



Public Notice Details

Planning Application Details

Application No	DA2500156
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Property Details

Property Location	Lot 5 62 Swan Street Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	22/11/25
Advertising Closing Period	6/11/25
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	

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).

3bed, 2bth residential dwelling with carport. External brickwork, 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 5, 62 Swan Street Bagdad

Certificate of Title/s Volume Number/Lot Number:

185004 /5

Land Owners Name:

DFY Investment Pty Ltd

Full Name/s or Full Business/Company Name

Applicant's Name:

Marie Ashworth for Ronald Young + CO BuildersRonald 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

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				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

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)

Applicant Name (please print)

Marie Ashworth

Date

6/11/2025

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)

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

2355 Proposed Dwelling, RONALD YOUNG & CO.
LOT 5, 62 SWAN STREET, BAGDAD



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



Site Information

Land Title Reference : CT 185004/5
Wind Classification : TBC
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Site Area : 969 m²
Ground Floor : 113 m²
Car Port Area : 20.0 m²
Porch : 2.7 m²
Outdoor Living : 10.0 m²
Driveway (Approx.) : 86.0 m²

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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Compliance No. CC102Y - James Collins

DRAWING: COVER SHEET

DATE: 05.11.2025

PROJECT No: 2355

DRAWN BY: RK

DWG No: 00

Drawing No. Description

01 SITE PLAN
01A OVERALL_SITE PLAN
02 GROUND FLOOR PLAN
03 ELEVATIONS
04 SLAB_GROUND FLOOR
05 SECTION
05A DETAILS
06 ROOF PLAN
07 BRACING PLAN
08 ELECTRICAL PLAN

Drawing No. Description

09 DRAINAGE PLAN
10 DRIVEWAY CHAINAGE
11 LIGHTING CALCULATIONS & WINDOW SCHEDULE
12 GENERAL NOTES
13 BCA COMPLIANCE
14 BAL NOTES
15 WET AREA SPECIFICATIONS

Scale: 1 : 100

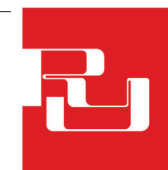
BA PLANS		05.11.2025	RK
Rev.	Description	Date	Drawn

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:

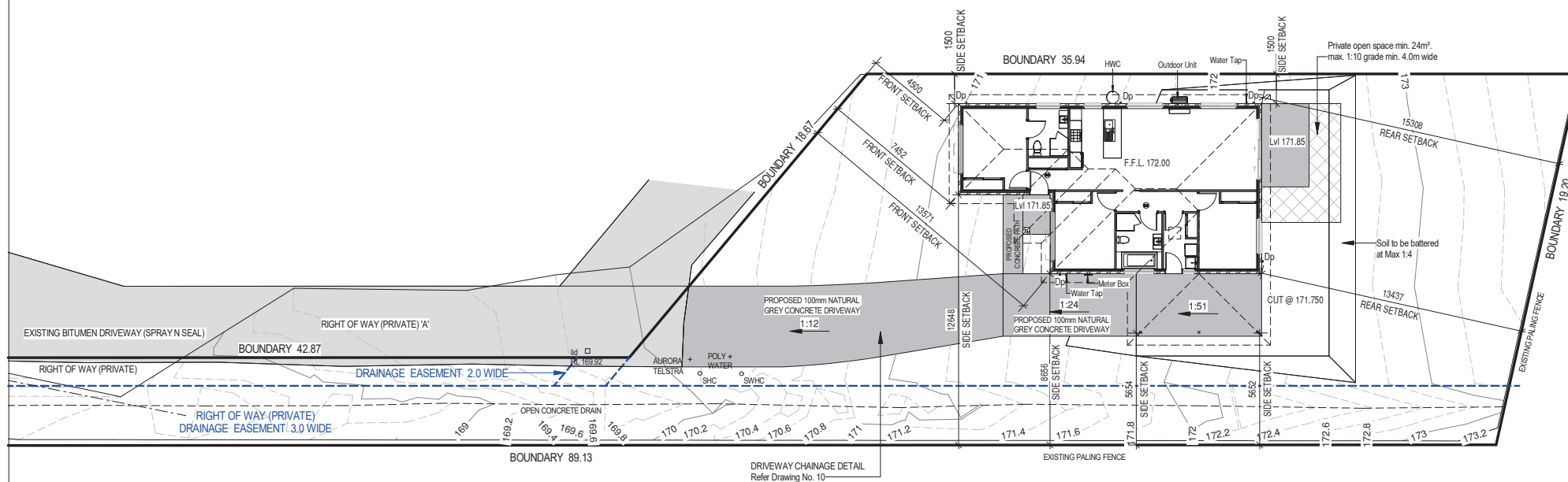
DATE: _____

Ground FL	172.000
CL	174.400



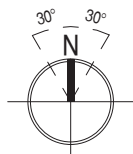
RONALD
YOUNG + CO
BUILDERS

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



AREA SCHEDULE

Site Area	:	969 m ²
<u>Ground Floor</u>	:	<u>113 m²</u>
Car Port Area	:	20.0 m ²
Porch	:	2.7 m ²
Outdoor Living	:	10.0 m ²
Driveway (Approx.)	:	86.0 m ²



Scale: 1 : 200

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

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: 05.11.2025

FILE NAME: 235

DRAWN BY: BK

DWG No:

DWG NO. _____

	05.11.2025	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:

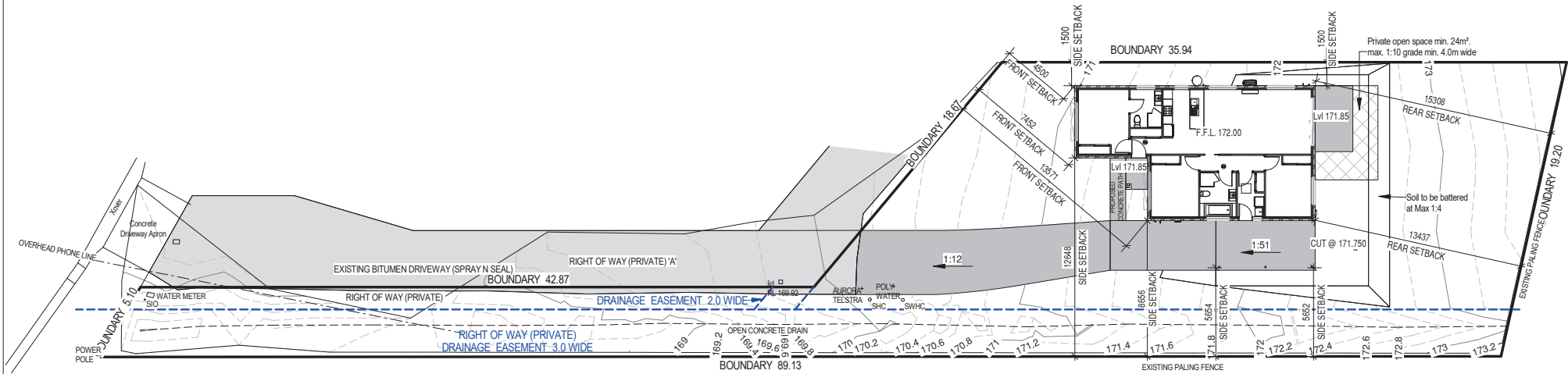
DATE:

Ground FL	172.000
CL	174.400



**RONALD
YOUNG + CO
BUILDERS**

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



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

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: OVERALL SITE PLAN

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

01A

Scale: 1 : 250

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

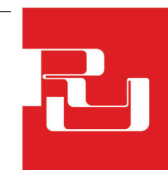
Rev.	Date	Revision Description	RK
	05.11.2025	BA PLANS	Drawn

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:

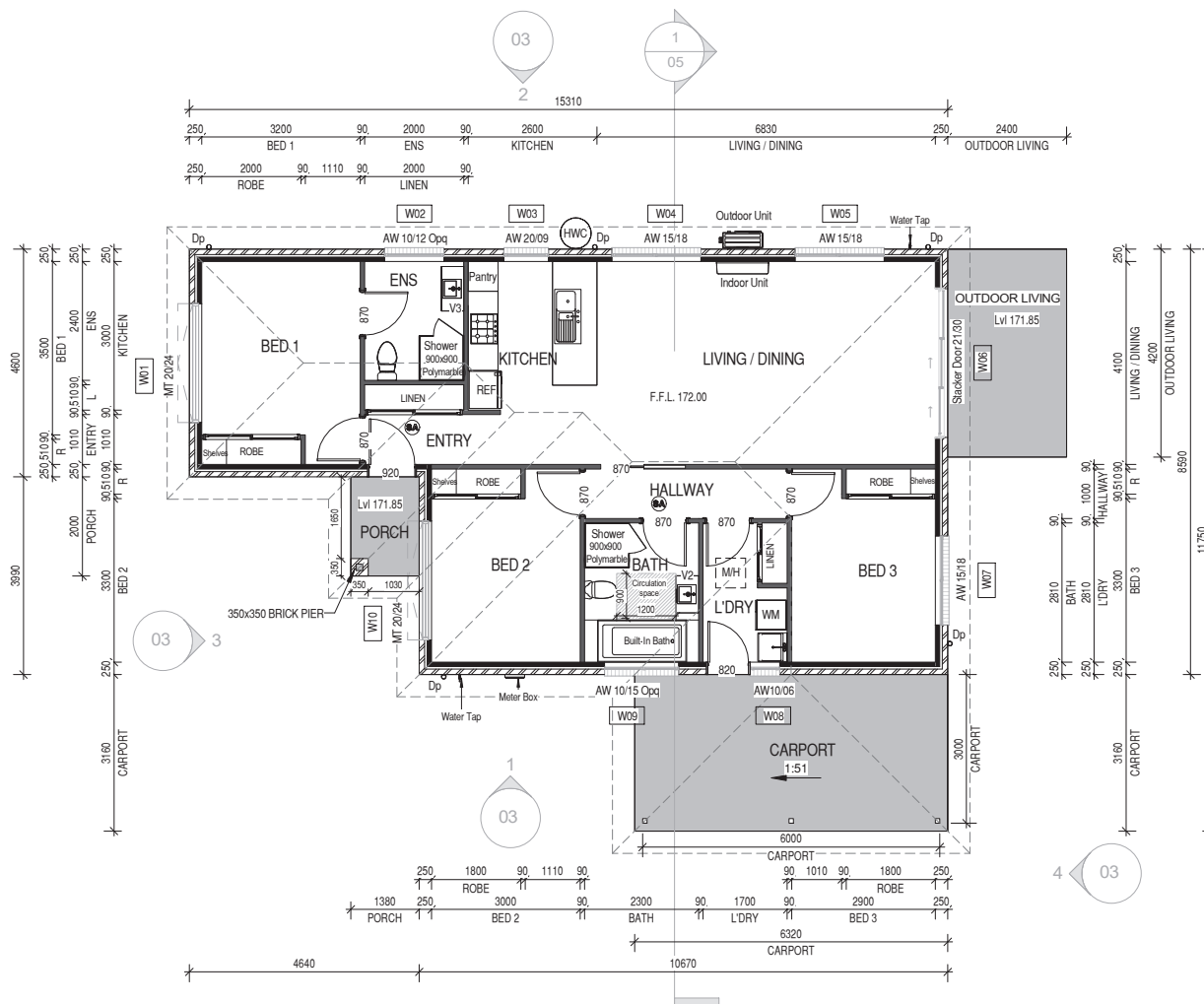
DATE:

Ground FL	172.000
CL	174.400



**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

Site Area	: 969 m ²
Ground Floor	: 113 m ²
Car Port Area	: 20.0 m ²
Porch	: 2.7 m ²
Outdoor Living	: 10.0 m ²
Driveway (Approx.)	: 86.0 m ²

GLAZING NOTE:

All windows are Double glazed

BAL : LOW

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DRAWING: GROUND FLOOR PLAN

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

Scale: 1 : 100

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

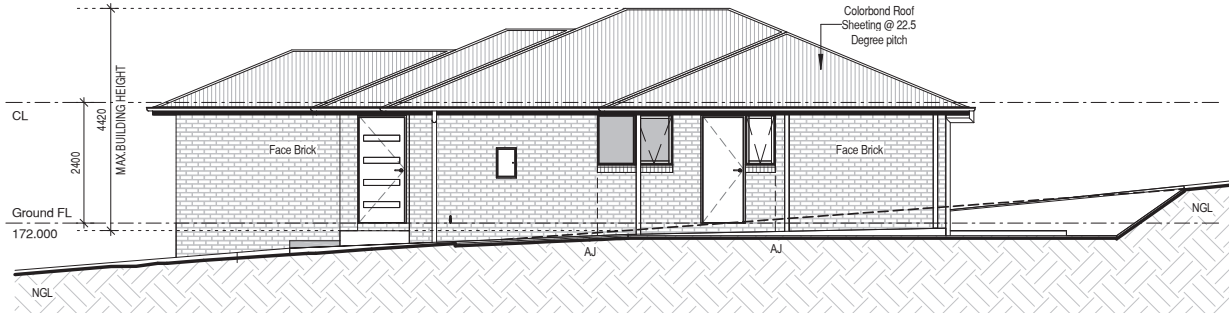
Rev.	Date	Revision Description	RK Drawn
05.11.2025	BA PLANS		

