



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:

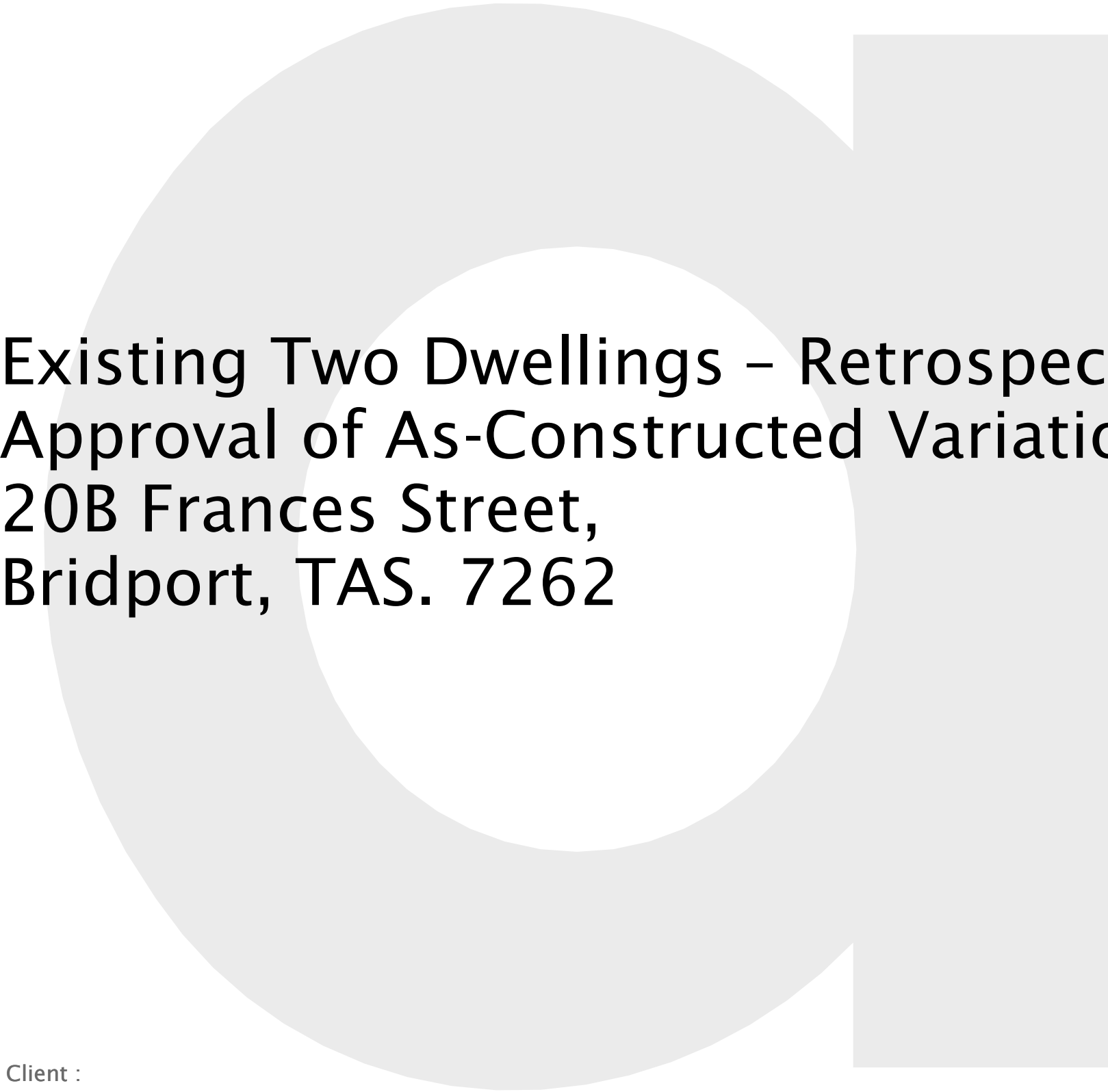
PLA No: 2026/39
PROPOSAL: CONSTRUCTION OF MULTIPLE DWELLINGS (2)
APPLICANT: MR L ADAMS
LOCATION: 20B FRANCES STREET BRIDPORT

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



Existing Two Dwellings – Retrospective
Approval of As-Constructed Variations
20B Frances Street,
Bridport, TAS. 7262

Client :

Bearing Central P/L

Building Areas		
Name	Area	Building Squares
Unit # 1 Lower Deck	21.60 m²	2.32
Unit # 1 Lower Living	123.30 m²	13.26
Unit # 1 Upper Deck	22.46 m²	2.41
Unit # 1 Upper Living	119.16 m²	12.81
Unit # 2 Lower Deck	21.51 m²	2.31
Unit # 2 Lower Living	123.22 m²	13.25
Unit # 2 Upper Deck	22.45 m²	2.41
Unit # 2 Upper Living	119.17 m²	12.81
	572.87 m²	61.60

Drawing List	
Sheet #	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Lower Floor Plan (Unit # 1)
5	Upper Floor Plan (Unit # 1)
6	Lower Floor Plan (Unit # 2)
7	Upper Floor Plan (Unit # 2)
8	Elevations (sheet 1)
9	Elevations (sheet 2)
10	Overall Elevations

Site areas	
Name	Area
Site	1089.76 m²

Project Details	
Council	 Dorset Council
Zone	8.0 General Residential
Planning Overlay	n/a
PID	9447948
Title Folio	02
Title Volume	185056
Climate Zone	 7
WIND SPEED	 N2
SOIL CLASS	 Class 'M'
STAR RATING	 Unit # 1 - 6.4 Stars Unit # 2 - 6.4 Stars
BAL Rating	 N/A
Corrosive Environment	 For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA Part 7.2.2 & BCA Table 7.2.2b,c,d,e. Cladding and fixings to manufacturer's...

