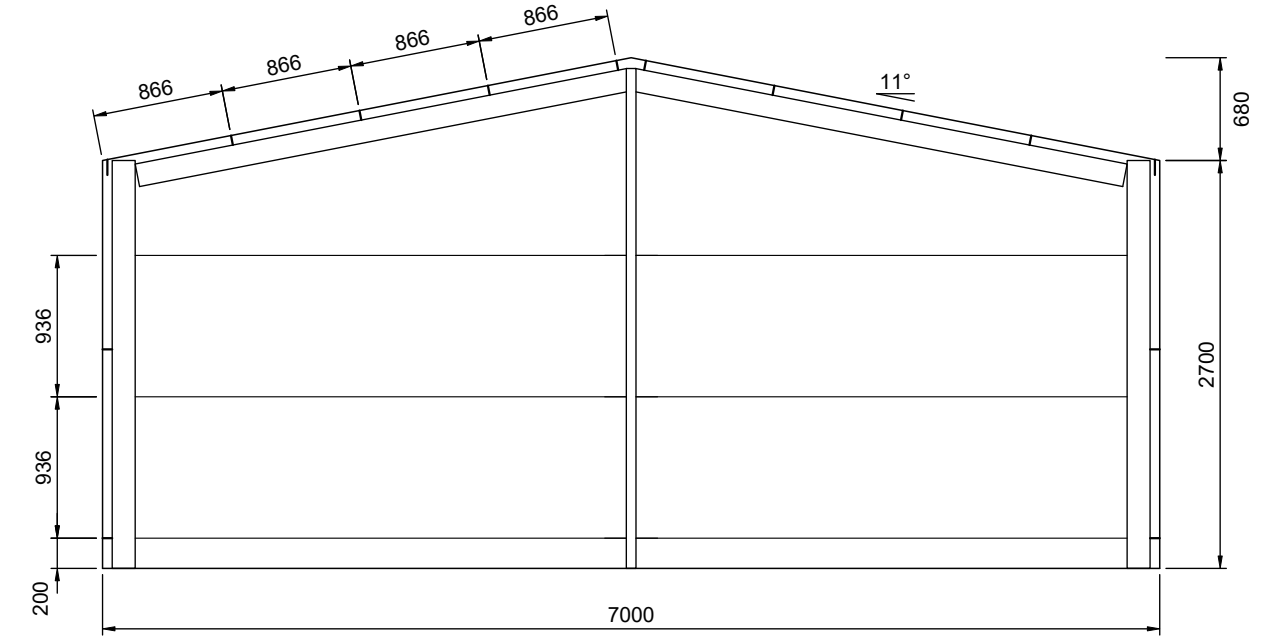
SMC - KEMPTON

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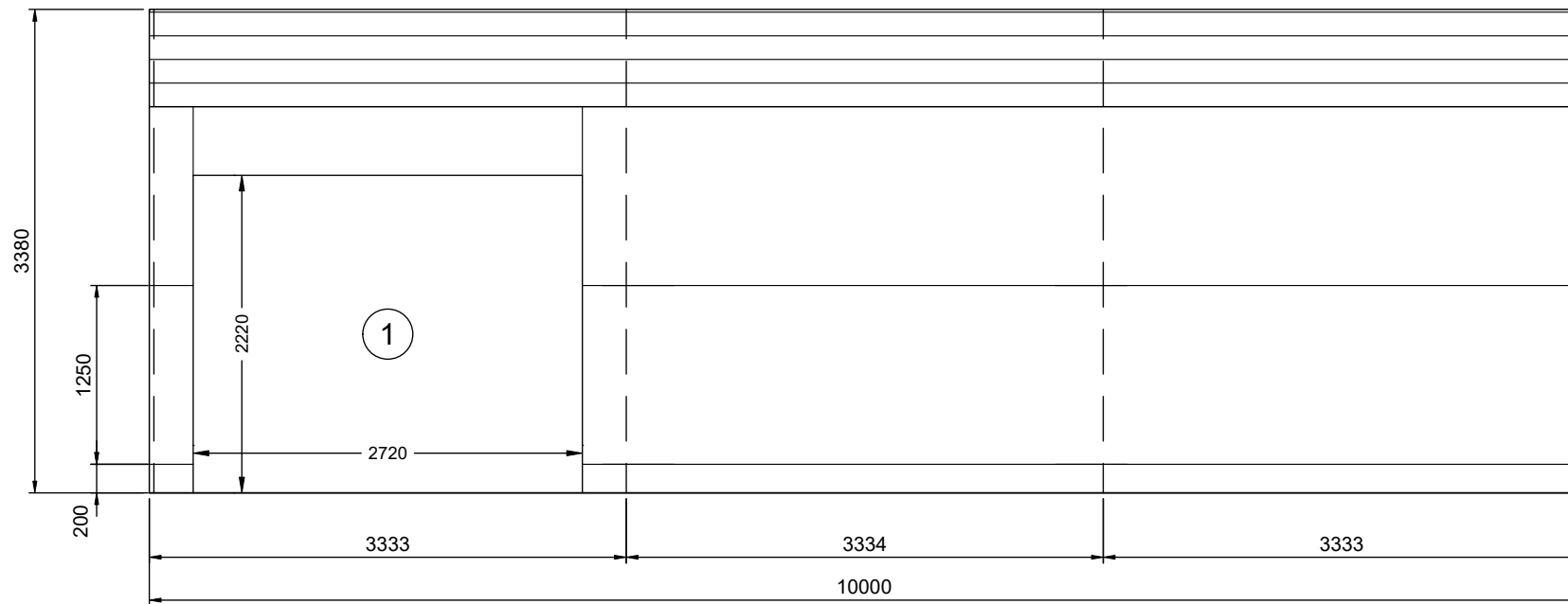
17/04/2026



