



Public Notice Details

Application Details

Application No	DA2600061
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Property Details

Property Location	6 East Bagdad Road Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling and Outbuilding
Advertising Commencement Date	3/7/26
Advertising Closing Period	17/7/26
<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.

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.

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PROPOSED NEW RESIDENCE

H983

6 EAST BAGDAD ROAD

BAGDAD

L.J. COULSON & T.R. WOOLFORD

PD26128

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT/FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



NOTE:
DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN NOISE VIBRATION CONSULTING REPORT DATED 28.10.2022

GENERAL PROJECT INFORMATION
 TITLE REFERENCE: 187502/4
 SITE AREA: 874m²
 DESIGN WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 CLIMATE ZONE: 7
 ALPINE AREA: N/A
 CORROSIVE ENVIRONMENT: N/A
 BAL RATING: EXEMPT
 OTHER KNOWN HAZARDS:

Prime Design
your build, your way



FLOOR AREA	140.94 m2	(15.17 SQUARES)
TOTAL AREA	140.94	15.17

REV. DATE DESCRIPTION

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 p(t) + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au
 Accredited Building Practitioner:

bdca
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
 Frank Geskus -No CC246A

JUNE 2026
PLANING

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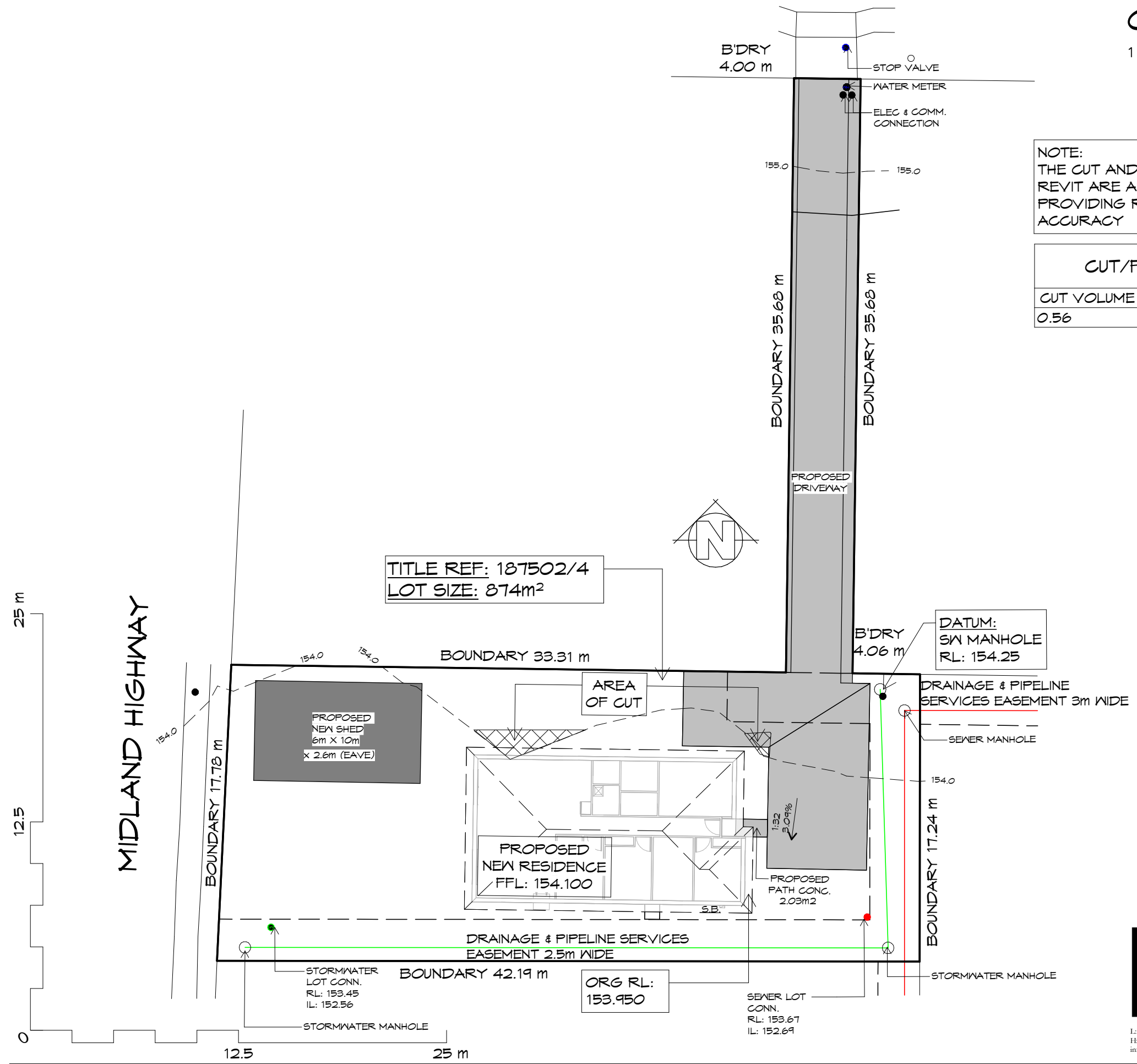
EAST BAGDAD ROAD

CUT/FILL PLAN

1 : 250

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY
REVIT ARE APPROXIMATE, GENERALLY
PROVIDING RESULTS WITH +/- 1% TO 2%
ACCURACY

CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
0.56	0.23



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Client name:
L.J. COULSON & T.R. WOOLFORD

Project:
PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

Date: 12.06.2026
Drafted by: Q.V.
Approved by: Approver

REV.	DATE	DESCRIPTION

Project/Drawing no: PD26128 - 03
Scale: 1 : 250
Revision: 03

PLANING
NOTE: DO NOT SCALE OFF DRAWINGS

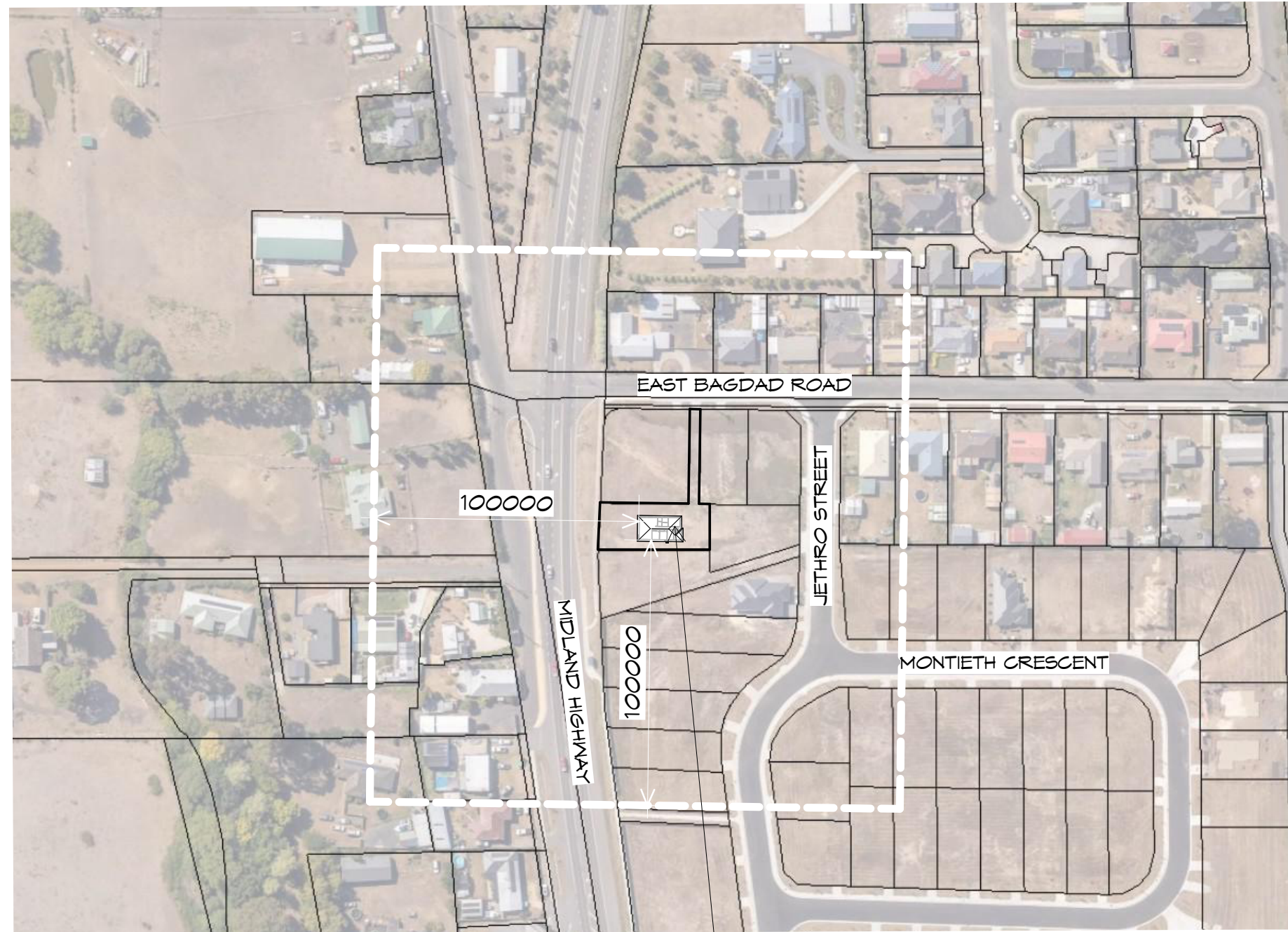
Drawing:
CUT/FILL PLAN

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LOCALITY PLAN

1 : 2000

PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

THIS SITE IS ZONED VILLAGE AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



