



ABN 68 300 116 092

**PLANNING APPLICATION FORM****Section 57 & 58****OFFICE USE ONLY**

<b>Application Number:</b> DA 2025 / 50		<b>Date:</b> 03.09.2025
<b>PID:</b> 6436147	<b>Zone:</b> General Industrial	<b>Permitted or Discretionary</b>

**DEVELOPMENT APPLICATION DETAILS**

<b>Applicant Name:</b>	Engineering Plus Pty Ltd				
<b>Location/Address:</b>	108 Bell Bay Road, Bell Bay TAS 7253				
<b>Title Reference:</b>	9210 / 4				
<b>Existing Development/Use:</b> (describe the way the land is used now)	Commercial				
<b>Development Type:</b>	New dwelling <input type="checkbox"/> Outbuilding <input checked="" type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>				
<b>Description/Use:</b>	Proposed Shed				
<b>New floor area:</b>	148.26 m <sup>2</sup>	<b>Total floor area:</b>	374.33 m <sup>2</sup>	<b>New building height:</b>	4.8 m
<b>Water Supply:</b>	TasWater <input type="checkbox"/> Tank <input checked="" type="checkbox"/>		<b>Wastewater:</b>	TasWater <input type="checkbox"/> On-Site Wastewater System <input checked="" type="checkbox"/>	
<b>Driveway/Vehicle Crossover:</b>	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
<b>Does the application include Crown Land or access via a Crown Access License?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.		

**SUBDIVISION**N/A ☒

<b>Existing Lots:</b>		<b>Number of total lots proposed:</b>	
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**COMMERCIAL/INDUSTRIAL**N/A ☒

<b>Existing business and/or proposed business description:</b>	crane hire services			
<b>Hours of Operation:</b>	Weekdays (Mon – Fri)	24 hours / 7 days	To	
	Saturday		To	
	Sunday		To	
<b>Signage:</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If 'yes', please provide details with application.	
<b>Existing no. of employees:</b>	5	<b>No. of employees (proposed):</b>	10	
<b>Parking spaces (existing)</b>	10	<b>Parking spaces (proposed)</b>	-	

## SEARCH OF TORRENS TITLE

VOLUME 9210	FOLIO 4
EDITION 3	DATE OF ISSUE 22-Mar-2019

SEARCH DATE : 07-Aug-2025

SEARCH TIME : 12.08 PM

DESCRIPTION OF LAND

Parish of CRANBOURNE, Land District of DORSET

Lot 4 on Sealed Plan 9210

EXCEPTING THEREOUT so much thereof as lies below the depth of fifty feet from the surface thereof saving as to wells and springs

Excepting thereout AND ALSO EXCEPTING THEREOUT the property in all gold silver copper tin and other metals ore minerals and other substances containing metals and in all coal and mineral oil and in all gems and precious stones in or on the said land within described

Derivation : Part of Lot 280 Gtd to W E Lawrence

Prior CT 3635/50

SCHEDULE 1

M724696 TRANSFER to  
Registered 22-Mar-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

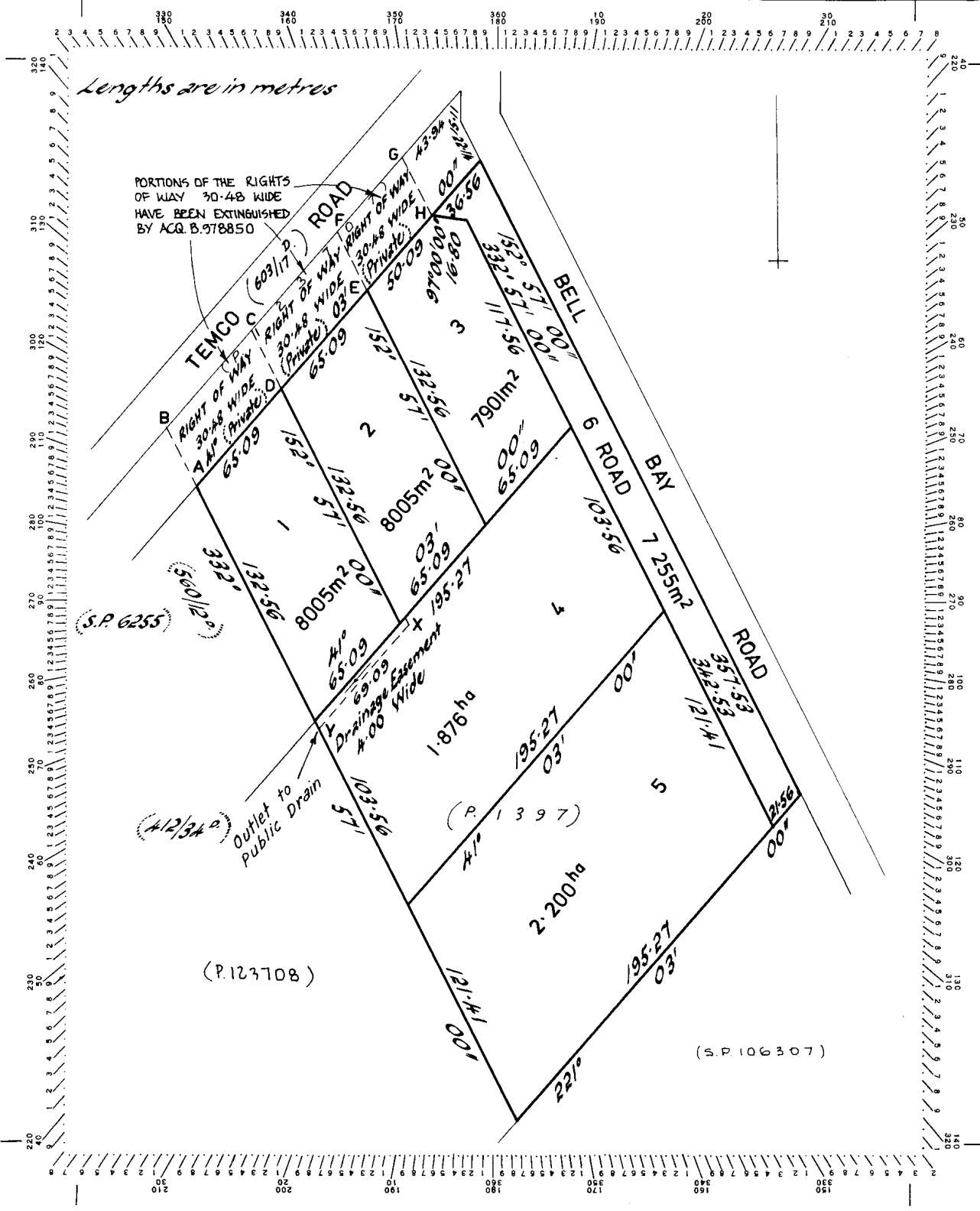
SP 9210 EASEMENTS in Schedule of Easements

SP 9210 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>Comalco Aluminium (Bell Bay) Ltd.</i>	PLAN OF SURVEY by Surveyor <i>Edward McRae Pedley</i> of land situated in the	Registered Number: <b>S.P9210</b>
Title Reference: <i>C.T. Vol. 2580 Fol. 60</i>	LAND DISTRICT OF DORSET	Effective from: <b>- 1 SEP 1977</b>
Grantee: <i>Part of Lot 280, 940 ac. William Effingham Lawrence Pur.</i>	PARISH OF CRANBOURN <i>Scale 1:2000</i>	<b>P/I</b> <i>Mitchinson</i> Recorder of titles



## DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	LANDSCAPE PLAN
A04	CONSTRUCTION PLAN
A05	FLOOR PLAN
A06	ELEVATIONS #1
A07	ELEVATIONS #2
A08	3D PERSPECTIVE #1
A09	3D PERSPECTIVE #2
A10	3D PERSPECTIVE #3
A11	3D PERSPECTIVE #4
A12	3D PERSPECTIVE #5
A13	3D PERSPECTIVE #6
A14	3D PERSPECTIVE #7

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	19.0 GENERAL INDUSTRIAL ZONE
BUILDING CLASS:	CLASS 7B
LAND TITLE REFERENCE NUMBER:	9210/4
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