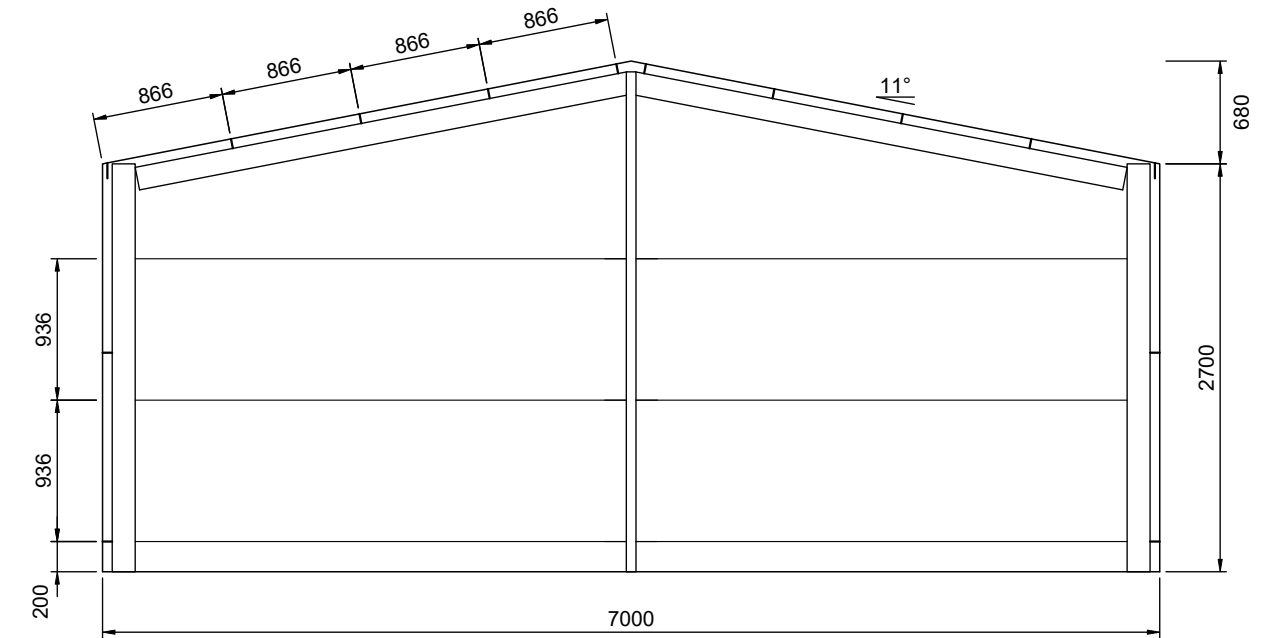
2 LEFT ELEVATION
3 SCALE: 1:50



3 REAR ELEVATION
3 SCALE: 1:50 FRAME #4



1 RIGHT ELEVATION
3 SCALE: 1:50



4 FRONT ELEVATION
3 SCALE: 1:50 FRAME #1



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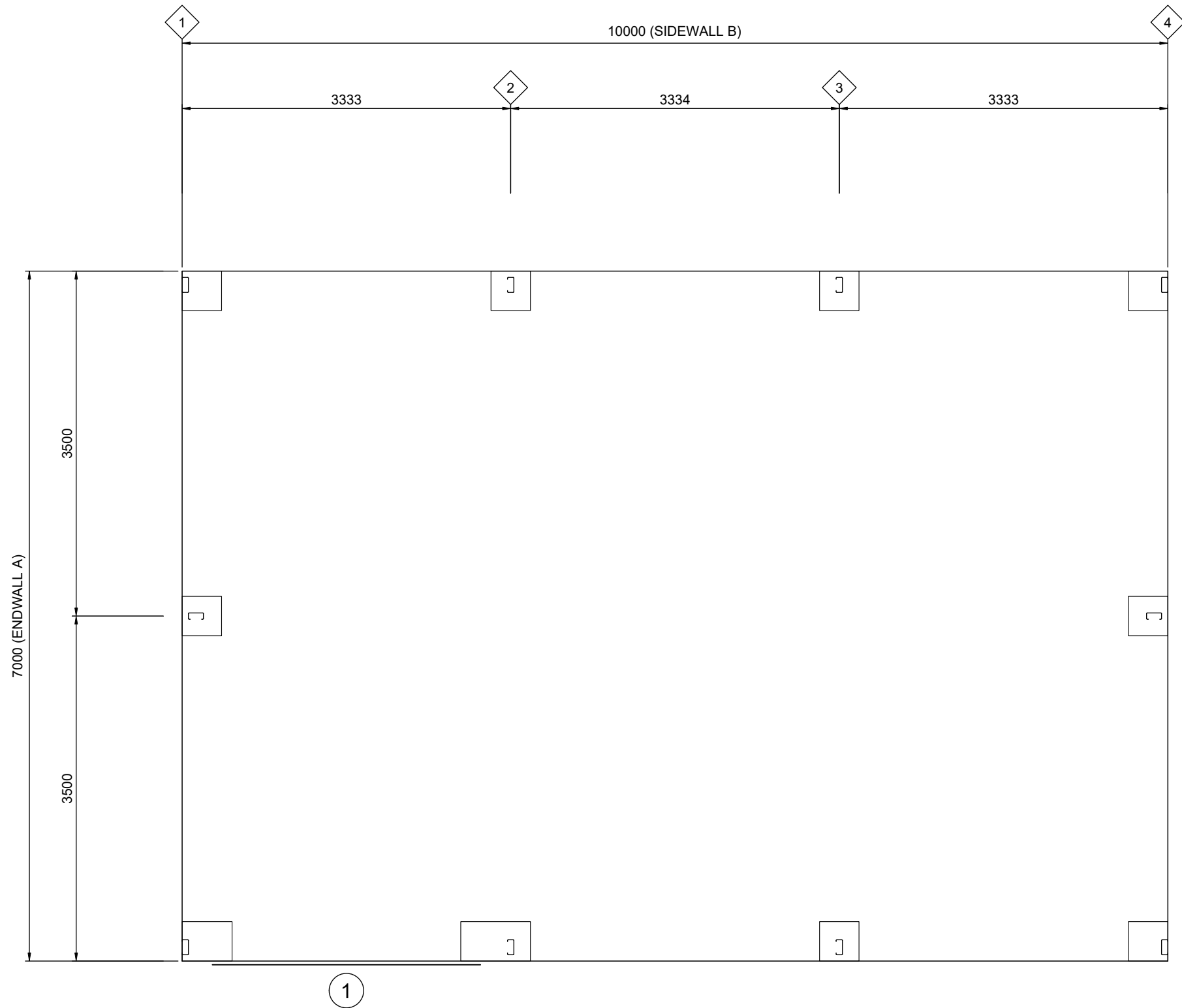
Signature:

Date: 17.07.2025

Customer Name: Caitlin Strange
Site Address: 26 E Bagdad Rd
Bagdad,
TAS, 7030

DATE 17-07-2025
JOB NO. 4097623849
SHEET 3 of 7

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1 FLOOR PLAN
4 SCALE: 1:50



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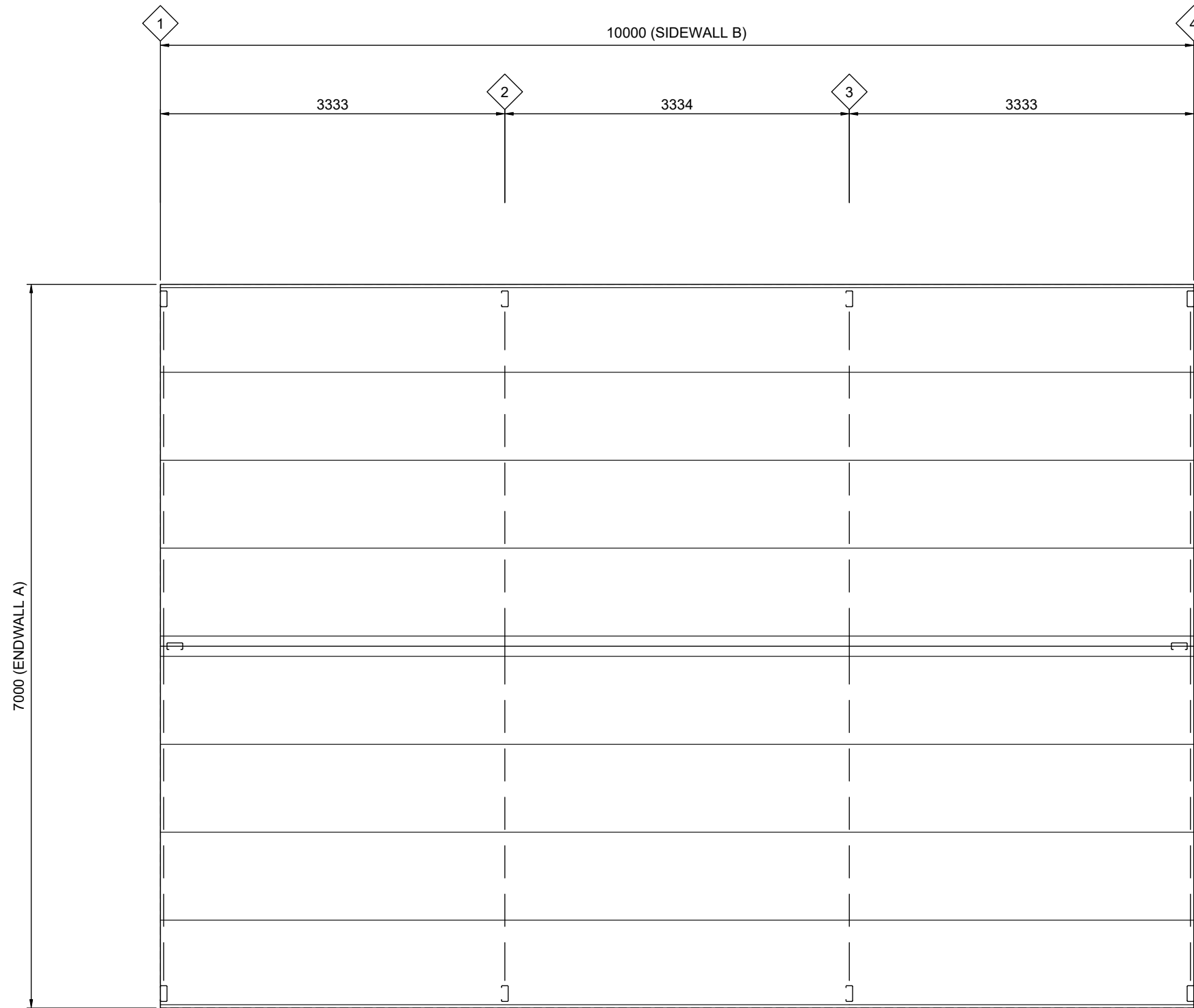
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

Signature:  Date: 17.07.2025

Customer Name: Caitlin Strange
Site Address: 26 E Bagdad Rd
Bagdad,
TAS, 7030

DATE 17-07-2025
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1 ROOF FRAMING PLAN
5 SCALE: 1:50

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Signature:  Date: 17.07.2025

