

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

143 CARLTON BEACH ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 19th October 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 19th October 2026**.

APPLICATION NO: 5.2026.294.1
DATE: 2 October 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: Shed for boat & storage
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$30,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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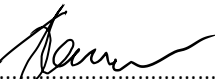
Location of proposed works:	Street address: 143 Carlton Beach Rd
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 57982 Folio: 3

Current Use of Site	Private dwelling
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Current Owner/s:	Name(s) Therese Mary Lawson
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: 23/08/2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2026.294.1 - Development Application - 143 Carlton Beach Road Dodges Ferry - P1.pdf Plans Reference: P1 Date Received: 24/08/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

Planning Application – Proposed Shed at 143 Carlton Beach Road, Dodges Ferry TAS

Dear Planning Officer,

We submit this planning application for the construction of a detached domestic shed at the above property.

The proposal is for Class 10a shed to be used for a boat and general storage. The structure is 9.33 m x 7.0 m x 4.4m, with a floor area of approximately 54.3 m² to be constructed from Colorbond steel.

The land currently contains a single residential dwelling. The property is in the Low Density Residential Zone and is subject to the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan. My Mum is the owner and has given us approval to pursue this application.

The shed maintains a 900 mm setback from boundaries. The design is modest, consistent with the residential character of the area, and uses neutral finishes. Ground fall is less than 100 mm and will be addressed with a retained edge beam in the slab on the low side.

Stormwater from the shed will be collected via gutters and directed to a 3000 L rainwater tank, with additional drainage measures included as required.

No heritage listing, contamination, vegetation removal, or staged works are associated with the proposal. The development is low impact, non-habitable, and is not expected to adversely affect neighbouring properties.

The shed is ancillary to the primary dwelling and designed using muted Colorbond colours of Windspray and Southerly to minimise visual impact within the landscape. There is currently a small shed in the backyard that is insufficient for storage, sits on bare earth & is falling apart, 35 odd years since it was installed.

Please note exact highlighting & trim colour selection is not finalised and the image of the shed in the attached quote currently shows a monotone colour scheme. The shed has the height requirement of 4.4m on the high side of the roof to accommodate a centre console boat.

The siting maintains appropriate setbacks and does not impact coastal values, scenic amenity, or neighbouring properties. The shed represents a minor and appropriate development that supports the continued residential use of the property. Approval is respectfully requested.

Kind regards,

James & Georgina Lawson

SEARCH OF TORRENS TITLE

VOLUME 57982	FOLIO 3
EDITION 1	DATE OF ISSUE 21-Aug-1997

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 12.03 PM

DESCRIPTION OF LAND

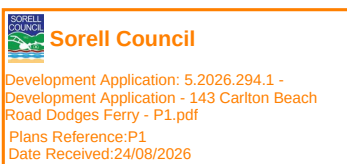
Parish of FORCETT, Land District of PEMBROKE
Lot 3 on Sealed Plan [57982](#) (formerly being SP1387)
Derivation : Part of 547 Acres Gtd. to T. McDowell
Prior CT [2269/84](#)

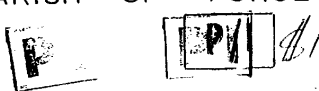
SCHEDULE 1[B480986](#) THERESE MARY LAWSONSCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A34010](#) FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner: <u>M. M. Ransom</u> <u>M. A. Newberry</u> Title Reference: <u>765-68 C.T.</u> <u>962-96 C.T.</u>				PLAN OF SURVEY of land situated in the COUNTY OF PEMBROKE PARISH OF FORCETT.  Grantee: <u>Part of 547acs. Gtd. to T. Macdowell.</u> Scale: <u>50 FEET</u> to an inch		Registered Number S.P.1387 Filed by <u>John A. H.</u> on <u>21-1-67</u> at <u>Sorell</u> Receipt No. <u>11983</u> Receiving Clerk _____ Effective from <u>12-9-67</u> Registrar of Titles _____																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Lot Number</th> <th style="width: 25%;">Area</th> <th style="width: 15%;">Lot Number</th> <th style="width: 25%;">Area</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>29 ⁴/₁₀ PS.</td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td>0 ¹/₁₀ A. R. 2 ⁵/₁₀ P.</td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td>0 ¹/₁₀ A. R. 0 ⁷/₁₀ P.</td> <td>0 ¹/₁₀ A. R. 5 ³/₁₀ P.</td> <td></td> </tr> <tr> <td>4.</td> <td>37 ⁴/₁₀ PS.</td> <td></td> <td></td> </tr> <tr> <td>5.</td> <td>37 ⁴/₁₀ PS.</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>Total</td> <td></td> </tr> </tbody> </table>				Lot Number	Area	Lot Number	Area	1.	29 ⁴ / ₁₀ PS.			2.	0 ¹ / ₁₀ A. R. 2 ⁵ / ₁₀ P.			3.	0 ¹ / ₁₀ A. R. 0 ⁷ / ₁₀ P.	0 ¹ / ₁₀ A. R. 5 ³ / ₁₀ P.		4.	37 ⁴ / ₁₀ PS.			5.	37 ⁴ / ₁₀ PS.			Total		Total		REGISTERED NUMBER 57982	
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5.	37 ⁴ / ₁₀ PS.																																
Total		Total																															

