



*dorset*

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500  
E [dorset@dorset.tas.gov.au](mailto:dorset@dorset.tas.gov.au) W [www.dorset.tas.gov.au](http://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: 2026/31**  
**PROPOSAL: RESIDENTIAL - CONSTRUCTION OF A NEW SINGLE DWELLING**  
**APPLICANT: PLANS TO BUILD**  
**LOCATION: 113 WESTWOOD STREET BRIDPORT**

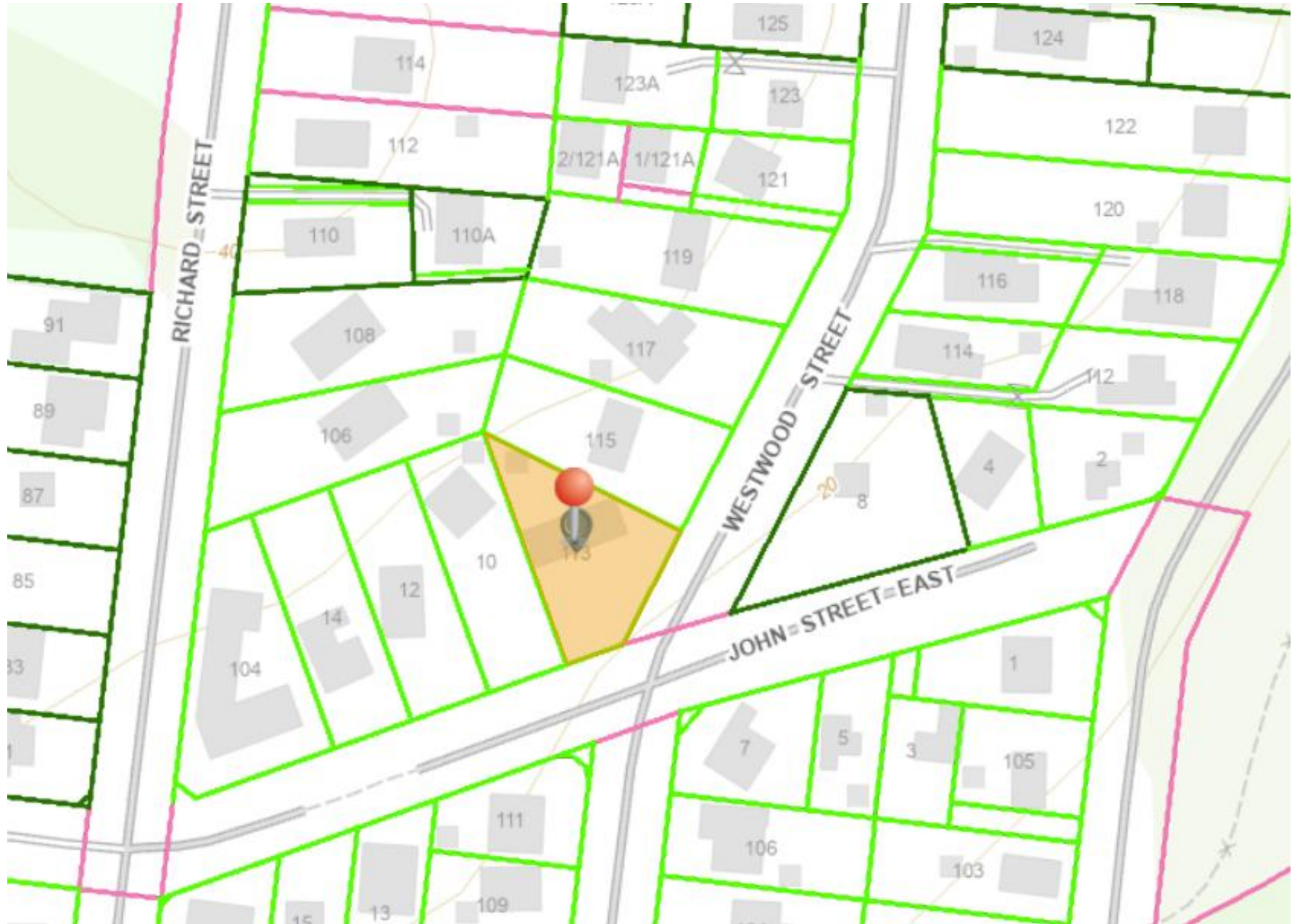
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 20/05/2026.

