

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 2 Perry Court, Lewisham

**PROPOSED DEVELOPMENT:
ADDITIONS & ALTERATIONS TO DWELLING**

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 6th January 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 6th January 2025**.

APPLICANT: Attic Building Design

APPLICATION NO: DA 2024 / 153 - 1

DATE: 12 December 2024

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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/>



Sorell Council
 Development Application: Development Application - 2 Perry Court, Lewisham.pdf
 Plans Reference:P1
 Date Received:25/06/2024

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

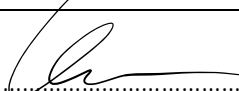
Declarations and acknowledgements

- 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 *Land Use Planning and Approvals Act 1993*, 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.

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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature:  Date:
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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 *Land Use Planning and Approvals Act 1993*).

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: Development Application - 2 Perry Court, Lewisham.pdf

Plans Reference:P1
Date Received:25/06/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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PROPOSED BOXALL ADDITION & ALTERATIONS

2 PERRY COURT, LEWISHAM
TASMANIA 7173

VOLUME: 144185 FOLIO: 2 LOT NO: 2
CLIMATE ZONE: 7 WIND CLASS: N3 BAL: N/A
BUILDING CLASS: 1a SITE AREA: 2208 m² ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: M

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

- 1 COVER PAGE
- PLANNING SCHEME
- 2 PLANNING SCHEME ASSESSMENT
- 3 PLANNING SCHEME ASSESSMENT
- 4 PLANNING SCHEME ASSESSMENT
- STAGE 1
- 5 EXISTING SITE PLAN LG
- 6 PROPOSED SITE PLAN LG
- 7 EXISTING / DEMOLITION FLOOR PLAN LG
- 8 PROPOSED FLOOR PLAN LG
- 9 EXISTING / PROPOSED PLANS COMBINED LG
- 10 PROPOSED STORMWATER PLAN
- STAGE 2
- 11 EXISTING ELEVATIONS
- 12 PROPOSED ELEVATIONS
- 13 3D PERSPECTIVE
- 14 3D PERSPECTIVE
- 15 3D PERSPECTIVE
- 16 3D PERSPECTIVE

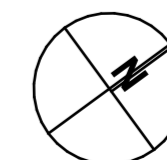


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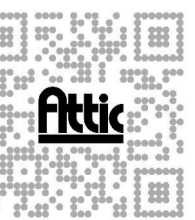
Development Application: 5.2024.153.1 -
Response to Request for Information P2.pdf

Plans Reference: P2
Date received: 6/12/2024

BOXALL




ADDITION & ALTERATIONS
2 PERRY COURT,
LEWISHAM, TASMANIA 7173
DATE: 6/12/2024 SIZE: A2 SCALE:
JOB: #ATT1566 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU

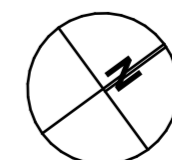


**LOW DENSITY RESIDENTIAL - 10.0
SORELL COUNCIL PLANNING SCHEME
DISCRETIONARY USE**

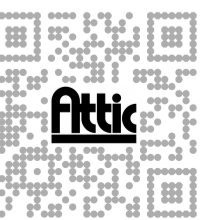
SCHEME	PROVISION	ACCEPTABLE SOLUTION	PERFORMANCE CRITERIA	COMPLIANCE	DEVELOPMENT RESPONSE
10.3.1	Discretionary Use	<p>A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within:</p> <p>(a) 8.00am to 6.00pm Monday to Friday; (b) 9.00am to 12.00 noon Saturday; and (c) nil on Sunday and public holidays</p>	<p>P1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and (b) noise or other emissions.</p>	COMPLIES	The proposed works will comply with this provision.
		<p>A2 External lighting for a use listed as Discretionary, excluding Residential use: (a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property</p>	<p>P2 External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.</p>	COMPLIES	The proposed works will comply with this provision.
		<p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of:</p> <p>(a) 7:00am to 5:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.</p>	<p>P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.</p>	COMPLIES	The proposed works will comply with this provision.
		<p>A4 No Acceptable Solution.</p>	<p>P4 A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.</p>	COMPLIES	The proposed works will comply with this provision.



Sorell Council
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 Response to Request for Information P2.pdf
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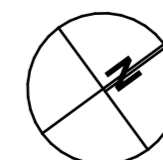
SCHEME	PROVISION	ACCEPTABLE SOLUTION	PERFORMANCE CRITERIA	COMPLIANCE	DEVELOPMENT RESPONSE
10.4.2	Building Height	A1 A dwelling must have a building height not more than 8.5m.	<p>P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) any overshadowing of adjoining properties. 	COMPLIES	The proposal complies with these requirements.
10.4.3	Setbacks	A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	<p>P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users. 	COMPLIES	The proposal complies with these requirements.
		A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	<p>P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area. 	COMPLIES	The proposal complies with these requirements.