Customer Name: Caitlin Strange
Site Address: 26 E Bagdad Rd
Bagdad,
TAS, 7030

DATE 17-07-2025
JOB NO. 4097623849
SHEET 5 of 7

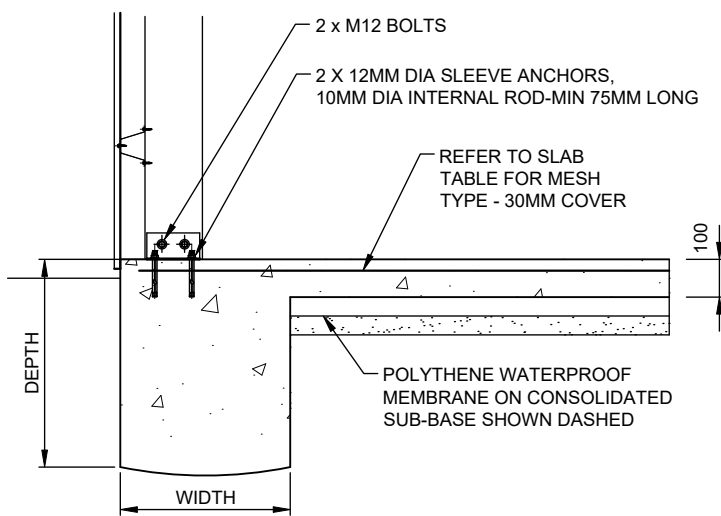
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL

17/04/2026 (100mm MINIMUM CONCRETE SLAB INCLUDED)

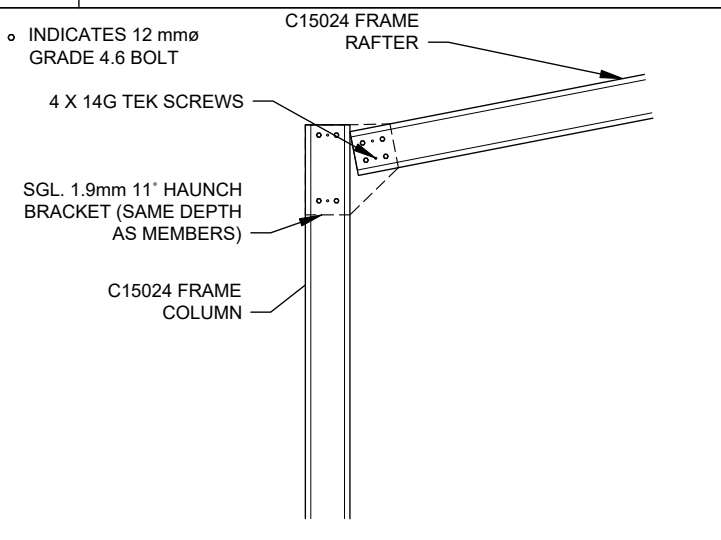
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER Ø x DEPTH	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH		DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