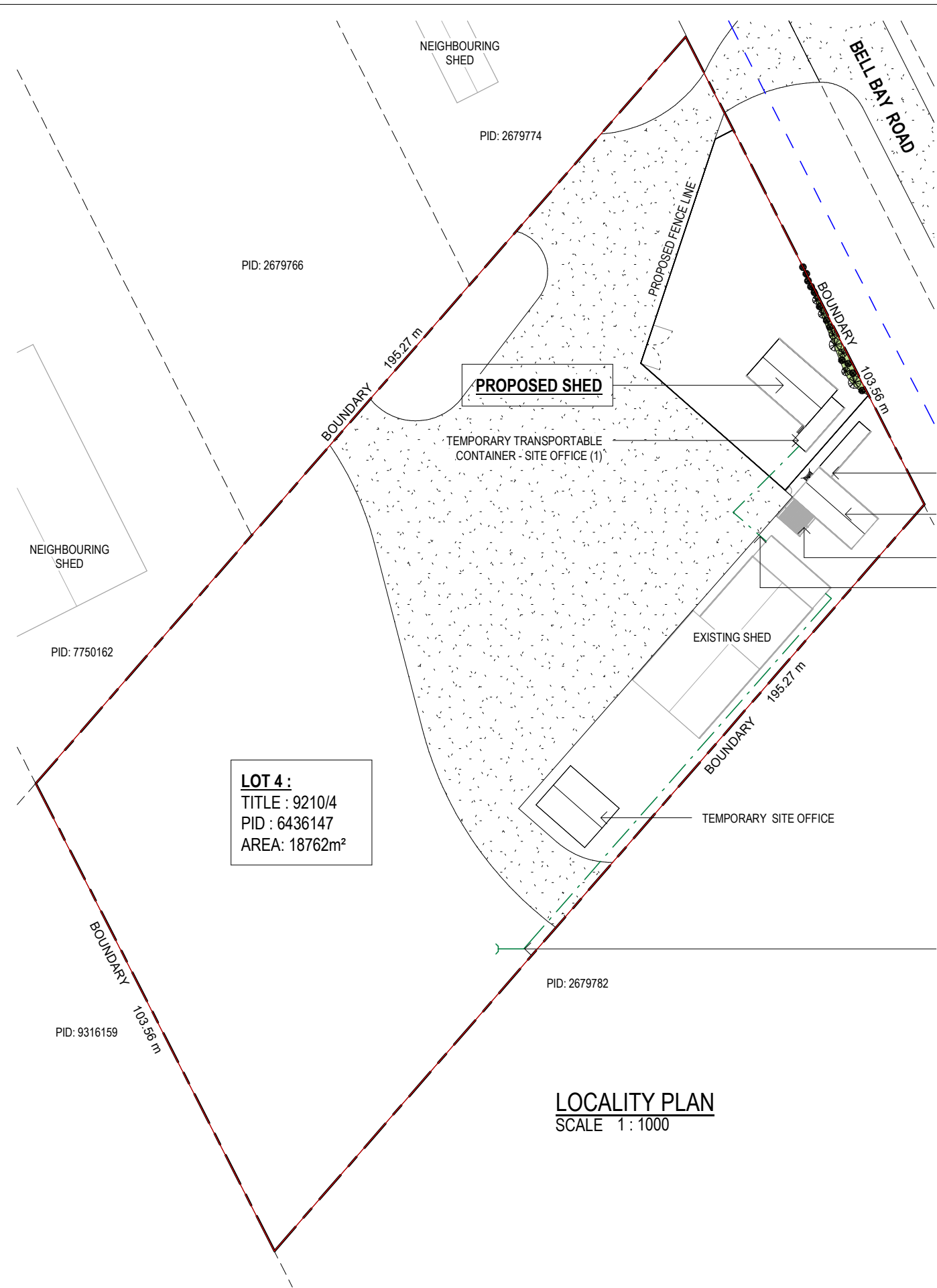
## PROPOSED SHED

I. & D. PFEIFFER  
108 BELL BAY RD  
BELL BAY TAS 7253

GEORGE TOWN COUNCIL

## ISSUED FOR DEVELOPMENT APPROVAL

DEVELOPMENT AREA	
Name	Area
EXISTING TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE	36.00 m <sup>2</sup>
PROPOSED SHED	148.26 m <sup>2</sup>
TEMPORARY CONTAINERS	29.89 m <sup>2</sup>
TEMPORARY TRANSPORTABLE - SITE OFFICE	121.75 m <sup>2</sup>
TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE (1)	38.42 m <sup>2</sup>
	374.33 m <sup>2</sup>



LEGEND	
	SEWER
	WATER
	STORMWATER

**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 LICENCED TRADESMAN ONLY.

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

**R.F.I NOTES:**  
**6.0 ASSESSMENT OF AN APPLICATION FOR USE OR DEVELOPMENT**  
- **ALL CURRENT USES AND ACTIVITIES**  
THE CURRENT USE FOR 108, BELL BAY ROAD IS AS A PLACE FOR CRANE HIRE SERVICES. THE PROPOSED SHED WILL BE PART OF THE BUSINESS EXPANSION.

- **AN ESTIMATE OF THE AVERAGE DAILY AND ANNUAL VEHICLE MOVEMENTS; AND TYPES OF VEHICLES ACCESSING THE SITE.**  
AT AN AVERAGE OF 15 - 20 VEHICLES DAILY, IT WILL BRING UP TO AN ESTIMATE OF 4680 ANNUAL VEHICLE MOVEMENTS

- **THE TYPES OF VEHICLES ACCESSING THE SITE**  
CRANES AND STAFF/CUSTOMER VEHICLES.

- **NUMBER OF STAFF CURRENTLY EMPLOYED AT THE SITE**  
5 EXISTING STAFFS THAT ARE CURRENTLY WORKING ON SITE.

- **THE CURRENT USE OF THE EXISTING BUILDING AND THE INTENDED FUTURE USE.**  
THE CURRENT USE OF THE EXISTING BUILDING IS FOR MAINTENANCE SHED AND WILL STILL BE THE SAME IN THE FUTURE

DEVELOPMENT AREA	
Name	Area
EXISTING TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE	36.00 m²
PROPOSED SHED	148.26 m²
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374.33 m²	

				Date Drawn: 08.08.25
				Drawn: R. Hall
				Checked: R. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T
A	DEVELOPMENT APPROVAL	15.08.25	J.C	
-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	

## R.F.I UPDATES

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Client: **I. & D. PFEIFFER**  
Project: **PROPOSED SHED**  
Address: **108 BELL BAY ROAD,  
BELL BAY 7253 TAS**

Office: 6331 7021  
info@engineeringplus.com.au

Drawing No: **2025-220 A01 / A14** Rev **B**



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EXISTING TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE	36.00 m²
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LEGEND	
	SEWER
	WATER
	STORMWATER

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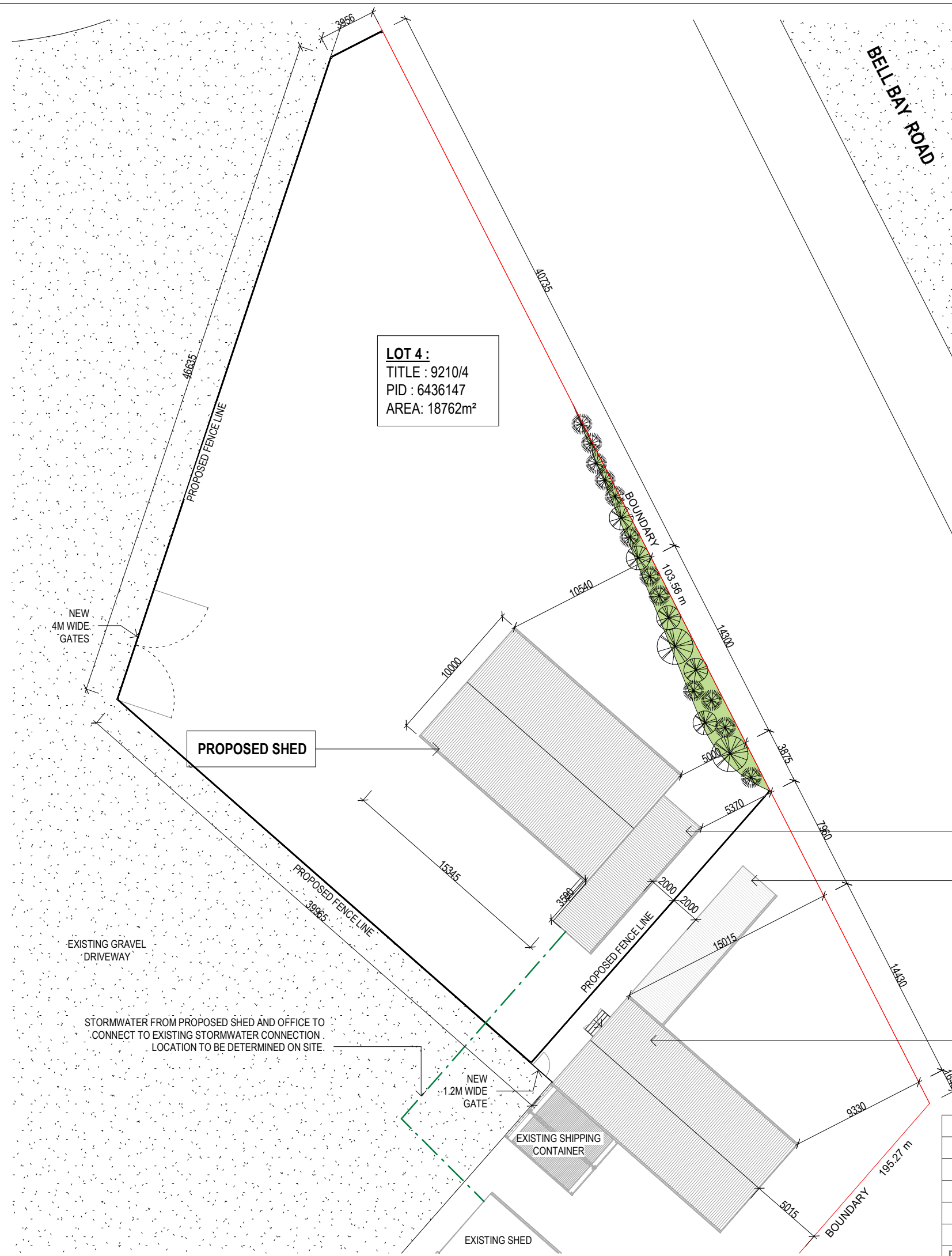
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SITE PLAN  
SCALE 1 : 300

				Date Drawn: 08.08.25
				Drawn: R. Hall
				Checked: R. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T
A	DEVELOPMENT APPROVAL	15.08.25	J.C	
-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	

Client: I. & D. PFEIFFER  
Project: PROPOSED SHED  
Address: 108 BELL BAY ROAD,  
BELL BAY 7253 TAS

Office: 6331 7021  
info@engineeringplus.com.au

ENGINEERING  
PLUS  
BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL ENGINEERING

Drawing No:  
2025-220 A02 / A14

Rev  
B



BELL BAY ROAD

**LOT 4 :**  
TITLE : 9210/4  
PID : 6436147  
AREA: 18762m<sup>2</sup>

PROPOSED SHED

BOUNDARY  
103.56 m

TEMPORARY  
TRANSPORTABLE  
CONTAINER - SITE OFFICE (1)

EXISTING TEMPORARY  
TRANSPORTABLE  
CONTAINER - SITE OFFICE (2)



R.F.I UPDATES

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LANDSCAPE PLAN  
SCALE 1 : 200

