



Public Notice Details

Application Details

Application No	DA2600053
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Property Details

Property Location	64 Swan Street Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	7/5/26
Advertising Closing Period	21/5/26

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

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

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



**RONALD
YOUNG + CO
BUILDERS**

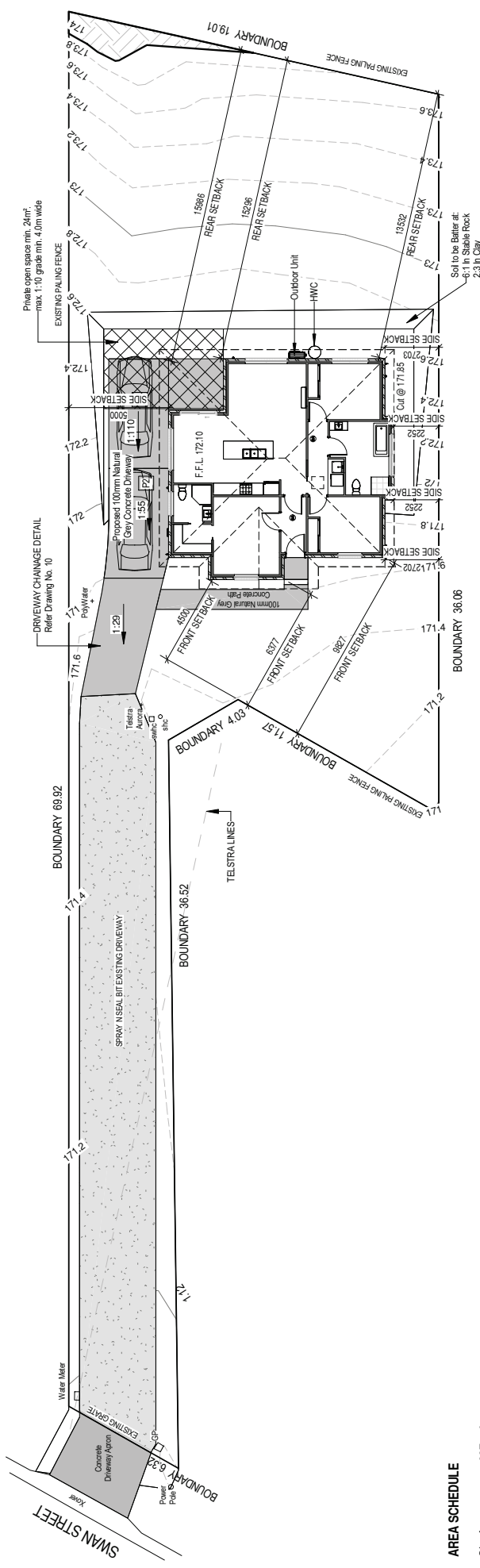
**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**

Ground FL	172.100
CL	174.500

THIS PLAN IS ACCEPTED BY:

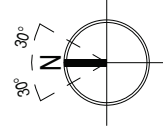
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals). SIGNATURE:

DATE:



AREA SCHEDULE

- Site Area : 827 m²
- Ground Floor : 107.1 m²
- Porch : 1.3 m²
- Outdoor Living : 7.1 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: 07.04.2024
FILE NAME: 2385
DRAWN BY: RK
DWG No: 01

