



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: 2026/52
PROPOSAL: ADDITIONAL MULTIPLE DWELLING
APPLICANT: DESIGN TO LIVE
LOCATION: LOT 30/45 ELIZABETH STREET BRIDPORT (C/T's 57026/30 & 57026/0)

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 27/06/2026.

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 13/06/2026. 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

Lot 30/45 Elizabeth Street BRIDPORT (2026/52)

(C/T's 57026/30 & 57026/0)





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: <hr/> BUILDING WORK- PROPOSED ADDITIONAL MULTIPLE DWELLING ON FUTURE STRATA LOT 28 <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	⇒ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> • 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 <hr/> LOT 28/45 ELIZABETH STREET <hr/> BRIDPORT, 7262 <hr/>	Certificate of Title (include all applicable title references) Volume: <u>57026</u> Folio: <u>28</u>
Land Area (m ² or hectares): <u>3786m²</u>	
Present use of land: <hr/> MULTIPLE DWELLINGS <hr/> FUTURE STRATA LOT 28 IS CURRENTLY VACANT LAND <hr/>	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): <hr/> DWELLINGS <hr/> <hr/>	⇒ 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>Design To Live Lyndon Stubbs</u>	
Address: <hr/> 202 Wellington Street <hr/> South Launceston, 7249 <hr/> <hr/>	Phone: <u>6344 7319</u> <hr/> Fax: <hr/> Mobile: <hr/>
Email: <u>info@designtolive.com.au</u>	

THE OWNER

Owner's Name(s): ATKINSFIELD DEVELOPMENTS PTY LTD	
Address: 33 GALVIN STREET	Phone: 0437 519 017
SOUTH LAUNCESTON, 7249	Fax:
	Mobile:
Email: djaiphil@gmail.com	

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: \$ 650,000	⇒ Please tick applicable box: <input checked="" type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: NEW BUILDING	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: ADDITIONAL MULTIPLE DWELLING	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: 0 m ²	New / additional floor area: 211 m ²
Proposed maximum building height above natural ground level: 9.31 m	
Materials: structural floor: CONC external walls: VAR. colour: TBC roof cladding: STEEL colour: TBC structural frame: TIMBER	

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? 2 COAT COLD SEAL

Car Parking:

How many car parking spaces are currently provided? 0

How many additional car parking spaces would be provided? 2

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

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:

CUT AND FILL, REFER PLANS

DETAILS OF OTHER MATTERS

Proposed hours of operation: N/A

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:

21/05/2026



Mail: 202 Wellington Street, South Launceston 7249

A.B.N: 71 615 812 747

Phone: 6344 7319

Email: info@designtolive.com.au

21 May 2026

Planning Application Cover Letter

Development: Additional Multiple Dwelling

Owner: Atkinsfield Developments Pty Ltd

Address: Future Strata Lot 28 / 45 Elizabeth Street, Bridport

Council: Dorset

Zone: General Residential

Please find below further information for the proposed Development at the above address.

8.2.4 Setbacks and building envelope for all dwellings

A3 – Relies on performance criteria

P3 – the generous site area and setbacks ensure the increased height does not result in any overshadowing, loss of privacy or visual impacts. The building has increased separation from buildings in the established area. The section of the dwelling that is out of the envelope is the lower side of the block and does not reduce the sunlight to any adjoining property or dwelling on the same site.

Regards,
Lyndon Stubbs
(BEnvDes, MArch)



ADDITIONAL MULTIPLE DWELLING LOT 28/45 ELIZABETH STREET, BRIDPORT, 7262.



DRAWINGS

- A01 COVER PAGE
- A02 LOCATION PLAN
- A03 SITE PLAN
- A04 GROUND FLOOR PLAN
- A05 FIRST FLOOR PLAN
- A06 EXTERNAL SERVICES
- A07 ELEVATIONS NE-SW
- A08 ELEVATIONS SE-NW
- A09 PERSPECTIVES

ATTACHMENTS

CLASSIFICATION OF BUILDING CLASS 1A	COUNCIL DORSET	ZONE GENERAL RESIDENTIAL
AREAS (m ²)	LAND TITLE REFERENCE 57026/28	ENERGY STAR RATING TBC
DWELLING 211.30	PROPERTY ID 9528014	CLIMATE ZONE 7
FIRST FLOOR 86.53	LOT SIZE (M ²) 3786	ALPINE AREA N/A
	BAL RATING TBC	CORROSION ENV' MEDIUM
	DESIGN WIND CLASS TBC	SITE HAZARDS N/A
	SOIL CLASSIFICATION TBC	
PLANNING OVERLAY BUSHFIRE-PRONE AREA, WATERWAY AND COASTAL PROTECTION AREA		



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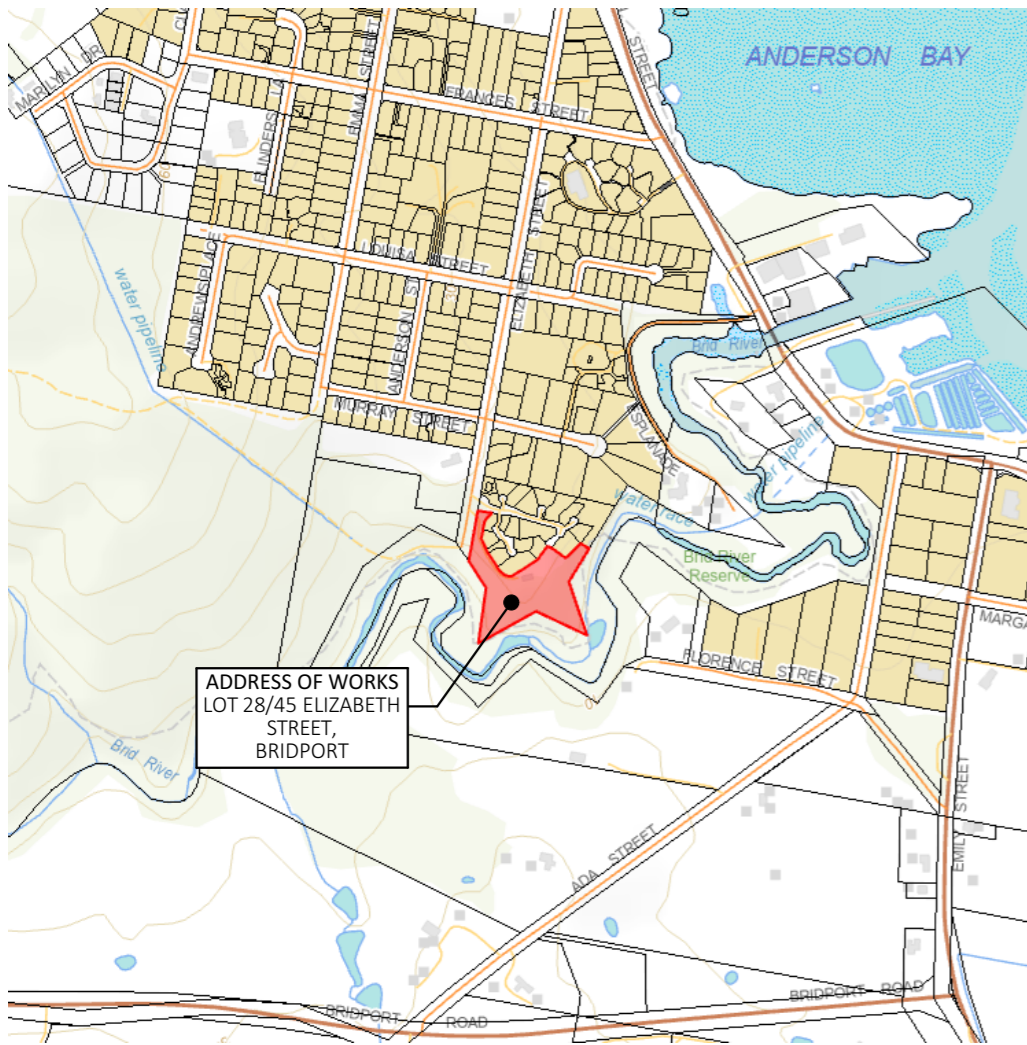
CLIENT/S:
ATKINSFIELD DEVELOPMENTS
PTY LTD
SITE ADDRESS:
LOT 28/45 ELIZABETH STREET,
BRIDPORT, 7262.

**DRAWING
COVER PAGE**

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ADDRESS OF WORKS
LOT 28/45 ELIZABETH
STREET,
BRIDPORT

LOCALITY PLAN
NOT TO SCALE

AREA	m ²
DWELLING	211.30
FIRST FLOOR	86.53



LOCATION PLAN

SCALE 1:1000



KEY:

- WM EXISTING MASTER METER
- FH PRIVATE FIRE HYDRANT



PROPOSED FIRE HYDRANT
SEE SPECIALIST REPORT - TBC

REFER DRAWING
ELZB28 3/9



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**DRAWING
LOCATION
PLAN**

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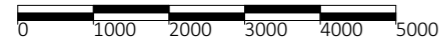
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GROUND FLOOR

SCALE 1:100



North



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**DRAWING
 GROUND
 FLOOR PLAN**

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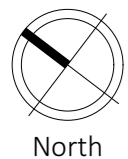
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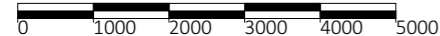
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FIRST FLOOR

SCALE 1:100



North



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**DRAWING
 FIRST FLOOR
 PLAN**

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LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

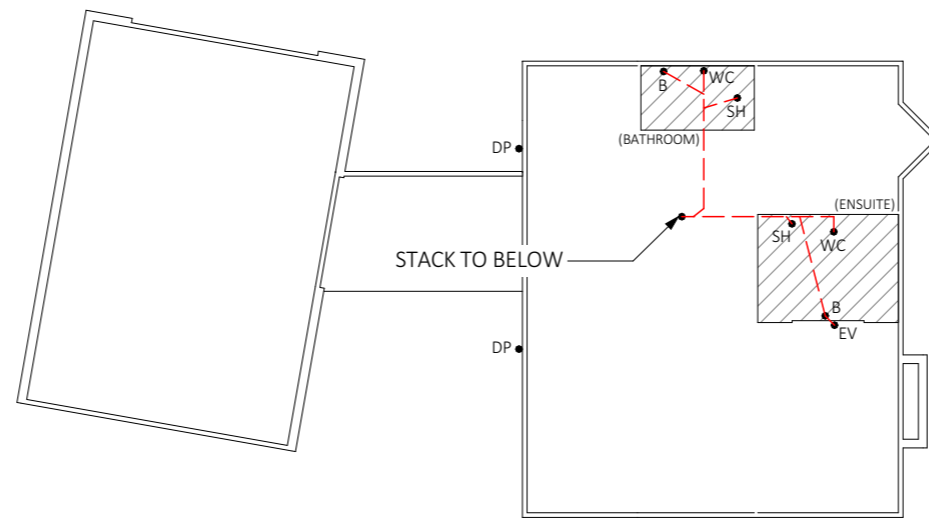
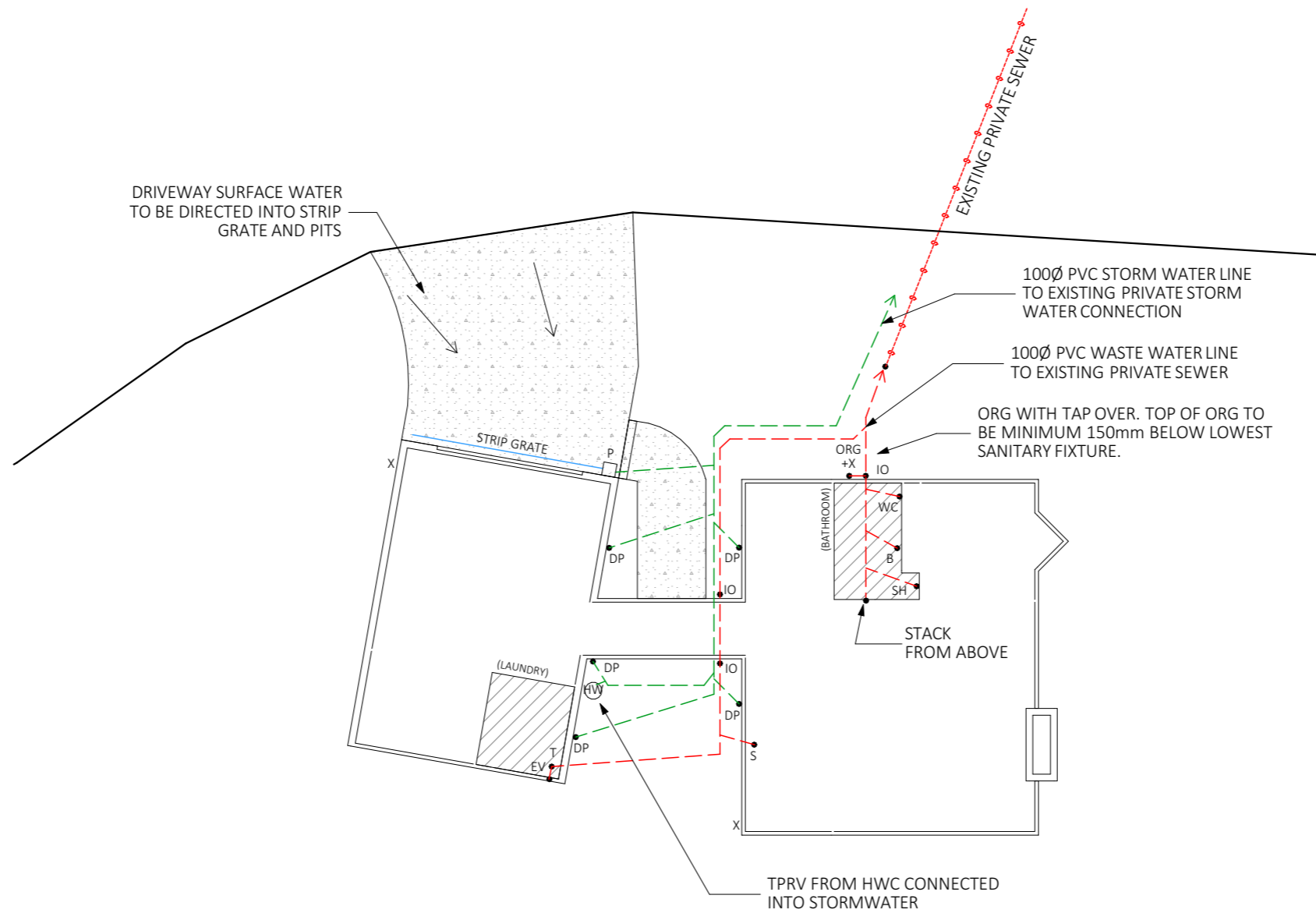
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NOTES:

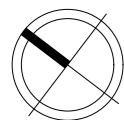
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

DRIVEWAY SURFACE WATER TO BE DIRECTED INTO STRIP GRATE AND PITS



FIRST FLOOR



EXTERNAL SERVICES

SCALE 1:200



North

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



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DRAWING
EXTERNAL
SERVICES

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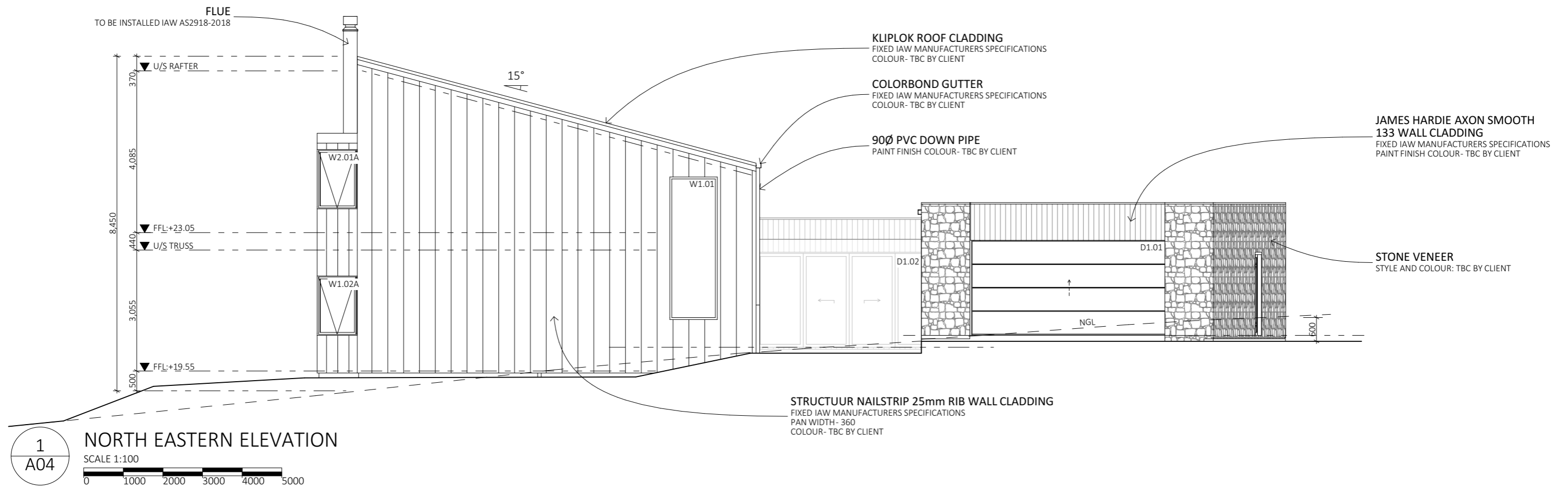
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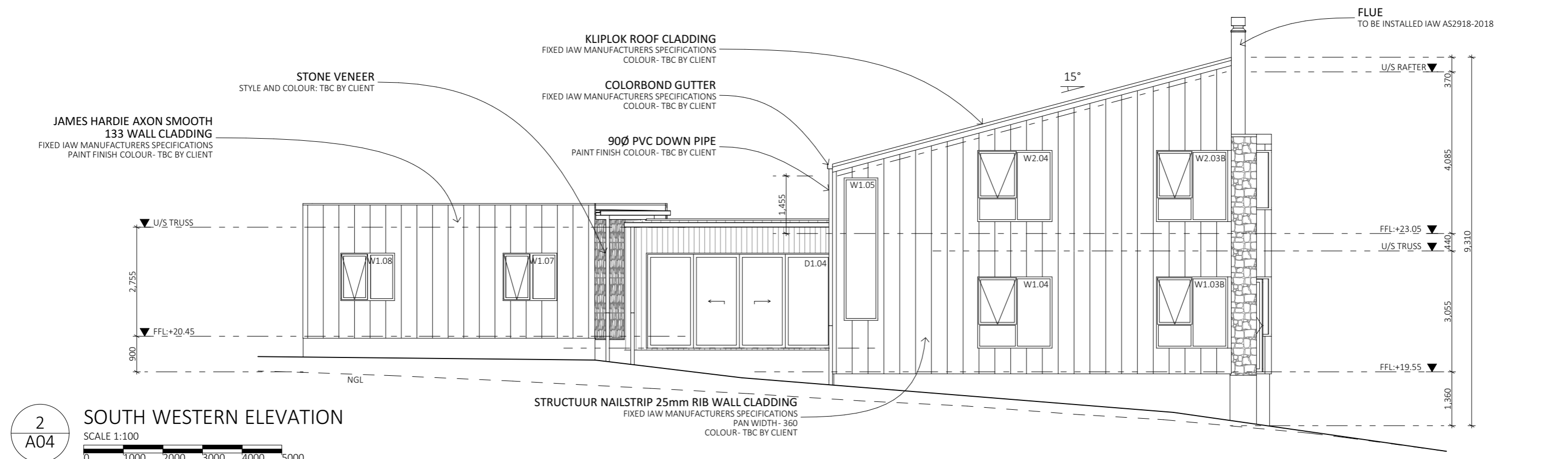
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1
A04
NORTH EASTERN ELEVATION
SCALE 1:100



2
A04
SOUTH WESTERN ELEVATION
SCALE 1:100



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DRAWING
ELEVATIONS NE-
SW

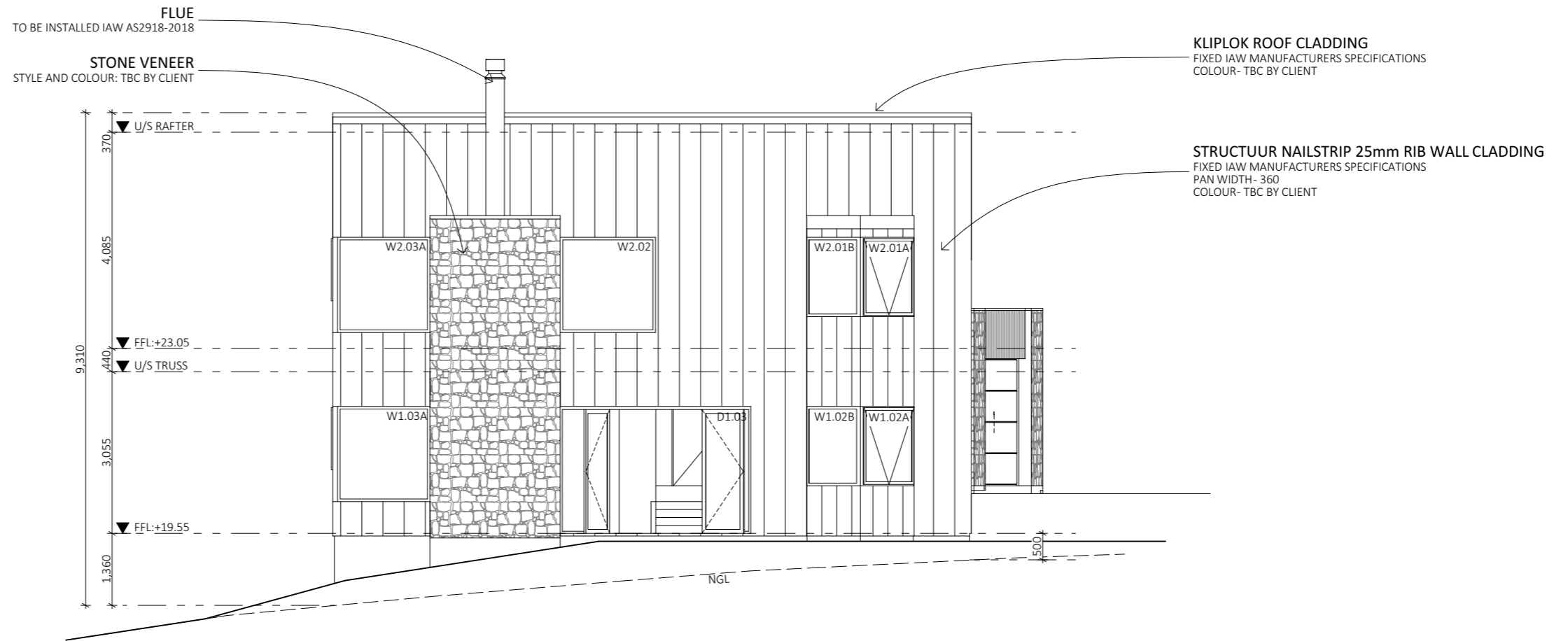
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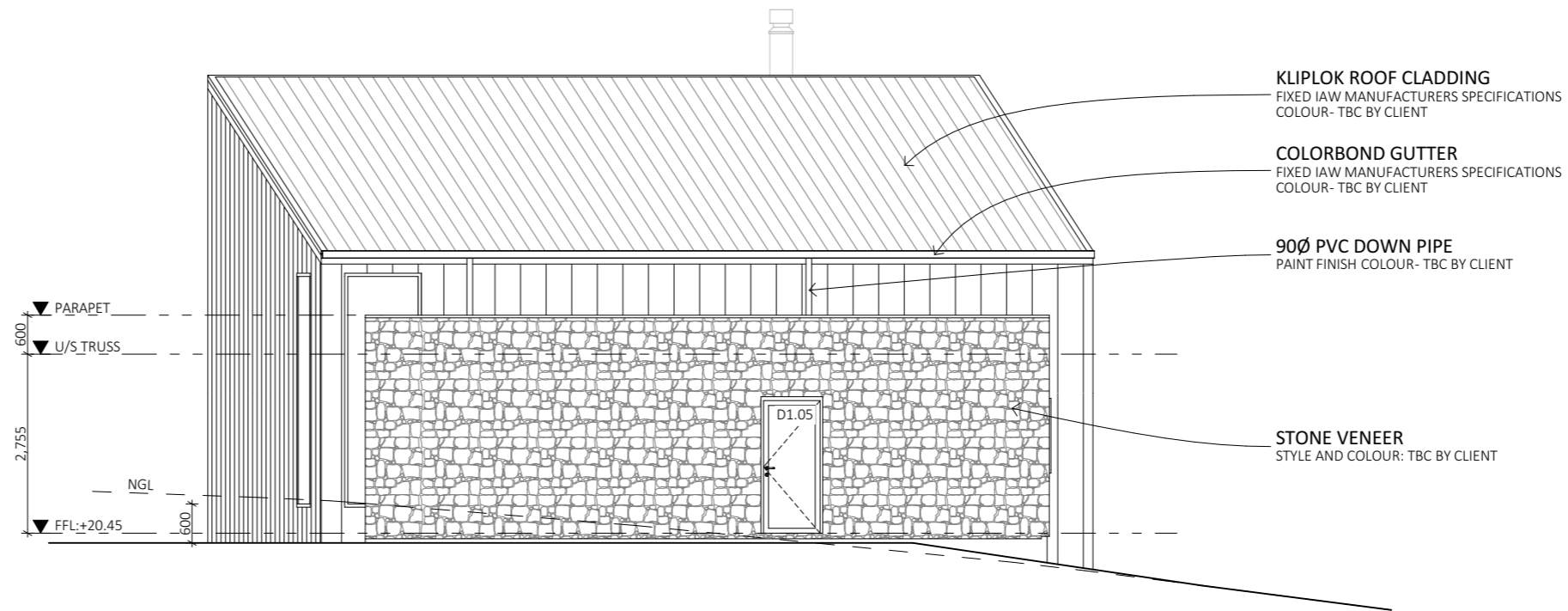
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1
A04 SOUTH EASTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A04 NORTH WESTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



