

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: **2025/121**

PROPOSAL: **OUTBUILDING FOR GARAGE & HOME-BASED BUSINESS**

APPLICANT: **MR R B MOUNTNEY**

LOCATION: **27 WALTER STREET BRIDPORT**

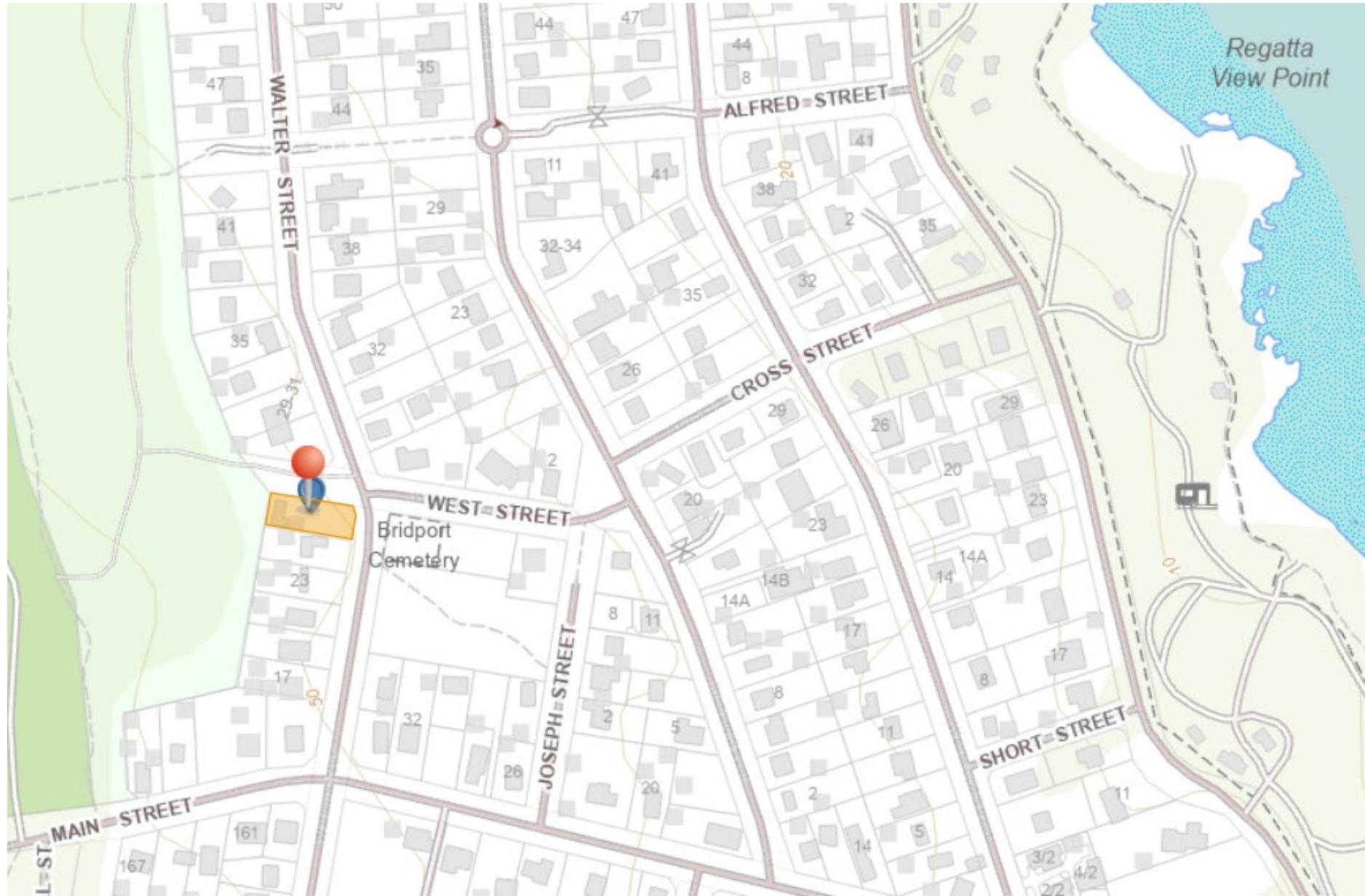
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 24/01/2026.

