



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No:	2026/83
PROPOSAL:	ADDITION TO EXISTING DWELLING - NEW LIVING SPACE AND BATHROOM
APPLICANT:	MR D J HAYES & Ms J M BARRETT
LOCATION:	129A WESTWOOD STREET BRIDPORT

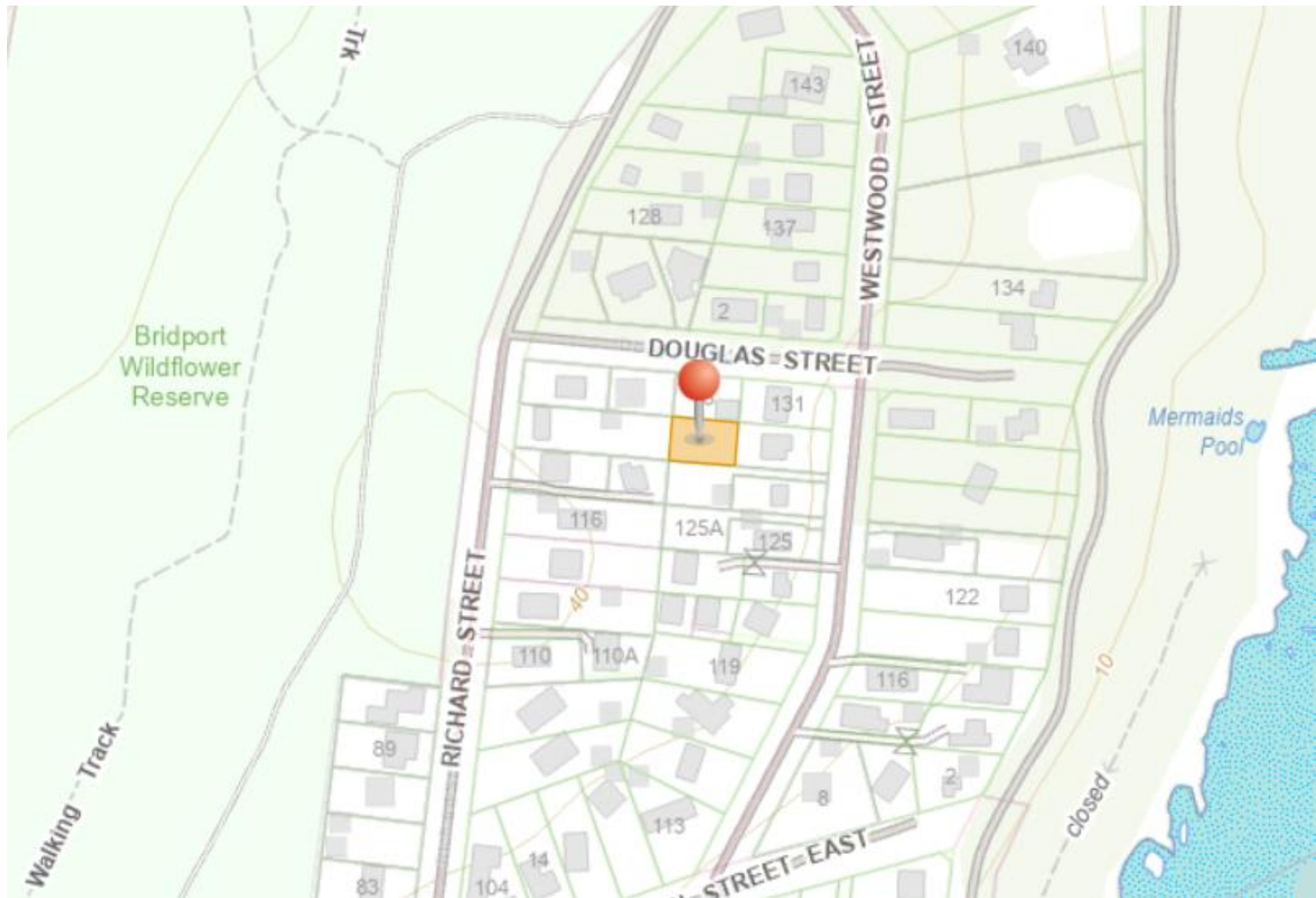
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 11/10/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 26/09/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