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DRAWING
ELEVATIONS SE-
NW

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**DRAWING
 PERSPECTIVES**

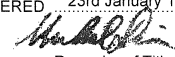
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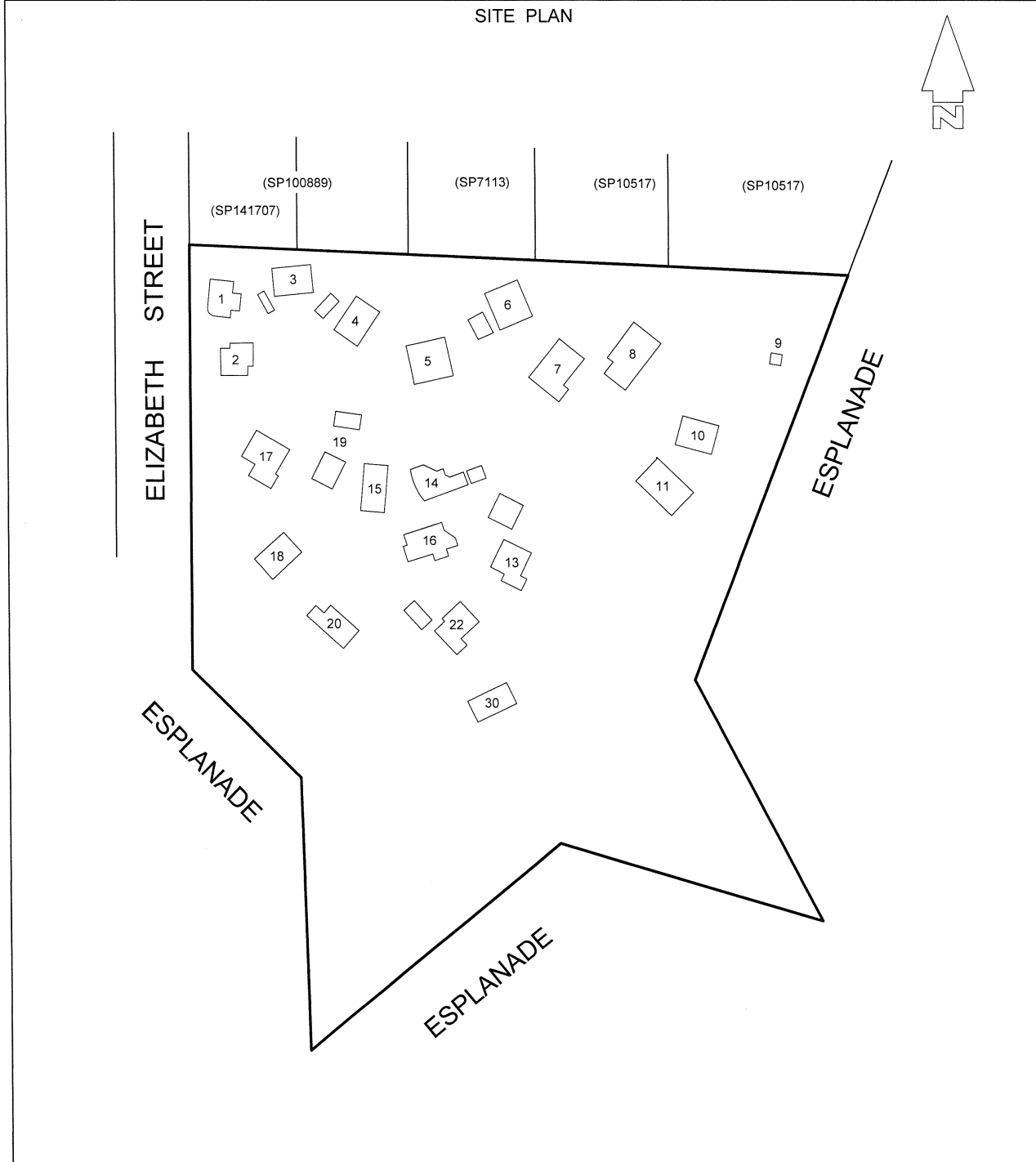
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TOWN OF BRIDPORT FOLIO REFERENCE F/R 3684/39 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN NO. D38250	STRATA PLAN NEW SHEET 1 PURSUANT TO (E 386524)		Registered Number 57026
	NAME OF STRATA SCHEME BRIDVIEW PARK RESIDENTIAL RESORT BRIDPORT		STRATA TITLES ACT 1998 REGISTERED 23rd January 1989  Recorder of Titles
	SCALE 1 : 1000	LENGTHS IN METRES	



NOTES: (1) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (2) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1		14/06/24		14/08/2023
	Council Delegate	Date	Registered Land Surveyor	Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)	N/A	LODGED BY :- SHARON PHILPOT		

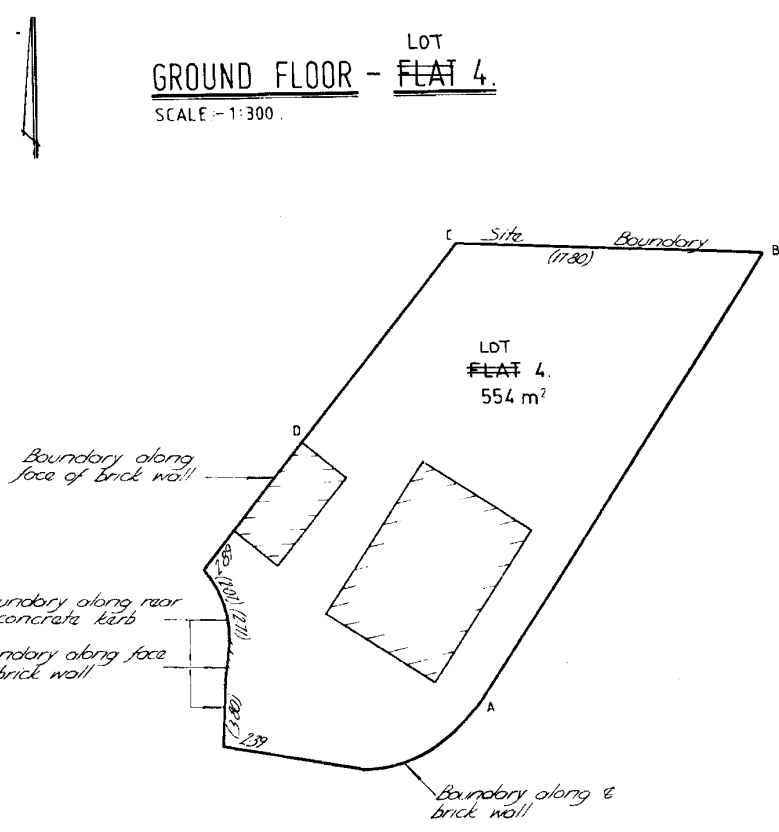
If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

57026

Sheet 3

No. 2582

Yuan D Zhang
Town Clerk/Council Clerk



LOTS
HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.



LOT
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND -

- (A) HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS, ALONG THE SITE BOUNDARY, THROUGH THE CENTRE LINE OF THE BRICK WALL, ALONG THE REAR OF THE CONCRETE KERB, OR ALONG THE FACE OF THE BRICK WALL, AS THE CASE MAY BE.
BOUNDARIES AB, CD, ARE THE CENTRE LINE OF FENCES.
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
- (B) VERTICALLY FROM 3 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL.

<h2 style="margin: 0;">STRATA PLAN</h2> <p style="margin: 5px 0;">STRATA TITLES ACT 1998</p> <p style="margin: 5px 0;">NEW SHEET 4 (PURSUANT TO E386524)</p>	<p>Registered Number</p> <h1 style="margin: 0;">57026</h1>
--	--

NAME OF BODY CORPORATE : STRATA CORPORATION No. 57026
BRIDVIEW PARK RESIDENTIAL RESORT, BRIDPORT

ADDRESS FOR SERVICE OF NOTICES : STRATA TAS, 62 CAMERON STREET, LAUNCESTON, TAS 7250

<p style="text-align: center;">SURVEYORS CERTIFICATE</p> <p>I, <u>Dallas John McCulloch</u> of <u>Trevallyn</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</p> <p> <u>14/08/2023</u> <u>2420</u> Registered Surveyor date ref no</p>	<p style="text-align: center;">COUNCIL CERTIFICATE</p> <p>I certify that the DORSET COUNCIL has :- (a) approved the lots shown in this plan and (b) issues this certificate of approval in accordance with section 31 of the Strata Titles Act 1998</p> <p> <u>14/06/24</u> <u>2021/64</u> Council Delegate Date Ref.No.</p>
--	---

GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	10
2	10
3	10
4	10
5	10
6	10
7	10
8	10
9	10
10	10
11	20
13	10
14	10
15	10
16	10
17	10
18	10
19	10
20	10
22	20
30	80
TOTAL	300

5
Sheet 6

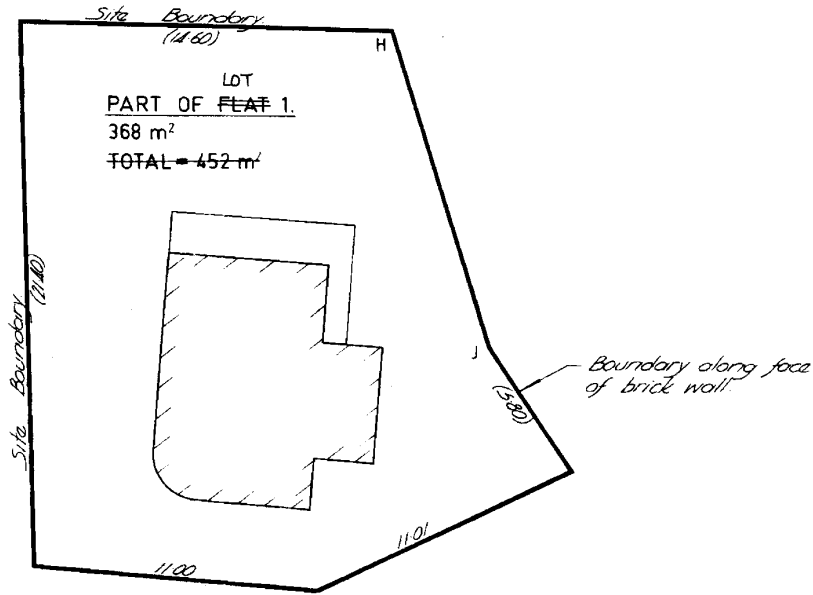
57026

No. 2582

Lucy J. [Signature]
Town Clerk/Council Clerk

GROUND FLOOR - LOT
FLAT 1.

SCALE 1:200



LOTS
HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.

LOT
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND -

- (A) ALONG FACE OF BRICK WALL
HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS, OR ALONG SITE BOUNDARIES, AS THE CASE MAY BE.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

THE BOUNDARY HJ IS THE CENTRE LINE OF A FENCE.

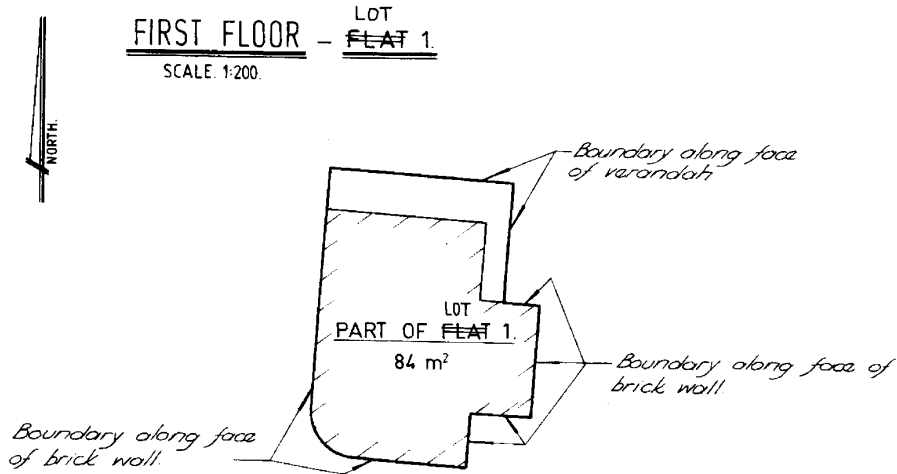
- (B) VERTICALLY FROM 3 METRES BELOW GROUND LEVEL TO THE CENTRE LINE OF CEILING, OR THE EXTENSION THEREOF.