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



Job # 38378786 Seq # 249385380

Provided by: TasWater

Date Generated: 09/01/25 (valid for 30 days)



Legend

- BYDA Enquiry
- Fire Hydrant
- Water Property Connection
- Water Main
- Water Main Critical
- Sewer Maintenance Hole
- Sewer Property Connection
- Sewer Pressurised Main Critical
- Sewer Gravity Main Critical
- Sewer Gravity Main
- Stormwater Maintenance Hole
- Stormwater Property Connection
- Stormwater Gravity Main
- Recycled Water Property Connection
- Recycled Water Main
- Abandoned Line Sewer
- Abandoned Line Water
- Electrical Cable
- Old Town Gas

In an emergency contact

TasWater
Phone: 13 6992

Scale 1:1,000

0 10 20 40 m

Disclaimer: The plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of TasWater infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

TasWater Plan v4.1 (24/09/2019) Plans generated by



Retro DA **A3**

170 Abbott Street
Launceston, Newstead,
TAS 7250.

M : 0411 294 351
E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

5	18.09.26	retro DA
4	06.05.26	as constructed
3	18.03.25	Building App 2
2	28.01.24	Building Approval
1	12.12.24	Concept # 1

No.	Date	Description
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Project :

Existing Two Dwellings – Retrospective Approval of As-Constructed Variations
20B Frances Street,
Bridport, TAS. 7262

Client :

Bearing Central P/L

Drawing Title :

Govt Infrastructure Details

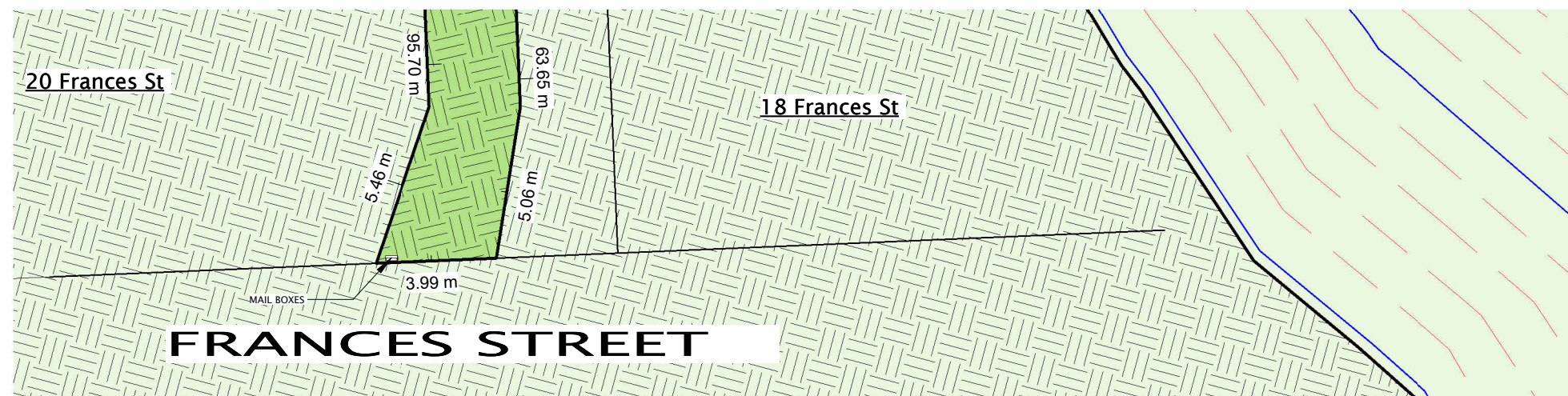
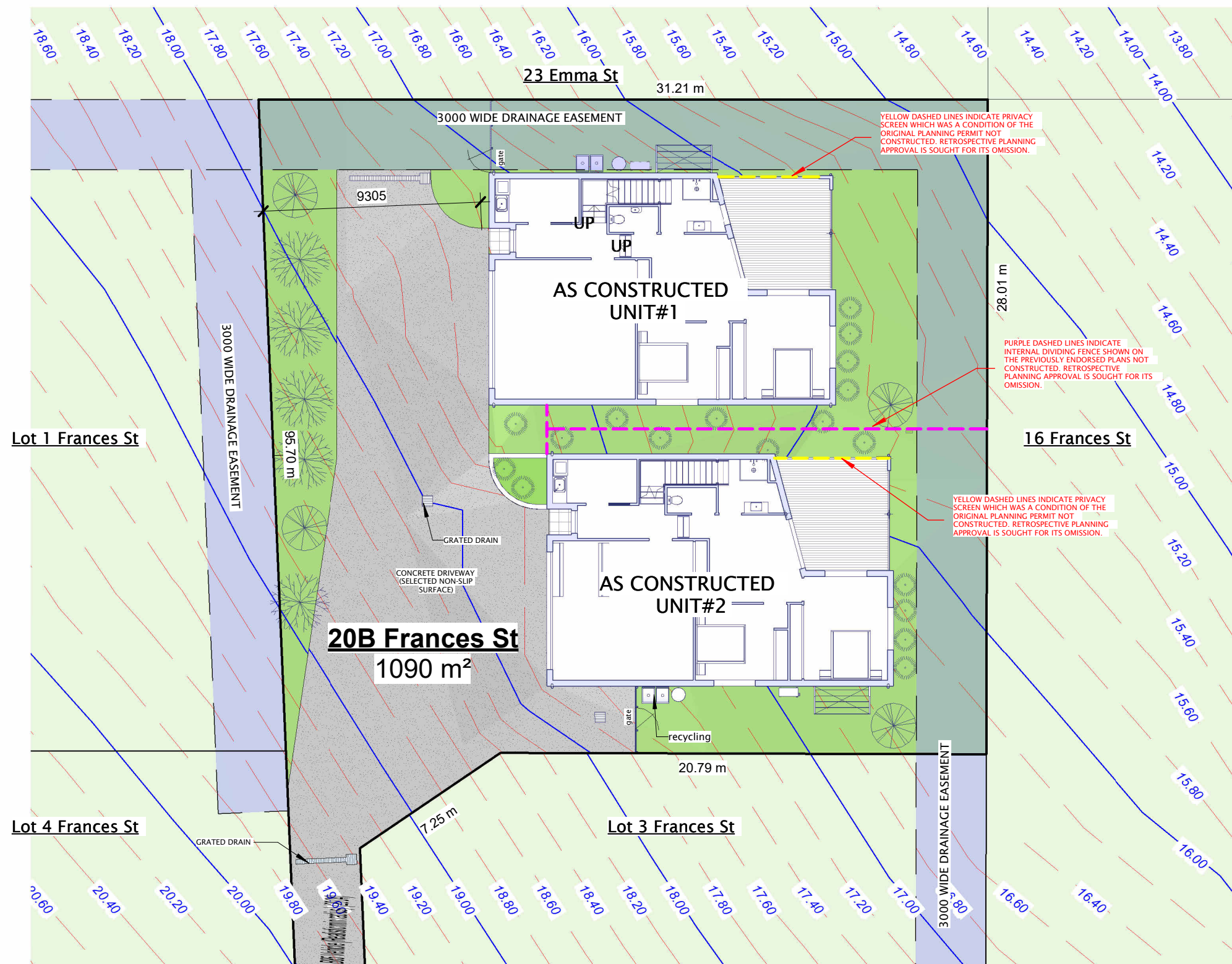
Scale :