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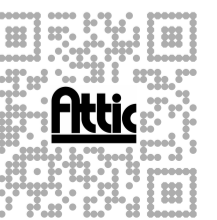
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Plans Reference: P2
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BOXALL



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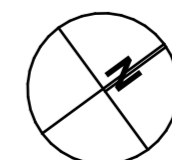
SCHEME	PROVISION	ACCEPTABLE SOLUTION	PERFORMANCE CRITERIA	COMPLIANCE	DEVELOPMENT RESPONSE
10.4.4	Site Coverage	A1 Dwellings must have a site coverage of not more than 30%.	<p>P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties. 	COMPLIES	<p>The proposed site coverage, at 288.1sqm, will comply with the required site coverage, given this will only total 13%, including decking.</p> <p>No significant vegetation will need to be removed from the site as part of this process, so we therefore believe that this further mitigates any negative impact from our request.</p>
10.4.5	Frontage Fences	A1 No Acceptable Solution.	<p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	COMPLIES	The proposal will comply



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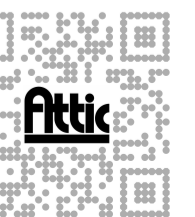
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LEWISHAM, TASMANIA 7173

DATE: 6/12/2024 SIZE: A2 SCALE:
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EMAIL: NIK@THEATTIC.NET.AU



- W00 WINDOW ID
- D00 DOOR ID
- MB METER BOX
- HW HOT WATER SYSTEM
- CS CONCRETE SLAB
- PC POLISHED CONCRETE
- TF TIMBER FLOOR
- C CARPET
- T TILES

ADDITIONAL NOTES:
PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O

NOTE:
MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF BCA/NCC TO AMENITY AREAS, WHERE NATURAL VENTILATION IS NOT ACHIEVABLE.

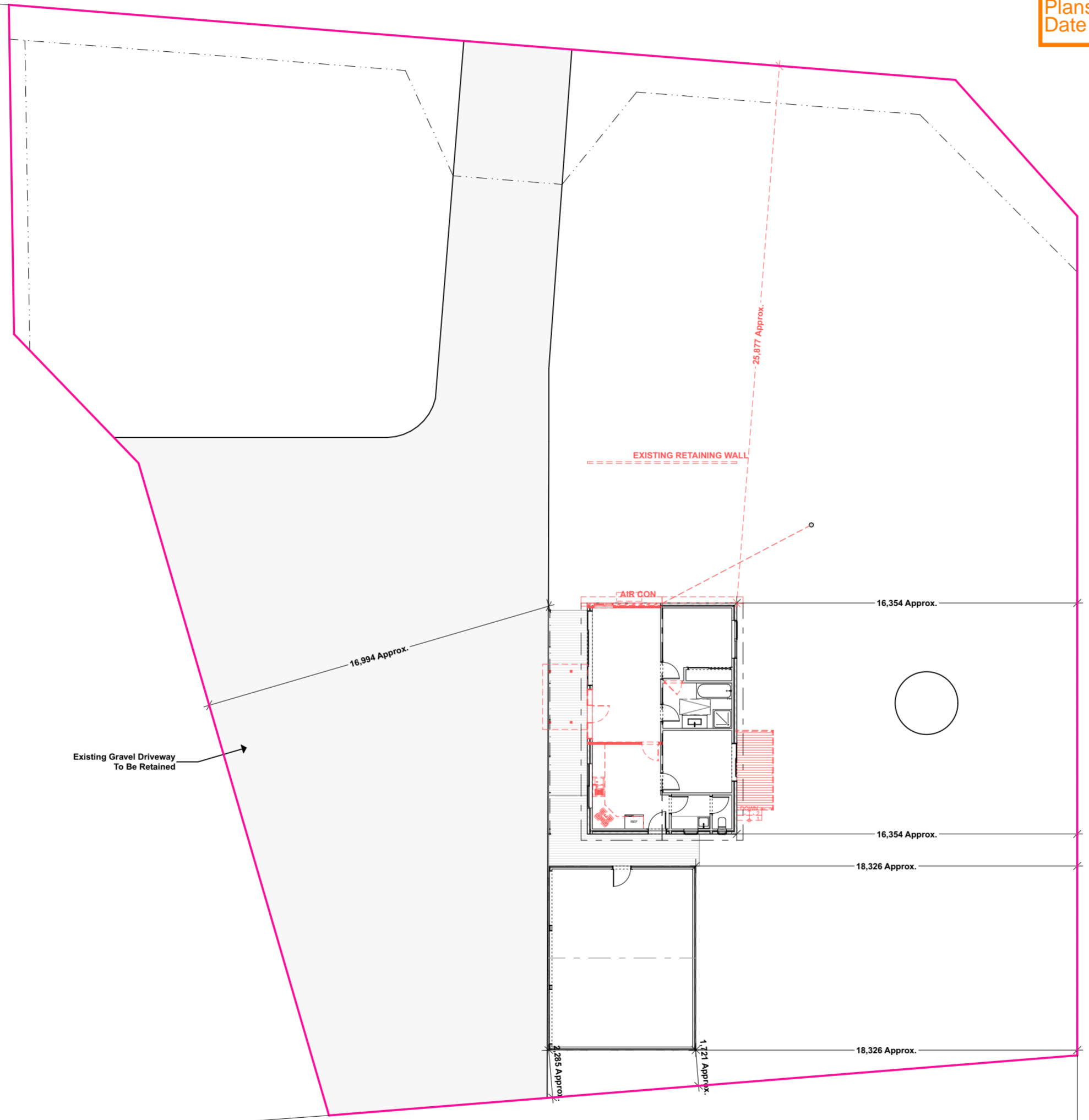
PERRY COURT



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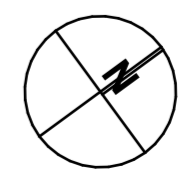


