



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: 2026/82
PROPOSAL: RESIDENTIAL - SHED
APPLICANT: ENGINEERING PLUS
LOCATION: 36 CHAFFEY STREET GLADSTONE

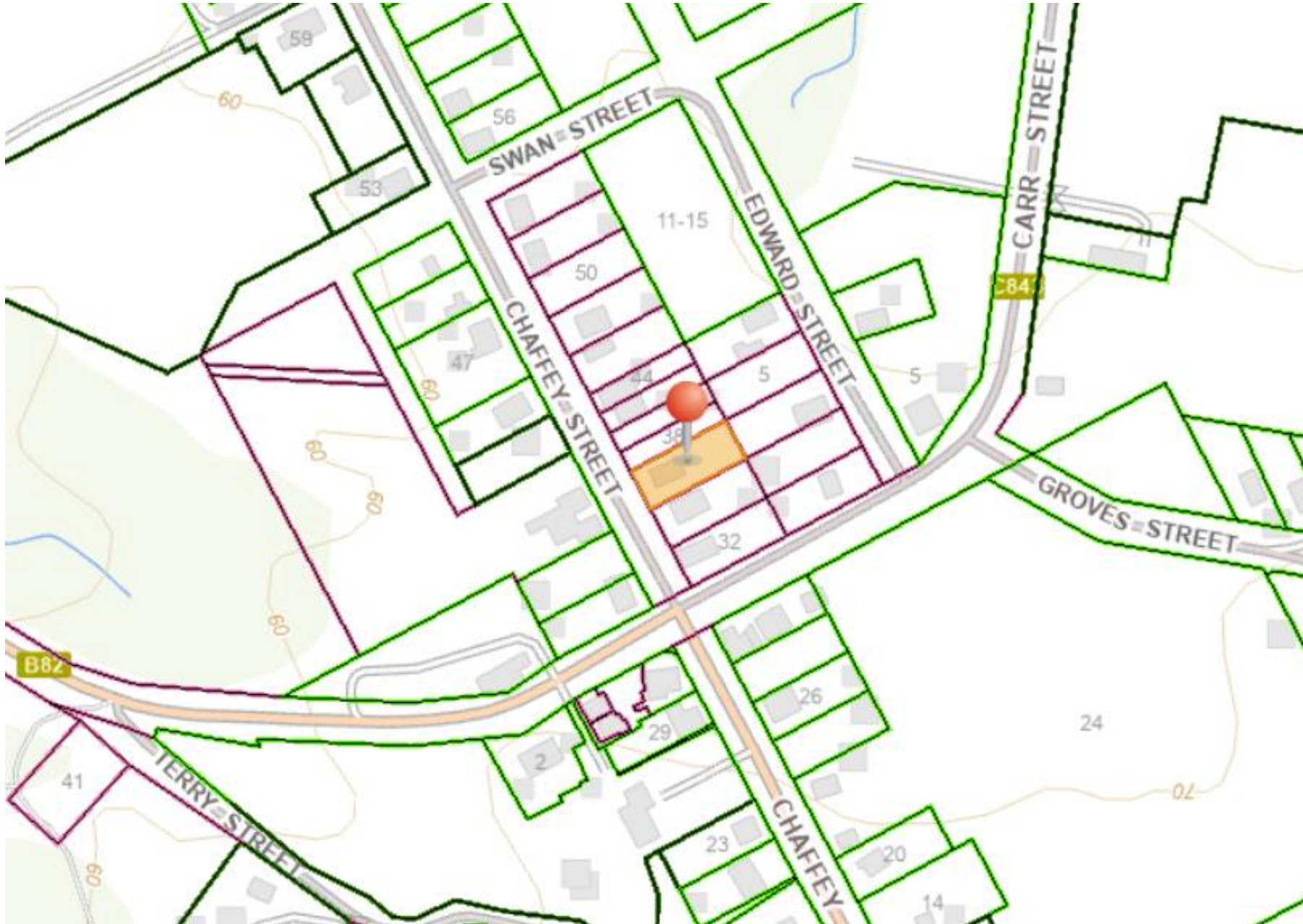
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 03/10/2026.

