

*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: 2026/20**  
**PROPOSAL: CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO A SINGLE DWELLING**  
**APPLICANT: MR C T BISSETT**  
**LOCATION: 2 SCOTT 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 19/03/2026.

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 04/03/2026. 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](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

# 2 Scott Street SCOTTSDALE (2026/20)





# 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/> <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 <hr/> <hr/> <hr/>	Certificate of Title (include all applicable title references)  Volume: _____ Folio: _____
Land Area (m <sup>2</sup> or hectares):	
Present use of land: <hr/> <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/> <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:	
Address: <hr/> <hr/> <hr/>	Phone: <hr/>
	Fax: <hr/>
	Mobile: <hr/>
Email: <hr/>	

**THE OWNER**

Owner's Name(s): _____	
Address: _____ _____ _____	Phone: _____
	Fax: _____
	Mobile: _____
Email: _____	

**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: \$ _____	⇒ Please tick applicable box: <input type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: _____ _____	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: _____ _____	⇒ <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: _____ m <sup>2</sup>
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? \_\_\_\_\_

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:

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## DETAILS OF OTHER MATTERS

Proposed hours of operation:

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

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

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

Provide details of any goods that would be stored outside:

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## 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.

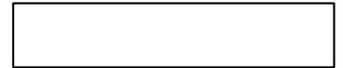
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