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet ⁶ 7

No. 2582

Juan D. Zuma
Town Clerk/Council Clerk



LOTS
HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.

LOT
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND -

- (A) HORIZONTALLY ALONG THE FACE OF THE BRICK WALLS, OR ALONG THE FACE OF THE VERANDAH, AS THE CASE MAY BE.
- (B) VERTICALLY FROM THE CENTRE LINE OF THE FLOOR TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL.

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

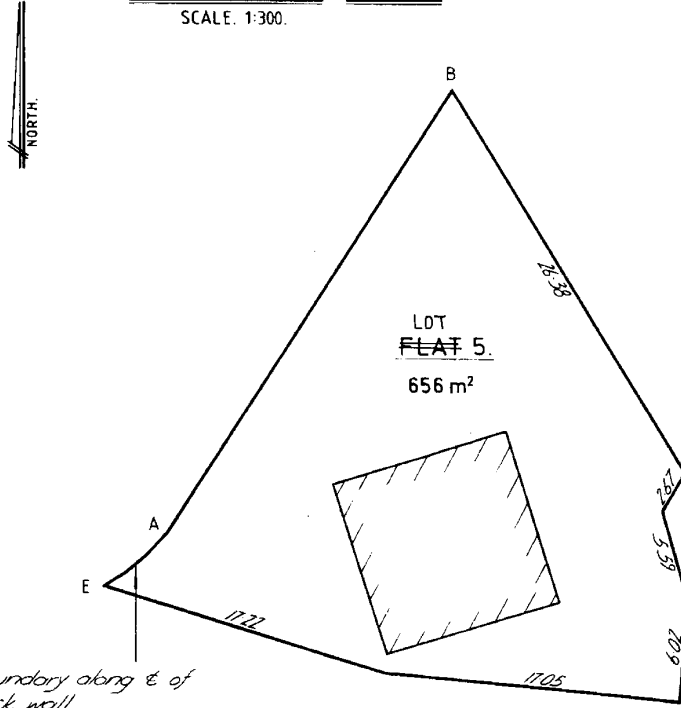
57026

Sheet 42

No. 2582

John J. [Signature]
Town Clerk/Council Clerk

GROUND FLOOR - ~~FLAT~~ LOT FLAT 5.
SCALE: 1:300.



LOTS
HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.

LOT
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND -

- (A) HORIZONTALLY ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS.
BOUNDARY AB IS THE CENTRE LINE OF A FENCE.
BOUNDARY AE IS THE CENTRE LINE OF A BRICK WALL.
- (B) VERTICALLY FROM 3 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL.

NEW SHEET 8

STRATA TITLES ACT 1998

Registered Number

STRATA PLAN

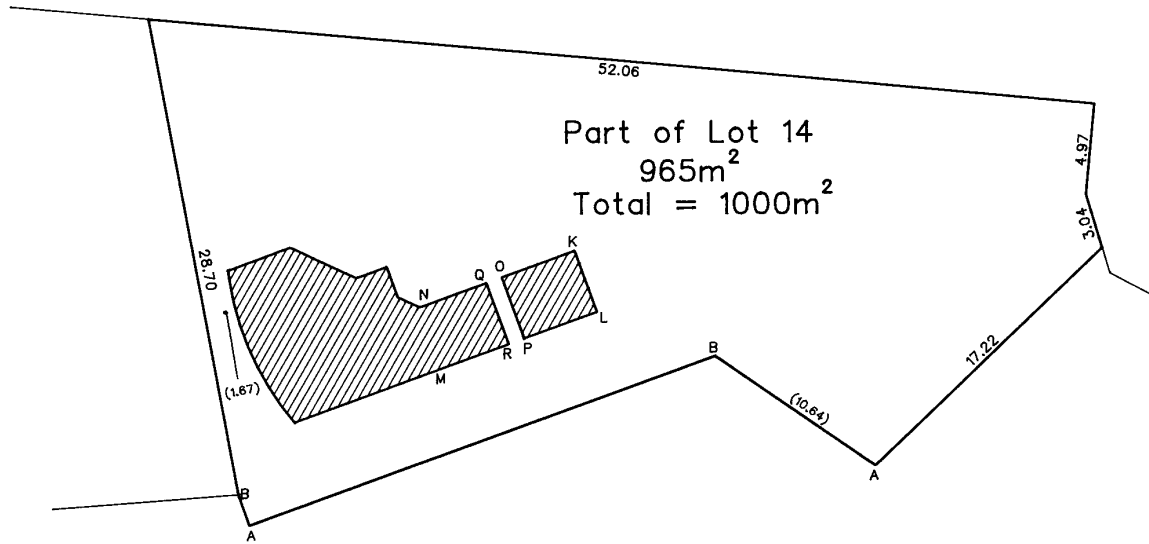
57026

SHEET 8



SCALE 1 : 250

GROUND FLOOR LOT 14



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

OPEN BOUNDARIES DEFINED BY MEASUREMENT
THE CENTRELINE OF THE FENCES LABELLED AB

(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY)

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL EXCEPT FOR THAT PART LABELLED KLMNOPQR WHICH EXTENDS FROM THE CENTRE OF THE FLOOR TO 15.00 METRES ABOVE GROUND LEVEL

(SEE FILE FOR OPEN BOUNDARY FIXATION)

NEW SHEET 9.

57026

2582

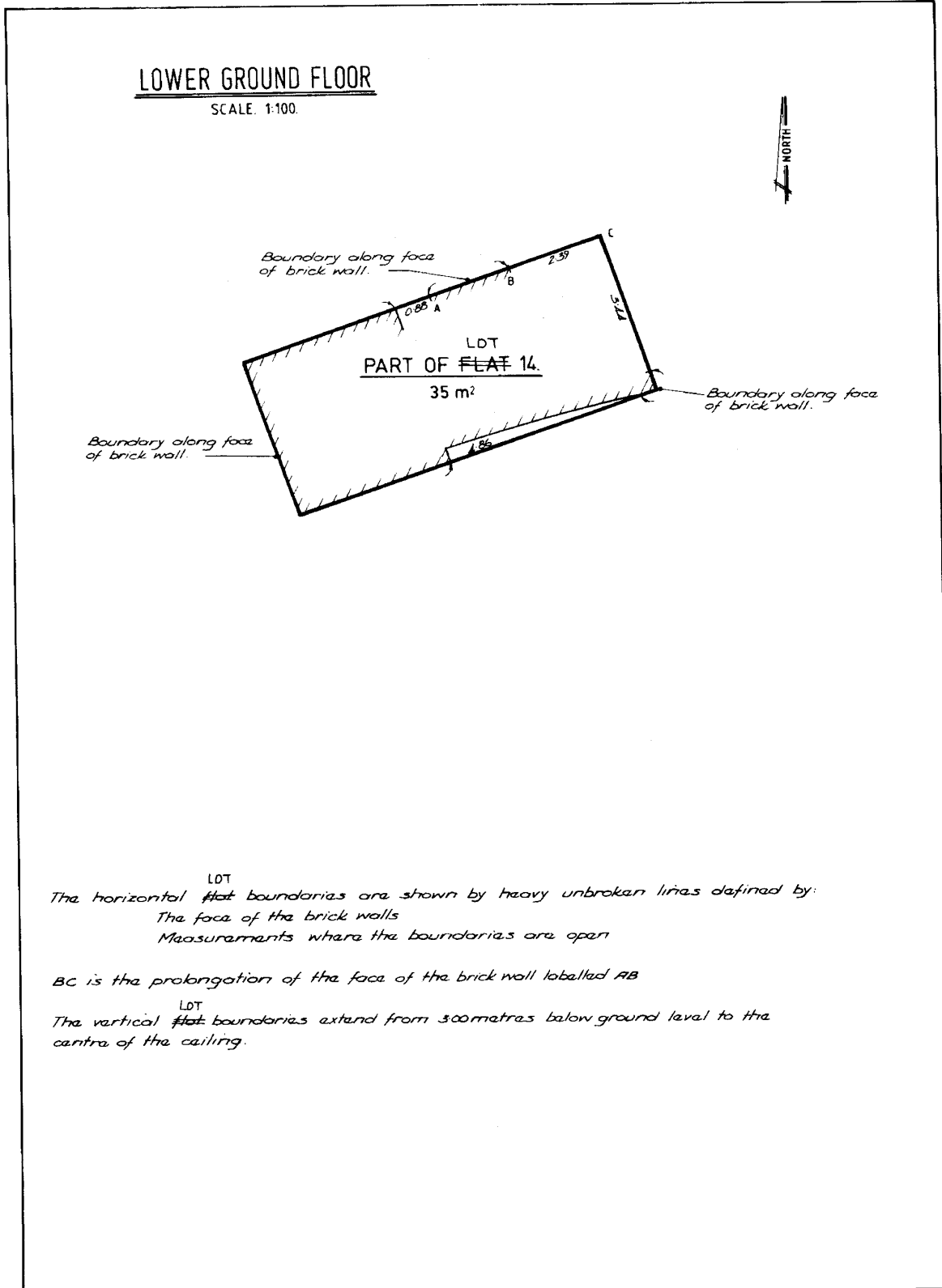
Sheet... 9.

STRATUM PLAN



Jan Zeman
Town Clerk/Council Clerk

of *Bridview Park Residential Resort, Bridport*
(insert here name of the building)



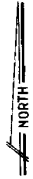
M 3234

10
Sheet 19 of.

57026

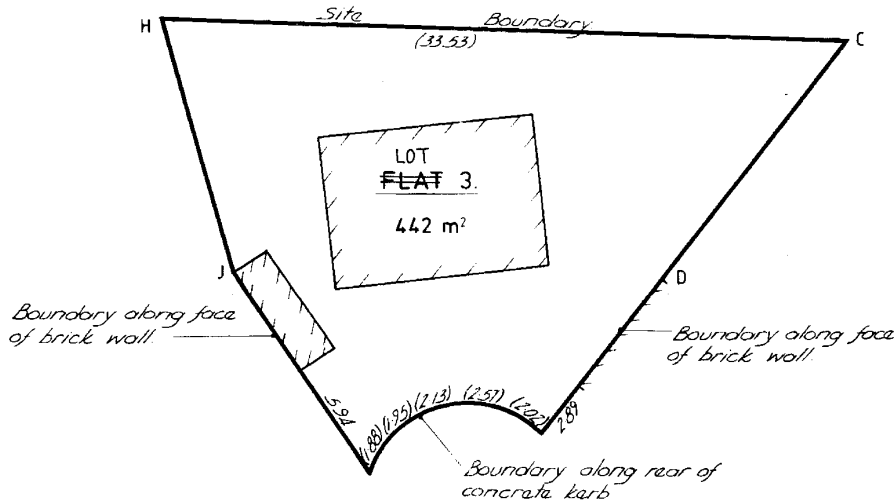
Eric J. [Signature]
Town Clerk/Council Clerk

No. 2582



GROUND FLOOR - LOT
FLAT 3.

SCALE: 1:250.



LOTS
HORIZONTAL BOUNDARIES OF ~~FLATS~~ ARE SHOWN BY HEAVY UNBROKEN LINES.

LOT
THE BOUNDARIES OF EACH ~~FLAT~~ EXTEND -

- (A) HORIZONTALLY ALONG THE OPEN BOUNDARY AS DEFINED BY MEASUREMENT NOT WITHIN BRACKETS, ALONG THE SITE BOUNDARY, ALONG THE CENTRELINE OF FENCES, ALONG THE REAR OF THE CONCRETE KERB OR ALONG THE FACE OF THE BRICK WALLS AS THE CASE MAY BE.

BOUNDARIES CD AND HJ ARE THE CENTRELINE OF FENCES.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

- (B) VERTICALLY FROM 3 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL.

