



Public Notice Details

Planning Application Details

Application No	DA2500111
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Property Details

Property Location	20 Monteith Crescent Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	10/9/25
Advertising Closing Period	24/9/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

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.



APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:
(Provide details of proposed works and use).

New single residential dwelling

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

20 Monteith Crescent
Bagdad TAS 7030

Certificate of Title/s Volume Number/Lot Number:

185841/49

Land Owners Name:

DFY Investments Pty Ltd
Full Name/s or Full Business/Company Name

Applicant's Name:

Ronald Young & Co Builders
Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 174 Bathurst Street, Hobart

Telephone or Mobile: 6234 7633

Email address: marie@rybuilders.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for application fees to be in the name of:
(if different from applicant)

<i>Full Name/s or Full Business or Company Name and ABN if registered business or company name</i>	
<i>Print email address</i>	<i>ABN</i>

What is the estimated value of all the new work proposed

\$402,00.00



For Commercial Planning Permit Applications Only

Signage: Yes No

If yes, attach details: size, location and art work

Business Details:	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
Weekdays					Weekdays	8.00am		5.00pm
Sat					Sat			
Sun					Sun			

Number of existing employees: Number of proposed new employees:

Traffic Movements:	Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓ answer
 Yes No

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration [Redacted Signature]

I/we as owner of the land or person with consent of the owner hereby declare that:

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner) <input type="text" value="Marie Ashworth"/>	Applicant Name (please print) <input type="text" value="Marie Ashworth"/>	Date <input type="text" value="27/08/2025"/>
Land Owner(s) Signature <input type="text"/>	Land Owners Name (please print) <input type="text"/>	Date <input type="text"/>



Land Owner(s) Signature

Land Owners Name *(please print)*

Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc.
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

Information

If you provide an email address in this form then the Southern Midlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

RECEIVED
THIS PLAN IS ACCEPTED BY:
27/08/25

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

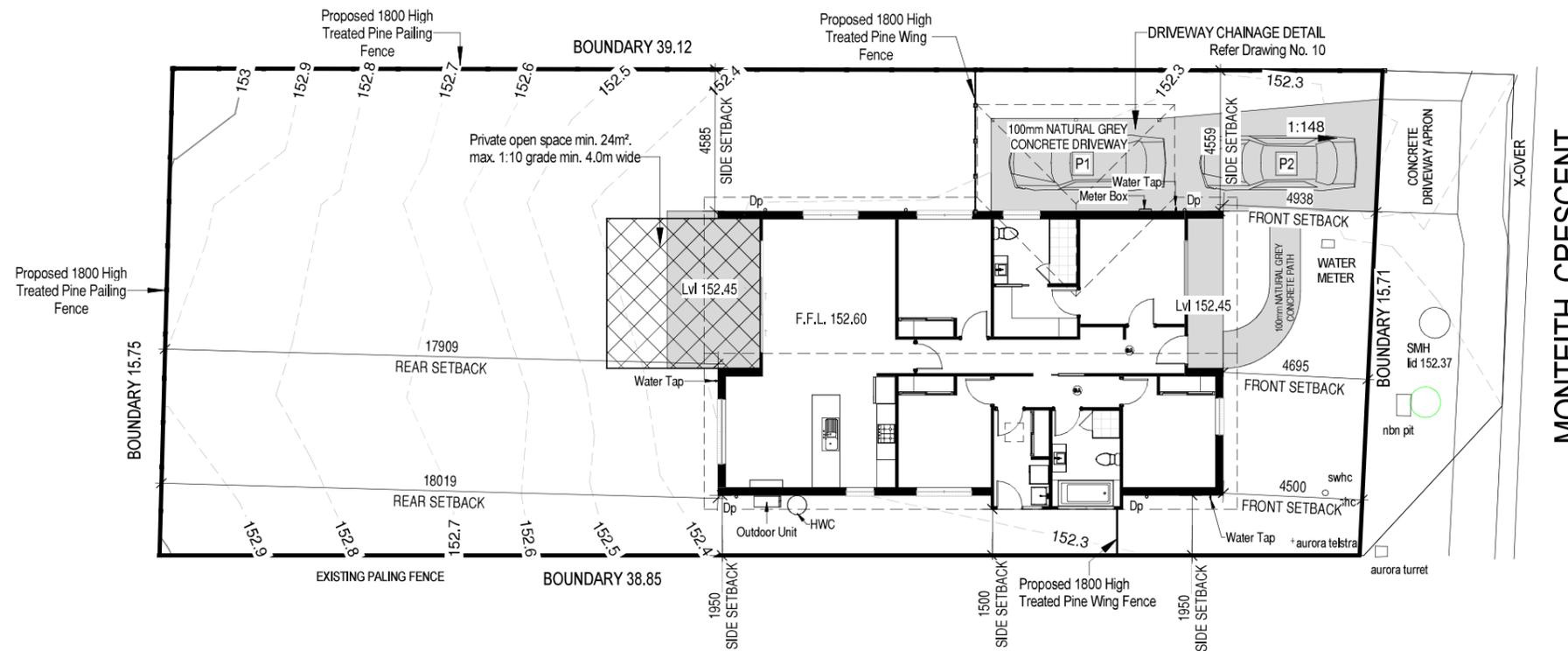
DATE:

Ground FL	152.600
CL	155.000



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



AREA SCHEDULE

Ground Floor	: 139.3 m ²
CarPort	: 16.5 m ²
Porch	: 5.8 m ²
Outdoor Living	: 15.2 m ²
Driveway Area	: 29.5 m ²

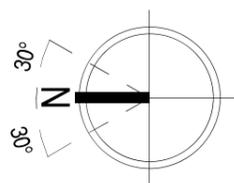
NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : TBC

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DRAWING: SITE PLAN
DATE: 26.08.2025
FILE NAME: 2340
DRAWN BY: RK
DWG No:



Scale: 1 : 200

PROPOSED DWELLING FOR Ronald Young & Co Builders Pty Ltd
AT 20 MONTEITH AVENUE, BAGDAD

Rev.	Date	Revision Description	Drawn
A	26.08.2025	Carport added	RK
	08.08.2025	BA PLANS	RK