**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:



R.P. 512

**ANNEXURE TO CERTIFICATE OF TITLE**

**VOL.** 2097 **FOL.** 56

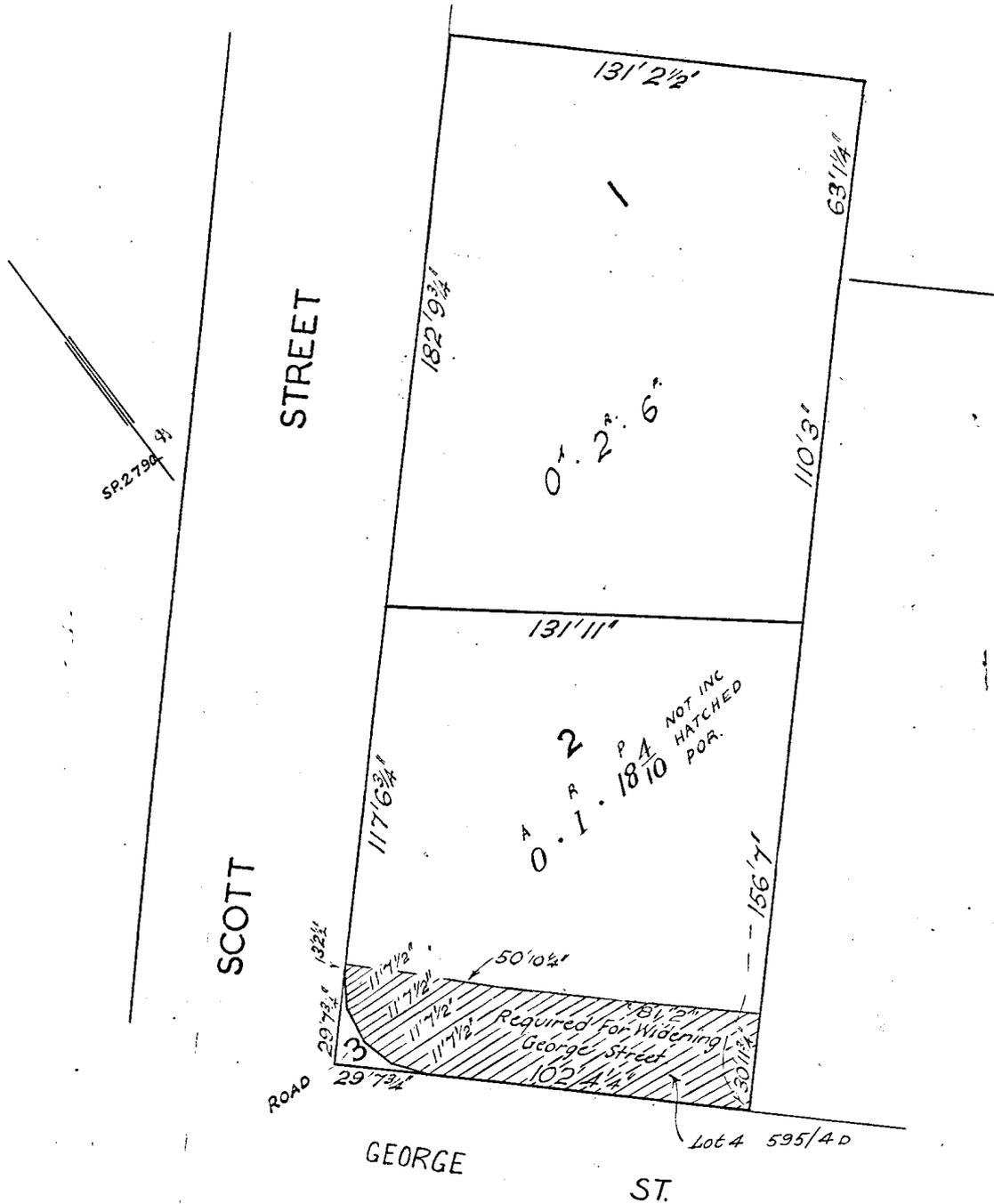
REGISTERED NUMBER

**230447**

*M. Hutchinson*  
Recorder of Titles



Lot 2 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



SEARCH OF TORRENS TITLE

VOLUME 230447	FOLIO 2
EDITION 5	DATE OF ISSUE 26-Mar-2019

SEARCH DATE : 07-Jan-2026

SEARCH TIME : 08.25 am

DESCRIPTION OF LAND

Town of SCOTTSDALE

Lot 2 on Plan [230447](#)

Derivation : Part of Lot 3420 Gtd. to T. Diprose.

Prior CT [2999/96](#)

SCHEDULE 1

[M739577](#) TRANSFER to CAMERON TERRY BISSETT Registered  
26-Mar-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E171253](#) MORTGAGE to Commonwealth Bank of Australia

Registered 26-Mar-2019 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**PLANNING SCHEME DATA**

LOCAL AUTHORITY: DORSET COUNCIL  
 LAND TITLE REFERENCE: 230447/2  
 PROPERTY IDENTIFICATION (PID): 6838162  
 PLANNING ZONE: GENERAL RESIDENTIAL

**CONSTRUCTION DATA**

NCC BUILDING CLASSIFICATION: 1A  
 DESIGN WIND SPEED: N2  
 SOIL CLASSIFICATION: EXISTING  
 CLIMATE ZONE: 7  
 BUSHFIRE ATTACK LEVEL: N/A  
 ALPINE AREA (800M ABOVE AHD): N/A  
 CORROSION ENVIRONMENT: LOW  
 FLOODING: NO  
 LANDSLIP: NO  
 DISPERSIVE SOILS: UNKNOWN  
 SALINE SOILS: UNKNOWN  
 SAND DUNES: NO  
 LANDFILL: NO  
 ORG LEVEL: EXISTING

**AREA ANALYSIS**

AREA NAME	SIZE
SITE AREA	1,472m <sup>2</sup>
<b>EXISTING</b>	
GROUND FLOOR AREA:	180m <sup>2</sup>
FIRST FLOOR AREA:	316m <sup>2</sup>
ALFRESCO AREA:	48m <sup>2</sup>
TOTAL FLOOR AREA:	544m <sup>2</sup>
DECK AREA	10m <sup>2</sup>
<b>PROPOSED EXTENSION</b>	
<b>PROPOSED PORCH</b>	<b>6m<sup>2</sup></b>
BUILDING FOOTPRINT	445m <sup>2</sup>
SITE COVERAGE	30.2%
IMPERVIOUS SURFACES AREA	548m <sup>2</sup> (37.2%)

**ARCHITECTURAL DRAWING INDEX**

SHEET	SHEET NAME	CURRENT REVISION
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A05	3D VIEW 4	A1
A06	3D VIEW 5	A1
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A09	SITE PLAN	A1
A10	EXISTING & DEMOLITION PLAN - GROUND FLOOR	A1
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A12	PROPOSED FLOOR PLAN - GROUND FLOOR	A1
A13	PROPOSED FLOOR PLAN - FIRST FLOOR	A1
A14	ROOF PLAN	A1
A15	ELEVATIONS #1	A1
A16	ELEVATIONS #2	A1
A17	SHADOW PLANS	A1
Grand total: 17		

**ISSUED FOR APPROVAL**  
**PROPOSED EXTENSIONS**

CAMERON TERRY BISSETT

2 SCOTT STREET, SCOTTSDALE, TAS 760

A1	ISSUED FOR APPROVAL		08/02/26
revision:	description:	drawn:	date:



CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
2 SCOTT ST SCOTTSDALE TAS 7260