Starting Date : 01.12.23

Plot Date : 18/09/2026 3:52:00 PM

Project No.	Drawing No.
021224	2 /10

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



Site Plan

1 : 200



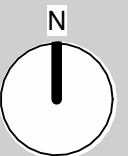
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Existing Two Dwellings -
Retrospective
Approval of As-Constructed
Variations
20B Frances Street,
Bridport, TAS. 7262

Bearing Central P/L

Site Plan

Scale : 1 : 200

Starting Date : 01.12.23

Plot Date : 18/09/2026
3:52:01 PM

021224

3 /10



1 : 100



FIRE EXTINGUISHER (DRY CHEMICAL GENERALLY & WET CHEMICAL FOR KITCHEN)



HARDWIRED SMOKE DETECTOR



HARDWIRED SMOKE DETECTOR WITH EVACUATION LIGHTING

The image shows a certificate from the National Fire Protection Association (NFPA). The top left features the NFPA logo, which consists of a blue shield with a white star and the words "NATIONAL FIRE PROTECTION ASSOCIATION" in white. To the right of the logo, the text "Certificate No. # DQBINVNQK8" is displayed in a large, bold, black font. Below this, a smaller line of text reads "Scan QR code or follow website link for rating details." In the bottom left corner, the assessor's name "Kris Eade" is listed, followed by the accreditation number "100333" and the address "1, 20B Frances Street, Bridport, TAS, 7262". On the right side of the certificate, there is a large QR code. At the bottom of the certificate, a URL is provided: "https://www.fr5.com.au/QRCodeLanding?PublicId=DQBINVNQK8".



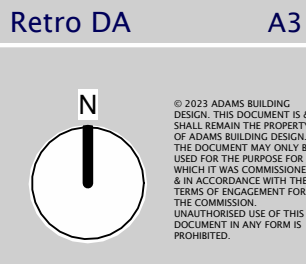
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acc. # CC886J

Building Areas.	
Name	Area
Unit # 1 Lower Deck	21.60 m ²
Unit # 1 Lower Living	123.30 m ²
Unit # 1 Upper Deck	22.46 m ²
Unit # 1 Upper Living	119.16 m ²
Unit # 2 Lower Deck	21.51 m ²
Unit # 2 Lower Living	123.22 m ²
Unit # 2 Upper Deck	22.45 m ²
Unit # 2 Upper Living	119.17 m ²
	572.87 m ²

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No.	Date	Description



Project :
Existing Two Dwellings –
Retrospective
Approval of As-Constructed
Variations
20B Frances Street,
Bridport, TAS. 7262

Drawing Title :
Lower Floor Plan (Unit # 1)

Client :
Bearing Central P/L

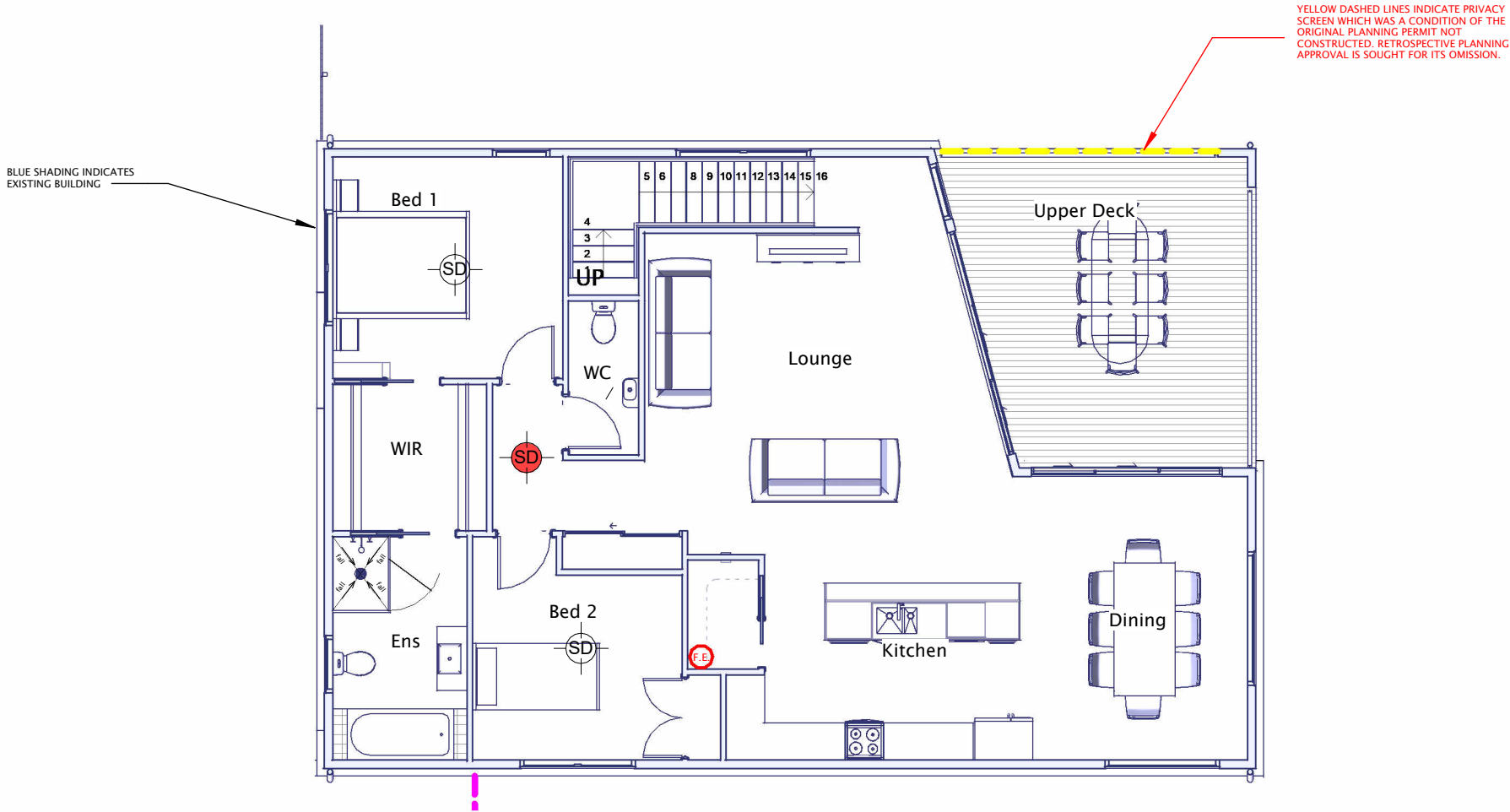
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Starting Date : 01.12.23

Plot Date : 18/09/2026
3:52:02 PM

Project No.	Drawing No.
021224	4 /10

NOTES:
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Upper Floor Plan (Unit # 1)

