



Public Notice Details

Application Details

Application No	DA2600080
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Property Details

Property Location	10 East Bagdad Road Bagdad
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Application Information

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

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

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.

PROPOSED NEW RESIDENCE

LOT 3, 10 EAST BAGDAD ROAD

BAGDAD

A. PANEVIN

H1020

PD26309

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: 3/187502
 SITE AREA: 694 m2
 DESIGN WIND SPEED: N2
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: N/A
 CORROSIVE ENVIRONMENT: N/A
 BAL RATING: EXEMPT
 OTHER KNOWN HAZARDS: NO KNOWN HAZARDS

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your build, your way

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info@primedesigntas.com.au
 Accredited Building Practitioner:

primedesigntas.com.au
 Frank Geskus -No CC246A

bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

CUNIC
 homes
Built for you

FLOOR AREA	94.57 m2	(10.18 SQUARES)
TOTAL AREA	94.57	10.18

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REV. DATE	DESCRIPTION
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JUNE 2026

PLANNING

REGENERAL NOTES

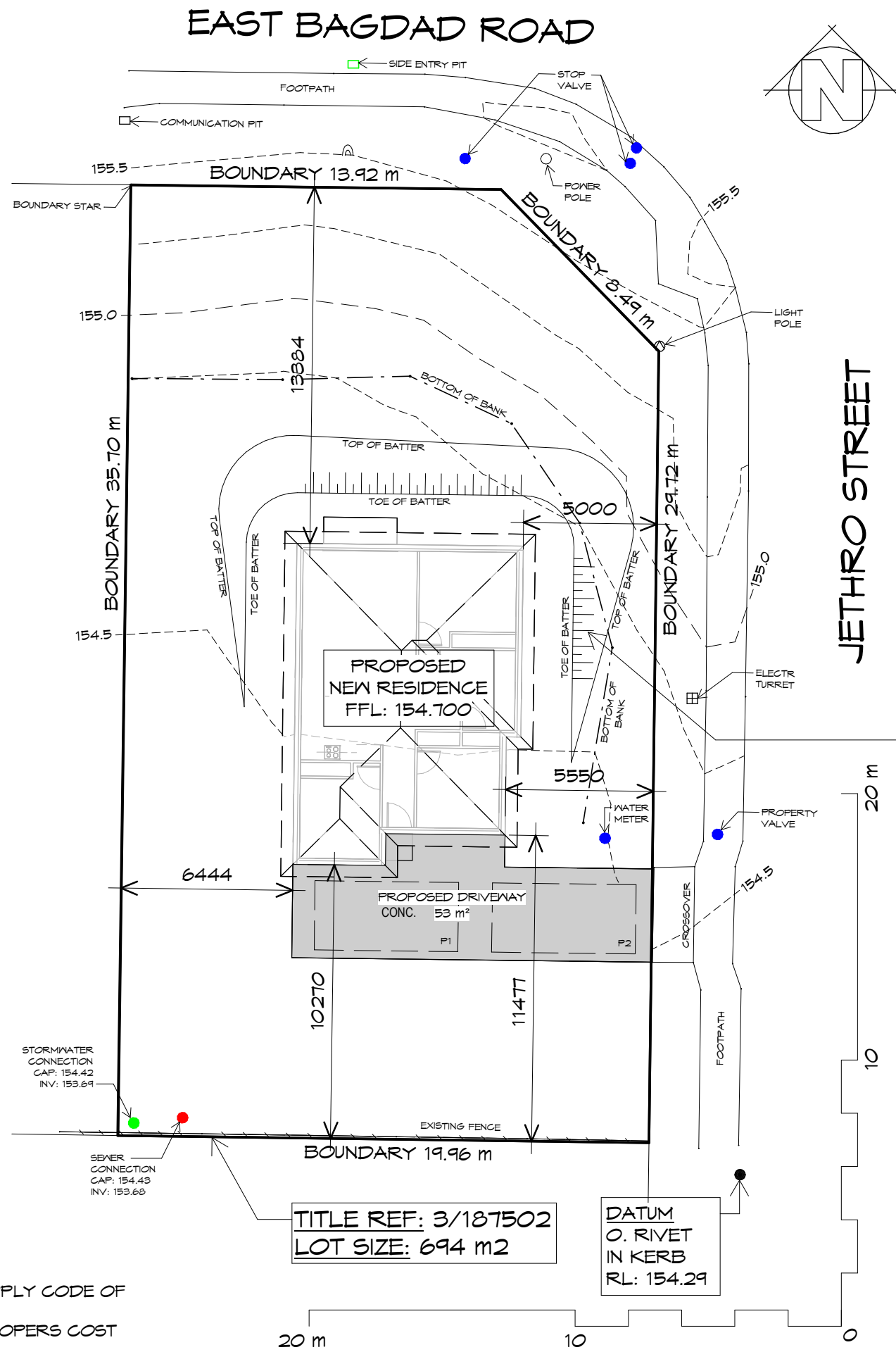
- 29/06/2026
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE.
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED.
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS.
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS.
- CONFIRM 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.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. 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.
- 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 DATUM: GDA2020, COORDINATES ARE PLANE
COORDINATE ORIGIN: SPM11072 (IN MODEL)
E 518216.189 N 5283563.119 PER SURCOM
- CONTOUR INTERVAL: 0.250M
- VERTICAL DATUM: AHD83 PER SPM11072
- BEARING DATUM: MGA2020 PER SP187502/5

SITE PLAN

1 : 200



IMPORTANT NOTE:
DRAWINGS CAN BE READ IN BLACK & WHITE. HOWEVER ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 94.57 /SITE
AREA 694.00 = 0.136
TOTAL SITE COVERAGE 13.6%

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

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

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



- 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

REV.	DATE	DESCRIPTION
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Client name:
A. PANEVIN

Project:
PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
SITE PLAN

Date: 23.06.2026
Drafted by: P.S.
Approved by: D.D.H.