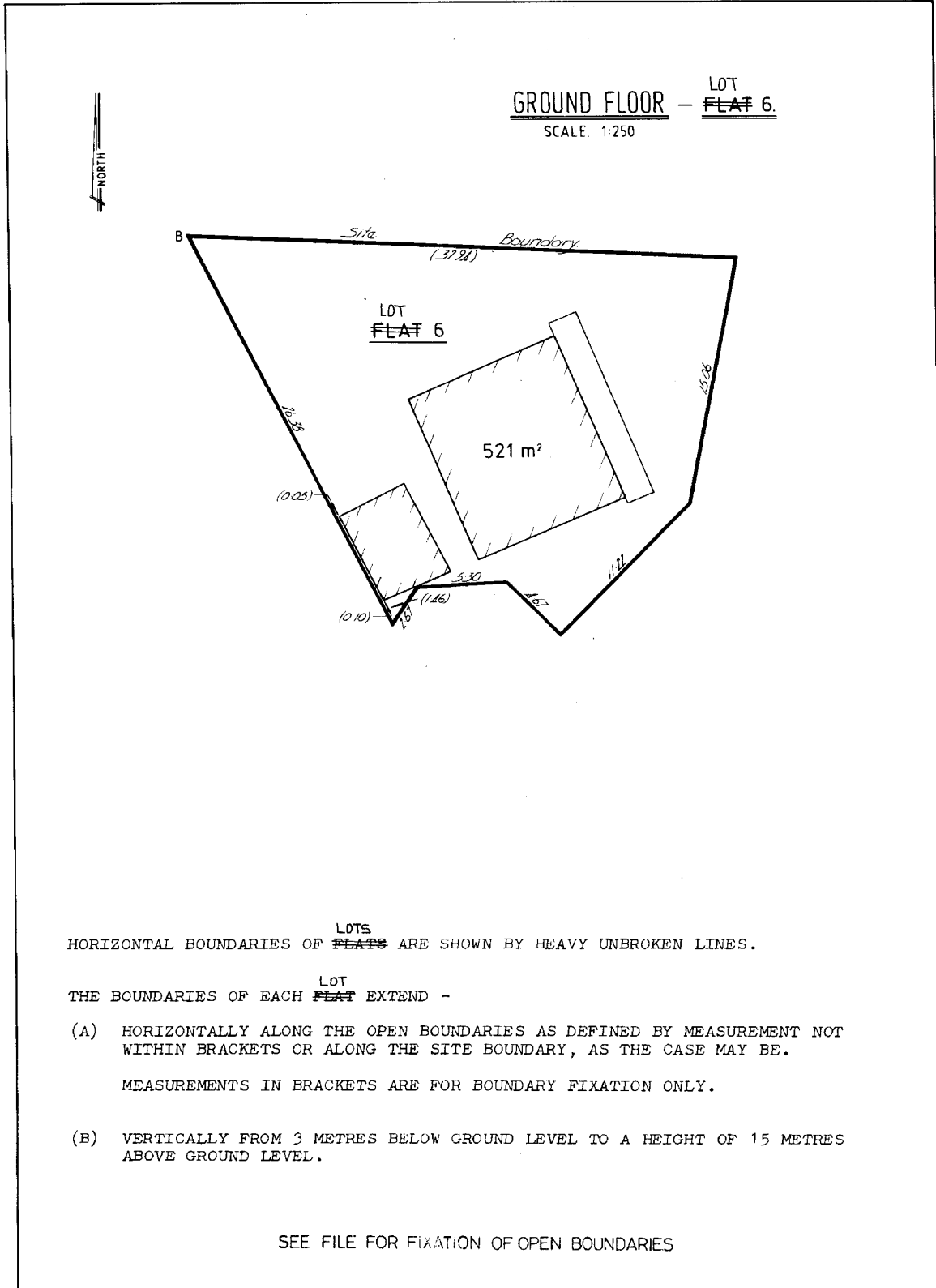
Sheet 11

STRATUM PLAN

57026

2582

Jason Dymally of *Bridgman Park Residential Resort, Bridport*
 Town Clerk/Council Clerk (insert here name of the building)



M 3234

57026

2582

Sheet 12

STRATUM PLAN



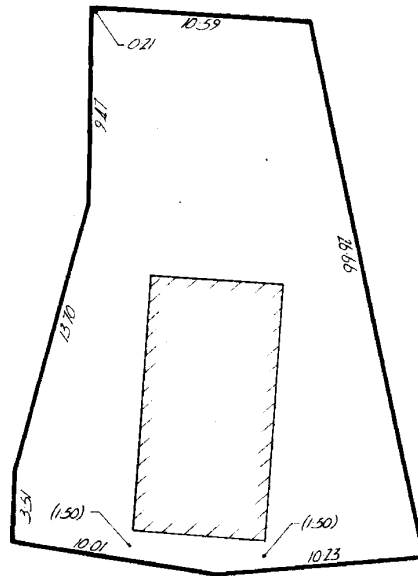
Town Clerk/Council Clerk

of *Bridgman Park Residential Resort, Bridport*
(insert here name of the building)

GROUND FLOOR — LOT
~~FLAT~~ 15
SCALE: 1:250.



LOT
~~FLAT~~ 15
FLOOR AREA = 82 m²
OPEN AREA = 323 m²
TOTAL AREA = 405 m²



Horizontal boundaries of the ^{LOT} flat are shown by heavy unbroken lines.
The boundaries of the ^{LOT} flat extend -

- a. Horizontally along the open boundaries as defined by measurement.
Measurements in brackets are for boundary fixation only.
- b. Vertically from 3 metres below ground level to a height of 15 metres above ground level.

SEE FILE FOR FIXATION OF OPEN BOUNDARIES

M 3234

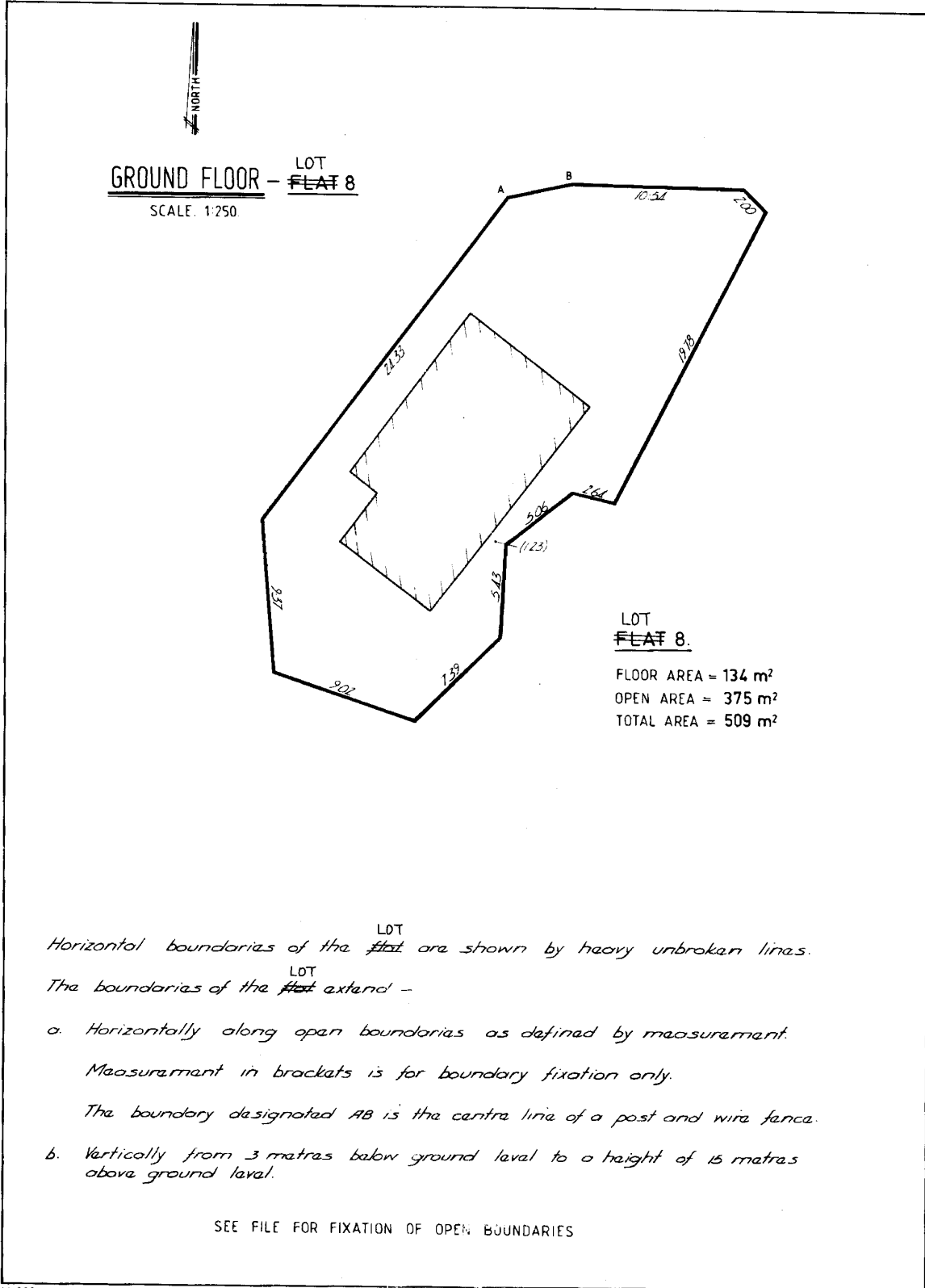
Sheet.....13..

STRATUM PLAN

57026

2582

Les Zeman of *Bridview Park Residential Resort, Bridport*
 Town Clerk/Council Clerk (insert here name of the building)



M 3234

NEW SHEET 14

STRATA TITLES ACT 1998

Registered Number

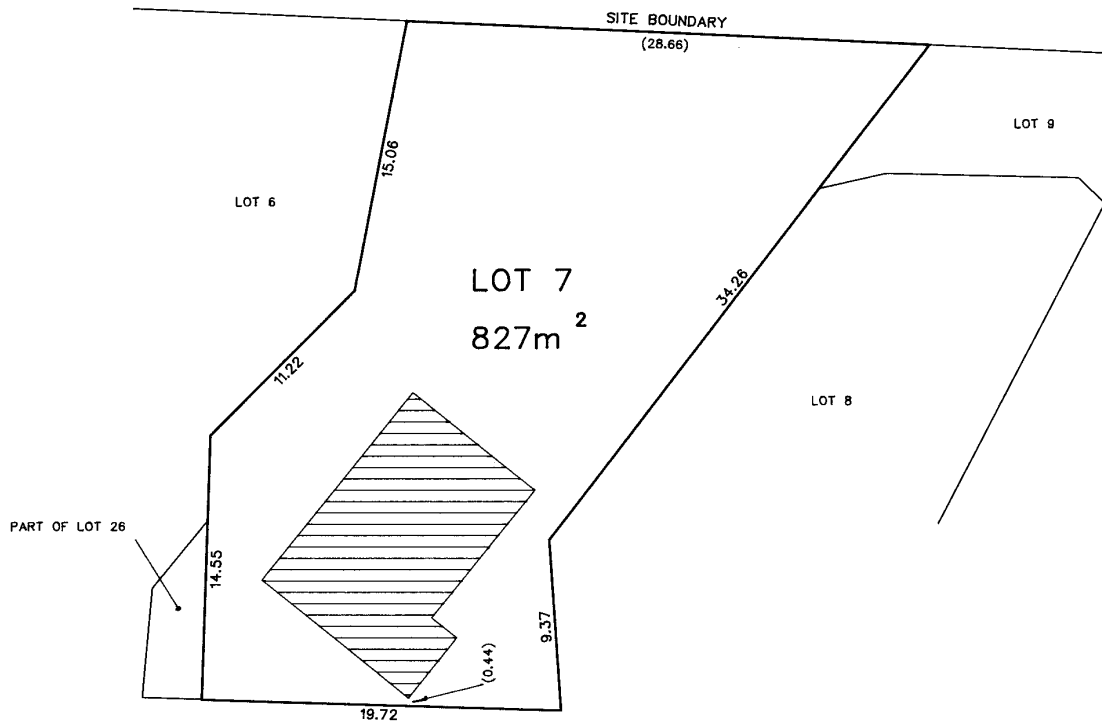
STRATA PLAN

57026

SHEET 14



SCALE 1 : 250
GROUND FLOOR LOT 7



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN
LINES DEFINED BY :-
OPEN BOUNDARIES DEFINED BY MEASUREMENT
SITE BOUNDARY

(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY)

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW
GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

(SEE FILE FOR OPEN BOUNDARY FIXATION)