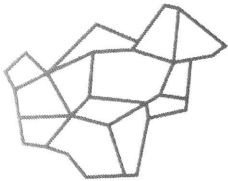
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 06/05/2026. Representations must be made in writing and addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing [dorset@dorset.tas.gov.au](mailto: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

# 113 Westwood Street BRIDPORT (2026/31)





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: <b>Building Works</b> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	⇒ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> <li>• Building work</li> <li>• Change of use</li> <li>• Subdivision</li> <li>• Forestry</li> <li>• Demolition</li> <li>• Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material)</li> <li>• Signage</li> <li>• Other</li> </ul>
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## THE LAND

Address <b>113 Westwood Street, Bridport</b> <hr/> <hr/>	Certificate of Title (include all applicable title references) Volume: <b>214851</b> Folio: <b>4</b>
Land Area (m <sup>2</sup> or hectares): <b>1285m2</b>	
Present use of land: <b>Vacant Land</b> <hr/> <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/> <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: <b>Plans To Build</b>	
Address: <b>Level 1 - 52-60 Brisbane Street</b> <b>Launceston TAS 7250</b> <hr/> <hr/>	Phone: <b>0400 655 771</b>
	Fax:
	Mobile:
Email: <b>leigh@planstobuild.com.au</b>	

**THE OWNER**

Owner's Name(s): <b>Hall Enterprises Pty Ltd</b>	
Address: <b>114 Richard Street, Bridport</b>	Phone: <b>0419 526 095</b>
	Fax:
	Mobile:
Email: <b>pands.hall@bigpond.com</b>	

**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: \$ <b>1,100,000</b>	⇒ Please tick applicable box: <input checked="" type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: <b>New Dwelling</b>	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: <b>Residential</b>	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: _____ m <sup>2</sup>	New / additional floor area: <b>257.50</b> m <sup>2</sup>
	Proposed maximum building height above natural ground level: <b>8.225</b> m
Materials:	
structural floor: <b>Gr Fl: Conc First Fl: Timber</b>	
external walls: <b>Stone &amp; Timber</b>	colour: <b>White, Grey and Natural Timber</b>
roof cladding: <b>Colorbond</b>	colour: <b>Light Grey</b>
structural frame: <b>Timber</b>	

**DETAILS OF OTHER WORKS**

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) \_\_\_\_\_

What would be the surfacing of the vehicle access? concrete

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Car Parking:

How many car parking spaces are currently provided? -

How many additional car parking spaces would be provided? 3-4

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)

\_\_\_\_\_

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

Excavation (Cut & Fill) with blockwork retaining structures

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DETAILS OF OTHER MATTERS**

Proposed hours of operation:

Monday to Friday: \_\_\_\_\_ am to \_\_\_\_\_ pm

Saturday: \_\_\_\_\_ am to \_\_\_\_\_ pm

Sunday: \_\_\_\_\_ am to \_\_\_\_\_ pm

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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](http://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:

23.03.26

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
2564 93

**CANCELLED**  
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.  
5 JAN 1995  
*Michael Dim*  
RECORDER OF TITLES  
**NEW TITLE ISSUED**

*W. Hutchinson*  
Recorder of Titles.



NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

TOWN OF BRIDPORT  
ONE ROD TEN PERCHES AND EIGHT TENTHS OF A PERCH on the Plan hereon

DESCRIPTION OF LAND

FIRST SCHEDULE (continued overleaf)

TERENCE JOHN AUSTIN of Launceston, Newsagent.

~~ENTRY CANCELLED~~  
*W. Hutchinson*  
Recorder of Titles

SECOND SCHEDULE (continued overleaf)

NIL.

Lot 22  
J. W. Handy

Lot 5  
B. Austin

Lot 3  
B. E. Weston

Lot 4  
A. R. P.  
198' 0" x 10' 10" x 102' 2 1/2" x 48' 10 1/2" x 177' 8 3/4"

Whole of Lot 4 Section E  
Granted to T.J. Austin  
Measurements in Feet & Inches

JOHN ST.

WESTWOOD ST.

Lot 4 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
**214851**

FIRST Edition. Registered **18 DEC 1969**  
Derived from P.G. Vol. 277 Fol. 53.

SEARCH OF TORRENS TITLE

VOLUME 214851	FOLIO 4
EDITION 7	DATE OF ISSUE 15-Oct-2007

SEARCH DATE : 12-Nov-2025

SEARCH TIME : 12.33 PM

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 4 on Plan [214851](#)

Derivation : Whole of Lot 4 Section E.1. Granted to T.J. Austin.