Project/Drawing no: PD26309 - 01
Scale: 1 : 200
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A
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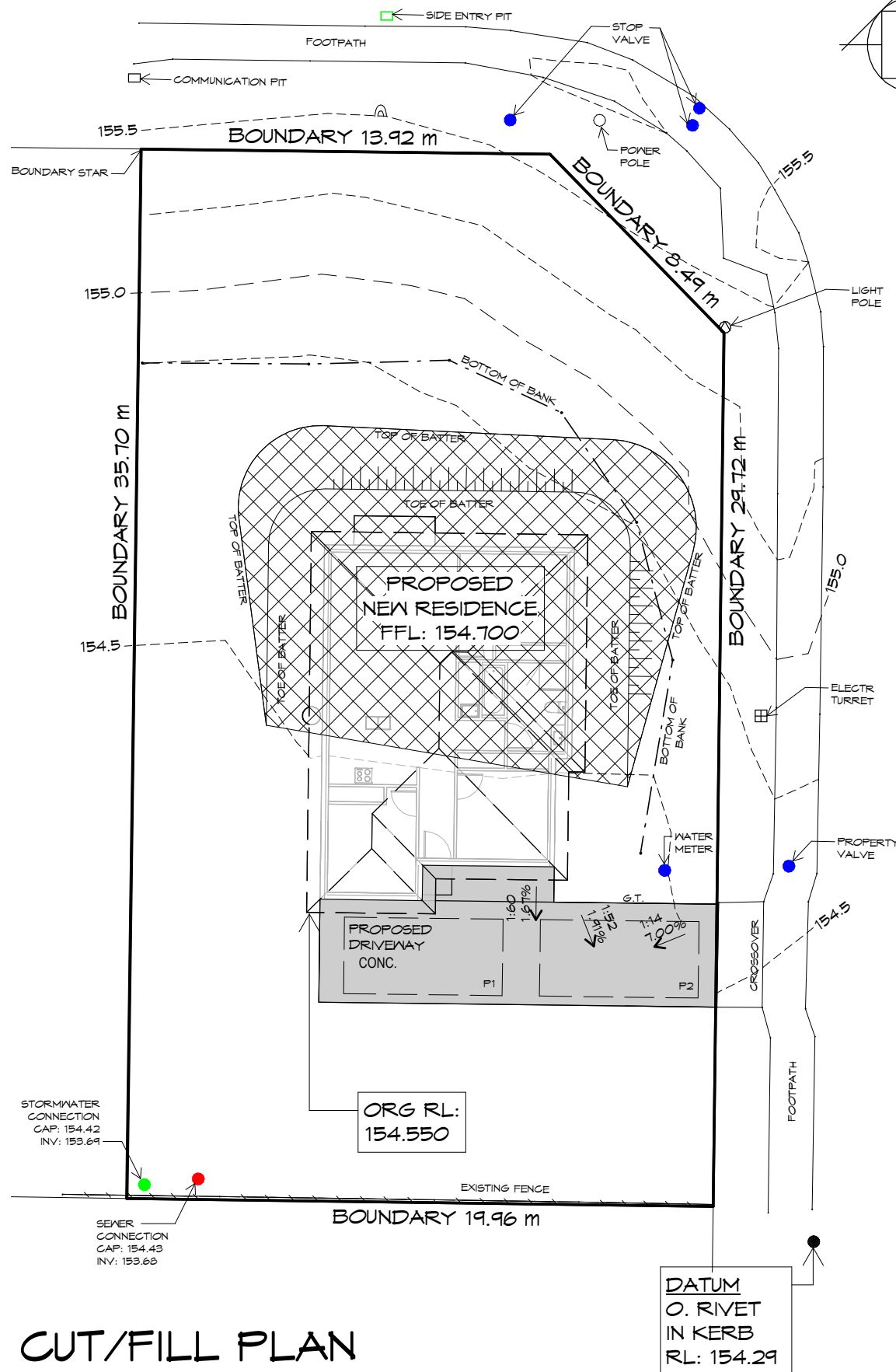
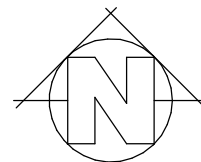
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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EAST BAGDAD ROAD



LEGEND

AREA OF CUT

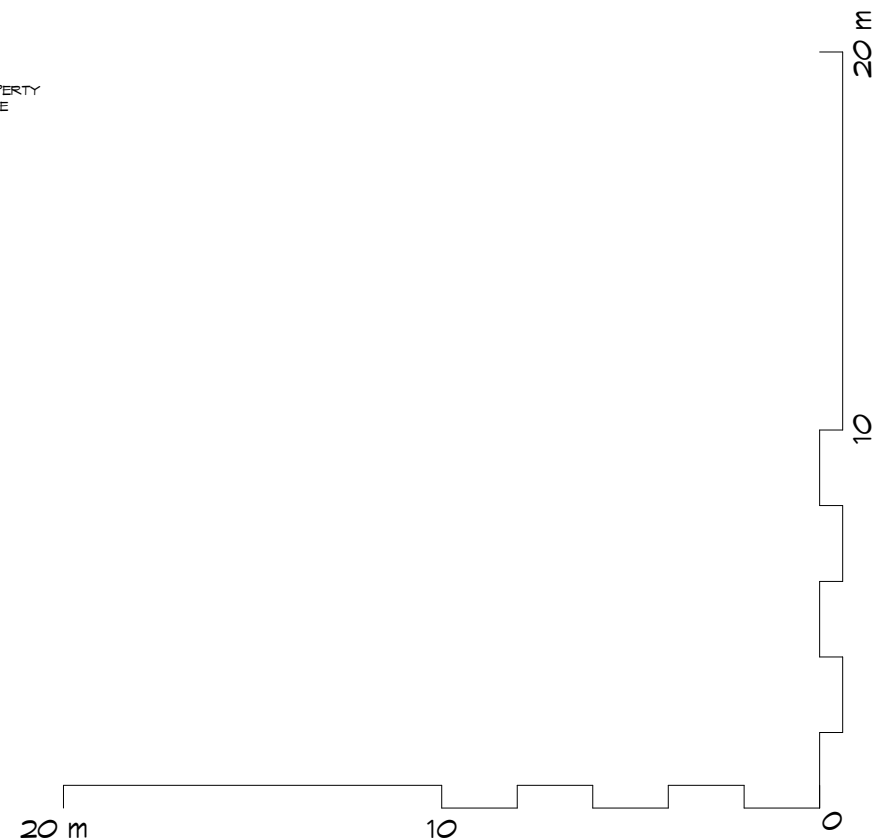
CUT/FILL SCHEDULE

CUT VOLUME (m3)	FILL VOLUME (m3)
17.77	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



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Client name:
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Project:
 PROPOSED NEW RESIDENCE
 LOT 3, 10 EAST BAGDAD ROAD
 BAGDAD

Date: 23.06.2026
 Drafted by: P.S.
 Approved by: D.D.H.