1 : 100

- FIRE EXTINGUISHER (DRY CHEMICAL GENERALLY & WET CHEMICAL FOR KITCHEN)
- HARDWIRED SMOKE DETECTOR
- HARDWIRED SMOKE DETECTOR WITH EVACUATION LIGHTING
- HARDWIRED SMOKE DETECTORS FOR CLASS 1b BUILDINGS IN ACCORDANCE WITH NCC Vol 2. Part 9.5.3 & 9.5.4 & AS 3786. (LINKED)

D:\Revit 2024\bourne bridport\Bourke Bridport retro.rvt

Retro DA A3

170 Abbott Street
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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

ABN 71 048 418 121
acc. # CC886J

Building Areas.		
Name	Area	
Unit # 1 Lower Deck	21.60 m ²	
Unit # 1 Lower Living	123.30 m ²	
Unit # 1 Upper Deck	22.46 m ²	
Unit # 1 Upper Living	119.16 m ²	
Unit # 2 Lower Deck	21.51 m ²	
Unit # 2 Lower Living	123.22 m ²	
Unit # 2 Upper Deck	22.45 m ²	
Unit # 2 Upper Living	119.17 m ²	
	572.87 m ²	

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4	06.05.26	as constructed
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1	12.12.24	Concept # 1

No.	Date	Description
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Project :
Existing Two Dwellings –
Retrospective
Approval of As-Constructed
Variations
20B Frances Street,
Bridport, TAS. 7262

Client :
Bearing Central P/L

Drawing Title :
Upper Floor Plan (Unit # 1)

Scale : 1 : 100

Starting Date : 01.12.23

Plot Date : 18/09/2026
3:52:04 PM

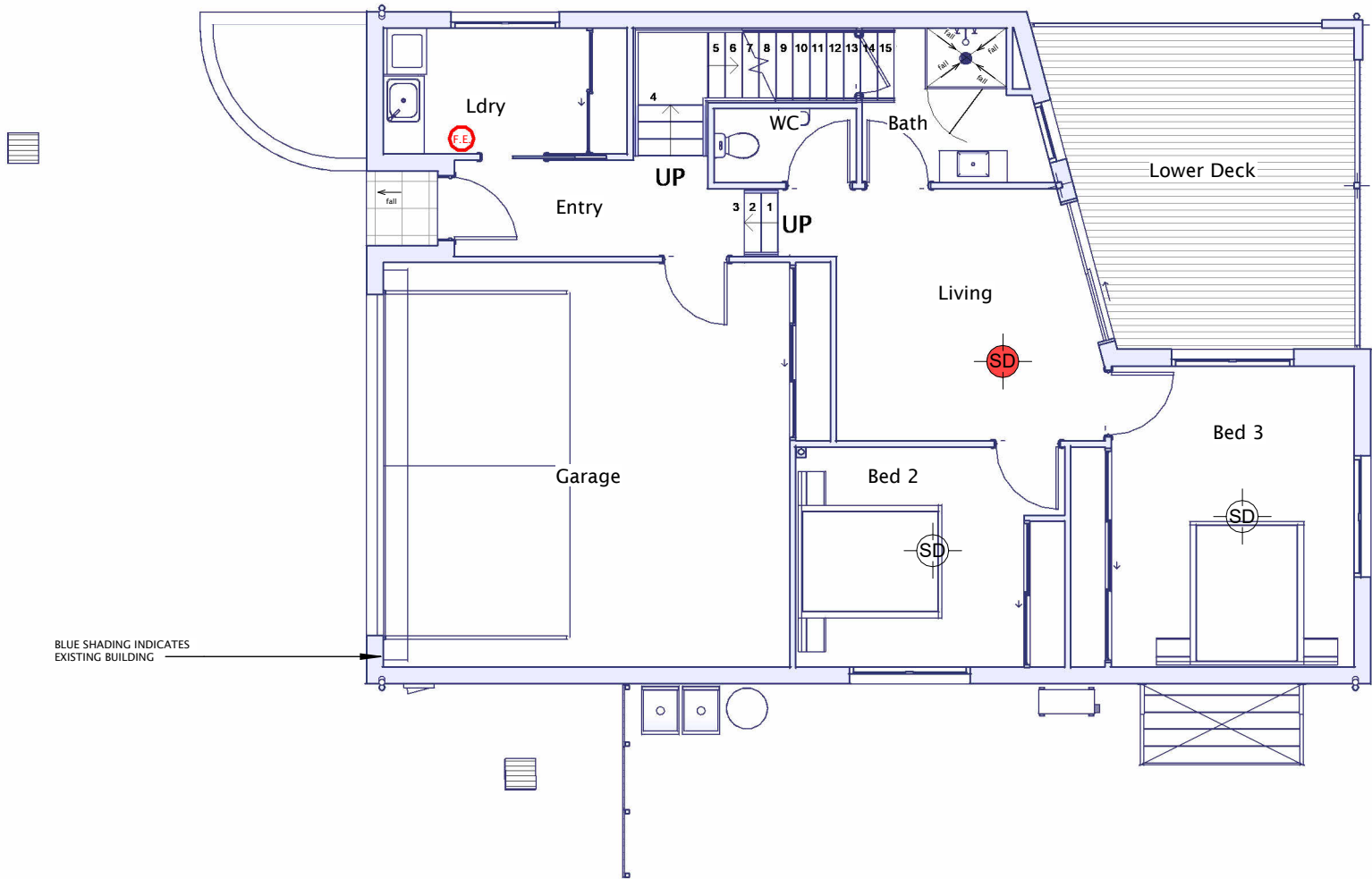
Project No. Drawing No.
021224 5 /10

Certificate No. # DQBINVNQK8
Scan QR code or follow website link for rating details.

Assessor name Kris Eade
Accreditation No. 100333
Property Address 1, 20B Frances Street,
Bridport, TAS, 7262

<https://www.fr5.com.au/QRCodeLanding?PublicId=DQBINVNQK8>

NOTES:
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BLUE SHADING INDICATES
EXISTING BUILDING

Lower Floor Plan (Unit # 2)

1 : 100

 FIRE EXTINGUISHER (DRY CHEMICAL GENERALLY & WET CHEMICAL FOR KITCHEN)

 HARDWIRED SMOKE DETECTOR

 HARDWIRED SMOKE DETECTOR WITH EVACULATION LIGHTING

- HARDWIRED SMOKE DETECTORS FOR CLASS 1b BUILDINGS IN ACCORDANCE WITH NCC Vol 2. Part 9.5.3 & 9.5.4 & AS 3786. (LINKED)



Retro DA A3

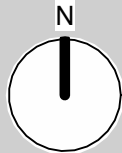
170 Abbott Street
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E : leigh@abd.com.au
www.adamsbuildingdesign.com.au

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No.	Date	Description
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Approval of As-Constructed
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20B Frances Street,
Bridport, TAS. 7262

Client :

Bearing Central P/L

Drawing Title :

Lower Floor Plan (Unit # 2)

Scale : 1 : 100

Starting Date : 01.12.23

Plot Date : 18/09/2026
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Project No.

