



## Public Notice Details

### Application Details

<b>Application No</b>	DA2600063
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### Property Details

<b>Property Location</b>	8 East Bagdad Road Bagdad
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	5/6/26
<b>Advertising Closing Period</b>	20/6/26
<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

21/05/2026

# PROPOSED NEW RESIDENCE

# H1003

## LOT 2, 8 BAGDAD ROAD, BAGDAD

### D. & C.

PD26200

#### 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



#### GENERAL PROJECT INFORMATION

TITLE REFERENCE: 2/187502  
 SITE AREA: 642m2  
 DESIGN WIND SPEED: TBC  
 SOIL CLASSIFICATION: TBC  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: N/A  
 BAL RATING: EXEMPT  
 OTHER KNOWN HAZARDS: NONE



L: 10 Goodman Court, Invermay, 7248  
 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: Frank Geskus -No CC246A

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FLOOR AREA 124.41 m2 ( 13.39 SQUARES )

REV. DATE	DESCRIPTION
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MAY 2026

# PLANNING

SMC - KEMPTON

RECEIVED  
DRIVEWAY GRADIENT  
MAXIMUM GRADIENT 1:4 (25%)  
TO AS 2890

CAR PARKING GRADIENT  
PARALLEL TO PARKING ANGLE 1:20 (5%)  
CROSSFALL 1:16 (6.25%)

**SEWER AND WATER SERVICES**

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

**SETBACKS**

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

**SITE COVERAGE**

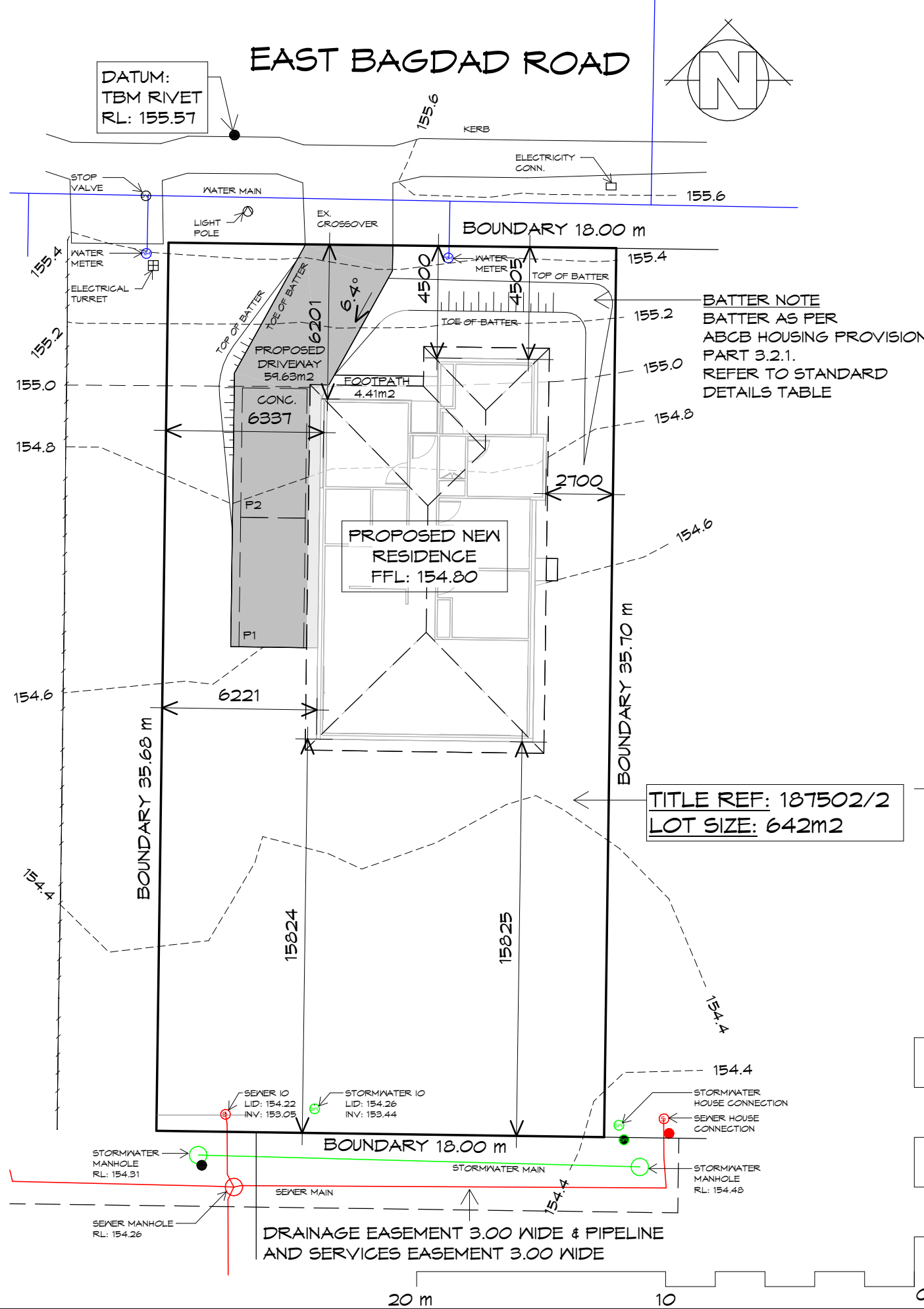
BUILDING FOOTPRINT 125.05 /SITE AREA 642 = 0.194  
TOTAL SITE COVERAGE 19%

**SITE PLAN**

1 : 200



**EAST BAGDAD ROAD**



TITLE REF: 187502/2  
LOT SIZE: 642m<sup>2</sup>

**GENERAL NOTES**

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

**SURVEY NOTES**

- THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
- DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.
- THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.
- HORIZONTAL DATM: GDA2020 / VERTICAL DATUM: AHD83
- CONTOUR INTERVAL: 0.200m

DRAINAGE EASEMENT 3.00 WIDE & PIPELINE AND SERVICES EASEMENT 3.00 WIDE

Client name:  
D. & C.

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
SITE PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au



Date: 18.05.2026  
Drafted by: L.L.  
Approved by: D.D.H.

Project/Drawing no: PD26200 - 01  
Scale: 1 : 200  
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A  
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REV. DATE DESCRIPTION