REV.	DATE	DESCRIPTION

Project/Drawing no: PD26309 - 03
 Scale: 1 : 200
 Revision: 01

PLANNING

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Drawing:
 CUT/FILL PLAN

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PROPOSED NEW RESIDENCE
64 BURTONIA STREET,
ROKEBY

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:
A. PANEVIN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
LOCALITY PLAN



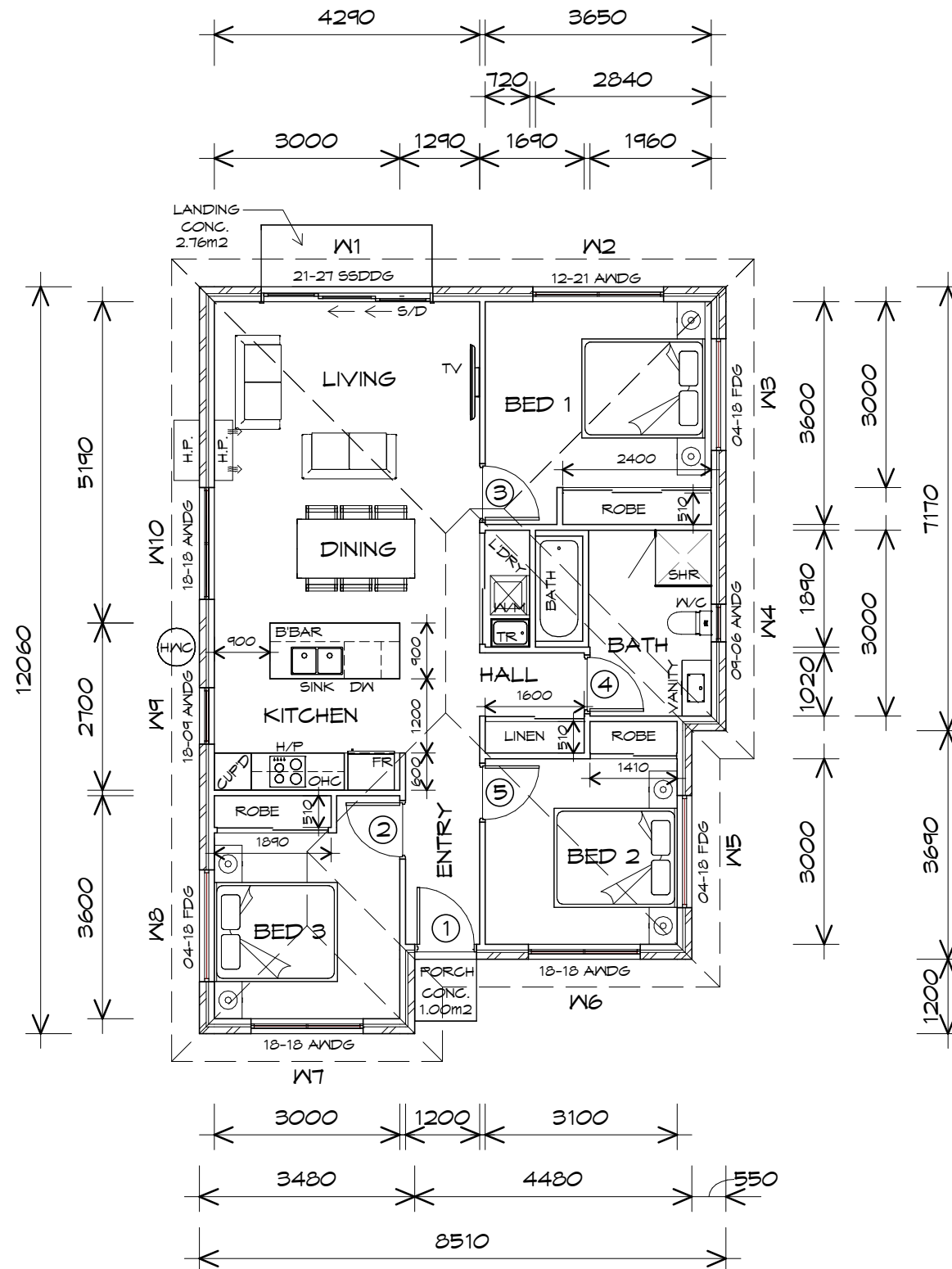
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Date: 23.06.2026	Drafted by: P.S.	Approved by: D.D.H.
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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

FLOOR PLAN

1 : 100

FLOOR AREA	94.57 m ²	(10.18 SQUARES)
TOTAL AREA	94.57	10.18

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



REV.	DATE	DESCRIPTION

Client name:
 A. PANEVIN

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 3, 10 EAST BAGDAD ROAD
 BAGDAD

Drawing:
 FLOOR PLAN



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Date:	Drafted by:	Approved by:
23.06.2026	P.S.	D.D.H.

Project/Drawing no:	Scale:	Revision:
PD26309 - 05	1 : 100	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	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2770	STACKING SLIDING DOOR	
W2	1200	2110	AWNING WINDOW	
W3	400	1810	FIXED WINDOW	
W4	900	610	AWNING WINDOW	OPAQUE
W5	400	1810	FIXED WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	400	1810	FIXED WINDOW	
W9	1800	910	AWNING WINDOW	
W10	1800	1810	AWNING WINDOW	

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



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PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
DOOR AND WINDOW SCHEDULES