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 19/09/2026. 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.

Lauren Tolputt
ACTING GENERAL MANAGER

36 Chaffey Street GLADSTONE (2026/82)





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: building work - proposed shed. 	⇒ 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
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THE LAND

Address 36 Chaffey st Gladstone TAS 7264	Certificate of Title (include all applicable title references) Volume: 128801 Folio: 10
Land Area (m ² or hectares): 1012 sq.m	
Present use of land: Residential	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Dwelling	⇒ 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: Allira Beswick	
Address: 81 Elizabeth st Launceston TAS 7250	Phone: 03 6331 7021
	Fax:
	Mobile:
Email: Allira@engineeringplus.com.au	

THE OWNER

Owner's Name(s): Stuart William McGovern	
Address: 6 Barinya Ct QLD 4551	Phone: 0477 699 760
	Fax:
	Mobile:
Email: stuartmc1976@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 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 building		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: shed		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: 93 m ²	New / additional floor area: 72 m ²	Proposed maximum building height above natural ground level: 3.7 m
Materials: structural floor: concrete external walls: colorbond trimdek colour: Manor red roof cladding: colorbond custom orb colour: Cream structural frame: steel		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) no

What would be the surfacing of the vehicle access? _____

Car Parking:

How many car parking spaces are currently provided? 2

How many additional car parking spaces would be provided? 1

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)

no

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

no

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:

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.

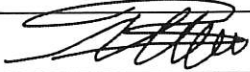
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:

19.08.26

TOTAL SITE AREA - 1012m²

AREA SCHEDULE

Name	Area
EX. DWELLING	93.73 m ²
PROPOSED SHED	72.00 m ²
	165.73 m ²

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND

	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER

info@engineeringplus.com.au
Ph 03 6337 7021

NOTE:

ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED, IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES, UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS.
BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

SITE PLAN
SCALE 1 : 200

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : A
Revision Description : FOR APPROVAL
Revision Date : 19.08.26
Revision Issued By : R.A.

Date Drawn: Issue Date
Drawn: R.A.
Checked: R.A.
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: STURAT MCGOVERN
Project: PROPOSED SHED
Page: SITE PLAN
Address: 36 CHAFFEY ST,
GLADSTONE TAS 7264

APPROVAL

EP2026-229

A101

ISSUED FOR APPROVAL

PROPOSED SHED

DRAWING SCHEDULE

A000 COVER PAGE
A101 SITE PLAN



PROJECT NO: EP2026-229

STURAT MCGOVERN

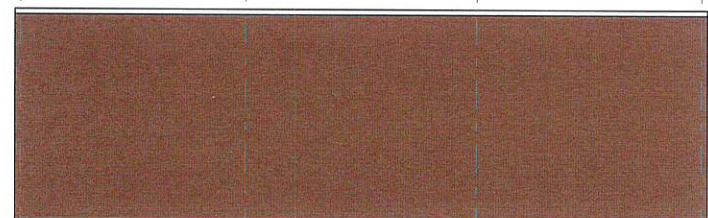
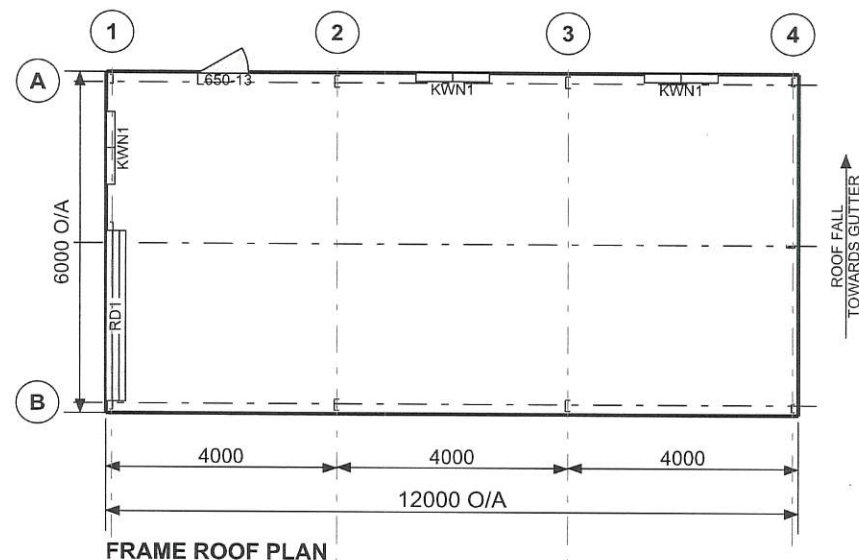
**36 CHAFFEY ST,
GLADSTONE TAS 7264**