Sheet 15

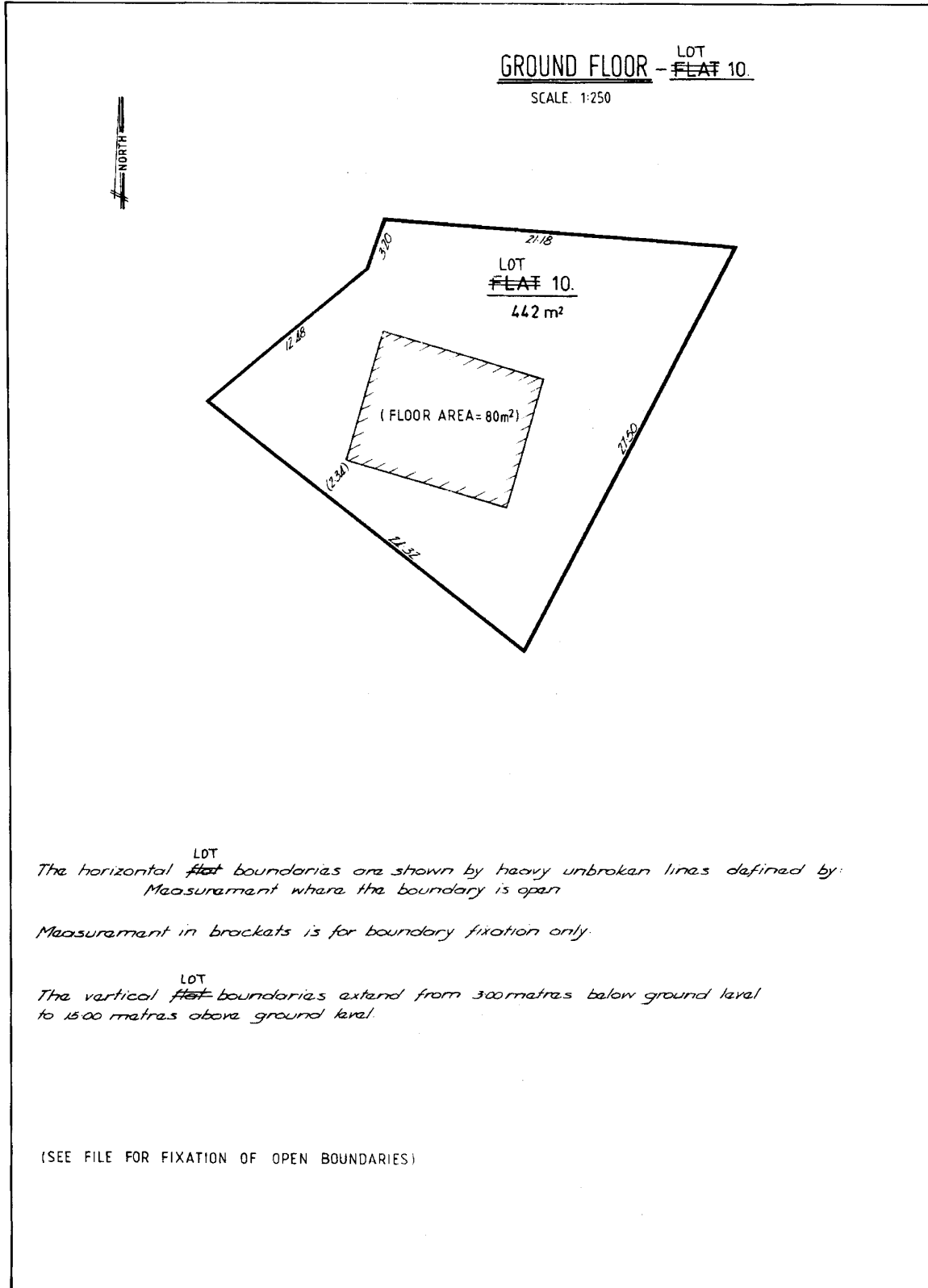
STRATUM PLAN

57026

2582

[Signature]
Town Clerk/Council Clerk

of *Bridgman Park Residential Resort, Bridport*
(insert here name of the building)



M 3234

STR. 2582

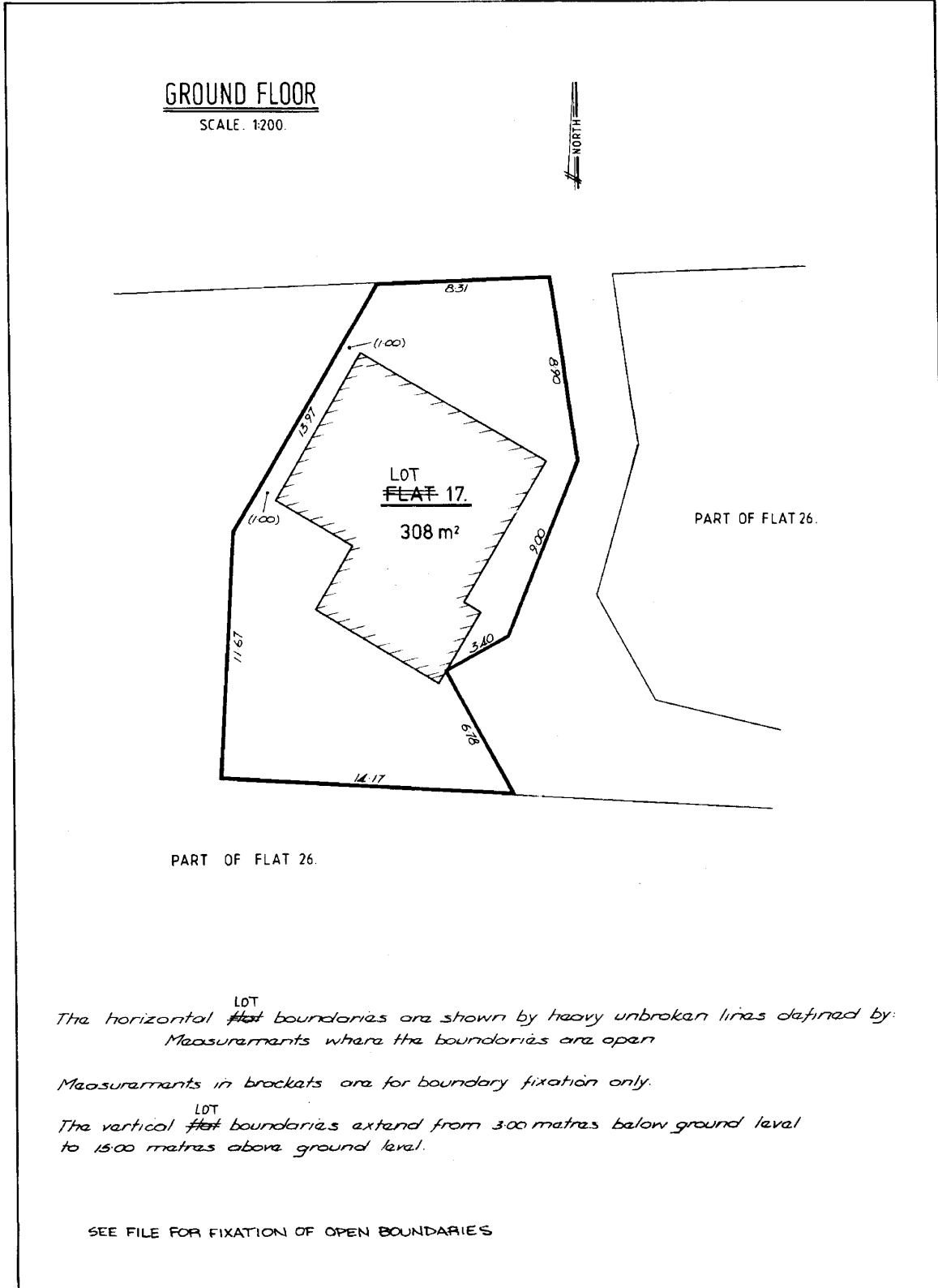
Sheet 16

STRATUM PLAN 57026



Town Clerk/Council Clerk

of Bridgview Park Residential Resort, Bridport.
(insert here name of the building)



M 3234

NEW SHEET 17

STRATA PLAN

SHEET 17

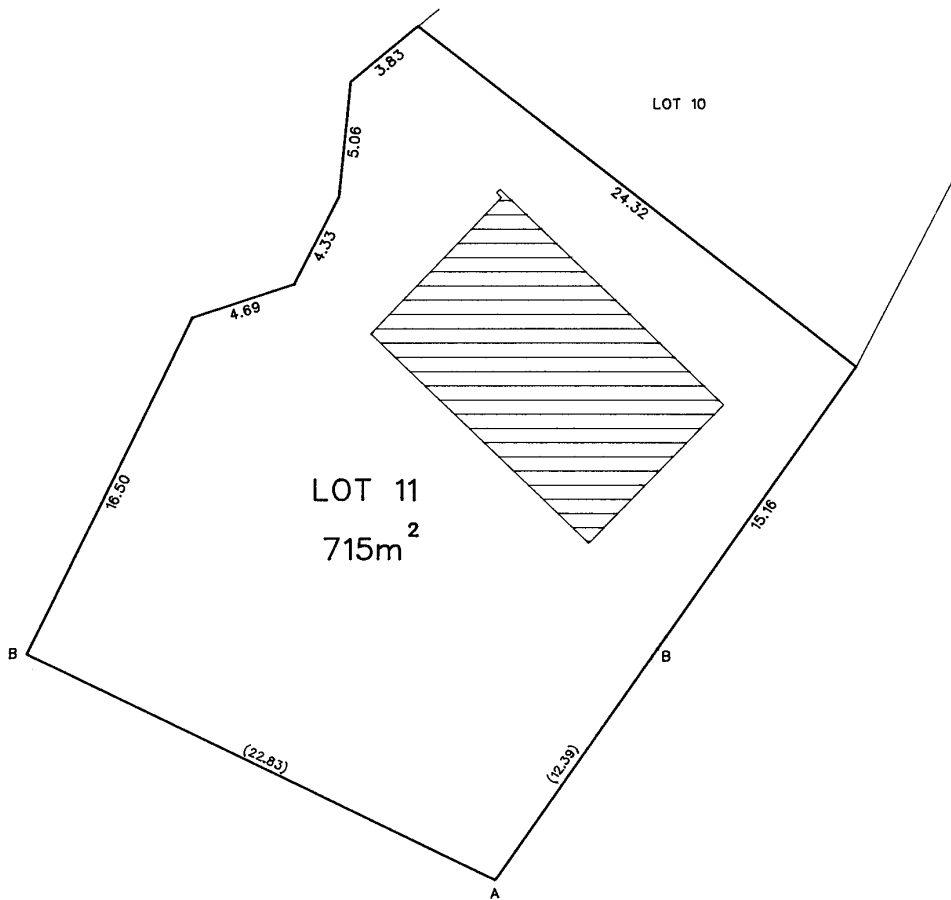
STRATA TITLES ACT 1998

Registered Number

57026



SCALE 1 : 200
GROUND FLOOR LOT 11



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

OPEN BOUNDARIES DEFINED BY MEASUREMENT
THE CENTRELINE OF THE FENCES LABELLED AB

(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY)

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

(SEE FILE FOR OPEN BOUNDARY FIXATION)

NEW SHEET 18

C 863365

STRATA PLAN

SHEET 18 OF ~~18~~ SHEETS

STRATA TITLES ACT 1998

Registered Number

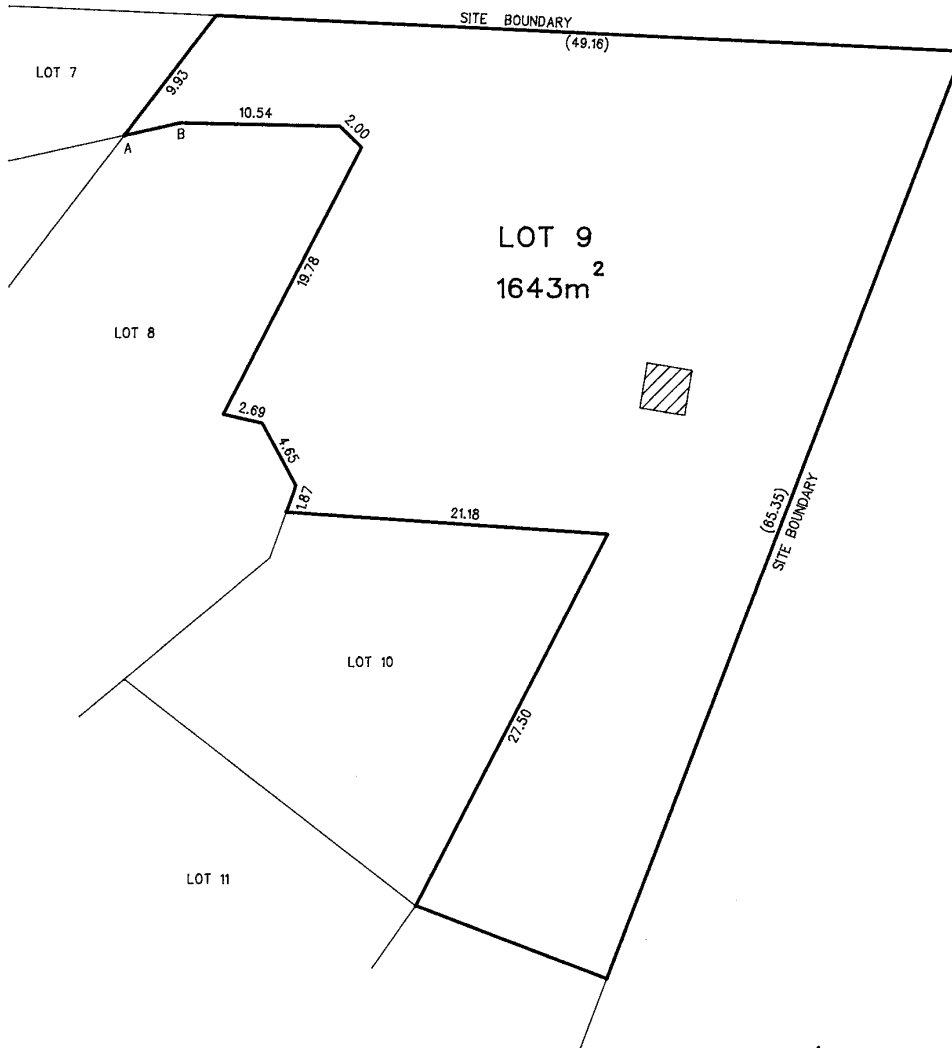
57026

[Signature]
Council Delegate

20.5.08
Date



SCALE 1:300



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN
LINES DEFINED BY :-
OPEN BOUNDARIES DEFINED BY MEASUREMENT
CENTRELINE OF FENCE LABELLED AB
SITE BOUNDARIES