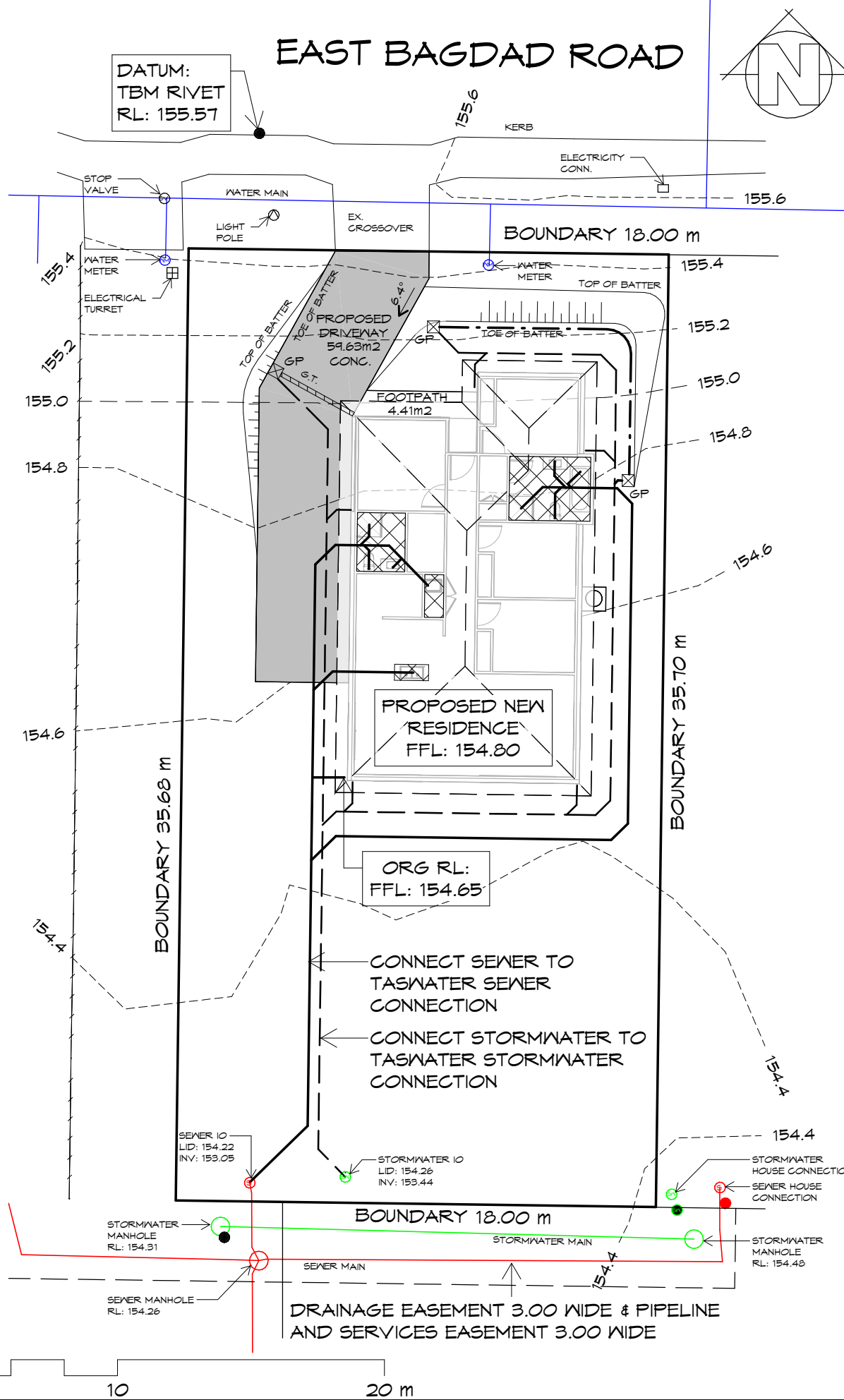
**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

**PITS:** GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3  
**ORG:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2  
**S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3  
**VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

**SEWER AND WATER SERVICES**

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASNATER SUPPLEMENTS
- WORKS TO BE DONE BY TASNATER AT DEVELOPERS COST



**LEGEND**

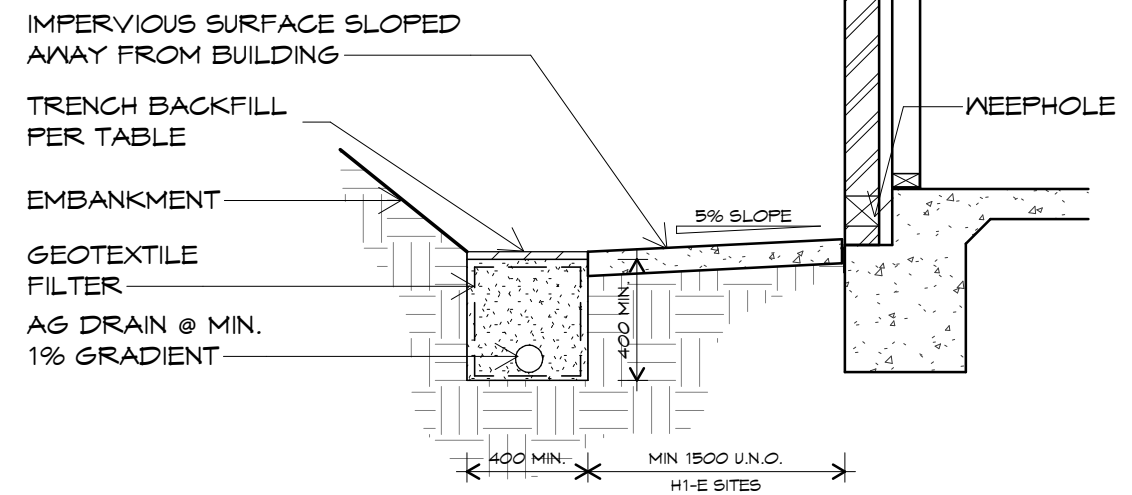
- GP 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- G.T. GRATED TRENCH

**PLUMBING NOTES:**

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



**TYPICAL AG DRAIN DETAIL**

N.T.S.



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Date: 18.05.2026  
 Drafted by: L.L.  
 Approved by: D.D.H.

Project/Drawing no: PD26200 - 02  
 Scale: As indicated  
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**SITE DRAINAGE**

1 : 200



REV. DATE DESCRIPTION

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Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

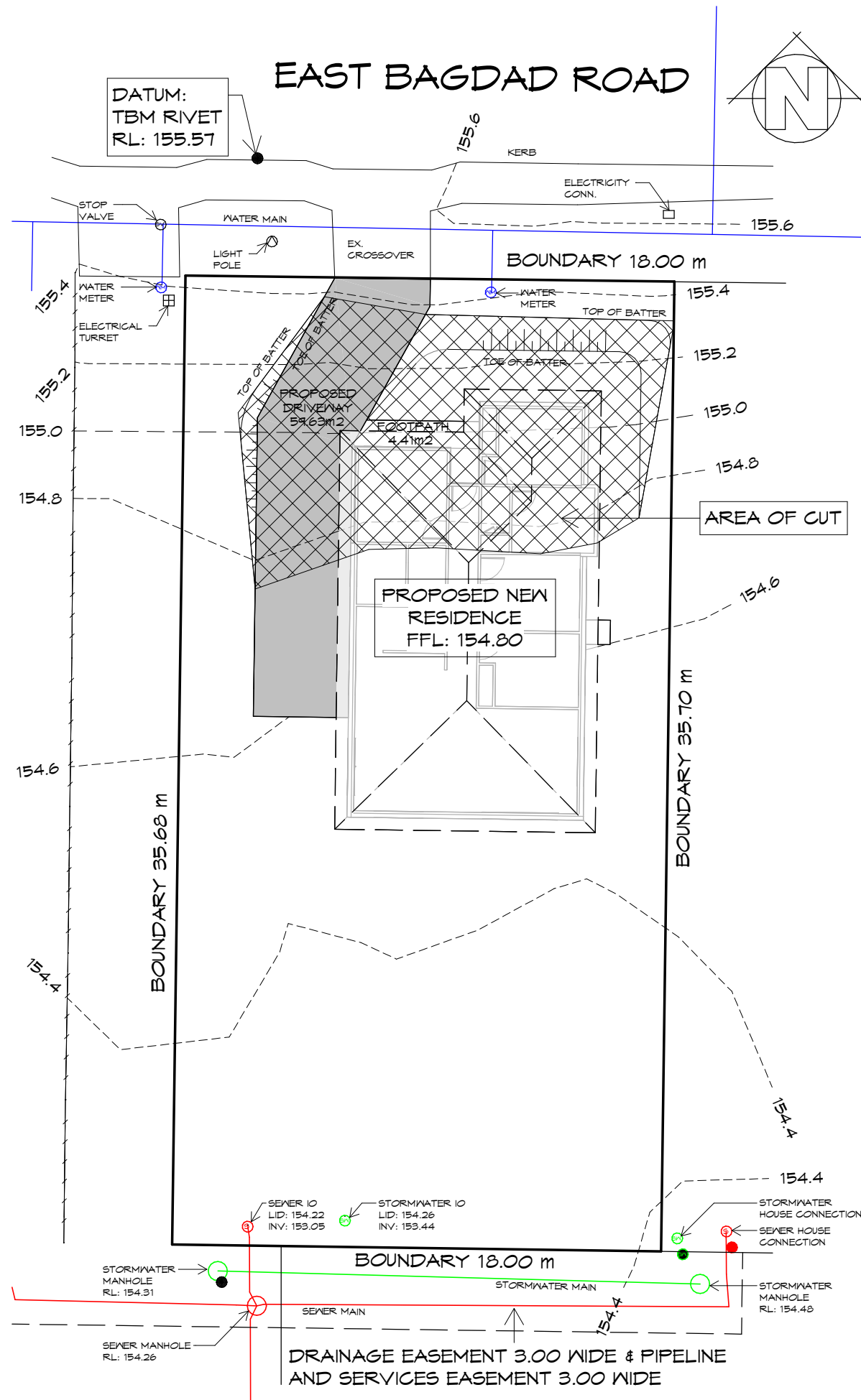
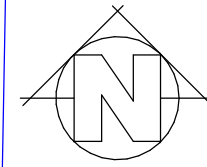
Drawing:  
SITE DRAINAGE PLAN