REV.	DATE	DESCRIPTION

Client name:
L.J. COULSON & T.R. WOOLFORD

PLANING
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Project:
PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

Drawing:
LOCALITY PLAN



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Date: 12.06.2026	Drafted by: Q.V.	Approved by: Approver
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Project/Drawing no: PD26128 - 04	Scale: 1 : 2000	Revision: 03
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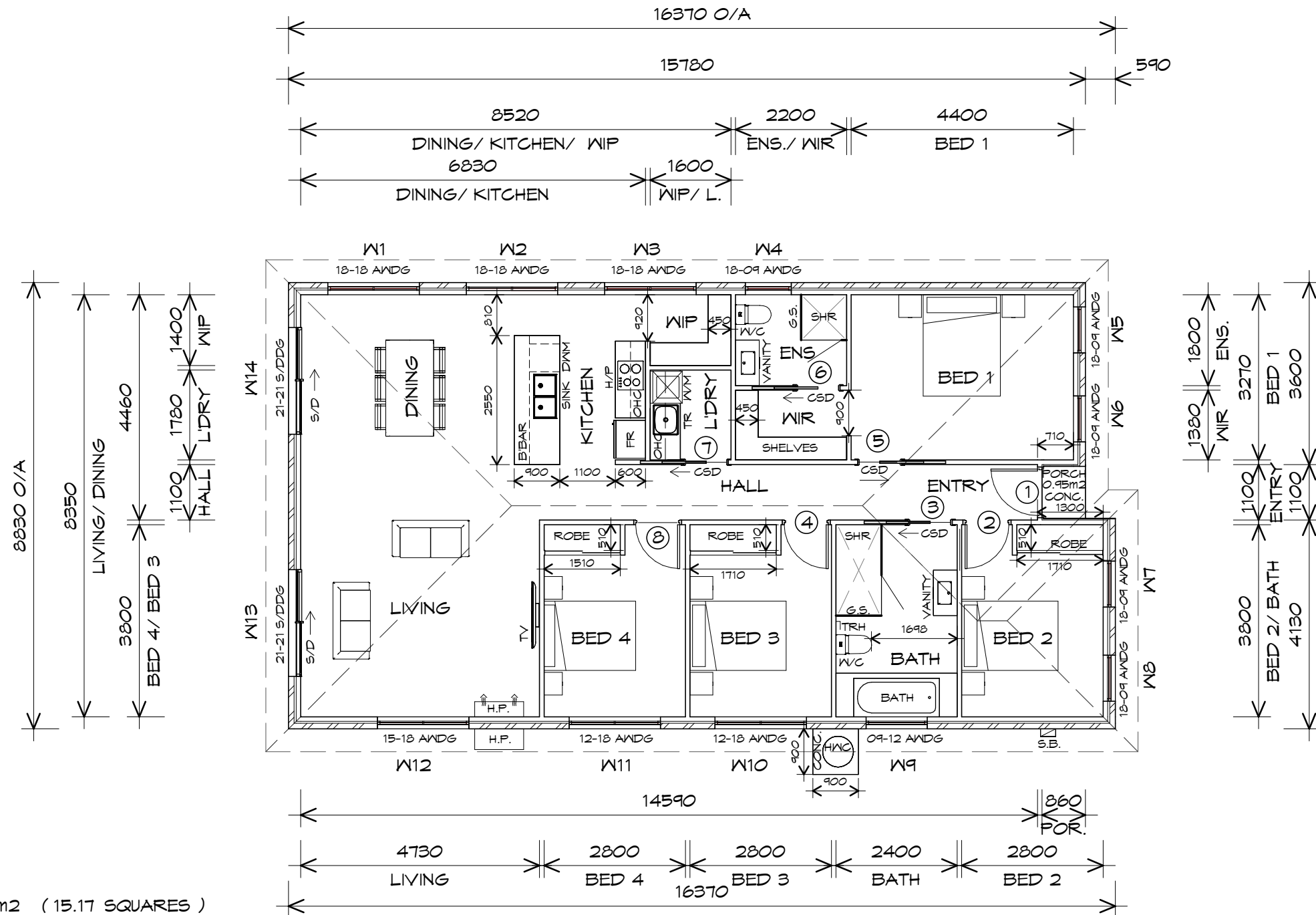
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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- HWC HOT WATER CYLINDER
- G.S. GLASS SCREEN
- OHC OVERHEAD CUPBOARDS
- TRH TOILET ROLL HOLDER
- H.P. HEAT PUMP
- S.B. SWITCH BOX



FLOOR PLAN

1 : 100

FLOOR AREA	140.94 m ²	(15.17 SQUARES)
TOTAL AREA	140.94	15.17

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
 DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN NOISE VIBRATION CONSULTING REPORT DATED 28.10.2022



REV.	DATE	DESCRIPTION

Client name:
 L.J. COULSON & T.R. WOOLFORD

PLANING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 6 EAST BAGDAD ROAD
 BAGDAD

Drawing:
 FLOOR PLAN



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Date:	Drafted by:	Approved by:
12.06.2026	Q.V.	D.D.H

Project/Drawing no:	Scale:	Revision:
PD26128 - 05	1 : 100	03

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	CAVITY SLIDING DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	CAVITY SLIDING DOOR	
6	870	CAVITY SLIDING DOOR	
7	870	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	1810	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	OPAQUE
W5	1800	910	AWNING WINDOW	
W6	1800	910	AWNING WINDOW	
W7	1800	910	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	900	1210	AWNING WINDOW	OPAQUE
W10	1200	1810	AWNING WINDOW	
W11	1200	1810	AWNING WINDOW	
W12	1500	1810	AWNING WINDOW	
W13	2100	2110	SLIDING DOOR	
W14	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT TBC BAL RATING.

GLASS TO BE LAMINATED GLASS GREATER THAN 6mm THICKNESS OR DOUBLE GLAZING COMPROMISING 6mm FLOAT / 12mm AIR GAP / 6mm FLOAT PER NOISE VIBRATION CONSULTING REPORT DATED 28.10.2022

ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Project:
PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