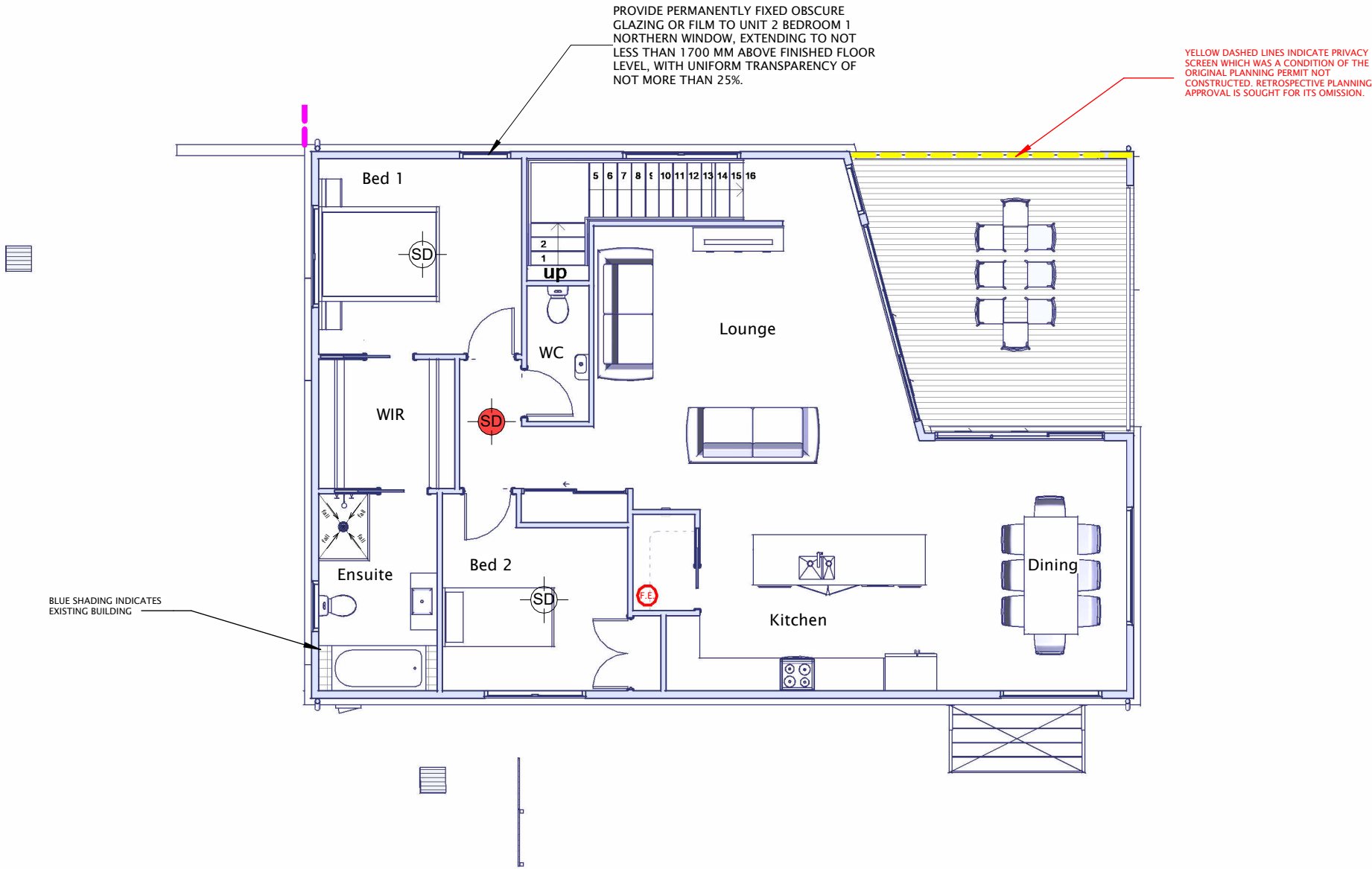
021224

Drawing No.

6 /10



NOTES:
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Upper Floor Plan (Unit # 2)

1 : 100

 FIRE EXTINGUISHER (DRY CHEMICAL GENERALLY & WET CHEMICAL FOR KITCHEN)

 HARDWIRED SMOKE DETECTOR

 HARDWIRED SMOKE DETECTOR WITH EVACULATION LIGHTING

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Retro DA

A3

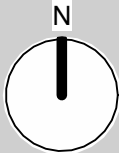
170 Abbott Street
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No.	Date	Description
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Project :

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Retrospective
Approval of As-Constructed
Variations
20B Frances Street,
Bridport, TAS. 7262

Client :

Bearing Central P/L

Drawing Title :

Upper Floor Plan (Unit # 2)

Scale : 1 : 100

Starting Date : 01.12.23

Plot Date : 18/09/2026
3:52:06 PM

Project No.

021224

Drawing No.

