

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: 2026/10
PROPOSAL: CHANGE OF USE TO VISITOR ACCOMMODATION
APPLICANT: Ms E J CURTIS
LOCATION: 96 WESTWOOD STREET BRIDPORT

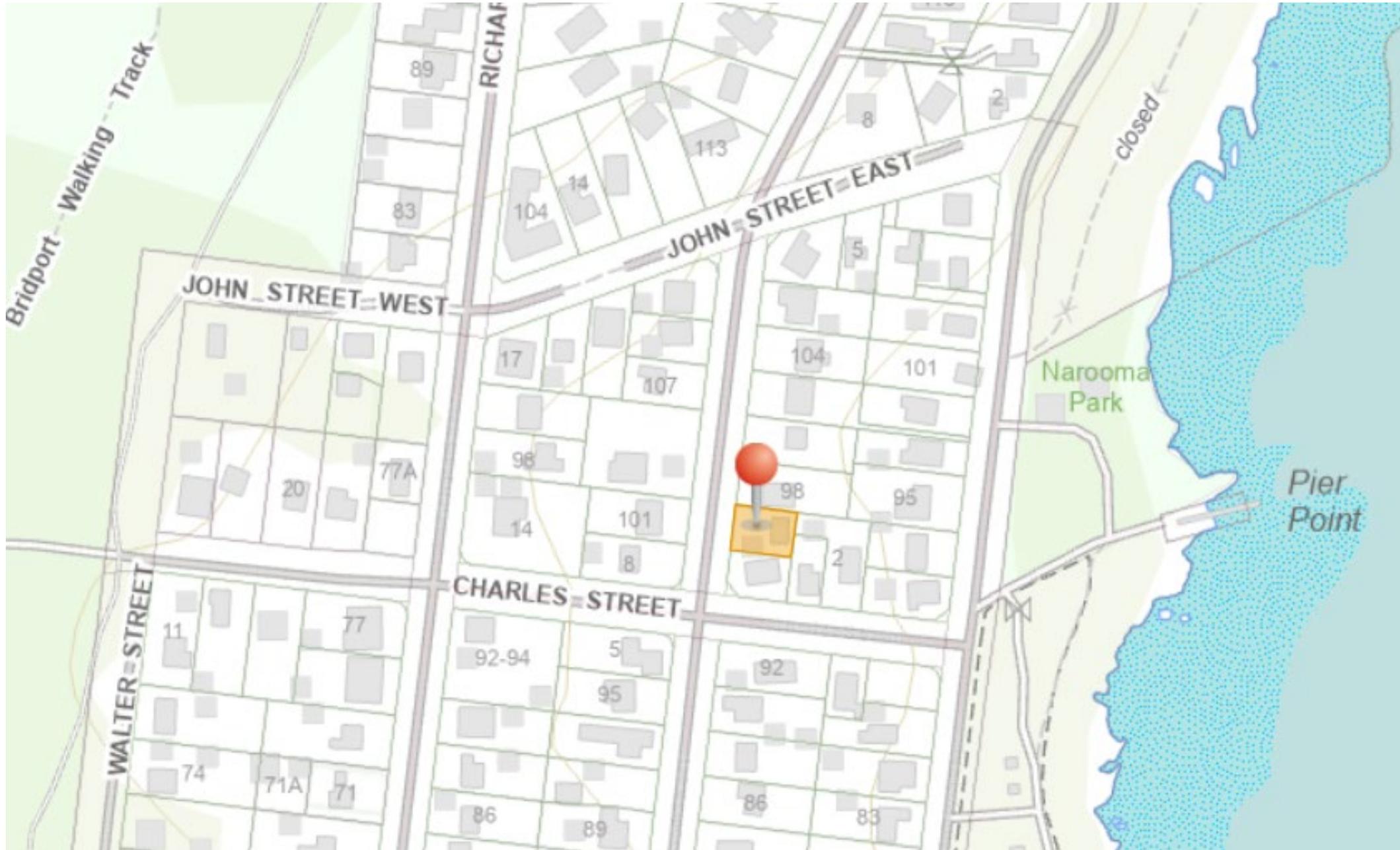
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 22/03/2026.