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

# EAST BAGDAD ROAD

DATUM:  
TBM RIVET  
RL: 155.57



CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
32.83	0.00

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

## CUT/FILL PLAN

1 : 200



REV.	DATE	DESCRIPTION

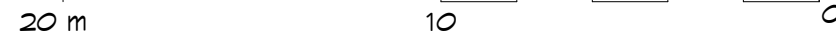
Client name:  
D. & C.

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
CUT/FILL PLAN

20 m  
10



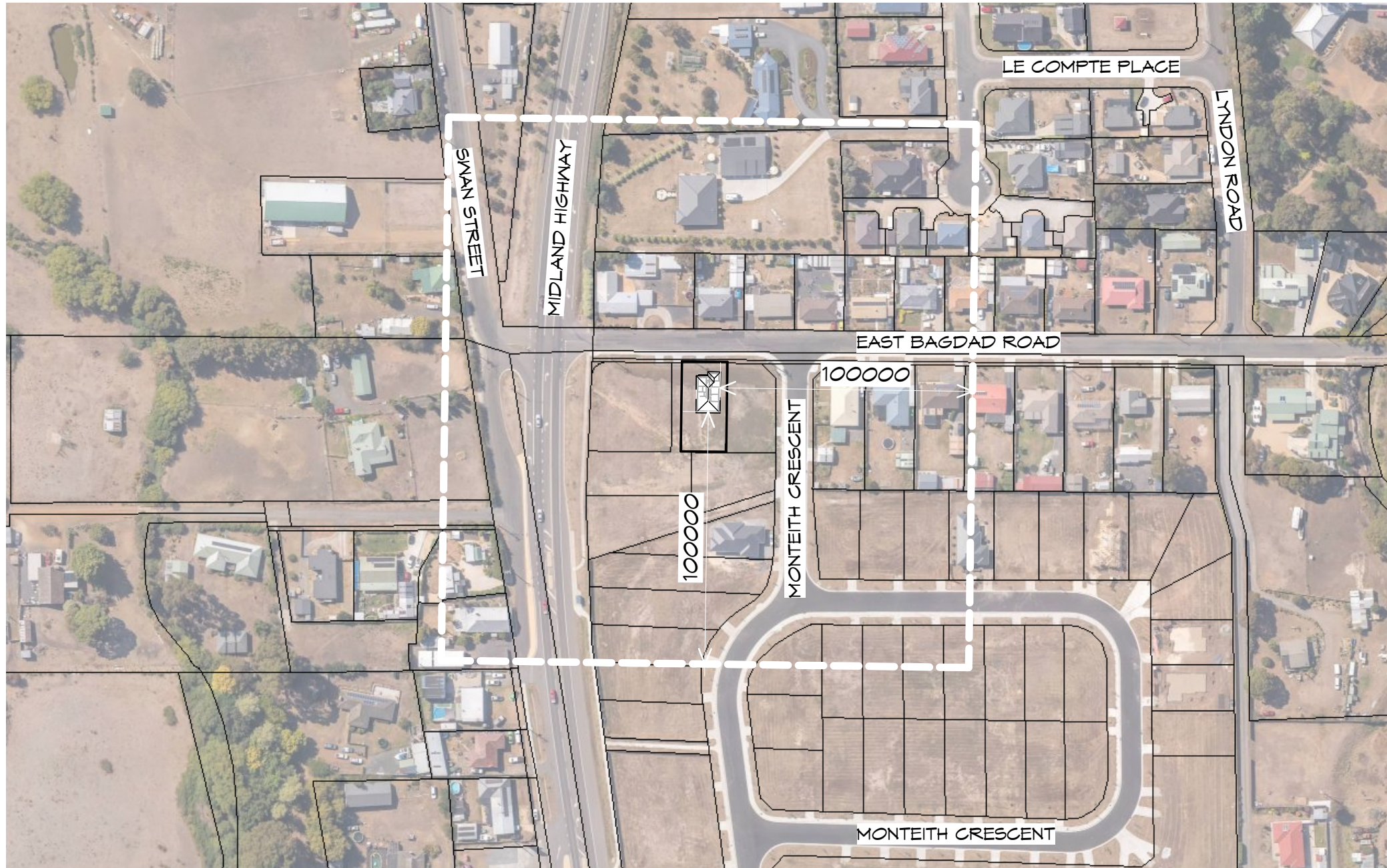
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Date: 18.05.2026  
Drafted by: L.L.  
Approved by: D.D.H.

Project/Drawing no: PD26200 - 03  
Scale: 1 : 200  
Revision: 01

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# LOCALITY PLAN

1 : 2000

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:  
D. & C.

## PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
LOCALITY PLAN



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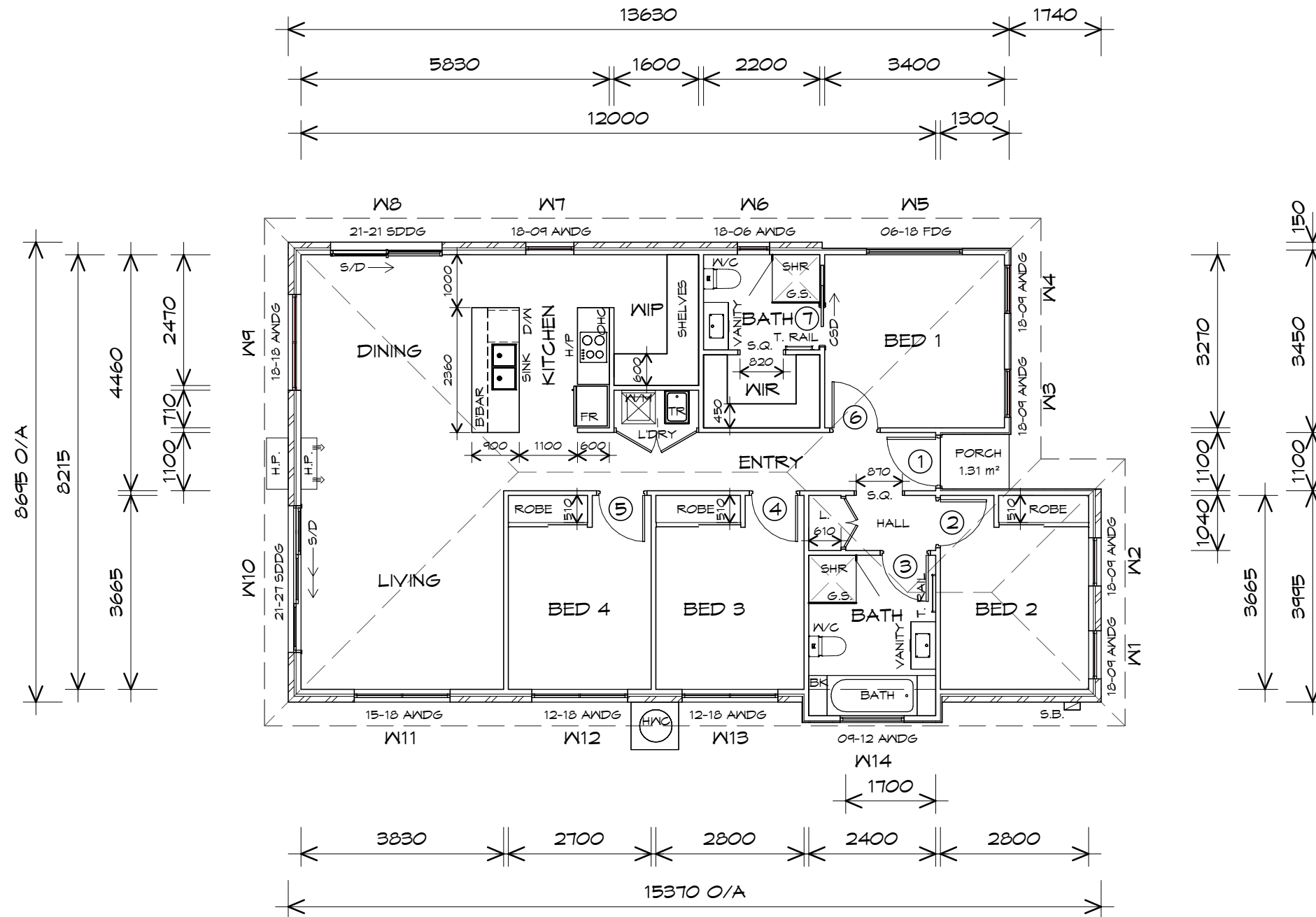
Date: 18.05.2026	Drafted by: L.L.	Approved by: D.D.H.
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### LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- BK BULK HEAD



## FLOOR PLAN

1 : 100

FLOOR AREA 124.41 m<sup>2</sup> (13.39 SQUARES)

**NOTE:**

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

**NOTE:**  
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING



REV.	DATE	DESCRIPTION

Client name:  
D. & C.

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
FLOOR PLAN

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Date: 18.05.2026	Drafted by: L.L.	Approved by: D.D.H.
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Project/Drawing no: PD26200 - 05	Scale: 1 : 100	Revision: 01
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## DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	770	CAVITY SLIDING DOOR	

## WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	1800	910	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	600	1810	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	OPAQUE
W7	1800	910	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	2100	2770	STACKING SLIDING DOOR	
W11	1500	1810	AWNING WINDOW	
W12	1200	1810	AWNING WINDOW	
W13	1200	1810	AWNING WINDOW	
W14	900	1210	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE  
WITH FLY SCREENS.  
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE  
PRIOR TO ORDERING



REV.	DATE	DESCRIPTION

Client name:  
D. & C.

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
DOOR AND WINDOW SCHEDULES

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ROOF FRAMING  
 PREFABRICATED ROOF TRUSSES  
 @ 900 CRS MAX  
 BRACING BY OTHERS



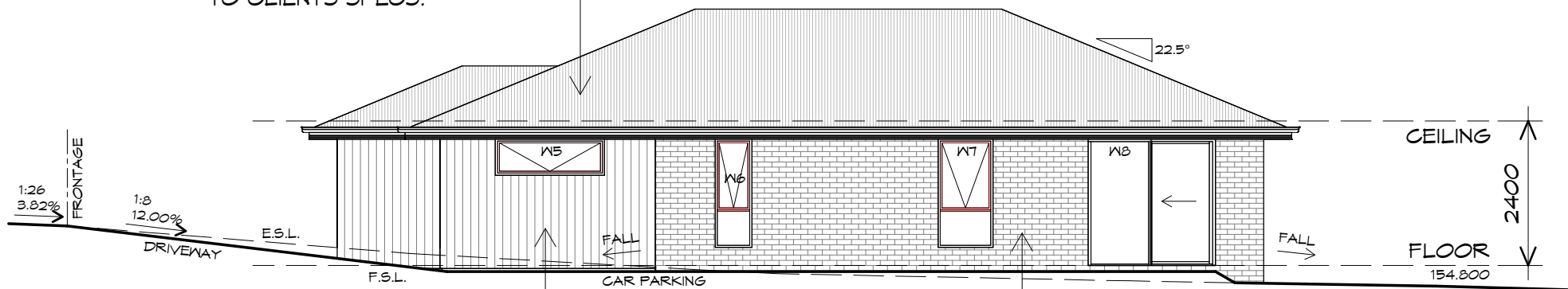
**NORTHERN ELEVATION**

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

**BATTER NOTE**  
 BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE

ROOF CLADDING  
 COLORBOND CUSTOM ORB  
 TO CLIENTS SPECS.



**EASTERN ELEVATION**

1 : 100

CLADDING TO BE SELECTED BY CLIENT

**BRICKWORK**  
 SELECTED FIRED CLAY FACE BRICKS.  
 RAKED JOINTS, STRETCHER BOND  
 REFER ENGINEER FOR ARTICULATION JOINTS  
 ALL MASONRY TO COMPLY WITH ABCB HOUSING PROVISIONS PART 5



REV.	DATE	DESCRIPTION
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 PROPOSED NEW RESIDENCE  
 LOT 2, 8 BAGDAD ROAD,  
 BAGDAD