Jayne Miller
ACTING GENERAL MANAGER

129A Westwood Street BRIDPORT (2026/83)





dorset
COUNCIL

Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: <u>BUILDING EXTENSION</u>	⇒ Provide a full description of the proposed use or development, including: • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
--	---

THE LAND

Address <u>129A WESTWOOD ST</u> <u>BRIDPORT TAS 7262</u>	Certificate of Title (include all applicable title references) Volume: <u>144354</u> Folio: <u>2</u>
Land Area (m ² or hectares): <u>.0612</u>	
Present use of land: <u>RESIDENTIAL</u>	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): <u>DWELLING</u>	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: <u>D.J. HAYES J.M. BARRETT</u>	
Address: <u>34984 TASMAN HWY</u> <u>SCOTTSDALE TAS 7260</u>	Phone: <u>0409 546158</u>
	Fax:
	Mobile: <u>0487 147714</u>
Email: <u>104 1961 @ LIVE.COM.AU</u>	

THE OWNER

Owner's Name(s): <u>D.J. HAYES I.M. BARRETT</u>	
Address: <u>34984 TASMAN HWAY</u> <u>SCOTTSDALE TAS 7260</u>	Phone: <u>0409 546158</u>
	Fax:
	Mobile: <u>0487 147714</u>
Email: <u>lou1961@live.com.au</u>	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the <i>Land Use Planning and Approvals Act 1993</i> .
Signature:	
Date:	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ <u>\$50,000</u>		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: <u>ADDITION</u>		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: <u>DWELLING</u>		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: _____ m ²	New / additional floor area: <u>3.6</u> m ²	Proposed maximum building height above natural ground level: <u>2.4</u> m
Materials: structural floor: <u>CONCRETE</u> external walls: <u>CORRIGATED IRON</u> colour: <u>DEEP OCEAN</u> roof cladding: <u>" "</u> colour: <u>ZINC</u> structural frame: <u>TIMBER</u>		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) No

What would be the surfacing of the vehicle access? ASPHALT

Car Parking:

How many car parking spaces are currently provided? _____

How many additional car parking spaces would be provided? _____

What would be the surfacing of the car parking spaces? _____

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

NIL

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: 7.30 am to 5.00 pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

TIMBER AND IRON

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I 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 declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

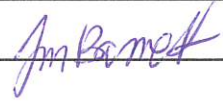
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

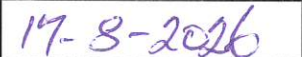
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:



OWNER Benjamin Noel Hodgetts FOLIO REFERENCE F/R 104426-12 GRANTEE Whole of Lot 12, 0a.1r.18⁴/₁₀ap, Sec.E1 gtd to Bruce Huntley Kekwick	PLAN OF SURVEY BY SURVEYOR PAUL HODGETTS of MICHELL HODGETTS & ASSOC. P/L Po.Box 712 DEVONPORT, 7310 LOCATION TOWN OF BRIDPORT Sec. E1 SCALE 1: 400 LENGTHS IN METRES	REGISTERED NUMBER SP144354 APPROVED 26 AUG 2005 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 109 (5246-44)	LAST UPI No 6106095	LAST PLAN No. D104426	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

The map shows a survey of several lots. Lot 1 (860m²) and Lot 2 (612m²) are the central focus. They are surrounded by other lots (10, 11, 14, 15, 16) and streets (Douglas Street, Westwood Street). The map includes various survey measurements (e.g., 30.40, 42.75, 20.12) and references to other plans (e.g., SP 44438, D104426, SP 53626). A 'RIGHT OF WAY (PRIVATE) & DRAINAGE EASEMENT VARIABLE WIDTH' is also indicated.