D. W. A. Underwood
Ow. (1011 - 48 C.T.)
(³⁷⁹/₁₆ D.)

K. Starr. Ow
(2177 - 28 C.T.) (³⁹⁴/₃₄ D.)

P. (1232) M. A. Newberry Ow.

ARNOTT ST.
(D. 17102)
5. ROAD.
(S.P. 975.)


Sorell Council
 Development Application: 5.2026.294.1 -
 Development Application - 143 Carlton Beach
 Road Dodges Ferry - P1.pdf
 Plans Reference: P1
 Date Received: 24/08/2026

Plan of Survey

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassiesheds@steeline.com.au



Customers Details

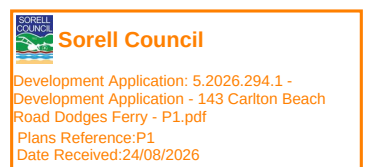
Date	16-02-2026	Quote Reference #	1033112990.
Customer Name	James Lawson		
Mail Address	143 carlton road, Dodges ferry TAS 7173		
Email Address			
Phone		Mobile	

Building Specification

Building Size	9.330 m (L) x 7.000 m (W) x 3.800 m (H)		
Roof Pitch	Monopitch 5 deg		
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Windspray
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Windspray
Trim & Colour Details	Barge	Windspray	
	Gutters	Windspray	
	Downpipe	N/A	
Roller Doors	1x 3400H x 3300W Opening Taurean Series B Roller Door		
Access Doors	1x 2040X820 PA Sentry 650/37 STD Door 0.82 x 2.04m (180 deg swing) Basalt		
Windows	None		
Other Inclusions	2x Polycarb roof skylights in Roof		
	None		
	N/A		

Materials

Column	C25024	Rafter	C25024
Knee Brace	C10015	Apex Brace	N/A
Roof Purlin	Z10010	Spacing	0.642 m
Side Wall Girt	Z10012	Spacing	1.404 m
End Wall Girt	Z10010	Spacing	1.404 m



Complete Project Summary

Project Quote (incl GST)

Kit, steel frame & doors	\$18,000.00
Standard Delivery	INCLUDED
Engineering Fee	INCLUDED