Drawing:  
 ELEVATIONS

**PLANNING**  
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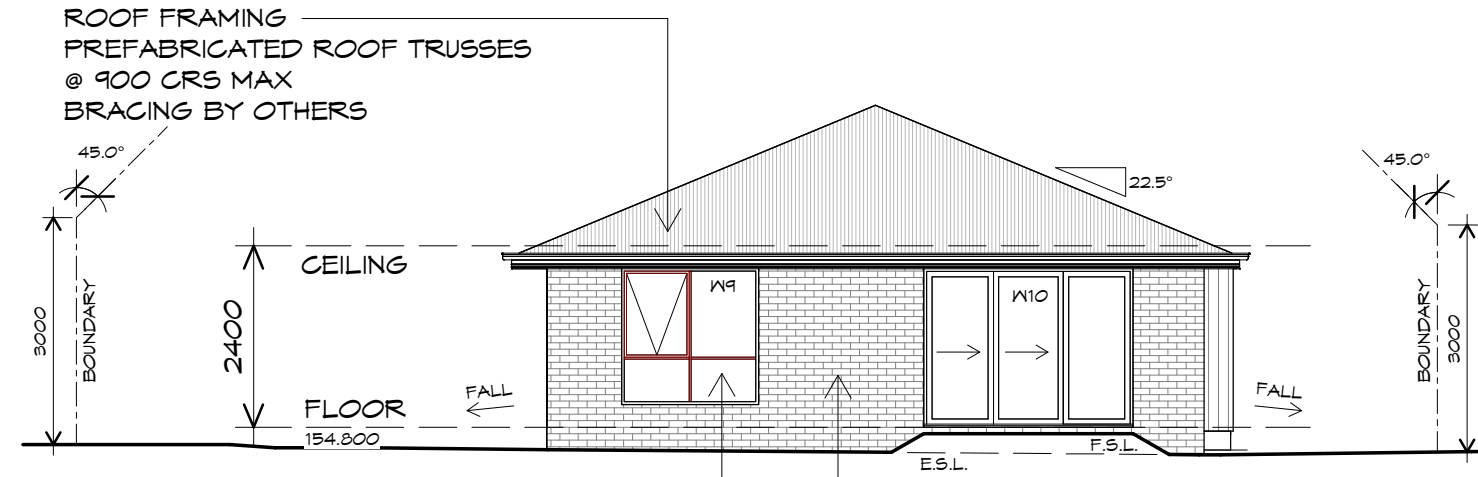


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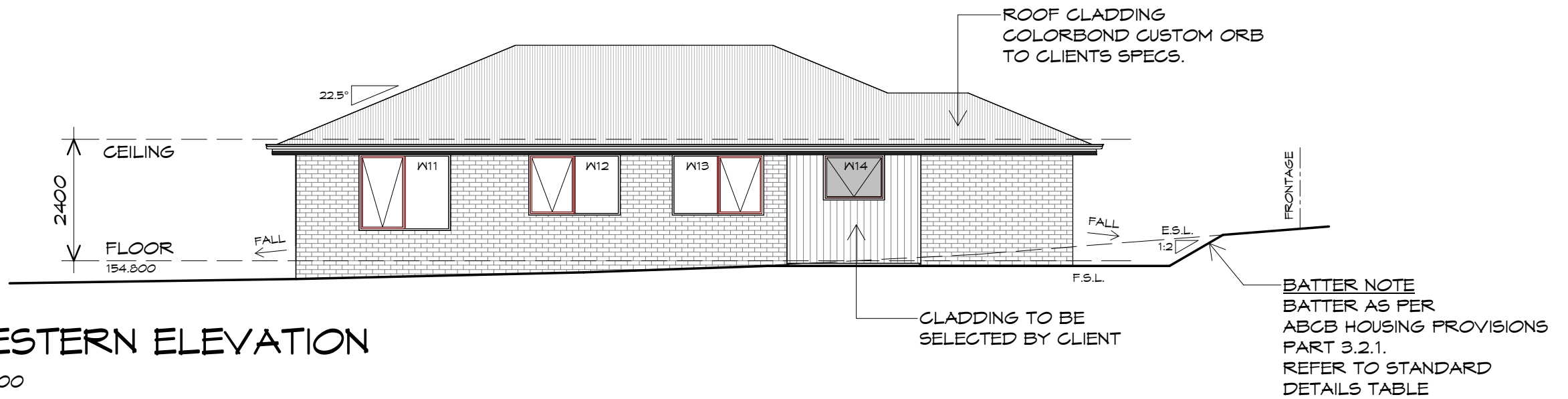


DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

**BRICKWORK**  
 SELECTED FIRED CLAY FACE BRICKS.  
 RAKED JOINTS, STRETCHER BOND  
 REFER ENGINEER FOR ARTICULATION JOINTS  
 ALL MASONRY TO COMPLY WITH ABCB HOUSING PROVISIONS PART 5

### SOUTHERN ELEVATION

1 : 100



### WESTERN ELEVATION

1 : 100



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Client name:  
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PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
ELEVATIONS

Date: 18.05.2026  
 Drafted by: L.L.  
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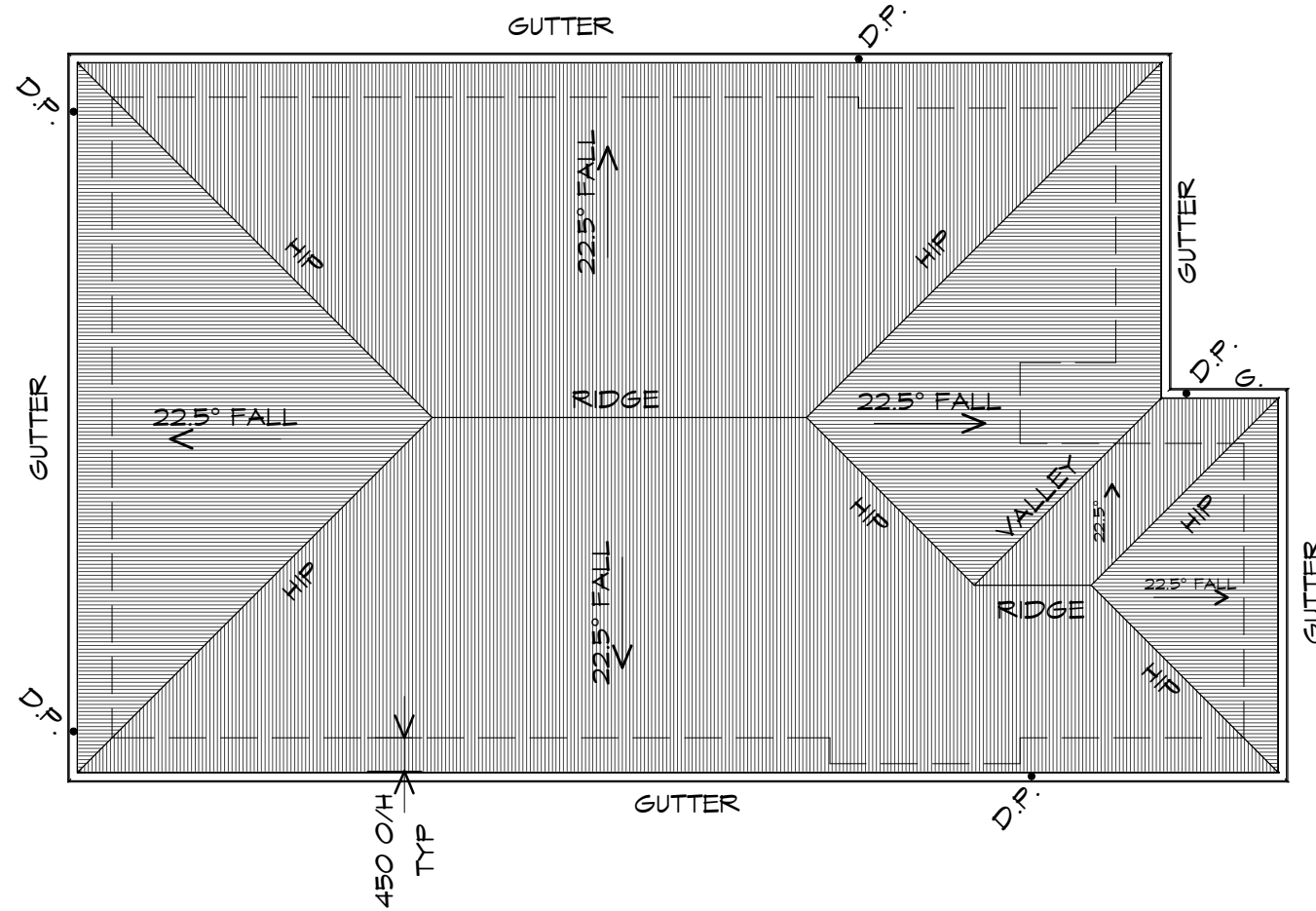
Project/Drawing no: PD26200 - 08  
 Scale: 1 : 100  
 Revision: 01

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REV. DATE	DESCRIPTION
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## PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



**ROOF PLAN**

1 : 100

ADDITIONAL ROOF LOAD

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

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 TRANVERSE 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 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



REV.	DATE	DESCRIPTION
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D. & C.