WARDS AVENUE

Existing Gravel Driveway
To Be Retained

BOXALL

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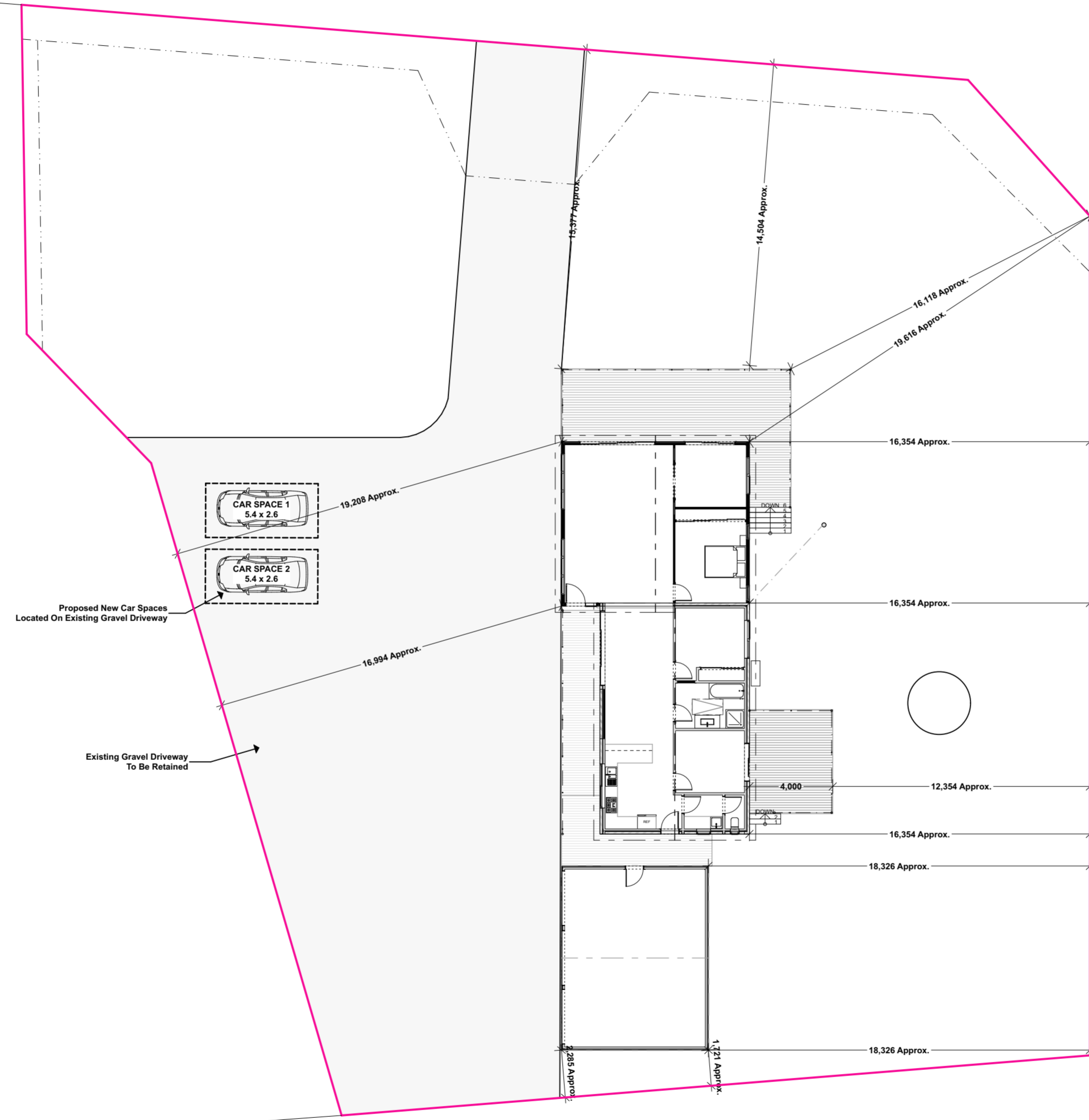
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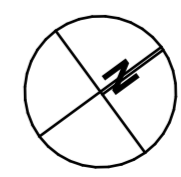
PERRY COURT