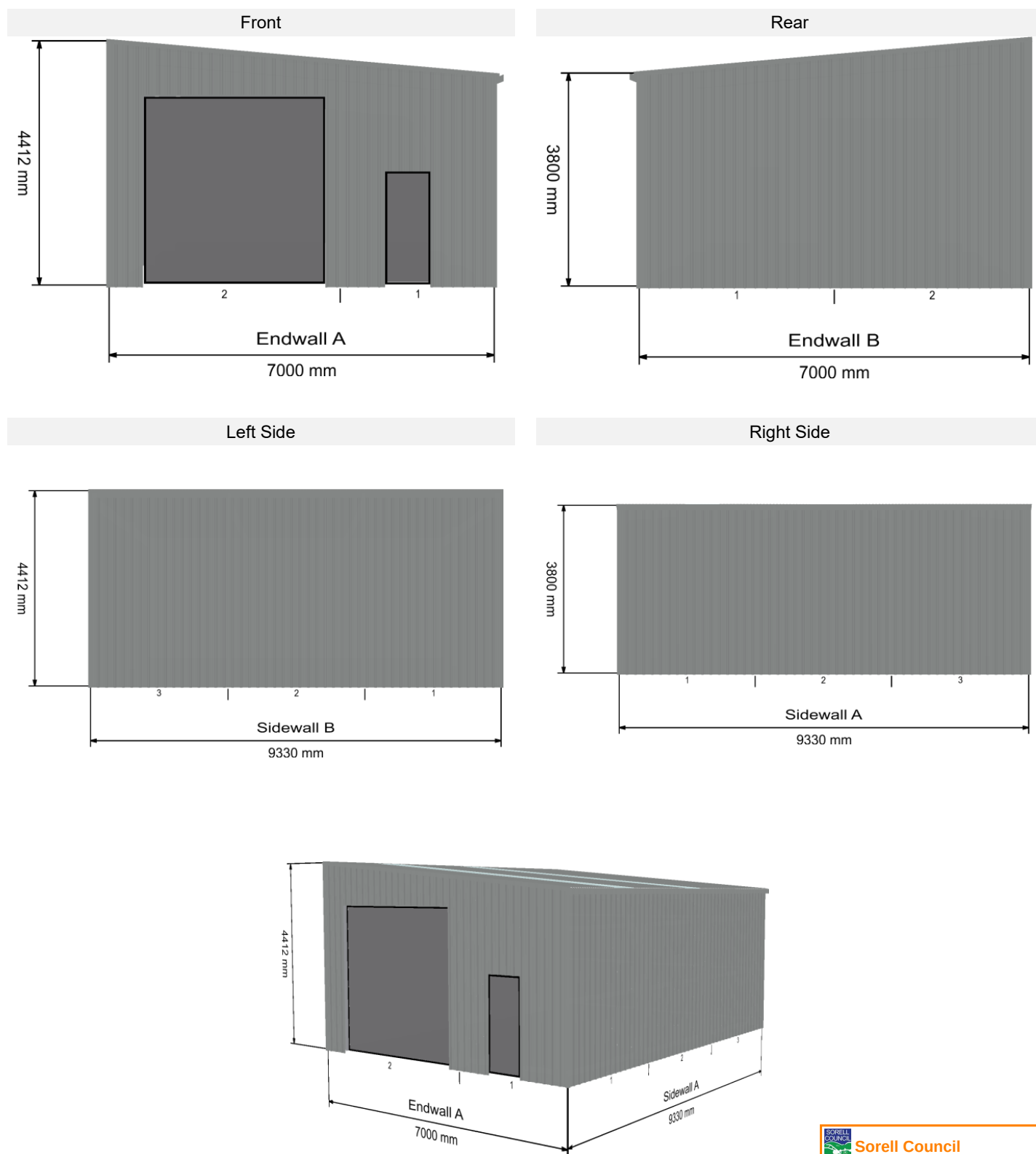
Complete Project Summary

Total Project Price (ex GST)	\$16,363.64
GST Value	\$1,636.36
Total Project (Incl. GST)	\$18,000.00

Notes:

Allowance made for shed to be on angle from 6.2 on sidewall a to 9.330m on sidewall b extra cost for engineering will be required estimation only \$1650+gst

Building Specification – Drawings



SHEDSAFE - Site Specification

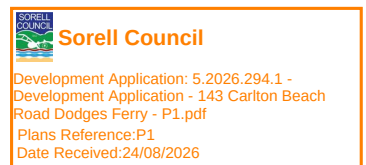
Site Address	143 carlton road, Dodges ferry TAS 7173
Wind Design Speed	40.0 m/s
Wind Region	A4
Importance Level	2
Terrain Category	3

Building Class	10a
Shielding	1
Topography	1.07

Steeline Sheds are ASI (Australian Steel Institute) ShedSafe® Accredited.

This accreditation is the industry benchmark for Australian manufactured steel sheds and gives you peace of mind in that Steeline Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes.

ShedSafe - SiteCheck





PROJECT DETAILS:

ACCREDITATION DETAILS: CAMERON DANIEL - CC969
113-115 CIMITIERE STREET, LAUNCESTON

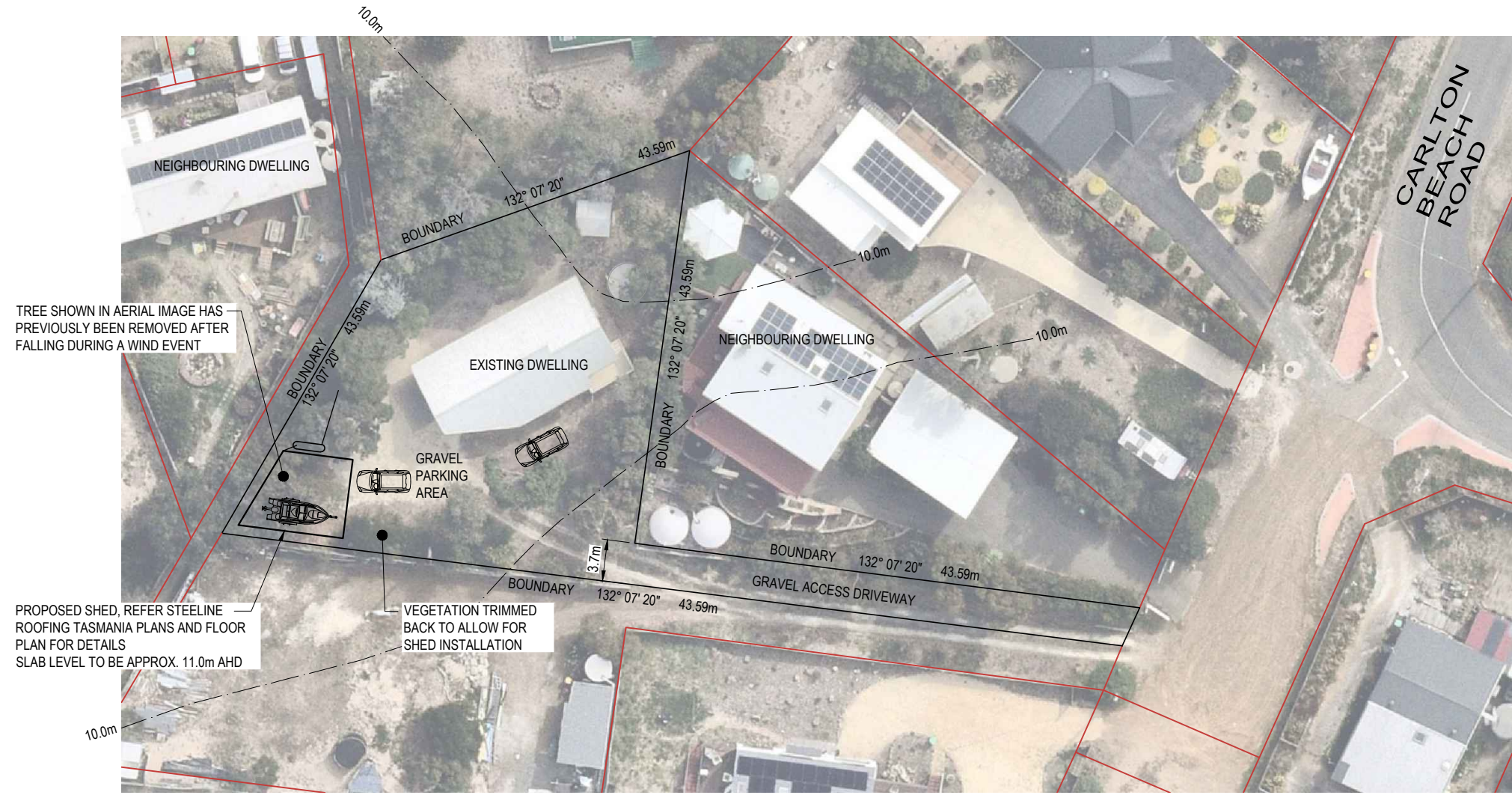
OWNER: JAMES & GEORGIE LAWSON

TITLE REFERENCE: VOLUME 57982 FOLIO 3

DRAWINGS: P.24.1067-01-ARC-DRG-000

SHED AREA: 54.3m²

SOIL TYPE: ASSUMED CLASS 'S'



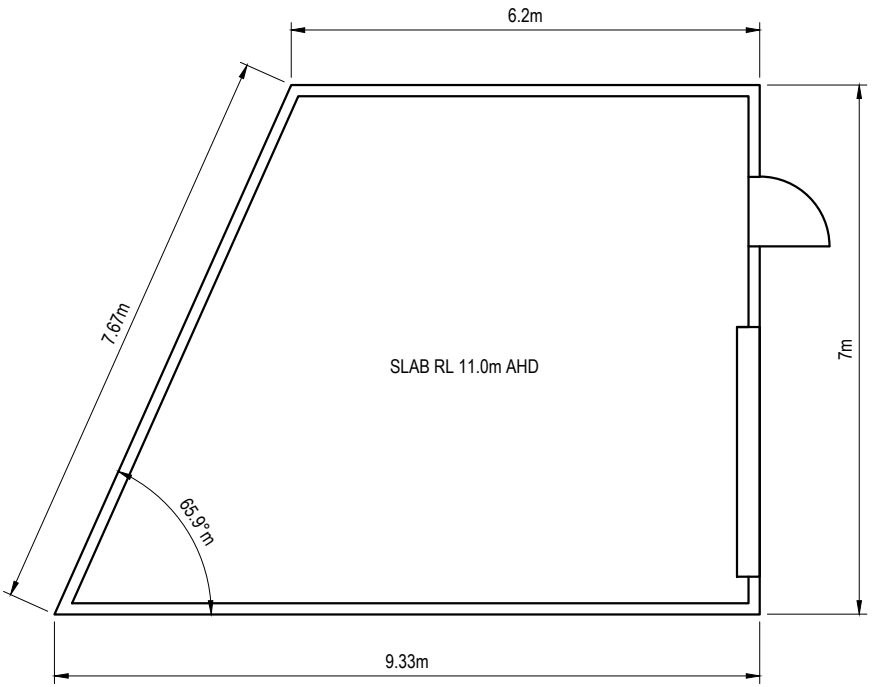
PROPOSED SHED, REFER STEELINE ROOFING TASMANIA PLANS AND FLOOR PLAN FOR DETAILS
SLAB LEVEL TO BE APPROX. 11.0m AHD

