



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500122
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### Property Details

<b>Property Location</b>	Lot 3, 62 Swan Street Bagdad
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	17/9/25
<b>Advertising Closing Period</b>	1/10/25
<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](mailto: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](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## 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).*

3bed, 2bth residential dwelling with carport. External brickwork and cladding, Colorbond roof. Concrete driveway to 2 car parks.

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

Lot 3, 62 Swan Street Bagdad

Certificate of Title/s  
Volume Number/Lot  
Number:

185004 /3

Land Owners Name:

DFY Investment 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)

Ronald Young & Co Builders

*Full Name/s or Full Business or Company Name and ABN if registered business or company name*

*Print email address* marie@rybuilders.com.au

ABN 52 009 494 446

What is the estimated value of all the new work proposed

\$ 310,000.00



## For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☒

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

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	8.00am		5.00pm
Sat			
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	
How many car spaces are currently provided		How many new car spaces are proposed	

Number of Car Parking Spaces:

Please tick ✓ answer

Is the development to be staged:

Yes ☐

☐

No ☐

x ☐

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

Signed Declaration

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

1. 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.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. 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.
4. 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.
5. 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)

Applicant Name (please print)

Marie Ashworth

Date

8-09-2025



Land Owner(s) Signature

Land Owners Name *(please print)*

Date

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

2347 Proposed Dwelling, DFY INVESTMENTS PTY. LTD.  
Lot 3, 62 SWAN STREET, BAGDAD



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



Site Information

Land Title Reference : CT 185004/3  
Wind Classification : TBC  
Soil Classification : M  
Climate Zone : 7  
Bushfire Attack Level: LOW

AREA SCHEDULE

Ground Floor (Living) : 106.8 m<sup>2</sup>  
Carport : 23.8 m<sup>2</sup>  
Outdoor Living : 16.2 m<sup>2</sup>  
Porch : 4.2 m<sup>2</sup>

Drawing No.	Description
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB PLAN
05	SECTION
05A	DETAILS
06	ROOF PLAN
07	BRACING PLAN
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	DRIVEWAY CHAINAGE
11	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL NOTES
15	WET AREA SPECIFICATIONS

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:

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: COVER SHEET

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

00

Scale: 1 : 100

Rev.	BA PLANS	02.09.2025	RK
	Description	Date	Drawn

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:

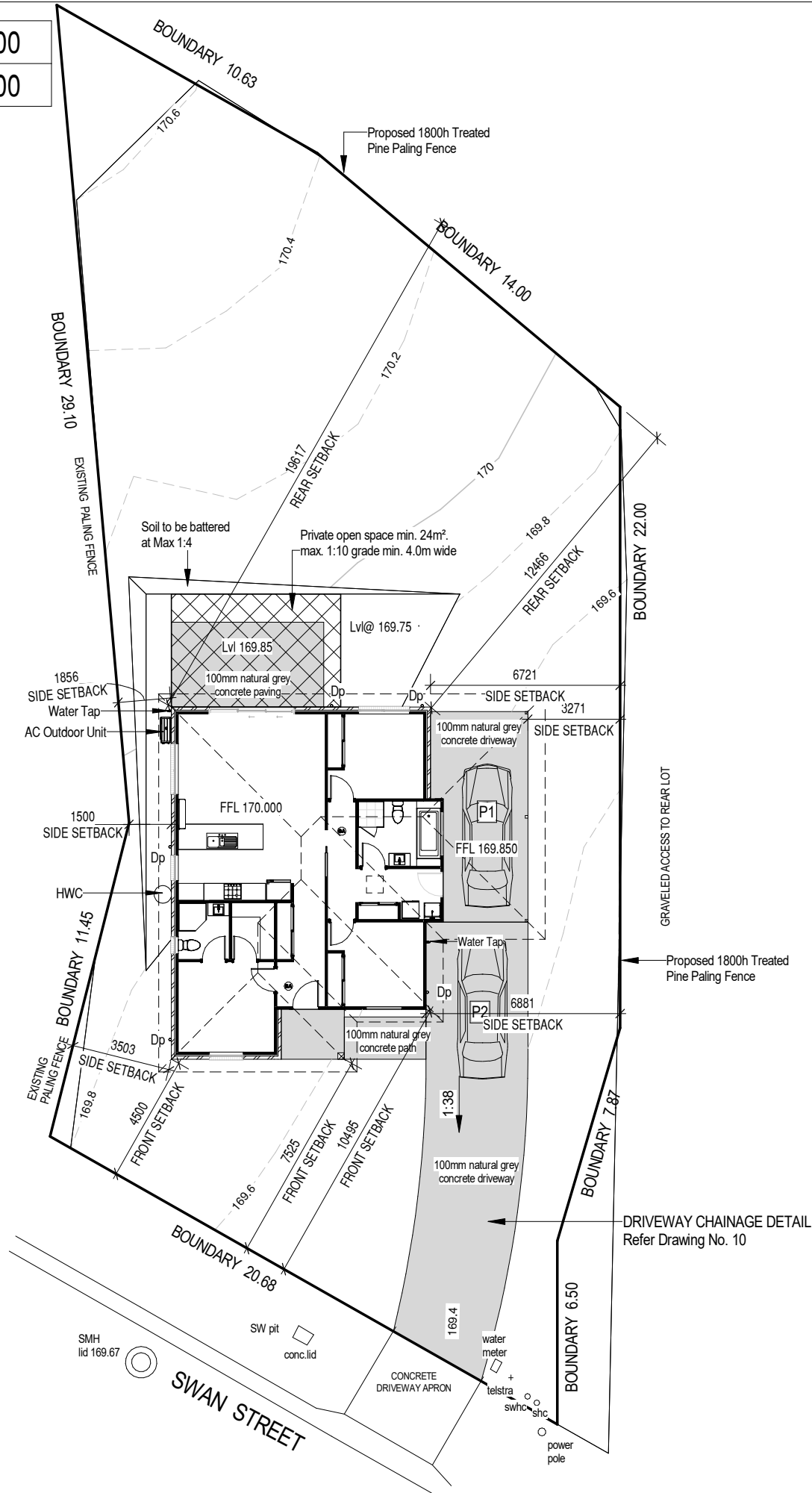
DATE:

Ground FL	170.000
CL	172.400



RONALD  
YOUNG + CO  
BUILDERS

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



AREA SCHEDULE

Ground Floor (Living)	: 106.8 m²
Carport	: 23.8 m²
Outdoor Living	: 16.2 m²
Porch	: 4.2 m²

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

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: SITE PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR Dfy INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Rev.	02.09.2025	BA PLANS	RK
Date		Revision Description	Drawn



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:

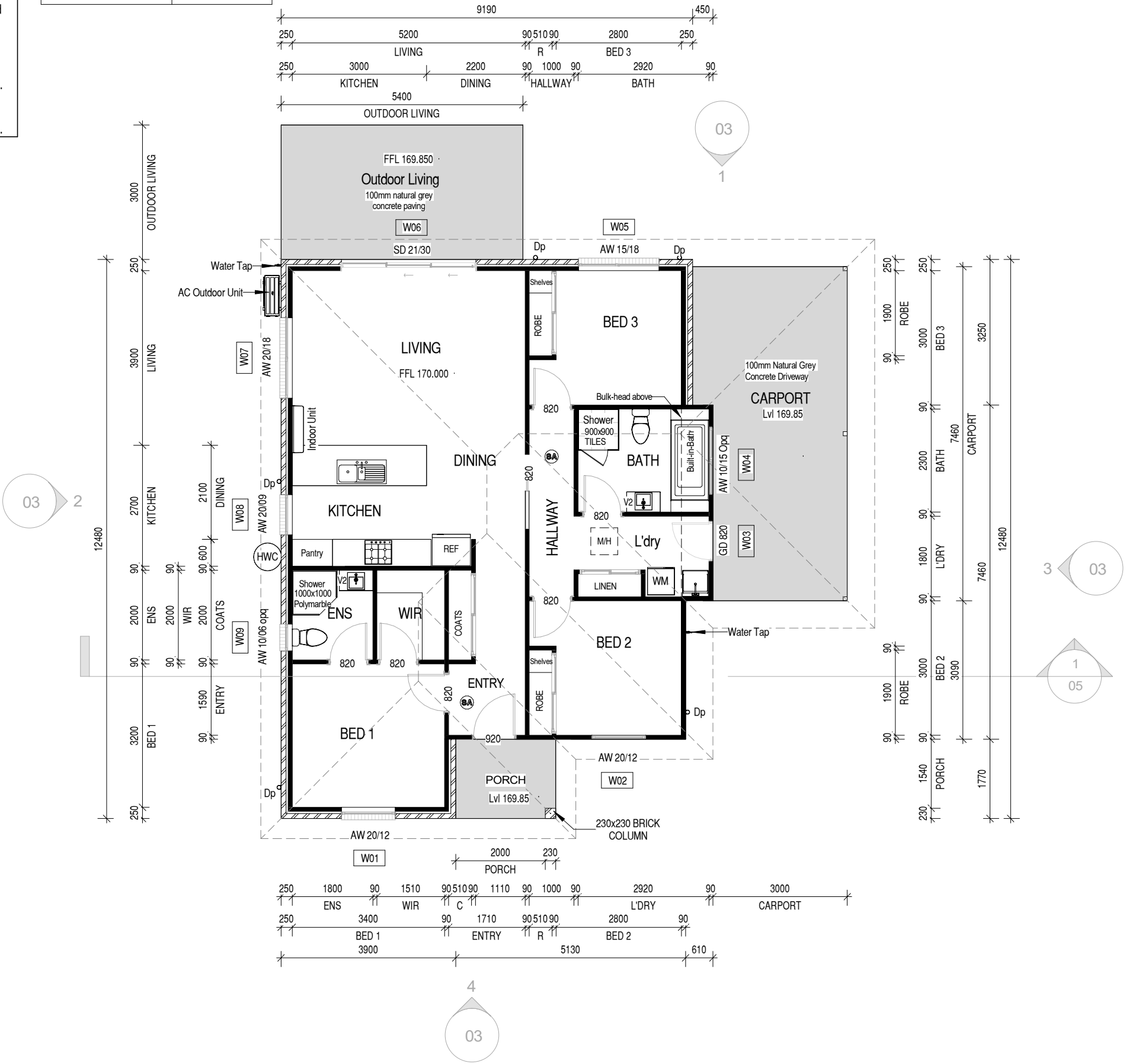
DATE:

Ground FL	170.000
CL	172.400



RONALD  
YOUNG + CO  
BUILDERS

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



NOTES:

- AJ Articulation Joint  
dp DOWN PIPE

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

AREA SCHEDULE

Ground Floor (Living)	: 106.8 m <sup>2</sup>
Carport	: 23.8 m <sup>2</sup>
Outdoor Living	: 16.2 m <sup>2</sup>
Porch	: 4.2 m <sup>2</sup>

For Kitchen Details,  
Refer to Kitchen Joinery Design

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: GROUND FLOOR PLAN  
DATE: 02.09.2025  
PROJECT No: 2347  
DRAWN BY: RK  
DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

Rev.	02.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn



THIS PLAN IS ACCEPTED BY:

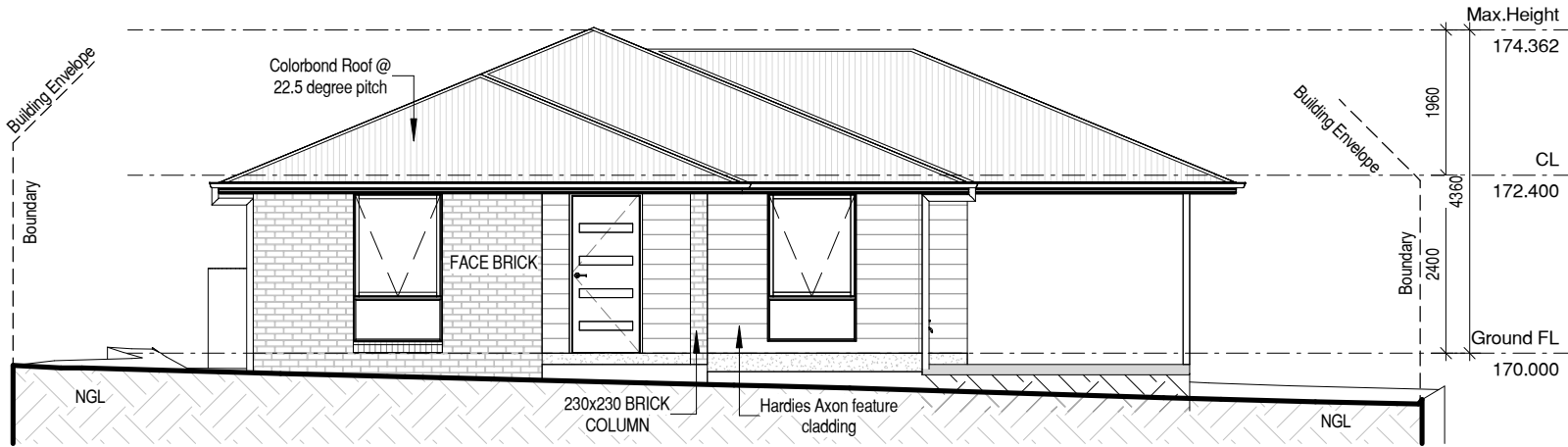
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:

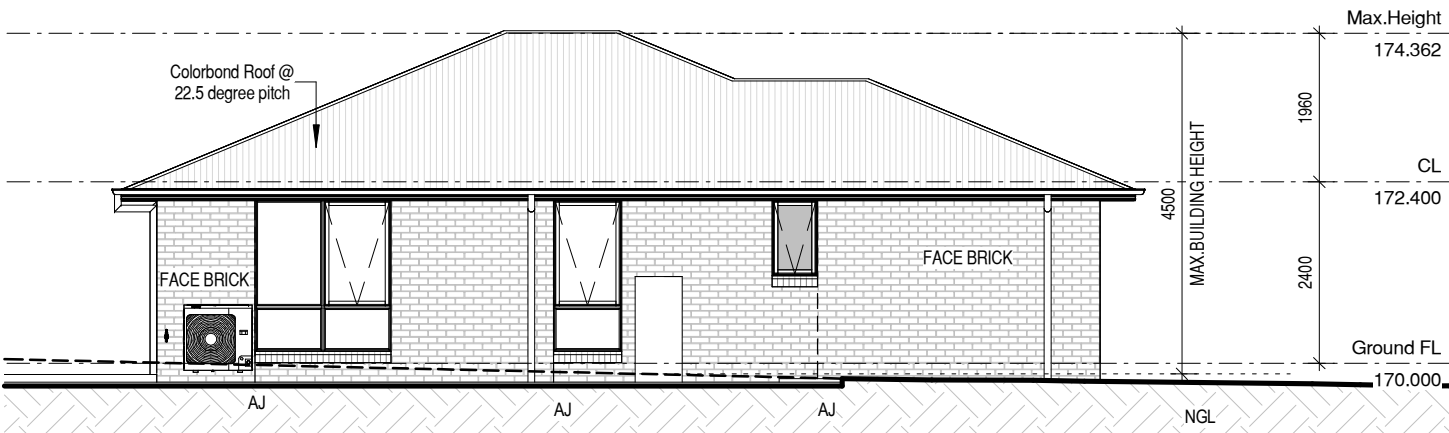


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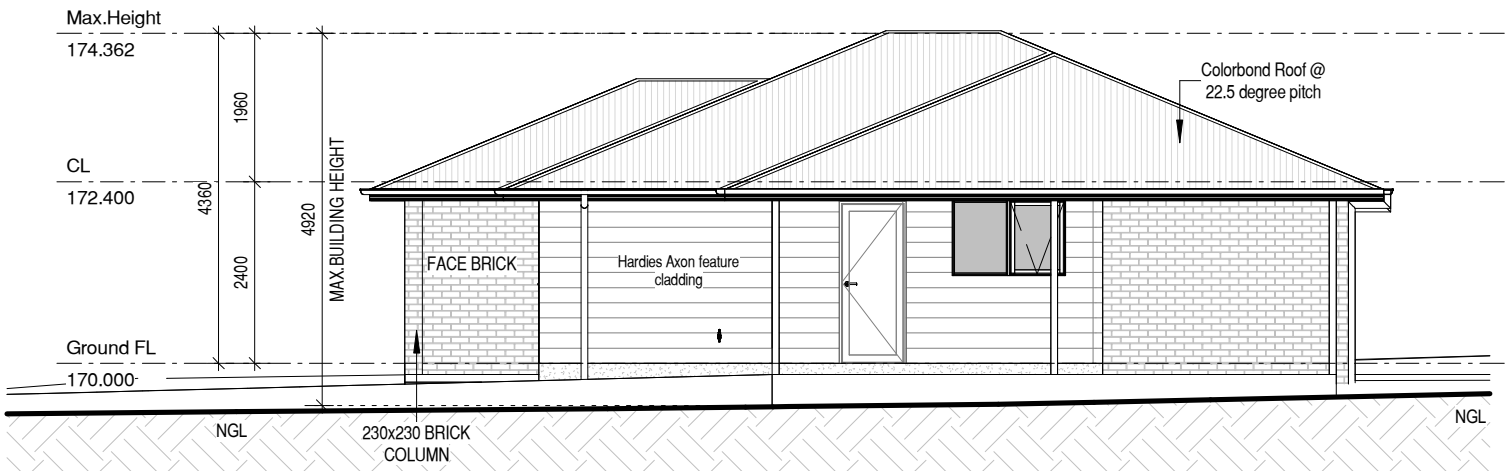
174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



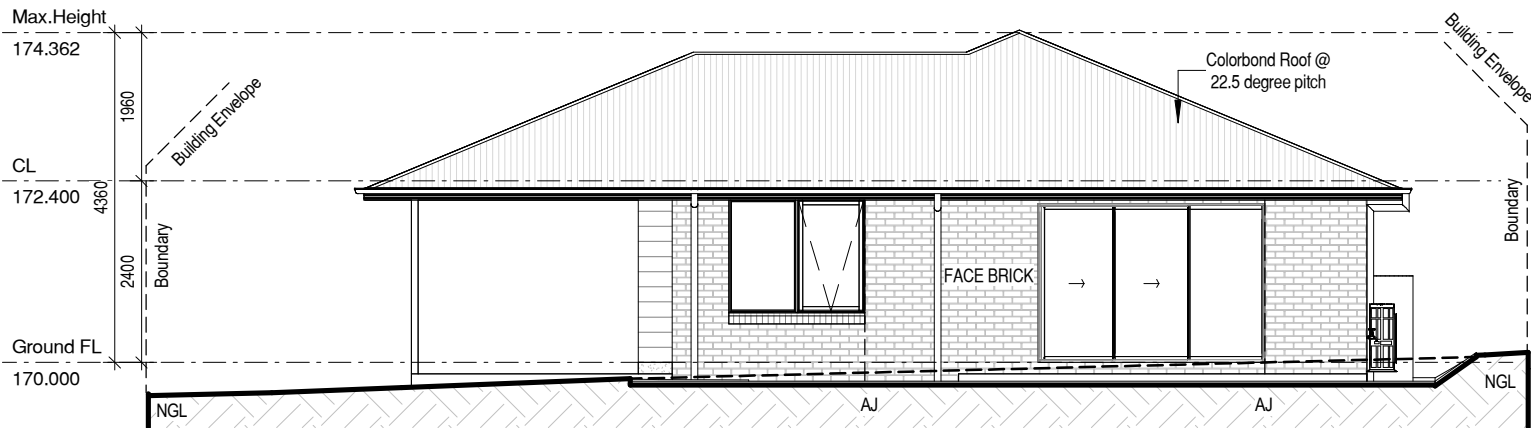
West Elevation



North Elevation



South Elevation



East Elevation

- NOTES:
- AJ Articulation Joint
  - dp DOWN PIPE

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

Rev.	02.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

SMC - KEMPTON  
RECEIVED  
8/09/2025

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SIGNATURE:

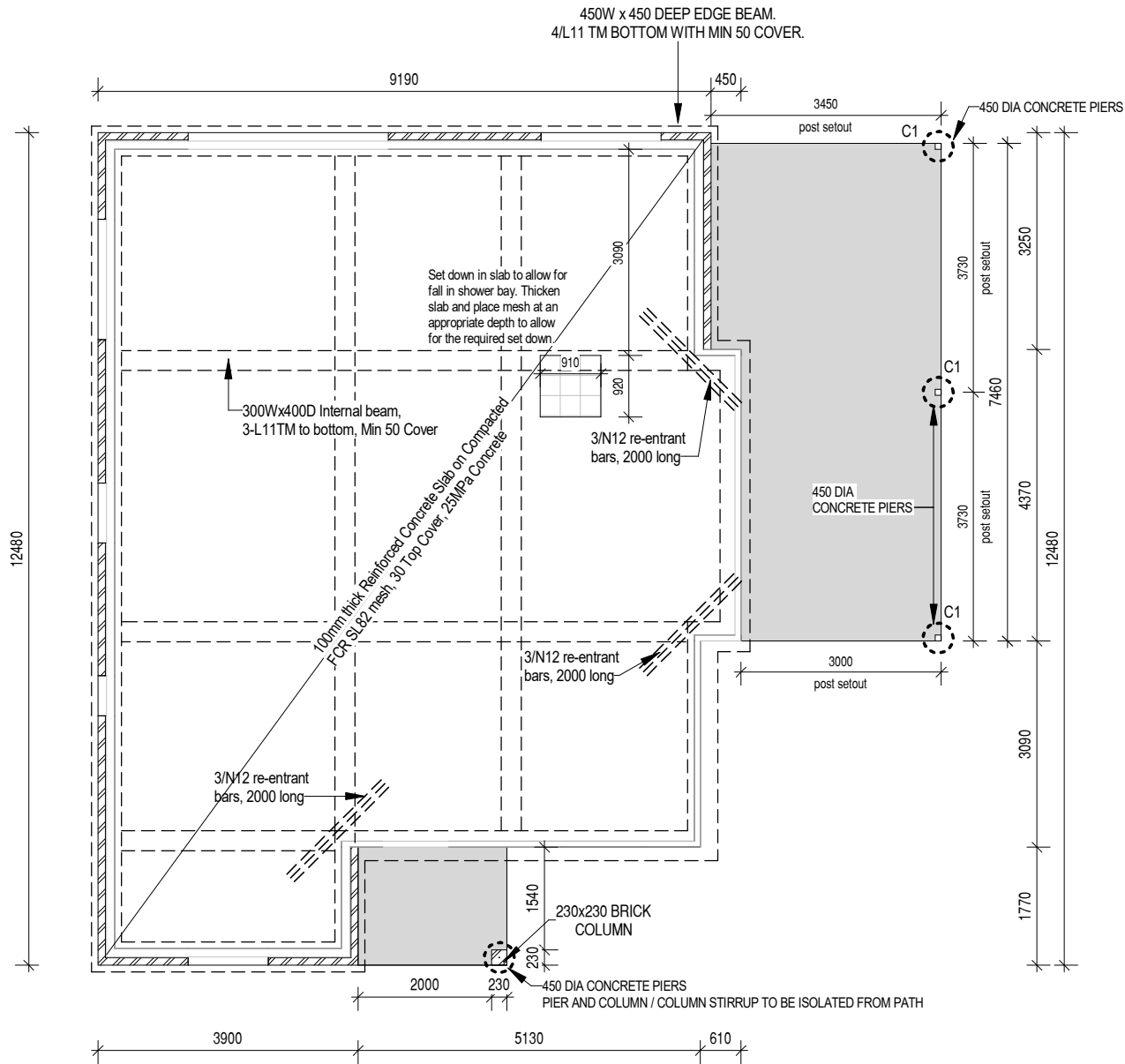
DATE:



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YOUNG + CO  
BUILDERS

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

Site Classification 'Class M'



PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

BAL : LOW

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DRAWING: SLAB PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

SMC - KEMPTON  
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8/09/2025

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

DATE:

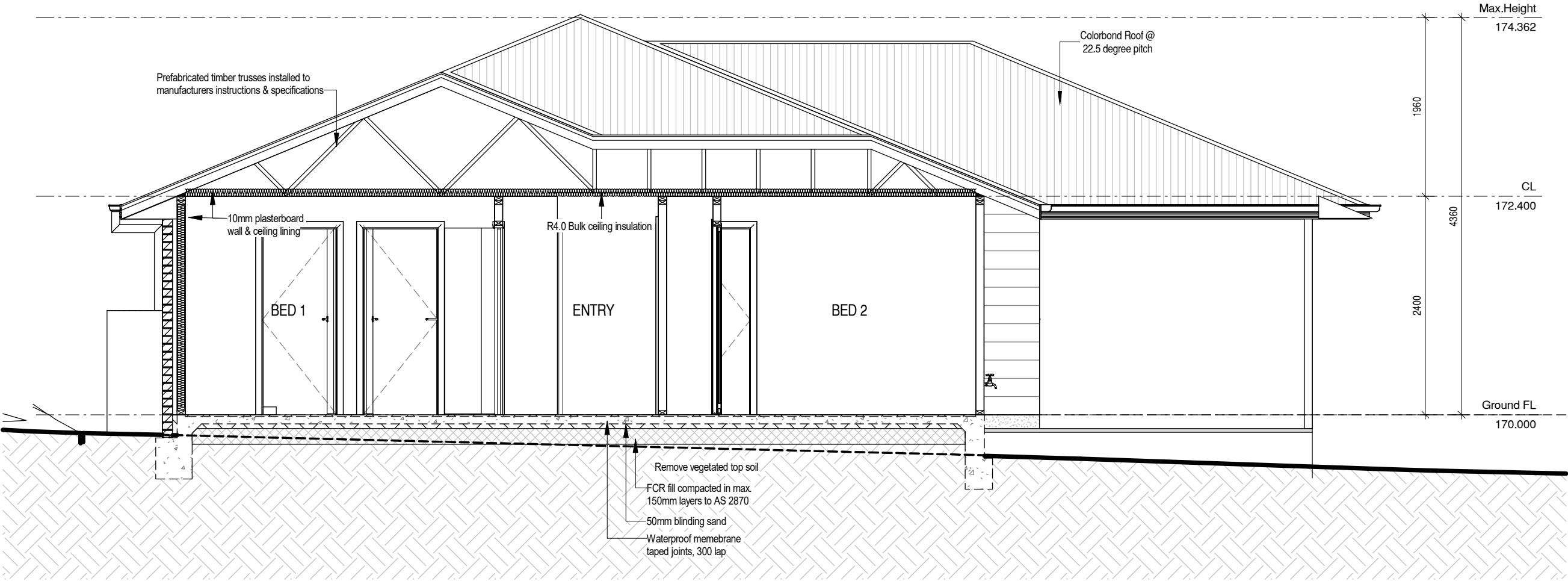


RONALD  
YOUNG + CO  
BUILDERS

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

Site Classification 'Class M'

IMPORTANT NOTE:  
All framing to be (MGP10) Pine.



GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: SECTION

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

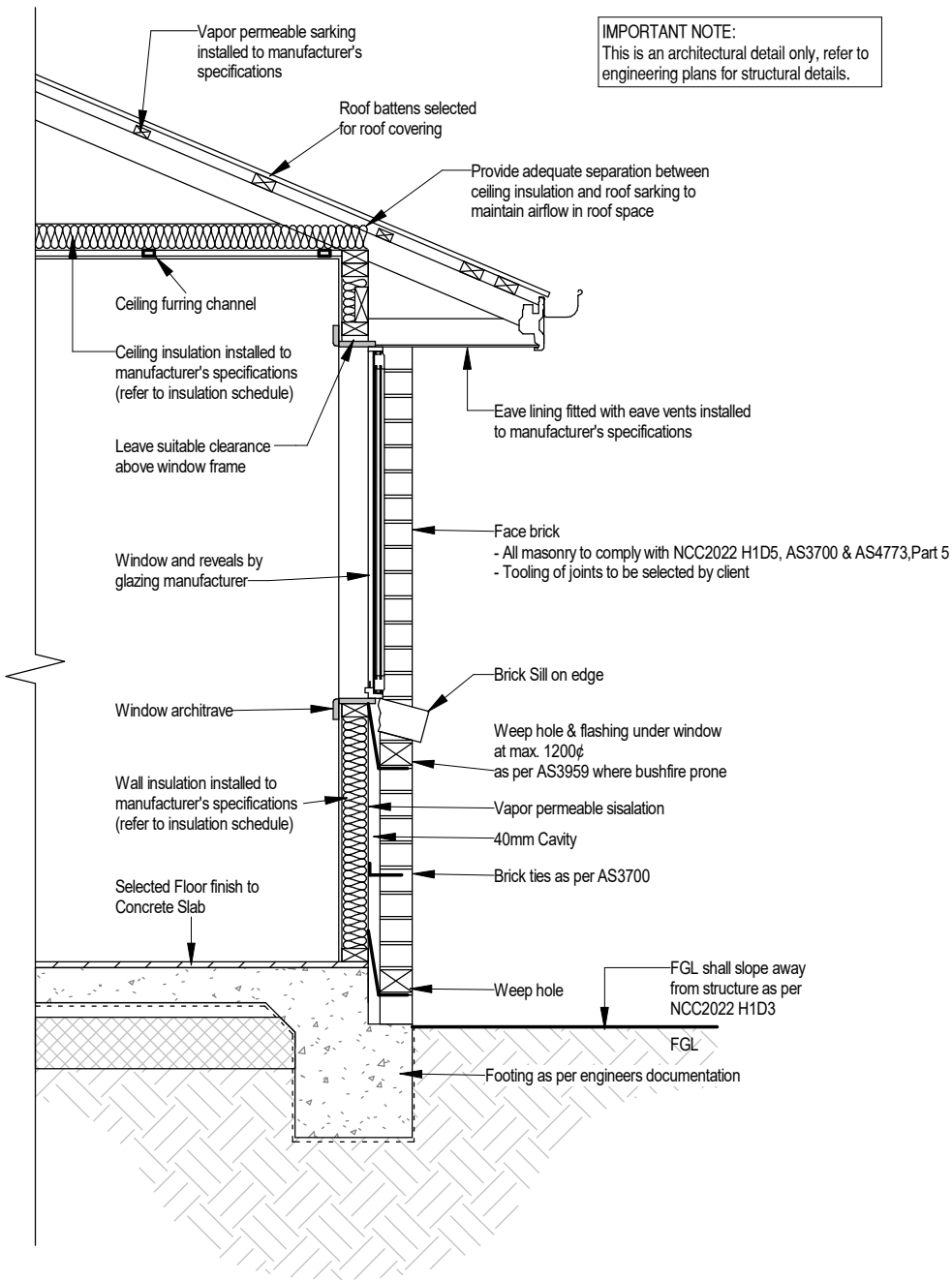
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	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