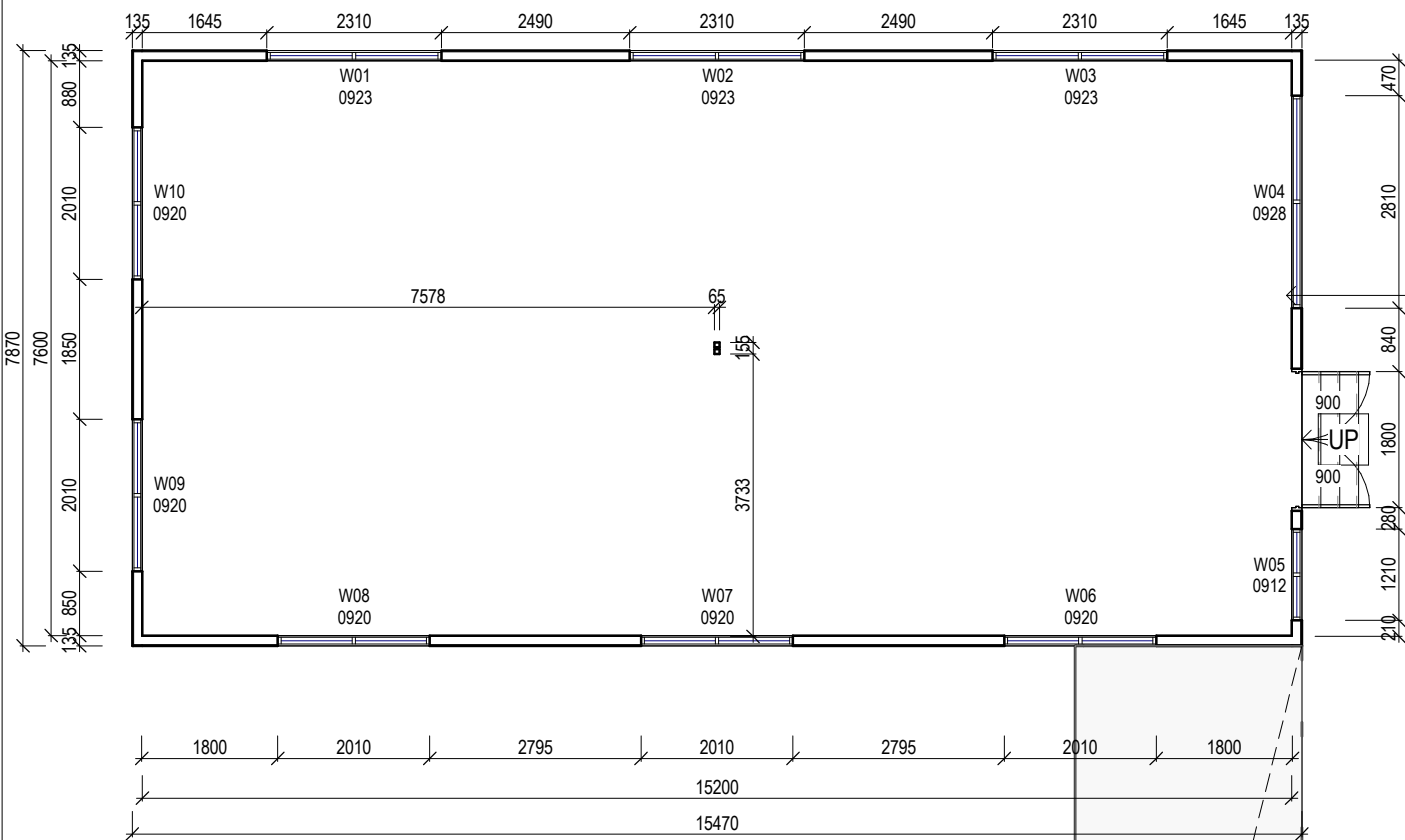
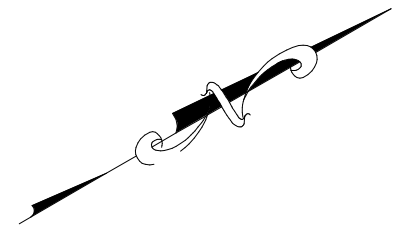
LEGEND		
	CALLISTEMON VIRIFIFLORUS (LIME BOTTLE BRUSH) - 2 & 4m	7
	DODONAEA FILIFORMIS (FINE LEAF HOP BUSH) - 1.5m	12

B	DEVELOPMENT APPROVAL	22.09.25	J.C
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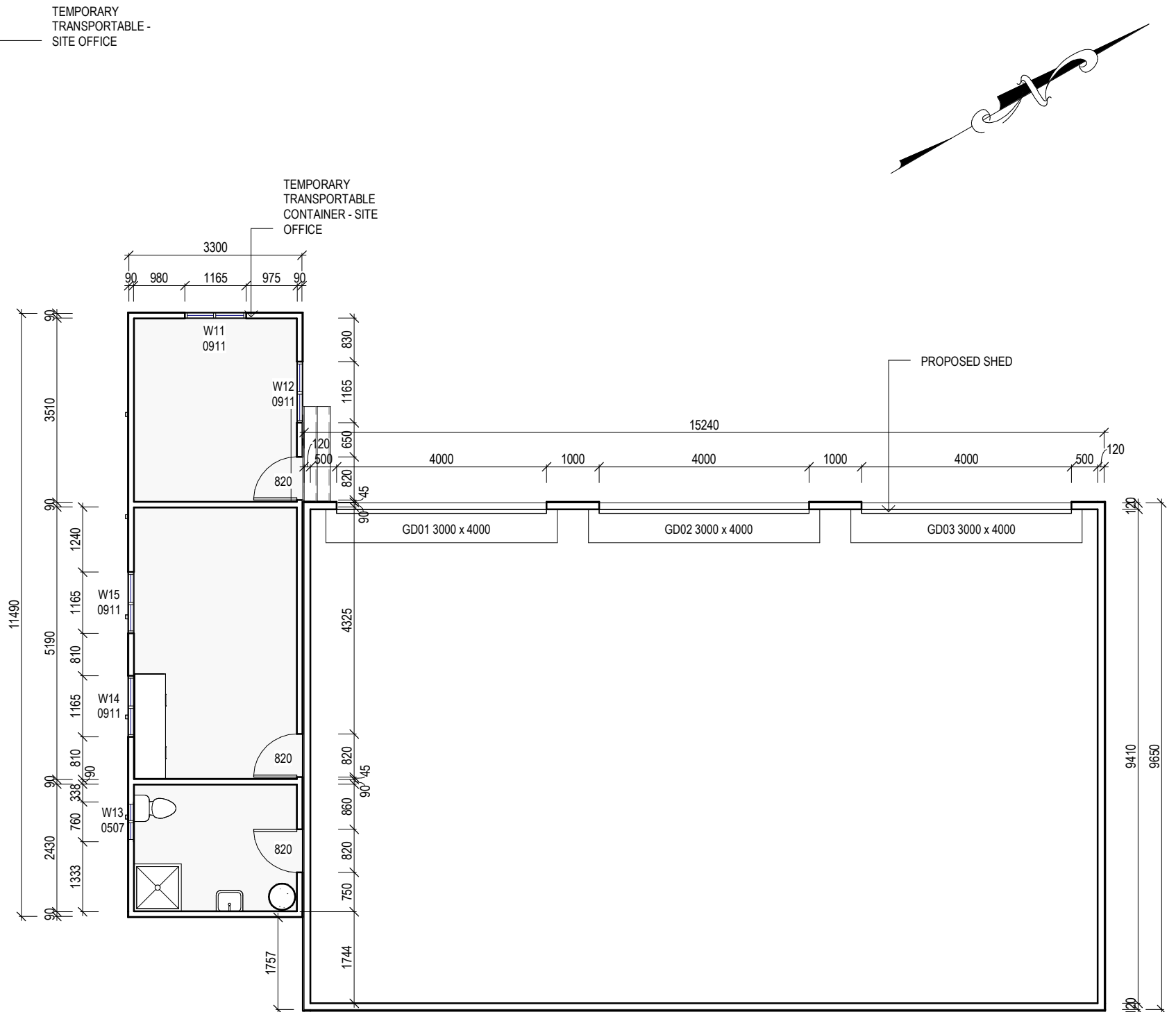
Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

Drawing No:	Rev
2025-220 A03 / A14	B



WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	2310	DG	4.3	0.55
W2	900	2310	DG	4.3	0.55
W3	900	2310	DG	4.3	0.55
W4	900	2810	DG	4.3	0.55
W5	900	1210	DG	4.3	0.55
W6	900	2010	DG	4.3	0.55
W7	900	2010	DG	4.3	0.55
W8	900	2010	DG	4.3	0.55
W9	900	2010	DG	4.3	0.55
W10	900	2010	DG	4.3	0.55
W11	990	1165	DG	4.3	0.55
W12	990	1165	DG	4.3	0.55
W13	560	760	DG	4.3	0.55
W14	990	1165	DG	4.3	0.55
W15	990	1165	DG	4.3	0.55



Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE	36.00 m²	3.88
PROPOSED SHED	148.26 m²	15.96
TEMPORARY CONTAINERS	29.89 m²	3.22
TEMPORARY TRANSPORTABLE - SITE OFFICE	121.75 m²	13.00
TEMPORARY TRANSPORTABLE CONTAINER - SITE OFFICE (1)	38.42 m²	4.10
	374.33 m²	40.16

\* - IF HEIGHT TO GROUND IS GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

DISCLAIMER

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

CONSTRUCTION FLOOR PLAN

SCALE 1 : 100

B	DEVELOPMENT APPROVAL	22.09.25	J.C
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Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