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 07/03/2026. 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

96 Westwood Street BRIDPORT (2026/10)





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: PROPOSE TO LEASE THE HOUSE OUT AS AN AIRBNB FOR VISITOR ACCOMMODATION. 	⇒ 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
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THE LAND

Address 96 WESTWOOD STREET BRADPORT TAS 7262	Certificate of Title (include all applicable title references) Volume: 75817 Folio: 4
Land Area (m ² or hectares): 0.0550 HECTARES	
Present use of land: RESIDENTIAL (HOLIDAY HOUSE)	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): RESIDENTIAL (HOLIDAY HOUSE)	⇒ 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: EMILY CURTIS	
Address: 25 LAURA STREET WEST LAUNCESTON TAS 7250	Phone:
	Fax:
	Mobile: 0409468190
Email: emily.curtis29@outlook.com	

THE OWNER

Owner's Name(s): Emily CURTIS + RICHARD LAWSON	
Address: 25 LAURA STREET WEST LANCHESTER TAS 7250	Phone:
	Fax:
	Mobile: 0409468190
Email: emily.curtis29@outlook.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:	⇒ 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: \$ _____	N/A	⇒ Please tick applicable box: <input type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work:		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: VISITOR ACCOMMODATION AND OWNER OCCUPIED HOLIDAY HOME (PART TIME)		⇒ 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: N/A		
structural floor: _____		
external walls: _____		colour: _____
roof cladding: _____		colour: _____
structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access: <u>N/A</u> 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? _____
Car Parking: <u>N/A</u> How many car parking spaces are currently provided? <u>2+</u> _____ 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: <u>N/A</u> Monday to Friday: _____ am to _____ pm Saturday: _____ am to _____ pm Sunday: _____ am to _____ pm
Provide details of any goods that would be stored outside: <u>N/A</u> _____

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.

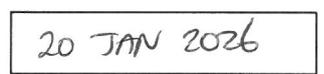
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

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:



BUILDING SELF-ASSESSMENT FORM

Director's Determination – Short or Medium Term Visitor Accommodation

Section 20(1)(e) of Building Act 2016

This building self-assessment form must be completed in the following situations where the property is used or intended to be used for visitor accommodation, and a fee is being charged for such use:

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² per lot used for visitor accommodation.

The completed form must be lodged with the relevant Permit Authority.

If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

To: Permit Authority
 Address
 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner / Occupier: (Delete one not applicable)
Postal Address: Phone No:
Email address:

Address of Property used or intended to be used for Visitor Accommodation:

Street Address:
Certificate of Title Reference No.

Owner / Occupier Declaration:

I/we, as the owner / occupier of the property, declare that the property meets the following minimum building requirements, as set out below:

Owner/Occupier: Name: [print] Signed Date

Occupancy Permit:

(Must tick one)

The owner or occupier is to declare that –

(a) if an occupancy permit has been issued, the premises is fit for occupation consistent with that permit, and the maximum number of occupants stated on the permit will not be exceeded;

OR

(b) an occupancy permit or occupancy certificate was not required (as the premises was constructed / altered before 1994).

Plumbing:

(Must tick (a) or (b) and (c) or (d))

The owner or occupier is to declare that –

(a) the premises is connected to a reticulated sewerage system;

OR

(b) the premises is connected to an on-site wastewater management system that:

- is in good working order and will be maintained to perform to the same standard as it was designed; and
- has a land application distribution area designed, installed and in good serviceable condition; and
- the maximum number of occupants of the premises the system is designed for is not exceeded; and
- there is a maintenance contract in place for the servicing of the system.

(c) the premises is connected to a reticulated drinking water supply system;

OR

(d) a private drinking water supply (including from a tank, well, dam, etc.) is provided for the premises that meets the requirements of the *Public Health Act 1997*.