Prior CT [2564/93](#)

SCHEDULE 1

[C806828](#) TRANSFER to HALL ENTERPRISES PTY LTD Registered  
15-Oct-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# NEW DWELLING

## at 113 WESTWOOD STREET, BRIDPORT TAS 7262

### for HALL ENTERPRISES PTY. LTD.

PROJECT NUMBER:  
**26002**

PROPERTY ID:  
**6850970**

LAND TITLE, VOLUME & FOLIO  
**CT - 214851/4**

SITE AREA:  
 1,285m<sup>2</sup>

FLOOR AREAS:  
 DWELLING FLOOR AREA - 257.50m<sup>2</sup>

COUNCIL:  
 DORSET

SCHEME / ZONE:  
 8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:  
 N/A

SITE CLASSIFICATION: N/A

WIND CLASSIFICATION: N/A

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: N/A

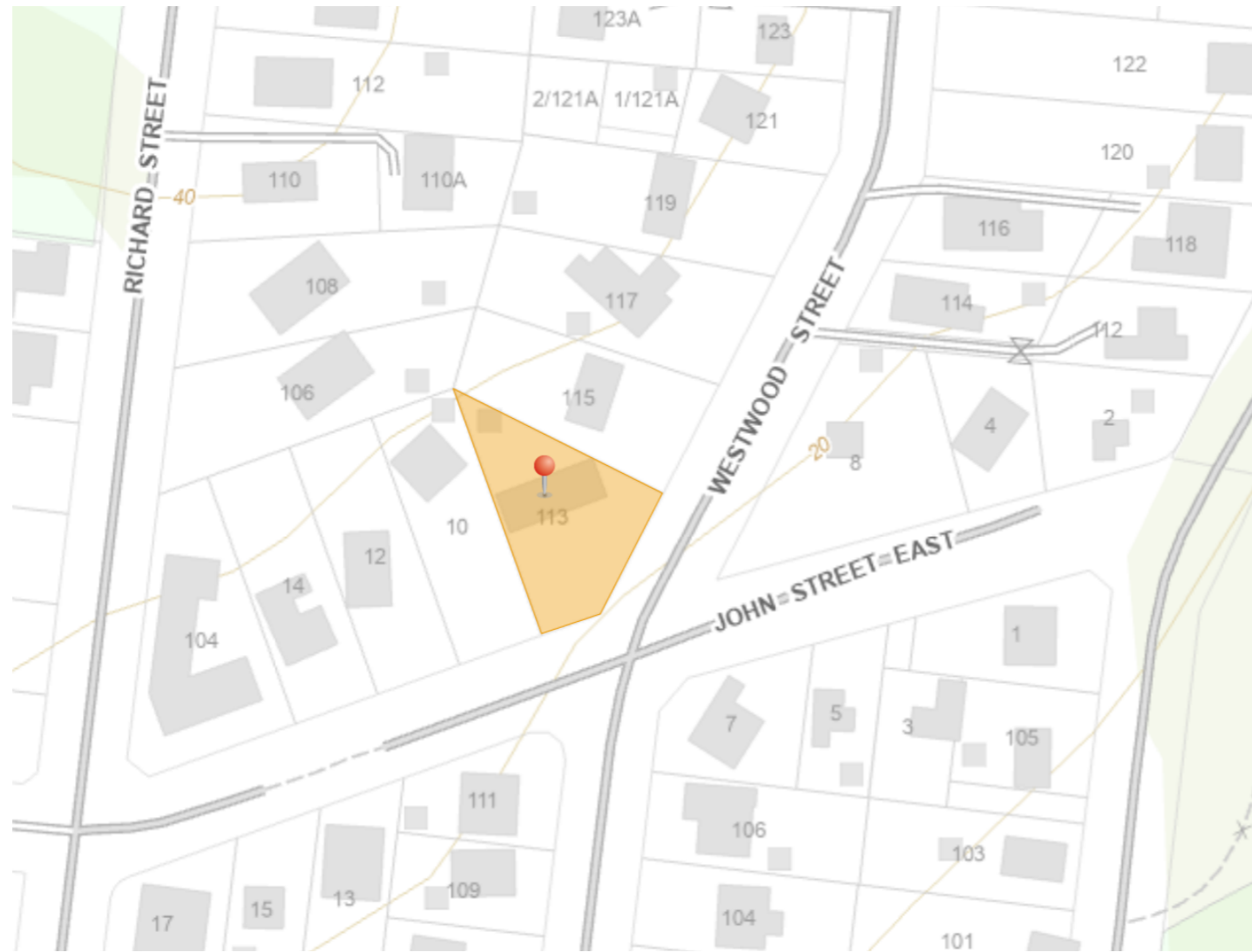
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: N/A