COVER SHEET

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PROJECT NAME  
- PROPOSED EXTENSIONS

REV A1 SHEET A2

**A01**



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PROJECT NAME	
- PROPOSED EXTENSIONS	
REV <b>A1</b>	SHEET <b>A2</b>

**A02**

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CLIENT:  
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3D VIEW 1



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PROJECT NAME	
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REV A1	SHEET A2

**A03**

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3D VIEW 2



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revision:	description:	drawn:	date:


**BISON**  
 CONSTRUCTIONS

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PROJECT ADDRESS:  
 2 SCOTT ST SCOTTSDALE TAS 7260

3D VIEW 3

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PROJECT NAME  
 - PROPOSED EXTENSIONS

REV	SHEET
A1	A2

**A04**



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3D VIEW 4

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REV A1 SHEET A2

**A05**



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PROJECT NAME  
 - PROPOSED EXTENSIONS

REV	SHEET
A1	A2

**A06**

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3D VIEW 5



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PROJECT NAME		REV	SHEET
- PROPOSED EXTENSIONS		A1	A2

**A07**

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3D VIEW 6



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3D VIEW 7

PROJECT NAME  
- PROPOSED EXTENSIONS

REV	SHEET
A1	A2

**A08**



**SITE FEATURES LEGEND**

MARK	COMPONENT
—	PROPERTY BOUNDARY
⊕	SITE DATUM
- - -	EASEMENT
— (orange)	SEWER
— (light orange)	SEWER - EXISTING
— (blue)	WATER
— (green)	STORMWATER
— (purple)	ELECTRICAL

**SITE NOTES**

1. CIVIL DETAILS, DRAINAGE DETAILS, LANDSCAPING, AND LEVELS ARE PROVISIONAL ONLY AND ARE SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF LOCAL AUTHORITIES. ALL PLUMBING WORK MUST COMPLY WITH THE NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.
2. STORMWATER FROM THE PROPOSED EXTENSION IS TO BE DIRECTED INTO THE EXISTING AND PROPOSED STORMWATER DRAIN.



**SITE PLAN**  
SCALE 1:200

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2 SCOTT ST SCOTTSDALE TAS 7260