**PROPOSED DWELLING FOR YANNARAKIS
AT 64 SWAN STREET, BAGDAD**

Scale: 1 : 200

Rev.	Date	BA PLANS	Revision Description	RK	Drawn
07.04.2026					

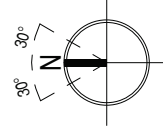
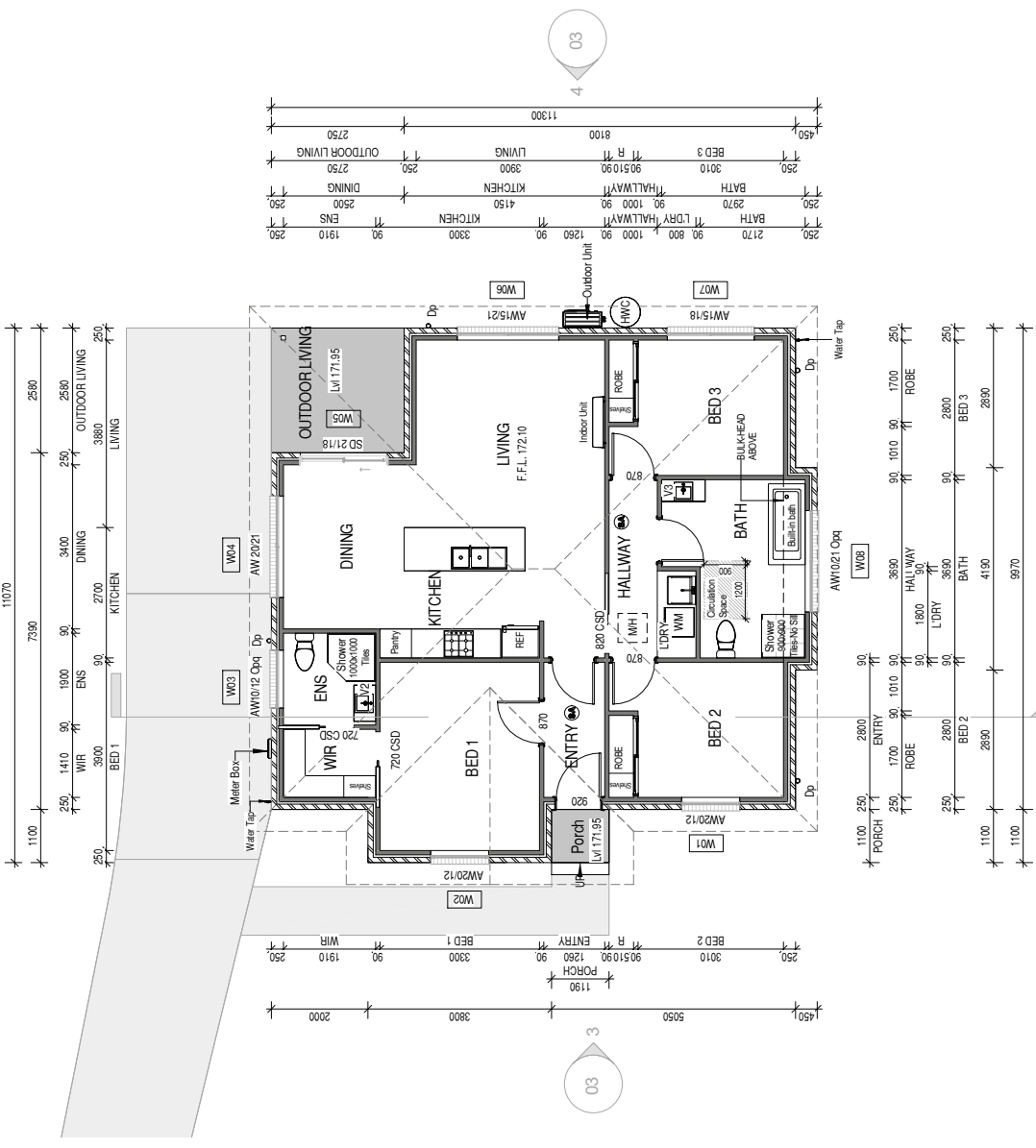


Ground FL	172.100
CL	174.500

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:



NOTES:
AJ Articulation Joint
Dp Downpipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend

V6	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Site Area : 827 m²
Ground Floor : 107.1 m²
Porch : 1.3 m²
Outdoor Living : 7.1 m²

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: GROUND FLOOR PLAN
DATE: 07.04.2024
FILE NAME: 2385
DRAWN BY: RK
DWG No: 02