ALPINE AREA: N/A

PRINT DATE:  
**26/03/2026**



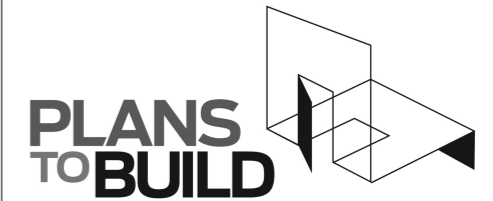
LOCATION PLAN

### DRAWING SCHEDULE

- A00 COVER PAGE
- A01 OVERALL SITE PLAN
- A02 PART SITE PLAN
- A03 GROUND FLOOR PLAN
- A04 FIRST FLOOR PLAN
- A05 ELEVATIONS
- A06 ELEVATIONS
- A07 PERSPECTIVES



**MEMBER**  
 you're in good hands



ABN 23 269 055 701  
 Level 1, Holyman House, 52-60 Brisbane St,  
 Launceston, Tasmania, 7250.  
 Tel - 6388 9287 - Mob - 0400 655 771  
 Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**GENERAL NOTES:**

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

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rev. Amendment	Date
DRAWING No: <b>A00</b>	ISSUE: CONCEPTUAL
<b>1 of 8</b>	REV: 0



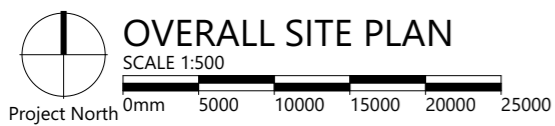
**SITE PLAN NOTES**

**SURFACE AND SUBSURFACE DRAINAGE SYSTEMS**  
 IN ACCORDANCE WITH PART D2, NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

**SOIL AND WATER MANAGEMENT**  
 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.



**NEW DWELLING**

**113 WESTWOOD STREET, BRIDPORT TAS 7262**

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: <b>26002</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>26/03/2026</b>	DRAWING No: <b>A01</b>	ISSUE: CONCEPTUAL REV: 0
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**PLANS TO BUILD**

ABN 23 269 055 701  
 Level 1, Holyman House, 52-60 Brisbane St,  
 Launceston, Tasmania, 7250.  
 Tel - 6388 9287 - Mob - 0400 655 771  
 Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**Owner: HALL ENTERPRISES PTY. LTD.**