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW
GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

(SEE FILE FOR FIXATION OF OPEN BOUNDARIES)

[Signature]
Registered Land Surveyor

21/03/2008
Date

STRATA PLAN

SHEET 19

STRATA TITLES ACT 1998

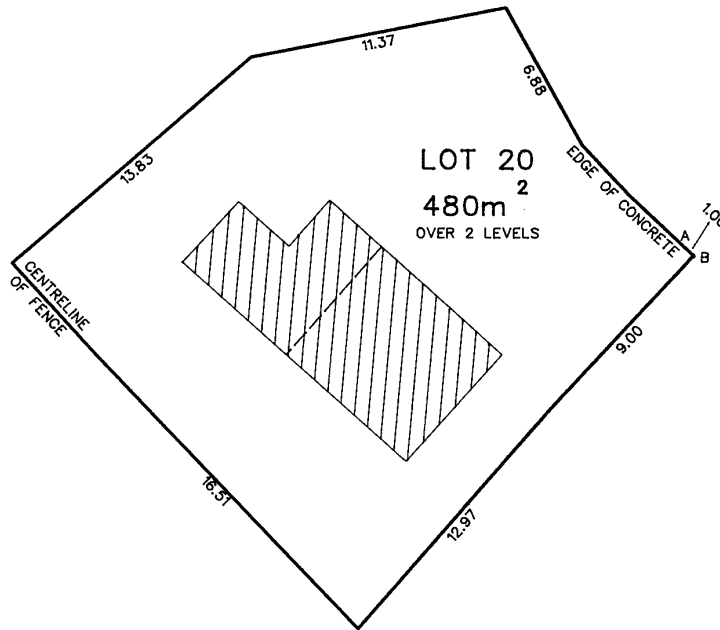
Registered Number

[Signature] 29.6.05
Council Delegate Date

57026



SCALE 1 : 200



LOT 20 TOTAL FLOOR AREA 118m²
OPEN AREA 362m²

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-
OPEN BOUNDARIES DEFINED BY MEASUREMENT
CENTRELINE OF FENCE
EDGE OF CONCRETE

THE OPEN BOUNDARY LABELLED AB IS THE PROLONGATION OF THE EDGE OF CONCRETE
(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY)

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

(SEE FILE FOR FIXATION OF OPEN BOUNDARIES)

[Signature] 14/12/04
Registered Land Surveyor Date

STRATA PLAN

SHEET 20
C 700957

STRATA TITLES ACT 1998

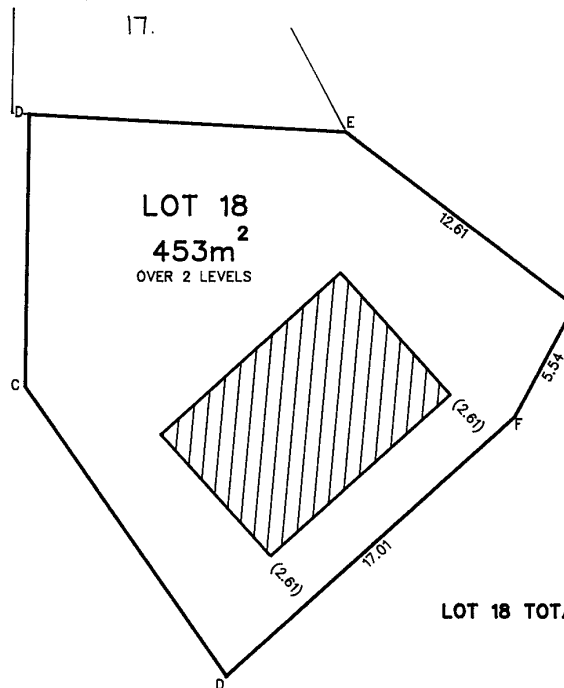
[Signature] 15.12.06
Council Delegate Date

Registered Number

57026



SCALE 1 : 200



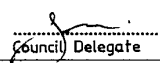
LOT 18 TOTAL FLOOR AREA 152m²
OPEN AREA 30m²

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN
LINES DEFINED BY :-
OPEN BOUNDARIES DEFINED BY MEASUREMENT
CENTRELINE OF THE FENCES LABELLED CD & DE

THE OPEN BOUNDARY LABELLED DF IS PARALLEL TO THE WALL
OF THE ADJACENT BUILDING ON LOT 18
THE CENTRELINE OF FENCE LABELLED DE CORRESPONDS TO THE
LINE OF OPEN BOUNDARY ON LOT 17 AS PREVIOUSLY DEFINED
THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW
GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

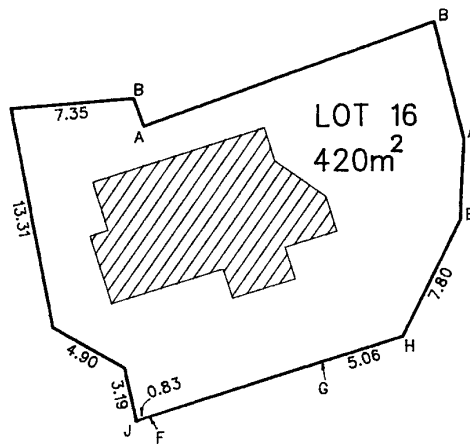
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY
(SEE FILE FOR FIXATION OF OPEN BOUNDARIES)

[Signature] 28/02/06
Registered Land Surveyor Date

STRATA PLAN SHEET 21 OF 21 SHEETS C949780	STRATA TITLES ACT 1998	Registered Number
	Council Delegate 	21.02.2010 Date



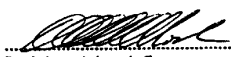
SCALE 1 : 250



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY THE :-
 OPEN BOUNDARIES DEFINED BY MEASUREMENT
 CENTRELINE OF FENCES LABELLED AB
 OUTER FACE OF CONCRETE WALL LABELLED FG

THE OPEN BOUNDARIES LABELLED JF & GH ARE THE PRODUCTION OF THE LINE OF OUTER FACE OF CONCRETE WALL LABELLED FG
 THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO A HEIGHT OF 15.00 METRES ABOVE GROUND LEVEL

SEE SURVEY NOTES IN FILE FOR FIXATION OF OPEN BOUNDARIES

 Registered Land Surveyor	13/05/2010 Date
---	--------------------

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

M441142

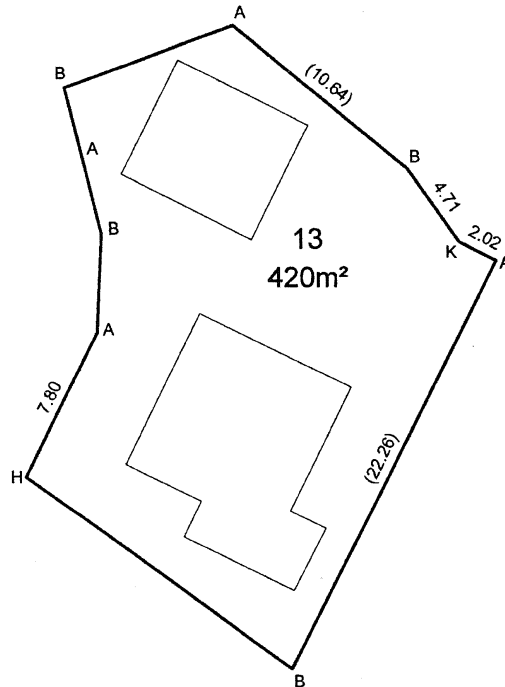
SHEET 22 OF 22 SHEETS

[Signature] 16/10/2013
Council Delegate Date

57026



SCALE 1 : 200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-
 SITE BOUNDARIES
 THE CENTRELINE OF THE FENCES LABELLED AB & BH
 OPEN BOUNDARIES DEFINED BY MEASUREMENT
 THE OPEN BOUNDARY LABELLED AK IS PERPENDICULAR TO THE FENCELINE LABELLED AB
 THE POINT K IS THE NORTH CORNER OF THE RENDERED PIER

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL
 MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

[Signature] 14/10/2013
Registered Land Surveyor Date

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

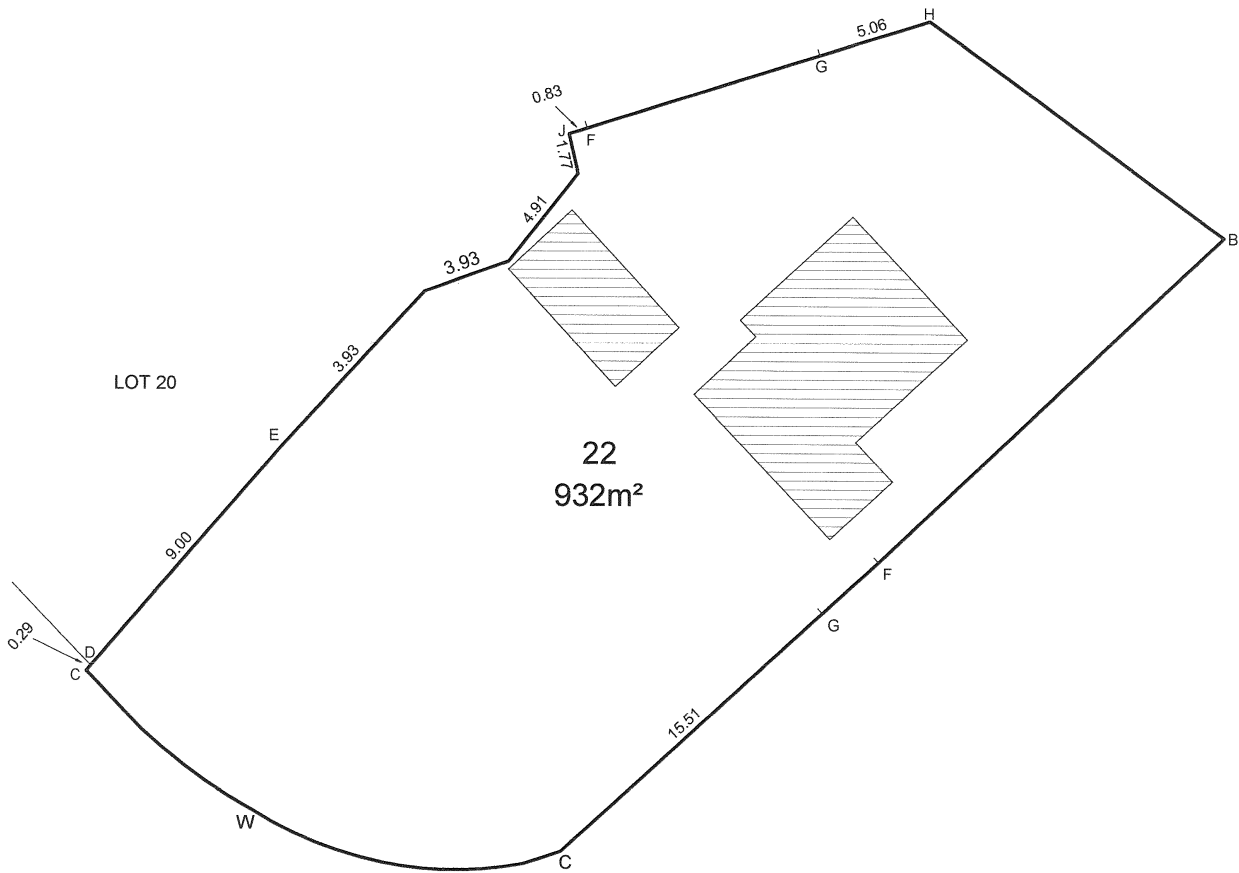
SHEET 23 OF 23 SHEETS
PURSUANT TO (E166435)