02

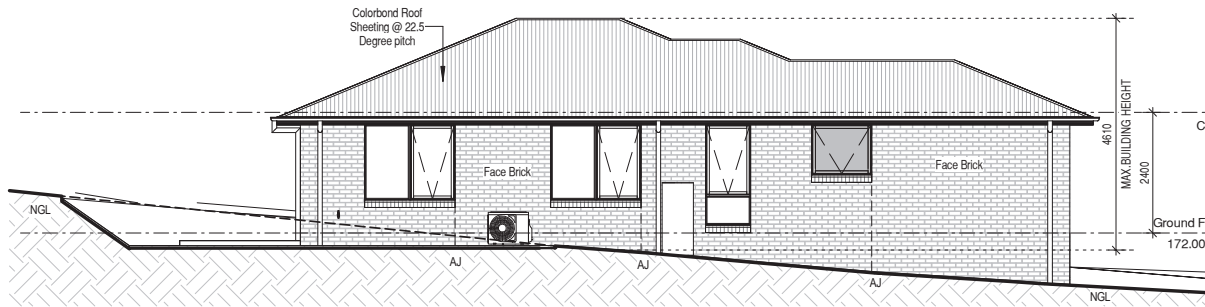
THIS PLAN IS ACCEPTED BY:

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

DATE:



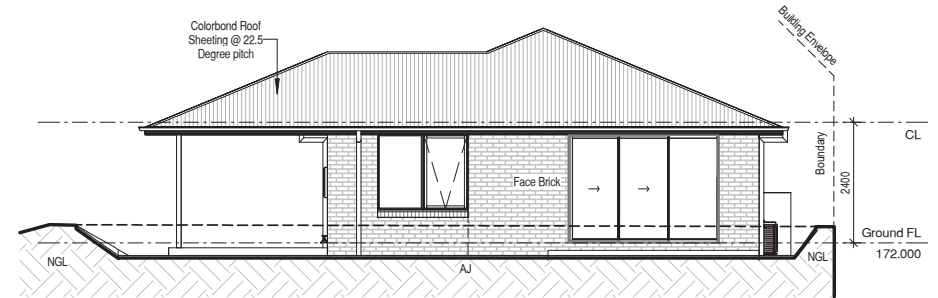
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: ELEVATIONS

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

Scale: 1 : 100

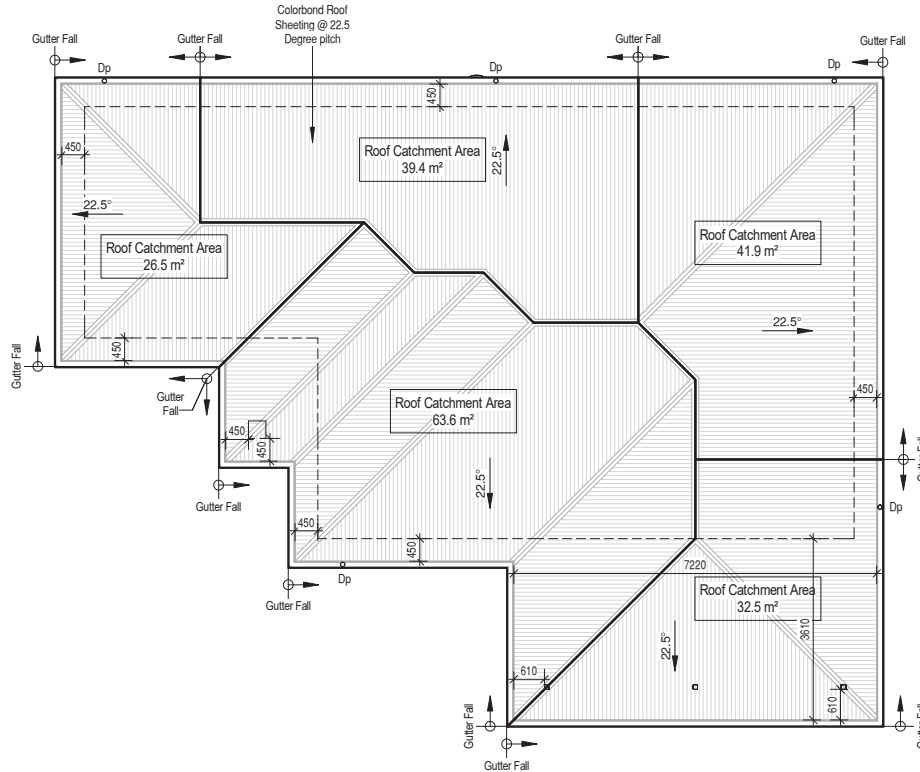
PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