WARDS AVENUE



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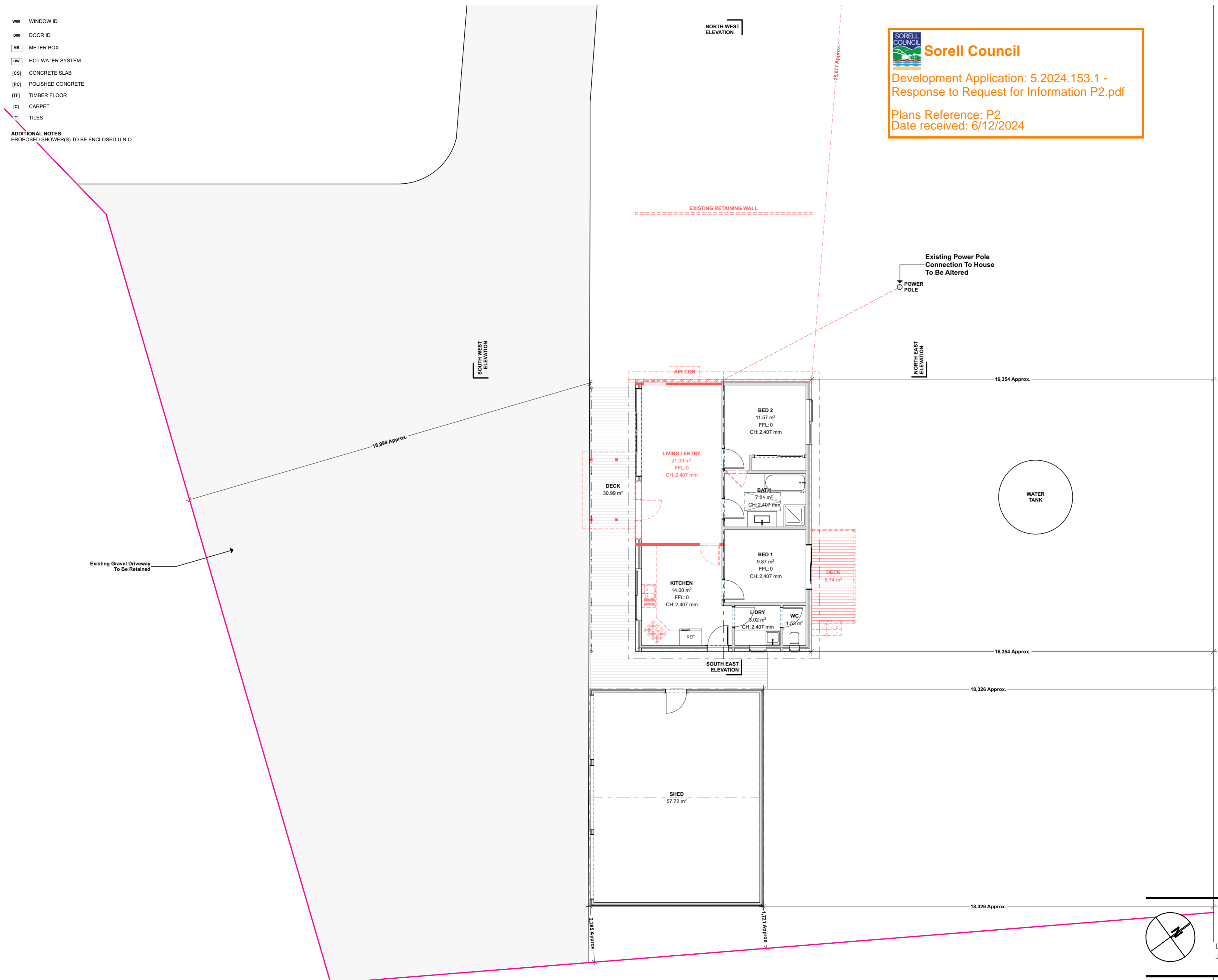
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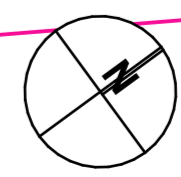


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DATE: 6/12/2024 SIZE: A2 SCALE: 1:100
JOB: #ATT1566 DRAWN: N VALENTINE
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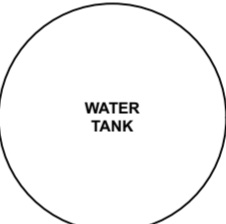
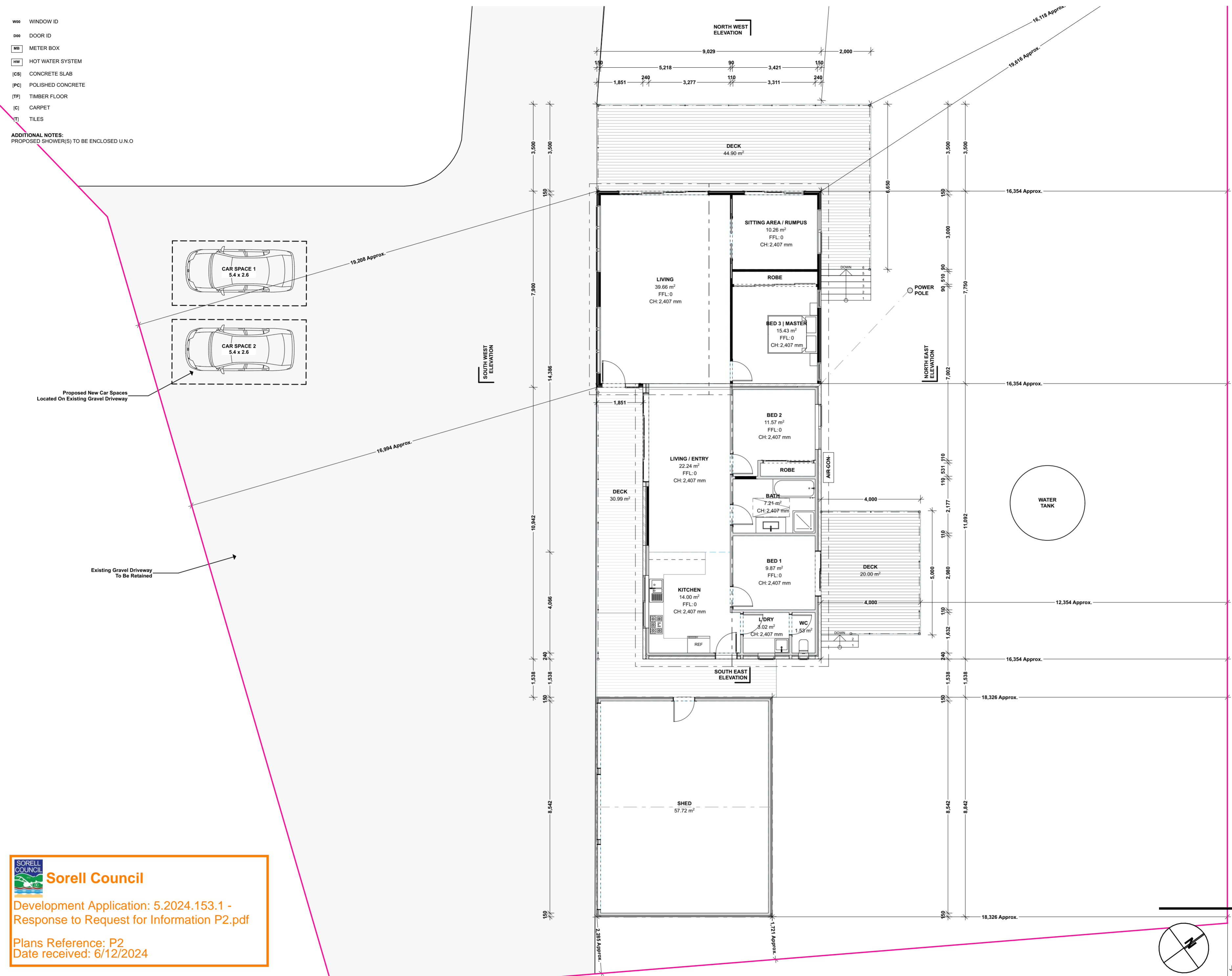


