

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:	2025/126
PROPOSAL:	SPORTS AND RECREATION - PARTIAL CHANGE OF USE TO 24/7 PILATES STUDIO
APPLICANT:	Ms S M RAINBOW
LOCATION:	34 KING STREET SCOTTSDALE

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 24/01/2026.

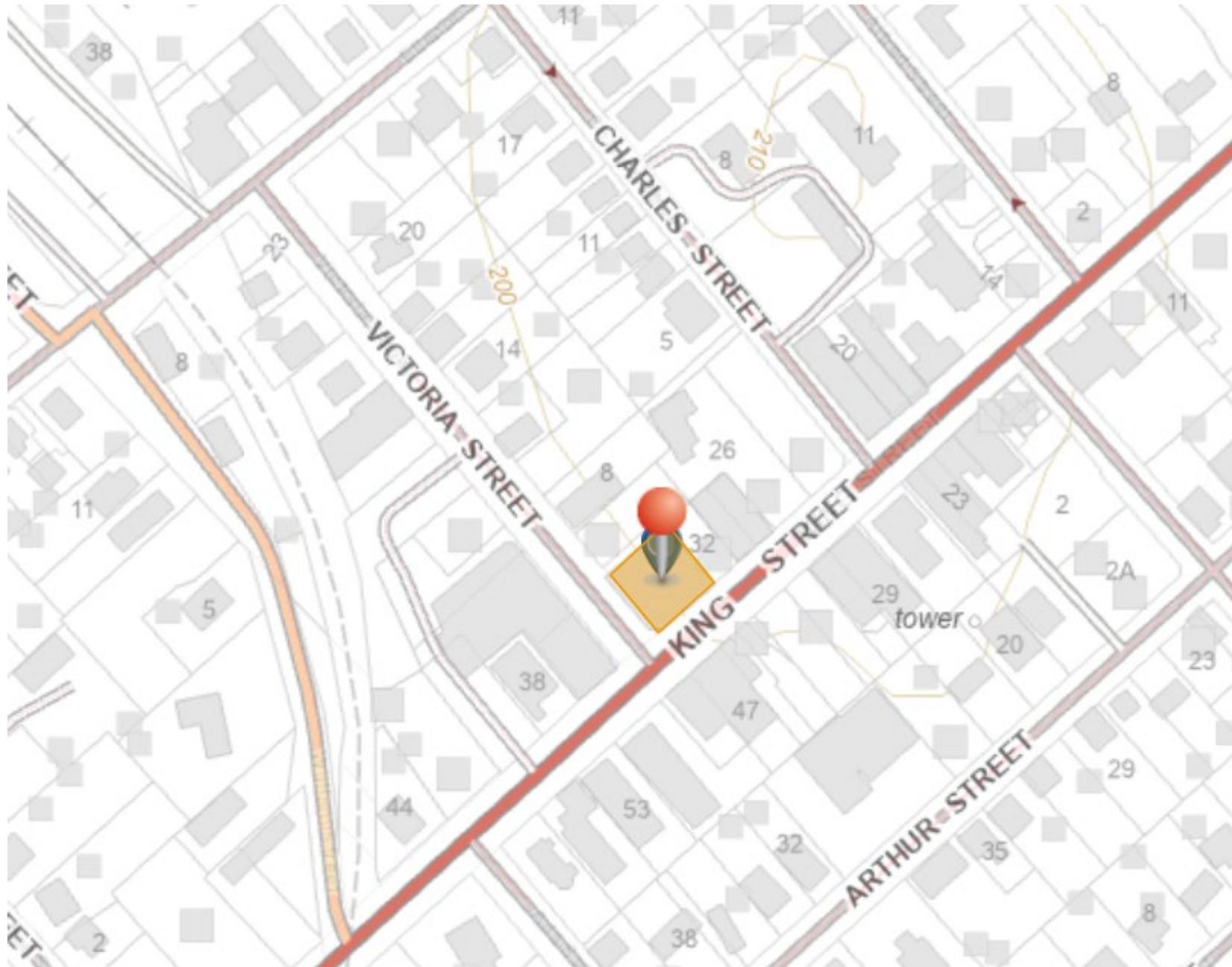
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 10/01/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.



Kerry Sacilotto
ACTING GENERAL MANAGER

34 King Street SCOTTSDALE (2025/126)





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:

We plan to create a digital pilates reformer studio which has 6 reformers and kids available for people to access in our community at an affordable rate and times that work for families and those that work in a 24/7 space.

⇒ Provide a full description of the proposed use or development, including:

- Building work
- Change of use
- Subdivision
- Forestry
- Demolition
- Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material)
- Signage
- Other

THE LAND

Address	Certificate of Title (include all applicable title references) Volume: _____ Folio: _____
6 Victoria Street Scottsdale TAS 7262	
Land Area (m ² or hectares):	
Present use of land: Empty Shop space. that was commercial.	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): not use empty Shop space	⇒ 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: Sherri Rainbow	Phone:
Address: 50 Walker Street Bridport Tasmania 7262	Fax:
Email: Sherri.rainbow@decyp.tas.gov.au	Mobile: 0408403946

THE OWNER

Owner's Name(s):	Sam Lincoln		
Address:	Current owner of the Lyric Theatre & Regents Building		Phone:
			Fax:
			Mobile: 0439 320 635
Email:	Sam@lestas.com.au		

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):		
Person signing the Application:		⇒ 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: <input type="checkbox"/> Estimate <input type="checkbox"/> Contract Price <i>Slight plaster is inside needed.</i>
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) _____

What would be the surfacing of the vehicle access? _____

Car Parking:

How many car parking spaces are currently provided? 3 *at back of building.*

How many additional car parking spaces would be provided? 0

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:

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____ am to _____ pm

Every day

Saturday: _____ am to _____ pm

24/7 access

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

None.