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PROPOSED NEW RESIDENCE  
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BAGDAD

Drawing:  
ROOF PLAN

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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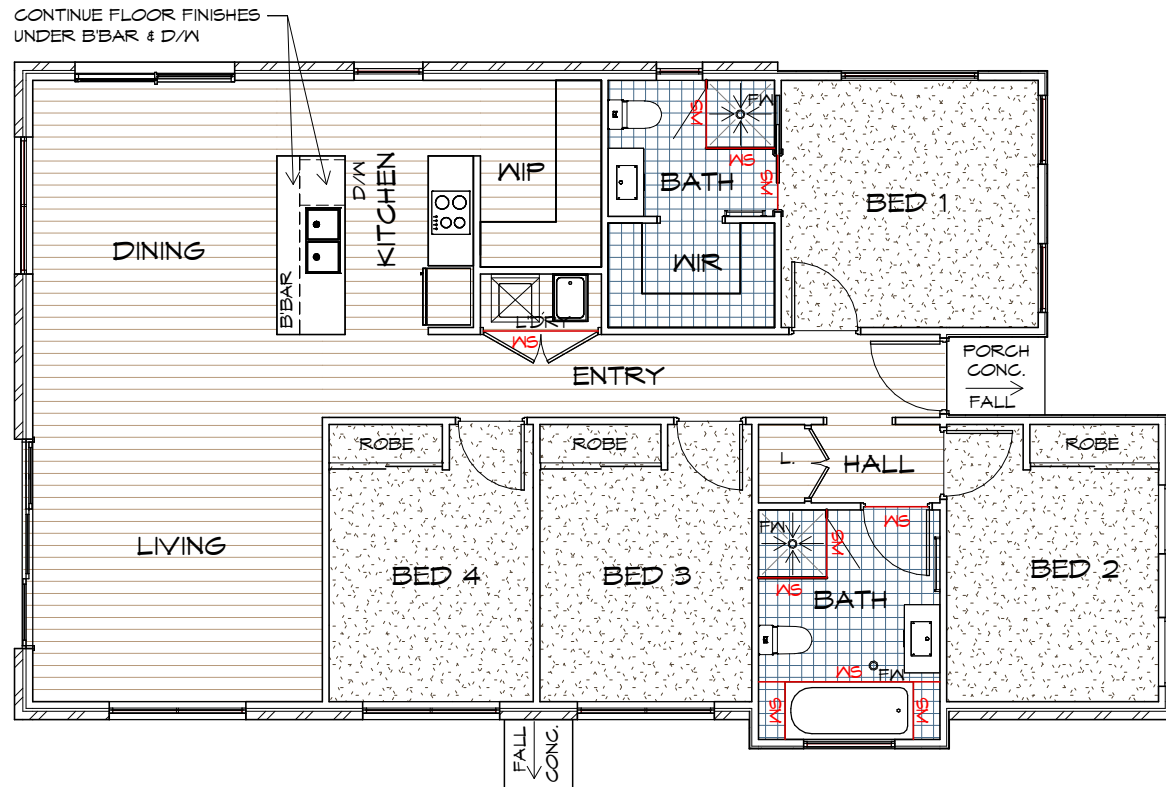


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



Project/Drawing no: PD26200 - 09	Scale: 1 : 100	Revision: 01
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Accredited building practitioner: Frank Geskus - No CC246A  
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**LEGEND**

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

**IMPORTANT NOTE:**

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

**FLOOR FINISHES PLAN**

1 : 100

**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.

**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.



REV.	DATE	DESCRIPTION

Client name:  
D. & C.

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 8 BAGDAD ROAD,  
BAGDAD

Drawing:  
FLOOR FINISHES PLAN



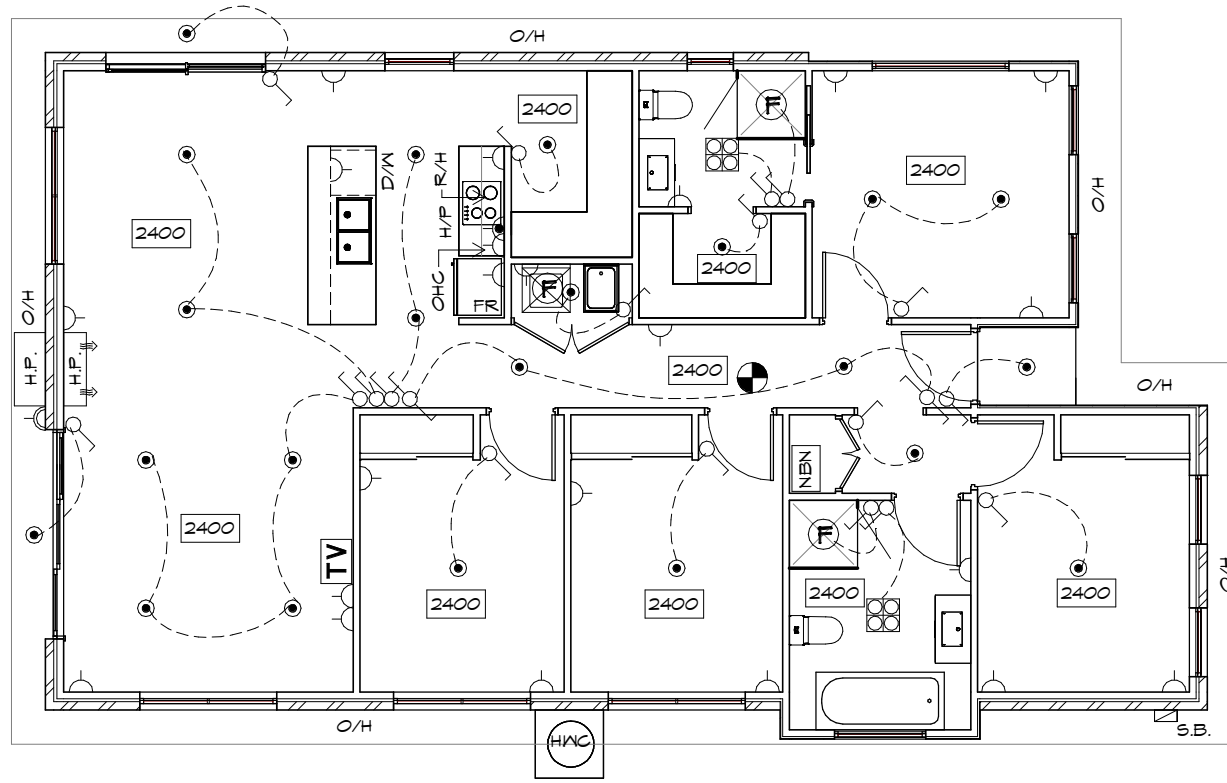
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au



Date: 18.05.2026	Drafted by: L.L.	Approved by: D.D.H.
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Project/Drawing no: PD26200 - 10	Scale: 1 : 100	Revision: 01
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Accredited building practitioner: Frank Geskus - No CC246A  
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## ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

### 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.

### 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.

### EXHAUST FANS

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

### ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

### ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m<sup>2</sup> FOR CLASS 1 BUILDING
- 4W/m<sup>2</sup> FOR VERANDAHS & BALCONIES
- 3W/m<sup>2</sup> 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

