



dorset

3 Ellenor Street SCOTSDALE 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: 2026/69
PROPOSAL: CHANGE OF USE OF EXISTING DWELLING INTO VISITOR ACCOMMODATION
APPLICANT: Ms S BESSELL
LOCATION: 1/11 RICHARD STREET BRIDPORT

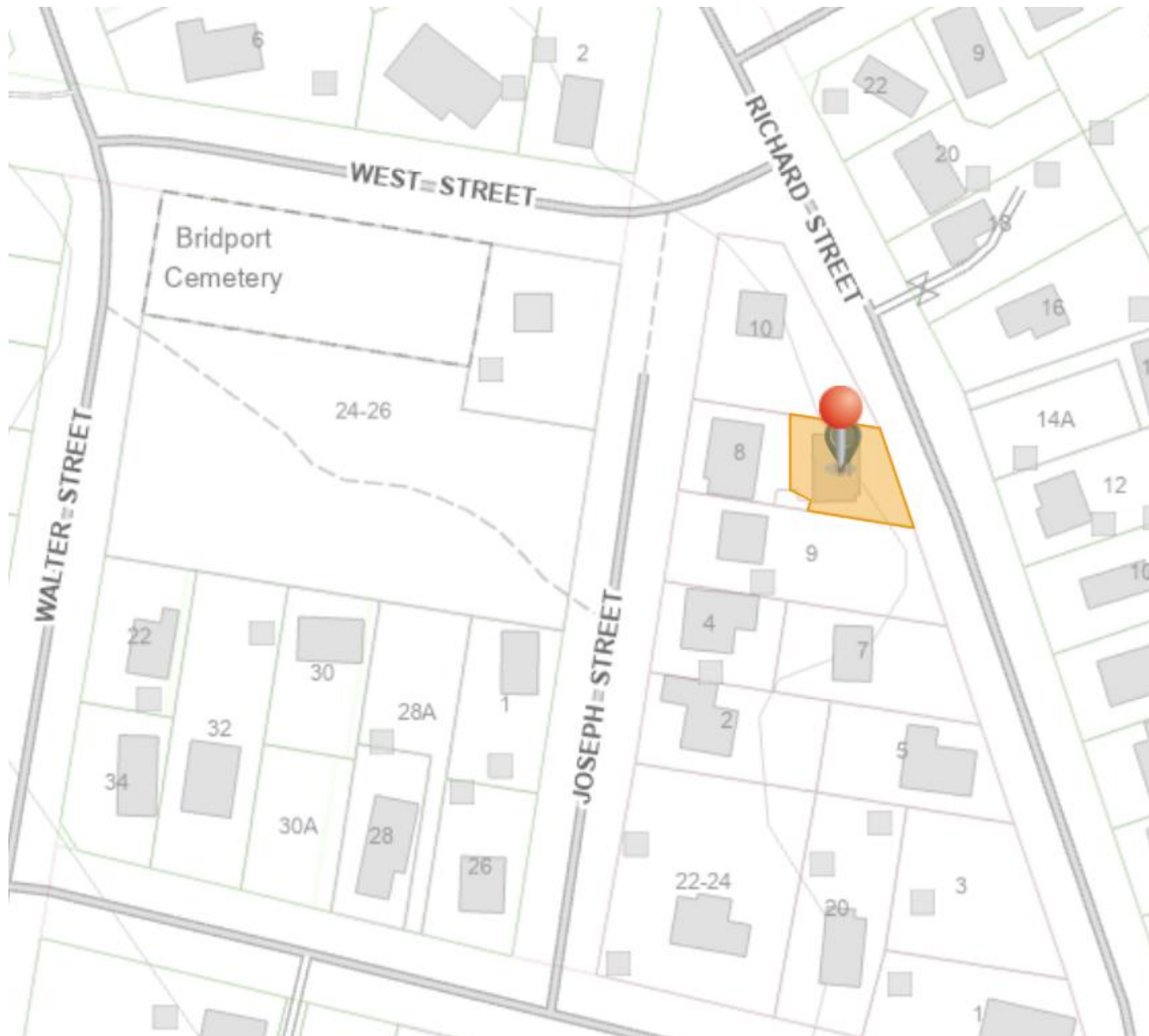
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 08/08/2026.

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 25/07/2026. Representations must be made in writing and addressed to the 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.