9.8.05
COUNCIL DELEGATE DATE

SEARCH OF TORRENS TITLE

VOLUME 144354	FOLIO 2
EDITION 7	DATE OF ISSUE 15-Mar-2025

SEARCH DATE : 02-Sept-2026

SEARCH TIME : 03.06 pm

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 2 on Sealed Plan [144354](#)

Derivation : Part of Lot 12, 0A-1R-18 2/10P, (Section E.1)

Gtd. to B.H. Kekwick

Prior CT [104426/12](#)SCHEDULE 1

[N235089](#) TRANSFER to DALE JOSEPH HAYES and JEANETTE MARY
BARRETT Registered 15-Mar-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[144354](#) EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED	Registered Number SP 144354
---	--

PAGE 1 OF 3 PAGE/S
3

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 apendre 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 apendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FOR EASEMENTS SEE PAGE 3.

~~Lot 2 on the plan is together with a Right of Drainage and a Right of Carriage Way over the strip of land marked "Right of Way (Private)" of variable width passing through Lot 1 on the plan subject to such dominant owner maintaining such right of carriageway.~~

Lot 1 on the plan is subject to a Right of Drainage and a Right of Carriage Way over the strip of land marked "Right of Way (Private)" of variable width passing through Lot 1 on the plan which right of carriageway shall be kept clear of any obstructions at all times to permit the full use and benefit thereof to be enjoyed by the dominant owner.

Lot 2 on the plan is together with and Lot 1 on the plan is subject to a pipeline and power line easement over the strip of land passing through Lot 1 and marked "Right of Way (Private)" of variable width including the right for the owner, owners or occupiers of the dominant tenement and their servants, contractors and agents at all times:-

- (a) To enter upon such strips of land
- (b) To dig, cut and excavate and to lay water pipelines and power lines for the purposes of pumping water and conveying water and power through such pipelines and power lines,
- (c) To repair, maintain and replace such pipelines and power lines, and
- (d) For the purposes thereof to use such vehicles and machinery on and in such strip of land as shall be appropriate.

PROVIDED THAT the surface thereof shall be restored by such owners, occupiers, servants, contractors or agents to the original condition of the surface thereof from time to time to such extent as shall be practicable and reasonable including the restoration of the surface of the Right of Carriage Way.

Bern Noel Hodgetts

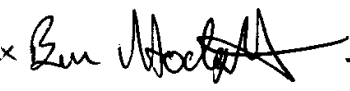
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bernjamen Noel Hodgetts FOLIO REF: Volume 104426 Folio 121 SOLICITOR N.G.A. G33 (069010) & REFERENCE: Archer Bushby, 63 Charles Street, Launceston	PLAN SEALED BY: DORSET COUNCIL DATE: 9.8.05 960/04 REF NO. <i>[Signature]</i> Council Delegate
--	--

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ³ PAGE/S	Registered Number SP144354
SUBDIVIDER: Benjamin Noel Hodgetts FOLIO REFERENCE: Volume 104426 Folio 12	

SIGNED by BENJAMIN NOEL
HODGETTS as the registered proprietor
of the land comprised in Folio of the
Registered Volume 104426 Folio 12
in the presence of:

x 

Witness:

Full Name:

Address:

Occupation: NICHOLAS GEE
63 CHARLES STREET
LAUNCESTON
SOLICITOR

EXECUTED BY

AUSTRALIA AND NEW ZEALAND

BANKING GROUP LIMITED by BENJ

Signed by its Attorney

 (who hereby certifies that

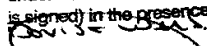
he has received no notice

of revocation of POWER

OF ATTORNEY NO. 68/7581

under which this instrument

is signed) in the presence of:



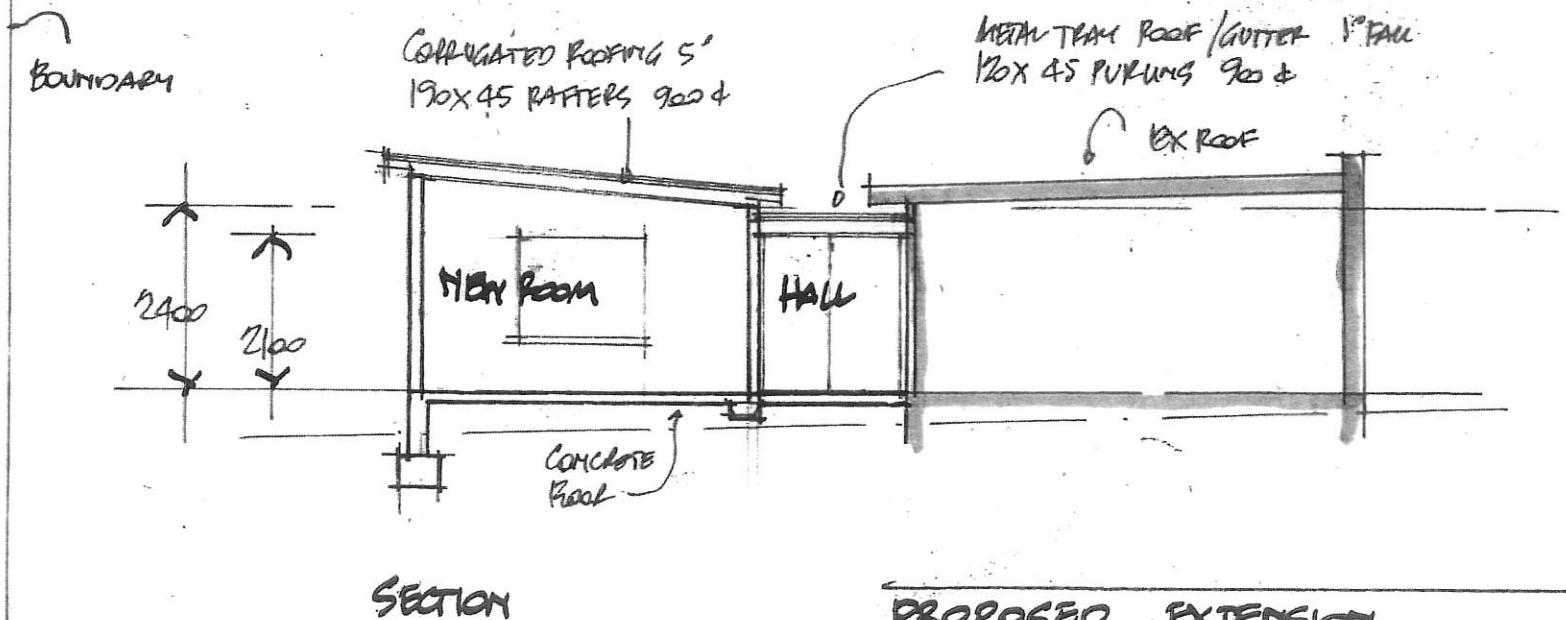
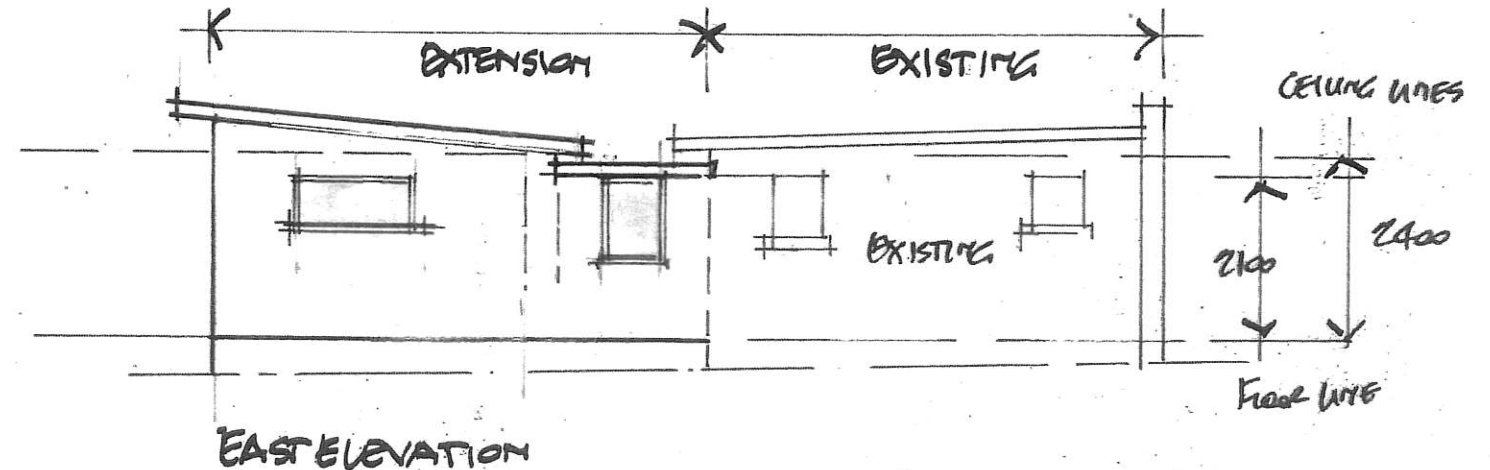