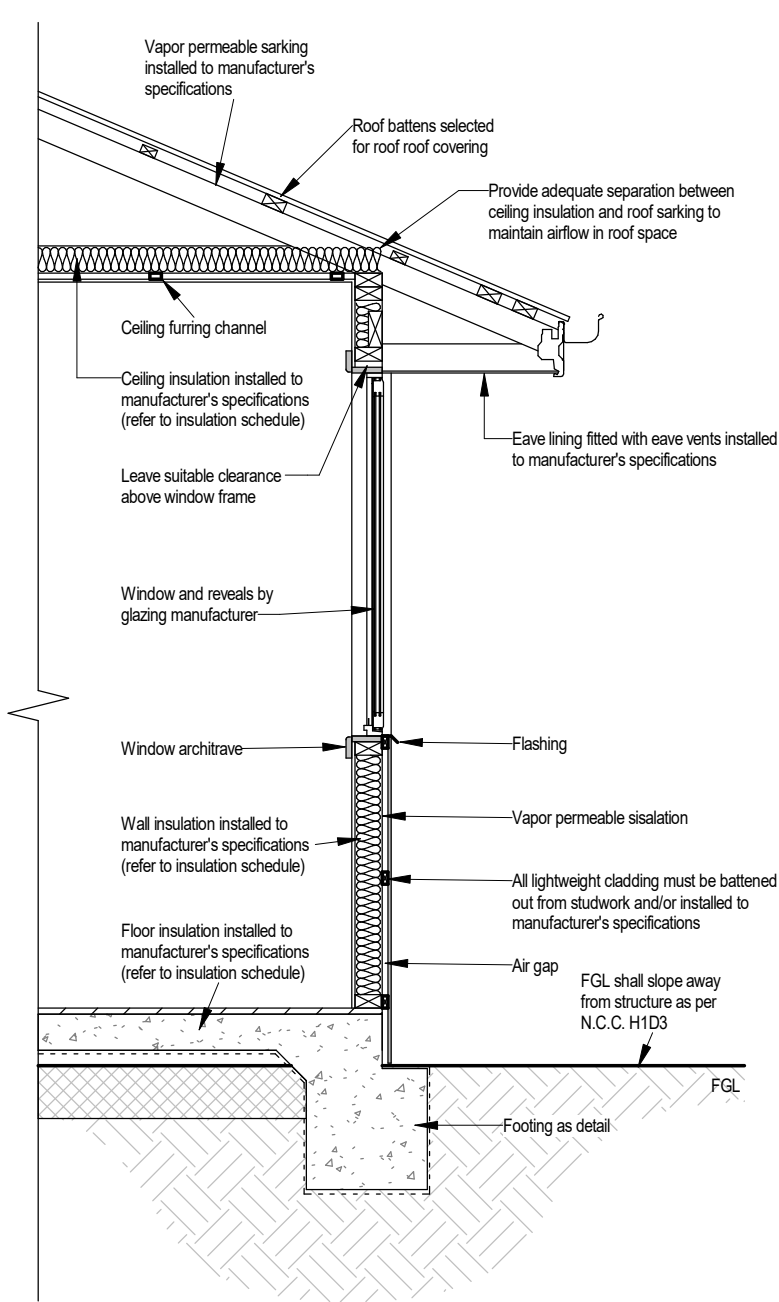
THIS PLAN IS ACCEPTED BY:

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

DATE:



TYPICAL WALL DETAIL  
(BRICK VENEER)



TYPICAL WALL DETAIL  
(LIGHTWEIGHT CLADDING)

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: DETAILS

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 25

Rev.	02.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

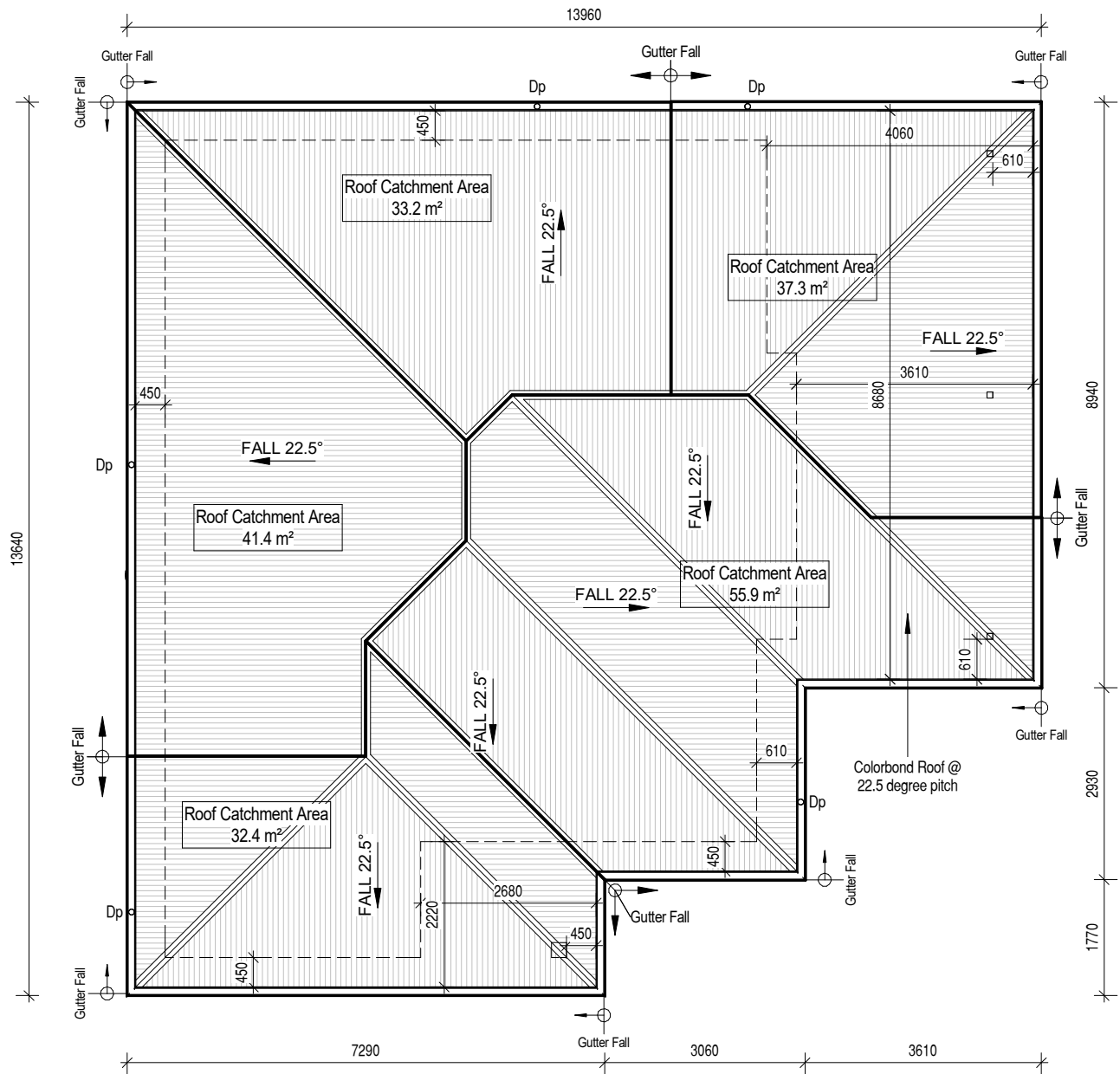
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:



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Phone 03 6234 7633



ROOF CATCHMENT AREA CALCULATION		
Ah	168.4 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	200.1 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 7.4.3d)
Acdp	70	Max.catchment area of roof per 90mm downpipe
Downpipes required	3	Ac / Acdp
Downpipes provided	5	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:  
The position and quantity of downpipes are not to be altered without consulting with designer.  
Areas shown are surface / catchment areas NOT plan areas.  
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).  
All roof areas shown are indicative only and not to be used for any further purpose.

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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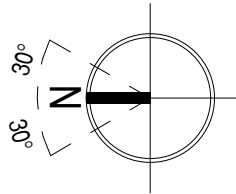
DRAWING: ROOF PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:



PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

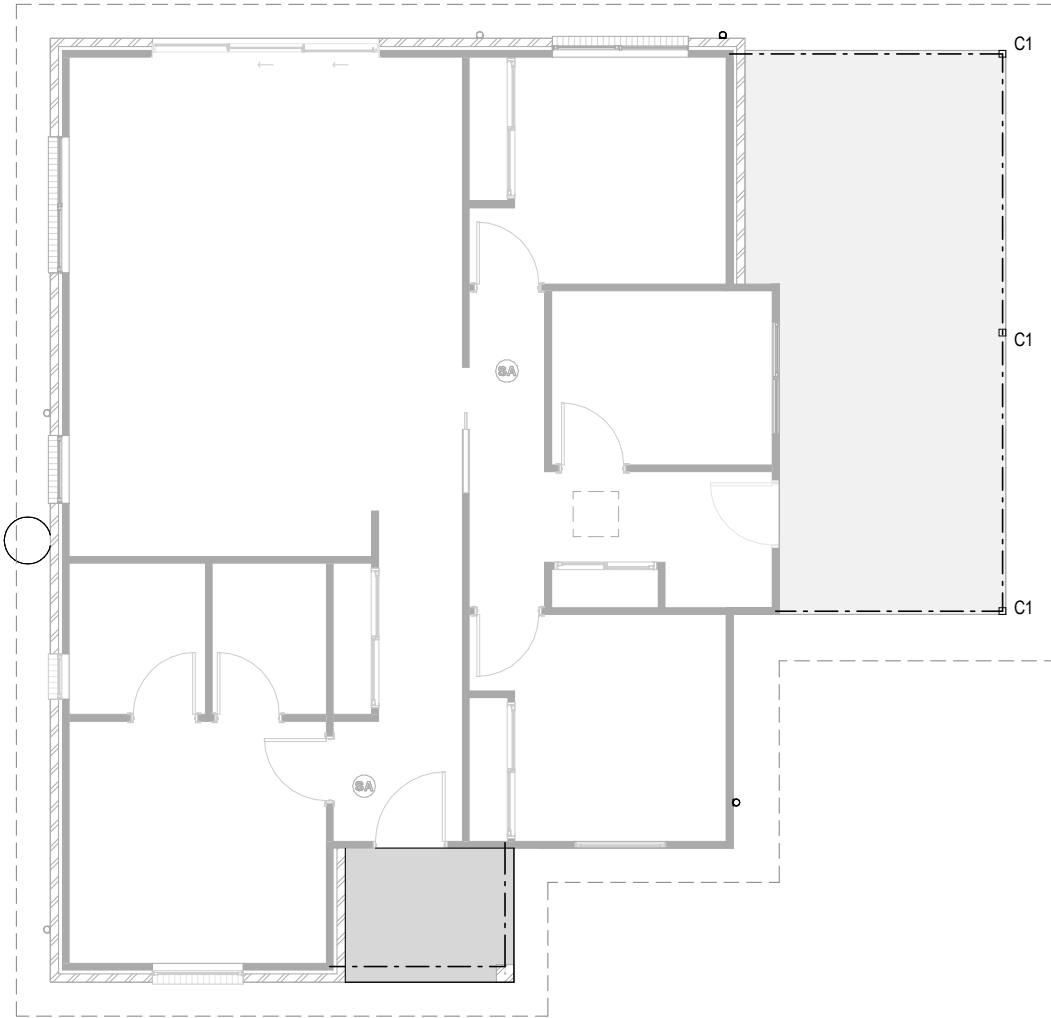
Rev.	02.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

SMC - KEMPTON  
RECEIVED  
8/09/2025

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

DATE:



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Phone 03 6234 7633

BRACING LEGEND

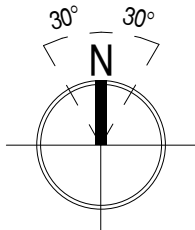
- D - DOUBLE DIAGONAL METAL STRAP  
AS PER TABLE 8.18 FIG (d) CAPACITY 3.0 kN/m
- H - PLYWOOD AS PER TABLE 8.18 FIG  
(h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

- REFER TO ENGINEERING DRAWING SHEETS FOR TIE DOWN DETAILS
- REFER TO ENGINEERING DRAWING SHEETS FOR WALL BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE NON- LOAD BEARING.



PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

BAL : LOW

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DRAWING: BRACING PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



THIS PLAN IS ACCEPTED BY:

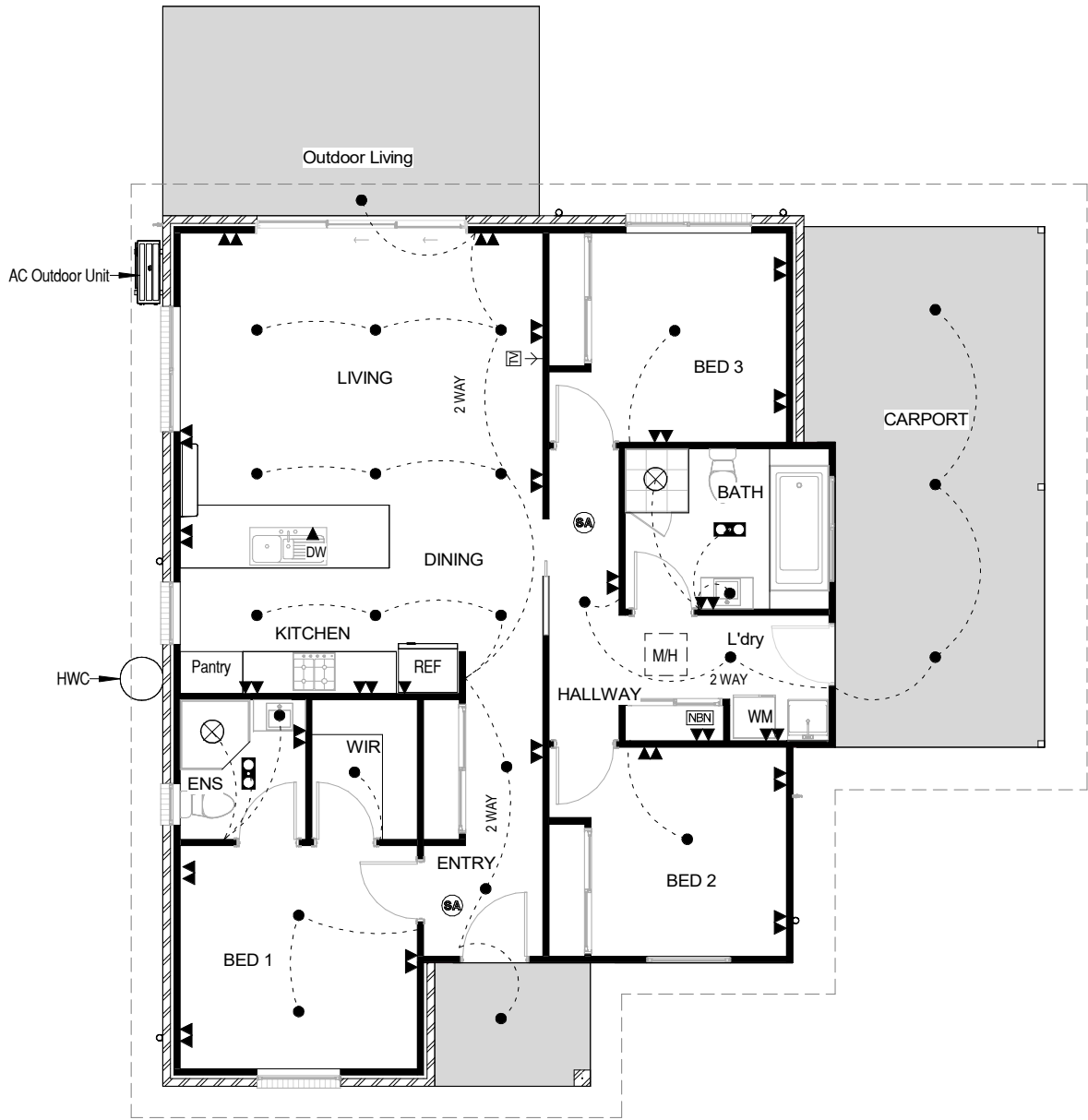
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:



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Phone 03 6234 7633



ELECTRICAL LEGEND		
		No.s
▼	Single GPOs	2
▼▼	Double GPOs	23
NBN	Phone / NBN point	1
TV →	TV point	1
●	LED Downlight	25
T	Tastics	2
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	2

NOTES:  
- Rangehood to be ducted to outside  
- External NBN under meterbox [where applicable]  
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light  
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: ELECTRICAL PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

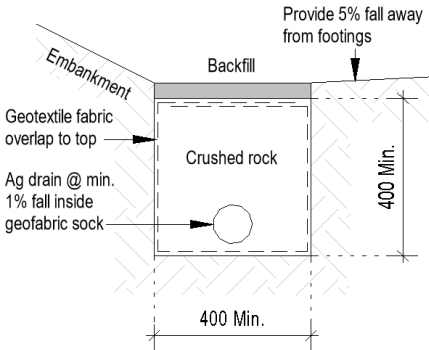
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
SIGNATURE:

DATE:



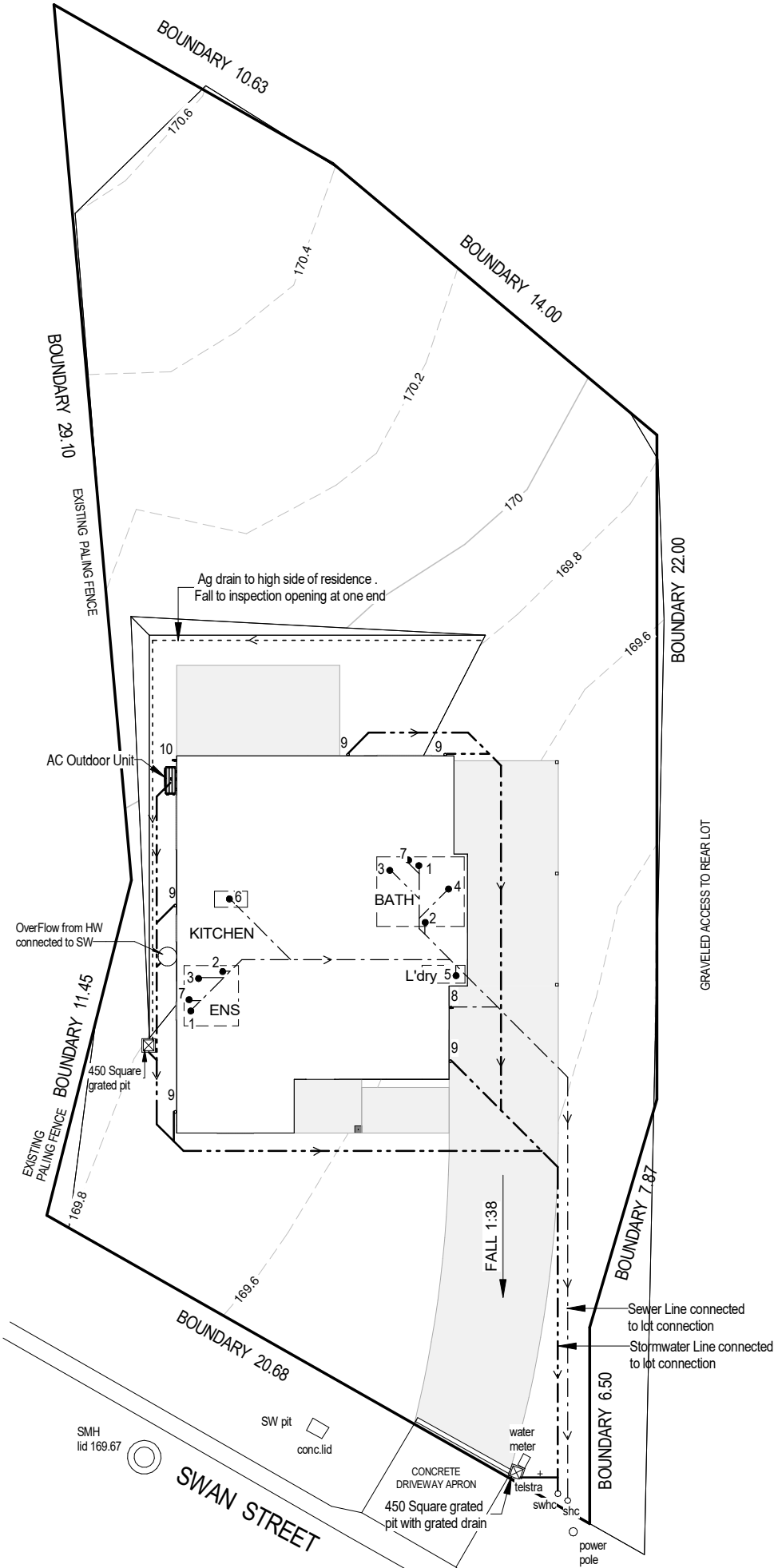
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YOUNG + CO  
BUILDERS

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



AG Drain (Typical)

LEGEND		
Abbr.	TYPE	Min. Ø 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	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
Sewer line 100Ø UPVC U.N.O.		
Stormwater line 100Ø UPVC U.N.O.		