7 /10

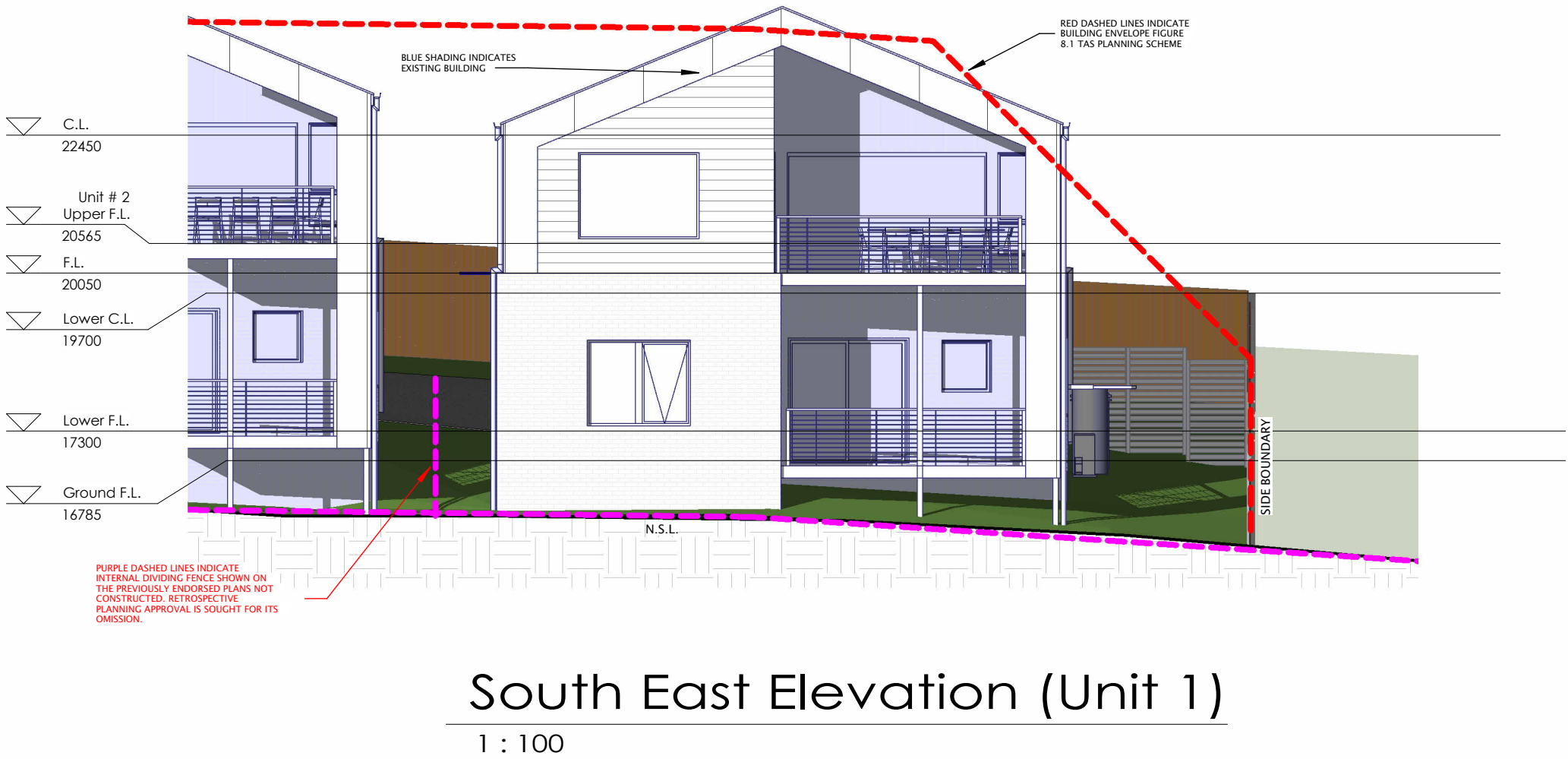
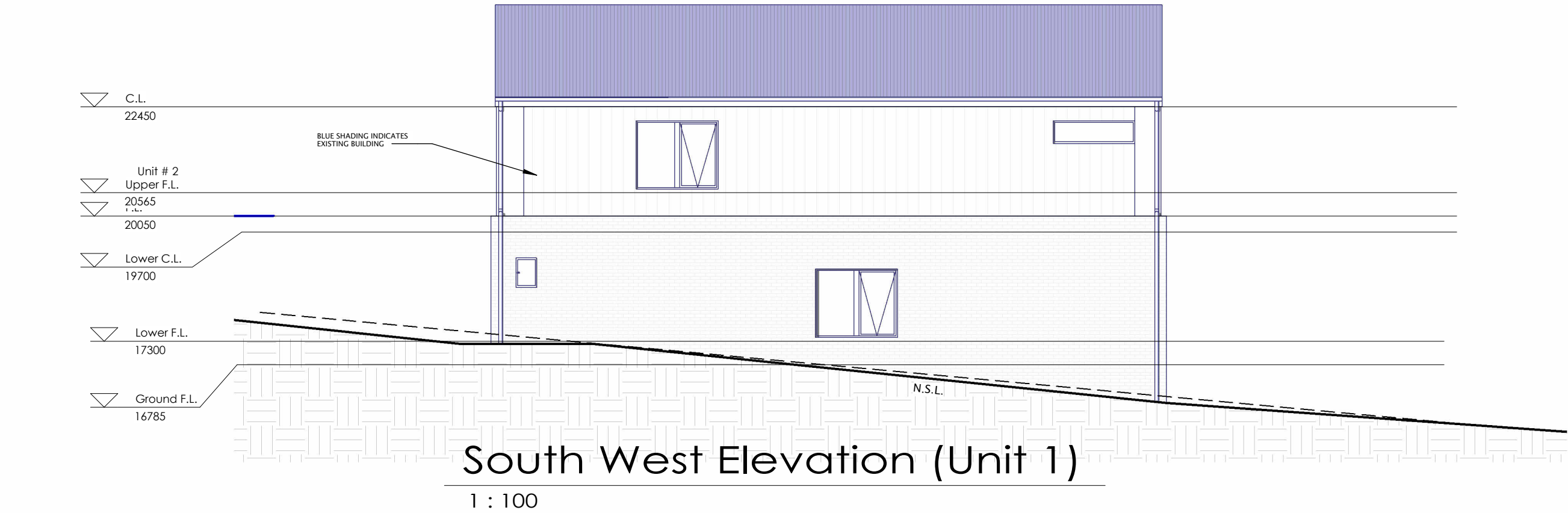
 **Certificate No. # 36ZNOTFZX**
Scan QR code or follow website link for rating details.

Assessor name Kris Eade
Accreditation No. 100333
Property Address 2, 20B Frances Street,
Bridport, TAS, 7262



<https://www.fr5.com.au/QRCodeLanding?PublicId=36ZNOTFZX>

NOTES:
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WALL LEGEND	
	8.5 mm THICK HARDIES FINE TEXTURE WALL CLADDING, BATTEN INSTALLATION
	SELECTED BRICK VENEER WALL
	9mm THICK HARDIES STRIA WALL CLADDING, BATTEN INSTALLATION
	16mm THICK HARLDIES STRIA LINEA WEATHERBOARDS, BATTEN INSTALLATION

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1	12.12.24	Concept # 1

No.	Date	Description
		

Project :
Existing Two Dwellings –
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Variations
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Bridport, TAS. 7262