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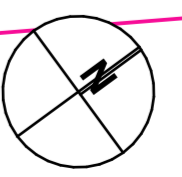
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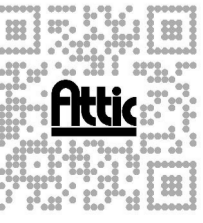
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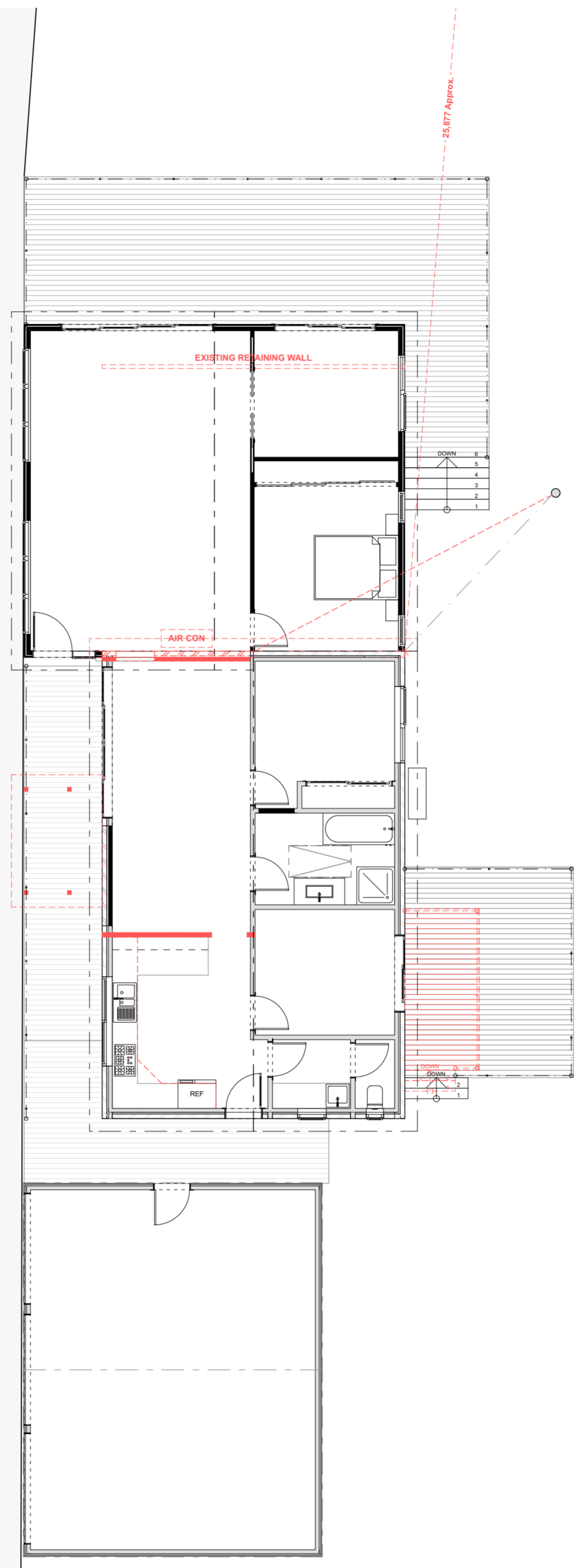
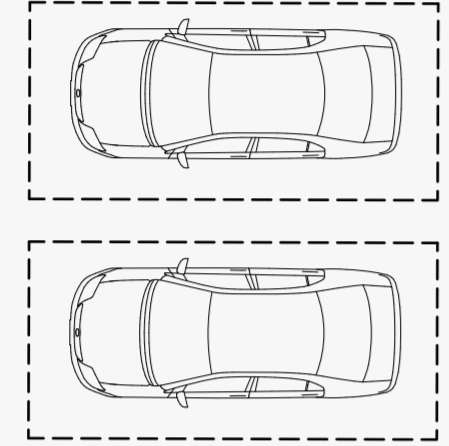
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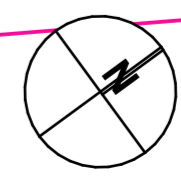
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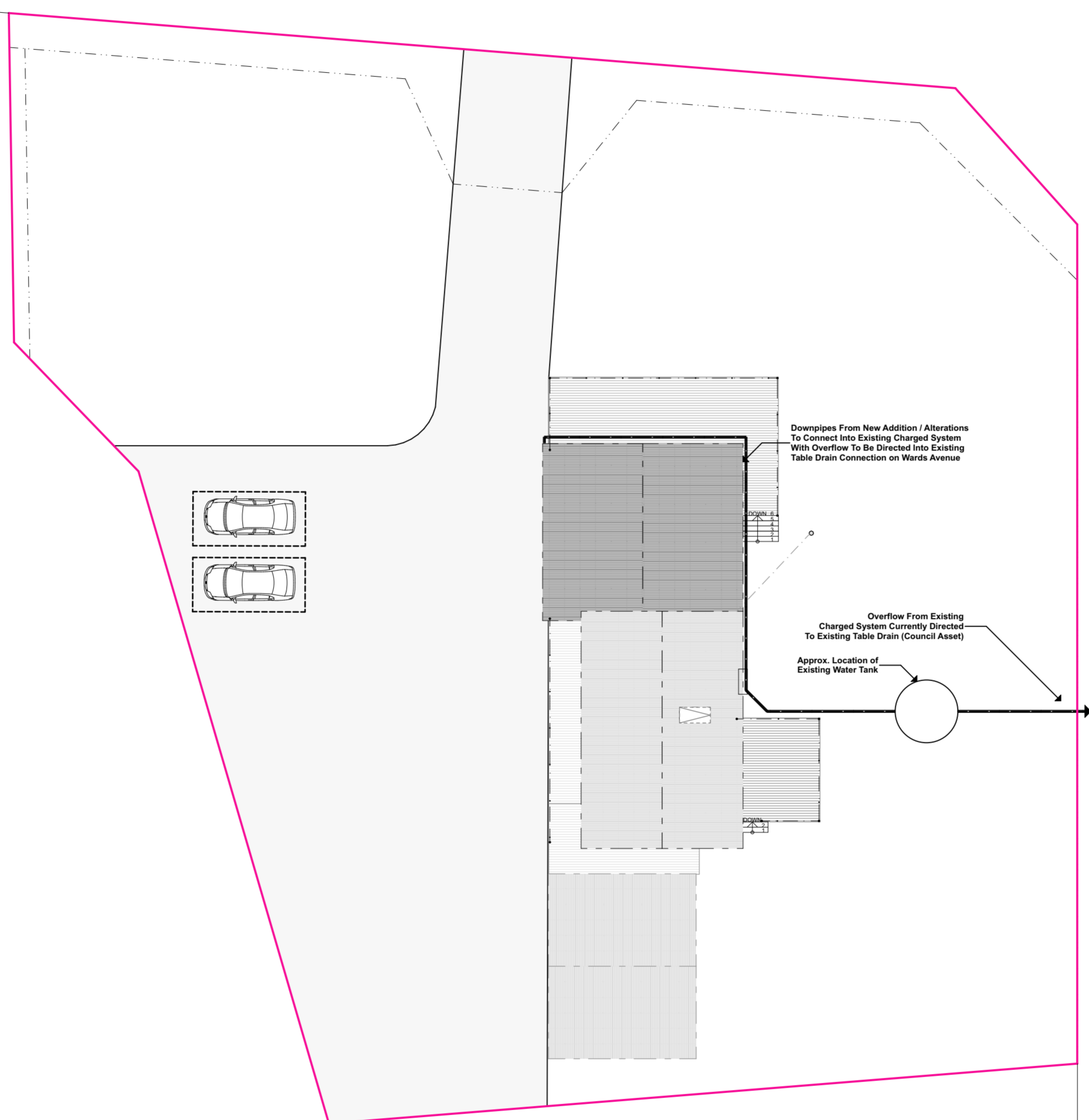
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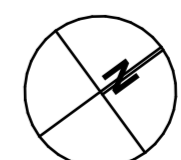
PERRY COURT