VEGETATION TRIMMED BACK TO ALLOW FOR SHED INSTALLATION

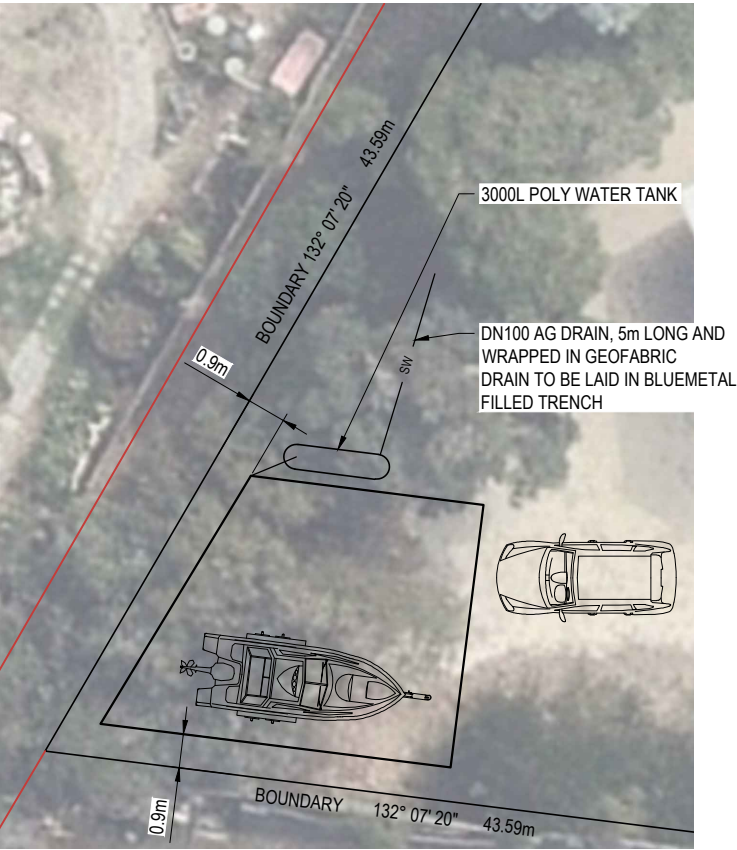
**Sorell Council**

Development Application: 5.2026.294.1 -
Development Application - 143 Carlton Beach
Road Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:24/08/2026

SITE PLAN
SCALE 1:500



SHED FLOOR PLAN
SCALE 1:100



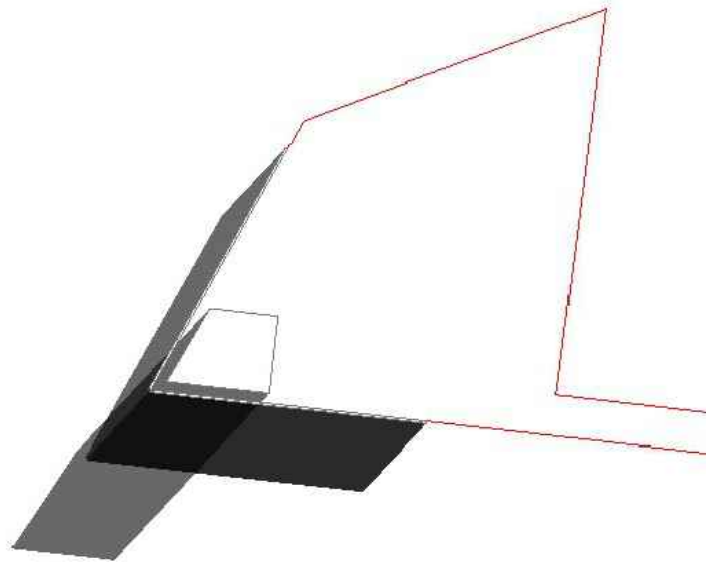
PART SITE PLAN
SCALE 1:200

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN	SHEET SIZE A3	CLIENT JAMES & GEORGIE LAWSON	DRAWING TITLE SITE PLANS AND SHED PLAN		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE								
						ORIGINAL COPY ON FILE "e" SIGNED BY				PROJECT PROPOSED SHED 143 CARLTON BEACH ROAD, DODGES FERRY	DATUMS: AHD / MGA		
											CLIENT No.		
						SIGNED					DRAWING No.	S-P.24.1067-02-ARC-DRG-000	REVISION
											Mar. 3, 26 - 10:00:45	Name: S-P.24.1067-02-ARC-DRG-000.dwg	PRINT IN COLOUR
		CPD	CPD	CPD	03/03/2026	DATE				STATUS PRELIMINARY			