Client :
Bearing Central P/L

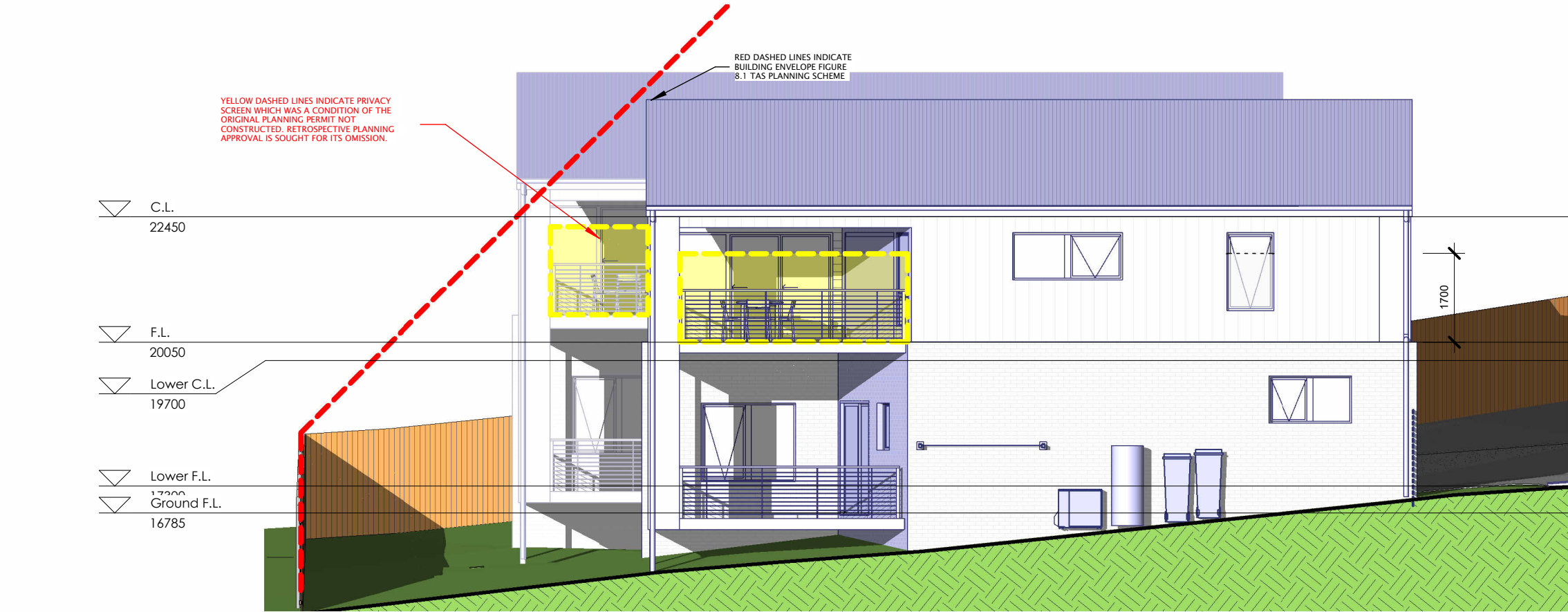
Drawing Title :
Elevations (sheet 1)

Scale : 1 : 100
Starting Date : 01.12.23

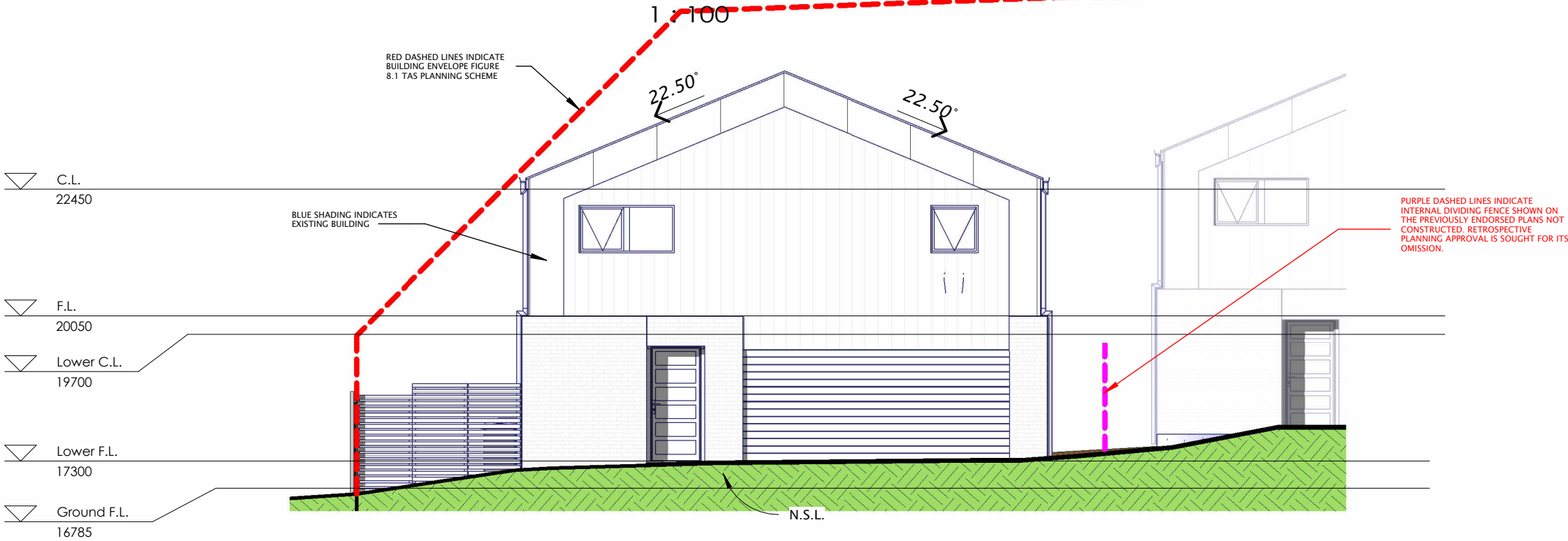
Plot Date : 18/09/2026
3:52:08 PM

Project No. Drawing No.
021224 8 /10

NOTES:
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North East Elevation (Unit 1)



North West Elevation (Unit 1)

1 : 100

WALL LEGEND

- 8.5 mm THICK HARDIES FINE TEXTURE WALL CLADDING, BATTEN INSTALLATION
- SELECTED BRICK VENEER WALL
- 9mm THICK HARDIES STRIA WALL CLADDING, BATTEN INSTALLATION
- 16mm THICK HARLDIES STRIA LINEA WEATHERBOARDS, BATTEN INSTALLATION

Retro DA A3

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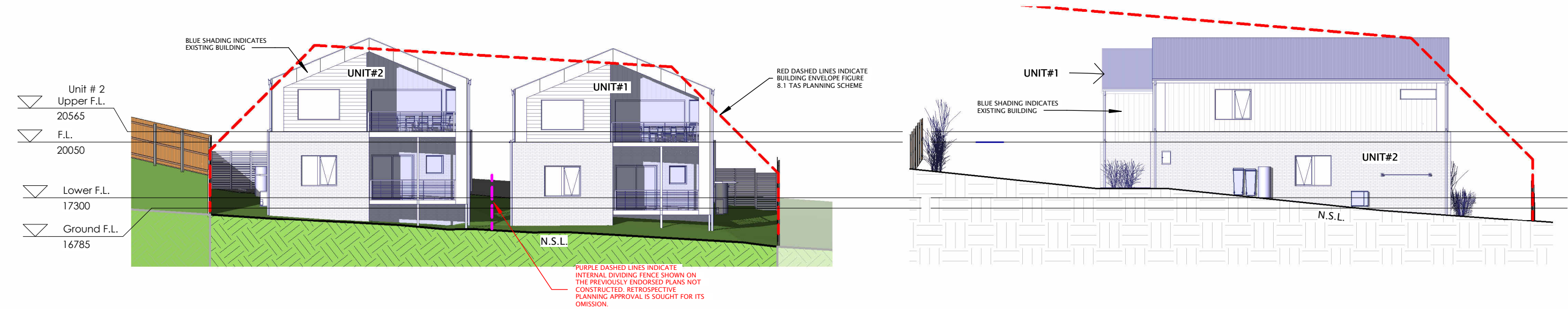
Drawing Title :
Elevations (sheet 2)