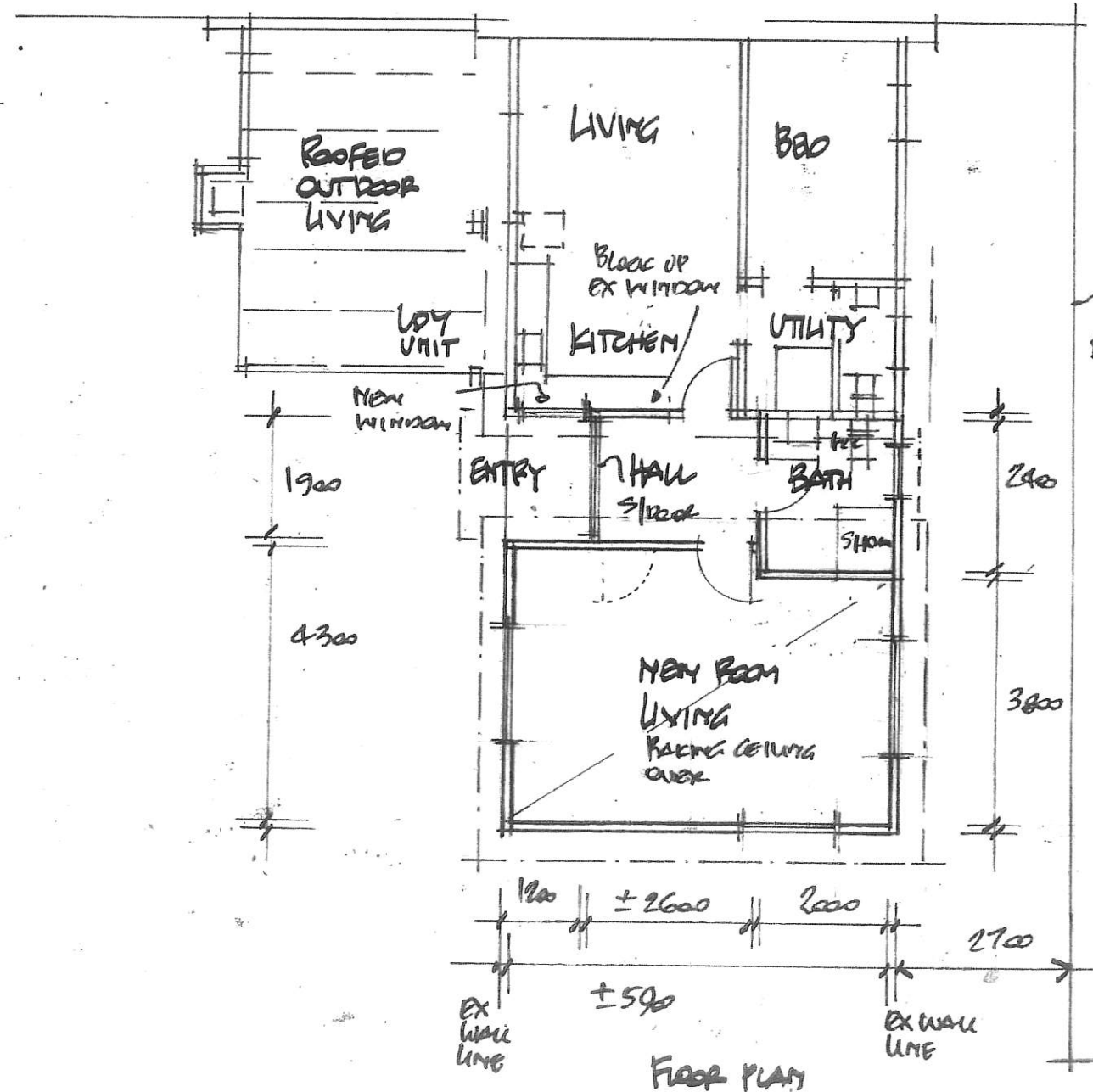
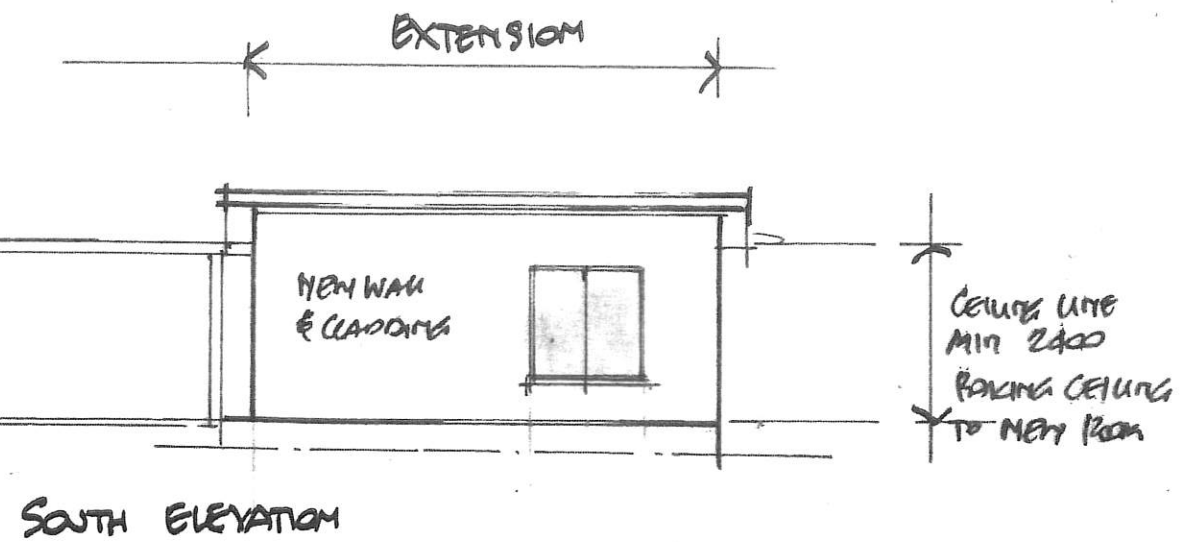