WARDS AVENUE

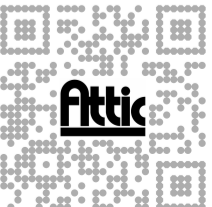


Sorell Council
 Development Application: 5.2024.153.1 -
 Response to Request for Information P2.pdf
 Plans Reference: P2
 Date received: 6/12/2024

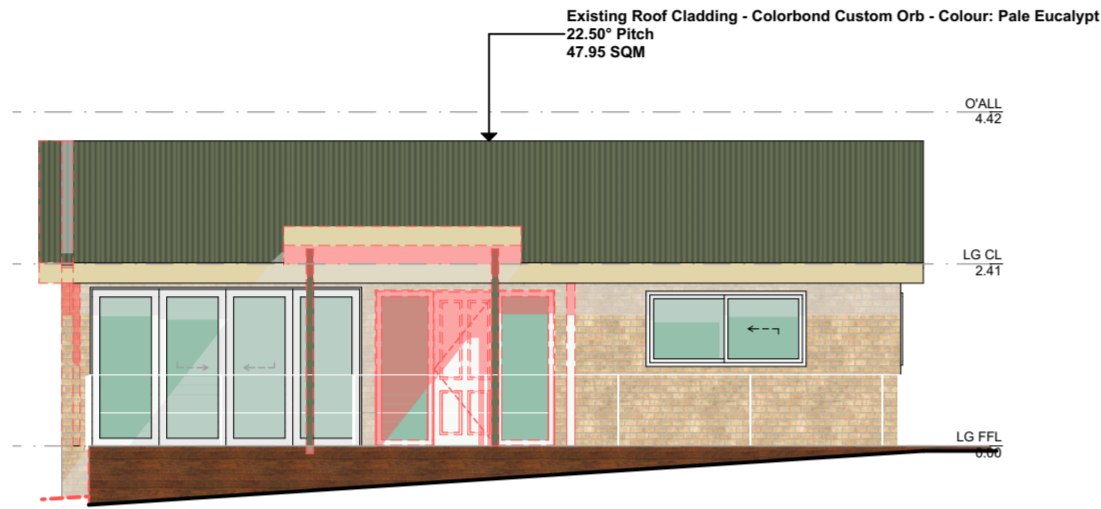
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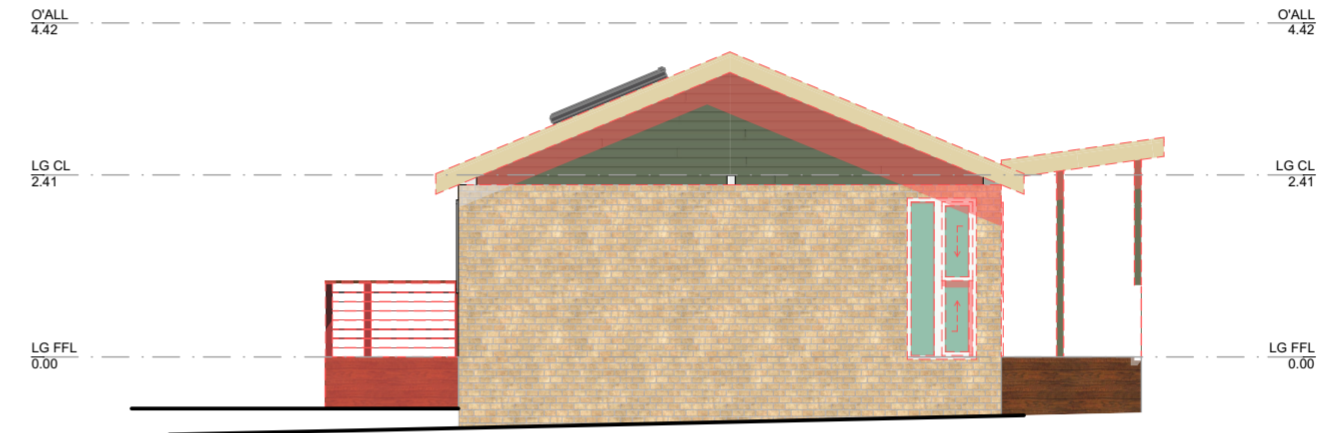