Drawing:
DOOR AND WINDOW SCHEDULES



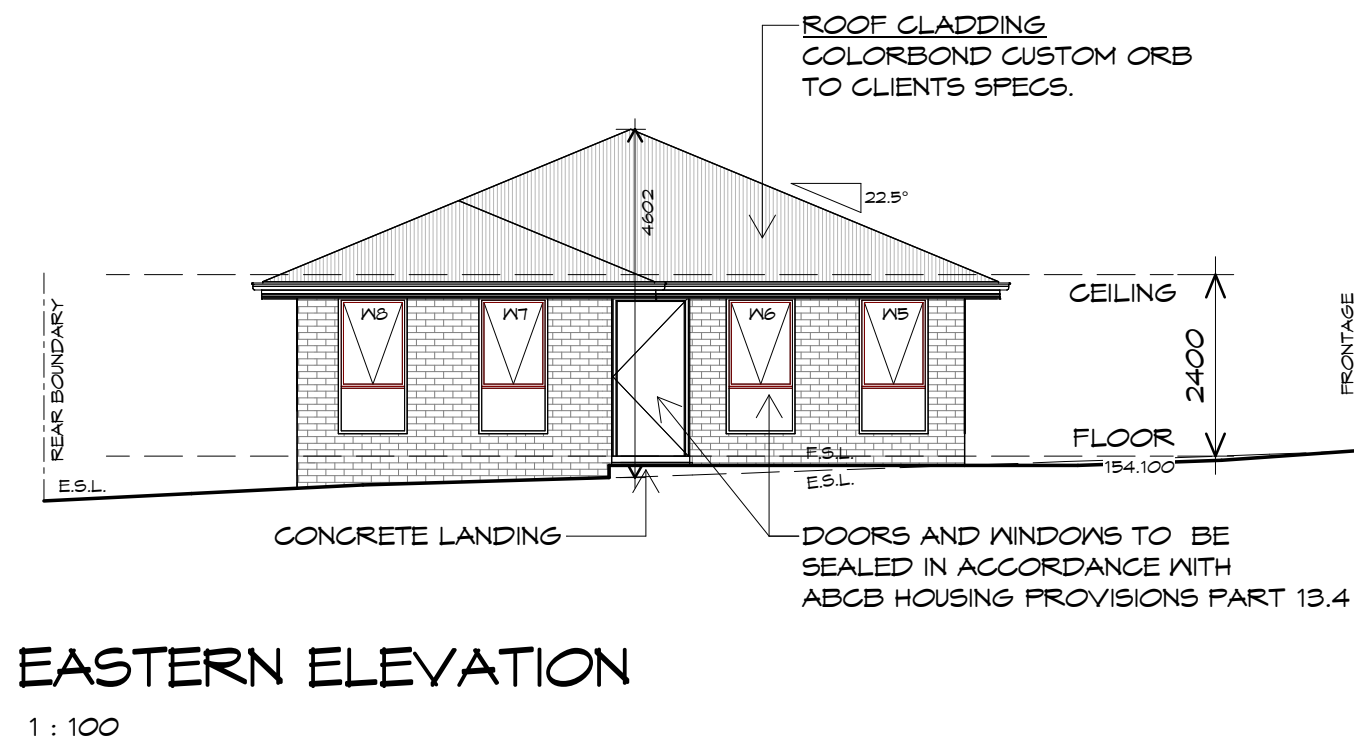
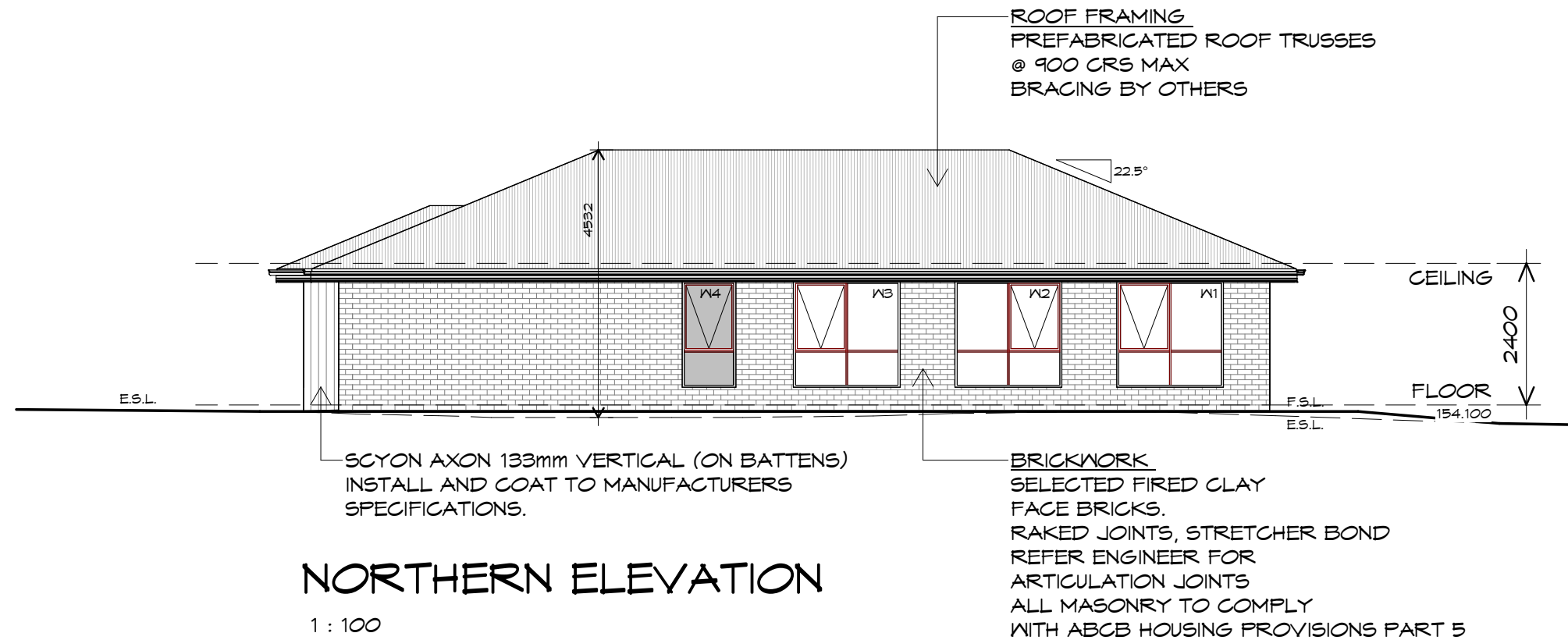
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Date: 12.06.2026	Drafted by: Q.V.	Approved by: D.D.H
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Project/Drawing no: PD26128 - 06	Scale:	Revision: 03
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Client name:
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Project:
 PROPOSED NEW RESIDENCE
 6 EAST BAGDAD ROAD
 BAGDAD

Drawing:
 ELEVATIONS

REV. DATE DESCRIPTION

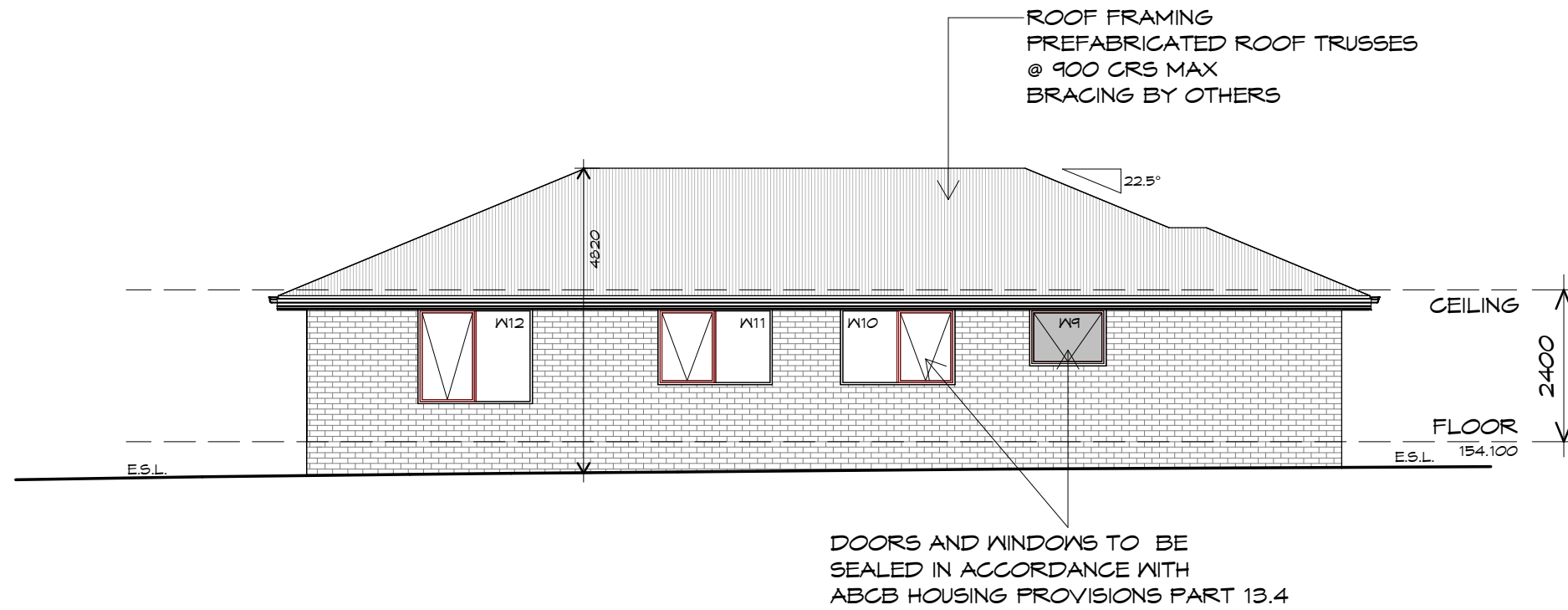
PLANING

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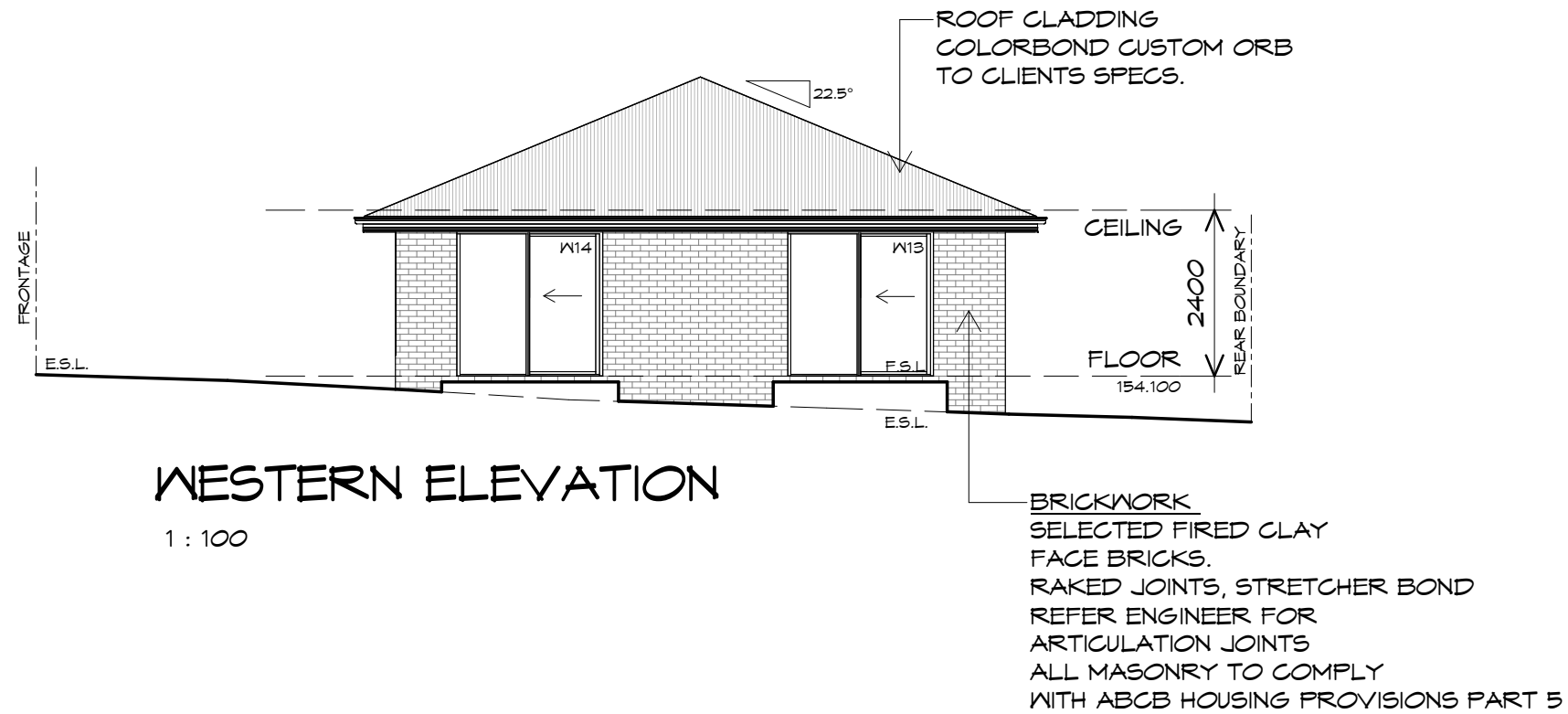
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SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