RECEIVED
THIS PLAN IS ACCEPTED BY:
27/08/2025

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

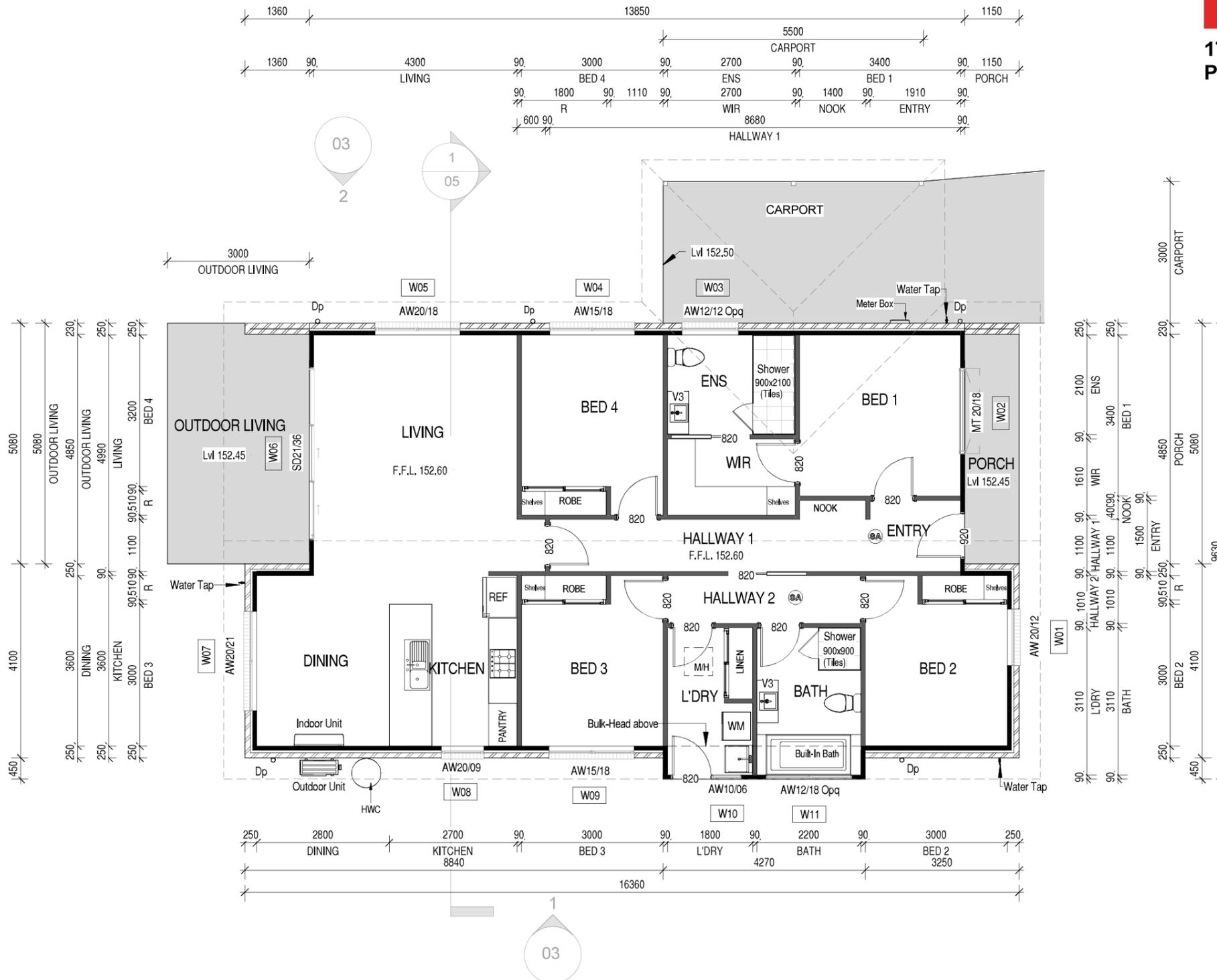
DATE:

Ground FL	152.600
CL	155.000



**RONALD
YOUNG + CO
BUILDERS**

**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**



NOTES:
AJ Articulation Joint
dp DOWN PIPE

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Ground Floor	: 139.3 m ²
CarPort	: 16.5 m ²
Porch	: 5.8 m ²
Outdoor Living	: 15.2 m ²
Driveway Area	: 29.5 m ²

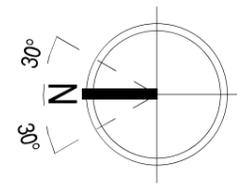
GLAZING NOTE:
All windows are Double glazed

BAL : TBC

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DRAWING: GROUND FLOOR PLAN
DATE: 26.08.2025
FILE NAME: 2340
DRAWN BY: RK
DWG No:

Rev.	Date	Revision Description	Drawn
A	26.08.2025	Carport added	RK
	08.08.2025	BA PLANS	RK



Scale: 1 : 100

**PROPOSED DWELLING FOR Ronald Young & Co Builders Pty Ltd
AT 20 MONTEITH AVENUE, BAGDAD**

RECEIVED
THIS PLAN IS ACCEPTED BY:
27/08/2025

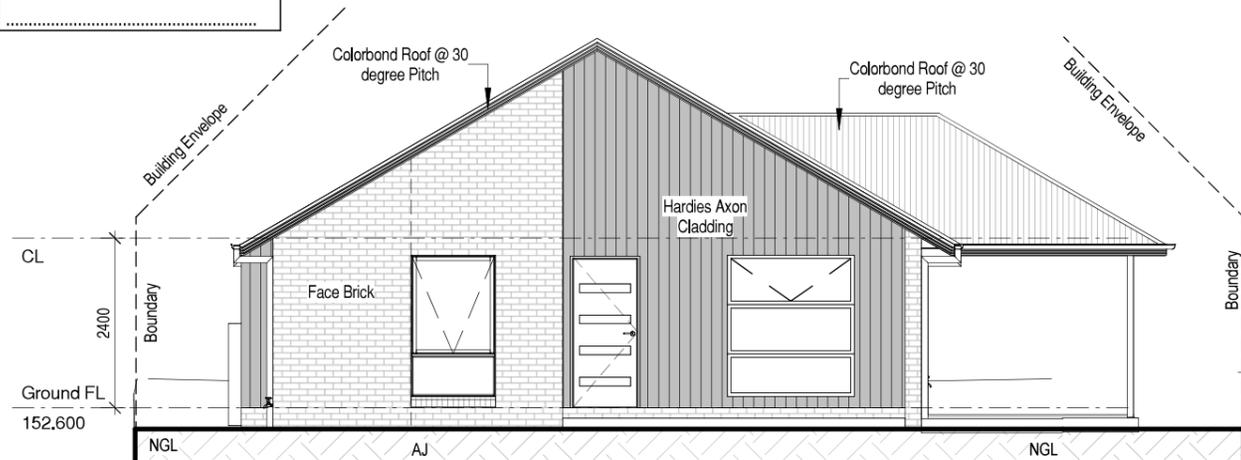
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