ADDITION & ALTERATIONS
 2 PERRY COURT,
 LEWISHAM, TASMANIA 7173
 DATE: 6/12/2024 SIZE: A2 SCALE:
 JOB: #ATT1566 DRAWN: N VALENTINE
 EMAIL: NIK@THEATTIC.NET.AU



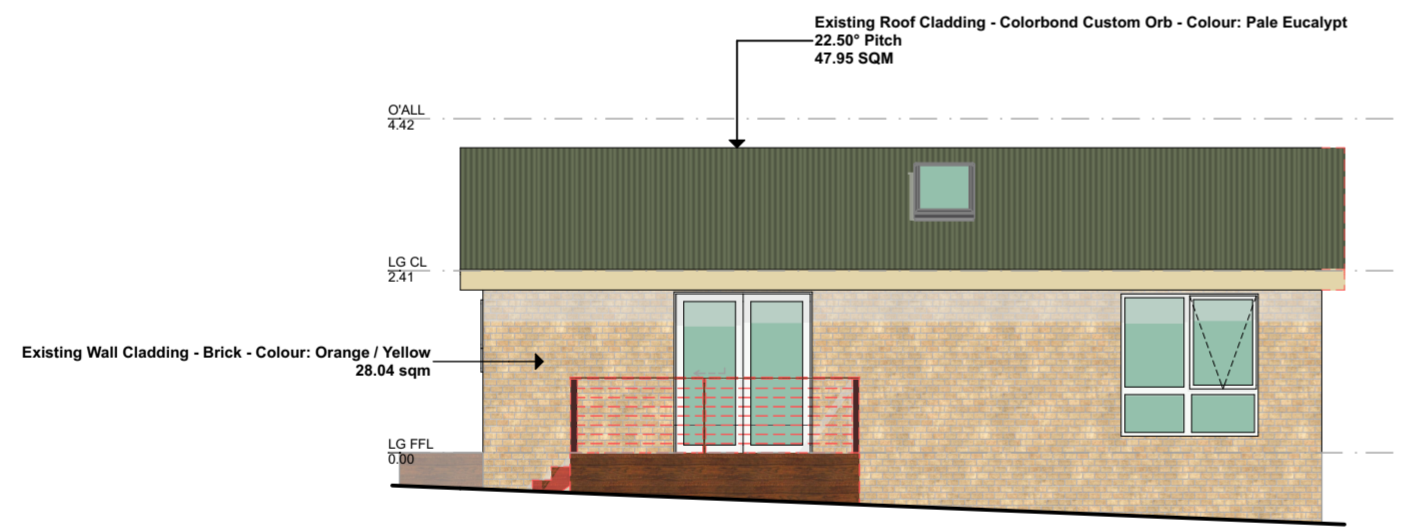
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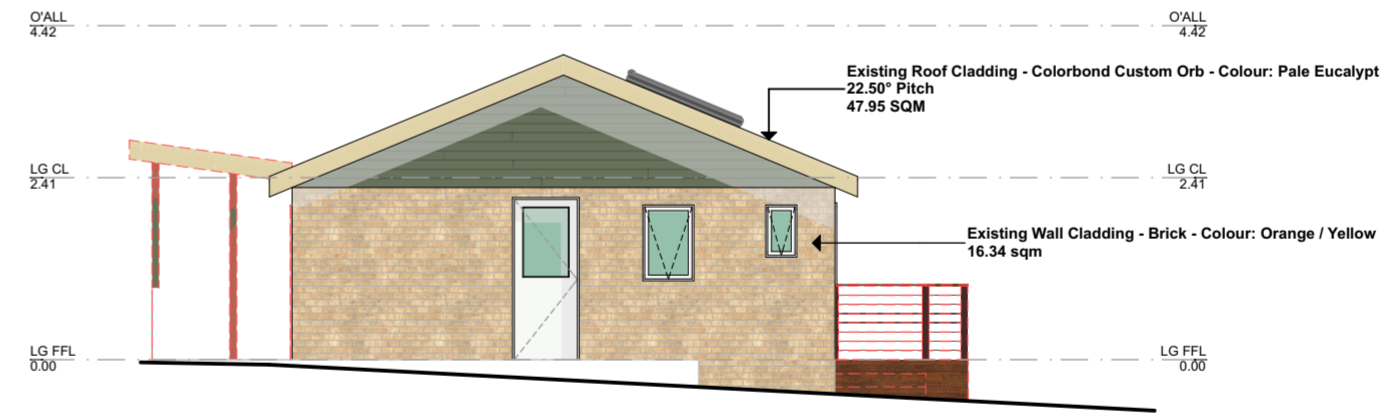
SOUTH WEST | ELEVATION