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Drawing:
ELEVATIONS



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ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

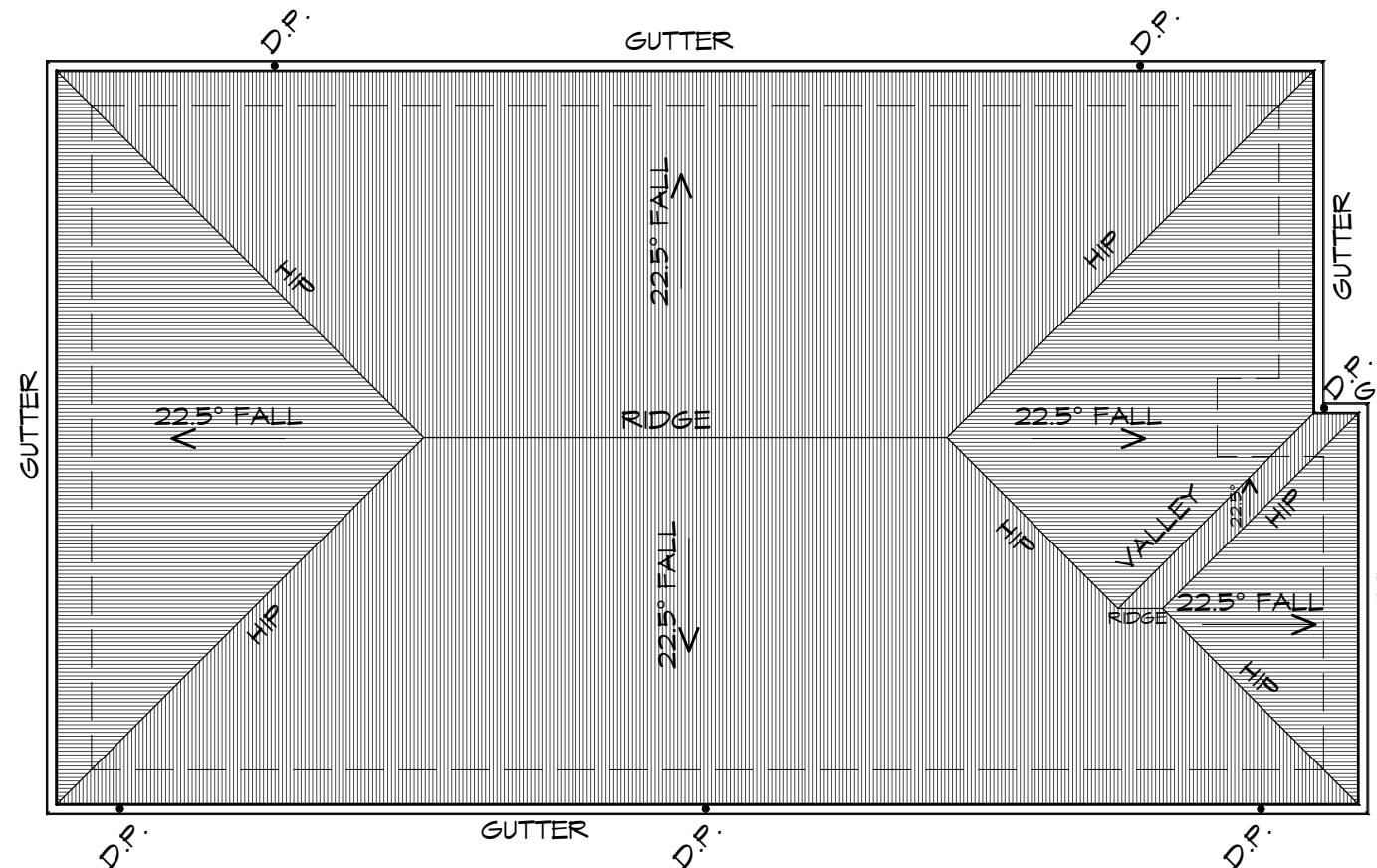
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR, NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER. BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA. INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6



ROOF PLAN

1 : 100



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Project:
PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

Drawing:
ROOF PLAN



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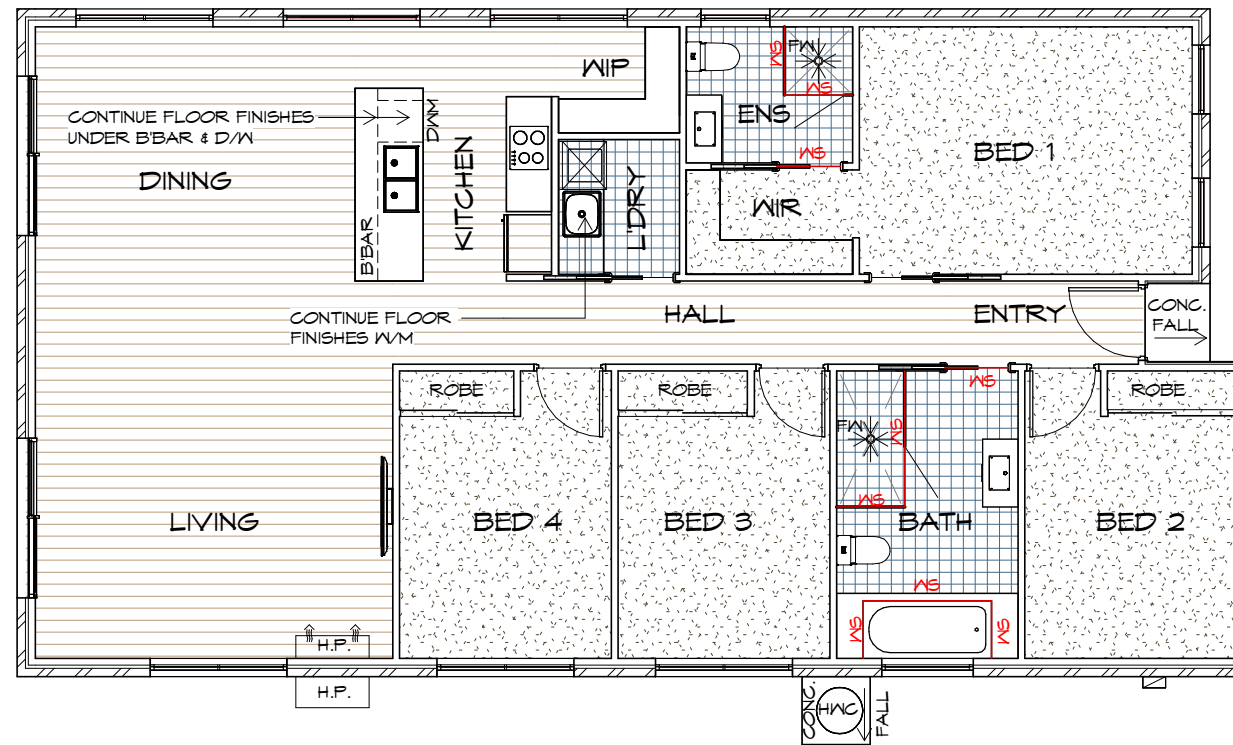


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



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LEGEND

-  CARPET
-  TILES
-  TIMBER HYBRID FLOORING
-  WATERSTOP
-  FLOOR WASTE

FLOOR FINISHES PLAN

1 : 100

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50. TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.