John Marik
GENERAL MANAGER

1/11 Richard Street BRIDPORT (2026/69)





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: The proposal seeks approval for the use of an existing dwelling for low-impact, short term visitor accommodation. The planned use is designed to maintain the residential character and amenity of the area. Care has been taken to minimise impact on neighbours, including off-street parking, privacy, and noise buffering. Safety issues have been considered. Details are provided in the attached document.	⇒ 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
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THE LAND

Address 1/11 Richard Street Bridport	Certificate of Title (include all applicable title references) Volume: 184106 Folio: 1, 0
Land Area (m² or hectares): 465m²	
Present use of land: Residential	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Free-standing, 2-storey dwelling with attached garage. The property is fully fenced and has on-site parking for 3 vehicles.	⇒ 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: Sharon Bessell and Milan Koprek	
Address: 133 O'Connor Circuit, Calwell, ACT, 2905	Phone: 0437629197
	Fax:
	Mobile: 0437629197
Email: sharon.bessell@anu.edu.au	

THE OWNER

Owner's Name(s): Sharon Bessell and Milan Koprek	
Address: 133 O'Connor Circuit, Calwell, ACT, 2905	Phone: 0437629197
	Fax:
	Mobile: 0437629197
Email: sharon.bessell@anu.edu.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:	⇒ 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).
Signature: _____ Date: _____	

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

Value of building work: \$ _____		⇒ Please tick applicable box: ☐ Estimate ☐ Contract Price
Type of work: _____ _____		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: _____ _____		⇒ 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: _____ m ²	Proposed maximum building height above natural ground level: _____ m
Materials: structural floor: _____ external walls: _____ colour: _____ roof cladding: _____ colour: _____ structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access:
Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) <u>N/A</u>
What would be the surfacing of the vehicle access? <u>N/A</u>
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:
<u>N/A</u>

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: 29/06/2026 Time: 10:00 Council Officer: Kamala Roberts

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.

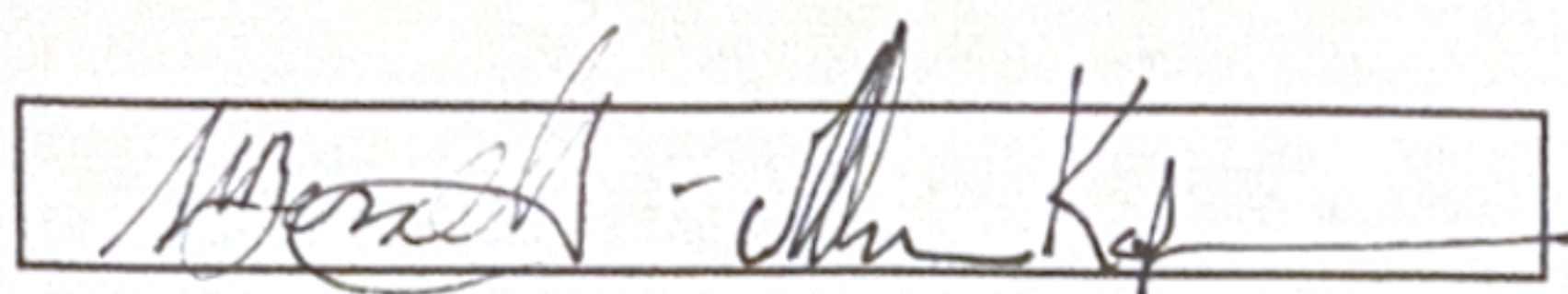
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:

2 July 2026

CITY/TOWN BRIDPORT SUBURB/LOCALITY BRIDPORT FOLIO REFERENCE F.R.213208-2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. P213208	STRATA PLAN SHEET 1 OF 3 SHEETS NAME OF STRATA SCHEME 11 RICHARD STREET BRIDPORT SCALE 1: 250 LENGTHS IN METRES		Registered Number 184106 STRATA TITLES ACT 1998 REGISTERED 24 OCT 2022 <i>Ren</i> Recorder of Titles
SITE PLAN			
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1. STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) E216401 (SDS)	<i>[Signature]</i> Council Delegate 17/10/22 Date	<i>[Signature]</i> Registered Land Surveyor 21/9/22 Date LODGED BY S.A. BEATTIE	