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

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: DRAINAGE PLAN

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 200

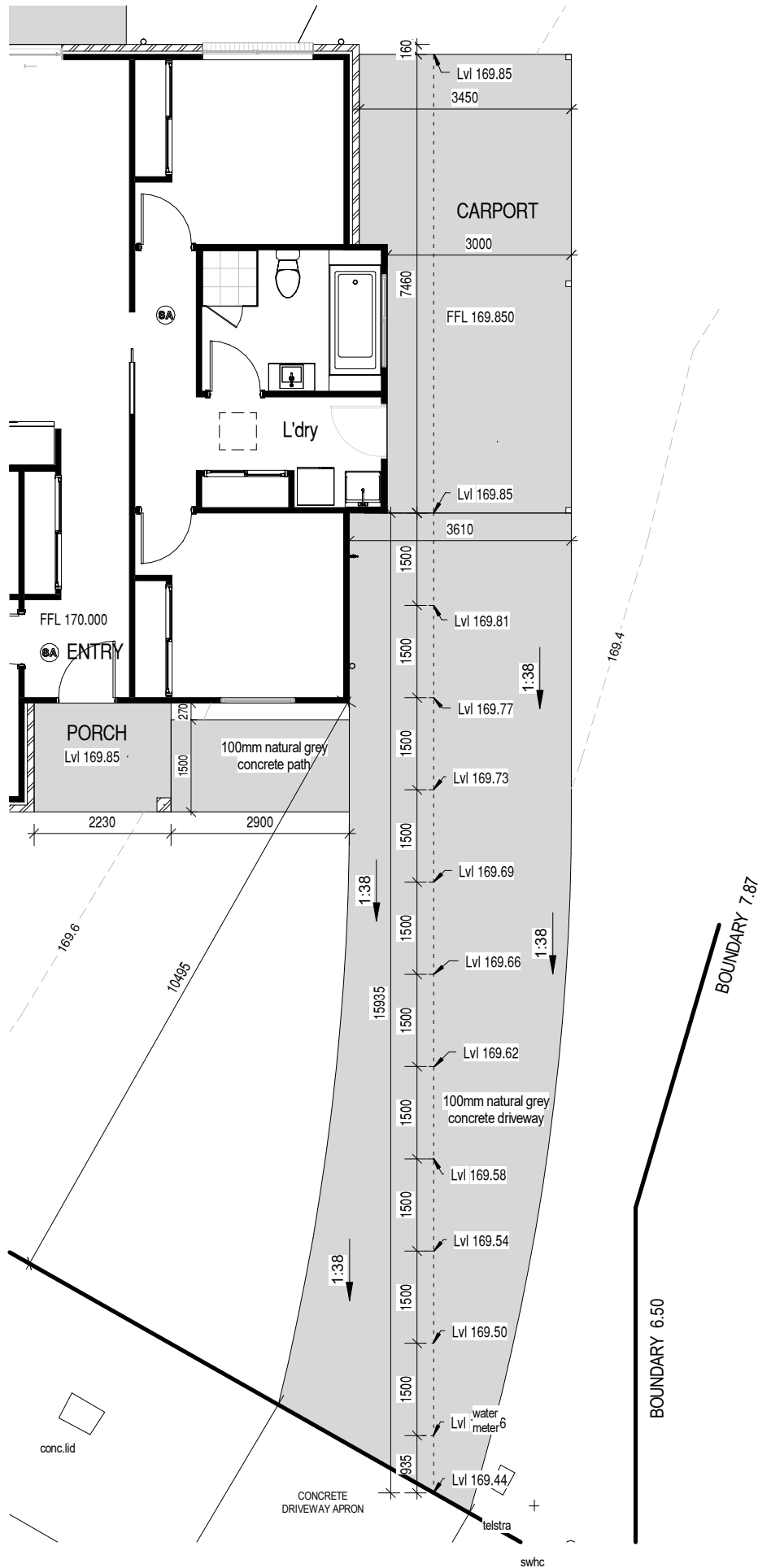
	02.09.2025	BA PLANS	RK
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YOUNG + CO  
BUILDERS

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

GLAZING NOTE:  
All windows are Double glazed

BAL : LOW

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DRAWING: DRIVEWAY CHAINAGE

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

Rev.	02.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

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Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description

Proposed Dwelling\_2347-DFY Investments Pty Ltd -Lot 3, 62 Swan Street , Bagdad

Classification

Class 1

Number of rows preferred in table below

12

(as currently displayed)

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES		
						Adjustment Factor One	Dimming Percentages		Adjustment Factor Two	Dimming Percentages		Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
						Adjustment Factors	% Area	% of full power	Adjustment Factors	% Area	% of full power	System Allowance	System Design	
1	LIVING	Living room	20.3 m <sup>2</sup>	60 W	Class 1 building							5.0 W/m <sup>2</sup>	3.0 W/m <sup>2</sup>	8% of 56%
2	KITCHEN	Kitchen	8.1 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	3.0 W/m <sup>2</sup>	8% of 56%
3	ENS	Bathroom	3.6 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	6.7 W/m <sup>2</sup>	18% of 56%
4	WIR	Other	3.0 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	4.0 W/m <sup>2</sup>	11% of 56%
5	BED 1	Bedroom	10.9 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	2.2 W/m <sup>2</sup>	6% of 56%
6	BED 2	Bedroom	9.0 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	1.3 W/m <sup>2</sup>	4% of 56%
7	BED 3	Bedroom	9.0 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	1.3 W/m <sup>2</sup>	4% of 56%
8	BATH	Bathroom	6.8 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	3.5 W/m <sup>2</sup>	9% of 56%
9	HALLWAY	Corridor	4.5 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	7% of 56%
10	DINING	Lounge room	5.2 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	2.3 W/m <sup>2</sup>	6% of 56%
11	ENTRY	Corridor	5.6 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	4.3 W/m <sup>2</sup>	12% of 56%
12	L'DRY	Laundry	4.5 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	7% of 56%

90.5 m<sup>2</sup> 252 W

Allowance Design Average  
Class 1 building 5.0 W/m<sup>2</sup> 2.8 W/m<sup>2</sup>

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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GLAZING NOTE:  
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BAL : LOW

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DRAWING: LIGHTING CALCULATIONS & WINDOW SCHEDULE  
DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



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General Notes (NCC 2022 BCA Vol 2)

• All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, National Construction Code 2022

Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

\* Unless otherwise specified, the term BCA shall refer to National Construction Code 2022 Building Code of Australia Volume 2.

• All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

• Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:  
–BCA H1D8 for Class 1 and 10 Buildings within a design wind speed of not more than N3;

• Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

• These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

• Step sizes (other than for spiral stairs) to be:  
–Risers (R) 190mm maximum and 115mm minimum  
–Going (G) 355mm maximum and 240mm minimum  
–2R + 1G = 700mm maximum and 550mm minimum  
–with less than 125mm gap between open treads.

• All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

• Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:  
– 1000mm min. above finished surface level of balconies, landings or the like, and  
–865mm min. above finished surface level of stair nosing or ramp, and  
–vertical with less than 125mm gap between, and  
–any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2022 BCA Part 11.3.4 for Class 1 and 10 Buildings

• Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

• Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

• Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010 ‘Masonry in small buildings’ Part 1: Design.

• All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

• These drawings shall be read in conjunction with all relevant structural and all other consultants’ drawings/ details and with any other written instructions issued in the course of the contract.

• Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.

• Figured dimensions take precedence over scaled dimensions.

• The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

• The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

• Installation of all services shall comply with the respective supply authority requirements.

• The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

• A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

• The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than  
–100mm under soil  
–50mm under paved or concrete areas  
–100mm under unreinforced concrete or paved driveways  
–75mm under reinforced concrete driveways

BRICKWORK:

ALL BRICKWORK IN ACCORDANCE WITH AS3700.  
ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED. PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.  
PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC2022 PART 5.2.5. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.  
PROVIDE FACE FIXING CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS.  
INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS (TYPICAL) OR AS SPECIFIED BY ENGINEER'S DETAILS.  
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEER'S DETAILS  
AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

ARTICULATION JOINTS:

aj DENOTES LOCATION OF ARTICULATION JOINTS FOR BRICKWORK, MAXIMUM 5.0 METRE SPACING.  
WHEN ARTICULATION JOINTS ARE REQUIRED, THEY SHALL BE FILLED TO PREVENT MOISTURE PENETRATION AND SPACED AT CENTRES NOT EXCEEDING THE VALUE GIVEN IN TABLE 12.14. AS 3700  
ARTICULATION JOINTS SHALL BE PLACED AT A DISTANCE FROM ALL CORNERS NOT LESS THAN 0.5M AND NOT GREATER THAN 3.0M.

MECHANICAL VENTILATIONS:

MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.  
REQUIREMENTS IF APPLICABLE.  
LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY.  
ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.



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SMOKE DETECTORS AND ALARM:

SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC2022 PART 9.2 AND SPECIFICATIONS E2.2a.  
FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:  
- COMMON STAIRWAY ON EACH LEVEL,  
- ANY STOREY CONTAINING BEDROOMS,  
FOR PUBLIC AREAS, REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.  
COORDINATE WITH LOCATION OF LIGHTS OR OTHER ELECTRICAL FITTINGS ON CEILING.

WET AREAS:

ALL WET AREA TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE CURRENT NCC2022 PART 10.2 AND AS 3740. PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH AND COMPLETE WITH UPTURNED FLASHINGS IS REQUIRED TO ALL WET AREAS INCLUDING TOILETS, BATHROOMS, ENSUITES, ETC TO:  
- FLOORS: WITHIN 1500mm MIN. OF AN UNENCLOSED SHOWER  
- WALLS: TO 1800mm MIN. ABOVE FLOOR TO SHOWER ENCLOSURES AND ALCOVES,  
40mm EITHER SIDE OF A JUNCTION,  
150mm MIN. SPLASHBACKS ABOVE BATHS, SINKS, BASINS AND TROUGHS.  
SELECTED WATERPROOFING MEMBRANE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR USE IN THE LOCATION PROPOSED.  
THE FLOOR OF EACH BATHROOM AND LAUNDRY LOCATED AT ANY LEVEL ABOVE A SOLE OCCUPANCY UNIT OR PUBLIC SPACE MUST BE ENSURE A MINIMUM FALL WITHIN THE SHOWER BASE OF 1:60 TO A FLOOR WASTE THAT IS SIZED TO SUIT THE WATER FLOW. THIS INSTRUCTION OVERRIDES THE ALL OTHER DIRECTIONS ON SHOWER BASES.

BAL : LOW

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DRAWING: GENERAL NOTES

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

Scale: 1 : 1000

THIS PLAN IS ACCEPTED BY:

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SITEWORKS

Excavation and filling of site to be in accordance with BCA Part 3.2 and AS 2870.

Drainage works to be in accordance with BCA Part 3.3 & AS/NZS 3500.3.2.

Surface drainage - finished ground to fall away from building 50mm in 1000mm.

Finished slab level to be;

150 above finished ground.