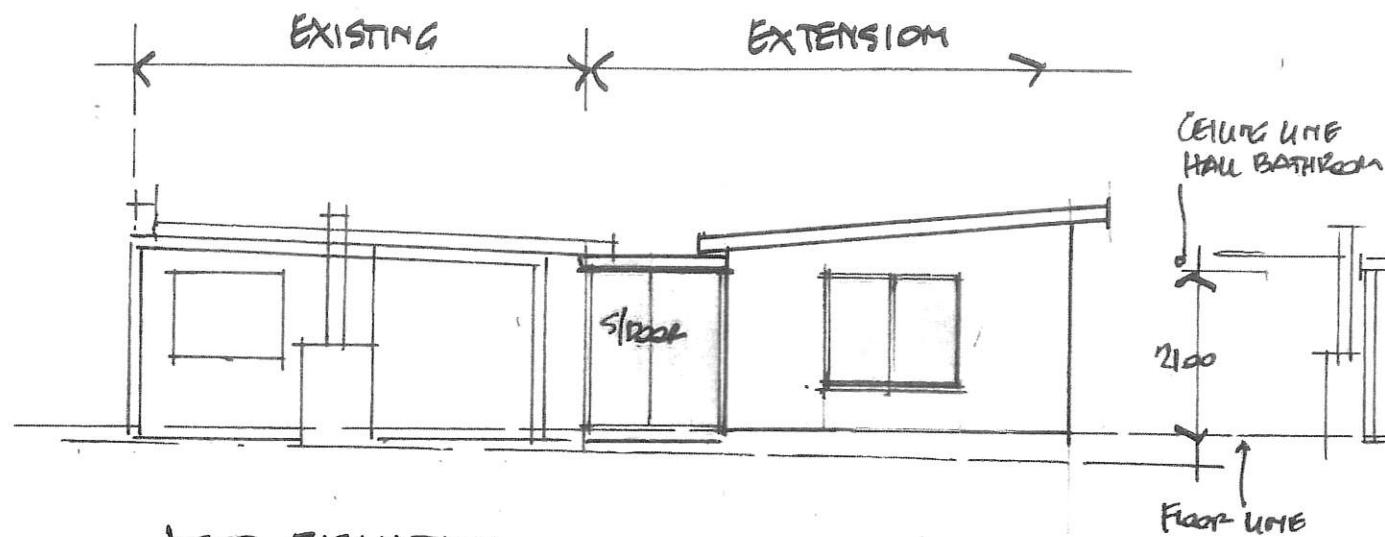
Bank Officer, 40 Elizabeth Street, Hobart