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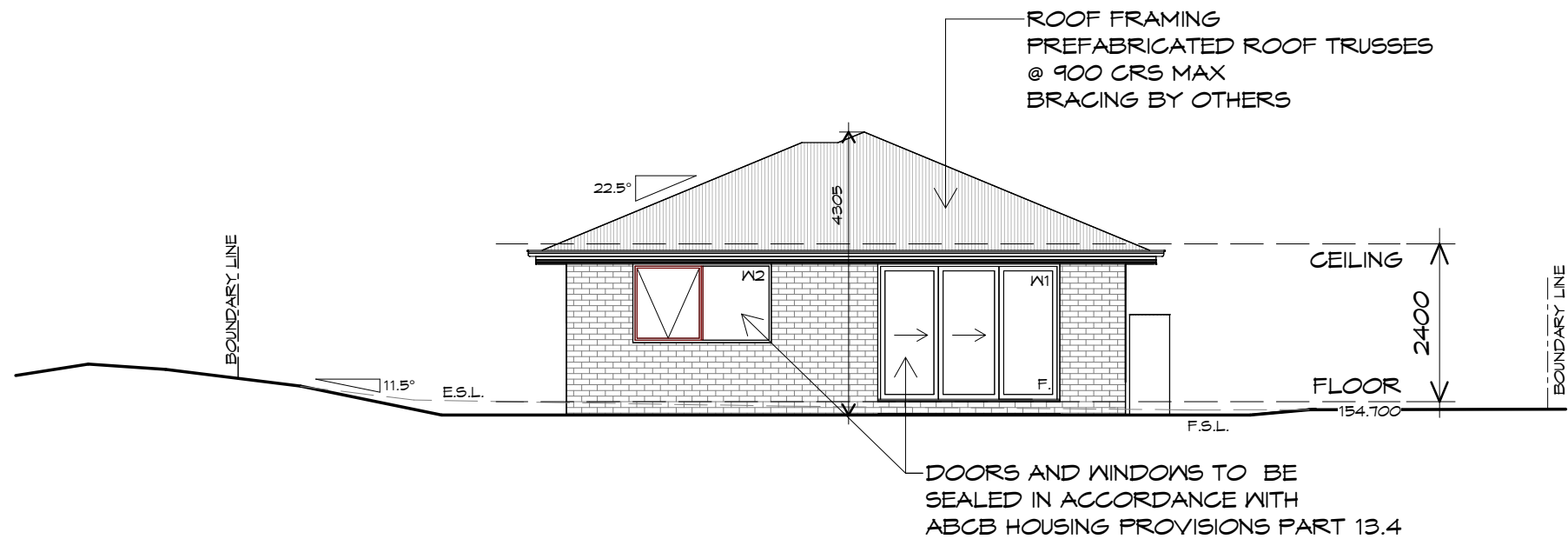
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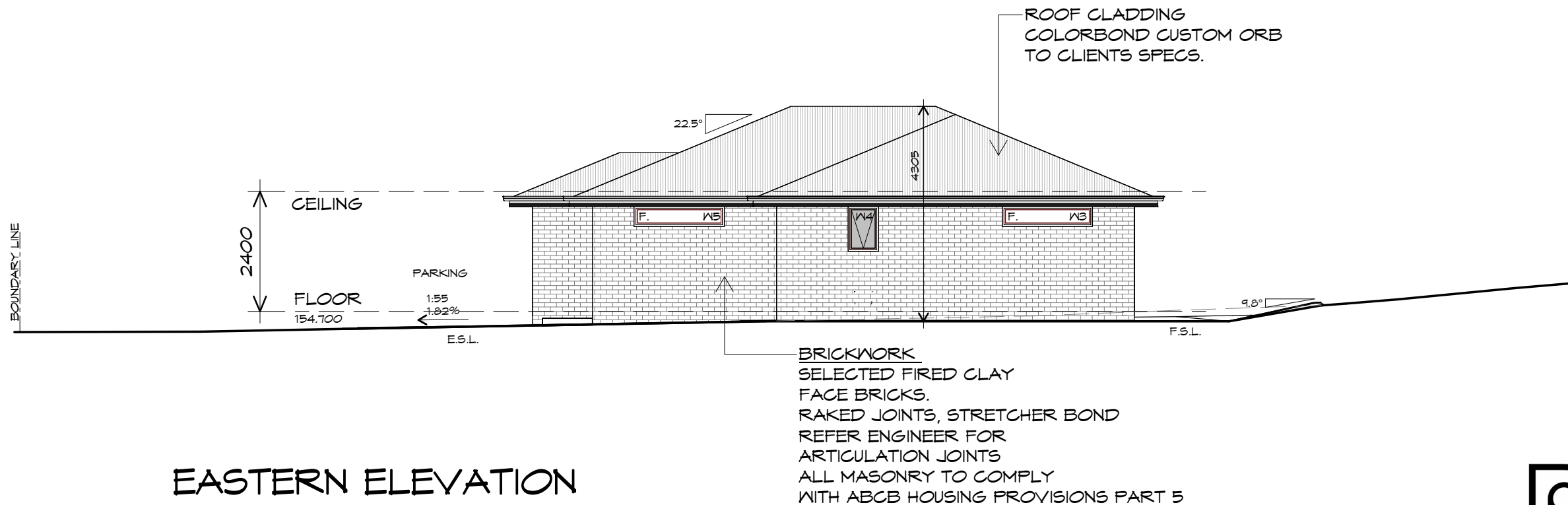
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NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100



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 LOT 3, 10 EAST BAGDAD ROAD
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Date: 23.06.2026
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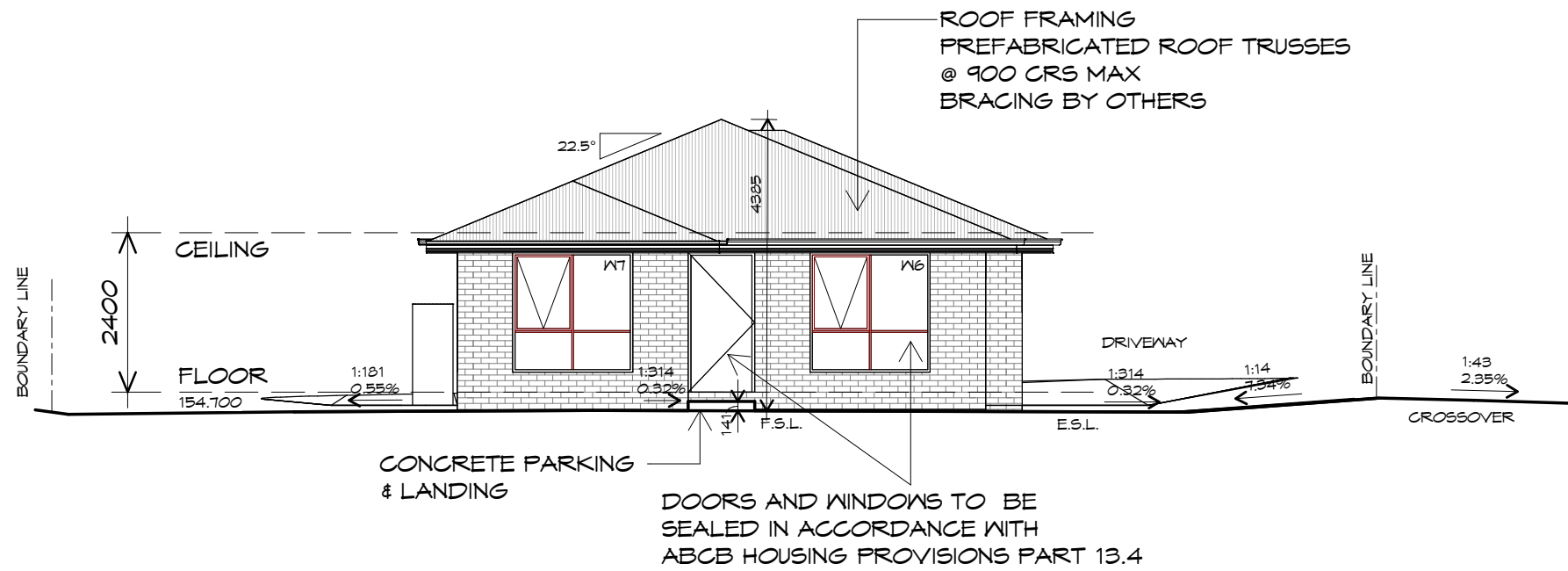
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 ELEVATIONS