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Project:
PROPOSED NEW RESIDENCE
6 EAST BAGDAD ROAD
BAGDAD

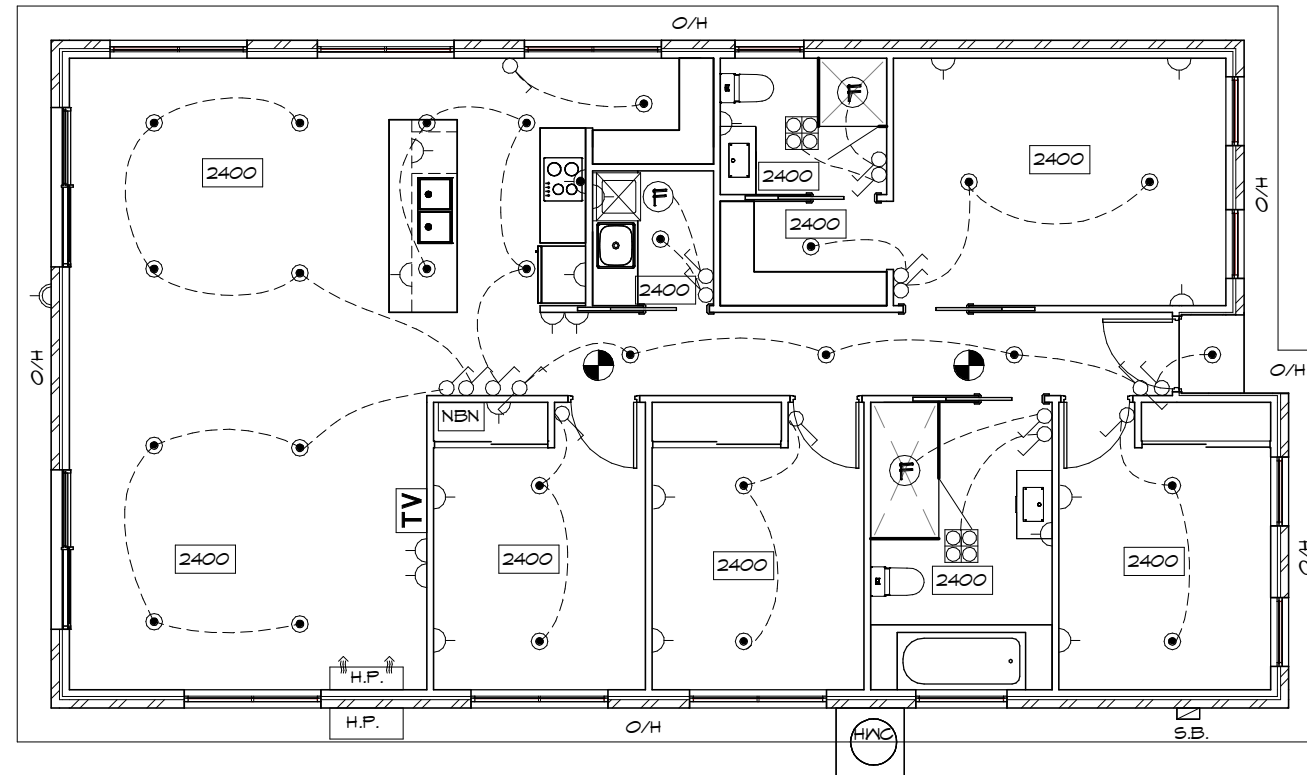
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Project/Drawing no: PD26128 - 10	Scale: 1 : 100	Revision: 03
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PLANING
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Drawing:
FLOOR FINISHES PLAN

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ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAH & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

- SMOKE ALARMS**
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
 - SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT. IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

ELECTRICAL INDEX

LIGHTING

- ☒ FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
 - L.E.D. - SEALED DOWN LIGHT *
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE

- ☞ ONE-WAY SWITCH

WALL OUTLETS

- ⤴ GENERAL PURPOSE OUTLET (DOUBLE)
- ⤴ WEATHER PROOF OUTLET
- ⤴ HOTPLATE SAFETY CUT-OFF
- TV T.V. OUTLET
- NBN NBN OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

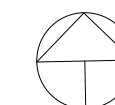
- XXXX DENOTES CEILING HEIGHT
- H.P. HIGH POINT
- O/H ROOF OVERHANG/EAVES

HEATING

- H.P. ⤴ HEAT PUMP
- H.P. □ HEAT PUMP, OUTDOOR UNIT

OTHER

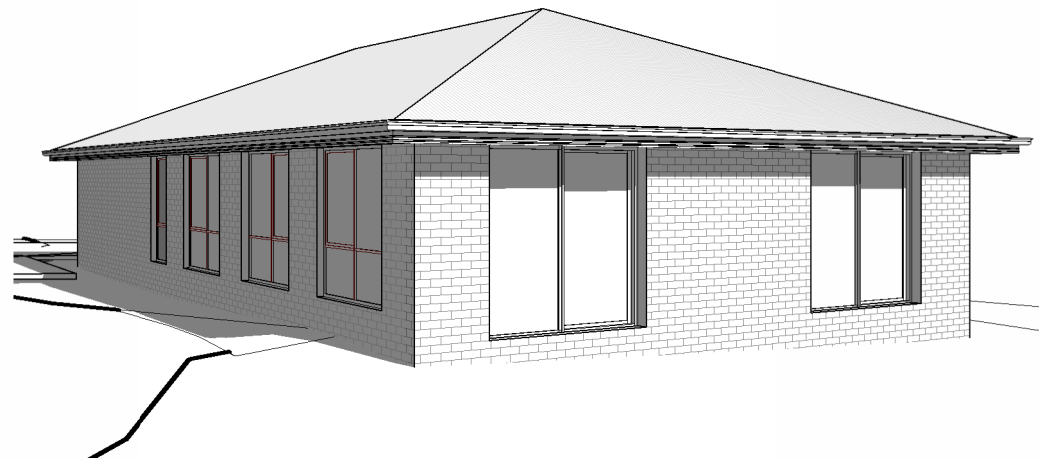
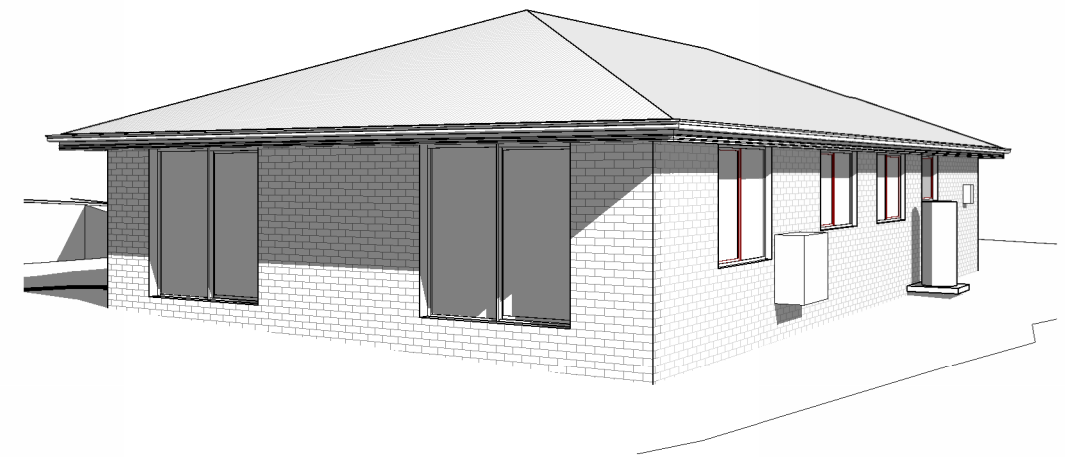
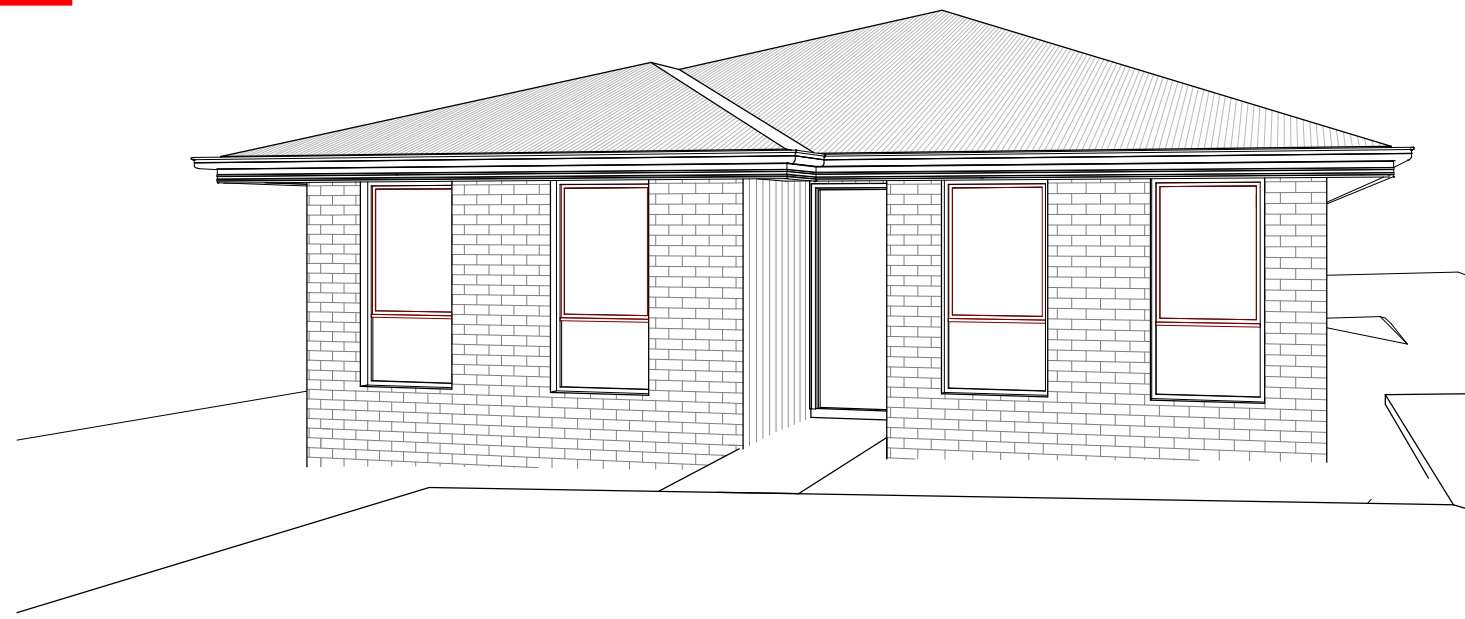
- 240V SMOKE ALARM
- ☒ SWITCH BOX
- Ⓢ EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER



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 BAGDAD

Date: 12.06.2026	Drafted by: Q.V.	Approved by: D.D.H
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Project/Drawing no: PD26128 - 12	Scale:	Revision: 03
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REV. DATE	DESCRIPTION
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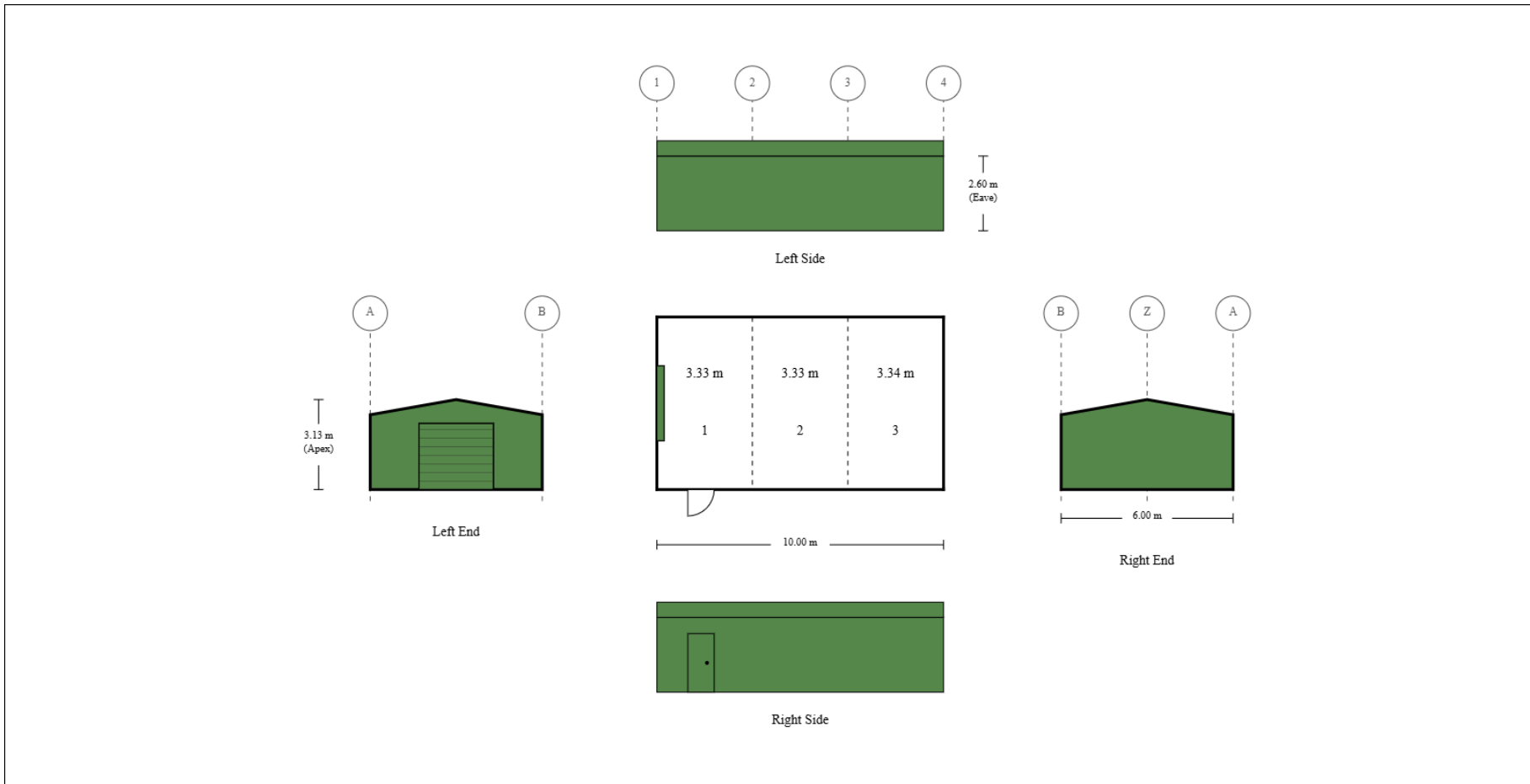
PLANING
 NOTE: DO NOT SCALE OFF DRAWINGS


Drawing:
 PERSPECTIVES



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au



Purchaser Name: Glenn Woolford		Building Layout Ref# PAI2603065	Seller: Wide Span Sheds Pty Ltd Name: Paul Aiomanu Phone: 07 5657 8882 Fax: 1800 427 400 Email: paul.aiomanu@sheds.com.au	 Wide Span Sheds No Compromise Steel Building Solutions
Site Location:				
Ref # PAI2603065	Print Date: 10/03/26			

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 13-May-2026

SEARCH TIME : 12:26 pm

CT: 187502/4

N191647 PRIORITY NOTICE reserving priority for 90 days
TRANSFER A & P Macleod Super Pty Ltd to Tyler Rhys
Woolford and Ieshia Jane Coulson
MORTGAGE Tyler Rhys Woolford and Ieshia Jane Coulson
to Australia and New Zealand Banking Group Limited
Lodged by SOUTHERN PROPERTY & CONVEYANCING on
16-Apr-2026 BP: N191647

N191644 TRANSFER to IESHIA JANE COULSON and TYLER RHYS
WOOLFORD Lodged by DYE & DURHAM (ANZ) on
07-May-2026 BP: N191644

E457929 MORTGAGE to Australia and New Zealand Banking Group
Limited Lodged by DYE & DURHAM (ANZ) on 07-May-2026
BP: N191644

SEARCH OF TORRENS TITLE

VOLUME 187502	FOLIO 4
EDITION 1	DATE OF ISSUE 15-Oct-2024

SEARCH DATE : 10-Feb-2026

SEARCH TIME : 11.15 am

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 4 on Sealed Plan [187502](#)
Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly & Anor.
Prior CT [35320/1](#)

SCHEDULE 1

[N109298](#) TRANSFER to A & P MACLEOD SUPER PTY LTD Registered
12-Jan-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP187502](#) EASEMENTS in Schedule of Easements
[SP187502](#) FENCING PROVISION in Schedule of Easements
[E386647](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
15-Oct-2024 at noon

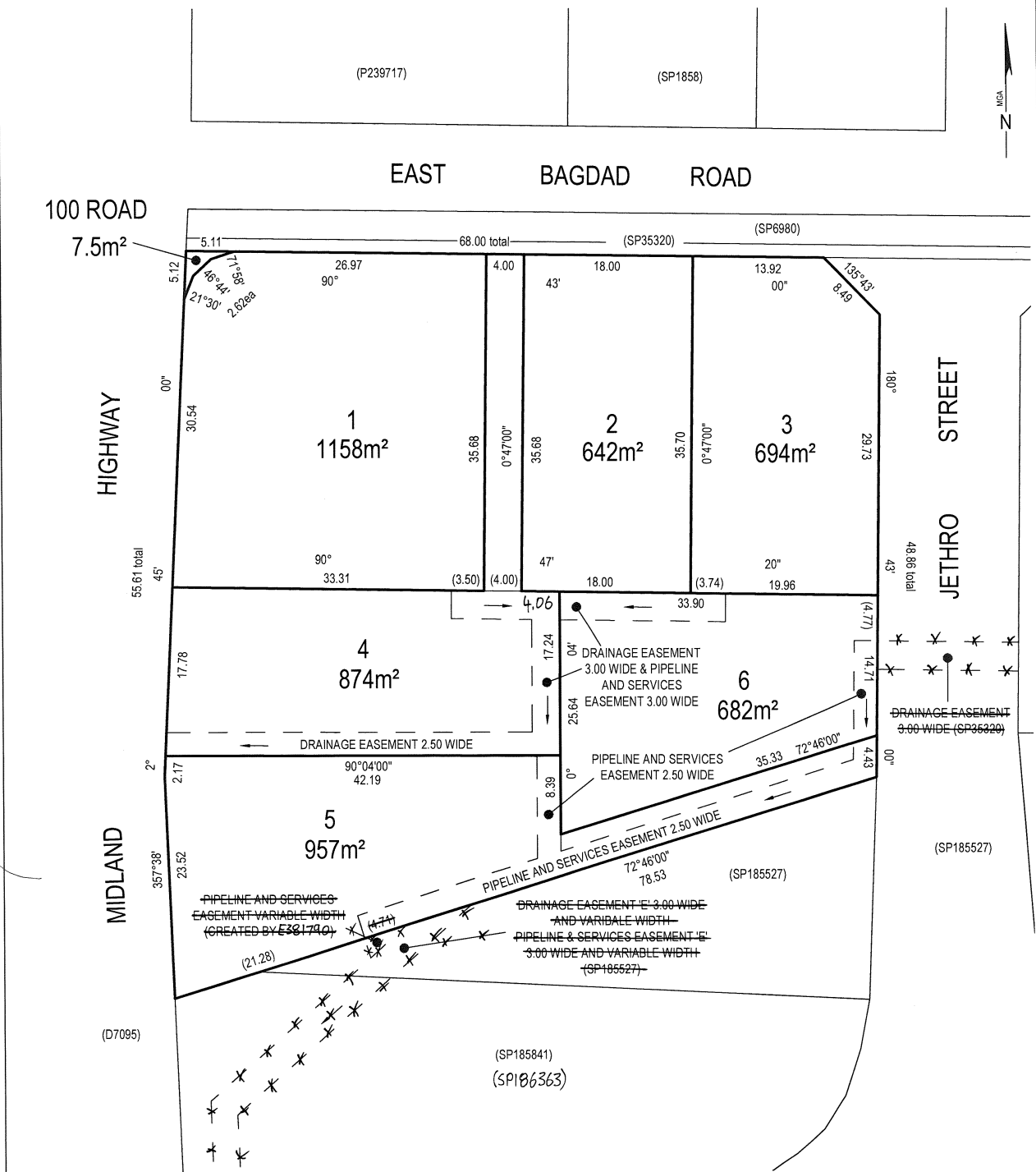
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: A & P MACLEOD SUPER PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP187502
FOLIO REFERENCE: 35320/1		BY SURVEYOR: TIMOTHY W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com
GRANTEE: PART OF 60-1-34 GTD TO C.A. GALLETLY & ANR.	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD	APPROVED EFFECTIVE FROM 15 OCT 2024
	SCALE 1:400 LENGTHS IN METRES	<i>Deanna</i> Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
 CROSS REFERENCED ON THIS PLAN