Scale : 1 : 100

Starting Date : 01.12.23

Plot Date : 18/09/2026
3:52:10 PM

Project No. Drawing No.
021224 9 /10

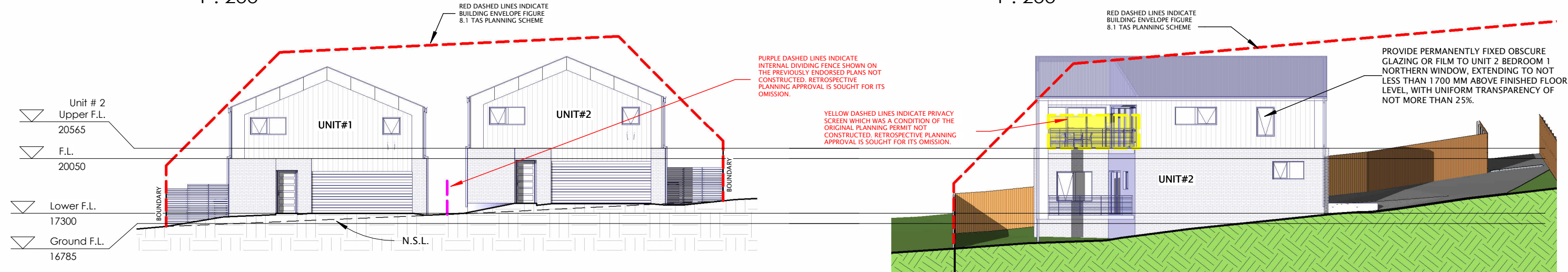


Overall East Elevation

1 : 200

Overall South Elevation

1 : 200



Overall West Elevation

1 : 200

Unit # 2 North Elevation

1 : 200

WALL LEGEND

- 8.5 mm THICK HARDIES FINE TEXTURE WALL CLADDING, BATTEN INSTALLATION
- SELECTED BRICK VENEER WALL
- 9mm THICK HARDIES STRIA WALL CLADDING, BATTEN INSTALLATION
- 16mm THICK HARLDIES STRIA LINEA WEATHERBOARDS, BATTEN INSTALLATION

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: 2 Proposed new residential dwelling units	⇒ 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 20B Frances Street, Bridport, TAS. 7262	Certificate of Title (include all applicable title references) Volume: 185056 Folio: 02
Land Area (m ² or hectares): 1089.76 m2	
Present use of land: Vacant Lot	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): N/A	⇒ 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: Leigh Adams	
Address: 170 Abbott Street, Newstead, TAS. 7250	Phone:
	Fax:
	Mobile: 0411 294 351
Email: leigh@abd.com.co	

THE OWNER

Owner's Name(s): Bearing Central P/L	
Address:	Phone:
	Fax:
	Mobile: 0418 133 971
Email: grant4us@bigpond.com.au	

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:	⇒ <i>to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the 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>1,000,000</u>		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: <u>Proposed construction of 2 new dwelling units</u>		⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: <u>2 Residential dwelling units</u>		⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: <u>0</u> m ²	New / additional floor area: <u>572.87</u> m ²	Proposed maximum building height above natural ground level: <u>8.5</u> m
Materials:		
structural floor: <u>Concrete</u>		
external walls: <u>Select Face Brickwork</u>		colour: <u>TBD</u>
roof cladding: <u>Colorbond 'Ultra' Steel Custom Orb</u>		colour: <u>TBD</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) N/A

What would be the surfacing of the vehicle access? Concrete Driveway (Selected non-slip Surface)

Car Parking:

How many car parking spaces are currently provided? 0

How many additional car parking spaces would be provided? 5

What would be the surfacing of the car parking spaces? Concrete Driveway (Selected non-slip surface)

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

N/A

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

N/A

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

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.

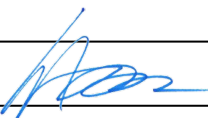
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:

30/03/2026

SEARCH OF TORRENS TITLE

VOLUME 185056	FOLIO 2
EDITION 2	DATE OF ISSUE 18-Dec-2023

SEARCH DATE : 10-Sep-2024

SEARCH TIME : 09.57 AM

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 2 on Sealed Plan 185056

Derivation : Part of 10A-0R-6P (Sec. D) Gtd. to Lemuel

Benjamin Waldron

Prior CTs 52476/2 and 141107/4

SCHEDULE 1

N162828 TRANSFER to GEOFFREY MICHAEL MOHR and JOHANNA KATE
MOHR Registered 18-Dec-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185056 EASEMENTS in Schedule of Easements

SP185056 COVENANTS in Schedule of Easements

SP185056 FENCING COVENANT in Schedule of Easements

SP 52476 COVENANTS in Schedule of Easements

SP52476 & SP141107 FENCING PROVISION in Schedule of Easements

E366466 MORTGAGE to Westpac Banking Corporation Registered
18-Dec-2023 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER & FOLIO REFERENCE MARTIN MAXWELL REES C.T. 141107/2, ROSALYNNE SUZAN REES C.T. 141107/4, C.T. 52476/2 STEVEN SHANE CIPURA C.T. 141107/3, LYNNE MICHELLE CIPURA (10A.0R.6P) GRANTEE PART OF ~~10A~~ GRANTED TO LEMUEL BENJAMIN WALDRON		PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION TOWN OF BRIDPORT SECTION D SCALE 1:500 LENGTHS IN METRES		REGISTERED NUMBER SP185056 APPROVED EFFECTIVE FROM 17 AUG 2023 Recorder of Titles			
MAPSHEET MUNICIPAL CODE No (109)		LAST UPI No		LAST PLAN No. SP 141107, SP 52476		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 6 COMPILED FROM C.T. 141107/2 AND THIS SURVEY

 REGISTERED LAND SURVEYOR	6/03/23 DATE
 COUNCIL DELEGATE	5/4/23 DATE