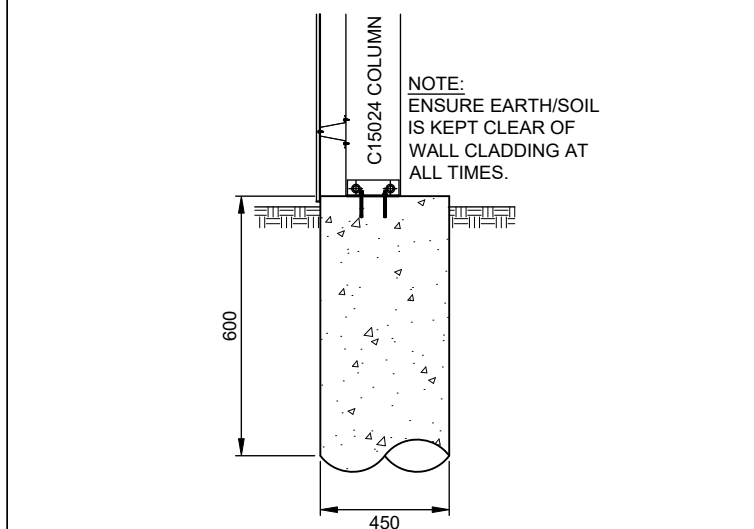
STRENGTH: 25mPa



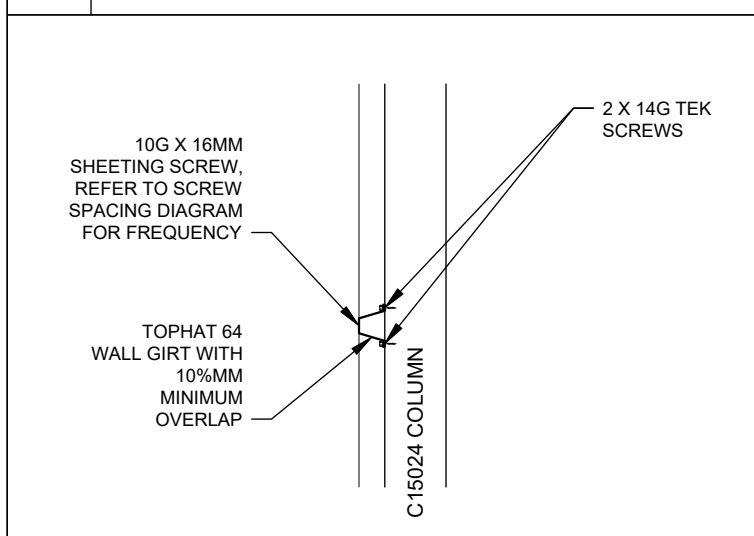
Y SLAB DETAIL



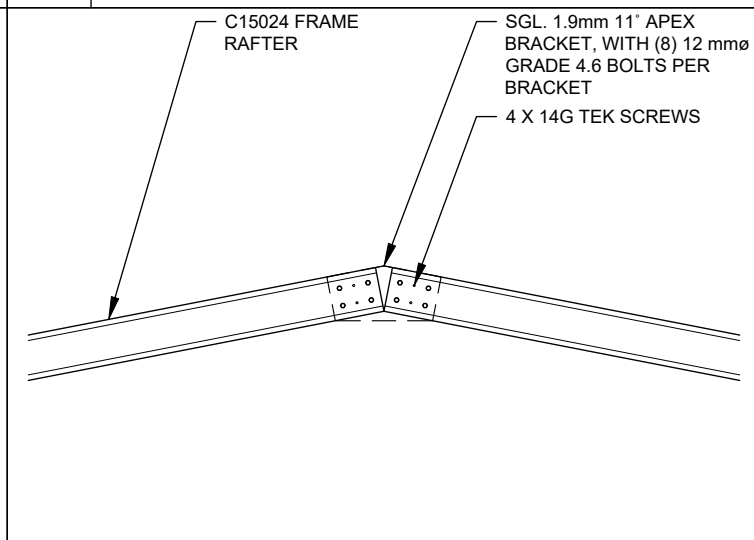
A HAUNCH CONNECTION



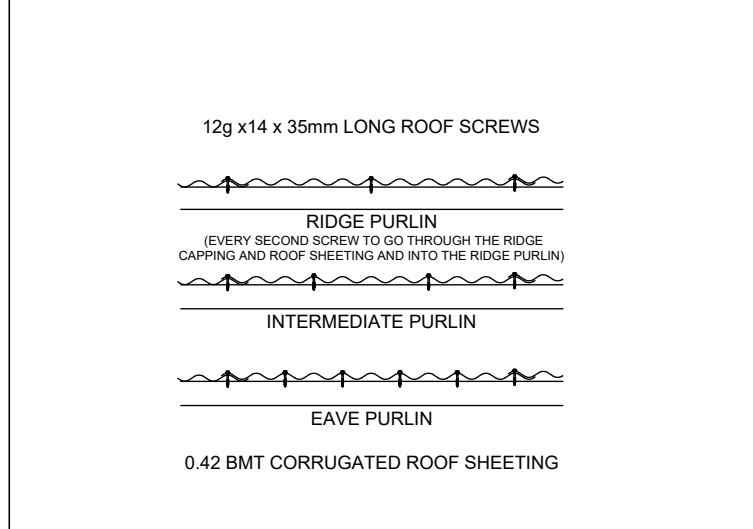
Z ALTERNATE PIER DETAIL



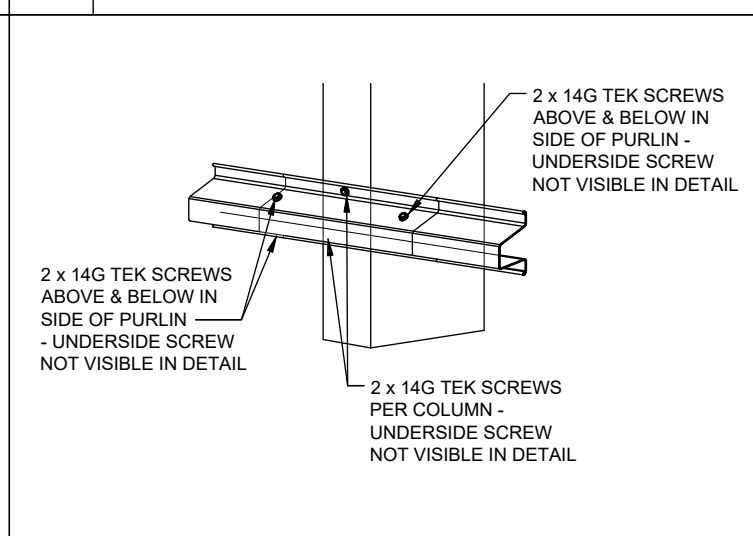