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

27 Walter Street BRIDPORT (2025/121)





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:

Removal of existing steel
garage building

Replace with new timber
framed garage building &
home studio 1. part time home
based occupation

⇒ 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

27 WALTER ST
BRIDPORT

Certificate of Title (include all applicable title references)

Volume: 21127 Folio: 1

Land Area (m² or hectares):

946 m²

Present use of land:

SINGLE RESIDENCE

⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial

Present use of existing building(s):

RESIDENTIAL

⇒ 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:

MR REID MOUNTNEY

Address:

27 WALTER STREET
BRIDPORT

Phone:

0

Fax:

Mobile:

0455 525565

Email:

rbmountney@gmail.com

DETAILS OF OTHER WORKS

Vehicle Access:

EXISTING

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? _____

EXISTING

Car Parking:

2 + 2 + House Forecourt

How many car parking spaces are currently provided? _____

1 GARAGE + 3 + House Forecourt

How many additional car parking spaces would be provided? _____

PCP

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

N/A

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:

NIL

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: 8 am to 6 pm

NOTE: operating part time and not necessarily all these hours. (e.g. half day operations)

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

NIL

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: _____

THE OWNER

Owner's Name(s):

Reid Mountney

Address:

27 Walter St
BRIDPORT 7262

Phone:

Fax:

Mobile:

0455 525 565

Email: rbmountney@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:

⇒ to be completed by a person conferred with 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:

\$ 50,000

⇒ Please tick applicable box:

 Estimate Contract Price

Type of work:

NEW GARAGE BUILDING ON
EXISTING PAVEMENT & PARKING AREA

⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use

Proposed use of building:

RESIDENTIAL GARAGE - HOME

⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop

Existing floor area:

81 m²

New / additional floor area:

64 m²

Proposed maximum building height above natural ground level:

3.3 m

Materials:

structural floor:

EXISTING CONCRETE

external walls:

HARDIPLANK

colour: TBA

roof cladding:

Colorbond

colour: TBA

structural frame:

TIMBER

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.

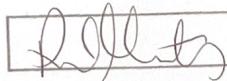
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:

11/12/25

ORIGINAL: NOT TO BE REMOVED
FROM TITLES OFFICER.P. 1469
TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2428 66

Purchase Grant Vol. 229 Fol. 38.

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 BRIDPORT

THIRTY SEVEN PERCHES AND FOUR TENTHS OF A PERCH on the Plan
hereon

FIRST SCHEDULE (continued overleaf)

THELMA LUCY McLAREN of Bridport,

SECOND SCHEDULE (continued overleaf)

NO. A36585 MORTGAGE to The Commercial Bank DISCHARGED. A533135. (19.8.1976)
of Australia Limited

Produced 12th November, 1954 at 12.30 p.m.

(Sgd.) T.E. HUTCHINSON (L.S.)
Deputy Recorder of Titles.

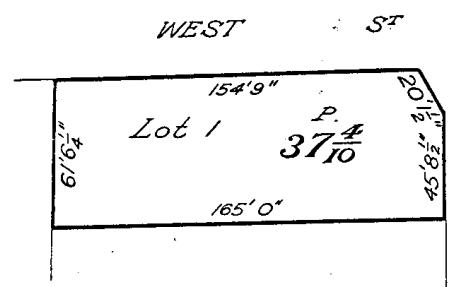
Recorder of Titles



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

REGISTERED NUMBER

211271

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

Meas in Ft. & Ins.

Part of Lot 1 Sec. G. 2. Gtd. to T.L. McLaren

FIRST Edition. Registered 18 JUL 1969

Derived from P.G. Vol. 229 Fol. 38.

ORIGINAL: NOT TO BE REMOVED

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
211271	1
EDITION	DATE OF ISSUE
6	22-Feb-2025

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 10.46 am

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 1 on Plan [211271](#)

Derivation : Part of Lot 1 Sec.G.2. Gtd. to T.L.McLaren.

Prior CT [2498/66](#)**SCHEDULE 1**

[N235689](#) TRANSFER to MITCHELL WINSTON KAY and REID BLAKE MOUNTNEY Registered 22-Feb-2025 at noon

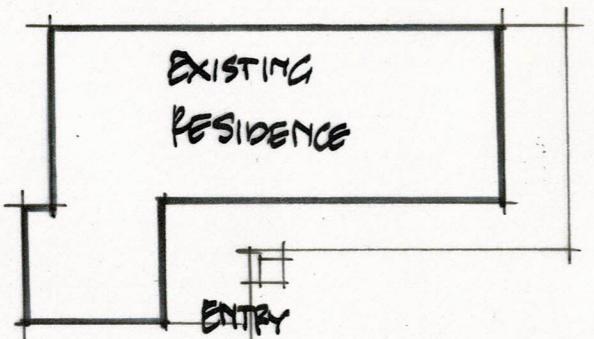
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