Accredited building practitioner: Frank Geskus - No CC246A
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SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



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Client name:
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PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Date: 23.06.2026
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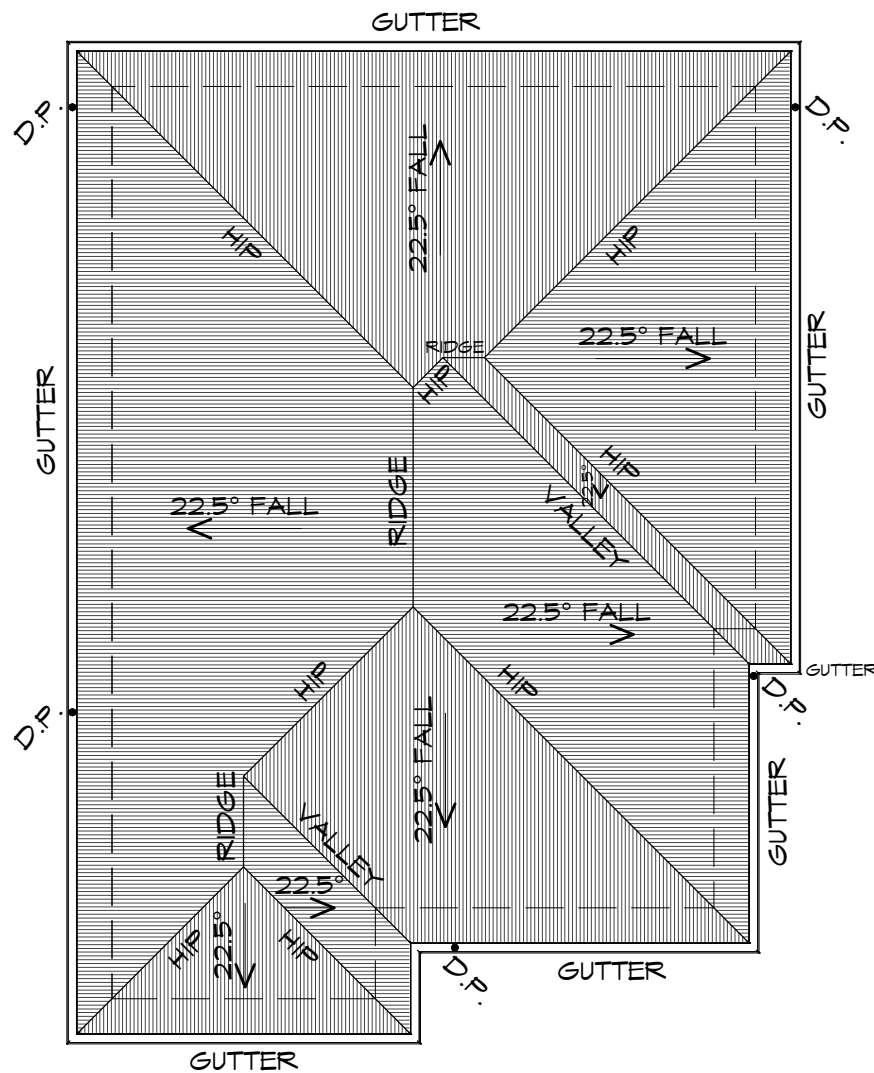
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PLANNING

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ROOF PLAN

1 : 100

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

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

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



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LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
ROOF PLAN



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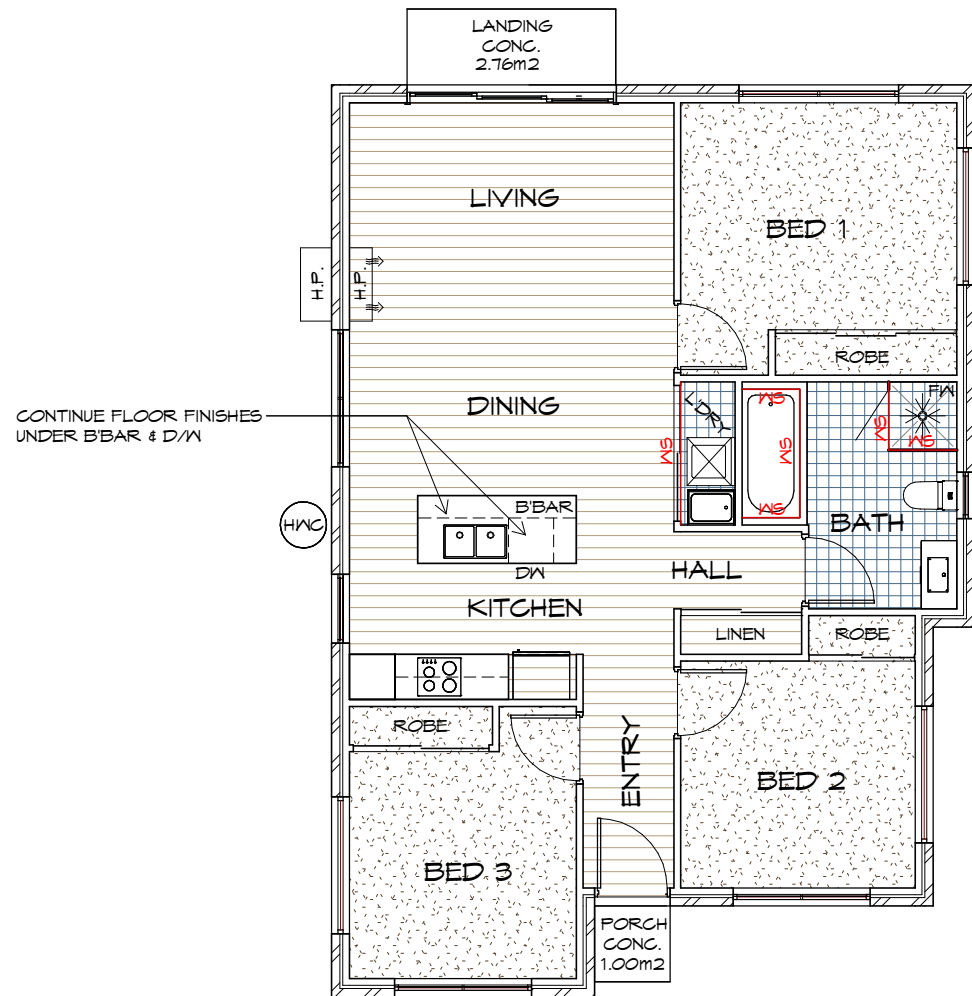
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
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PLANNING

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LEGEND

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

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.