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.

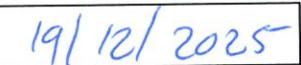
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

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:



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 577 Fol. 2.



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2394 52

RE OF THE RECORDER OF TITLES ARE NO LONGER SUBSTANDING.

RECORDER OF TITLES

Register Book

Vol. Fol.

2394 52

I certify that the person described 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.

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF SCOTTSDALE
THIRTY FIVE PERCHES AND EIGHT TENTHS OF A PERCH on the Plan
hereon.

FIRST SCHEDULE (continued overleaf)

RAYMOND VERNON IRRA RICHARDSON of Scottsdale, Furniture Retailer

SECOND SCHEDULE (continued overleaf)

TOGETHER WITH a right of carriage way at all times and for all
purposes over the "Roadway" shown hereon.

NO. A30649 MORTGAGE to Launceston Bank for Savings
Produced 15th July, 1954 at 9 a.m.

DISCHARGED A495596
(8.9.1975)

(Sgd.) A. IMLACH (L.S.)
Recorder of Titles.

NO. A287125 MORTGAGE to The English Scottish and
Australian Bank Limited.

Recorder of Titles
DISCHARGED A495595
(8.9.1975)

Registered 9th. April, 1968 at 12.1 p.m.
(Sgd.) T. E. HUTCHINSON

Recorder of Titles

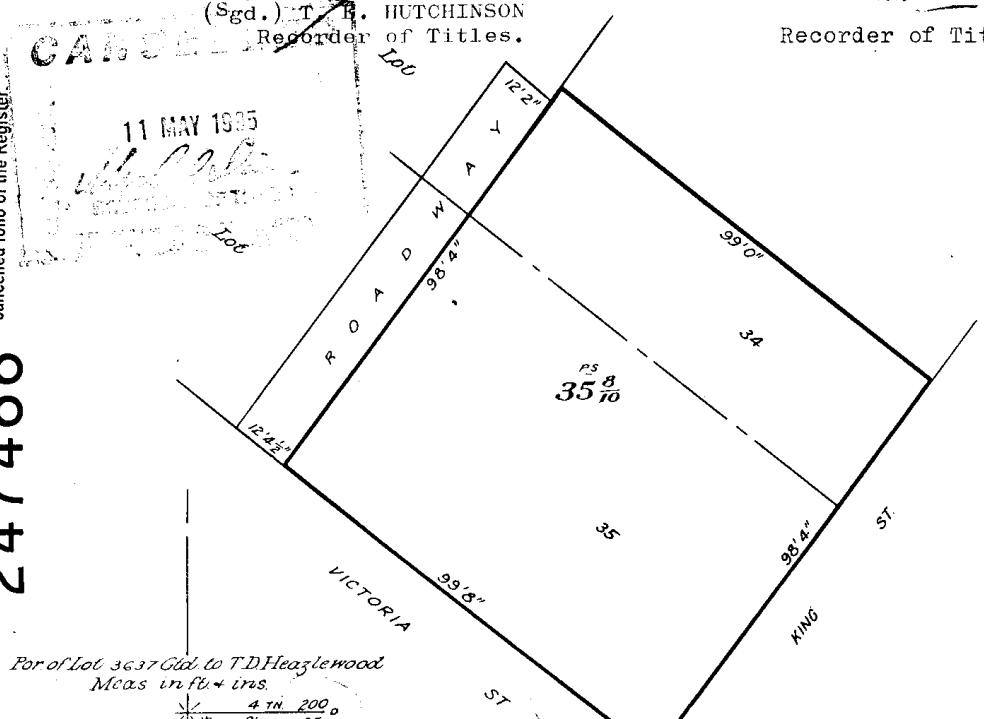
Recorder of Titles.

~~CARD~~ 100

REGISTERED NUMBER

247466

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.



FIRST Edition. Registered 19 SEP 1968

Derived from C.T.Vol. 577 Fol. 2. Transfer A30648. A.W. Biggs

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
247466	1
EDITION	DATE OF ISSUE
3	25-June-2004

SEARCH DATE : 22-Dec-2025

SEARCH TIME : 11.41 am

DESCRIPTION OF LAND

Town of SCOTTSDALE

Lot 1 on Plan [247466](#)

Derivation : Portion of Lot 3637 Gtd. to T.D. Heazlewood

Prior CT [2394/52](#)**SCHEDULE 1**

[C571034](#) LESLEY ANNE BUCHANAN and DEBRA LEE as tenants in common in equal shares Registered 25-June-2004 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriage way at all times and
for all purpose over the Right of Way on Diagram No.
74508

[C571033](#) CAVEAT by Maxwell George Buchanan against the
interest of Debra Lee only Registered 25-June-2004
at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

[N296233](#) PRIORITY NOTICE reserving priority for 90 days
TRANSFER Lesley Anne Buchanan & Debra Lee to Ultimate
Box Pty Ltd (ACN 669 856 044) as trustee for Ultimate
Box Unit Trust
MORTGAGE Ultimate Box Pty Ltd (ACN 669 856 044) as
trustee for Ultimate Box Unit Trust to Westpac Bank
Corporation (ABN 33 007 457 141) Lodged by DOUGLAS &
COLLINS on 04-Nov-2025 BP: N296233