DORSET COUNCIL

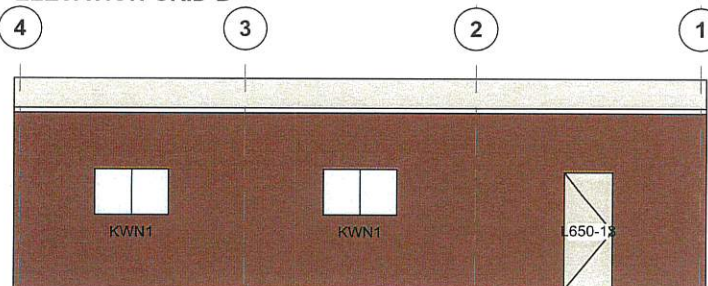
BUILDING DESIGNER: GRANT JAMES PFEIFFER
ACCREDITATION No: CC2211T
ZONE: 12.0 VILLAGE ZONE
BUILDING CLASS: CLASS 10A
LAND TITLE REFERENCE NUMBER: 128801/10
DESIGN WIND SPEED: ASSUMED N2
SOIL CLASSIFICATION: ASSUMED H1
CLIMATE ZONE: 7
BUSHFIRE-PRONE BAL RATING: N/A
ALPINE AREA: N/A
CORROSION ENVIRONMENT: LOW
FLOODING: NO
LANDSLIP: LOW
GROUND LEVELS: REFER PLAN
ORG LEVEL: 75mm ABOVE GROUND LEVEL

REVISION SCHEDULE

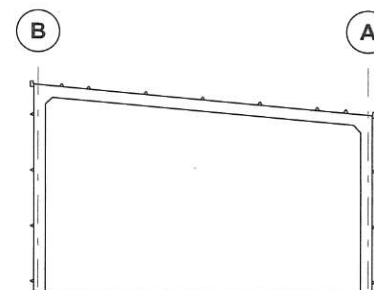
REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	FOR REVIEW	18.08.26	R.A.
A	FOR APPROVAL	19.08.26	R.A.



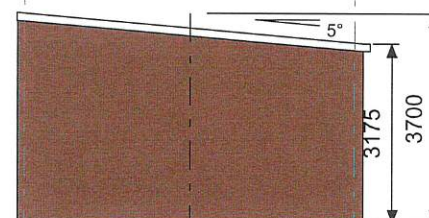
ELEVATION GRID B



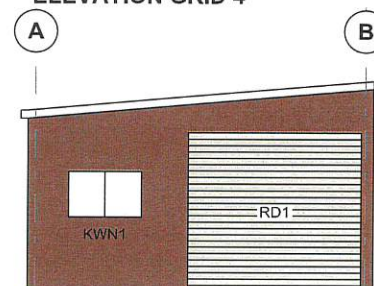
ELEVATION GRID A



SECTION GRID 2, 3



ELEVATION GRID 4



ELEVATION GRID 1

CLADDING

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

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

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	RD1	Steel-Line R.D, Manual "A", 2715 high x 3000 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Stuart McGovern

SITE
**36 Chaffey Street
GLADSTONE TAS 7264**

BUILDING
**DELUXE SKILLION
6000 SPAN x 3175/3700 EAVE x 12000 LONG**

TITLE
FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

DRAWING NUMBER
LAUNC2-12204

REV
A

PAGE
1/1