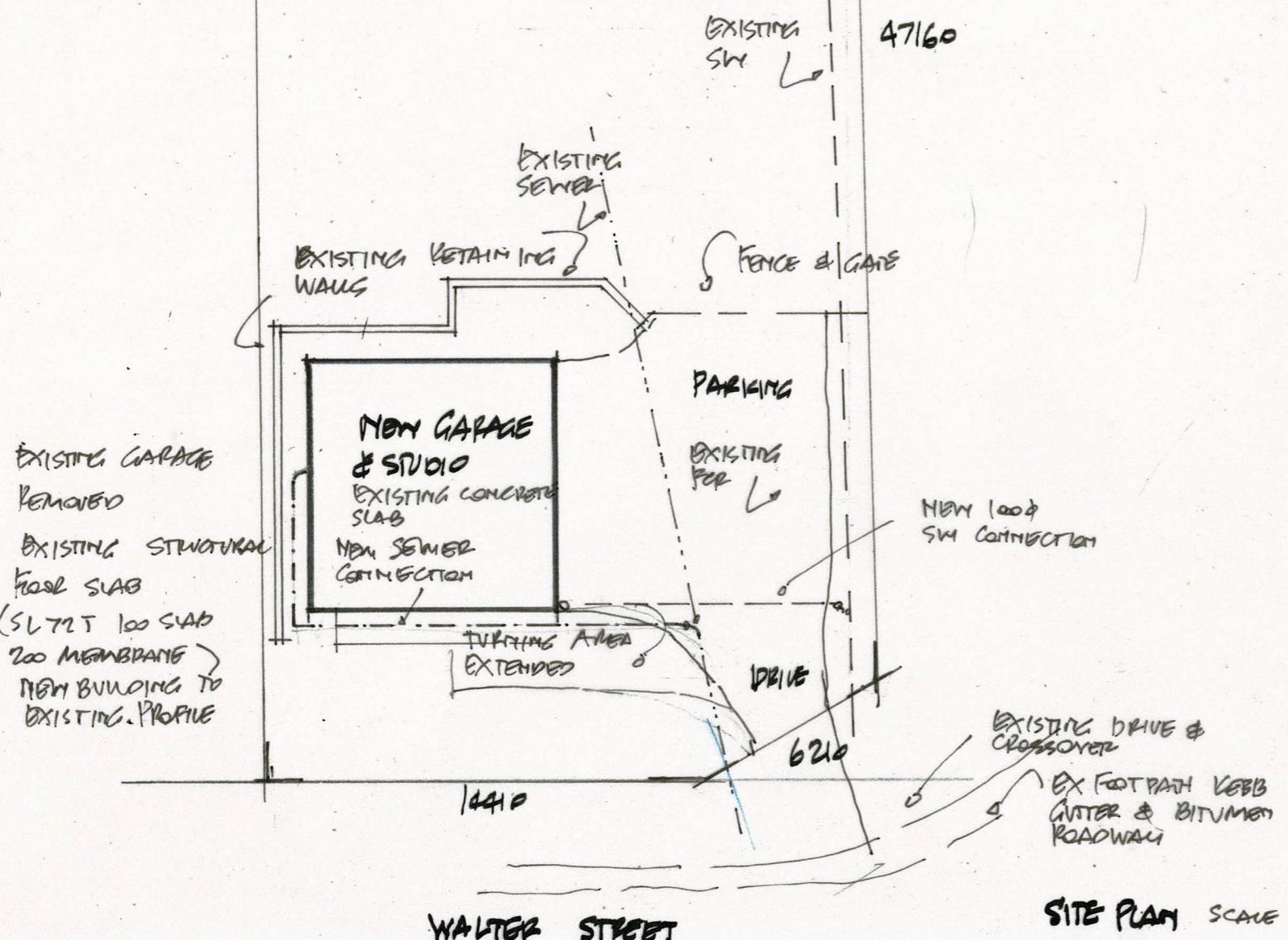
[B736622](#) FENCING PROVISION in Transfer[E405430](#) MORTGAGE to Commonwealth Bank of Australia
Registered 22-Feb-2025 at 12.01 pm**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

18750



50290



PROJECT DETAILS

TITLE

TITLE REFERENCE

VOLUME 2 (127)

Folio 1

PI 6849953

946m²

SITE AREA

SCOPE OF WORK

WORK INCLUDES

THE REMOVAL OF EXISTING STEEL GARAGE BUILDINGS

CONSTRUCTION ON EXISTING FLOOR

SLAB & SITE ENVIRONS & WALLS

NEW GARAGE & STUDIO - WORK FROM HOME OCCUPATION BUILDING

DETAILS

WIND RATING

M3

SOIL CLASSIFICATION

EXISTING

ZONE

7

BAL

EXISTING M.A.

FLOOR AREA

EXISTING SLAB 64m²

PROJECT NUMBER

2095

SCHEDULE OF DRAWINGS

REMOVAL OF EXISTING STEEL GARAGE
PROPOSED NEW SINGLE GARAGE & STUDIO BUILDING
27 WALTER STREET BRIDPORT
FOR: MR REIO MOUNTNEY

ANDREW SHEDDEN ARCHITECT CC 56710

BUILDING DESIGN SERVICE
47 ELENA STREET SCOTTSDALE 0408 033 171

SITE PLAN & TITLE PAGE

SCALE 1:200 OCT 2025

2095 - 3