F GIRTS CONNECTION



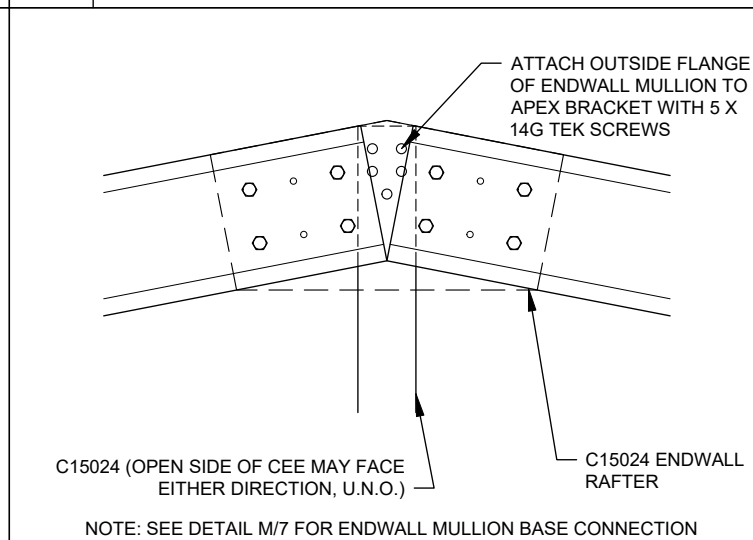
B APEX CONNECTION



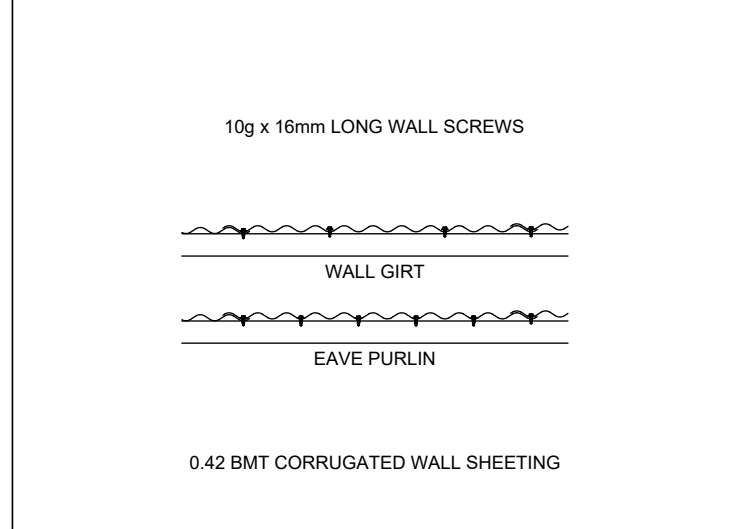
I ROOF SHEETING



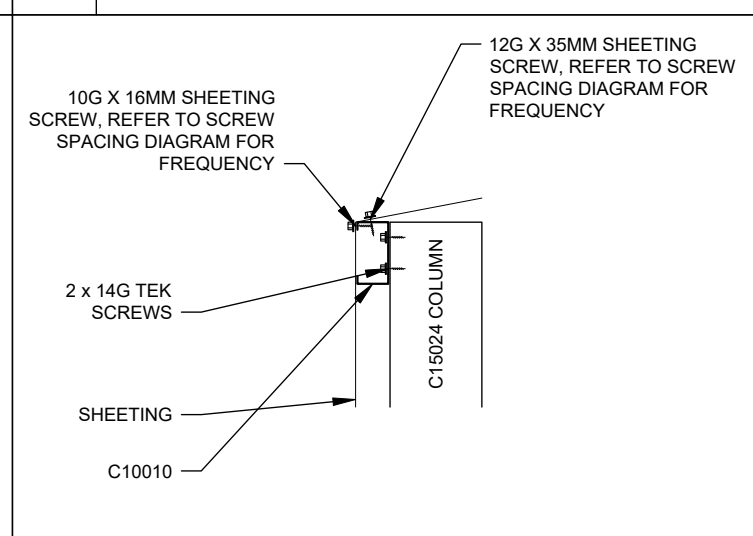
G TOP HAT CONNECTION



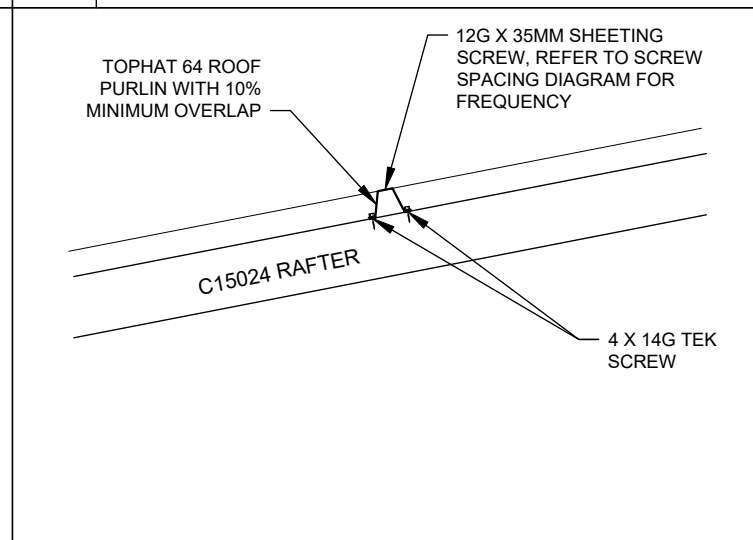
C ENDWALL MULLION TO RAFTER PEAK CONDITION