FLOOR FINISHES PLAN

1 : 100



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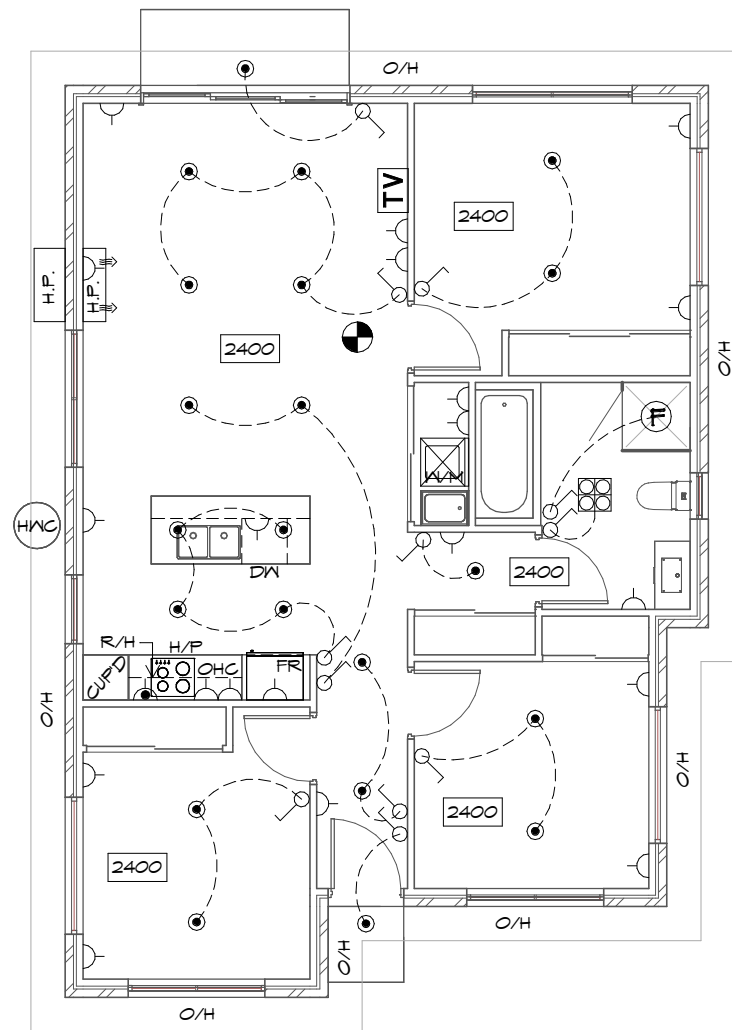
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PLANNING

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Drawing:
FLOOR FINISHES PLAN

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ELECTRICAL INDEX

LIGHTING

- L.E.D. BATTEN, 1200 LONG
- ⊞ 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
- ⏏ TWO-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

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.

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 VERANDAHS & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

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

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.