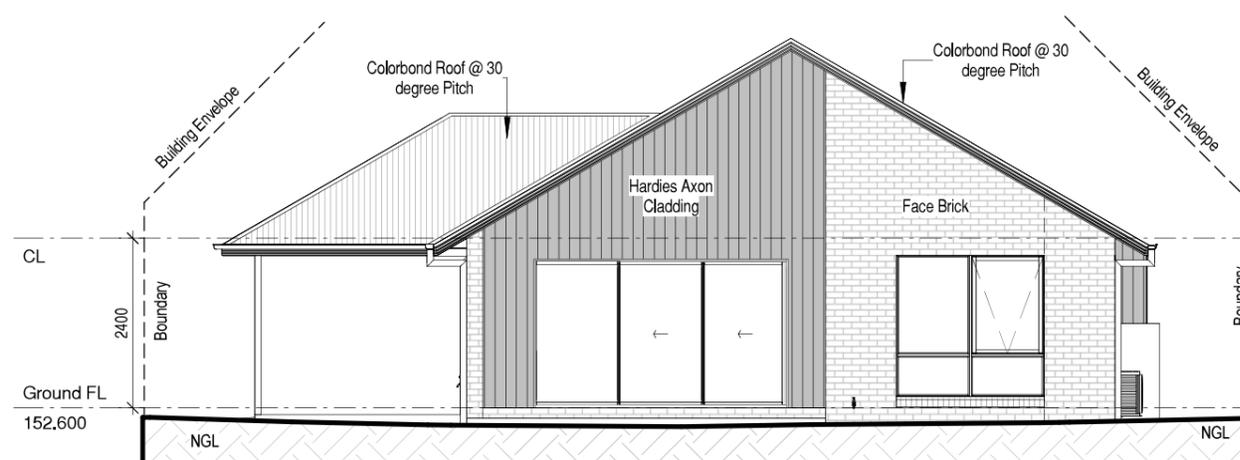


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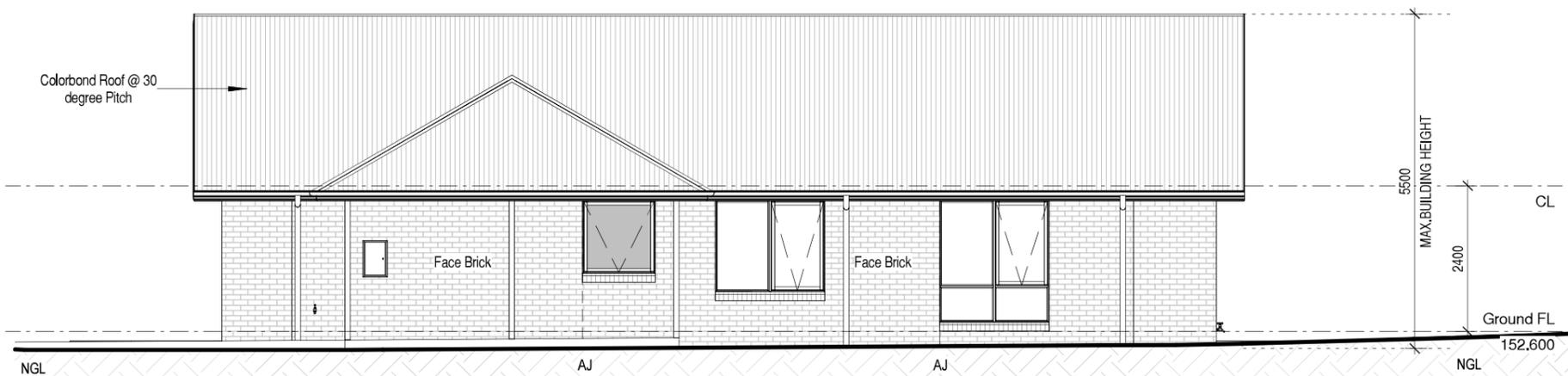
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



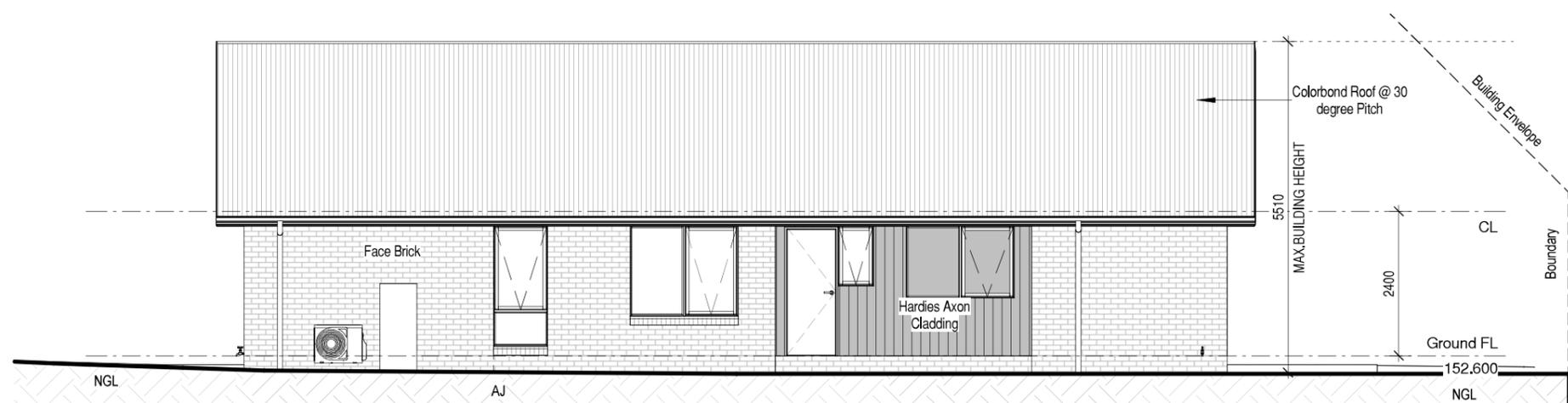
South Elevation



North Elevation



East Elevation



West Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : TBC

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DRAWING: ELEVATIONS

DATE: 26.08.2025

FILE NAME: 2340

DRAWN BY: RK

DWG No:

Scale: 1 : 100

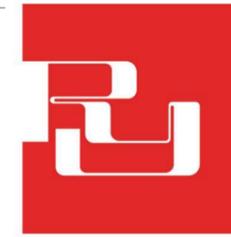
PROPOSED DWELLING FOR Ronald Young & Co Builders Pty Ltd
AT 20 MONTEITH AVENUE, BAGDAD

Rev.	Date	Revision Description	Drawn
A	26.08.2025	Carport added	RK
	08.08.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