### BATHROOMS WITHOUT NATURAL VENTILATION

EXHAUST FAN WITH 10 MINUTE TIMED FAN CONNECTED TO LIGHT SWITCH. UNDERCUT DOOR 20mm TO PROVIDE MAKE UP AIR, TO COMPLY WITH HOUSING PROVISIONS 10.8.2

## ELECTRICAL INDEX

### LIGHTING

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

### SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

### WALL OUTLETS

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

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

### CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

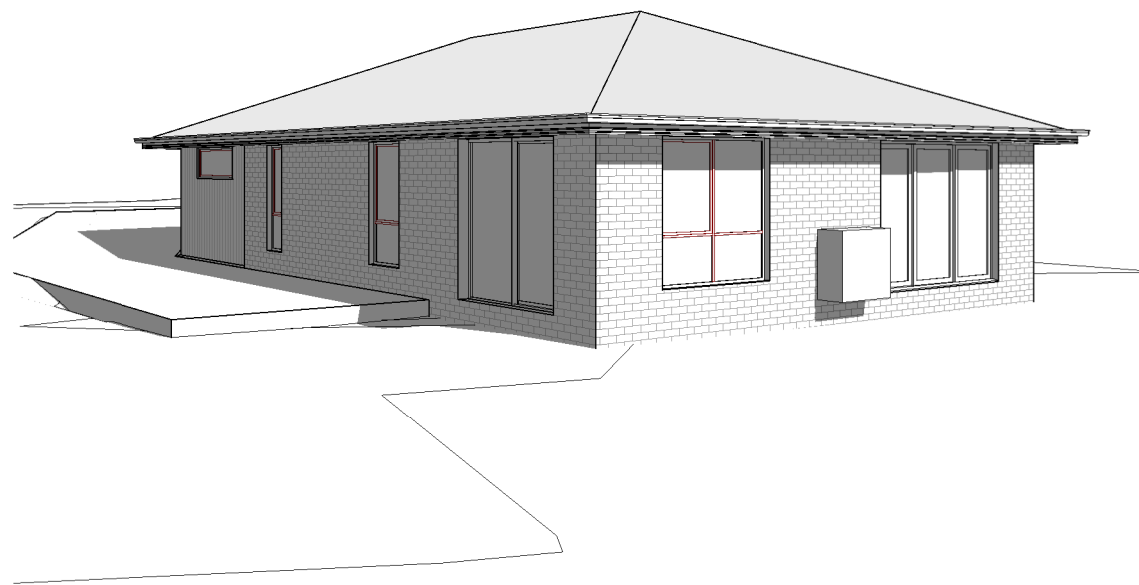
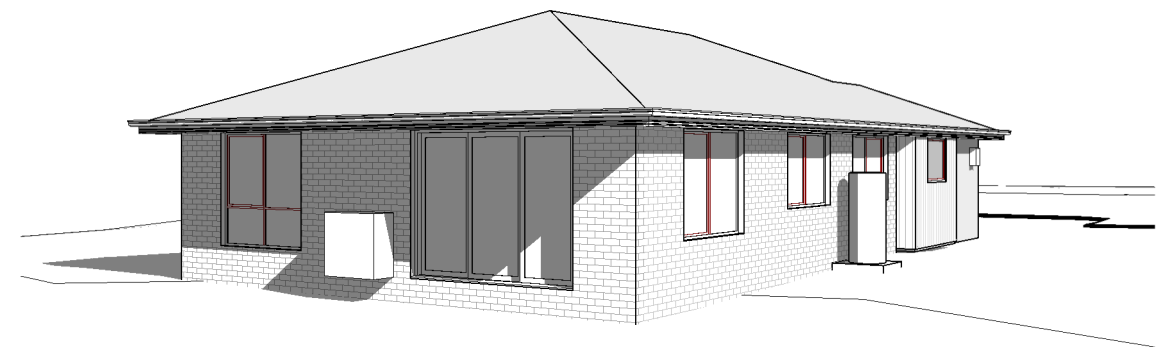
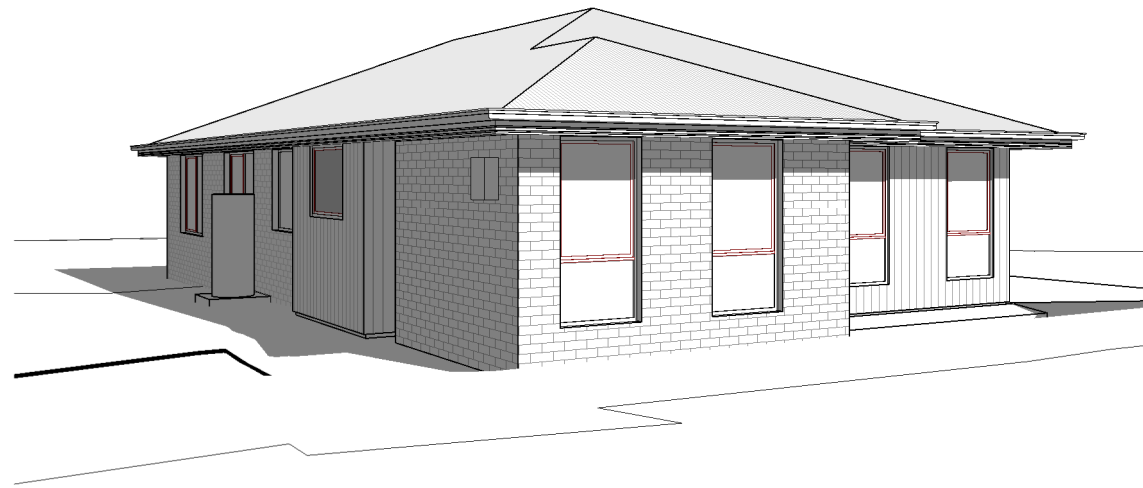
### HEATING

- 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

SMC - KEMPTON  
 RECEIVED  
 21/05/2026



REV. DATE	DESCRIPTION
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Client name:  
 D. & C.

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
 PROPOSED NEW RESIDENCE  
 LOT 2, 8 BAGDAD ROAD,  
 BAGDAD

Drawing:  
 PERSPECTIVES

**Prime Design**

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790  
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au



Date: 18.05.2026	Drafted by: L.L.	Approved by: D.D.H.
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Project/Drawing no: PD26200 - 12	Scale:	Revision: 01
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Accredited building practitioner: Frank Geskus - No CC246A  
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21 May 2026

Att: Planning Department  
Southern Midlands Council

Dear Sir/Madam,

**Lot 2, 8 East Bagdad Road, Bagdad**  
**New residential dwelling development**

Please find enclosed application for development for a single residential dwelling development at Lot 2, 8 East Bagdad Road, Bagdad. In support of this application the following documents are provided:

- Title documents
- DA plans

**12.0 Village Zone**

**12.1 Zone Purpose**

- 12.1.1 The proposal is for the construction of a single residential dwelling located on a lot with full infrastructure and services available.
- 12.1.2 The proposed development is located in close proximity to public transport and other services and complies.

**12.2 Use Table**

A single residential dwelling is a no permit required, permitted or discretionary use. Our assessment of the development, as below, assess this proposed development as a “discretionary” application.

**12.4 Development Standards for Dwellings**

- 12.4.1 Residential density and servicing for multiple dwellings
  - A1 NA
- 12.4.2 Building height
  - A1 The proposed dwelling and the shed have the building height <8500mm and complies.
- 12.4.3 Setback
  - A1(a) The proposed dwelling has set back 4500mm from the frontage and complies with A1(a).

