



Public Notice Details

Application Details

Application No	DA2600100
-----------------------	-----------

Property Details

Property Location	1 Alma Lodge Road Campania
--------------------------	----------------------------

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	14/8/26
Advertising Closing Period	28/8/26

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.



I/We, the Owner(s), acknowledge that these preliminary Concept Plans are for initial design approval and discussion purposes only. I the owner/s accept these plans:
These documents do not constitute a full design package and are not suitable for statutory submission (Development Application or Building Approval). Final material selections, finishes, and specific details—along with full compliance with the National Construction Code (NCC) 2022 and Australian Standards—will be addressed during the detailed design phase.
Our signature below confirms our acceptance of the proposed building size, location, and preliminary floor layout. Any changes to this agreed scope following this acknowledgment will require a formal Variation Order. SIGNATURE :
DATE:

	CONCEPT PLANS	21.06.2026	RK
Rev.	Revision Description	Date	Drawn

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
1 ALMA LODGE ROAD, CAMPANIA

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Date: 21.06.2026 | Concept: A

Designed/Checked: Ranjot Kaur

TITLE
Rendered View

Job No:

TB_38

Sheet No:

00



AREA SCHEDULE

Site Area	: 600 m ²
Ground Floor	: 124.1 m ²
Car Port	: 19.4 m ²
Porch	: 6.7 m ²
Deck	: 18.4 m ²
Total Area	: 168.6 m ²
Driveway Area	: 26.0 m ²

I/We, the Owner(s), acknowledge that these preliminary Concept Plans are for initial design approval and discussion purposes only. I the owner/s accept these plans: These documents do not constitute a full design package and are not suitable for statutory submission (Development Application or Building Approval). Final material selections, finishes, and specific details—along with full compliance with the National Construction Code (NCC) 2022 and Australian Standards—will be addressed during the detailed design phase. Our signature below confirms our acceptance of the proposed building size, location, and preliminary floor layout. Any changes to this agreed scope following this acknowledgment will require a formal Variation Order. DATE: SIGNATURE :

	CONCEPT PLANS	21.06.2026	RK
Rev.	Revision Description	Date	Drawn

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
1 ALMA LODGE ROAD, CAMPANIA

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Date: 21.06.2026 | Concept: A

Designed/Checked: Ranjot Kaur

TITLE
FLOOR PLAN

Job No:

TB_38

Sheet No:

01



AREA SCHEDULE

Site Area	: 600 m ²
Ground Floor	: 124.1 m ²
Car Port	: 19.4 m ²
Porch	: 6.7 m ²
Deck	: 18.4 m ²
Total Area	: 168.6 m ²

Driveway Area : 26.0 m²

I/We, the Owner(s), acknowledge that these preliminary Concept Plans are for initial design approval and discussion purposes only. I the owner/s accept these plans: These documents do not constitute a full design package and are not suitable for statutory submission (Development Application or Building Approval). Final material selections, finishes, and specific details—along with full compliance with the National Construction Code (NCC) 2022 and Australian Standards—will be addressed during the detailed design phase. Our signature below confirms our acceptance of the proposed building size, location, and preliminary floor layout. Any changes to this agreed scope following this acknowledgment will require a formal Variation Order. DATE: SIGNATURE :

Rev.	CONCEPT PLANS	21.06.2026	RK
	Revision Description	Date	Drawn

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
1 ALMA LODGE ROAD, CAMPANIA

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Date: 21.06.2026	Concept: A	Job No: TB_38
Designed/Checked: Ranjot Kaur		Sheet No: 02
TITLE SITE PLAN		



CONCEPT PLAN

I/We, the Owner(s), acknowledge that these preliminary Concept Plans are for initial design approval and discussion purposes only. I the owner/s accept these plans: These documents do not constitute a full design package and are not suitable for statutory submission (Development Application or Building Approval). Final material selections, finishes, and specific details—along with full compliance with the National Construction Code (NCC) 2022 and Australian Standards—will be addressed during the detailed design phase. Our signature below confirms our acceptance of the proposed building size, location, and preliminary floor layout. Any changes to this agreed scope following this acknowledgment will require a formal Variation Order. SIGNATURE : DATE:

Rev.	CONCEPT PLANS	21.06.2026	RK
	Revision Description	Date	Drawn

Client / Project Name
TAYLOR AND BEESON PTY.LTD.
Project Address
1 ALMA LODGE ROAD, CAMPANIA

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Date: 21.06.2026 | Concept: A
Designed/Checked: Ranjot Kaur
TITLE
3D VIEWS

Job No:
TB_38
Sheet No:
03

AGENT FORM – TO BE COMPLETED BY THE OWNER/S.

To: Taylor and Beeson Building Pty Ltd
84 Mornington Road
MORNINGTON TAS 7018

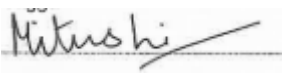
To whom it may concern,

I, *Mitushi Jagga*, being the owner of the property situated at *1 Alma Road, Campania* hereby authorise Nathan Taylor of Taylor and Beeson Building Pty Ltd to act as our agent in relation to the following matters:

- Obtaining Planning, Building and Plumbing permit from *Southern Midlands Council*.
- Obtaining a Certificate of Likely Compliance;
- Liaising with/Authorising/Invoicing for TasWater.

This authorisation applies to all matters relating to the above-mentioned property.

Name: Mitushi Jagga

Signed: 

Date: 6/8/2026

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.	SP 185626

PAGE 1 OF 4 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.

Easements

Lot 14 on the Plan is subject to a right of drainage over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lot 13 on the Plan is subject to a right of drainage over the land marked "DRAINAGE EASEMENT 2.50 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 9, 10, 11, 12 & 13 on the Plan are each subject to a right of drainage over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 3, 4, 5, 6, 7 & 8 on the Plan are each subject to a right of drainage over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 3, 4, 5, 6, 7 & 8 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the area marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH" as shown on the Plan.

Lots 9, 10, 11, 12 & 13 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the area marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" as shown on the Plan.

Covenants

The owner of each lot on the plan covenants with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Mayfair Group Holdings Pty Ltd	PLAN SEALED BY: Southern Midlands Council
FOLIO REF: C/T 168424/2	DATE: 21/11/2023
SOLICITOR & REFERENCE: Butler McIntyre & Butler 231411	SA1600014
	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

F:\data\affinity_docs\mayghpl\231411\pmayghpl_231411_002.docx

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185626
SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2	

1. Not without the prior written consent of the Vendor to construct or allow to be constructed, any kit home or relocatable dwelling on such lot.
2. Not without the prior written consent of the Vendor to construct any walls of any residential building on such lot from any material except weatherboard, brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT the use of timber, non-brick or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.
3. Not without the prior written consent of the Vendor to construct on any such lot, a dwelling with a liveable floor area of less than 140 square metres, (which area shall not include patios, verandas and carports) except if the dwelling is one of a greater number of multiple dwellings on that lot.
4. Not to use galvanised iron or other reflective materials in the construction of any dwelling nor any shed or outbuilding on a lot.
5. Not to erect or permit to be erected or remain on a lot any hoarding or advertising sign whatsoever except for a "for sale" sign during the period the lot is for sale.

Fencing ~~Provision~~ Covenant

The owner of each lot on the Plan covenants with Mayfair Group Holdings Pty Ltd (ACN 609 879 941) ("the Vendor") that the Vendor shall not be required to fence.

Definitions

"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;

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.

f:\data\affinity_docs\mayghpl\231411\pmayghpl_231411_002.docx

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185626
SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2	

- (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/s 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.

Interpretation:

"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;
- (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.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

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.

f:\data\affinity_docs\mayghpl\231411\pmayghpl_231411_002.docx

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185626
SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2	

Executed by **MAYFAIR GROUP HOLDINGS PTY LTD** (ACN 609
879 941) pursuant to section 127(1) of the *Corporations Act 2001*
(Cth)

By:

NICHOLAS LAMBRAKIS
Name of Director

[Signature]
Signature of Director

ZACHARIAS LAMBRAKIS
Name of Director/Secretary
(strike out which is inapplicable)

[Signature]
Signature of Director/Secretary
(strike out which is inapplicable)

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.