R.F.I UPDATES

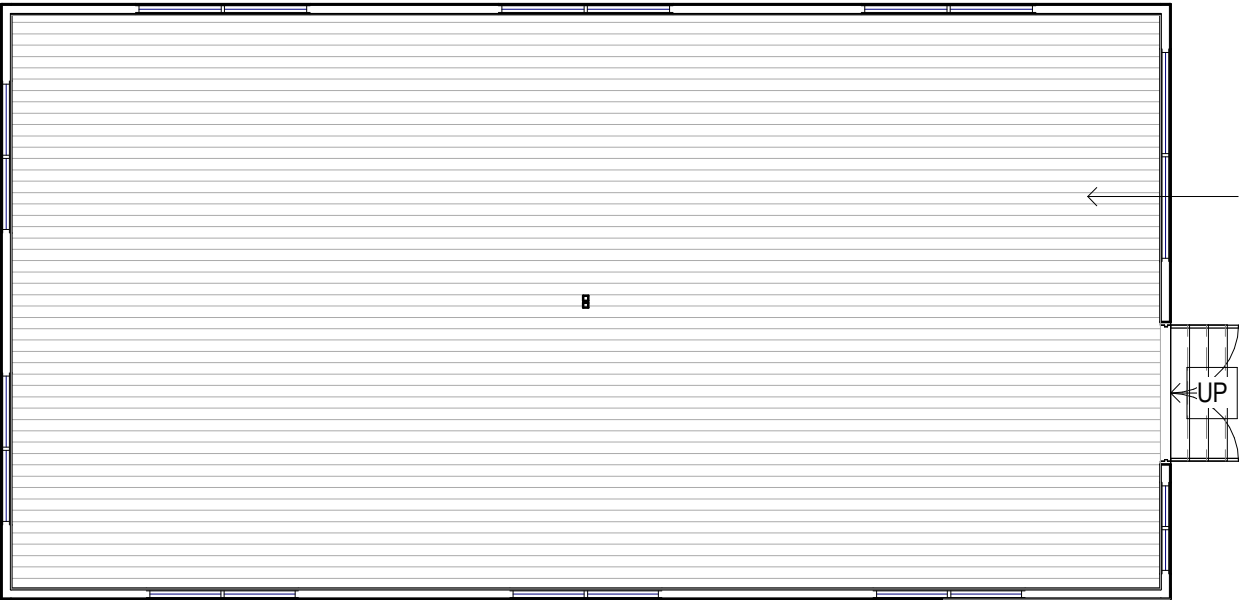
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Drawing No: 2025-220 A04 / A14 Rev B










TEMPORARY  
TRANSPORTABLE -  
SITE OFFICE

UP

EXISTING TRANSPORTABLE - SITE OFFICE

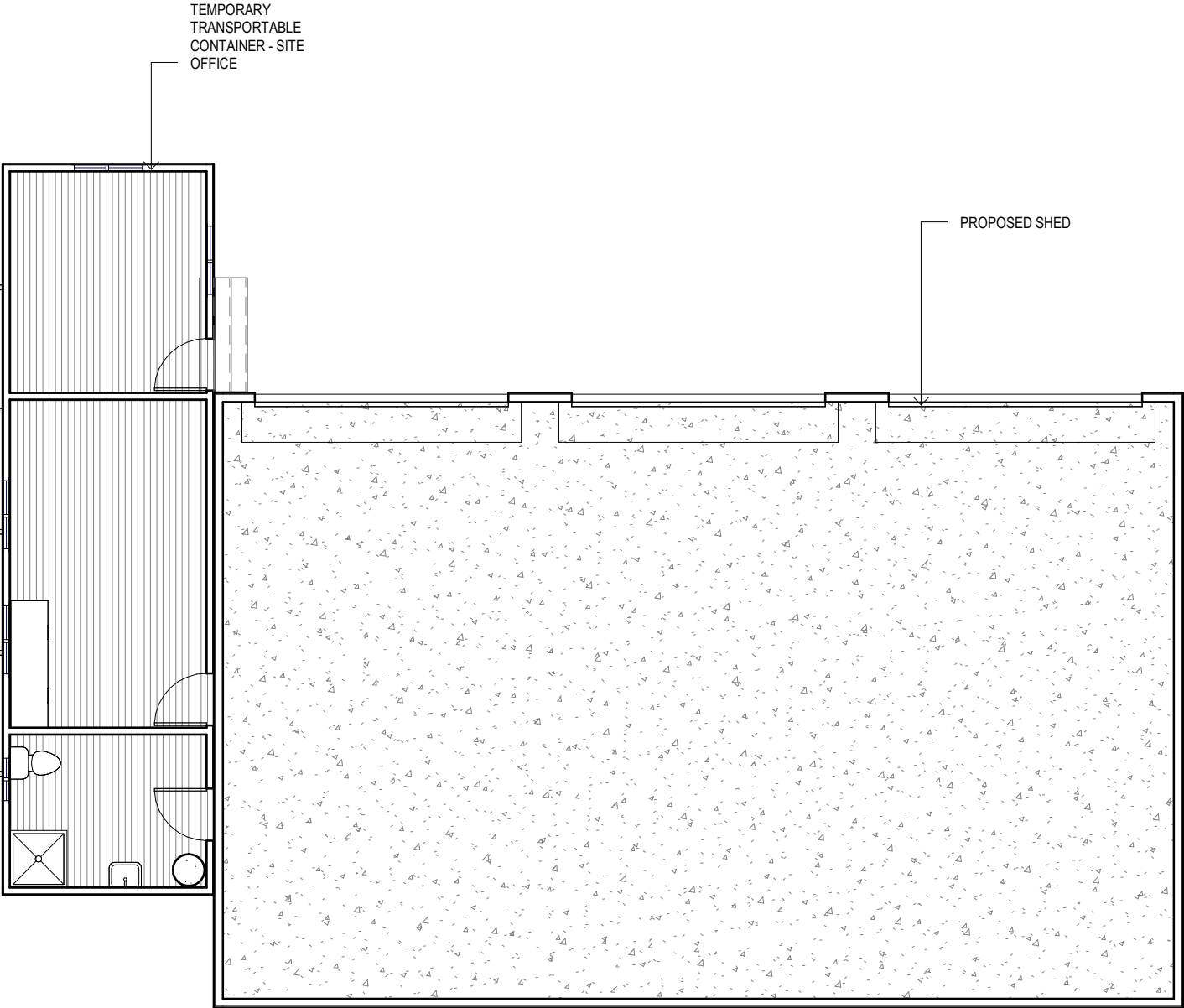
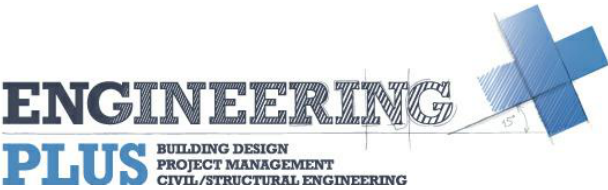
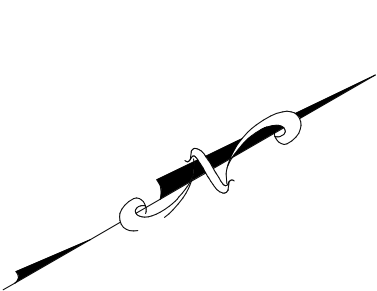
FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
TO BUILDING POWER SUPPLY TO AS 3786.  
CEILING MOUNTED WITH 9VDC  
ALKALINE BATTERY BACKUP  
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
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	374.33 m²	40.29