Rev.	Date	BA PLANS	Revision Description	RK
				Drawn

PROPOSED DWELLING FOR YANNARAKIS
AT 64 SWAN STREET, BAGDAD

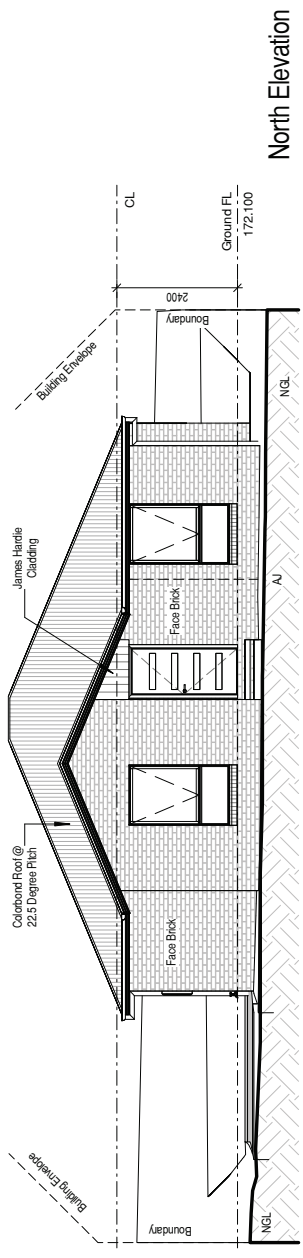
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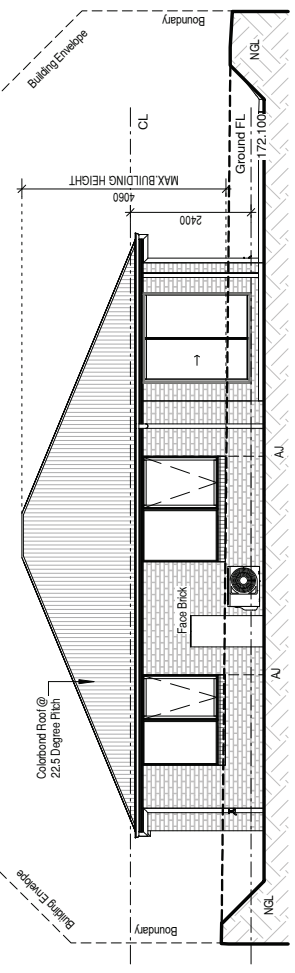
THIS PLAN IS ACCEPTED BY:

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

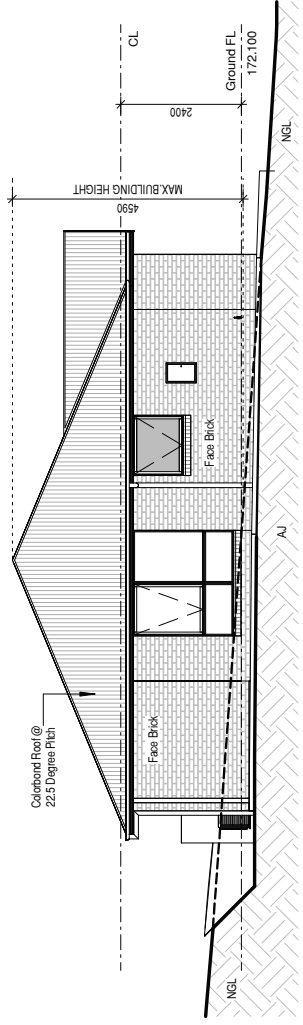
DATE:



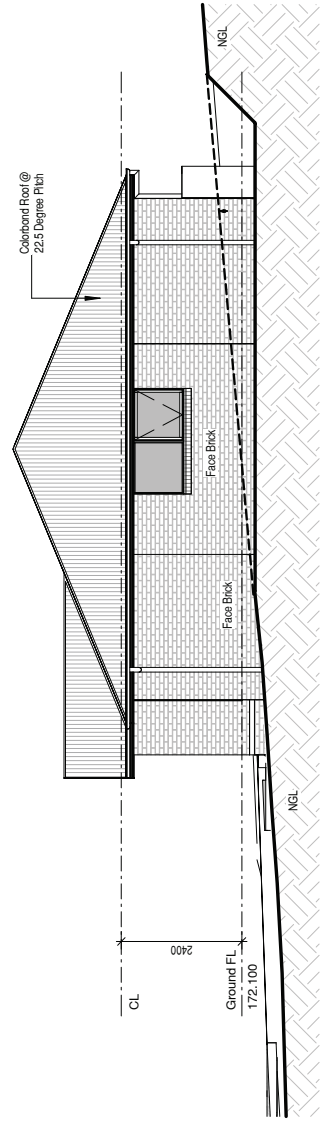
North Elevation



South Elevation



East Elevation



West Elevation

**PROPOSED DWELLING FOR YANNARAKIS
AT 64 SWAN STREET, BAGDAD**

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS
DATE: 07.04.2024

FILE NAME: 2385
DRAWN BY: RK
DWG No: 03

Rev.	Date	Revision Description	RK
	07.04.2026	BA PLANS	Drawn

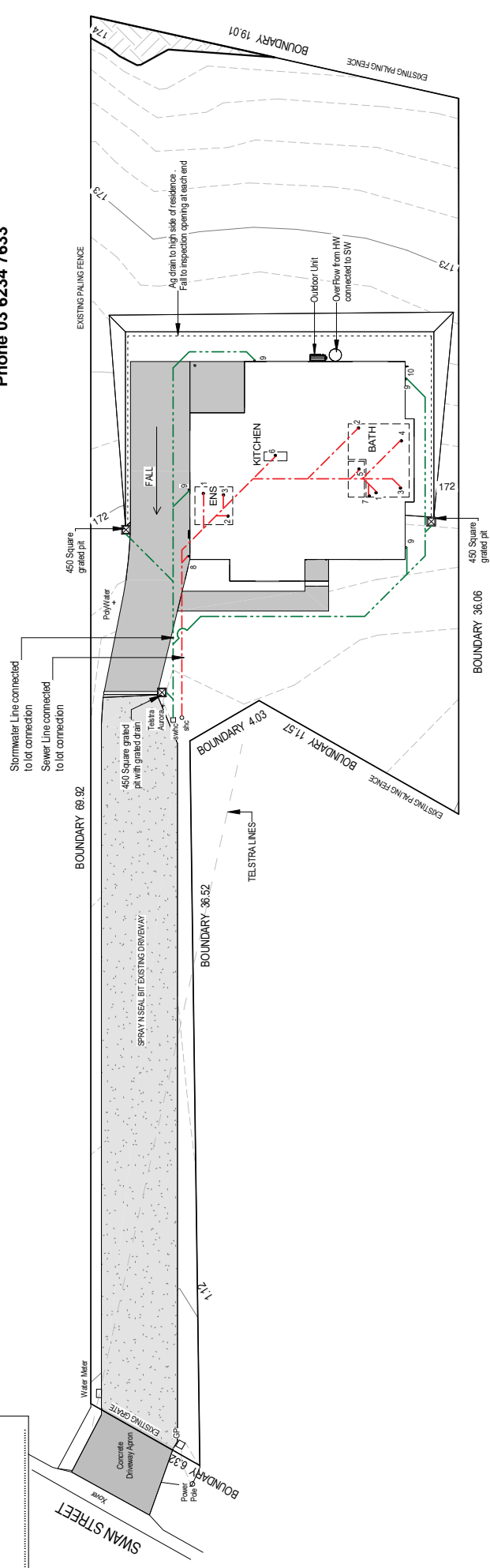
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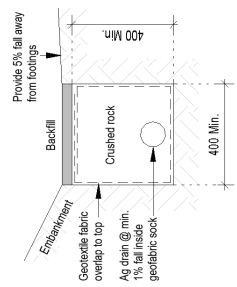
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:



Abbr	LEGEND	Min. Ø
1	Water closet pan	100
2	Handbasin	40
3	Shower	50
4	Bath	40
5	Laundry Through	50
6	Kitchen Sink	50
7	Vent	50
8	Tap, Charged DRG min. 150mm below FFL	
9	Downpipe	90
10	Tap	
10.	Inspection Opening to Ground Lvl	
11	Floor Waste	

- - - - - Sewer line 1000 UPVC U.N.O.
 - - - - - Stormwater line 1000 UPVC U.N.O.