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 144354
SUBDIVIDER: - BENJAMIN NOEL HODGETTS FOLIO REFERENCE: - 104426/12	
EASEMENTS Lot 1 on the plan is subject to a right of drainage and a right of carriageway (appurtenant to Lot 2 on the plan) over the Right of Way (private) & Drainage Easement variable width shown passing through such lot which Right of Way shall be kept clear of any obstructions at all times to permit the full use and benefit thereof to be enjoyed by the dominant tenement. Lot 1 on the plan is subject to a pipeline and power line easement (appurtenant to Lot 2 on the plan) over the Right of Way (private) & Drainage Easement variable width shown passing through such lot. Lot 2 on the plan is together with a right of drainage and a right of carriageway over the Right of Way (private) & Drainage Easement variable width shown passing through Lot 1 on the plan subject to such dominant tenement maintaining such Right of Way. Lot 2 on the plan is together with a pipeline and power line easement over the Right of Way (private) & Drainage Easement variable width shown passing through Lot 1 on the plan. INTERPETATION Pipeline and power line easement means: The right for the owner, owners or occupiers of the dominant tenement and their servants, contractors and agents at all times:- (a) To enter upon such strips of Land. (b) To dig, cut and excavate and to lay water pipelines and power lines for the purposes of pumping water and conveying water and power through such pipelines and power lines. (c) To repair, maintain and replace such pipelines and power lines. (d) For the purpose thereof to use such vehicles and machinery on and in such strip of land as shall be appropriate. PROVIDED THAT the surface thereof shall be restored by such owners, occupiers, servants, contractors or agents to the original condition of the surface thereof from time to time to such extent as shall be practicable and reasonable including the restoration of the surface of the Right of Way. 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.	