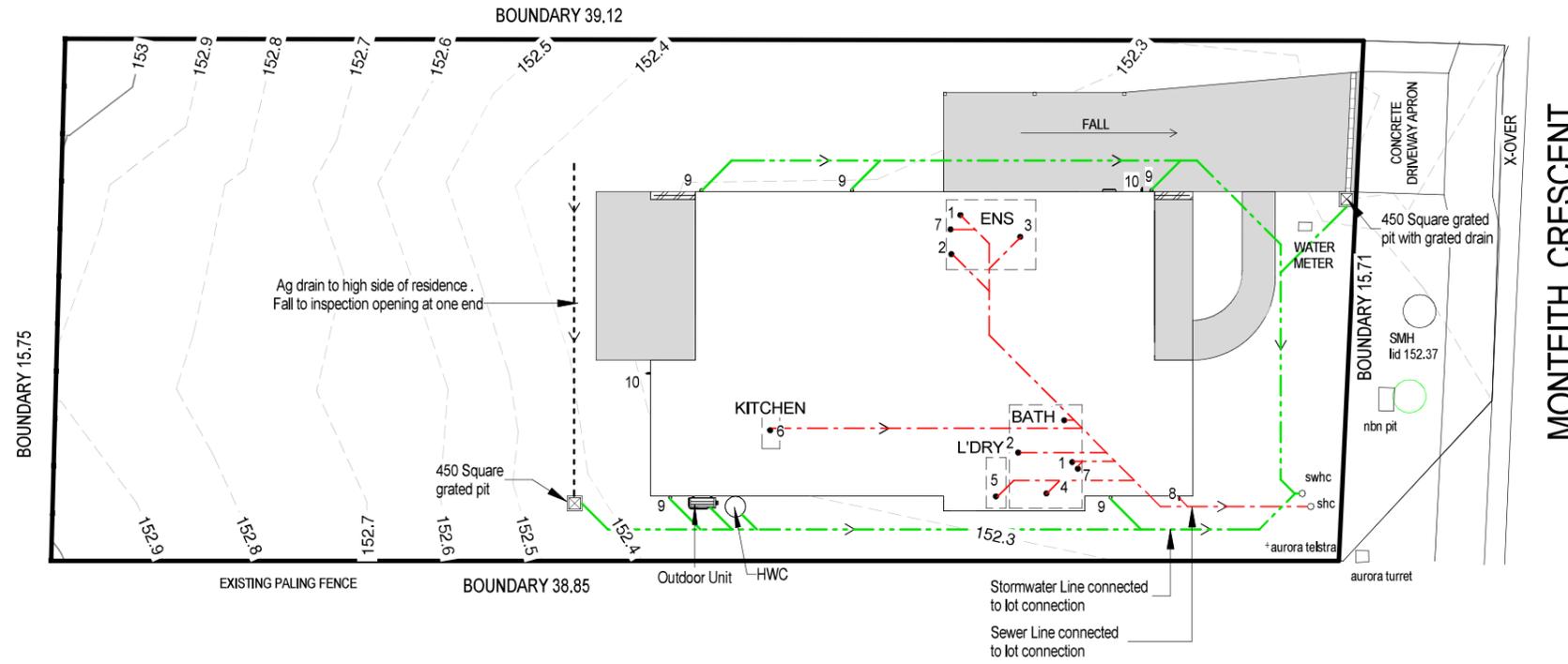
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



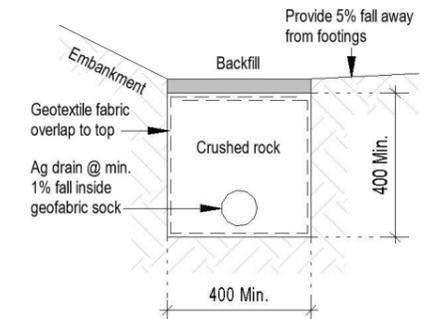
**RONALD
YOUNG + CO
BUILDERS**

**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**



LEGEND		
Abbr.	TYPE	Min. \varnothing Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
Dp	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

	Sewer line 100 \varnothing UPVC U.N.O.
	Stormwater line 100 \varnothing UPVC U.N.O.



AG Drain (Typical)

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

Scale: 1 : 200

**PROPOSED DWELLING FOR Ronald Young & Co Builders Pty Ltd
AT 20 MONTEITH AVENUE, BAGDAD**

Rev.	Date	Revision Description	Drawn
A	26.08.2025	Carport added	RK
	08.08.2025	BA PLANS	RK

BAL : TBC

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DRAWING: DRAINAGE PLAN

DATE: 26.08.2025

FILE NAME: 2340

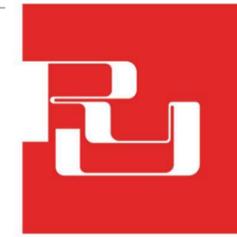
DRAWN BY: RK

DWG No:

THIS PLAN IS ACCEPTED BY:

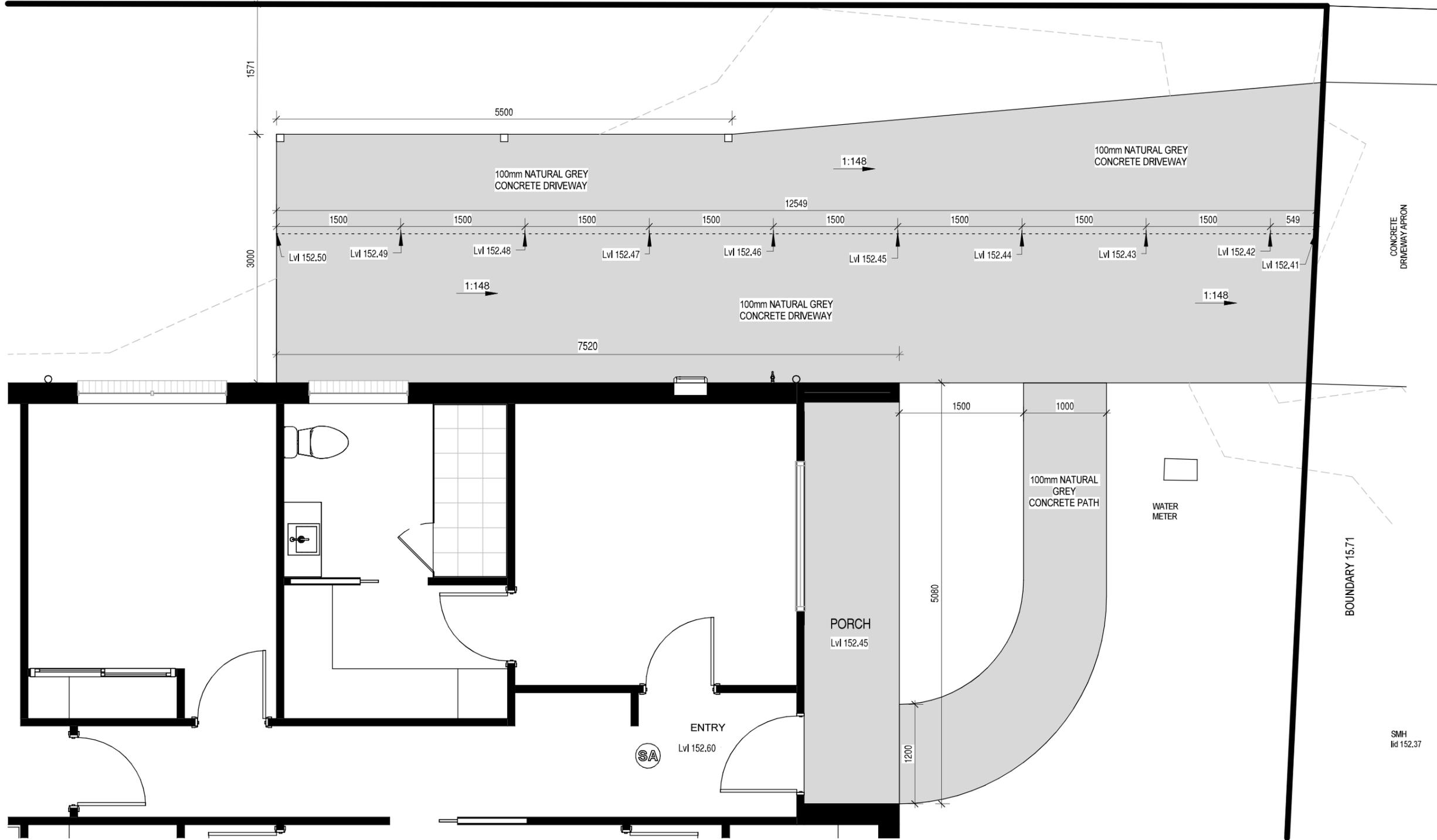
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:



RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000 Phone 03 6234 7633



GLAZING NOTE: All windows are Double glazed

SMH Id 152.37

BAL : TBC

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DRAWING: DRIVEWAY CHAINAGE
DATE: 26.08.2025
FILE NAME: 2340
DRAWN BY: RK
DWG No:

Scale: 1 : 50

PROPOSED DWELLING FOR Ronald Young & Co Builders Pty Ltd AT 20 MONTEITH AVENUE, BAGDAD

Rev.	Date	Revision Description	Drawn
A	26.08.2025	Carport added	RK
	08.08.2025	BA PLANS	RK

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185841

PAGE 1 OF 5 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 55 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'B' 3.00 WIDE (SP185527)" shown on the Plan.

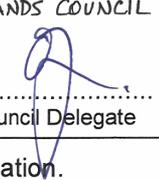
Lot 55 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'H' 2.50 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easement in gross in favour of Taswater over the area marked "PIPELINE & SERVICES EASEMENT 'C' 2.50 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'A' 3.00 WIDE (SP185527)" shown on the Plan.

SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REF: CT 185527-99 SOLICITOR & REFERENCE: Abetz Curtis - 220233	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 6/10/23 SA2100013 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 5 PAGES	Registered Number SP 185841
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 185527-99	

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'G' 6.00 WIDE (SP185527)" shown on the Plan.

Restrictive Covenants

The owner of each lot on the Plan covenants with the Vendor DFY INVESTMENT PTY LTD and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the said Plan to observe the following stipulations:

1. Not to erect any building on any such lot with outer walls of asbestos cement sheeting.
2. Not without prior written consent from the Vendor construct any walls of any building on any such lot from any material except, brick, stone, masonry block, or similar material, rendered insulated concrete forms, timber construction, flat metal cladding or insulated boards that are rendered, painted or pre-coloured.
3. Not to erect a dwelling on any such lot without a minimum of one (1) single garage under the roof of the dwelling.
4. Not to erect any dwelling house or residential building on a such lot using any roofing material or with roofs other than tiles or colourbond iron.
5. Not to erect any garage or outbuilding on any such lot using any roofing material or with roofs other than tiles or colourbond iron.
6. Not without prior written consent from the Vendor construct or allow to be constructed any kit home or relocatable dwelling on any such lot.
7. Not to erect or place or suffer to be or remain on any such lot any temporary building structure or caravan, except a shed or workshop that is used for the purpose of and in connection with, and during the construction of a permanent building or buildings on any such lot and not otherwise.

NOTE: Every annexed sheet 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 5 PAGES	Registered Number SP 185841
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 185527-99	

8. Not to erect on any such lot any buildings other than one private dwelling house and the usual out-buildings appurtenant thereto.
9. The main building erected on any portion of any such lot shall not be used for any other purpose than a private residential house.
10. Not to erect or permit to be erected or remain on any such lot any hoarding or advertising sign (except any notice or advertisement in the usual format for the sale or letting of any such lot or any building erected thereon).
11. Not to erect on any such lot any residential buildings of a size less than 125m2 (including an attached garage).
12. Not to erect a fence on any such lot in any material other than timber paling or colourbond iron or metal in the colour 'Monument'.

Interpretation

"Pipeline and Services Easement" is defined as follows: -

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 sheet 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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 185841</p>
<p>SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 185527-99</p>	

- (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.

NOTE: Every annexed sheet 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 5 OF 5 PAGES	Registered Number SP 185841
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 185527-99	

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

Fencing Covenant

In respect of each lot on the Plan the Vendor, DFY INVESTMENT PTY LTD shall not be required to fence.

EXECUTED by DFY INVESTMENT)
PTY LTD (ACN 649 916 914) pursuant to)
section 127(1) of the *Corporations Act*)
2001 by being signed by:)
)



Signature

Angelo Fronocci

Print name in BLOCK LETTERS

Director

Print position held in BLOCK LETTERS



Signature

STEFANOS YANNARAKIS

Print name in BLOCK LETTERS

DIRECTOR

Print position held in BLOCK LETTERS

NOTE: Every annexed sheet 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.

GPO Box 541, Hobart, Tasmania 7001
 Ph (03)61654444
 Email: lto@nre.tas.gov.au
 Web: www.nre.tas.gov.au



24 November 2023

**TO: LEARY COX & CRIPPS PTY LTD
 UNIT G04; HOBART TAS
 40 MOLLE ST
 7000**

**NOTICE OF ACCEPTANCE
 OF**

SEALED PLAN NO: 185841

SUBDIVIDER: DFY INVESTMENT PTY LTD

I have accepted this Plan. Enclosed is a copy in the form in which it has taken effect.