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

BAL : LOW

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DRAWING: DRAINAGE PLAN
DATE: 07.04.2024
FILE NAME: 2385
DRAWN BY: RK
DWG No: 09

**PROPOSED DWELLING FOR YANNARAKIS
AT 64 SWAN STREET, BAGDAD**

Rev.	Date	BA PLANS	Revision Description	RK
	07.04.2026	BA PLANS		RK
				Drawn

Scale: 1 : 200



**RONALD
YOUNG + CO
BUILDERS**

20 April 2026

Southern Midland Council
Po Box 21
Oatlands TASMANIA 7120

RE: Planning Application – 64 Swan Street, Bagdad

Please find planning application for 64 Swan Street, Bagdad, a proposed 3-bedroom dwelling with 2 bathrooms and decked entertainment area and situated on a 827m² block.

12.0 Village Zone

12.4.3 – Building Height

The proposed dwelling conforms to 12.4.3 A1 with the building height being 4060mm

The proposed dwelling is not shown to cause any unreasonable loss of amenities to any adjoining properties.



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The proposed lot is set at the rear of the neighbouring property. With a 36.52 long existing driveway from Swan Street. The front setback ranges from 4500 to 9827, with the side setback on the Eastern Elevation is 5000, and the side setback on the Western Elevations ranges from 2252 to 2703, the rear set back ranges from 13532 to 15986.

The Western Elevation has no habitable windows, with the bathroom window being opaque.

12.4.4 Site Coverage

The proposed dwelling site coverage is consistent with the existing established properties in the area.

12.4.5 Fencing

The proposed dwelling site has existing paling fence to boundaries. The Western Elevation is proposed to have an 1800 timber paling fence to match the existing paling fence.

Kind regards,

Marie Ashworth
Client Liaison
Ronald Young & Co Builders.

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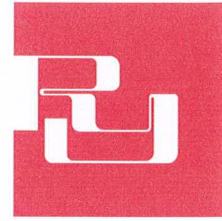
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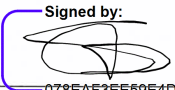
**RONALD
YOUNG + CO
BUILDERS**

Since 1970

To whom it may concern,

RE: 64 Swan Street Bagdad

We/I, Stefanos 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  **Signed by:** _____ 10 April 2026
078EAF3EE59E4DF...

___ / ___ / ___

Signed _____

___ / ___ / ___

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SEARCH OF TORRENS TITLE

VOLUME 185004	FOLIO 1
EDITION 1	DATE OF ISSUE 19-May-2023

SEARCH DATE : 21-Apr-2026

SEARCH TIME : 11.13 am

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 1 on Sealed Plan 185004
Derivation : Part of 850 Acres Gtd. to John Swan
Prior CT 35467/1