50 above paved surfaces.

Prevent ponding of water under suspended floors.

All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.

Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.

All unprotected embankments must comply with the slope ratios for soil type in Table 3.2.1 of the current N.C.C

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
Stable Rock (A)	3:3	8:1
SAND(A)	1:2	1:2
FIRM CLAY (M-E)	1:2	1:1
SOFT CLAY (M-E)	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

FOOTINGS AND SLAB

Generally, to be in accordance with AS 2870. Preparation for placement of concrete and reinforcement to be to AS 2870.

Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.

The site classification to be in accordance with AS 2879. Alternatively, footings & slabs to be in accordance with structural engineer's design & specification.

MASONRY

Generally, masonry walls to be constructed in accordance with BCA H1D5 & AS 3700.

Un-reinforced masonry to BCA 5.4. Reinforced masonry to BCA 5.2. Masonry accessories to BCA 5.6. Weatherproofing of to BCA 5.7.

FRAMING

Timber framing to be in accordance with AS 1684. Manufactured timber members to be in accordance with prescribed framing manual.

Sub-floor ventilation in accordance with BCA 6.2. Sub floor area to be clear of organic materials & rubbish.

Provide vent openings in substructure walls at a rate of not less than6000mm2 per meter of wall length, with vents not more than 600mm from corners.

150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.

Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.

Structural steel framing to be in accordance with BCA 6.3, AS 1250, AS 4100 & structural engineers design & specification

ROOF AND WALL CLADDING

Generally, to be in accordance with BCA H1D7. Roof cladding to be in accordance with BCA 3.5.1 and:

Roof tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1.

Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.

Gutters and downpipes, generally to be in accordance with BCA 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.

Eaves, internal and valley guttering to have cross sectional area of 6500mm2.

Downpipes to be 900 or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.

Wall cladding to be installed in accordance with BCA part 7.5.2 &

Manufacturers specification.

Flashings to BCA 7.5.6.

GLAZING

Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type.

Windows to comply with BCA part 11.3.7 Protection of Openable Windows.

SERVICES

Generally, in accordance with 13.7.

Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally, to be in accordance with BCA Part H3. Fire separation to be in accordance with BCA H3D2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/ 60/60 Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary.

Smoke alarm installations to be in accordance with BCA H3D3. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations;

Ceilings - 300 away from wall junction. Cathedral ceiling - 500 down from apex.

Walls - 300 down from ceiling junction.

Heating appliances generally to be in compliance with BCA 37.4 & AS 2918

Fireplace - extend hearth 150 to side of opening. 300 in front of opening.

Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gaps to combustible wall, extend 600 above unit.

Flue installation to BCA 9.3.3.

Top of chimney/ flue to terminate300 above horizontal plane 3600 away from roof.

Construction in Bush Fire Area to be in accordance with BCA 37.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and BCA H4D2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture. Ceiling heights to be in accordance with BCA H4D4. Refer to drawing.

FACILITIES

Generally, to be in accordance with BCA H4D5. Required facilities in accordance with 10.4.1. Refer to plan for locations.

Sanitary compartment to be in accordance with BCA 10.4.2. Refer to plan for detail.

Provision of natural light to be in accordance with 10.5.1.

Windows/ roof lights to provide light transmittion area equal to 10% of floor area of room.

Ventilation to be in accordance with BCA 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.

Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with BCA 10.6.2.

STAIR CONSTRUCTION

Generally, to be in accordance with H5D2. Stairs.

Maximum of 18 risers to each flight. Riser opening to be less than 125.

Treads to have non slip surface or nosing. Risers - min. 115, max. 190.

Tread - min 240, max. 355. Balustrade.

Generally, in accordance with BCA2022 H5D3. Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.

865 high on stairs, measured from line of stair nosing

1000 high above floor or landing.

Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000

above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY

Generally, in accordance with BCA2022 H6D2. Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)

All hot water plumbing to be insulated in accordance with AS/NZS 3500:

Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

BUILDING FABRIC

Generally, in accordance with Part 13.2 BUILDING FABRIC INSULATION Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

REFLECTIVE BUILDING MEMBRANE

To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.

BULK INSULATION

To maintain thickness and position after installation Continuous cover without voids except around services / fittings.

ROOF INSULATION

Roof construction to achieve minimum additional R Value of R4 .0 unless noted otherwise.

Roof lights to comply with 13.2.4.

EXTERNAL WALLS

External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.

Wall surface density minimum - 220kg/m2 FLOORS

Generally, in accordance with 13.2.6.

Suspended floor with an unenclosed perimeter required to achieve a minimum

Total R Value of R2.0.

Concrete slab on ground with an in-slab heating system to be insulated to R1.0

around vertical edge of slab perimeter. ATTACHED CLASS 10a BUILDING

External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING

Generally, in accordance with Part 13.3.

To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.

Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally, in accordance with Part 13.4.

Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.

External windows & doors to habitable rooms / conditioned spaces to be fitted

with air seal to restrict air infiltrations.

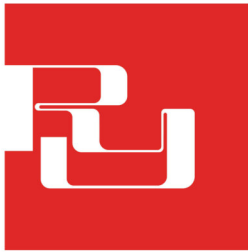
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filler.

Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

AIR MOVEMENT

Generally, in accordance with Part 13.5.

Windows to comply with BCA 11.3.7 Protection of Openable Windows.



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BAL : LOW

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DRAWING: BCA COMPLIANCE

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

	02.09.2025	BA PLANS	RK
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## BAL LOW

### GENERAL

This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL-LOW.  
The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non vegetated areas (see AS3959 Clause 2.2.3.2).

### SUB-FLOOR

This standard does not provide construction requirements for subfloor supports, poles, piers, stumps and columns.

### CONCRETE SLABS ON GROUND

This standard does not provide construction requirements for concrete slabs on the ground.

### ELEVATED FLOORS

This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

### WALL

This standard does not provide construction requirements for the exposed components of an external wall.

### JOINT

This standard does not provide construction requirements for joints.

### VENTS AND WEEPHOLES

This standard does not provide construction requirements for vents and weepholes.

### BUSHFIRE SHUTTERS

This standard does not provide construction requirements for bushfire shutters.

### SCREENS FOR WIDOWS AND DOORS

This Standard does not provide construction requirements for window and door screens.

### WINDOWS

This standard does not provide construction requirements for windows.

### SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD)

This standard does not provide construction requirements for side-hung external doors (including french doors, panel fold and bifold).

### SLIDING DOORS

This standard does not provide construction requirements for sliding doors.

### VEHICLE ACCESS DOORS

This standard does not provide construction requirements for vehicle access doors.

### ROOFS

This standard does not provide construction requirements for roofs.

### VERANDA, CARPORT AND AWNING

This standard does not provide construction requirements for veranda, carport and awning.

### ROOF PENETRATIONS

This standard does not provide construction requirements for roof penetrations.

### EAVES LININGS, FASCIAS AND GABLES

This standard does not provide construction requirements for eaves linings, fascias and gables.

### GUTTERS AND DOWNPIPES

This standard does not provide construction requirements for gutters and downpipes.

### VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.  
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

### ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requirements for enclosed subfloor spaces of verandas, decks, steps, ramps and landings.

### UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

### BALUSTRADES, HANDRAILS OR OTHER

This standard does not provide material requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

### WATER AND GAS SUPPLY

This standard does not provide construction requirements for water and gas supply pipes.

AS3500.1(2003)

(Amend 2 2010)

### 5.23 BUSHFIRE ZONES

Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1345-1995



RONALD  
YOUNG + CO  
BUILDERS

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

AS3959:2018 to take precedence over this document

All information on this sheet has been extracted from  
AS3959:2018

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 100

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

## BAL : LOW

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of Ronald Young & Co Builders Pty Ltd.  
Compliance No. CC102Y - James Collins

DRAWING: BAL NOTES

DATE: 02.09.2025

PROJECT No: 2347

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:

Wet Areas (to comply with BCA H4D2 and AS 3740)

H4D2 Part 10.2.1 Wet Areas

Building elements in *wet areas* within a building must:

- (a) be *waterproof* or *water resistant* in accordance with Table 10.2.2; and
- (b) comply with AS 3740.

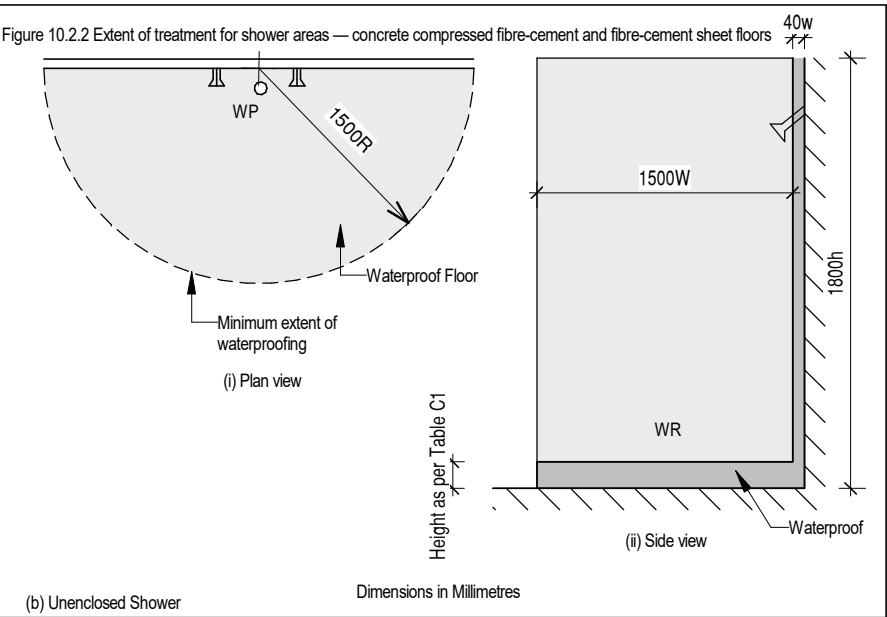
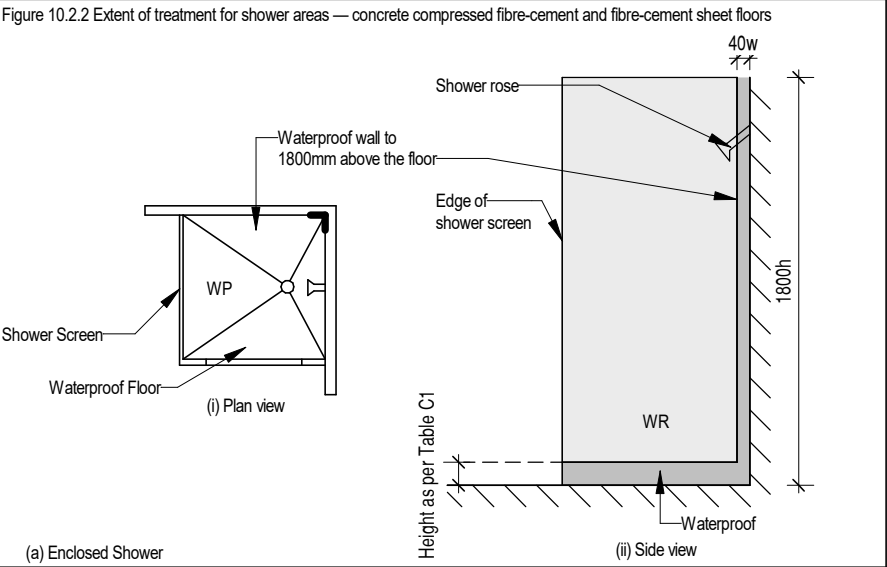
Table 10.2.2 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fix-ture is installed	Floors and horizon-tal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate	Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction	Wall/floor junctions within the shower area must be waterproof	Waterproof penetrations in shower area.
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	N/A	N/A	a) Waterproof wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel/ for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel/ for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) Waterproof to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)Waterproof junctions within 150 mm above bath or spa; and (b)No requirement under bath.	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