Titles issued and dispatch details are as follows:

Volume	Folio	Dispatch
185841	55	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	99	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	48	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	49	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	50	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	51	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	52	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	53	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS
185841	54	Dispatched on: 27-Nov-2023 To: BUTLER MCINTYRE AND BUTLER LAWYERS

SMC - KEMPTON

RECEIVED

27/Oct/2025

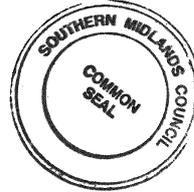


ROBERT MANNING
Recorder of Titles

SP 185841

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved



In witness whereof the common seal of

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 6 day of October 2023 in the presence of us

Member

B. Dudgeon

Member

B. Brownell

Council Delegate

Council Reference

SA 2100013

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

ABETZ CURTIS Solicitor to act for the owner

LEARY COX & CRIPPS Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed

DL 20/11/23

Examined

DL 20/11/23

OWNER: DFY INVESTMENT PTY LTD

PLAN OF SURVEY

REGISTERED NUMBER

SP185841

FOLIO REFERENCE: C.T. 185527 - 99

BY SURVEYOR: N. D. LEARY of
LEARY, COX & CRIPPS SURVEYORS
Unit G04 40 Mollie Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

APPROVED EFFECTIVE FROM 24 NOV 2023

GRANTEE:
Part of 60A-1R-34Ps. Gtd. to Claude Armytage Galletly
and Another.

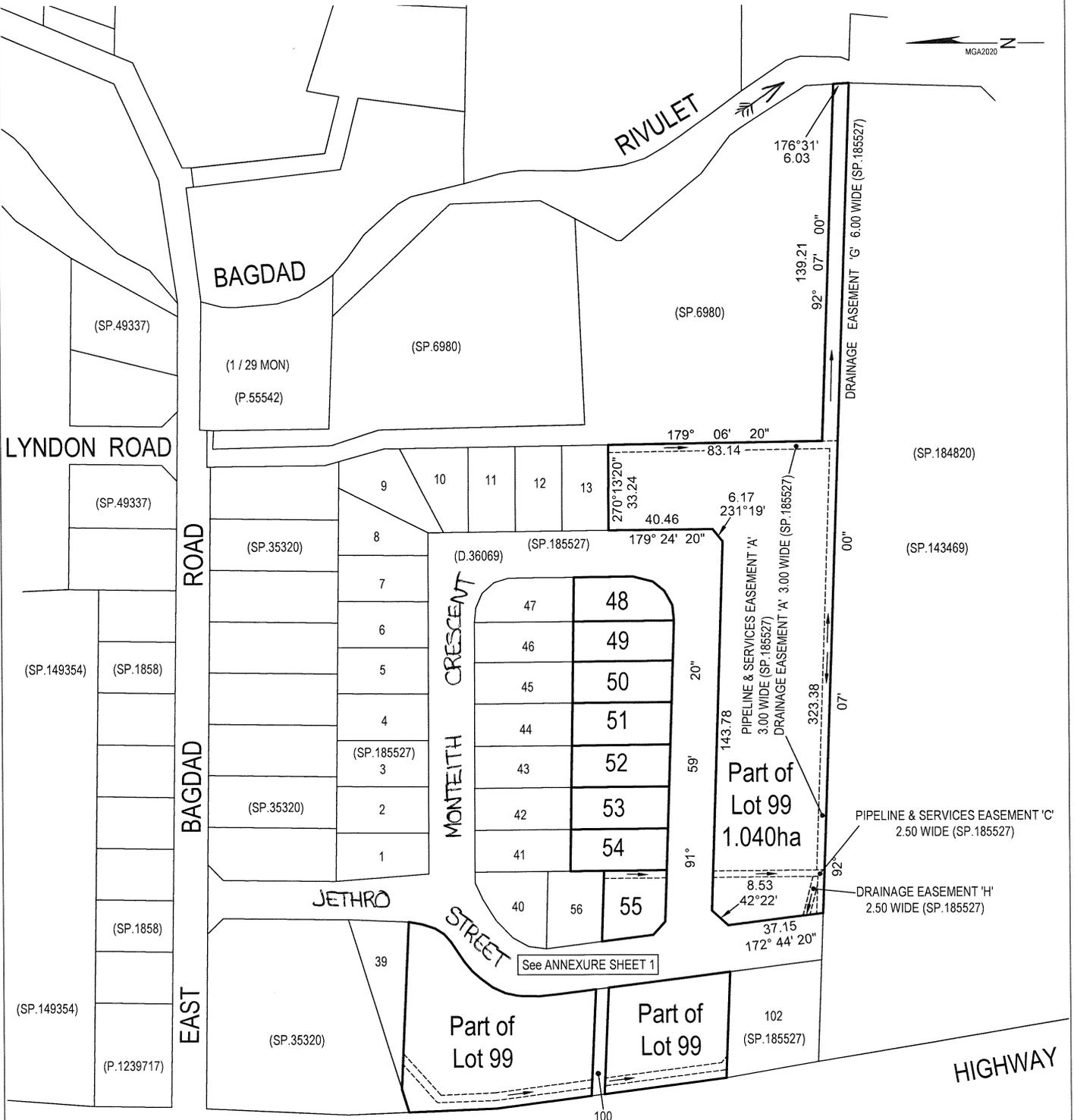
LOCATION: LAND DISTRICT OF MONMOUTH
PARISH OF STRANGFORD