Essential Building Services:

(Must tick one)

The owner or occupier is to declare that –

(a) regarding Essential Building Services, the premises has an approved schedule of maintenance, and fire safety features are maintained in accordance with Part 7 (regulations 72 to 78) of the *Building Regulations 2016* and the Director's Maintenance of Prescribed Essential Building Services Determination;

OR

(b) the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with manufacturer's instructions:

- a smoke alarm with a 10-year non-removable lithium battery, or
- a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);

(a) if any storey of the premises contains a bedroom –

- (i) installed in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and

- (ii) if there is no corridor, or hallway, situated in the storey, that is associated with a bedroom, between that part of the premises containing the bedroom and the remainder of the premises; and
- (b) in any other storey of the premises that does not contain a bedroom.
- If multistorey premises are let for visitor accommodation:
 - i. emergency evacuation lighting is provided; and
 - ii. exits are provided that are clearly marked and mapped for the visitor.

Building Act 2016

Director's Determination – Short or Medium Term Visitor Accommodation

I, Dale Edward Webster, in my capacity as Director of Building Control, and acting pursuant to section 20(1)(e) of the *Building Act 2016* and regulation 8(1) of the *Building Regulations 2016*, hereby make the following Determination.

Determination title	Short or Medium Term Visitor Accommodation
Description	This Determination specifies the additional requirements and obligations in respect of premises used or intended to be used for short or medium term accommodation for persons away from their normal place of residence
Version	Version 1.1 1 July 2018
Application	For the purposes of section 20(3)(b) of the Act: <ul style="list-style-type: none"> • this Determination applies from the date of its approval until its revocation; and • Version 1.0 of the Short or Medium Term Visitor Accommodation Determination is revoked effective from the Director's approval of Version 1.1
Date of Director's approval	1 July 2018