STRATA PLAN SHEET 2 OF 3 SHEETS	STRATA TITLES ACT 1998 <i>[Signature]</i> 17/10/22 Council Delegate Date	Registered Number 184106
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Lots 1 & 2 FLOOR PLAN(OVER TWO LEVELS) SCALE 1:-250

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-

- SITE BOUNDARIES
- CENTRELINE OF FENCE
- FACE OF CONCRETE BLOCK WALL LABELLED BCD
- AB AND FG ARE PERPENDICULAR TO THE SITE BOUNDARY
- DE AND EF ARE PERPENDICULAR TO THE CENTRELINE OF FENCE
- MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

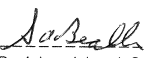
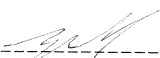
THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

[Signature]

Registered Land Surveyor

21/9/22

Date

STRATA PLAN SHEET 3 OF 3 SHEETS		STRATA TITLES ACT 1998	Registered Number 184106
NAME OF BODY CORPORATE: STRATA CORPORATION No. 184106 - 11 Richard Street Bridport ADDRESS FOR THE SERVICE OF NOTICES: 11 Richard Street Bridport, Tas 7262			
SURVEYORS CERTIFICATE I, <u>Stuart Anderson Beattie</u> of <u>Scottsdale</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law. <u></u> Registered Land Surveyor <u>21/9/22</u> Date <u>941/22</u> Ref No.		COUNCIL CERTIFICATE I certify that the <u>DORSET</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998 <u></u> Council Delegate <u>17/10/22</u> Date <u>2021/62</u> Ref No.	
GENERAL UNIT ENTITLEMENTS			
LOT	UNIT ENTITLEMENT		
1	10		
2	10		
TOTAL	20		

SEARCH OF TORRENS TITLE

VOLUME 184106	FOLIO 1
EDITION 1	DATE OF ISSUE 24-Oct-2022

SEARCH DATE : 08-July-2026

SEARCH TIME : 11.40 am

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 1 on Strata Plan [184106](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest

Derived from Strata Plan [184106](#)

Derivation : Whole of Lot 2 (Sec. M1) Gtd. to O.R. Hart

SCHEDULE 1

[M752708](#) TRANSFER to MICHAEL RAYMOND REID and DEBRA ANNE REID
Registered 04-July-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property

Folio of the Register volume [184106](#) folio 0

[E316401](#) APPLICATION for registration of a staged development
scheme Registered 24-Oct-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N254620 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Michael Raymond Reid and Debra Anne Reid to
Milan Robert Koprek and Sharon Louise Bessell
MORTGAGE Milan Robert Koprek and Sharon Louise
Bessell to Westpac Banking Corporation Lodged by
ZZIM CONVEYANCING on 10-June-2026 BP: N254620

N252572 APPLICATION for registration of stage of staged dev.
scheme Lodged by DOUGLAS & COLLINS on 18-June-2026
BP: N252572

N216789 TRANSFER to SHARON LOUISE BESSELL and MILAN ROBERT
KOPREK Lodged by DOBSON MITCHELL ALLPORT on
19-June-2026 BP: N216789

N258443 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL ALLPORT on 19-June-2026 BP: N216789

SEARCH OF TORRENS TITLE

VOLUME 184106	FOLIO 0
EDITION 1	DATE OF ISSUE 24-Oct-2022

SEARCH DATE : 08-July-2026

SEARCH TIME : 11.40 am

DESCRIPTION OF LAND

Town of BRIDPORT

The Common Property for Strata Scheme [184106](#)

Derivation : Whole of Lot 2 (Sec. M1) Gtd. to O.R. Hart

Prior CT [213208/2](#)SCHEDULE 1STRATA CORPORATION NUMBER [184106](#), 11 RICHARD STREET, BRIDPORTSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E316401](#) APPLICATION for registration of a staged development
scheme Registered 24-Oct-2022 at noonUNREGISTERED DEALINGS AND NOTATIONSN252572 APPLICATION for registration of stage of staged dev.
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BP: N252572

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 08-July-2026

SEARCH TIME : 11:40 am

CT: 184106/1

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STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