REV.	DATE	DESCRIPTION

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A. PANEVIN

Project:
PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

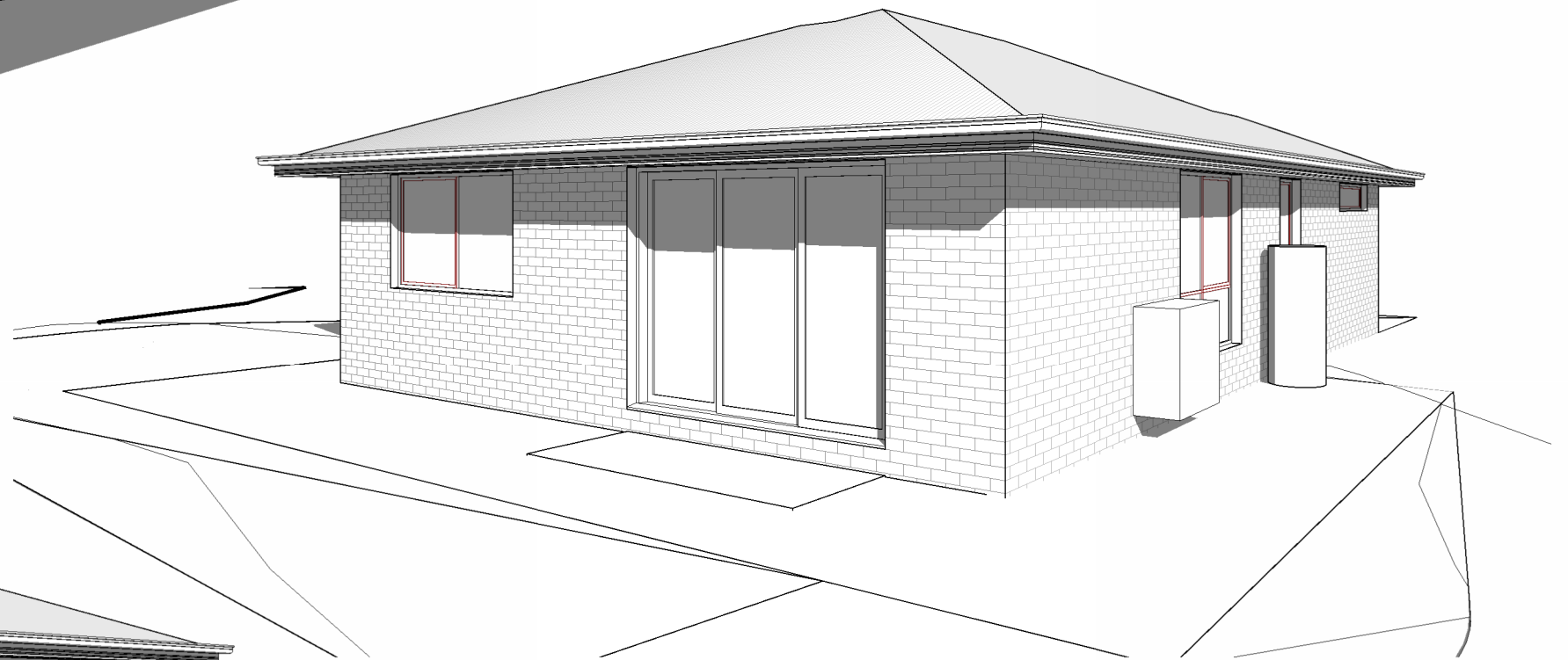
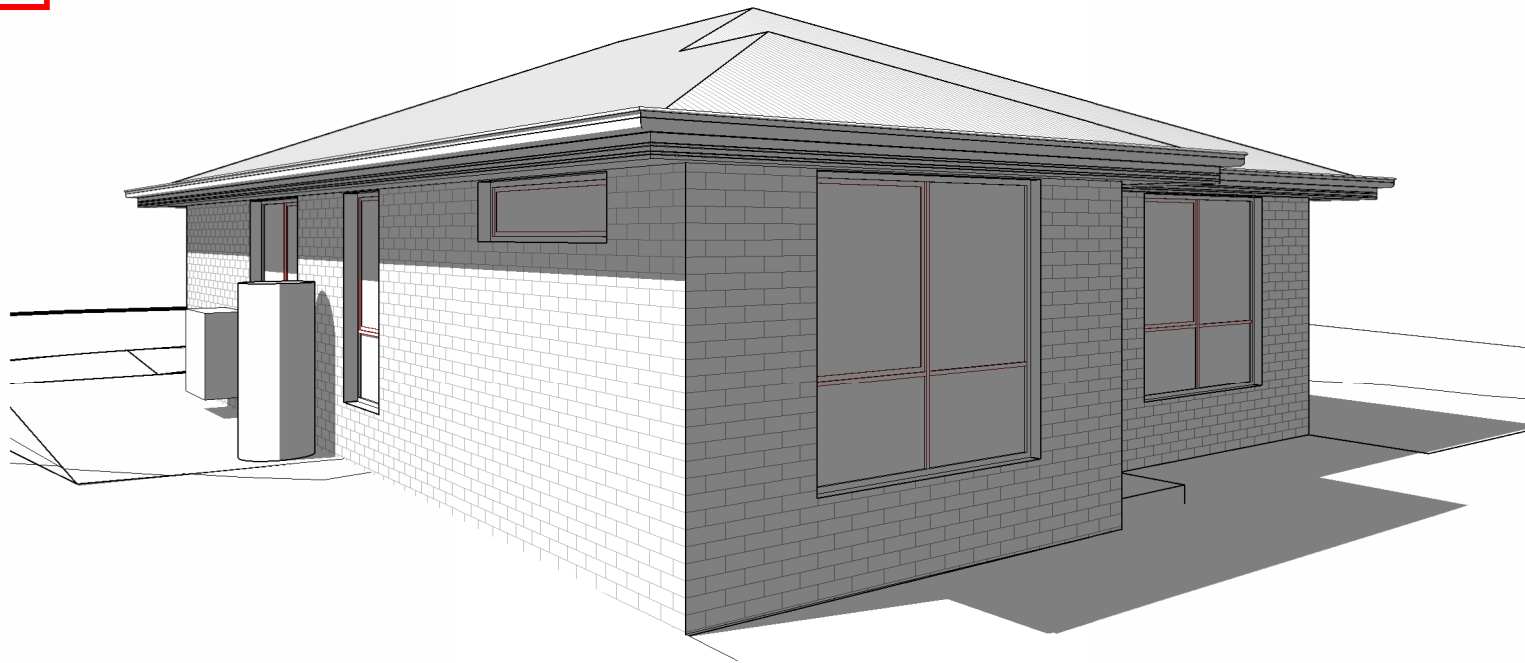


Date: 23.06.2026	Drafted by: P.S.	Approved by: D.D.H.
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Project/Drawing no: PD26309 - 11	Scale: 1 : 100	Revision: 01
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Accredited building practitioner: Frank Geskus - No CC246A
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REV. DATE	DESCRIPTION
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Client name:
A. PANEVIN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 3, 10 EAST BAGDAD ROAD
BAGDAD

Drawing:
PERSPECTIVES



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: 23.06.2026	Drafted by: P.S.	Approved by: D.D.H.
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Project/Drawing no: PD26309 - 12	Scale:	Revision: 01
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Accredited building practitioner: Frank Geskus - No CC246A
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SEARCH OF TORRENS TITLE

VOLUME 187502	FOLIO 3
EDITION 1	DATE OF ISSUE 15-Oct-2024

SEARCH DATE : 30-Apr-2026

SEARCH TIME : 01.43 pm

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 3 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