**FLOOR PLAN**  
SCALE 1 : 100



TEMPORARY  
TRANSPORTABLE  
CONTAINER - SITE  
OFFICE

PROPOSED SHED

## R.F.I UPDATES

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Scale: As Shown @ A3

Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

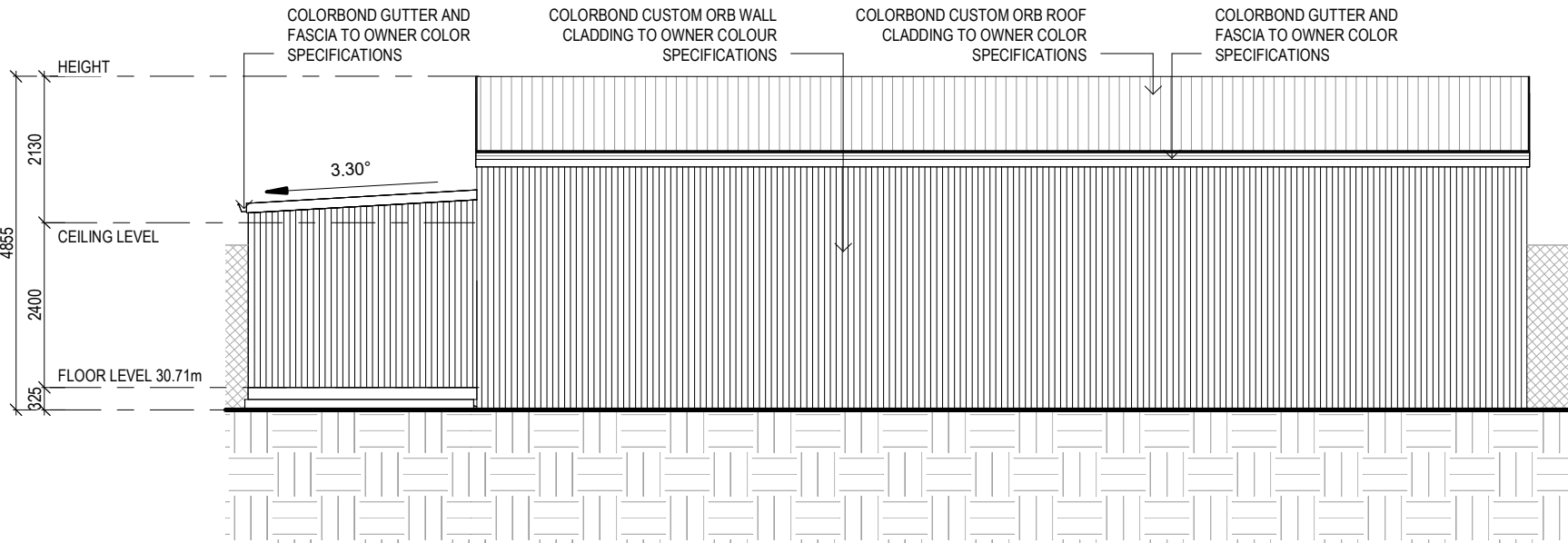
Drawing No:  
**2025-220 A05 / A14**

Rev  
**B**

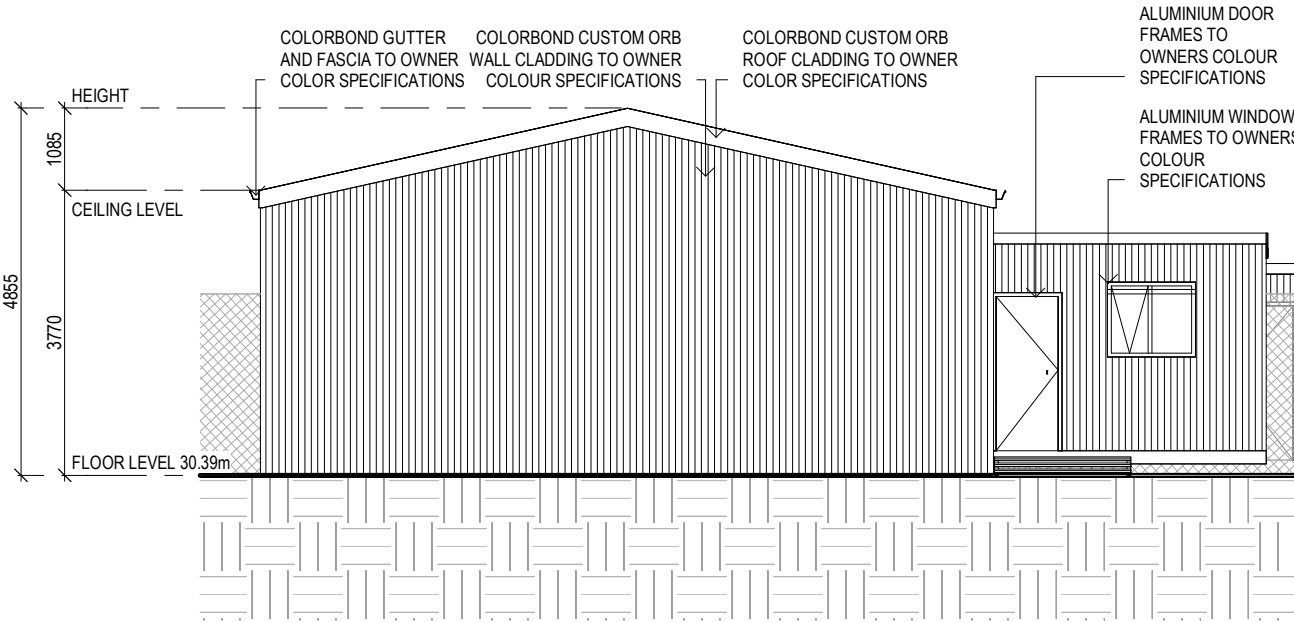
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EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5  
EAVE WIDTH - 600MM

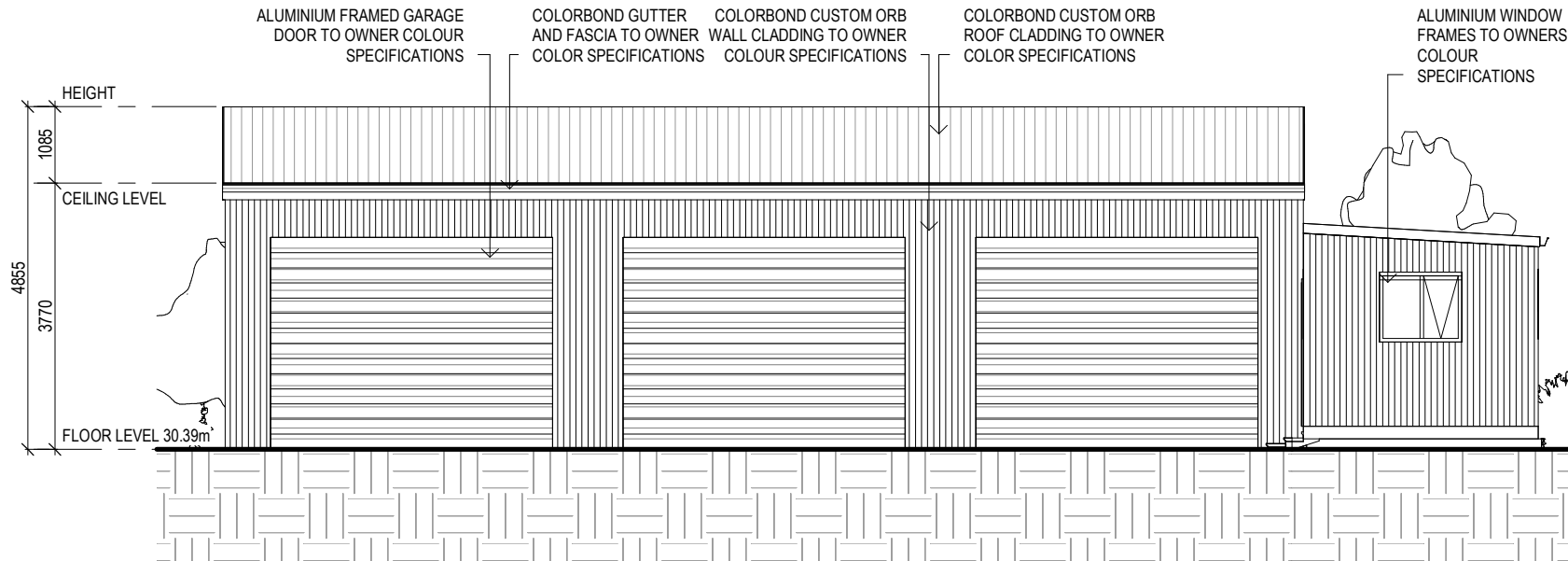
- SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
  - FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



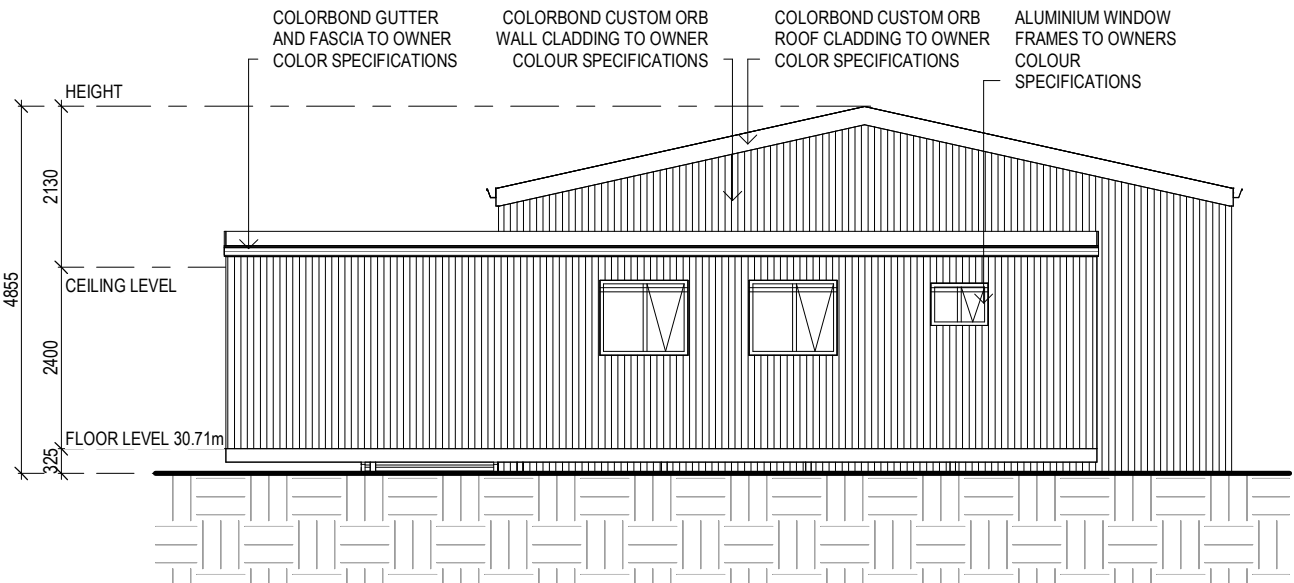
EAST ELEVATION (PROPOSED SHED)  
SCALE 1 : 100



NORTH ELEVATION (PROPOSED SHED)  
SCALE 1 : 100



WEST ELEVATION (PROPOSED SHED)  
SCALE 1 : 100



SOUTH ELEVATION (PROPOSED SHED)  
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

R.F.I UPDATES

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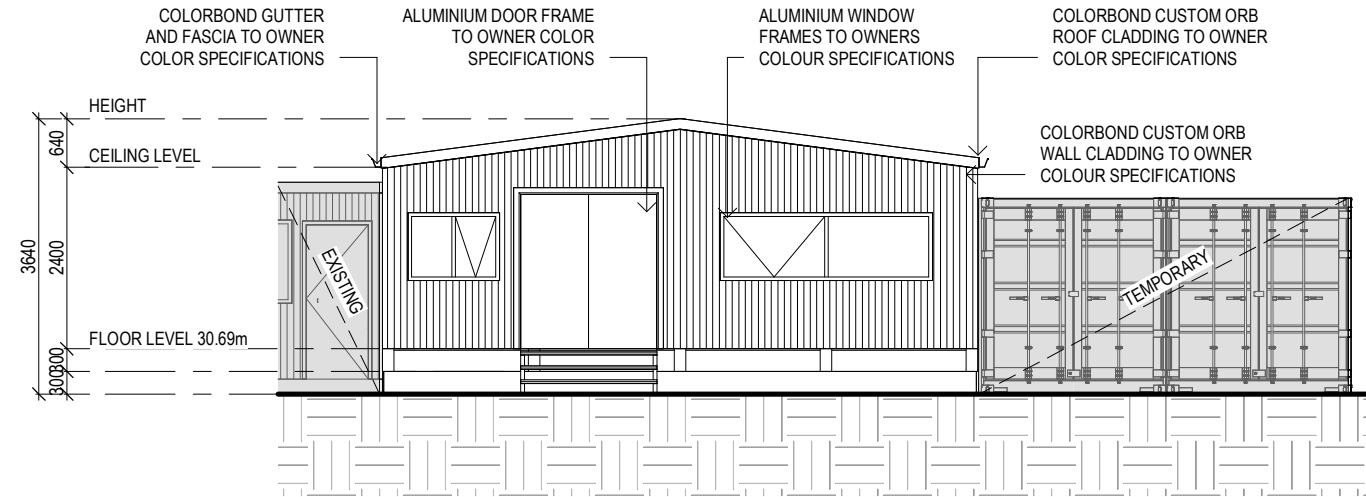
Drawing No: 2025-220 A06 / A14  
Rev B