rev.	Amendment	Date



**SITE PLAN NOTES**

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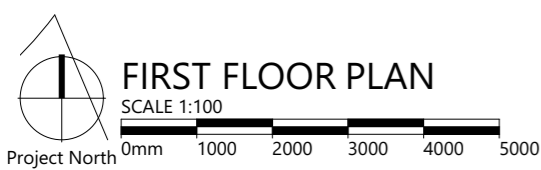
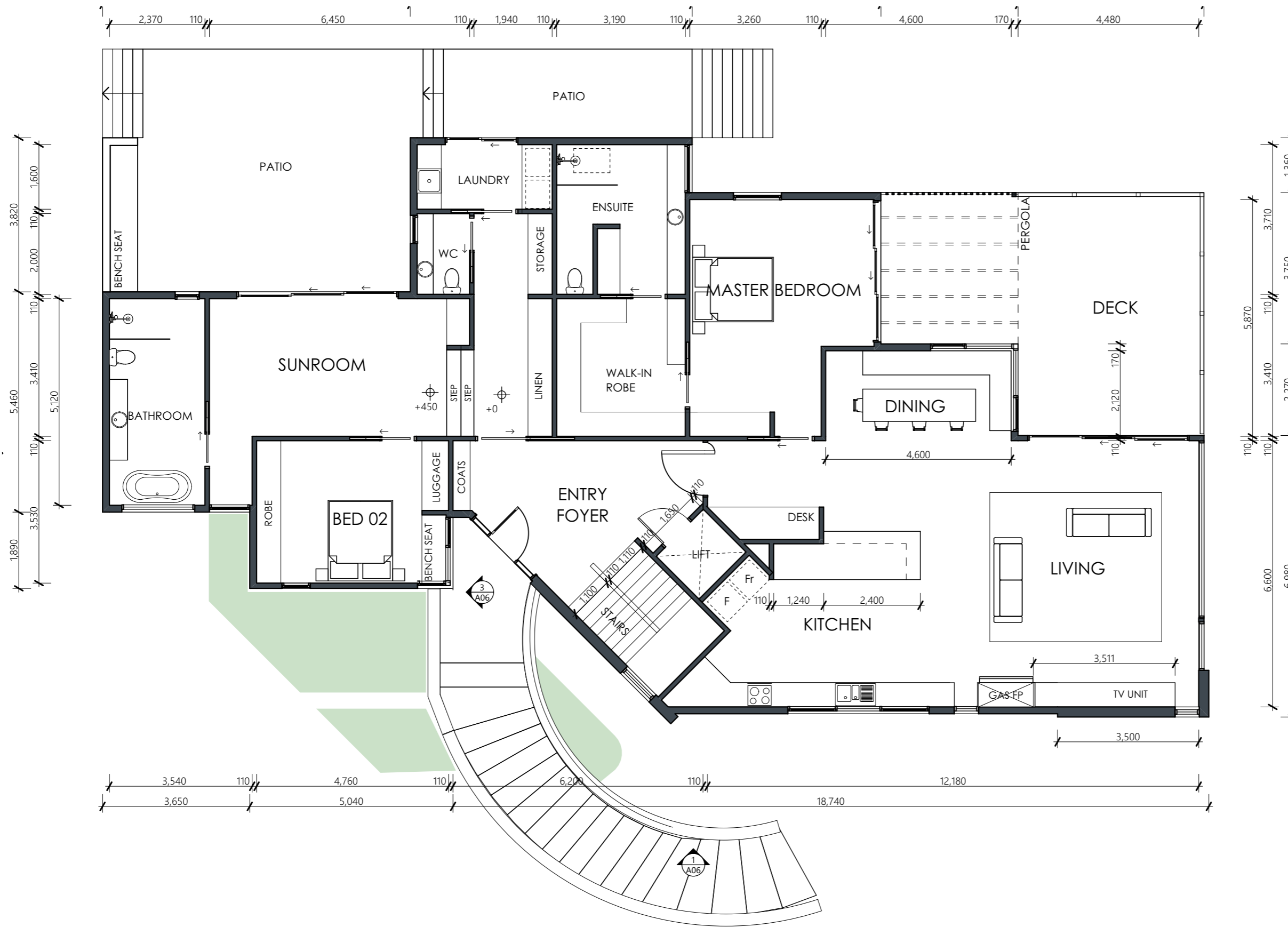
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PROJECT NUMBER: <b>26002</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>26/03/2026</b>	rev. <b>Amendment</b>	Date
DRAWING No: <b>A02</b>			ISSUE: <b>CONCEPTUAL</b>	
			REV: 0	3 of 8

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# NEW DWELLING

## 113 WESTWOOD STREET, BRIDPORT TAS 7262

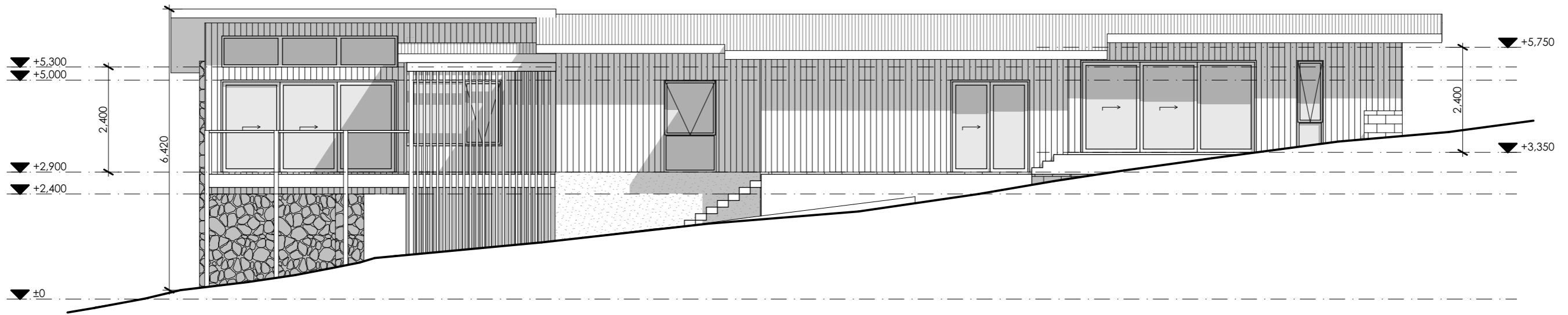
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PROJECT NUMBER: **26002**  
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 PRINT DATE: **26/03/2026**