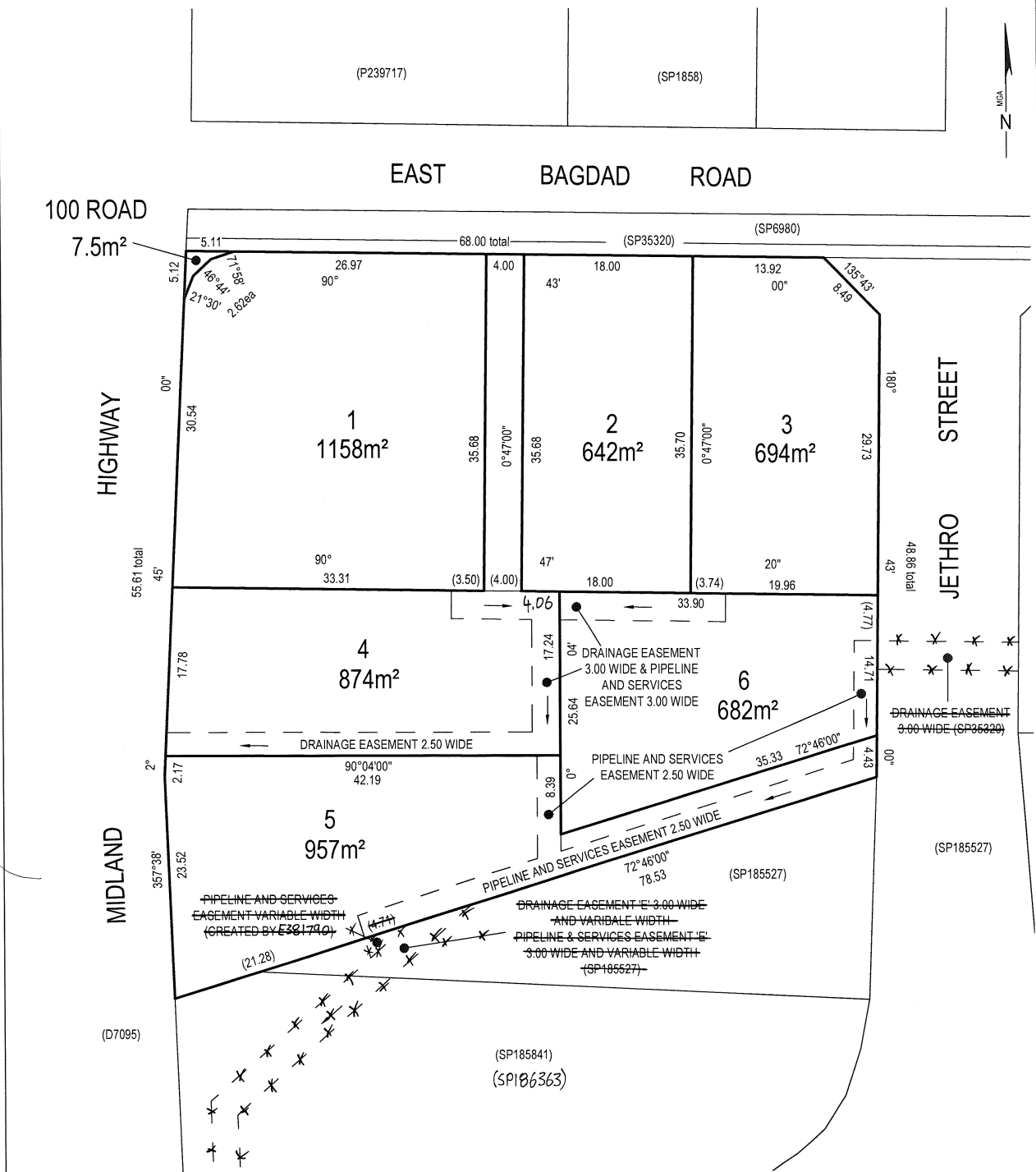
UNREGISTERED DEALINGS AND NOTATIONS

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 <i>[Signature]</i> Recorder of Titles
SCALE 1:400 LENGTHS IN METRES		

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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

[Signature] 15/8/24
 Council Delegate Date



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



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

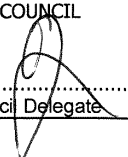
Lot 6 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

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.

Cunic.

26 June 2026

Att: Planning Department
Southern Midlands Council

Via email: mail@southernmidlands.tas.gov.au

Dear Sir/Madam,

Application for development – Lot 3, 10 East Bagdad Road, Bagdad

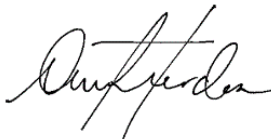
Please find enclosed application for development for a single residential dwelling development lot 3, 10 East Bagdad Road, Bagdad, and supporting documentation:

- Completed application form
- Title documents (Folio Text, Folio Plan, Schedule of Easements for SP187502)
- DA plans
- DA review and submission checklist

We have undertaken an assessment of the application and it is our view that the proposed development complies with the relevant provisions of the Tasmanian Planning Scheme and therefore can be assessed as a “no permit required” application under the Village Zone.

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

Yours faithfully
Cunic.



Domonee van Heerden
Preconstruction & Development Manager

DA Plan Review and Submission Checklist

File Number: H1020

Address: Lot 3, 10 East Bagdad Road, Bagdad

Item to Check	Y/N/NA	Comments
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Planning Context and Site Information

Site boundaries are clearly shown	YES	
North point is included	YES	
Street frontage and adjoining lots are identified	YES	
Contours, slope, and key levels are shown	YES	
Existing buildings and structures on site are shown	NA	
Easements, rights of way, and restrictions are identified	YES	
Relevant planning zone under the Tasmanian Planning Scheme is identified	YES	
Applicable codes, overlays, or constraints are identified	YES	

Use and Development Standards

Proposed use is permitted or capable of approval in the applicable zone	YES	
Number of dwellings is clearly identified	YES	
Front setback shown and is compliant	YES	
Side setbacks shown and are compliant	YES	
Rear setback is shown and is compliant	YES	
Building height appears compliant	YES	
Building FFL <1m or setback >3m from boundaries	YES	
Site coverage appears compliant	YES	
Private open space provision is shown and complies	NA	
Any likely variation to acceptable solutions has been identified	YES	

3. Residential Amenity

Dwelling orientation supports reasonable solar access	YES	
Building envelope shown on plans	NA	
Overshadowing of adjoining properties appears acceptable	NA	
Overlooking and privacy impacts have been considered	YES	
Internal layout appears functional and liveable	YES	
Private open space is usable, accessible, and connected to living areas	YES	
Building bulk and scale are reasonably compatible with the surrounding area	YES	

4. Access, Parking and Movement

Vehicle access location is clearly shown	YES	
Access arrangement appears safe and practical	YES	
Driveway gradients and widths appear workable and are shown	YES	
On-site manoeuvring is adequate where required	YES	
Number of parking spaces appears compliant	YES	
Pedestrian access to each dwelling is safe and clear	YES	
Driveway material is noted	YES	
Driveway retaining is shown and dimensioned	NA	

parking space located forward of the building line, but not in primary frontage and complies.

5. Site Constraints and Tasmanian Code Considerations

Bushfire-prone area considerations have been identified where relevant

NA

Flood-prone or inundation constraints have been identified where relevant

NA

Coastal, landslip, or erosion risk constraints have been identified where relevant

NA

Biodiversity, vegetation, or significant tree constraints have been considered where relevant

NA

Heritage or local area character issues have been considered where relevant

NA

Stormwater constraints and lawful point of discharge have been considered

YES

Potential retaining walls or significant earthworks are identified

NA

Retaining wall heights and materials shown

NA

6. Servicing and Infrastructure

Water and sewer servicing can be reasonably achieved

YES

Stormwater management concept has been considered

YES

Driveway drainage is shown

YES

Tanks have been noted, where required

NA

Electricity, telecommunications, and other utility servicing appear feasible

YES

Mail, waste, and service areas are appropriately located

NA

7. Documentation Quality and Approval Risk

Plans are legible and generally to scale

YES

Key dimensions and setbacks are shown

YES

Floor plans, site plan, and elevations are generally coordinated

YES

Elevations are correctly noted

YES

Major approval risks or non-compliances have been identified

YES

Further specialist input is identified where needed (e.g. bushfire, stormwater, traffic, geotech)

YES