F:\data\affinity_docs\mayghpl\231411\pmayghpl_231411_002.docx

SEARCH OF TORRENS TITLE

VOLUME 185626	FOLIO 8
EDITION 1	DATE OF ISSUE 18-Dec-2023

SEARCH DATE : 05-Aug-2026

SEARCH TIME : 01.14 pm

DESCRIPTION OF LAND

Town of CAMPANIA

Lot 8 on Sealed Plan [185626](#)

Derivation : Part of Lot 25553 (5A-0R-39P) Henry William Gregg pur.

Prior CT [168424/2](#)

SCHEDULE 1

[E30255](#) TRANSFER to MAYFAIR GROUP HOLDINGS PTY LTD
Registered 10-Aug-2017 at noon

SCHEDULE 2

[E30255](#) & [M489559](#) Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

[SP185626](#) EASEMENTS in Schedule of Easements

[SP185626](#) COVENANTS in Schedule of Easements

[SP185626](#) FENCING COVENANT in Schedule of Easements

[E30255](#) FENCING PROVISION in Transfer

[M899953](#) MORTGAGE to Butler McIntyre Investments Ltd
Registered 16-July-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N282243 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Butler McIntyre Investments Ltd to Mayfair
Group Holdings Pty Ltd
TRANSFER Mayfair Group Holdings Pty Ltd to Mitushi
Jagga
MORTGAGE Mitushi Jagga to National Australia Bank
Limited Lodged by PAGE SEAGER on 30-June-2026 BP:
N282243

N271912 TRANSFER to MITUSHI JAGGA Lodged by DYE & DURHAM
(NAB) on 27-July-2026 BP: N284781

N284781 PARTIAL DISCHARGE of MORTGAGE [M899953](#) Lodged by DYE

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

N294912 & DURHAM (NAB) on 27-July-2026 BP: N284781
MORTGAGE to National Australia Bank Limited Lodged
by DYE & DURHAM (NAB) on 27-July-2026 BP: N284781

SMC - KEMPTON

RECEIVED

6/08/2026

OWNER MAYFAIR GROUP HOLDINGS PTY LTD	PLAN OF SURVEY BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360 TOWN OF CAMPANIA SCALE 1: 800 LENGTHS IN METRES	REGISTERED NUMBER SP185626
FOLIO REFERENCE C.T.168424/2		APPROVED EFFECTIVE FROM 18 DEC 2023 <i>Ren</i> Recorder of Titles
GRANTEE PART OF LOT 25553 (5A-OR-39P) HENRY WILLIAM GREGG PUR.		

INDEX PLAN

Lot 14: 8448m²

Streets: CLIMIE STREET, UNION STREET

Other lots: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

Easements: DRAINAGE EASEMENT 3.00 WIDE, PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 2.50 WIDE, PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH

Surrounding plans: (P168424), (P218 MONILO), (P210677), (P50), (P210677), (P168424), (175R/1)LO, (P218 MONILO), (P123384), (P218 MONILO), (282/20D) (D77331), (P134566), (592/20D), (SP123210)

PRIORITY FINAL PLAN

Lot 14: 8448m²

Streets: CLIMIE STREET, UNION STREET

Other lots: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

Easements: DRAINAGE EASEMENT 3.00 WIDE, PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 2.50 WIDE, PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH

Dimensions and bearings: 193°58' 18.39, 112°52'20" 212.32, 104.94, 281°23'40", 61.33, 14°28'20", 18.01, 283°12', 87.81, 280°38'40"

Other plans: (P250862), (282/20D) (D77331), (P134566), (P123384), (P218 MONILO), (282/20D) (D77331), (592/20D), (SP123210)

Registered Land Surveyor <i>Samuel Franklin Harvey</i>	Date 01/08/2023	Council Delegate <i>[Signature]</i>	Date 21/11/2023
---	--------------------	--	--------------------