[Signature] 26/3/2024
 Registered Land Surveyor Date

[Signature] 15/3/24
 Council Delegate Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP187502

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 4 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 2.50 WIDE and DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 4 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 5 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

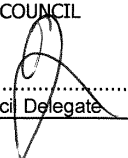
Lot 6 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 6 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE and PIPELINE AND SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (A & P Macleod Super Pty Ltd) shall not be required to fence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & P MACLEOD SUPER PTY LTD FOLIO REF: 35320-1 SOLICITOR: CLAXTON LEGAL & CONVEYANCING	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 15/8/24 DA 23 0002 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP187502
SUBDIVIDER: A & p MACLEOD SUPER PTY LTD FOLIO REFERENCE: 35320-1	

INTERPRETATION

“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

“Pipeline and Services Easement” means-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;

Director:  Director: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP187502
SUBDIVIDER: A & P MACLEOD SUPER PTY LTD FOLIO REFERENCE: 35320-1	

- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Executed by A & P MACLEOD PTY LTD (ACN 630 012 118) being the registered proprietor of Folio 35320-1 pursuant to section 127(1) Corporations Act 2001 (C'th) by-
 Director *signature:*
 Phoebe Joan MacLeod
 Director *signature:*
 Alastair Loudoun Macleod

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E386647

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
35320	1		

REGISTERED PROPRIETOR:

A & P MACLEOD SUPER PTY LTD (ACN 630 012 118) of 971 Tylden-Woodend Road, Tylden VIC 3444

PLANNING AUTHORITY:


SOUTHERN MIDLANDS COUNCIL of 71 High Street, Oatlands TAS 7120

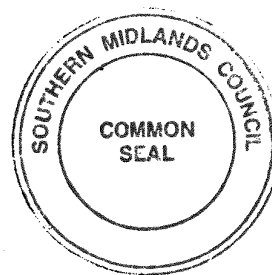
I/we Grant Finn, Manager of DES
of Southern Midlands Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 26/7/2024

Signed: 
(on behalf of the Planning Authority)



Land Titles Office Use Only

LUA
Version 2 (TOLD)

REGISTERED IN TASMANIA

15 OCT 2024

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

COPY

Deed – Part 5 Agreement

Land Use Planning and Approvals Act 1993 ("the Act")

DATE:

PARTIES:

SOUTHERN MIDLANDS COUNCIL a body corporate incorporated under the provisions of the *Local Government Act 1993*, of 71 High Street, Oatlands in Tasmania.

AND

A & P MACLEOD SUPER PTY LTD (ACN 630 012 118) OF 971 Tylden-Woodend Road, Tyden in Victoria

(the 'Developer')

RECITALS:

- A. The Developer is the registered proprietor of an estate in fee simple of the Land.
- B. Southern Midlands Council is the planning authority under the Act for the purposes of the Planning Scheme.
- C. The Southern Midlands Council has granted a Planning Permit to the Developer to subdivide the Land, subject to the Developer entering into an agreement with the Southern Midlands Council on the terms and conditions contained in this deed.
- D. The Developer acknowledges that:
 - a. the Land is subject to the Planning Scheme;
 - b. this deed is being entered into pursuant to Part 5 of the Act;
 - c. the Southern Midlands Council will apply to register this deed pursuant to the provisions of the Act and the *Land Titles Act 1980* and that the effect of registration will be as set out by Section 79 of the Act.

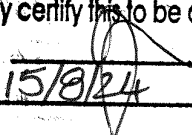
OPERATIVE PROVISIONS:

1. Interpretation

1.1. Definitions

In this deed, unless the contrary intention appears:

Act means *Land Use Planning and Approvals Act 1993*;

I hereby certify this to be a true copy of the original
Signed  Name GRAWTFW
Date 15/8/24 Position Manager DES
SM Council.



Land means that land as described in the schedule hereto;

Developer also means more than one person and includes the successors, and assigns of the Developer and includes any person deriving title to the Land or any part of the Land from the Developer;

Planning Permit means DA 230002 issued by Southern Midlands Council.

1.2. Rules for interpreting this deed.

In this deed, unless the contrary intention appears:

- a) one gender includes the other;
- b) the singular number include the plural and vice versa;
- c) a reference to a person includes a corporation, unincorporated body or authority;
- d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;
- e) where any word or phrase is given a defined meaning, or other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- f) the schedule and annexures to this deed form part of this deed; and
- g) a party includes its successors, assignors, executors, and administrators.

2. Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

3. Covenants by Developer

The Developer hereby agrees and covenants with the Southern Midlands Council that:

- (a) Any Lots within fifty (50) metres of the Midland Highway are developed in accordance with the recommendations of the 6 East Bagdad Rd - Traffic Noise Assessment dated 6 December 2022, prepared by Noise Vibration Consulting (Ref: 1504-1 Traffic Noise), a copy of which is annexed to this Agreement.

4. Effect of the deed upon registration

4.1. Covenants to run with Land

The parties agree and declare that the obligations imposed on the Developer under this deed are intended to be registered and take effect as covenants:



- a) the burden of which will run with the Land as if they were covenants to which Section 102(2) of the *Land Titles Act* 1980 applies; and
- b) which shall bind the Developer and any future registered proprietor or proprietors for the time being of the Land;
- c) bind the parties pending registration of the Agreement.

4.2 Agreement Under Section 71 of Part 5 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be treated, this deed is made pursuant to Section 71 of the Act.

4.3 Commencement of Agreement

This Deed shall commence on the day that the Deed is signed by all parties.

5. Registration & costs

The Developer agrees that:

- a) an application, pursuant to section 78 of the Act shall be made by the Southern Midlands Council to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed related);
- b) the Developer must bear the costs and disbursements associated with the negotiation, preparation and registration of this deed including any legal costs and other costs or disbursements incurred or to be incurred by the Southern Midlands Council; and
- c) the Developer will bear their own legal costs in relation to the negotiation, preparation and signing of this Deed.

6. No fettering of the Southern Midlands Council's powers

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Southern Midlands Council in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.

7. Notices

Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

8. Governing Law

- a) The laws of the State of Tasmania govern this Deed.
- b) Each party submits to the non-exclusive jurisdiction of courts exercising jurisdiction there in connection with matters concerning this Deed.

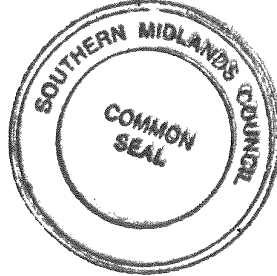


9. **Entire Agreement and Variation**

- a) This Deed embodies the entire understanding and agreement of the parties in relation to the subject matter of this Deed.
- b) No variation or amendment of this Deed will have effect unless made in writing signed by both parties.

EXECUTION:

Executed as a deed.



The COMMON SEAL of the Southern Midlands Council has been hereunto affixed pursuant to a resolution of the said Council passed the 15th day of August in the presence of us:

Council Delegate

CHRISTOPHER BISDEE
Anthony E. Biddee

Mayor/Councilor

EXECUTED by the Developer,)
A & P MacLeod Super Pty Ltd)
ACN 630 012 118 in accordance with)
Section 127 of the Corporations Act 2001)
in the presence of: -)

.....