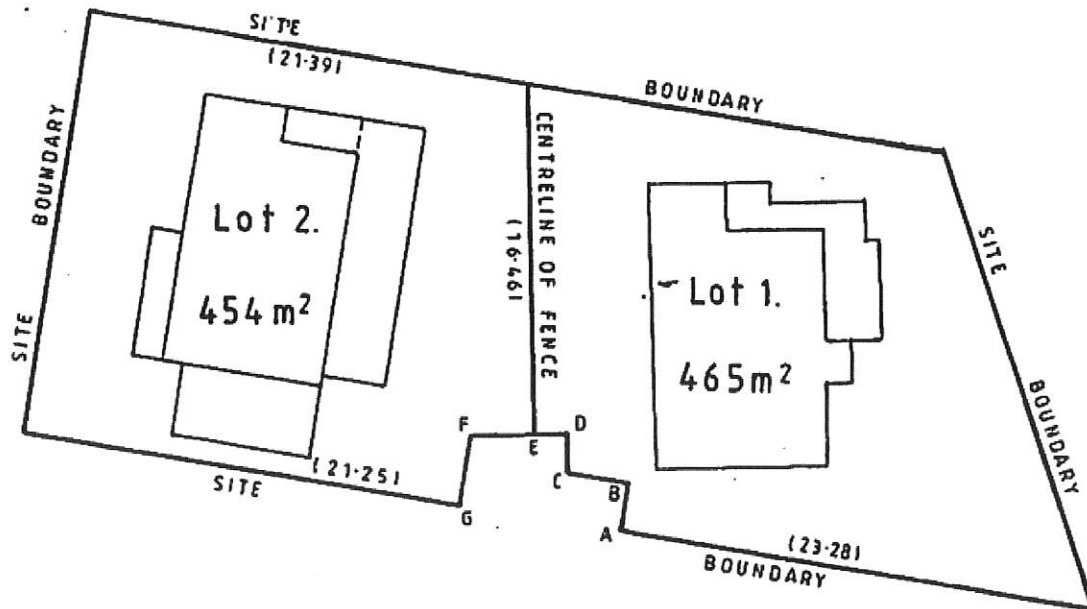
Registered Number

[Signature]
Council Delegate

1/6/26
Date

184106

LOTS 1 & 2 FLOOR PLAN (OVER TWO LEVELS) SCALE 1:250



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SITE BOUNDARIES

CENTRELINE OF FENCE

FACE OF CONCRETE BLOCK WALL LABELLED BCD

AB AND FG ARE PERPENDICULAR TO THE SITE BOUNDARY

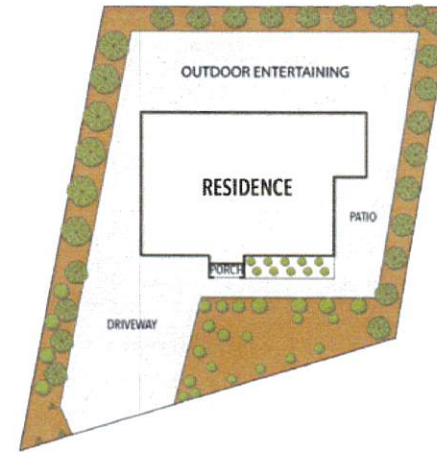
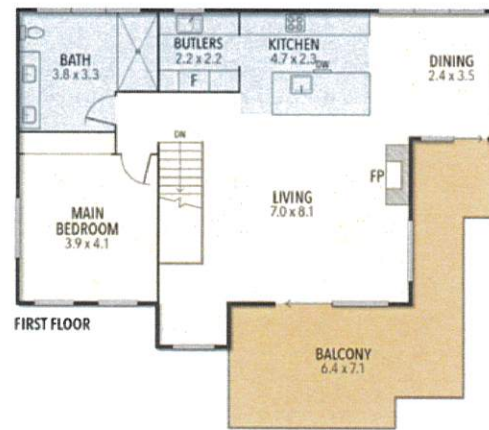
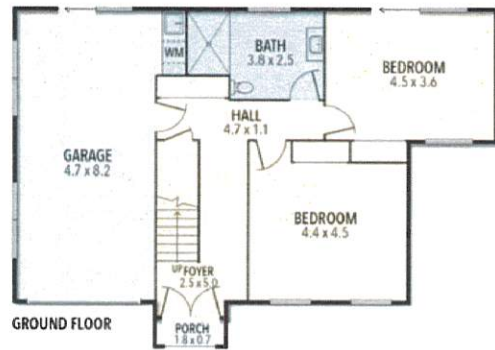
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MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

[Signature]
Registered Land Surveyor

29/4/26
Date



1/11 Richard Street, Bridport Floor Plan