J WALL SHEETING

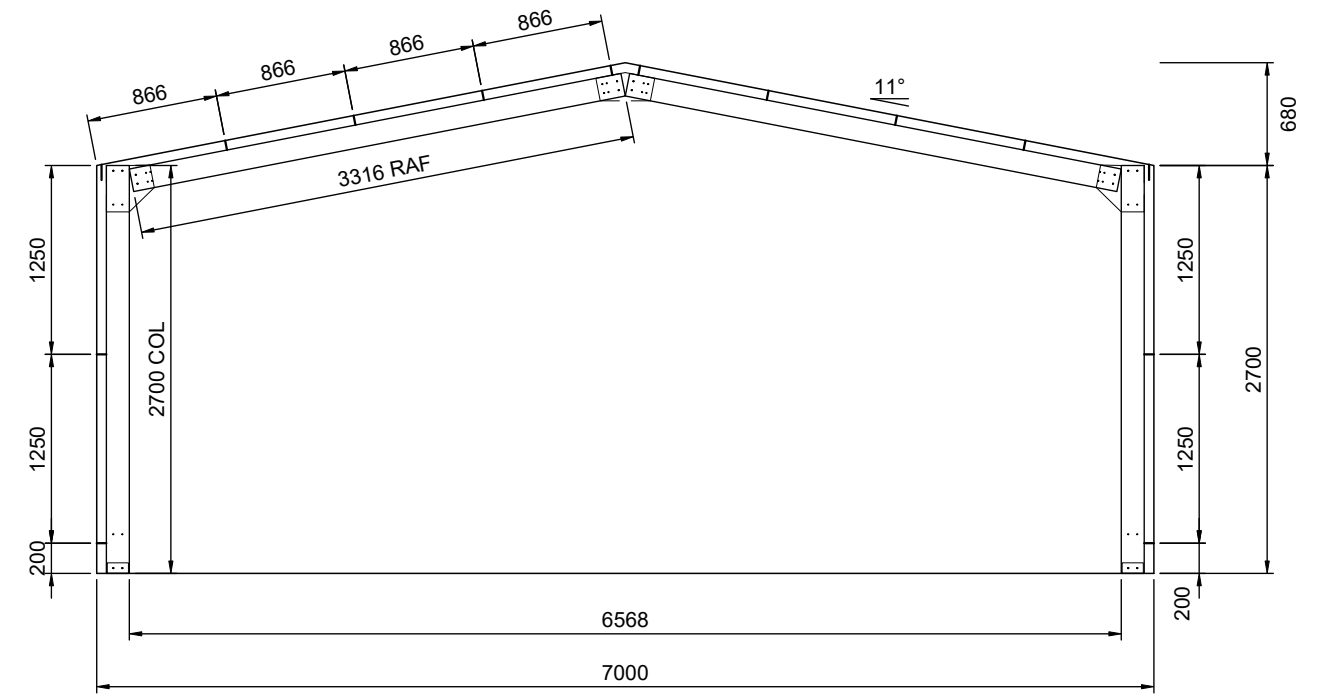


H EAVE CONNECTION

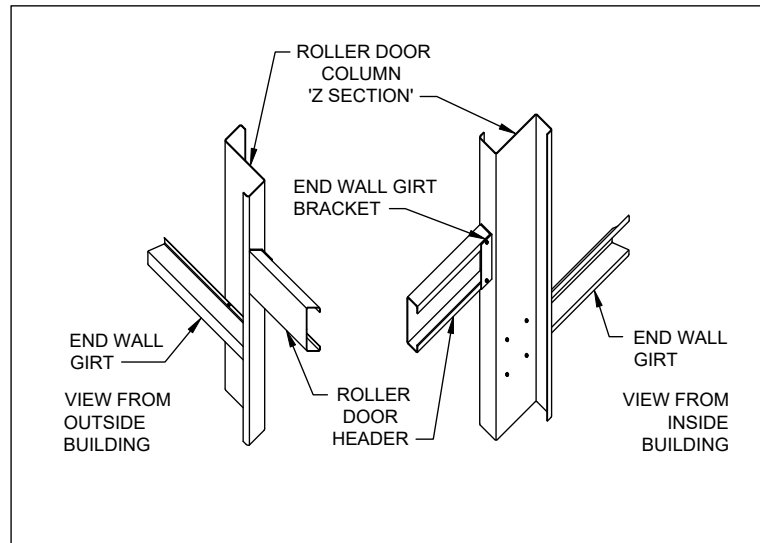


E PURLIN CONNECTION

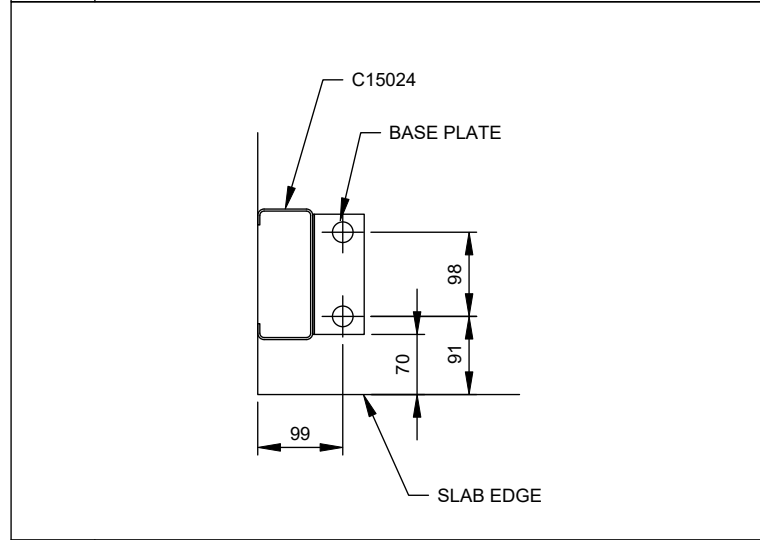
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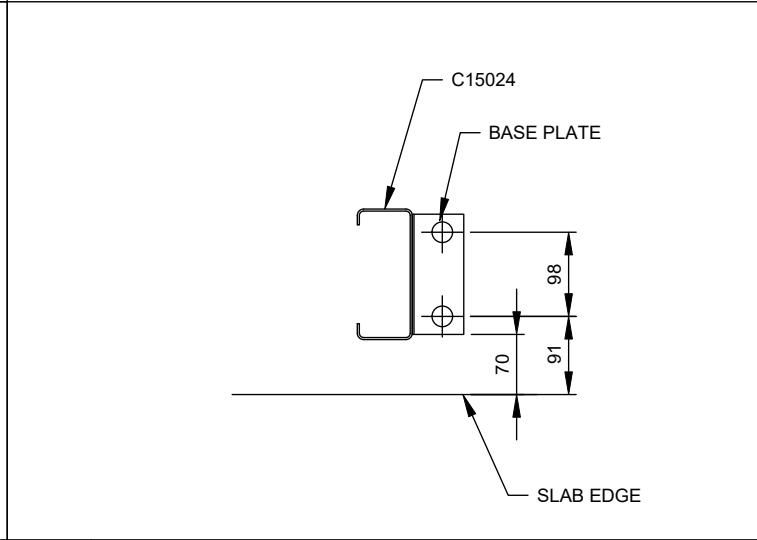
1 TYP. FRAME CROSS-SECTION
 7 SCALE: 1:50
 FRAMES 2, 3