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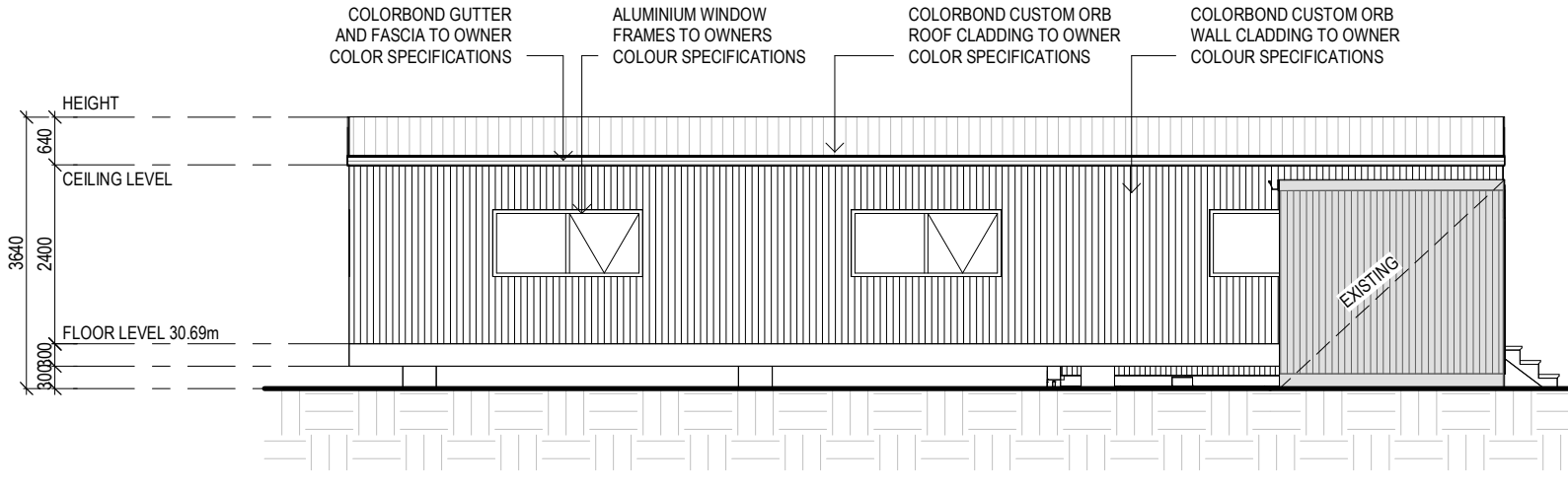
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5  
EAVE WIDTH - 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

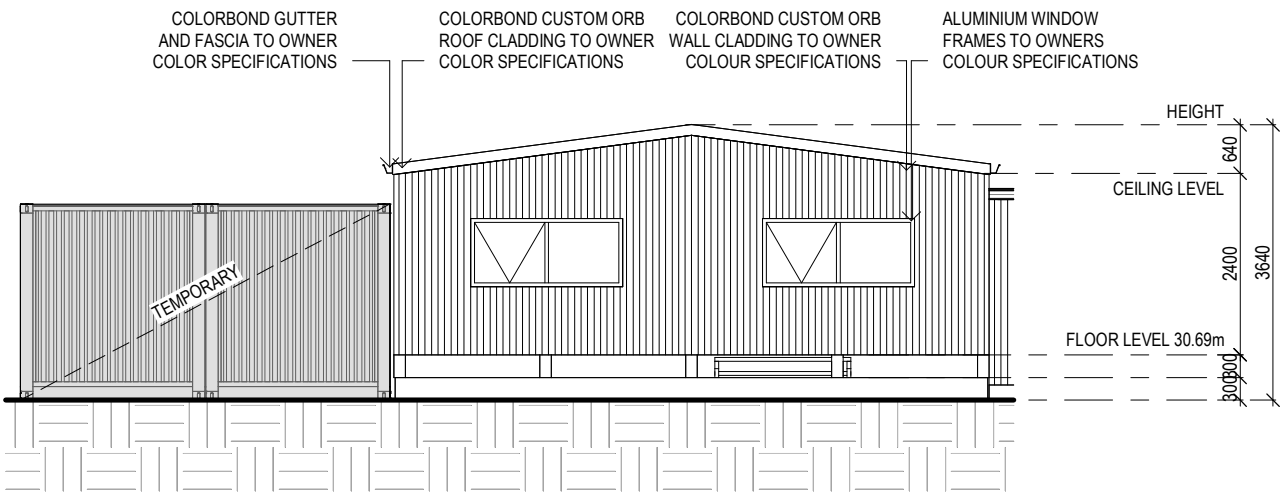
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- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



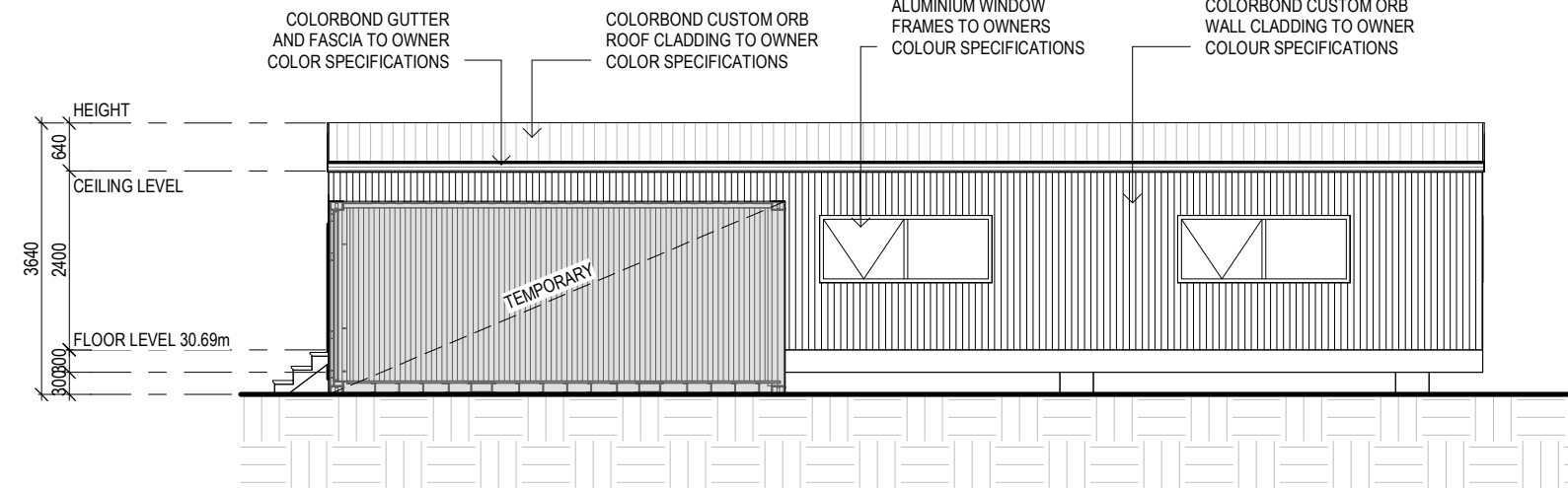
NORTH ELEVATION (TRANSPORTABLE - SITE OFFICE)  
SCALE 1:100



EAST ELEVATION (TRANSPORTABLE - SITE OFFICE)  
SCALE 1:100



SOUTH ELEVATION (TRANSPORTABLE - SITE OFFICE)  
SCALE 1:100



WEST ELEVATION (TRANSPORTABLE - SITE OFFICE)  
SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

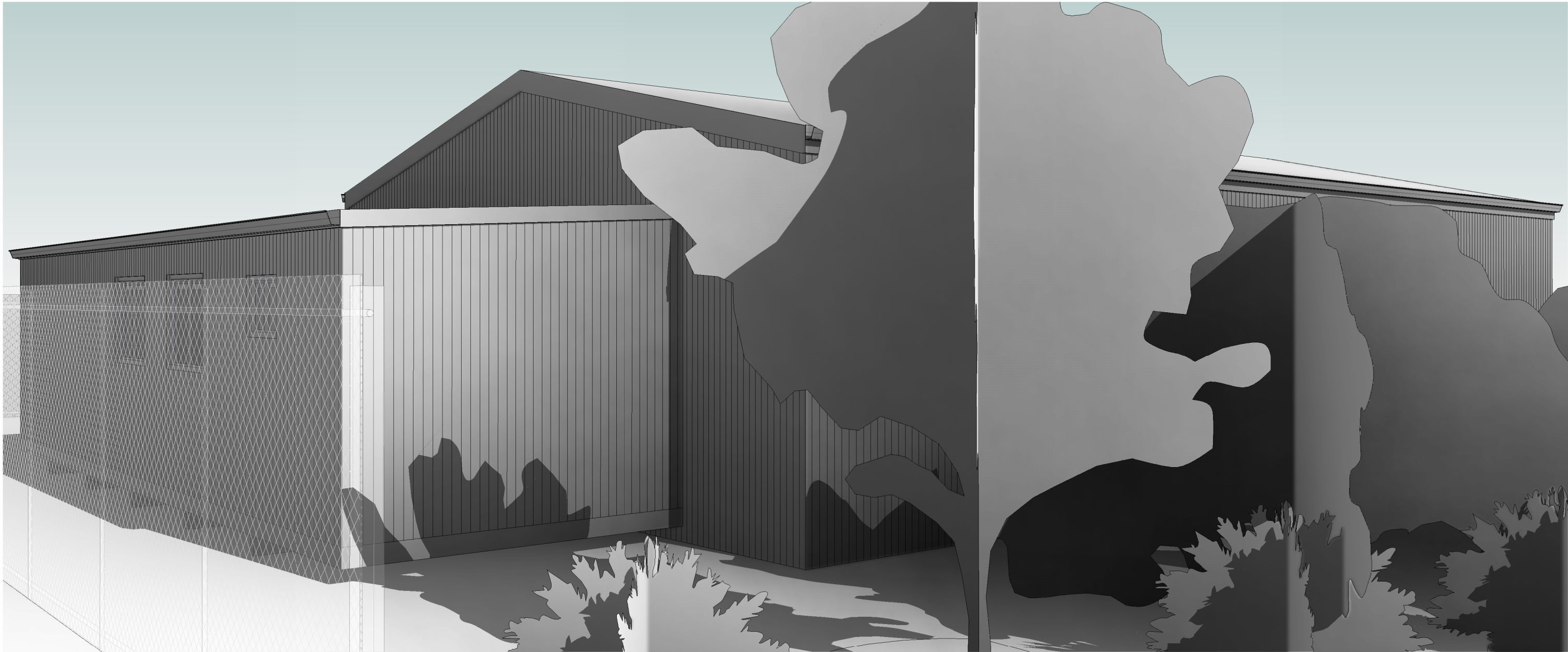
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				Date Drawn: 08.08.25
				Drawn: R. Hall
				Checked: R. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T
A	DEVELOPMENT APPROVAL	15.08.25	J.C	
-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	
				Drawing No: 2025-220 A07 / A14
				Rev B