Dale Edward Webster
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

DIAGRAM FROM ACTUAL SURVY

P1 TOWN OF BRIDPORT

REGISTERED NUMBER
75817

~~238~~
238
9

No. OF APPLICATION

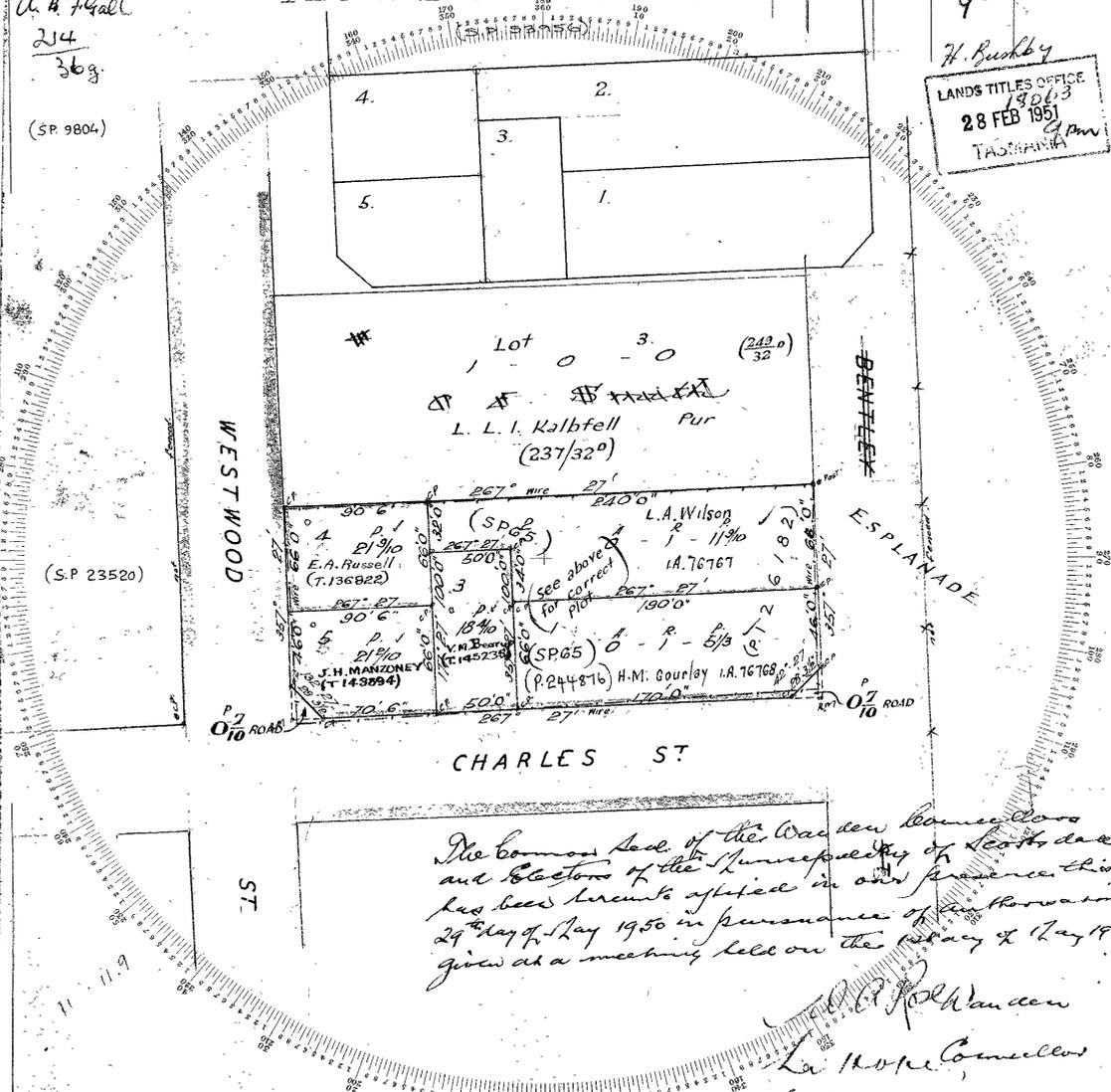
Scale 60 feet to an inch

REFERENCE			
COR.	BEARING	DISTANCE IN LINKS	FROM
			238 9

A. H. Gall
234
36g.
(SP. 9804)

Part of Lot 4 in Sec. I A.H.P. Gall Pur 20m

H. Rusby
LANDS TITLES OFFICE
18063
28 FEB 1951
TASMANIA



Lot 0-0 (243/32)
L. L. I. Kalbfell Pur
(237/32°)

(SP65)
L.A. Wilson
E.A. Russell (T.136822)
J.H. MANZONEY (T.143894)
H.M. Gourlay I.A. 76768
I.A. 76767
I.A. 76766

The common seal of the Wasley Council has been hereunto affixed in our presence this 29th day of May 1950 in pursuance of the resolution given at a meeting held on the 12th day of May 1950

Ralph Campbell Smith
Mayor, Council

To be filled in by Surveyor:
Date of Instructions
Survey commenced 9-2-50
Survey finished 10-2-50
Error of close 1 in Nil

Office examination:
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by
Dated this 6th day of March, 1950

I, *Ralph Campbell Smith* of *Saunders* Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Ralph Campbell Smith
Authorised Surveyor.

SEARCH OF TORRENS TITLE

VOLUME 75817	FOLIO 4
EDITION 6	DATE OF ISSUE 10-Sept-2025

SEARCH DATE : 23-Jan-2026

SEARCH TIME : 10.08 am

DESCRIPTION OF LAND

Town of BRIDPORT
 Lot 4 on Diagram 75817 (formerly being 238-9D)
 Derivation : Part of Lot 4 Section T. Gtd. to A.H.F. Gall.
 Prior CT 2579/83

SCHEDULE 1

N274835 TRANSFER to RICHARD CHARLES LAWSON and EMILY JANE
 CURTIS Registered 10-Sept-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 136822 BOUNDARY FENCES CONDITION in Transfer
 E426325 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 10-Sept-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