[Signature] 6-5-19
Council Delegate Date

57026



SCALE 1 : 200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-
 OPEN BOUNDARIES DEFINED BY THE SURVEY NOTES DATED 14/12/2004
 THE OPEN BOUNDARIES LABELLED CD, CG, FJ & GH THAT ARE DEFINED BY MEASUREMENT AND/OR DESCRIPTION
 THE CENTRELINE OF THE FENCES LABELLED BH & BF
 THE OUTER FACE OF THE CONCRETE WALLS LABELLED FG
 THE SOUTHERN FACE AT GROUND LEVEL OF THE CONCRETE & STONE WALL LABELLED CW
 THE OPEN BOUNDARIES LABELLED GC, FJ & GH ARE THE PROLONGATION OF THE LINE OF THE OUTER FACE OF THE CONCRETE WALL LABELLED FG
 THE OPEN BOUNDARY LABELLED CD IS THE PROLONGATION OF THE LINE OF THE OPEN BOUNDARY OF LOT 20 FIXED BY THE SURVEY NOTES DATED 14/12/2004

SEE FILE FOR SURVEY NOTES OF FIXATION OF OPEN BOUNDARIES

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL

[Signature] 10/04/2019
Registered Land Surveyor Date

STRATA PLAN

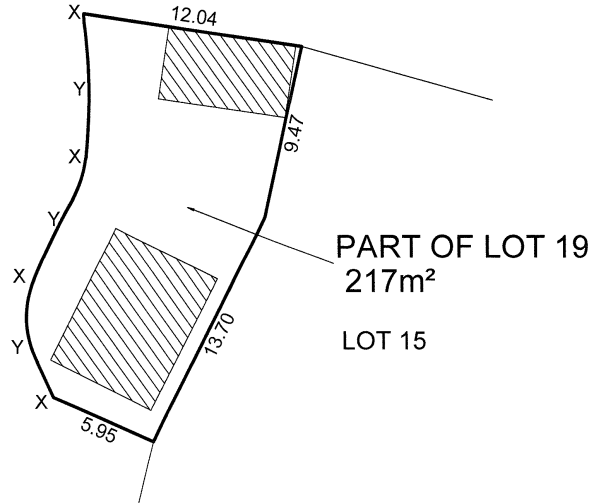
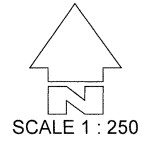
STRATA TITLES ACT 1998

Registered Number

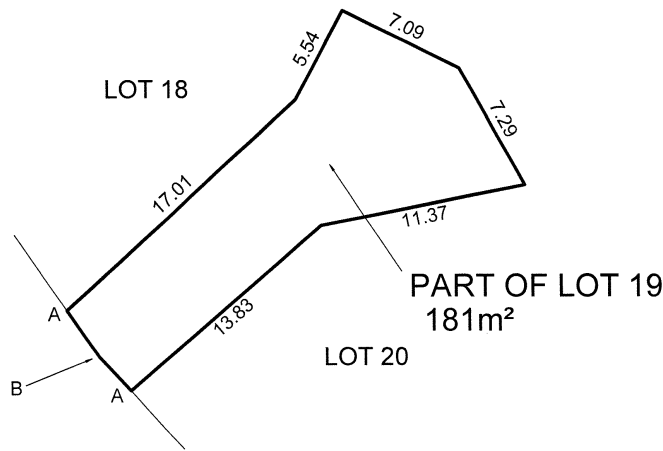
SHEET 25
PURSUANT TO (E 386524)

[Signature]
Council Delegate
Date 14/08/2023

57026



TOTAL AREA LOT 19 = 398m²



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-
THE OPEN BOUNDARIES DEFINED MEASUREMENT
THE EDGE OF THE PAVED DRIVEWAY LABELLED XY
THE CENTRE OF THE FENCES LABELLED AB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 3.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL
SEE FILE FOR SURVEY NOTES OF FIXATION OF OPEN BOUNDARIES

[Signature]
Registered Land Surveyor
Date 14/08/2023

SEARCH OF TORRENS TITLE

VOLUME 57026	FOLIO 0
EDITION 3	DATE OF ISSUE 05-Jan-2000

SEARCH DATE : 12-June-2026

SEARCH TIME : 04.16 pm

DESCRIPTION OF LAND

Town of BRIDPORT

The Common Property for Strata Scheme 57026 (formerly being STR2582)

Derivation : Part of Lot 3 (Section K) Gtd to E B Adams

Prior CT 3684/39

SCHEDULE 1

STRATA CORPORATION NO. 57026, BRIDVIEW PARK RESIDENTIAL RESORT,
BRIDPORT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

- B270396 APPLICATION TO AMEND STRATUM PLAN. Registered
5-May-1989 at noon
- B333525A APPLICATION TO AMEND STRATUM PLAN. Registered
13-Mar-1990 at noon
- B337376 APPLICATION TO AMEND STRATUM PLAN. Registered
13-Mar-1990 at noon
- B374524 APPLICATION TO AMEND STRATUM PLAN. Registered
17-Sep-1990 at noon
- B438034 APPLICATION TO AMEND STRATUM PLAN. Registered
7-Oct-1991 at noon
- B467086 APPLICATION TO AMEND STRATUM PLAN. Registered
30-Oct-1991 at noon
- B583579 APPLICATION TO AMEND STRATUM PLAN. Registered
12-Feb-1993 at noon
- B662072 APPLICATION TO AMEND STRATUM PLAN. Registered
21-Jun-1993 at noon
- B721205 APPLICATION TO AMEND STRATUM PLAN. Registered
27-Jun-1994 at noon
- B728783 APPLICATION TO AMEND STRATUM PLAN. Registered
27-Jun-1994 at noon
- C505554 APPLICATION by owners to amend strata plan by adding
new lot 11 Registered 29-Mar-2004 at noon
- C550556 APPLICATION by owners to amend strata plan
Registered 15-Dec-2004 at noon

- C651470 APPLICATION by body corporate to amend Strata Plan by replacing LOT 26 and creating LOTS 20 and 30 Registered 12-Oct-2005 at noon
- C717260 APPLICATION for registration of change of by-laws Registered 19-May-2006 at noon
- C700957 APPLICATION by owners to amend strata plan 57026 by amending Lot 30 and adding Lot 18 Registered 18-Apr-2007 at noon
- C863365 APPLICATION by owners to amend strata plan 57026 by reducing area of Lot 30 & increasing area of Lot 9 Registered 05-Dec-2008 at noon
- C949780 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 16 & adjusting unit entitlements Registered 04-May-2011 at noon
- D99670 APPLICATION for registration of change of by-laws Registered 13-Sept-2013 at noon
- M441142 APPLICATION by body corporate to amend Strata Plan by amending Lot 30, creating Lot 13, amending unit entitlements and common property Registered 15-Jan-2014 at noon
- E166435 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 22 & adjusting unit entitlements Registered 19-June-2019 at noon
- E197117 APPLICATION for registration of change of by-laws Registered 18-Nov-2019 at noon
- E241053 APPLICATION for registration of change of by-laws Registered 02-Nov-2020 at noon
- E255106 APPLICATION by lot owners to amend Strata Plan by amending Lot 30, creating Lot 2 and amending unit entitlements Registered 17-Aug-2021 at noon
- E273874 ORDER by the Recorder of Titles under Part 9 of the Strata Titles Act 1998 Registered 01-Sept-2021 at noon
- E386524 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 19, increasing common property & adjusting unit entitlements Registered 31-July-2024 at noon
- E329022 ORDER by the Recorder of Titles under Part 9 of the Strata Titles Act 1998 Registered 08-Nov-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

- E457243 APPLICATION by body corporate to amend strata plan Lodged by SHARON PHILPOT, UNIT 23 45 ELIZABETH STREET, BRIDPORT TAS 7262 on 22-May-2026 BP: E457243

SEARCH OF TORRENS TITLE

VOLUME 57026	FOLIO 30
EDITION 4	DATE OF ISSUE 31-July-2024

SEARCH DATE : 12-June-2026

SEARCH TIME : 04.09 pm

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 30 on Strata Plan 57026 (formerly being STR2582) and a general unit entitlement operating for all purposes of the Strata Scheme being a 80 undivided 1/300 interest

Derived from Strata Plan 57026

Derivation : Part of Lot 3 (Section K) Gtd to E B Adams

Prior CT 4646/61

SCHEDULE 1

ATKINSFIELD DEVELOPMENTS PTY LTD

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 57026 folio 0

UNREGISTERED DEALINGS AND NOTATIONS

E457243 APPLICATION by body corporate to amend strata plan
Lodged by SHARON PHILPOT, UNIT 23 45 ELIZABETH STREET,
BRIDPORT TAS 7262 on 22-May-2026 BP: E457243

SEARCH OF TORRENS TITLE

VOLUME 57026	FOLIO 0
EDITION 3	DATE OF ISSUE 05-Jan-2000

SEARCH DATE : 12-June-2026

SEARCH TIME : 04.09 pm

DESCRIPTION OF LAND

Town of BRIDPORT

The Common Property for Strata Scheme 57026 (formerly being STR2582)

Derivation : Part of Lot 3 (Section K) Gtd to E B Adams

Prior CT 3684/39

SCHEDULE 1

STRATA CORPORATION NO. 57026, BRIDVIEW PARK RESIDENTIAL RESORT,
BRIDPORT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

- B270396 APPLICATION TO AMEND STRATUM PLAN. Registered
5-May-1989 at noon
- B333525A APPLICATION TO AMEND STRATUM PLAN. Registered
13-Mar-1990 at noon
- B337376 APPLICATION TO AMEND STRATUM PLAN. Registered
13-Mar-1990 at noon
- B374524 APPLICATION TO AMEND STRATUM PLAN. Registered
17-Sep-1990 at noon
- B438034 APPLICATION TO AMEND STRATUM PLAN. Registered
7-Oct-1991 at noon
- B467086 APPLICATION TO AMEND STRATUM PLAN. Registered
30-Oct-1991 at noon
- B583579 APPLICATION TO AMEND STRATUM PLAN. Registered
12-Feb-1993 at noon
- B662072 APPLICATION TO AMEND STRATUM PLAN. Registered
21-Jun-1993 at noon
- B721205 APPLICATION TO AMEND STRATUM PLAN. Registered
27-Jun-1994 at noon
- B728783 APPLICATION TO AMEND STRATUM PLAN. Registered
27-Jun-1994 at noon
- C505554 APPLICATION by owners to amend strata plan by adding
new lot 11 Registered 29-Mar-2004 at noon
- C550556 APPLICATION by owners to amend strata plan
Registered 15-Dec-2004 at noon

- C651470 APPLICATION by body corporate to amend Strata Plan by replacing LOT 26 and creating LOTS 20 and 30 Registered 12-Oct-2005 at noon
- C717260 APPLICATION for registration of change of by-laws Registered 19-May-2006 at noon
- C700957 APPLICATION by owners to amend strata plan 57026 by amending Lot 30 and adding Lot 18 Registered 18-Apr-2007 at noon
- C863365 APPLICATION by owners to amend strata plan 57026 by reducing area of Lot 30 & increasing area of Lot 9 Registered 05-Dec-2008 at noon
- C949780 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 16 & adjusting unit entitlements Registered 04-May-2011 at noon
- D99670 APPLICATION for registration of change of by-laws Registered 13-Sept-2013 at noon
- M441142 APPLICATION by body corporate to amend Strata Plan by amending Lot 30, creating Lot 13, amending unit entitlements and common property Registered 15-Jan-2014 at noon
- E166435 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 22 & adjusting unit entitlements Registered 19-June-2019 at noon
- E197117 APPLICATION for registration of change of by-laws Registered 18-Nov-2019 at noon
- E241053 APPLICATION for registration of change of by-laws Registered 02-Nov-2020 at noon
- E255106 APPLICATION by lot owners to amend Strata Plan by amending Lot 30, creating Lot 2 and amending unit entitlements Registered 17-Aug-2021 at noon
- E273874 ORDER by the Recorder of Titles under Part 9 of the Strata Titles Act 1998 Registered 01-Sept-2021 at noon
- E386524 APPLICATION by owners to amend strata plan 57026 by amending Lot 30, creating Lot 19, increasing common property & adjusting unit entitlements Registered 31-July-2024 at noon
- E329022 ORDER by the Recorder of Titles under Part 9 of the Strata Titles Act 1998 Registered 08-Nov-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

- E457243 APPLICATION by body corporate to amend strata plan Lodged by SHARON PHILPOT, UNIT 23 45 ELIZABETH STREET, BRIDPORT TAS 7262 on 22-May-2026 BP: E457243