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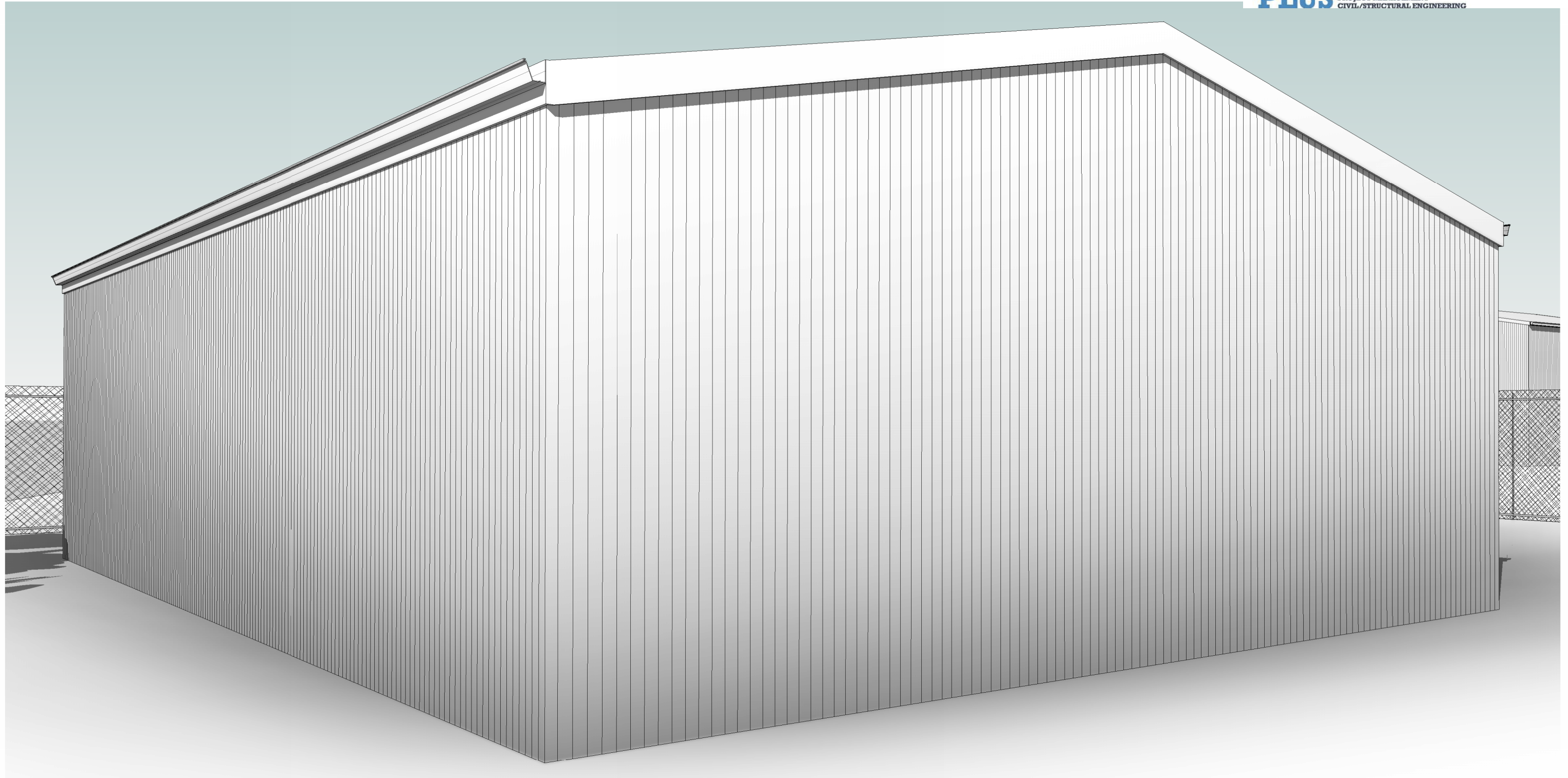
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				Date Drawn: 08.08.25	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-220 A08 / A14	Rev B
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				Checked: R. Hall			
				Approved: J. Pfeiffer			
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Scale: As Shown @ A3			
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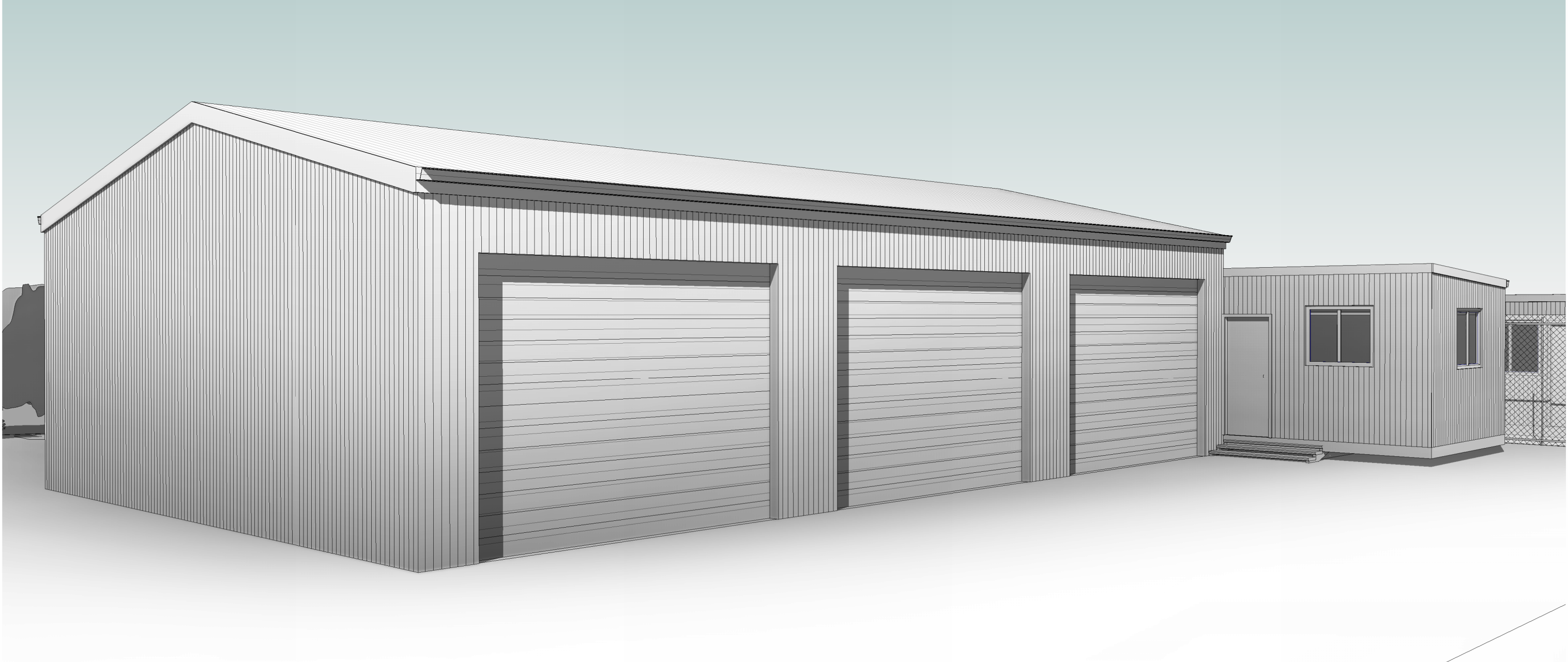
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				Checked: R. Hall
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A	DEVELOPMENT APPROVAL	15.08.25	J.C	
-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	

Accredited Building Designer  
Designer Name: J.Pfeiffer  
Accreditation No: CC2211T