Alastair Loudoun Macleod, Director and Secretary

.....
Phoebe Joan Macleod, Director

I hereby certify this to be a true copy of the original
Signed [Signature] Name Grant Finn
Date 15/8/24 Position Manager DES
SM Council

Schedule

Land means the land situated at 6 East Bagdad Road, Bagdad in Tasmania and more particularly described in folio of the register Volume 35320 Folio 1

Annexure

6 East Bagdad Rd - Traffic Noise Assessment dated 6 December 2022, prepared by Noise Vibration Consulting (Ref: 1504-1 Traffic Noise).



Attention: Mat Clarke

6 EAST BAGDAD RD — TRAFFIC NOISE ASSESSMENT

A residential subdivision is proposed for 6 East Bagdad Road, which comprises nominally six lots. This letter presents a traffic noise assessment for the proposal to respond to clause E5.6.1 of the Southern Midlands Interim Planning Scheme (the Scheme), conducted by NVC in October 2022.

1. BACKGROUND

The proposed site is shown in Figure 1 by the white outline and is situated on relatively flat land with East Bagdad Road to its north and the Midlands Highway to the west. The highway speed limit is 80 km/hr. The Utilities zone associated with the highway is indicated in yellow in the Figure, with the orange overlay indicating an area that is within 50m of the Utilities zone. The site is within a Village zone.

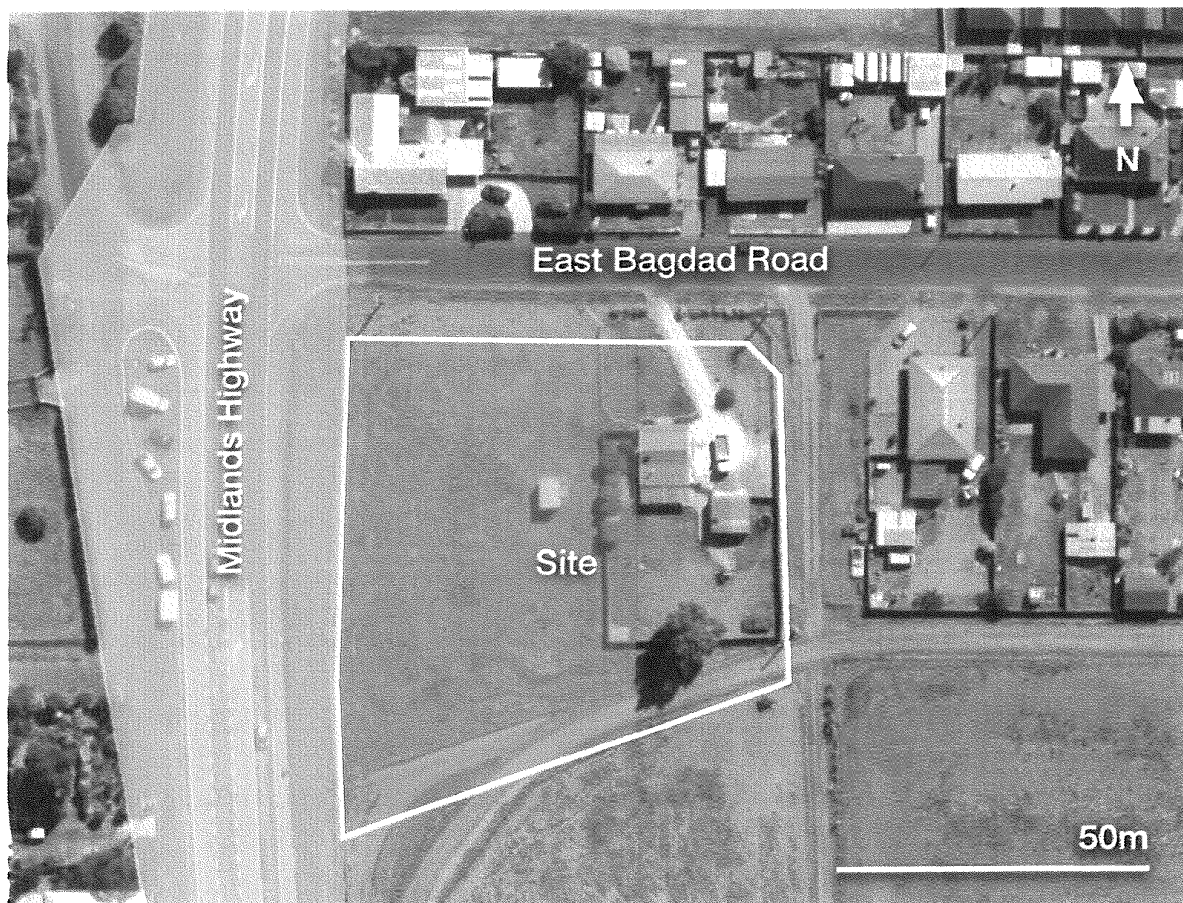


FIGURE 1: SITE AND SURROUNDING AREA

2. CRITERIA

Section E5.6 of the Scheme contains criteria for development adjacent road and railways. With regards to noise, clause E5.6.1 is relevant which has the following Acceptable and Performance Solutions:

- A1** *Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:*
- (a) *New buildings;*
 - (b) *Other road or earthworks, and*
 - (c) *Building envelopes on new blocks*
- P1** *The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:*
- ...
 - (j) *any recommendations from a suitably qualified person for mitigation of noise; and*
 - ...

As some of the proposed development is within 50m of the Utilities zone (orange overlay in Figure 1), the Acceptable Solution is not met and the Performance Criteria must be addressed. Paragraph E5.6.1-P1(j) is then the relevant clause for noise.

Australian Standard AS3671:1989 *Road Traffic Noise Intrusion - Building Siting and Construction* provides a method to determine what building construction is appropriate to protect the indoor amenity of the dwelling. The output from the standard is the sound isolation performance requirements of various building elements, stated as an Rw value.

Clause E5.6.1-P1(j) is considered to be satisfied if the sound isolation performance requirements, determined by application of the Standard, are incorporated into the building design.

In applying AS3671, the indoor background level must be specified, with AS2107¹ used as reference for this. For houses or apartments near major roads, the recommended background levels are specified as:

Living areas (day time)	35 – 45 dBA Leq
Sleeping areas (night time)	35 – 40 dBA Leq

Indoor noise levels of 35 dBA are then deemed appropriate for both day and night time periods for the various internal spaces of the dwellings.

3. TRAFFIC NOISE LEVELS

Traffic noise emissions from the Midlands Highway have been predicted, with the following information relevant:

- The CoRTN algorithms are used for the predictions, implemented by the *Predictor* software package.
- Topographic contours at 1m intervals from the *ELVIS* database.
- The ground is assumed as 20% absorptive everywhere.
- No fences or barriers are included in the model.
- Traffic count data is taken from the Department of State Growth traffic counter station A0087260 at Eddington Rd, Bagdad for June 2021. This shows an average 18-hour traffic volume of 4200 vehicles in each of the two traffic lanes. Heavy vehicles (type class ≥ 4) are listed as 8% of the total.

¹ AS/NZS 2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors*, Standards Australia, 2016.



- A speed limit of 80km/hr is assumed for all vehicles.
- The receiver (dwelling facade) is taken as 10m from the boundary.

Utilising the above data and assumptions, an Leq_{18-hour} of 65 dBA was calculated.

4. BUILDING CONSTRUCTION

The building construction required to provide acceptable indoor amenity is determined by application of Australian Standard AS3671:1989 *Road Traffic Noise Intrusion - Building Siting and Construction*. In applying the standard the following information has been used.

- Bedrooms are taken as 4m x 4m x 2.4m (W x H x D) and have a window sized at 1.5m x 1.2m.
- Living areas are taken as 5m x 6m x 2.4m (W x H x D) and have a window sized at 2.2m x 2m.
- Living and bedroom spaces have a reverberation time of 0.6 seconds.
- The required indoor level is 35 dBA.
- The outdoor level is 65 dBA.

Based on these inputs, AS3671 determines a Category 3 construction applies, with a Traffic Noise Reduction (TNR) of 30 dB. The required sound reduction indexes are listed in Table 1.

TABLE 1: REQUIRED BUILDING SOUND REDUCTION PERFORMANCE

Sound reduction Index, Rw		
	Bedroom	Living
Glazing	33	34
Base Wall	39	37
Ceiling / Roof	43	43

Changes to the window size result in the largest difference in required performance. Doubling the window size results in an additional 3 points of required performance.

Example constructions that meet these performance requirements are listed below:

Ceiling:

- A standard pitched roof with 13mm plasterboard ceiling and insulation overlay.

Base Wall:

- External fibre cement wallboard, cavity insulation R2.5, 13mm fixed plasterboard lining, OR
- Brick veneer construction.

Glazing:

- Laminated glass greater than 6mm thickness.
- Double glazing comprising 6mm float / 12mm air gap / 6mm float.

5. RECOMMENDATIONS

Clause E5.6.1 P1(j) of the Scheme is considered satisfied if the sound isolation performance requirements determined by application of the standard AS3671 are met for the houses within 50m of the Utilities zone (orange shaded area in Figure 1). As such, the following is recommended:

- The manufacturer-specified sound isolation performance of the building facade constructions facing the highway should meet the values specified in Table 1.

Should you have any queries, please do not hesitate to contact me directly.

Kind regards,



Jaye Parry

NOISE VIBRATION CONSULTING