96 WESTWOOD ST
BRIDPORT, TAS, 7262

20.1m BOUNDARY

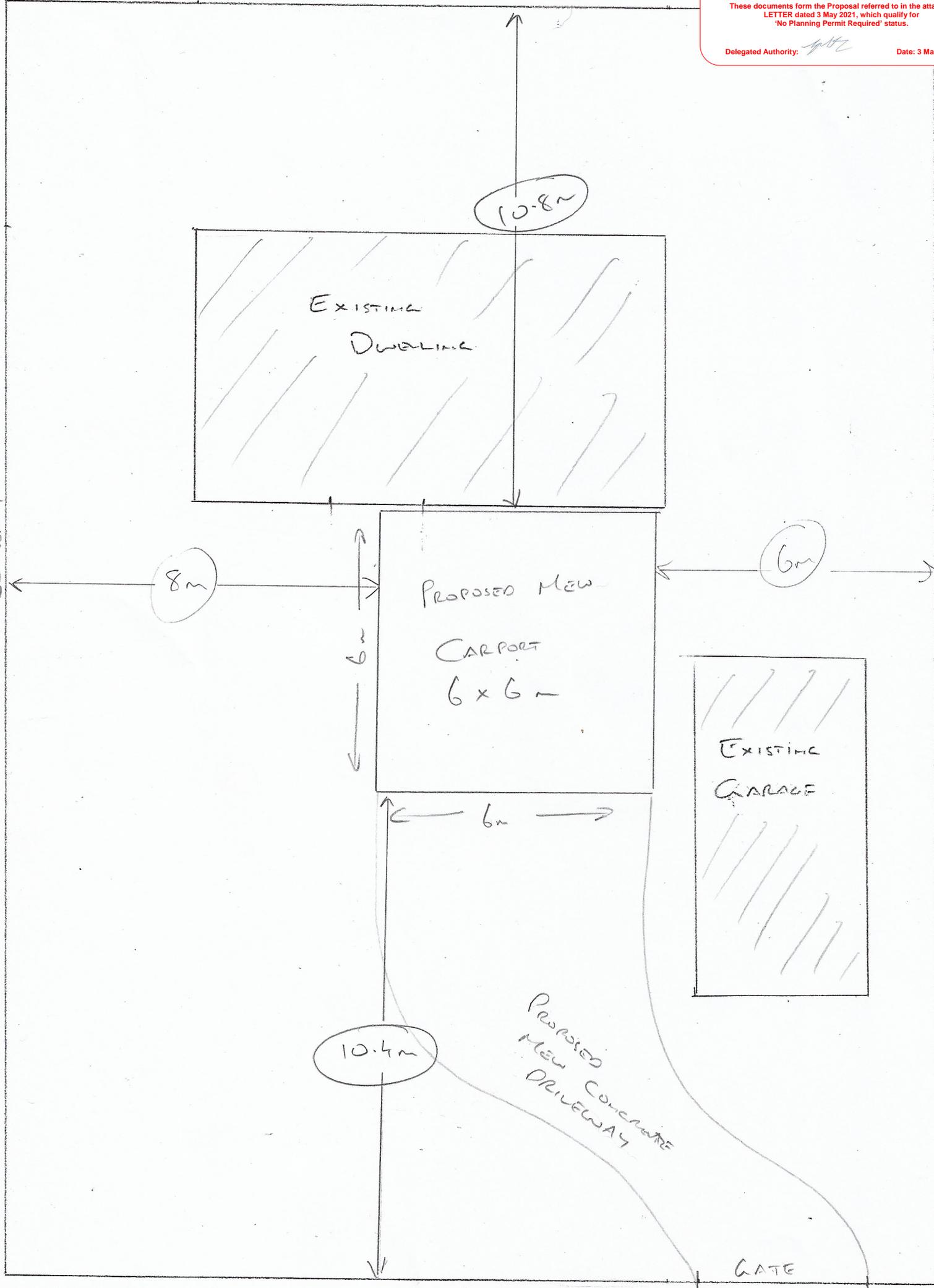


These documents form the Proposal referred to in the attached
LETTER dated 3 May 2021, which qualify for
'No Planning Permit Required' status.