Rev.	05.11.2025	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:



ROOF CATCHMENT AREA CALCULATION

Ah	168.6 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	204 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	3	Ac / Acdp
Downpipes provided	5	

NOTE: Roof catchment 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.



RONALD
YOUNG + CO
BUILDERS

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

NOTES:

AJ Articulation Joint
Dp Down Pipe

GLAZING NOTE:

All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: ROOF PLAN

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

Scale: 1 : 100

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

Rev.	05.11.2025	BA PLANS	RK
Date		Revision Description	Drawn

06

THIS PLAN IS ACCEPTED BY:

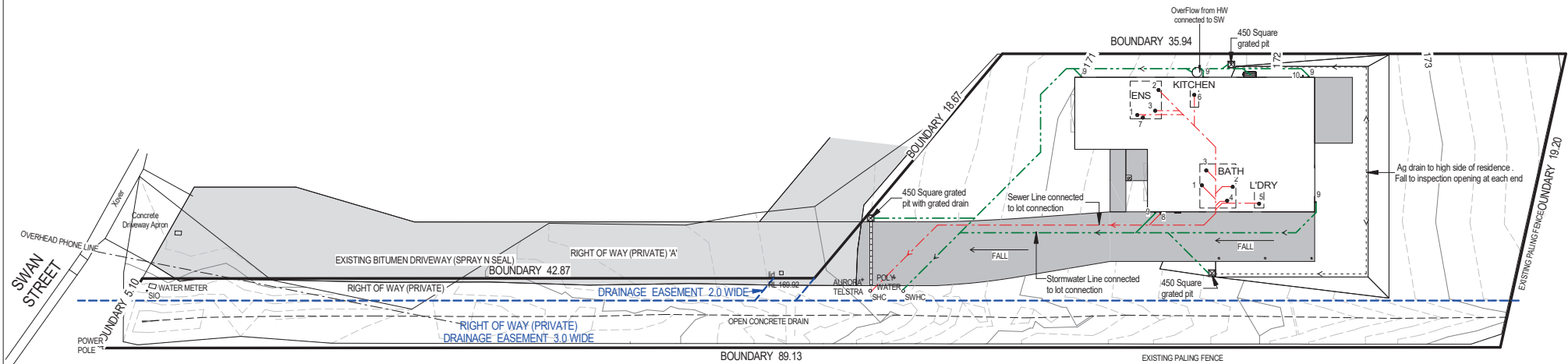
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

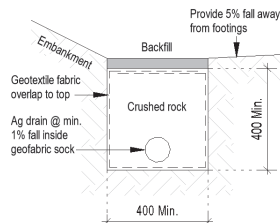


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LEGEND		
Abbr.	TYPE	Min. Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
I.o.	Inspection Opening to Ground Lvl	
I/w	Floor Waste	
--- Sewer line 1000 UPVC U.N.O.		
--- Stormwater line 1000 UPVC U.N.O.		



AG Drain (Typical)

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

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: DRAINAGE PLAN

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

Scale: 1 : 250

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

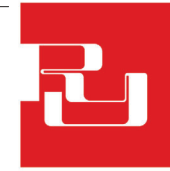
Rev.	05.11.2025	BA PLANS	RK
Date		Revision Description	Drawn

09

THIS PLAN IS ACCEPTED BY:

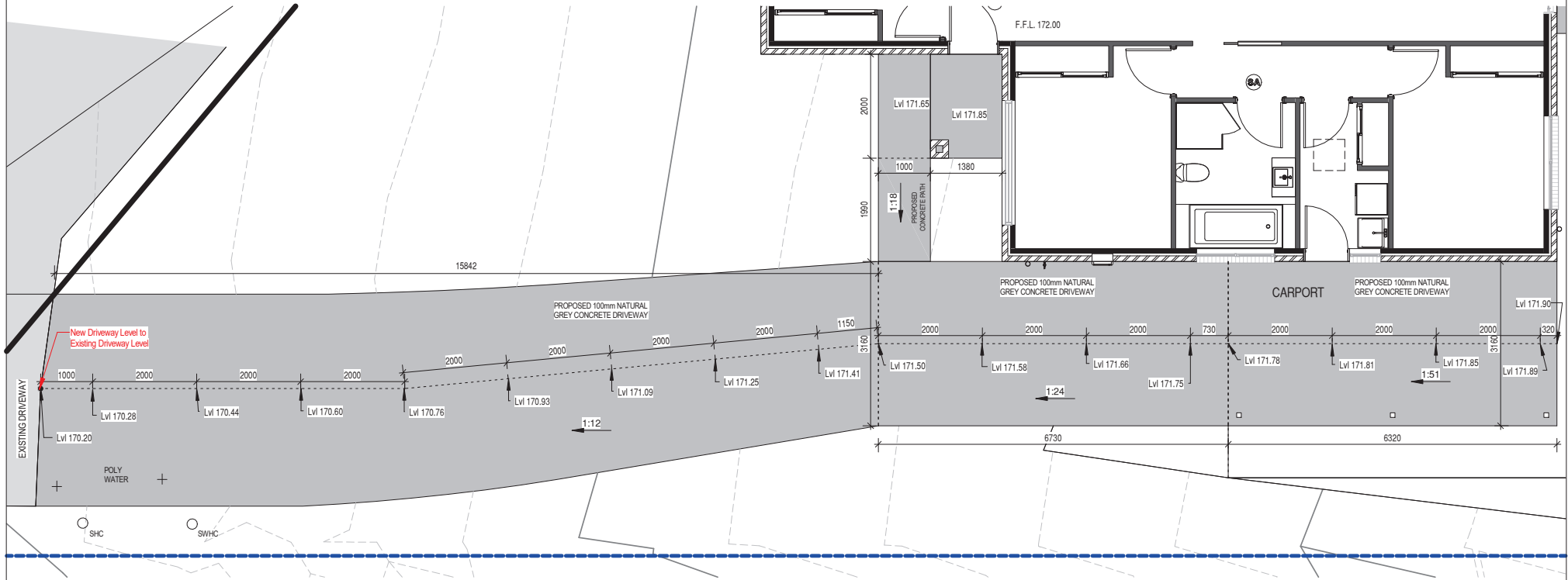
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



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BUILDERS

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GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: DRIVEWAY CHAINAGE

DATE: 05.11.2025

FILE NAME: 2355

DRAWN BY: RK

DWG No:

Scale: 1 : 75

PROPOSED DWELLING FOR RONALD YOUNG & CO.
AT LOT 5, 62 SWAN STREET, BAGDAD

Rev.	05.11.2025	BA PLANS	RK
Date		Revision Description	Drawn

10

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

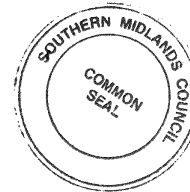
Member

Council Delegate

B. Anderson
Anthony & Bidee
M. Lee

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

SMC - KEMPTON

RECEIVED

10/11/2025

Registered Number

OWNER: DFY DEVELOPMENTS PTY LTD
INVESTMENT

FOLIO REFERENCE: CT 35467 - 1

GRANTEE: PART OF 850 Acres GTD TO JOHN SWAN

PLAN OF SURVEY

BY SURVEYOR:

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

LOCATION:

LAND DISTRICT OF MONMOUTH
PARISH OF STRANGFORD

SCALE 1: 400

LENGTHS IN METRES

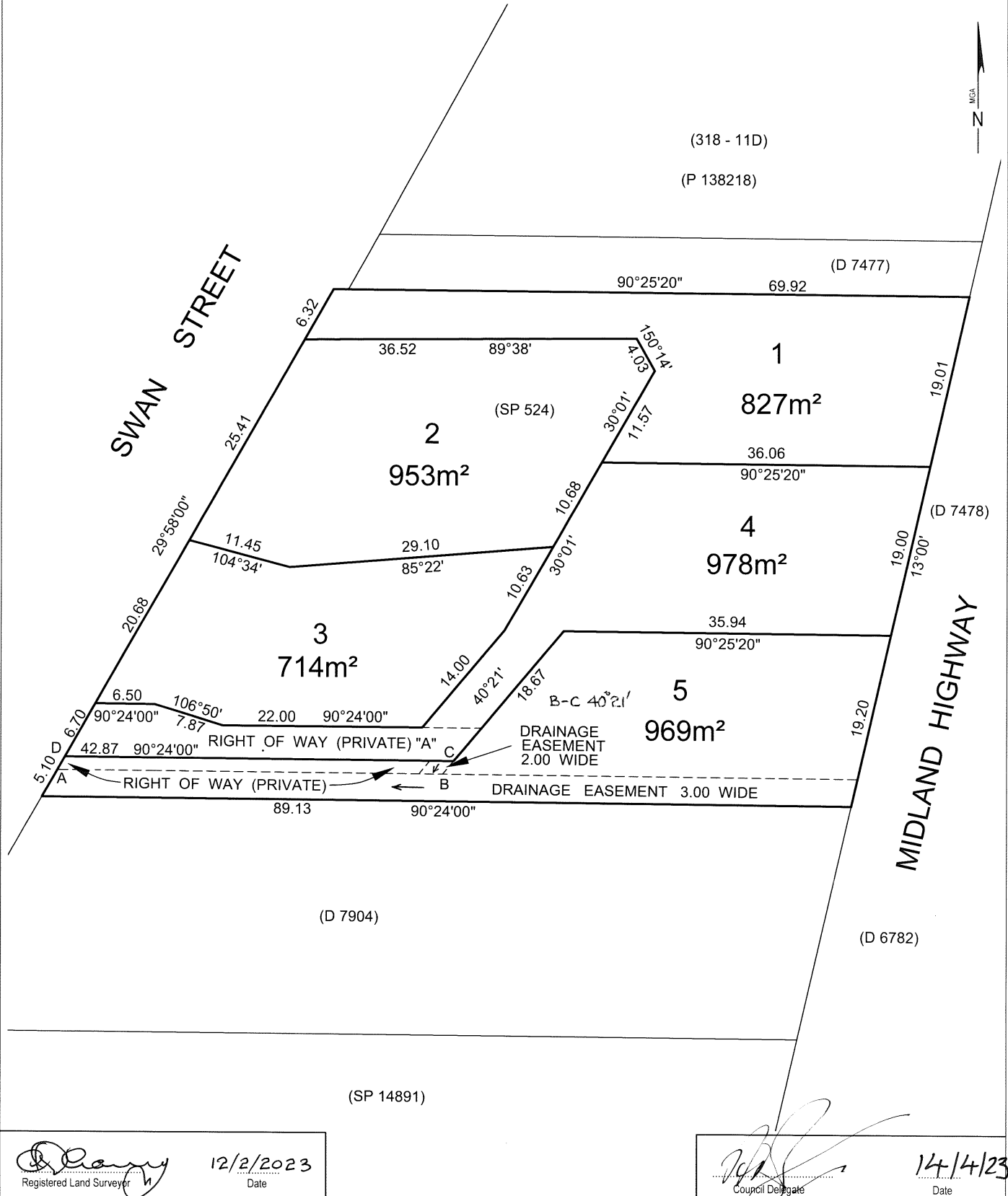
SP 185004

APPROVED
EFFECTIVE

FROM 19 MAY 2023

Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

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

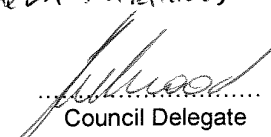
Lot 5 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the "DRAINAGE EASEMENT 2 .00 WIDE" shown on the Plan.

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: <i>Southern Midlands Council</i> DATE: <i>14/4/23</i> <i>SA2022/03</i> REF NO. _____  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

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SUBDIVIDER: DFY INVESTMENT PTY LTD
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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 125m² (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**

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Registered Number

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SUBDIVIDER: DFY INVESTMENT PTY LTD
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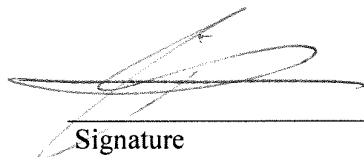
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12. Not to erect a fence on any such lot in any material other than timber paling or colourbond iron or metal in the colour 'Monument'.

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.

SMC - KEMPTON
RECEIVED
10/11/2025



**RONALD
YOUNG + CO
BUILDERS**

Since 1970

To whom it may concern,

RE: Lot 5, 62 Swan Street, Bagdad

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

Signed _____

7 / 11 / 2025

Signed _____

___ / ___ / ___

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Hobart TAS 7000

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