- A1(b) NA
- A1(c) NA
- A2(a) The proposed dwelling has rear setback >3000mm and has the side setback within 3000m and therefore it has been assessed as P2.
- P2 The proposed dwelling is positioned to suit the size, shape and layout of the site while remaining consistent with surrounding development as it remains in the building envelope and has been designed to minimise impact on adjoining properties and can meet the requirement to comply with P2.
- A3 NA
- 12.4.4 Site Coverage
  - A1(a) The proposed dwelling has the site coverage 19% and complies.
- 12.4.5 Fencing
  - A1 NA
- 12.4.6 Outdoor storage areas
  - A1 NA

## **C2.0 Parking and Sustainable Transport Code**

### **C2.5 Use Standards**

- C2.5.1 Car parking numbers
  - A1(a) The proposed development is for a 4-bedroom dwelling and in accordance with Table C2.1, 2 car parking spaces are required. The proposed development provides for two car parking spaces and complies with A1.
- C2.5.2 Bicycle parking numbers
  - A1 NA
- C2.5.3 Motorcycle parking numbers
  - A1(a) NA
- C2.5.4 Loading Bays
  - A1 NA
- C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone
  - A1 NA

### **C2.6 Development Standards for Buildings and Works**

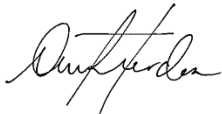
- C2.6.1 Construction of parking areas
  - A1(a) & (c) The parking and driveway for the proposed dwelling will be constructed from concrete and complies with A1(a) & (c).
  - A1(b) NA
- C2.6.2 Design and layout of parking areas
  - A1.1 The driveway and parking areas have been designed to comply with *AS2890- Parking facilities Parts 1-6* and complies
  - A1.2 NA

- C2.6.3 Number of accesses for vehicles  
A1 One access has been designed for this proposal and complies with A1.
- C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone  
A1 NA
- C2.6.5 Pedestrian access  
A1.1 NA
- C2.6.6 Loading bays  
A1 NA  
A2 NA
- C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone  
A1 NA
- C2.6.8 Siting of parking and turning areas  
A1 The proposed dwelling's parking spaces are located behind the building line and complies.

Please contact me via email should you require any additional information to assist Council's assessment of the application.

Yours faithfully

Cunic Homes



Domonee van Heerden  
Planning & Building Manager

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 21-May-2026

SEARCH TIME : 12:05 pm

CT: 187502/2

N219762 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER A & P MACLEOD SUPER PTY LTD TO DANIEL JOHN  
MCKENZIE AND CODY JEAN MCKENZIE  
MORTGAGE DANIEL JOHN MCKENZIE AND CODY JEAN MCKENZIE  
TO COMMONWEALTH BANK OF AUSTRALIA Lodged by TAS  
CONVEYANCING PTY LTD on 12-May-2026 BP: N219762

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

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

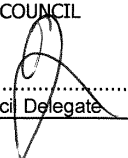
Lot 6 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

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: <u>15/8/24</u> DA 23 0002 REF NO.
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP187502</b>
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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP187502</b></p>
<p>SUBDIVIDER: A &amp; P MACLEOD SUPER PTY LTD FOLIO REFERENCE: 35320-1</p>	

- (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.

## SEARCH OF TORRENS TITLE

VOLUME 187502	FOLIO 2
EDITION 1	DATE OF ISSUE 15-Oct-2024

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 10.17 am

### DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH  
Lot 2 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](#) 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

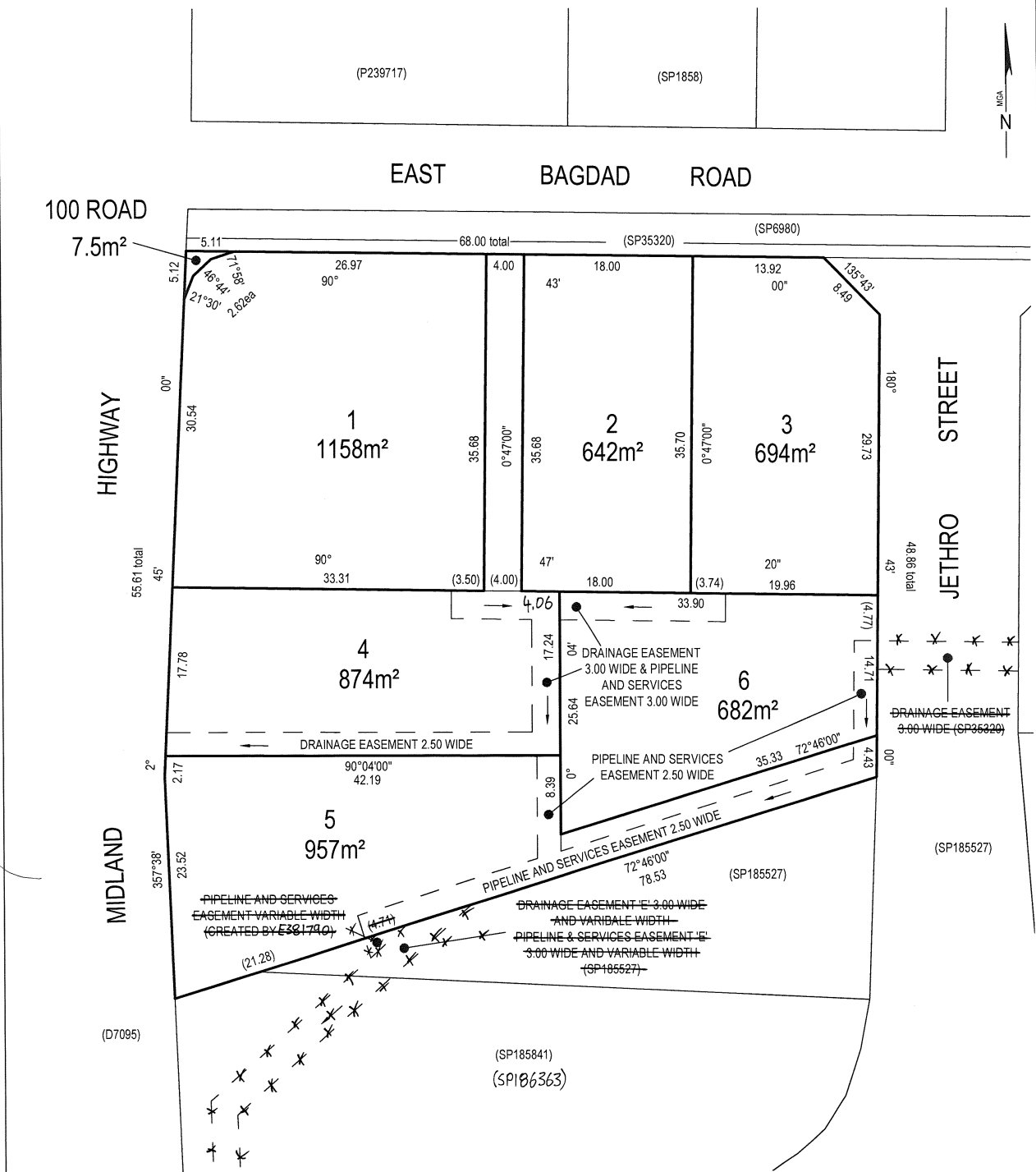
### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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

**PRIORITY FINAL PLAN**

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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

Council Delegate *[Signature]* Date 15/3/24