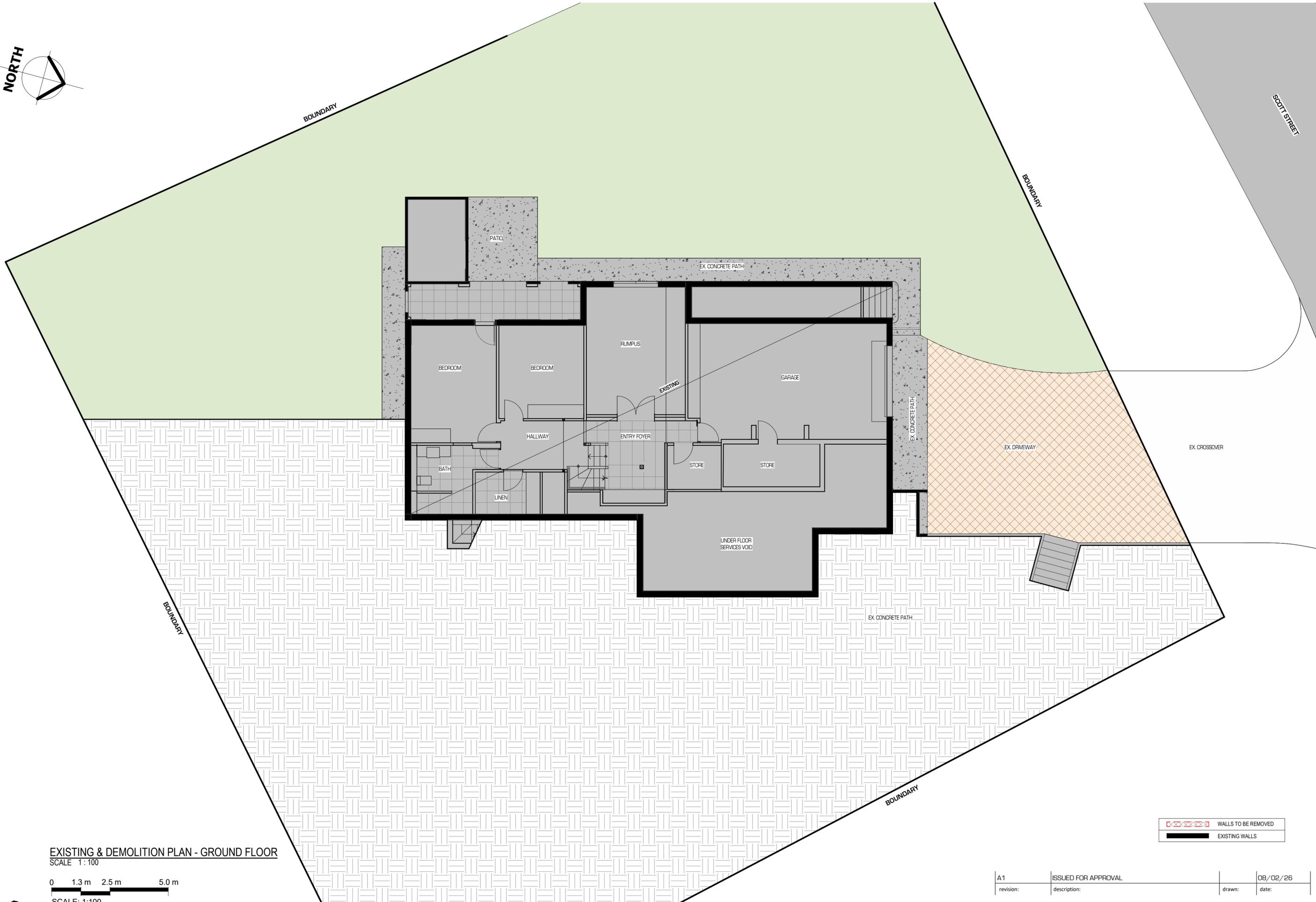
**SITE PLAN**

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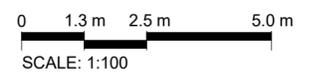
PROJECT NAME  
- PROPOSED EXTENSIONS

REV	SHEET
A1	A2

**A09**



**EXISTING & DEMOLITION PLAN - GROUND FLOOR**  
SCALE 1:100



SCALE: 1:100  
CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
2 SCOTT ST SCOTSDALE TAS 7260

**EXISTING & DEMOLITION PLAN - GROUND FLOOR**

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PROJECT NAME  
- PROPOSED EXTENSIONS

	WALLS TO BE REMOVED
	EXISTING WALLS

A1	ISSUED FOR APPROVAL	08/02/26
revision:	description:	drawn: date:

REV	SHEET
A1	A2

**A10**

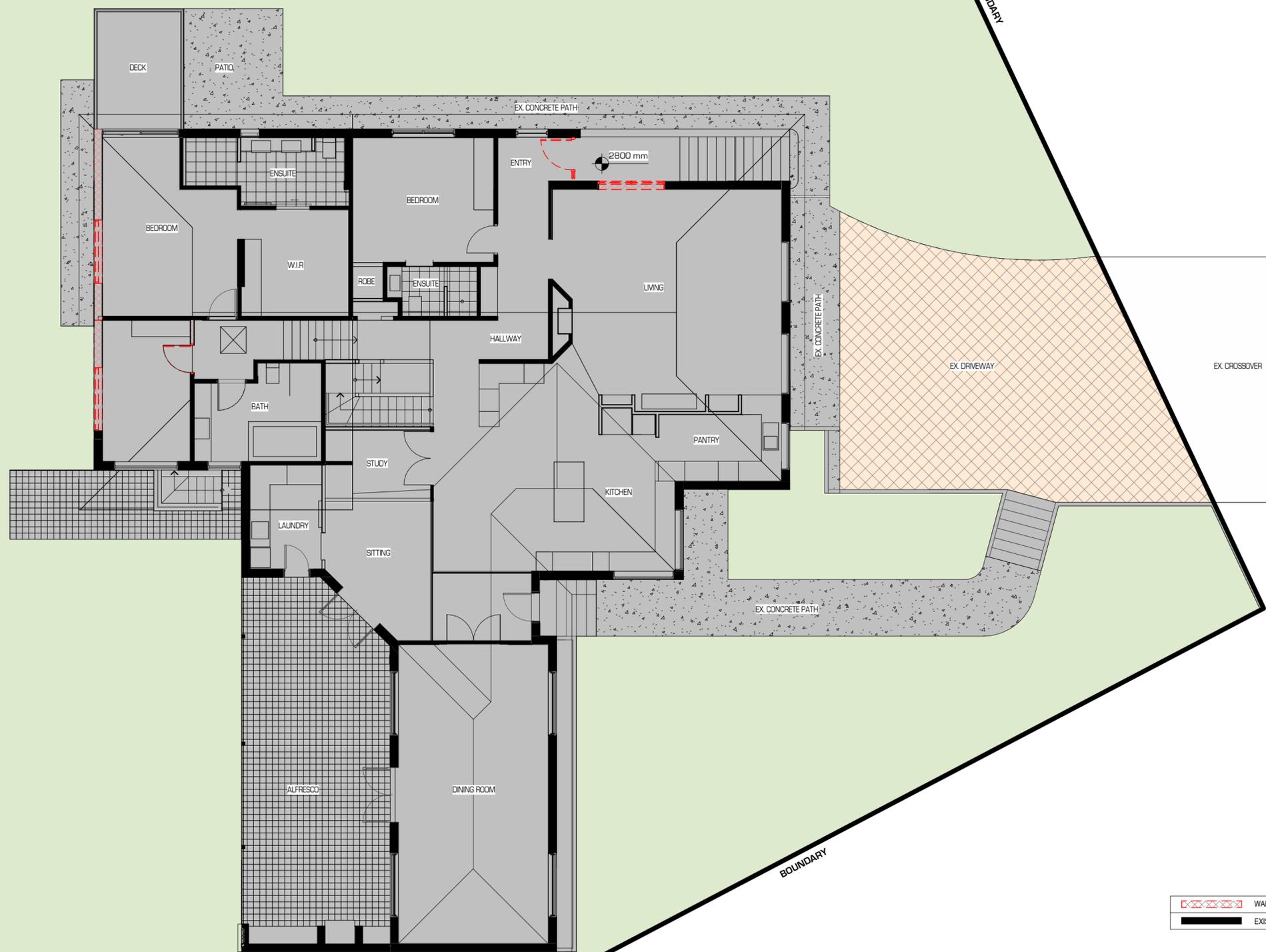




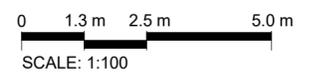
BOUNDARY

BOUNDARY

SCOTT STREET



**EXISTING & DEMOLITION PLAN - FIRST FLOOR**  
 SCALE 1:100



SCALE: 1:100

CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
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**EXISTING & DEMOLITION PLAN - FIRST FLOOR**

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PROJECT NAME  
 - PROPOSED EXTENSIONS