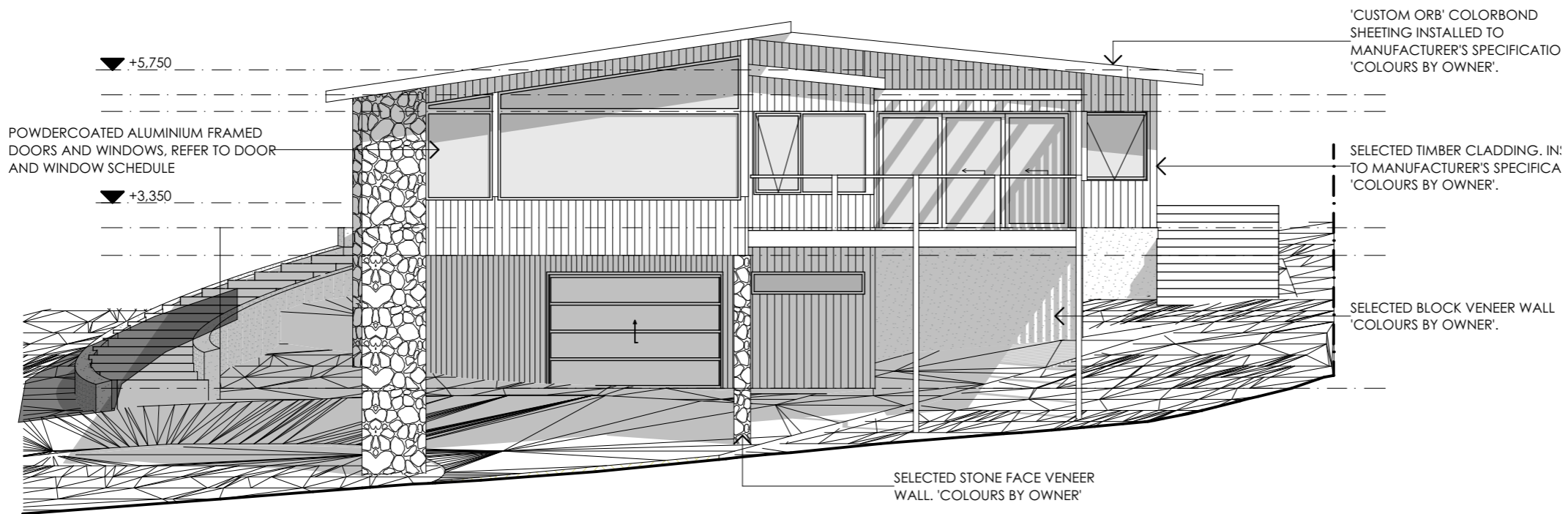
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rev.	Amendment	Date
DRAWING No: <b>A04</b>		ISSUE: CONCEPTUAL
5 of 8		REV: 0