Delegated Authority: *[Signature]*

Date: 3 May 2021

27.5m BOUNDARY





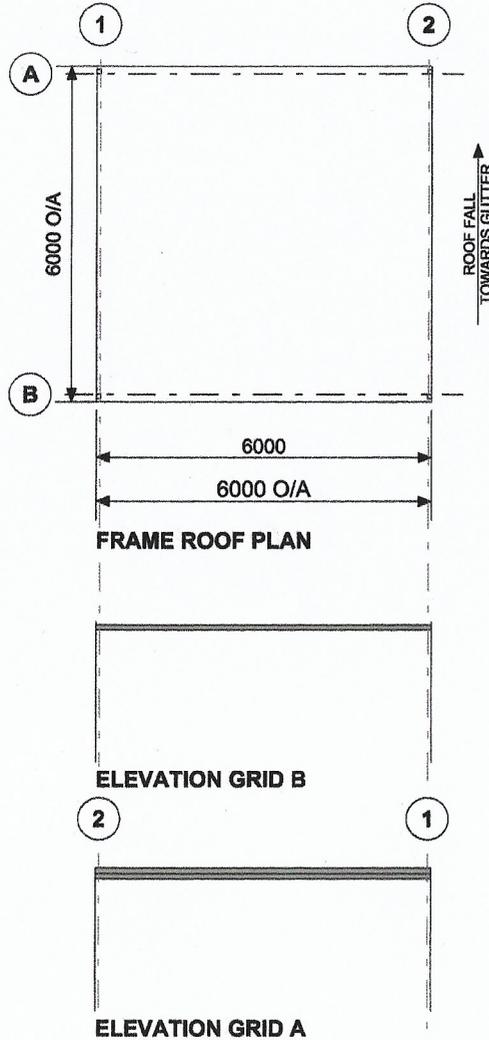
These documents form the Proposal referred to in the attached LETTER dated 3 May 2021, which qualify for 'No Planning Permit Required' status.

Delegated Authority: *[Signature]*

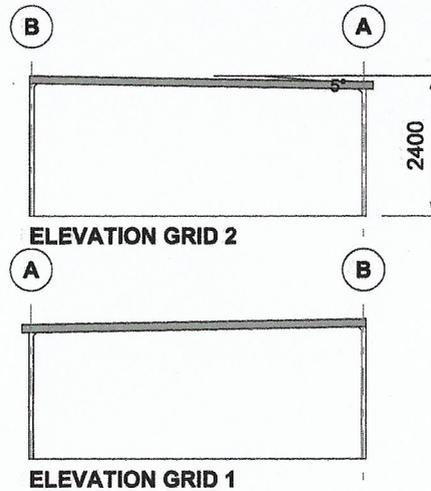
Date: 3 May 2021



Copyright 2021
Lysaght Building
Solutions Pty Ltd
trading as RANBUILD



ROOF FALL
TOWARDS GUTTER



CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	AA
WALLS	-		
CORNERS	-		
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2	1.0