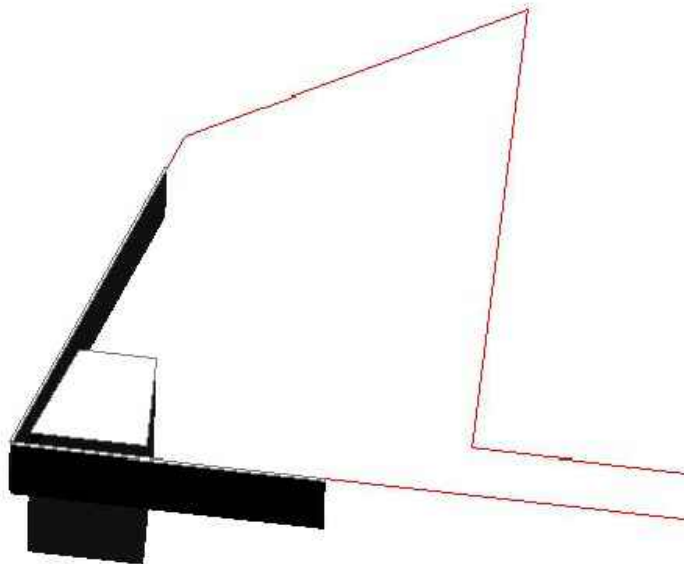
pitt&sherry

pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309

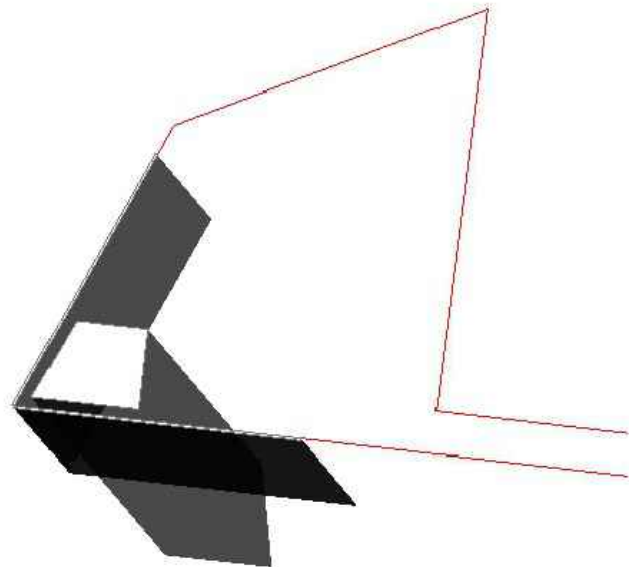
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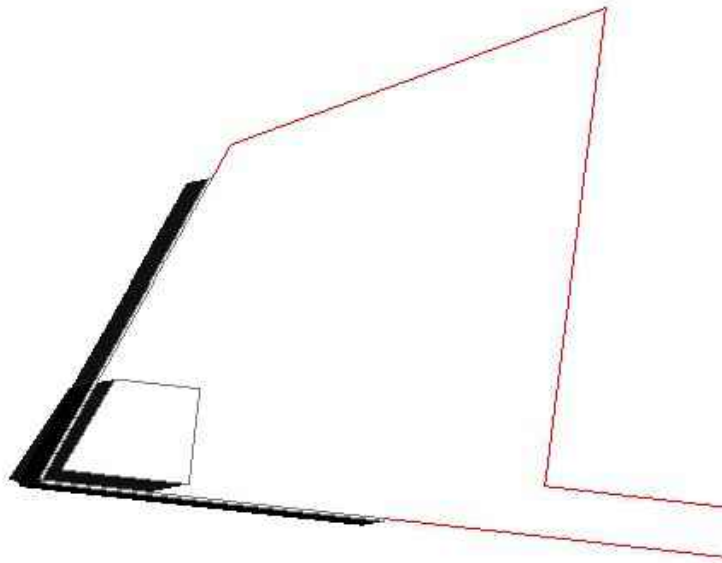
21st June 2019 at 9:00am