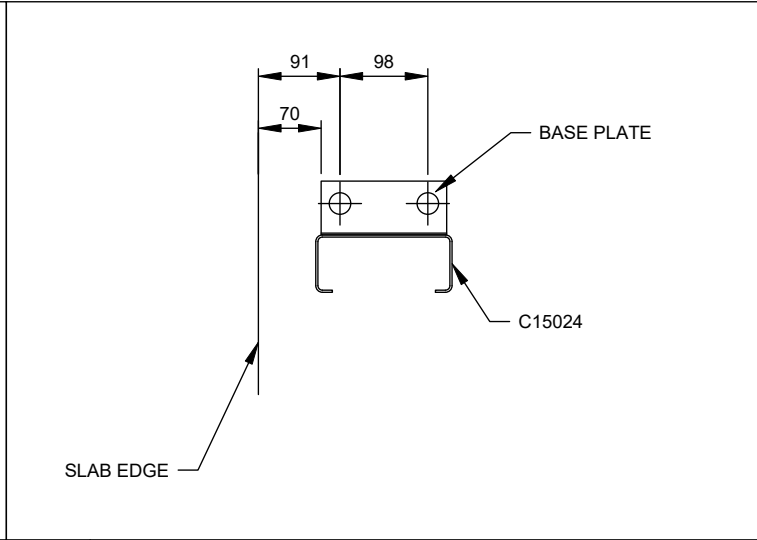
O SIDE DOOR HEADER AND JAMB



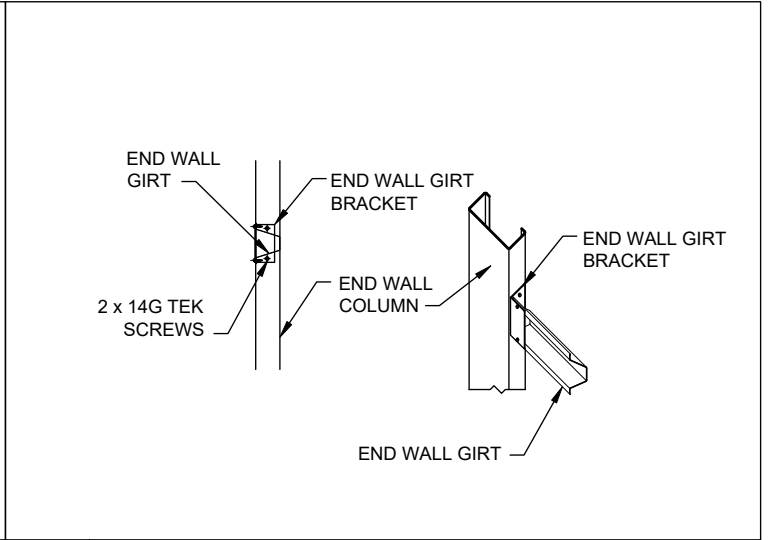
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M ENDWALL MULLION BASE



N ENDWALL GIRT BRACKET

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EMERALD
 DESIGN & CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
 COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
 CAMILO PINEDA MORENO
 Bend MIEAust RPEng
 RPEQ 15562 TBP PE003976 (VIC)
 Signature: *[Signature]* Date: 17.07.2025

Customer Name: Caitlin Strange
 Site Address: 26 E Bagdad Rd
 Bagdad,
 TAS, 7030

DATE 17-07-2025
 JOB NO. 4097623849
 SHEET 7 of 7

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 35320	FOLIO 9
EDITION 7	DATE OF ISSUE 25-Mar-2022

SEARCH DATE : 30-Jan-2026

SEARCH TIME : 12.35 pm

DESCRIPTION OF LAND

Parish of STRANGFORD, Land District of MONMOUTH
Lot 9 on Sealed Plan 35320
Derivation : Part of 60A-1R-34Ps Gtd to C A Galletly & Anor
Prior CT 4477/78

SCHEDULE 1

M755473 TRANSFER to MICHAEL SHAUN STRANGE and CAITLIN
BRADSHAW Registered 03-June-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 35320 BENEFITING AND BURDENING EASEMENT: Right of Drainage
E299921 MORTGAGE to MyState Bank Limited Registered
25-Mar-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E386650 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. 35320 Lodged by CLAXTON LEGAL on
29-Aug-2024 BP: E386650

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

S. P35320

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

Lot 9 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 8 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 8 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 7 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 7 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 6 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 6 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 5 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 5 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 4 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 4 on the plan is together with a right of drainage over Lots $\frac{2}{4}$ - 3 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Right of drainage hereon deleted with respect to Lot 1 by me pursuant to Request to Amend No. E386650 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993
- 6 SEP 2024
Date
Recorder of Titles

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SP 35320

Lot 3 on the plan is together with a right of drainage over Lots ~~1 and 2 inclusive~~ and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 2 on the plan is together with a right of drainage over ~~Lot 1 on the plan and~~ the balance of the drainage easement 3.00 wide shown passing through ~~such lot and~~ the balance on the plan.

Lot 8 on the plan is subject to a right of drainage as appurtenant to Lot 9 on the plan over the drainage easement 3.00 wide shown passing through such lot on the plan.

Lot 7 on the plan is subject to a right of drainage as appurtenant to Lots 8 and 9 over the drainage easement 3.00 wide shown passing through such lot on the plan.

Lot 6 on the plan is subject to a right of drainage as appurtenant to Lots 7 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.

Lot 5 on the plan is subject to a right of drainage as appurtenant to Lots 6 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.

Lot 4 on the plan is subject to a right of drainage as appurtenant to Lots 5 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.

Lot 3 on the plan is subject to a right of drainage as appurtenant to Lots 4 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.

Lot 2 on the plan is subject to a right of drainage as appurtenant to Lots 3 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.

~~Lot 1 on the plan is subject to a right of drainage as appurtenant to Lots 2 - 9 inclusive over the drainage easement 3.00 wide shown passing through such lots on the plan.~~

INTERPRETATION - The balance means the land remaining in Certificate of Title Volume 3486 Folio 75 after the acceptance of this Sealed Plan and the exclusion of the lots shown on the plan.

No other easements no covenants and not profits a prendre are created to benefit or burden the lots shown on the plan.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

3486

SIGNED by JEAN EILEEN)
GWENDOLINE KINSTON the)
Registered Proprietor)
of the land comprised in)
Certificate of Title)
Volume 3486 Folio 75)
in the presence of:)

J. E. G. Kingston

M. L. L. L.
Solicitor Hobart

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

2/10/07

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 JEAN EILEEN GWENDOLINE KINGSTON
(Insert Subdivider's Full Name)

..... affecting land in

C.T. 3486 - 75
(Insert Title Reference)

Scaled by MUNICIPALITY OF GREEN PONDS on 18th APRIL 1988


.....
Council Clerk/Town Clerk

10265