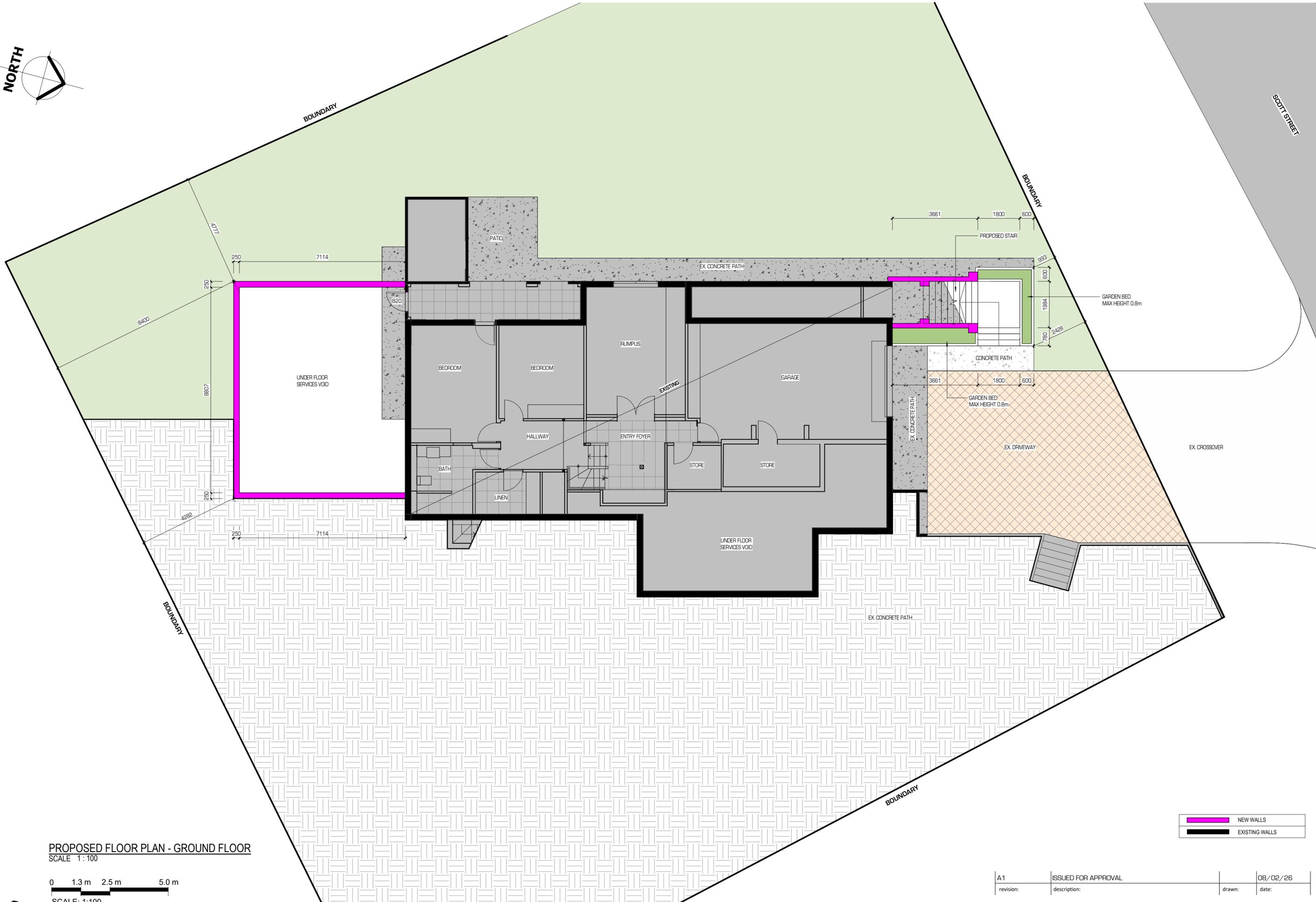
	WALLS TO BE REMOVED
	EXISTING WALLS

A1	ISSUED FOR APPROVAL	OB/02/26
revision:	description:	drawn: date:

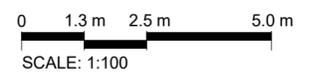


REV	SHEET
A1	A2

**A11**



PROPOSED FLOOR PLAN - GROUND FLOOR  
SCALE 1:100



CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
2 SCOTT ST SCOTTSDALE TAS 7260

PROPOSED FLOOR PLAN - GROUND FLOOR

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PROJECT NAME  
- PROPOSED EXTENSIONS