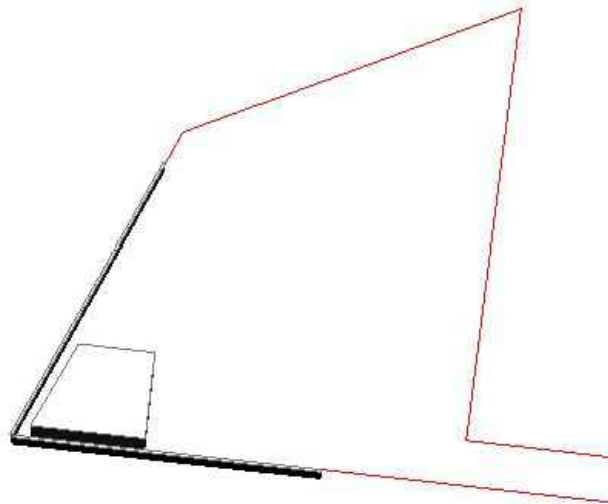
21st June 2019 at 12:00pm



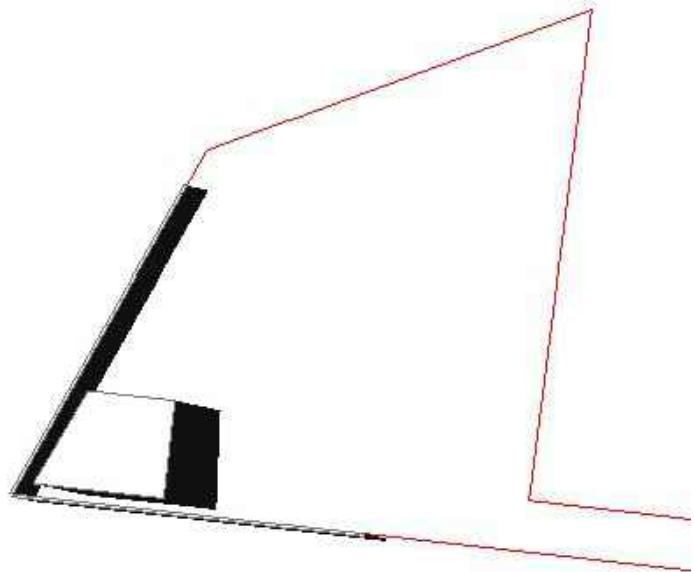
21st June 2019 at 3:00pm



21st December 2019 at 9:00am



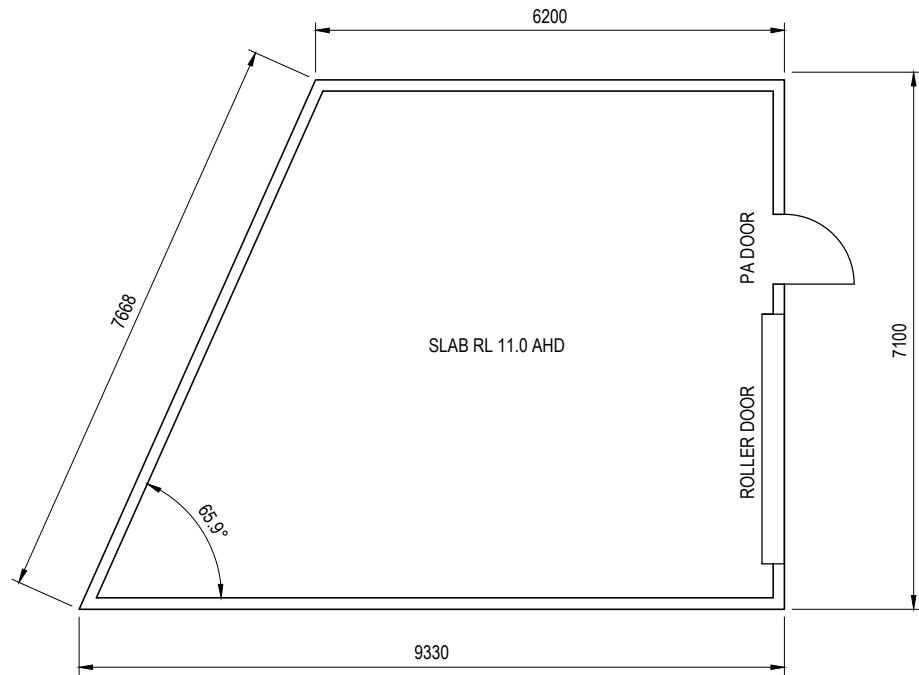
21st December 2019 at 12:00pm



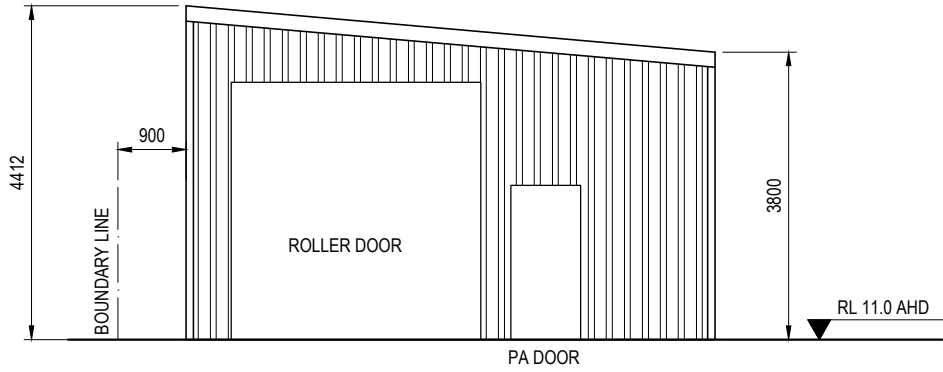
21st December 2019 at 3:00pm

 Sorell Council
Development Application: 5.2026.294.1 -
Response to Request For Information - 143
Carlton Beach Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 22/09/2026