SCHEDULE 1

M950520 TRANSFER to DFY INVESTMENT PTY LTD Registered
23-Mar-2022 at noon

SCHEDULE 2

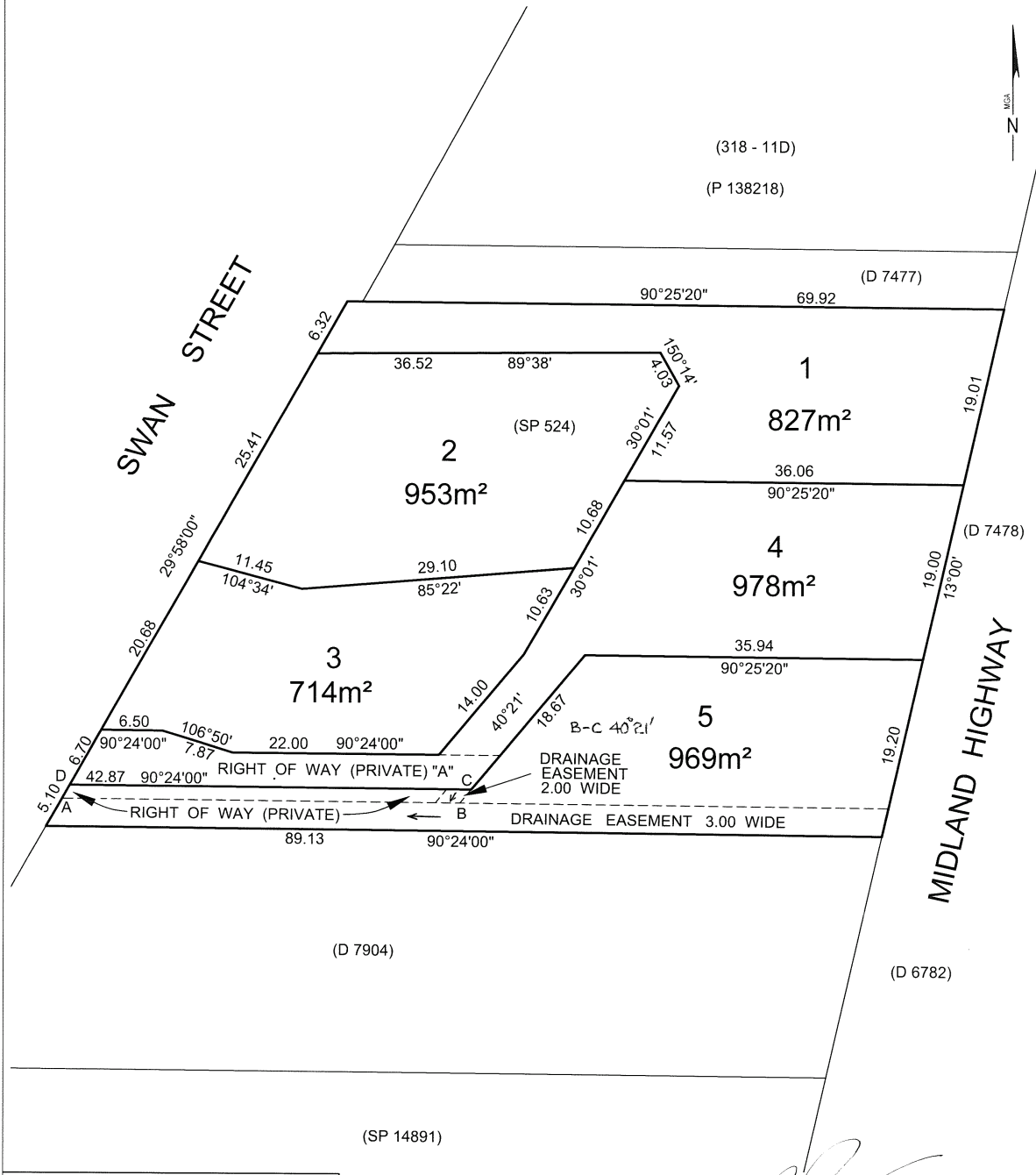
Reservations and conditions in the Crown Grant if any
SP185004 COVENANTS in Schedule of Easements
SP185004 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DFY DEVELOPMENTS PTY LTD INVESTMENT	<p align="center">PLAN OF SURVEY</p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lcsurvey.com</p>	Registered Number
FOLIO REFERENCE: CT 35467 - 1		SP 185004
GRANTEE: PART OF 850 Acres GTD TO JOHN SWAN	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD	APPROVED EFFECTIVE FROM 19 MAY 2023
	SCALE 1: 400 LENGTHS IN METRES	<i>[Signature]</i> Recorder of Titles

PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



[Signature]
Registered Land Surveyor
12/2/2023
Date

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

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 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 PAGE 3 OF 3 PAGES	Registered Number SP 185004
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 35467/1	

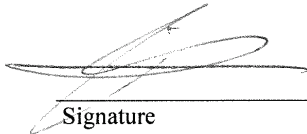
PAGE 3 OF 3 PAGES

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 Frumaccio
 Print name in BLOCK LETTERS

Director
 Print position held in BLOCK LETTERS



Signature

STEFANOS YMINARAS
 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.