Drawing No:  
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				Checked: R. Hall			
				Approved: J. Pfeiffer			
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Scale: As Shown @ A3			
A	DEVELOPMENT APPROVAL	15.08.25	J.C				
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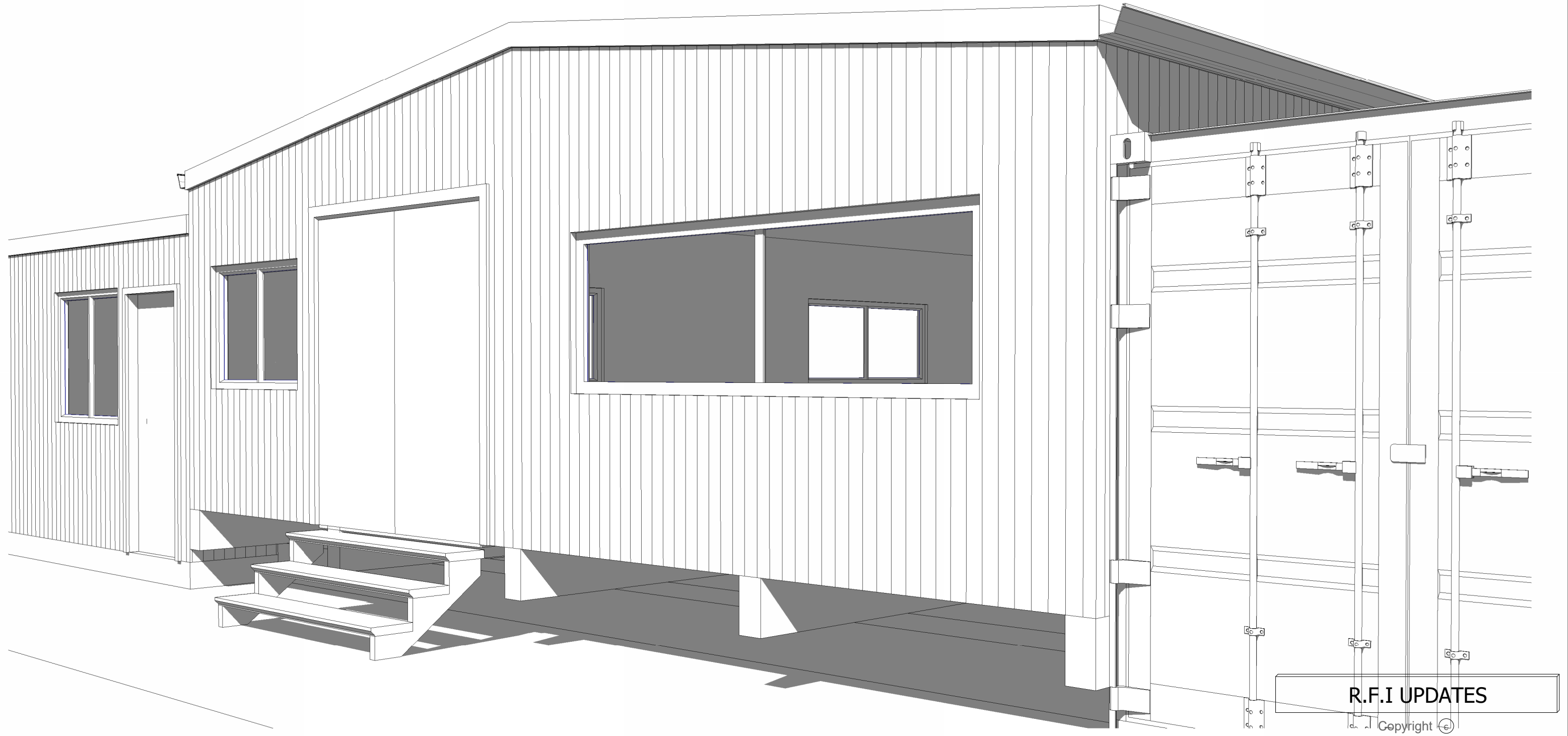
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				Date Drawn: 08.08.25
				Drawn: R. Hall
				Checked: R. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T
A	DEVELOPMENT APPROVAL	15.08.25	J.C	
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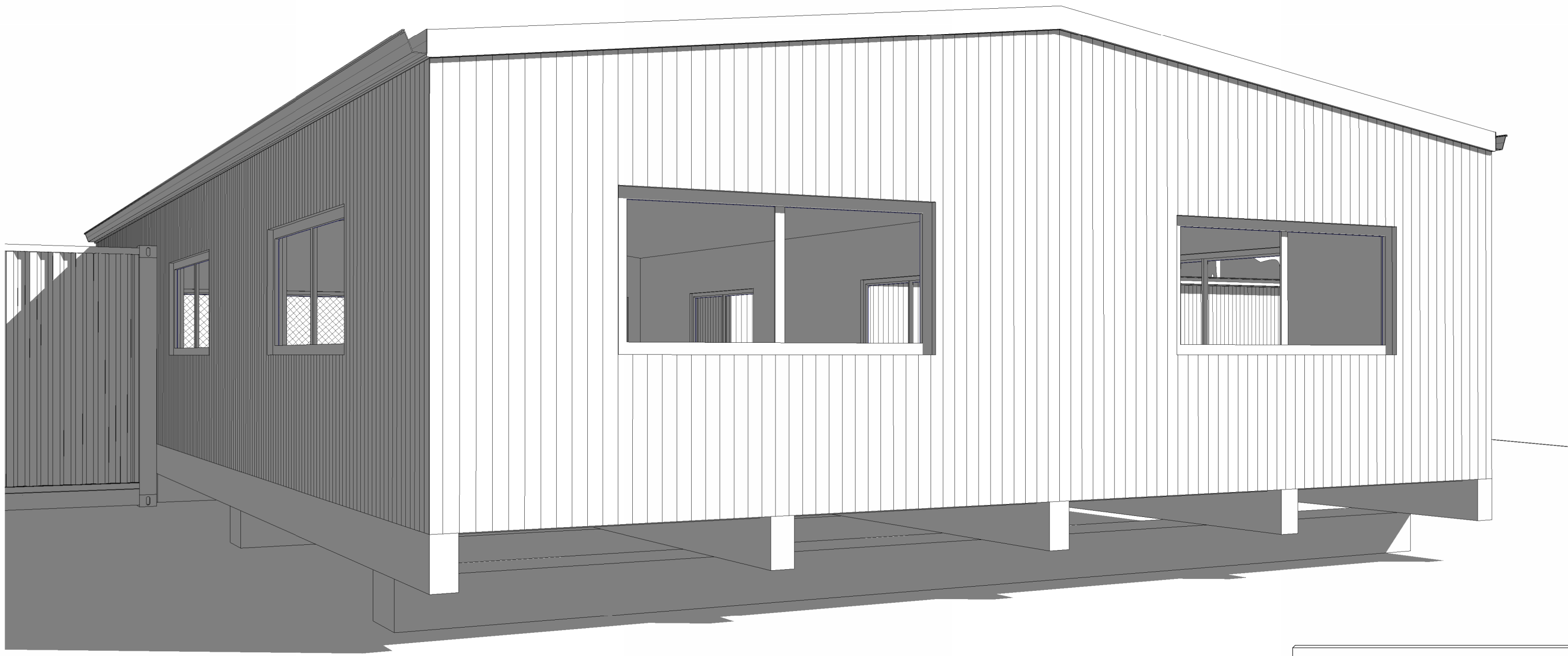
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				Drawn: R. Hall
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				Scale: As Shown @ A3
B	DEVELOPMENT APPROVAL	22.09.25	J.C	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T
A	DEVELOPMENT APPROVAL	15.08.25	J.C	
-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	



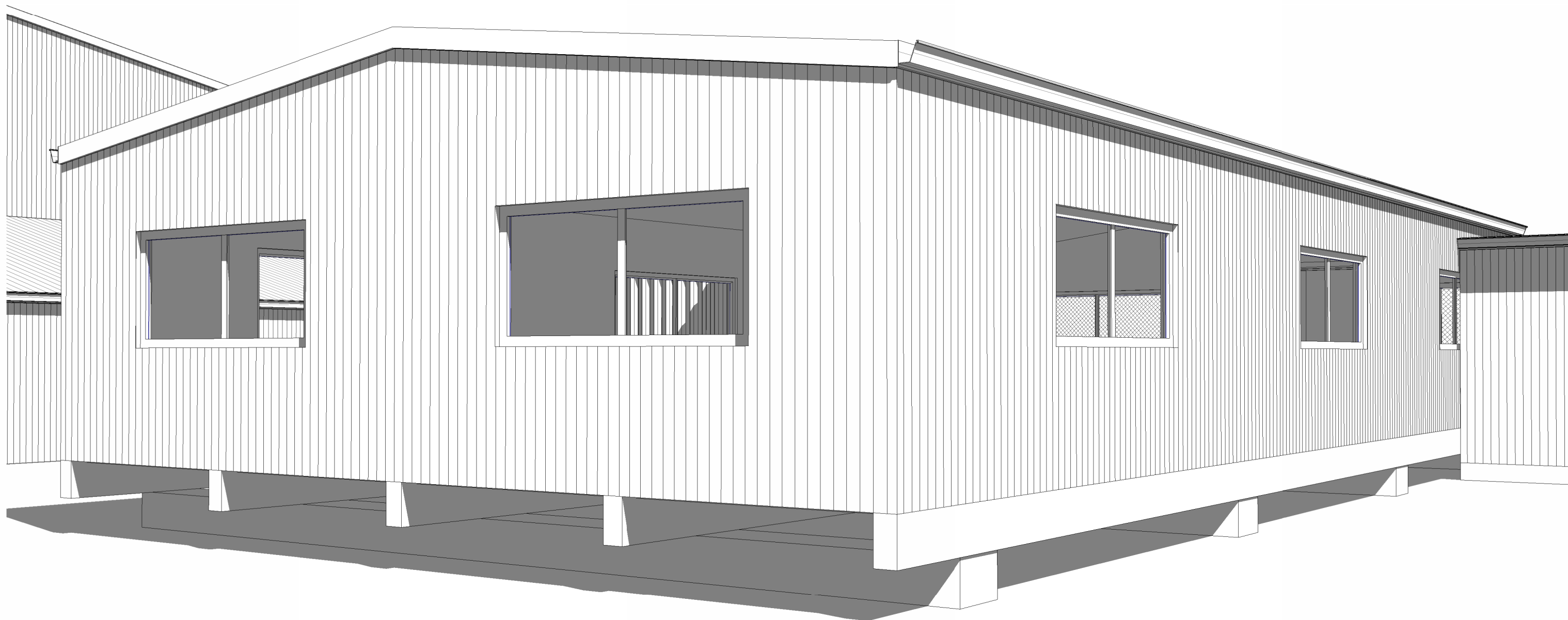


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				Drawn: R. Hall			
				Checked: R. Hall			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
B	DEVELOPMENT APPROVAL	22.09.25	J.C				
A	DEVELOPMENT APPROVAL	15.08.25	J.C				
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-	ISSUED FOR REVIEW	08.08.25	R.H	
Rev:	Amendment:	Date:	Int:	

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