Vessels or area where the fix-ture is installed	Floors and horizon-tal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Other areas					
Laundries and WCs	Water resistant floor of the room	N/A	N/A	Water resistant wall / floor junctions, and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other vessels (e.g. sink, basin or laundry tub	N/A	Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.	Waterproof wall junctions where a vessel is fixed to a wall.	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing  
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.



For further wet area notes not shown on this document, refer to AS3740 AS3740 to take precedence of this document

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

BAL : LOW

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DRAWING: WET AREA SPECIFICATIONS

DATE: 02.09.2025

PROJECT No: 2347

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR DFY INVESTMENTS PTY. LTD.  
AT Lot 3, 62 SWAN STREET, BAGDAD

Scale: 1 : 1

	02.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



Department of Natural Resources and Environment Tasmania

LAND TITLES OFFICE - LAND TASMANIA

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



19 May 2023

TO: **ABETZ CURTIS**  
**GPO BOX 405**  
**HOBART TAS 7001**

**NOTICE OF ACCEPTANCE  
OF**

**SEALED PLAN NO: 185004**

**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
185004	3	Dispatched on: 22-May-2023 To: ABETZ CURTIS
185004	4	Dispatched on: 22-May-2023 To: ABETZ CURTIS
185004	1	Dispatched on: 22-May-2023 To: ABETZ CURTIS
185004	2	Dispatched on: 22-May-2023 To: ABETZ CURTIS
185004	5	Dispatched on: 22-May-2023 To: ABETZ CURTIS

ROBERT MANNING  
Recorder of Titles

SP 185004

## 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 *Southern Midlands Council*

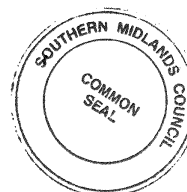
has been affixed, pursuant to a resolution of the Council of the said municipality

passed the *14* day of *April* 20*23* in the presence of us

Member

Member

Council Delegate



Council Reference

*SA 2022/03*

## 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

*DH 28/4/23*

Examined

*DH 28/4/23*

GRANTEE: PART OF 850 Acres GTD TO JOHN SWAN

BY SURVEYOR:

N. D. LEARY of  
LEARY, COX & CRIPPS SURVEYORS  
Unit G04 40 Mole Street, HOBART TAS 7000  
P 03 6118 2030  
E [admin@lcsurvey.com](mailto:admin@lcsurvey.com)

LOCATION:

LAND DISTRICT OF MONMOUTH  
PARISH OF STRANGFORD

SCALE 1: 400

LENGTHS IN METRES

Registered Number

SP 185004

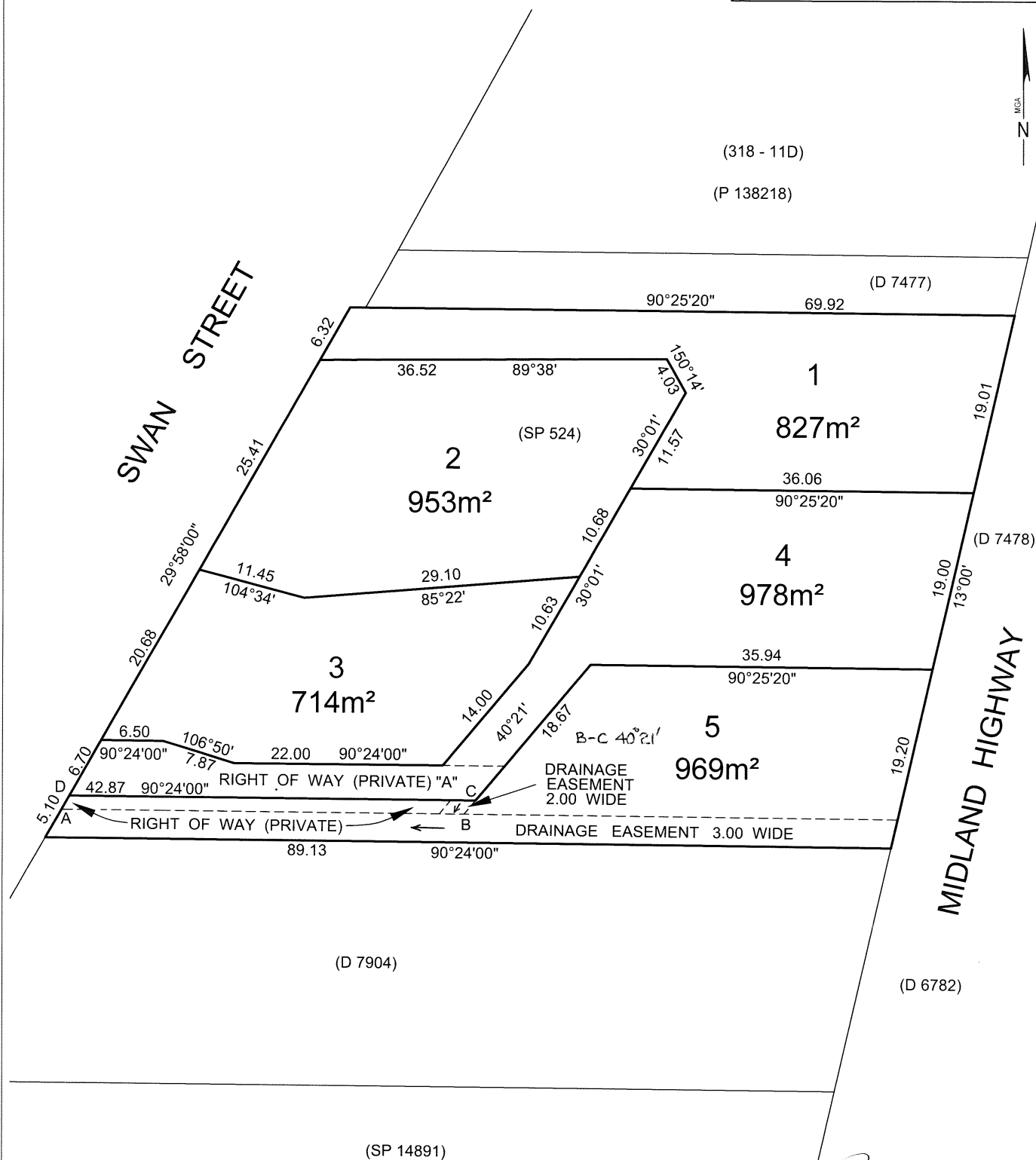
APPROVED  
EFFECTIVE


FROM 19 MAY 2023

Recorder of Titles

## PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



  
Registered Land Surveyor

12/2/2023  
Date

  
Council Delegate

14/4/23  
Date

## SCHEDULE OF EASEMENTS

Registered Number

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS  
& MORTGAGEES OF THE LAND AFFECTED.  
SIGNATURES MUST BE ATTESTED.

**SP 185004**

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.

### **Easements**

Lot 5 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan.

Lot 5 on the Plan is subject to a right of drainage in gross in favour of the Crown over the "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan.

Lot 5 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the "DRAINAGE EASEMENT 2 .00 WIDE" shown on the Plan.

Lot 4 on the Plan is subject to a right of carriageway (appurtenant to Lot 5 on the Plan) over the "RIGHT OF WAY (PRIVATE) "A" shown on the Plan.

Lot 5 on the Plan is together with a right of carriageway over the "RIGHT OF WAY (PRIVATE) "A" shown on the Plan.

Lot 5 on the Plan is subject to a right of carriageway (appurtenant to Lot 4 on the Plan) over the "RIGHT OF WAY (PRIVATE) ABCD" shown on the Plan.

Lot 4 on the Plan is together with a right of carriageway over the "RIGHT OF WAY (PRIVATE) ABCD" shown on the Plan.

SUBDIVIDER: DFY INVESTMENT PTY LTD  
FOLIO REF: CTs 35467/1  
SOLICITOR  
& REFERENCE: Abetz Curtis - 220233

PLAN SEALED BY: *Southern Midlands Council*  
DATE: *14/4/23*  
*SA2022/03*  
REF NO. *SA2022/03*  
*[Signature]*  
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

SP 185004

SUBDIVIDER: DFY INVESTMENT PTY LTD  
FOLIO REFERENCE: C/T 35467/1

PAGE 2 OF 3 PAGES

**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 extent 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.
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 125m<sup>2</sup> (including an attached garage).

**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 3 PAGES

Registered Number

**SP 185004**

SUBDIVIDER: DFY INVESTMENT PTY LTD  
FOLIO REFERENCE: C/T 35467/1

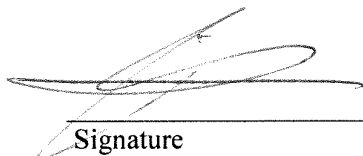
PAGE 3 OF 3 PAGES

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'.

**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 Fraccio  
Print name in BLOCK LETTERS

Director

Print position held in BLOCK LETTERS



Signature

STEFANOS YANNAKAKIS  
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.

To whom it may concern,

RE: Lot 3, 62 Swan Street, Bagdad

We/I, Steve Yannarakis give my/our consent for Ronald Young & Co Builders Pty Ltd to act as our agent for all matters relating to the above mentioned property.

Signed  \_\_\_\_\_

03 / 09 / 2025

Signed \_\_\_\_\_

\_\_\_ / \_\_\_ / \_\_\_\_