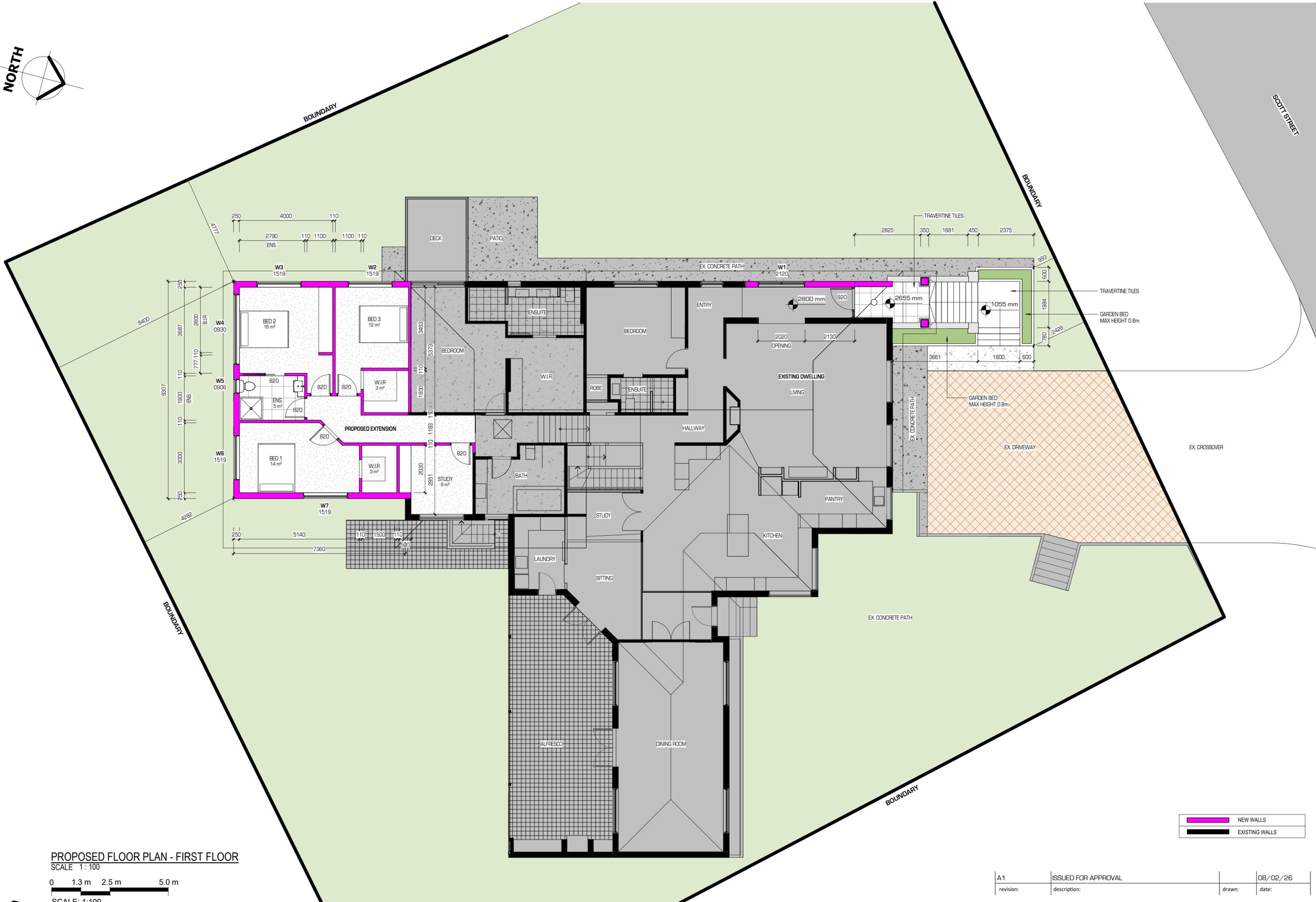
	NEW WALLS
	EXISTING WALLS

A1	ISSUED FOR APPROVAL	OB/02/26
revision:	description:	drawn: date:

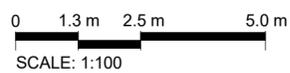
REV	SHEET
A1	A2

**A12**





**PROPOSED FLOOR PLAN - FIRST FLOOR**  
SCALE 1:100



SCALE: 1:100

CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
2 SCOTT ST SCOTTSDALE TAS 7260

**PROPOSED FLOOR PLAN - FIRST FLOOR**

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PROJECT NAME  
- PROPOSED EXTENSIONS

	NEW WALLS
	EXISTING WALLS

A1	ISSUED FOR APPROVAL	08/02/26
revision:	description:	drawn: date:

REV	SHEET
A1	A2

**A13**





- SELECTED ALUMINIUM FRAMED WINDOWS**  
POWDER COATED ALUMINIUM WINDOW UNLESS OTHERWISE NOTED.
- TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHINGS AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
- ALL FLASHINGS AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.
- PROVIDE SUB-SILL FLASHING TO ALL EXTERNAL WINDOWS.
- GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS.
- WIND CLASSIFICATION AS4055 WIND DESIGN: **N2 40M/S**
  - TERRAIN CATEGORY: **TO (FULL SHIELDING)**
  - SERVICEABILITY DESIGN & WIND PRESSURE: **1000**
  - WATER RESISTANCE: **150**

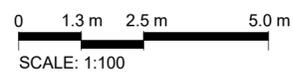


**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

**NOTE:**  
NO CHANGE TO EXISTING BUILDING HEIGHT



SCALE: 1:100

CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
2 SCOTT ST SCOTTSDALE TAS 7260

ELEVATIONS #1

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PROJECT NAME  
- PROPOSED EXTENSIONS