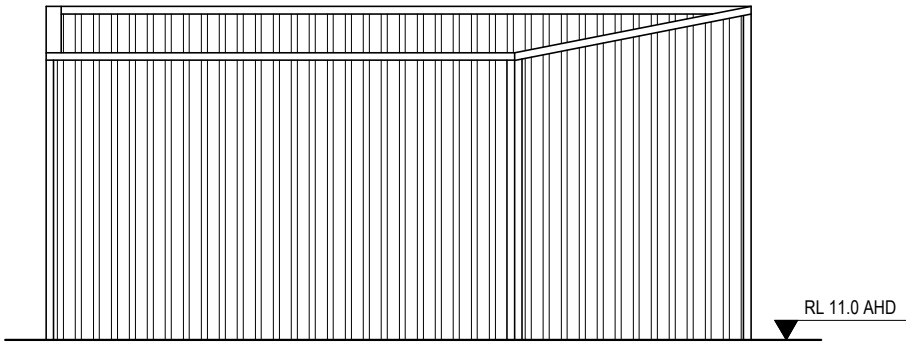
DRAWING REVISION HISTORY						APPROVED ORIGINAL COPY ON FILE "e" SIGNED BY SIGNED	SCALE (PLOTTED FULL SIZE) N.T.S	SHEET SIZE A3	 pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2026 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.	CLIENT JAMES & GEORGIE LAWSON		DRAWING TITLE SHADOW DIAGRAMS		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE					PROJECT PROPOSED SHED 143 CARLTON BEACH ROAD, DODGES FERRY		DATUMS: AHD / MGA		CLIENT No. -
										STATUS PRELIMINARY		DRAWING No. S-P.24.1067-02-ARC-DRG-001	REVISION -	 PRINT IN COLOUR
		CPD	CPD	CPD	15/09/2026							Sep. 17, 26 - 10:23:54 Name: S-P.24.1067-02-ARC-DRG-001.dwg		



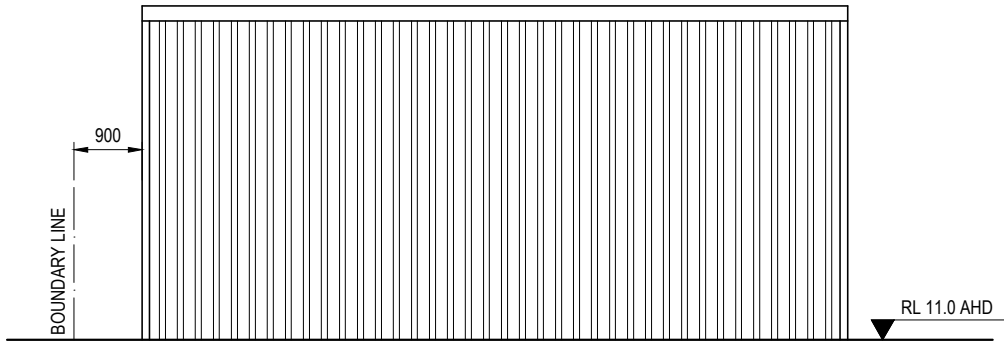
PLAN
SCALE 1:100



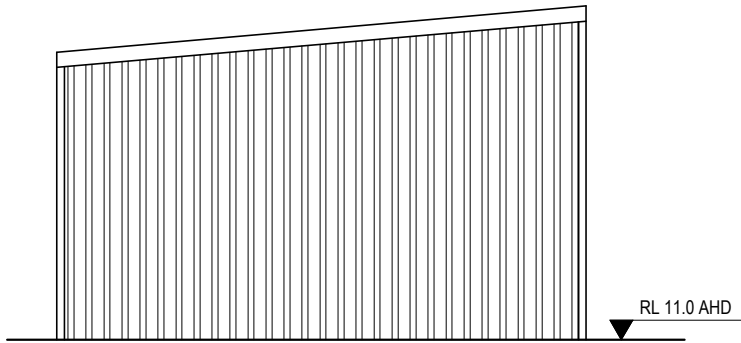
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

NOTE:
FOR FURTHER SHED DETAILS, REFER
STEELINE ROOFING TASMANIA PLANS
AND FLOOR PLAN FOR DETAILS

**Sorell Council**
Development Application: 5.2026.294.1 -
Response to Request For Information - 143
Carlton Beach Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 22/09/2026

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN	SHEET SIZE A3	 pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2026 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.	CLIENT JAMES & GEORGIE LAWSON		DRAWING TITLE SHED PLAN AND ELEVATIONS					
No.	DESCRIPTION										ORIGINAL COPY ON FILE "6" SIGNED BY	PROJECT PROPOSED SHED 143 CARLTON BEACH ROAD, DODGES FERRY	STATUS PRELIMINARY	DATUMS: AHD / MGA		CLIENT No. -		
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