Reynolds
Recorder of Titles

SCALE 1: 1500 LENGTHS IN METRES

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



LOT 99 COMPILED FROM SP. 185527 & THIS SURVEY

N. D. Leary
Registered Land Surveyor

28-8-23
Date

[Signature]
Council Delegate

6/10/23
Date

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

OWNER: DFY INVESTMENT PTY LTD
FOLIO REFERENCE: C.T. 185527 - 99
SCALE 1: 800 LENGTH IN METRES

Registered Number

SP 185841

SIGNED FOR IDENTIFICATION PURPOSES

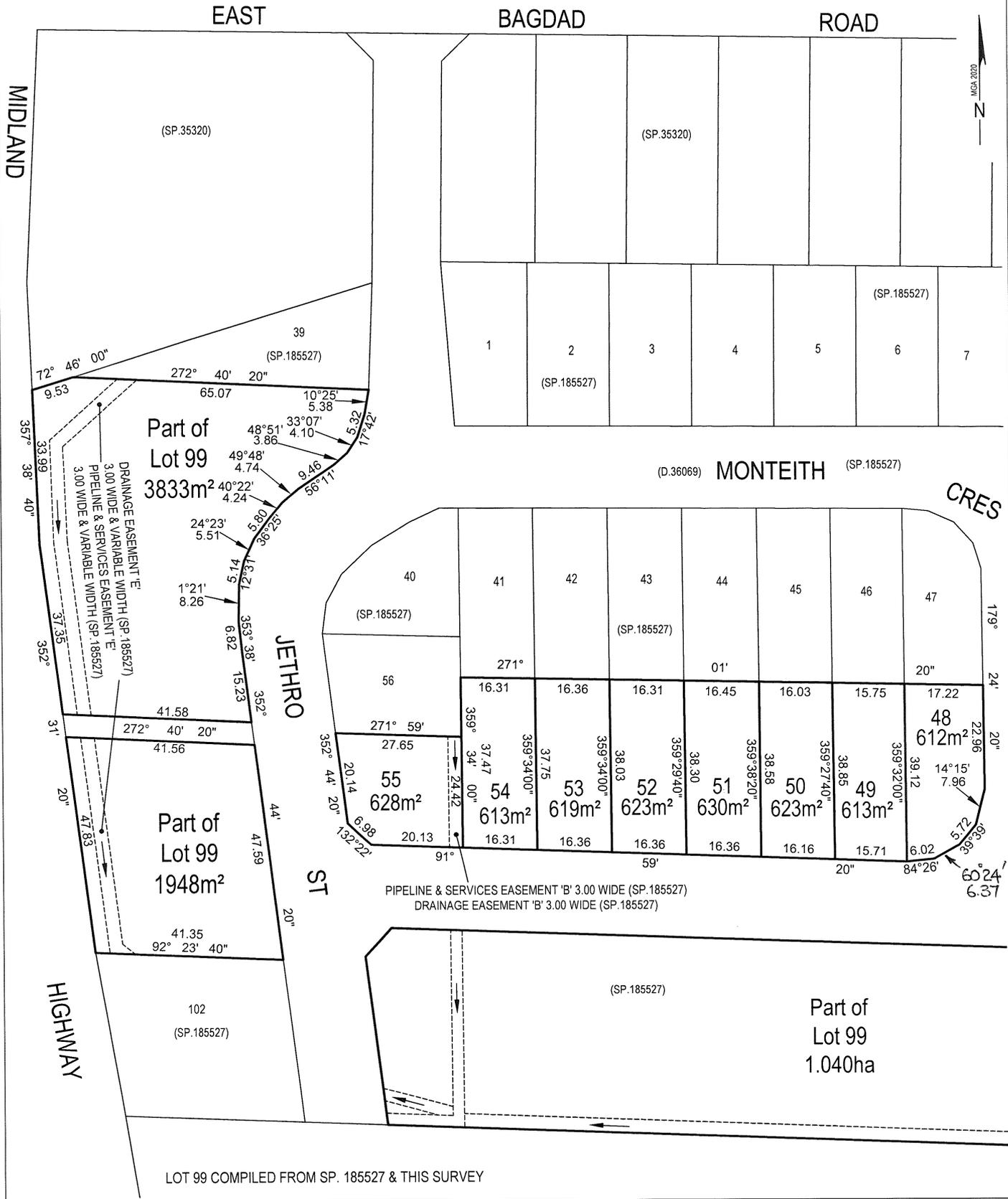
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

APPROVED EFFECTIVE FROM 24 NOV 2023

[Signature]
Council Delegate
6/10/23
Date

[Signature]
Registered Land Surveyor
28-8-23
Date

[Signature]
Recorder of Titles



SMC - KEMPTON
RECEIVED
27/08/2025

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185841

PAGE 1 OF 5 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 55 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'B' 3.00 WIDE (SP185527)" shown on the Plan.

Lot 55 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'H' 2.50 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easement in gross in favour of Taswater over the area marked "PIPELINE & SERVICES EASEMENT 'C' 2.50 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'A' 3.00 WIDE (SP185527)" shown on the Plan.

SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REF: CT 185527-99 SOLICITOR & REFERENCE: Abetz Curtis - 220233	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 6/10/23 SA2100013 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 5 PAGES

Registered Number

SP 185841

SUBDIVIDER: DFY INVESTMENT PTY LTD
FOLIO REFERENCE: C/T 185527-99

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to Pipeline and Services Easements in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH (SP185527)" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'G' 6.00 WIDE (SP185527)" shown on the Plan.

Restrictive Covenants

The owner of each lot on the Plan covenants with the Vendor DFY INVESTMENT PTY LTD and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the Covenantor's lot and every part thereof and the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the said Plan to observe the following stipulations:

1. Not to erect any building on any such lot with outer walls of asbestos cement sheeting.
2. Not without prior written consent from the Vendor construct any walls of any building on any such lot from any material except, brick, stone, masonry block, or similar material, rendered insulated concrete forms, timber construction, flat metal cladding or insulated boards that are rendered, painted or pre-coloured.
3. Not to erect a dwelling on any such lot without a minimum of one (1) single garage under the roof of the dwelling.
4. Not to erect any dwelling house or residential building on a such lot using any roofing material or with roofs other than tiles or colourbond iron.
5. Not to erect any garage or outbuilding on any such lot using any roofing material or with roofs other than tiles or colourbond iron.
6. Not without prior written consent from the Vendor construct or allow to be constructed any kit home or relocatable dwelling on any such lot.
7. Not to erect or place or suffer to be or remain on any such lot any temporary building structure or caravan, except a shed or workshop that is used for the purpose of and in connection with, and during the construction of a permanent building or buildings on any such lot and not otherwise.

NOTE: Every annexed sheet 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 5 PAGES

Registered Number

SP 185841

SUBDIVIDER: DFY INVESTMENT PTY LTD
FOLIO REFERENCE: C/T 185527-99

8. Not to erect on any such lot any buildings other than one private dwelling house and the usual out-buildings appurtenant thereto.
9. The main building erected on any portion of any such lot shall not be used for any other purpose than a private residential house.
10. Not to erect or permit to be erected or remain on any such lot any hoarding or advertising sign (except any notice or advertisement in the usual format for the sale or letting of any such lot or any building erected thereon).
11. Not to erect on any such lot any residential buildings of a size less than 125m² (including an attached garage).
12. Not to erect a fence on any such lot in any material other than timber paling or colourbond iron or metal in the colour 'Monument'.

Interpretation

"Pipeline and Services Easement" is defined as follows: -

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 sheet 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 4 OF 5 PAGES

Registered Number

SP 185841

SUBDIVIDER: DFY INVESTMENT PTY LTD
FOLIO REFERENCE: C/T 185527-99

- (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.

NOTE: Every annexed sheet 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 5 OF 5 PAGES

Registered Number

SP 185841

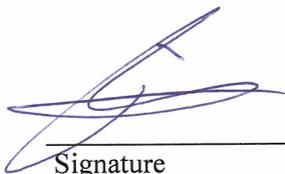
SUBDIVIDER: DFY INVESTMENT PTY LTD
FOLIO REFERENCE: C/T 185527-99

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

Fencing Covenant

In respect of each lot on the Plan the Vendor, DFY INVESTMENT PTY LTD shall not be required to fence.