CLIENT
Germaine Shirley

SITE
TBA
BRIDPORT TAS 7262

BUILDING
SKILLION CARPORT
6000 SPAN x 2400 EAVE x 6000 LONG

TITLE
GENERAL ARRANGEMENT

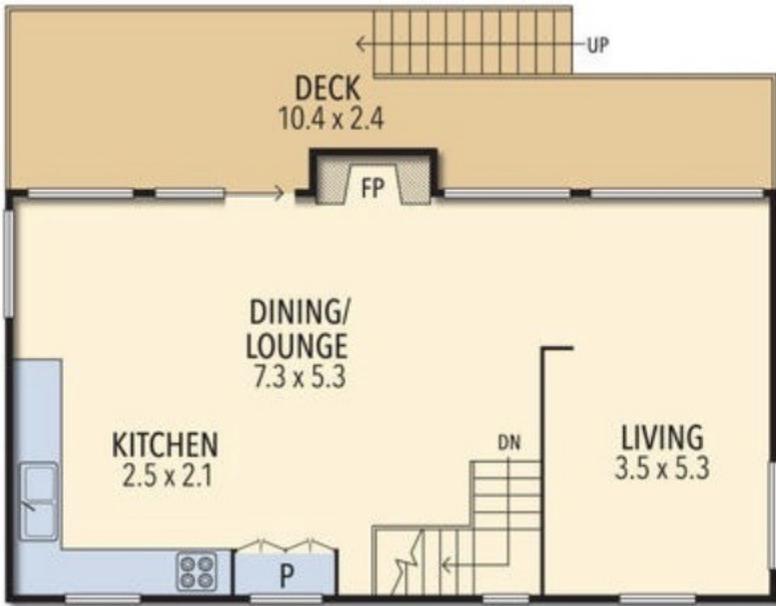
LICENSE NO: CC2747G

SCALE
A4 SHEET 1:125

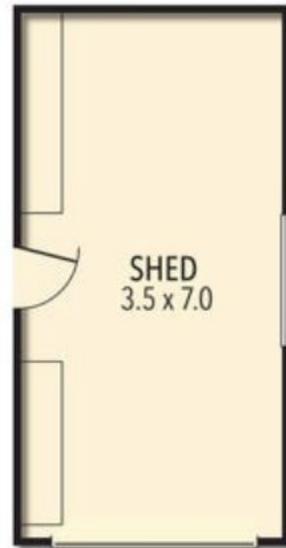
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1/1



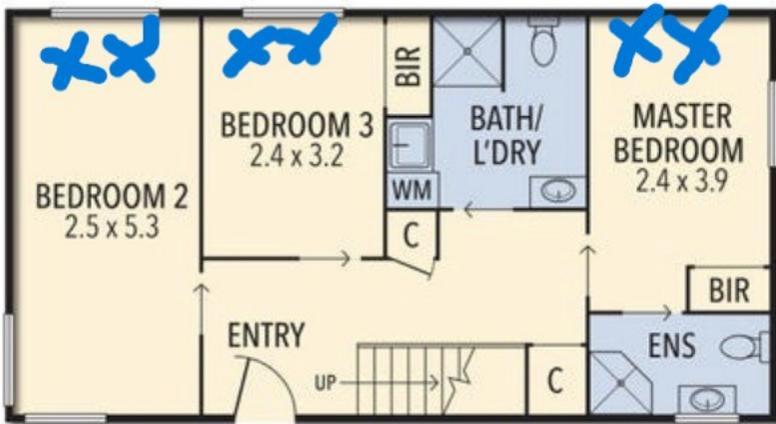
FIRST FLOOR



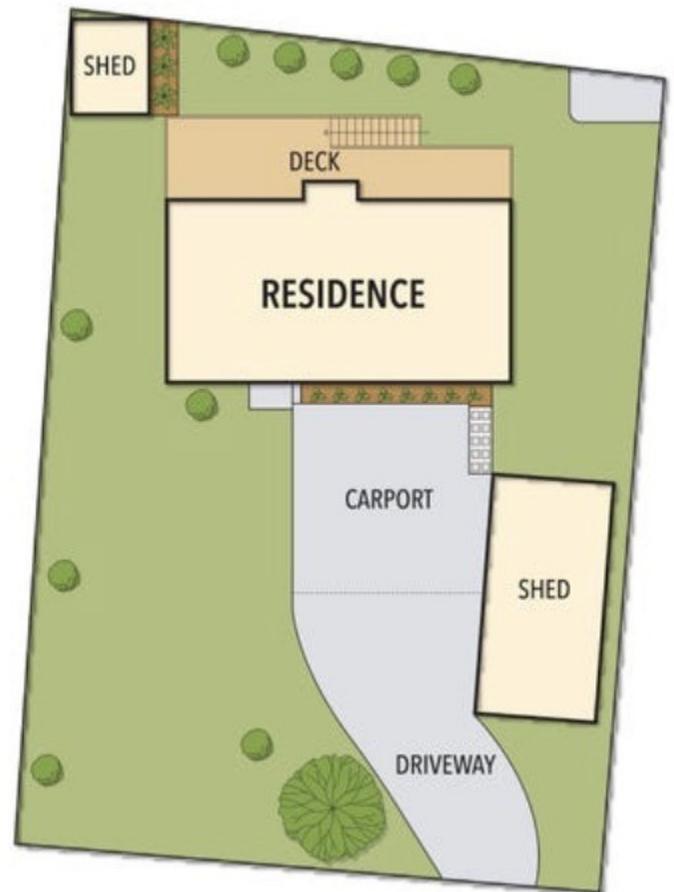
(NOT IN POSITION)



(NOT IN POSITION)



GROUND FLOOR



SITE PLAN

96 Westwood Street, Bridport

HARRISON
AGENTS

THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLAN SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

PROVIDED BY NBMEDIA