1 NORTH ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

# NEW DWELLING

113 WESTWOOD STREET, BRIDPORT TAS 7262

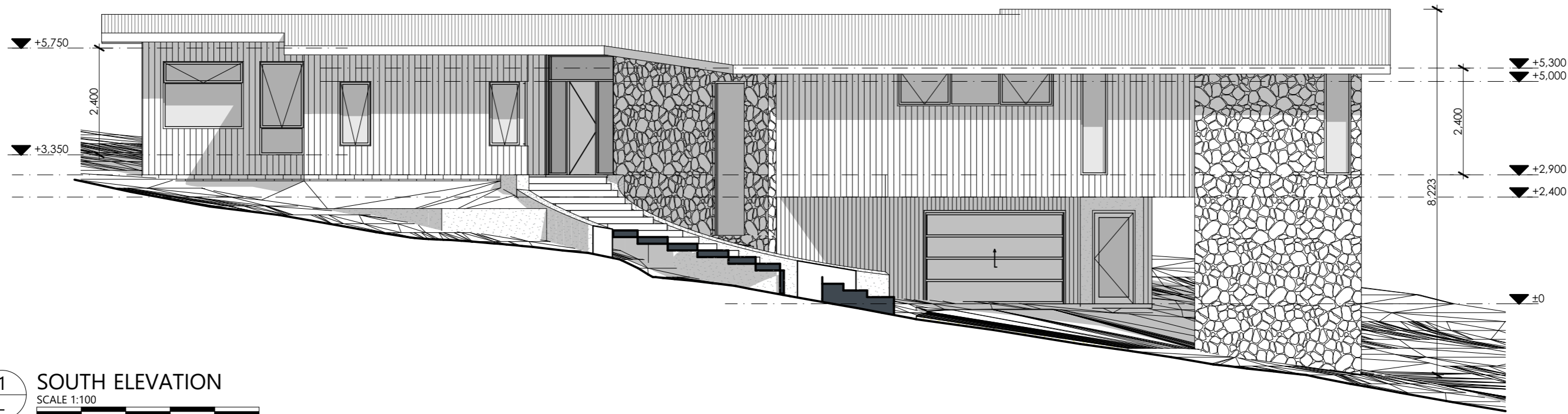
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PROJECT NUMBER: <b>26002</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>26/03/2026</b>	rev. <b>Amendment</b>	Date
DRAWING No: <b>A05</b>			ISSUE: CONCEPTUAL	
6 of 8			REV: 0	

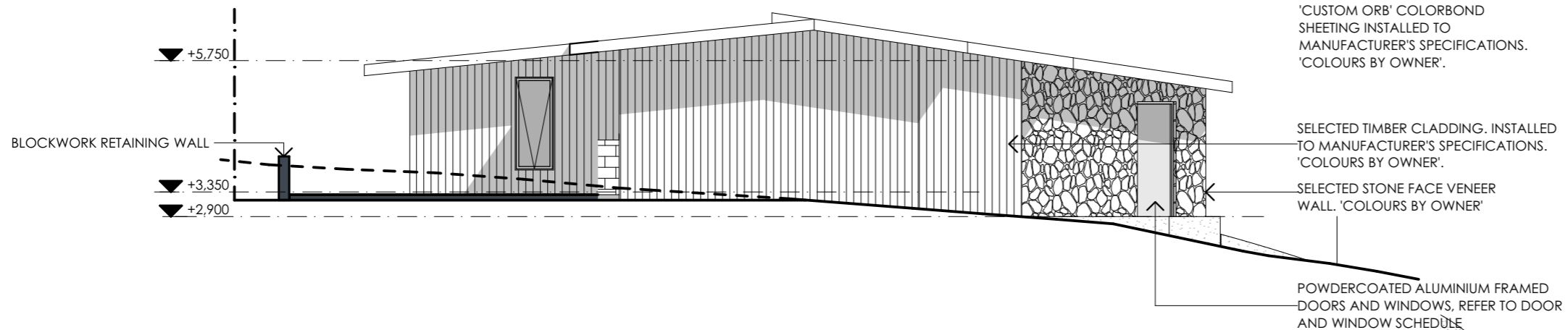
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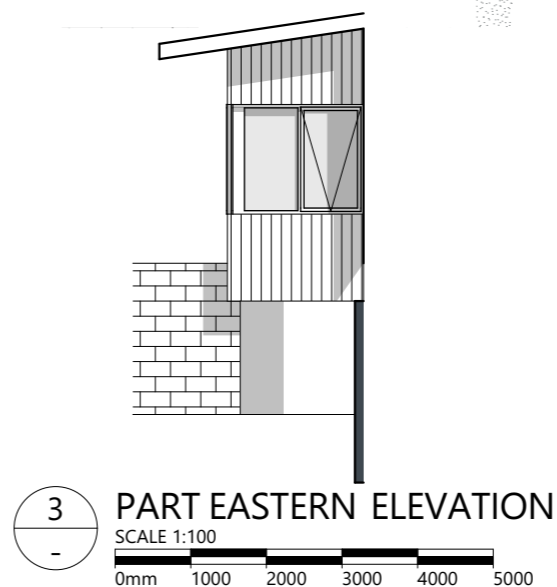
**Owner: HALL ENTERPRISES PTY. LTD.**