EXECUTED by DFY INVESTMENT)
PTY LTD (ACN 649 916 914) pursuant to)
section 127(1) of the *Corporations Act*)
2001 by being signed by:)
)



Signature

Angelo Fronaccio

Print name in BLOCK LETTERS

Director

Print position held in BLOCK LETTERS



Signature

STEFANOS MANIATAKIS

Print name in BLOCK LETTERS

DIRECTOR

Print position held in BLOCK LETTERS

NOTE: Every annexed sheet 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 185841	FOLIO 49
EDITION 1	DATE OF ISSUE 24-Nov-2023

SEARCH DATE : 15-Aug-2025

SEARCH TIME : 09.21 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 49 on Sealed Plan 185841
Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly and Anor.
Prior CT 185527/99

SCHEDULE 1

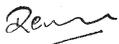
M901708 TRANSFER to DFY INVESTMENT PTY LTD Registered
29-Jul-2021 at 12.01 PM

SCHEDULE 2

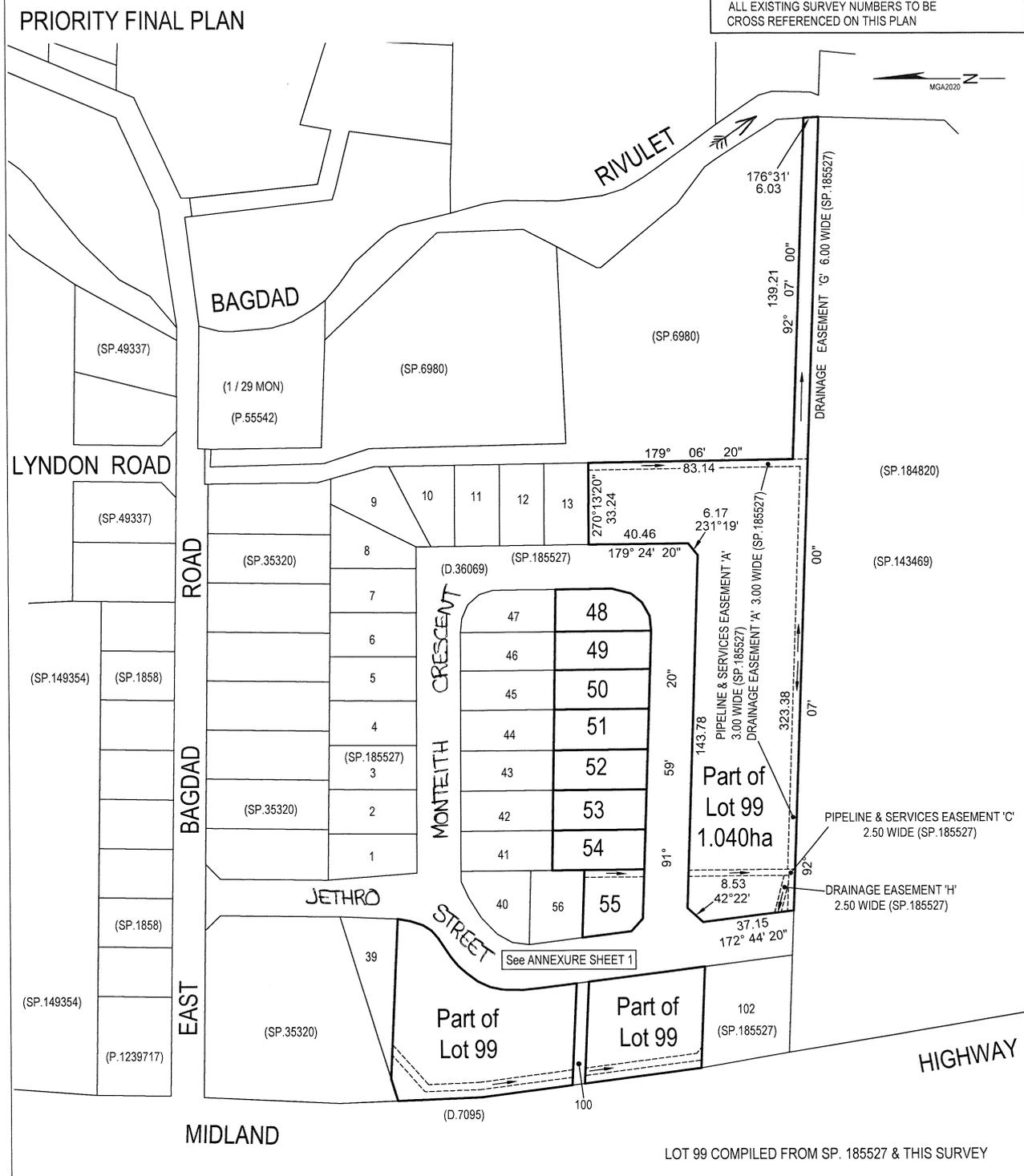
Reservations and conditions in the Crown Grant if any
SP185841 COVENANTS in Schedule of Easements
SP185841 FENCING COVENANT in Schedule of Easements
SP185527 COVENANTS in Schedule of Easements
SP185527 FENCING COVENANT in Schedule of Easements
M905486 MORTGAGE to Butler McIntyre Investments Ltd
Registered 29-Jul-2021 at 12.02 PM
N112764 MORTGAGE to Butler McIntyre Investments Ltd
Registered 31-Jan-2023 at noon
E356049 AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
31-Jul-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DFY INVESTMENT PTY LTD	PLAN OF SURVEY BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	REGISTERED NUMBER SP185841
FOLIO REFERENCE: C.T. 185527 - 99		APPROVED EFFECTIVE FROM 24 NOV 2023  Recorder of Titles
GRANTEE: Part of 60A-1R-34Ps. Gtd. to Claude Armytage Galletly and Another.	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD	SCALE 1: 1500 LENGTHS IN METRES

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	28-8-23 Date	 Council Delegate	6/10/23 Date
---	-----------------	---	-----------------

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C.T. 185527 - 99 SCALE 1: 800 LENGTH IN METRES</p>	<p>Registered Number SP 185841</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 6/10/23 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 28-8-23 Date</p>	<p>APPROVED EFFECTIVE FROM 24 NOV 2023 Recorder of Titles</p>





To whom it may concern,

RE: 20 Monteith Crescent, Bagdad

I, Stefanos Yanarakis on behalf of Ronald Young & Co Builders_give my consent for Ronald Young & Co Builders Pty Ltd to act as the agent for all matters relating to the above mentioned property.

Signed  Signed by:
078EAF3EE59E4DF...

13 August 2025