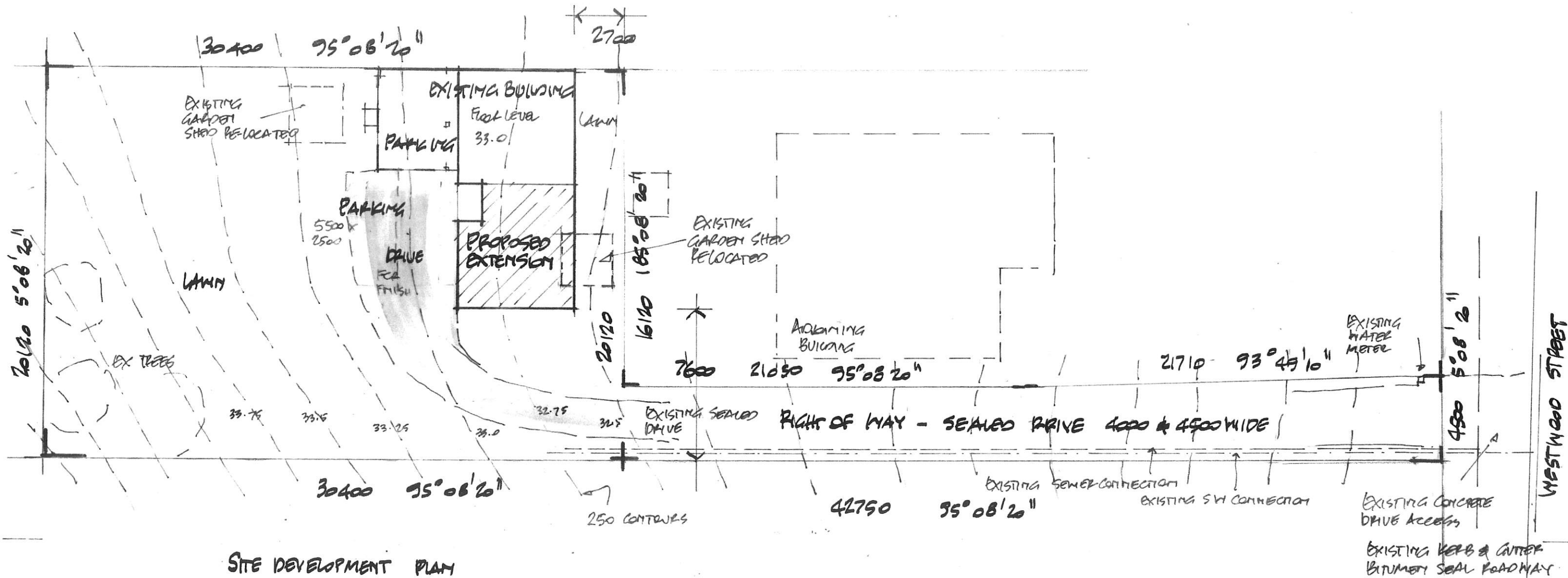
RIGHT OF WAY
ACCESS TO
WESTWOOD STREET



PROPOSED EXTENSION
EXISTING UNIT
2/129 WESTWOOD STREET BRIDPORT
FOR: D.J. HAYES & J.M. BARRETT

ANDREW SHEDDEN ARCHITECT
BUILDING DESIGN SERVICE
47 ELEANOR STREET SCOTTSDALE 0488039171
SKETCH PROPOSAL 12

SCALE 1:100 JUNE 2026 2.124-12



SITE DEVELOPMENT PLAN
 TIRE REF 144354 / 2
 SITE AREA 612 m²

PROPOSED EXTENSION
 EXISTING UNIT
 2/129 WESTWOOD STREET BRIDPORT
 FOR. D.J. HAYES & J. M. BARRETT

ANDREW SHEDDEN ARCHITECT CC 5670
 BUILDING DESIGN SERVICE
 47 ELLENOR STREET SCOTSDRAVE 0488039171

SITE PLAN

SCALE 1:200 AUG 2026 2124-3