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



2 WEST ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



3 PART EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

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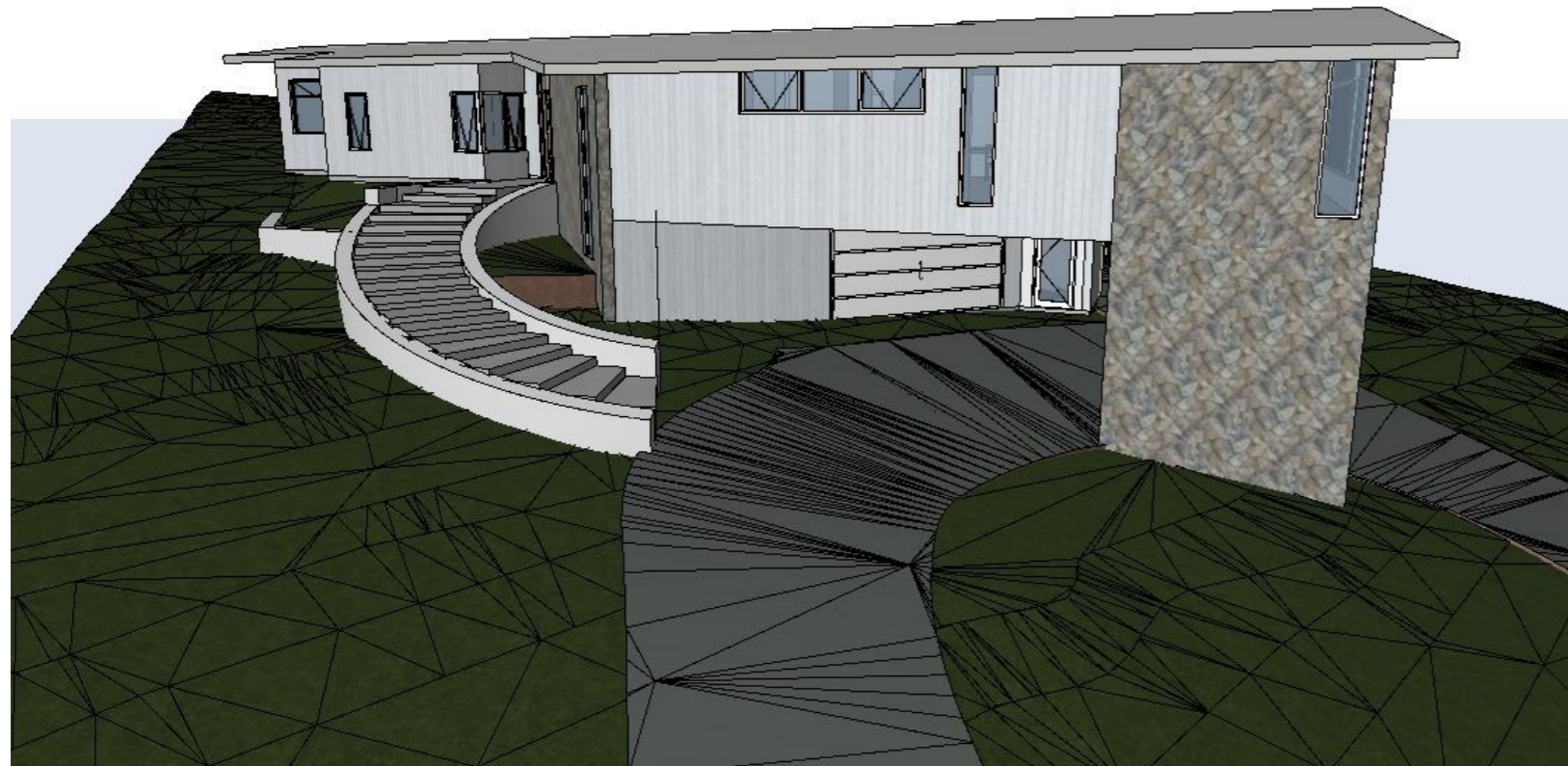
PROJECT NUMBER:  
**26002**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**26/03/2026**

rev. Amendment  
DRAWING No:  
**A06**

Date  
ISSUE: CONCEPTUAL  
REV: 0



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PROJECT NUMBER:  
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SCALE: IF IN DOUBT ASK  
**SCALE @ A3** PRINT DATE:  
**26/03/2026**

rev.	Amendment	Date
	<b>A07</b>	
DRAWING No:		ISSUE: CONCEPTUAL
8 of 8		REV: 0

**PLANS TO BUILD** 

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