REV A1 SHEET A2

**A15**

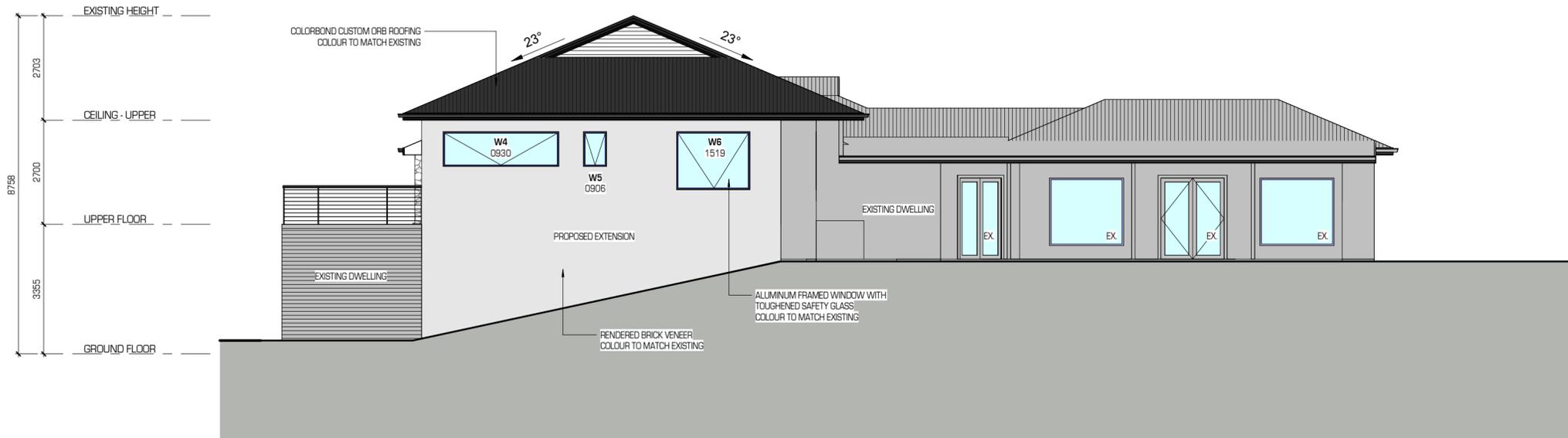
HEAD OFFICE: 34835 Tasman Highway, Scottsdale Tas 7260

A1	ISSUED FOR APPROVAL	08/02/26
revision:	description:	drawn: date:

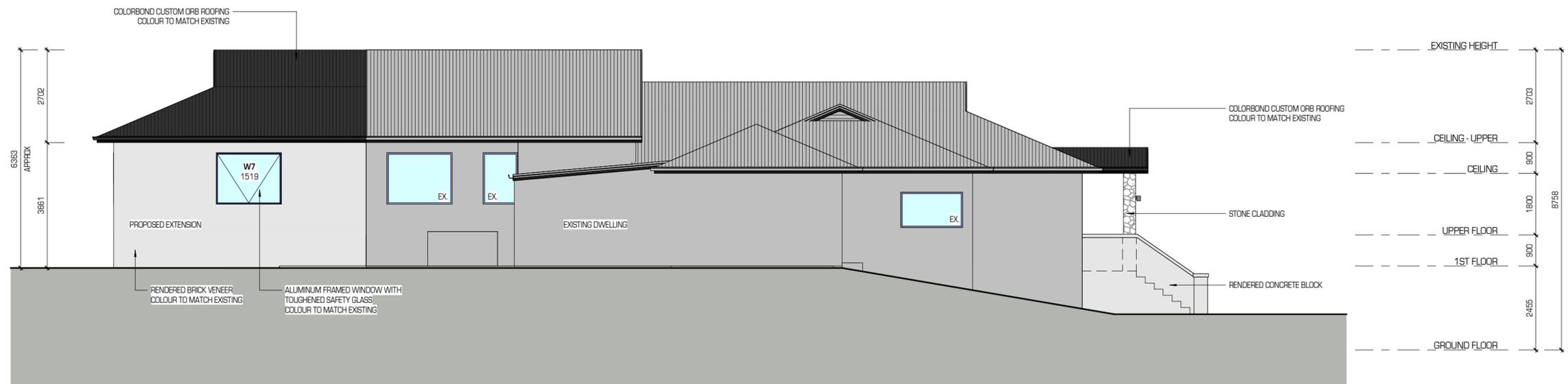


SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

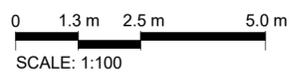


**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

**NOTE:**  
NO CHANGE TO EXISTING BUILDING HEIGHT



CLIENT:  
CAMERON TERRY BISSETT

PROJECT ADDRESS:  
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ELEVATIONS #2

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PROJECT NAME  
- PROPOSED EXTENSIONS

REV A1 SHEET A2

**A16**

A1	ISSUED FOR APPROVAL	08/02/26
revision:	description:	drawn: date:





9.00AM  
SCALE 1:400



11.00AM  
SCALE 1:400



12.00PM  
SCALE 1:400



3.00PM  
SCALE 1:400

A1	ISSUED FOR APPROVAL		08/02/26
revision:	description:	drawn:	date:

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PROJECT NAME  
- PROPOSED EXTENSIONS

REV A1 SHEET A2

**A17**