NORTH WEST | ELEVATION



NORTH EAST | ELEVATION



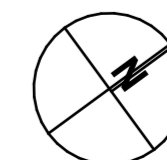
SOUTH EAST | ELEVATION

NB:
 ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5

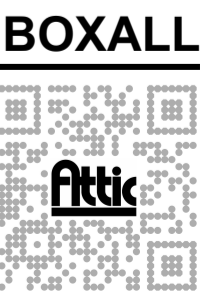
WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION. THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.

GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

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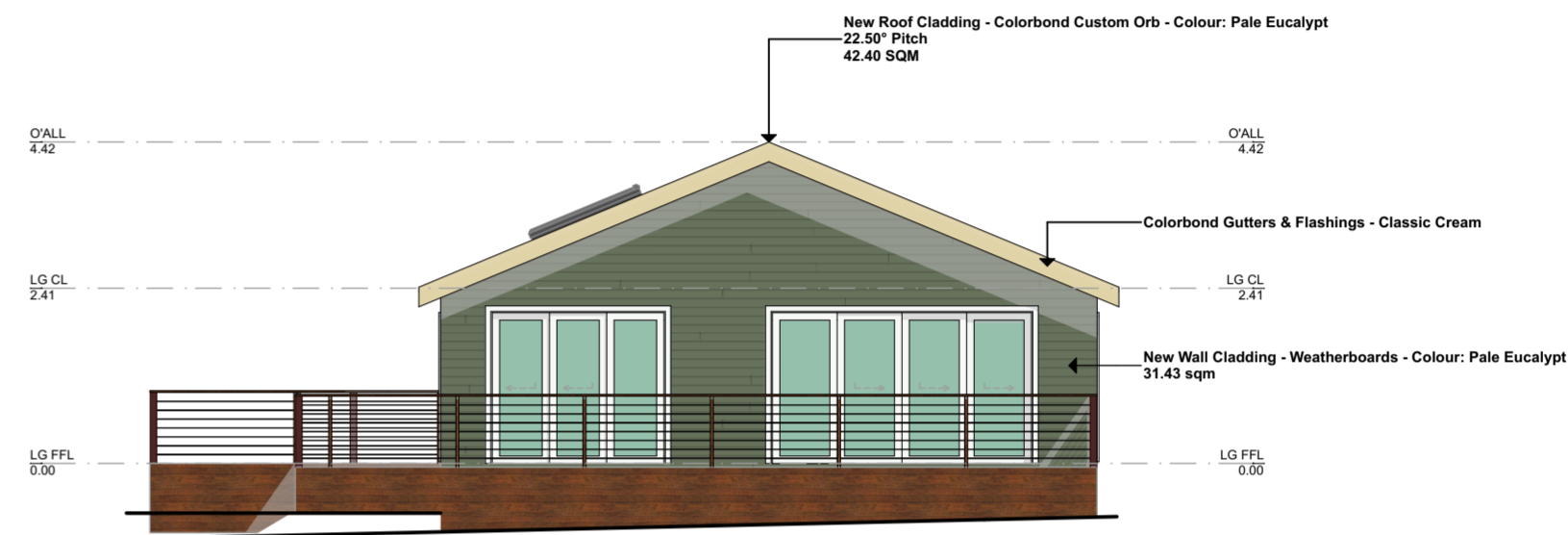


ADDITION & ALTERATIONS
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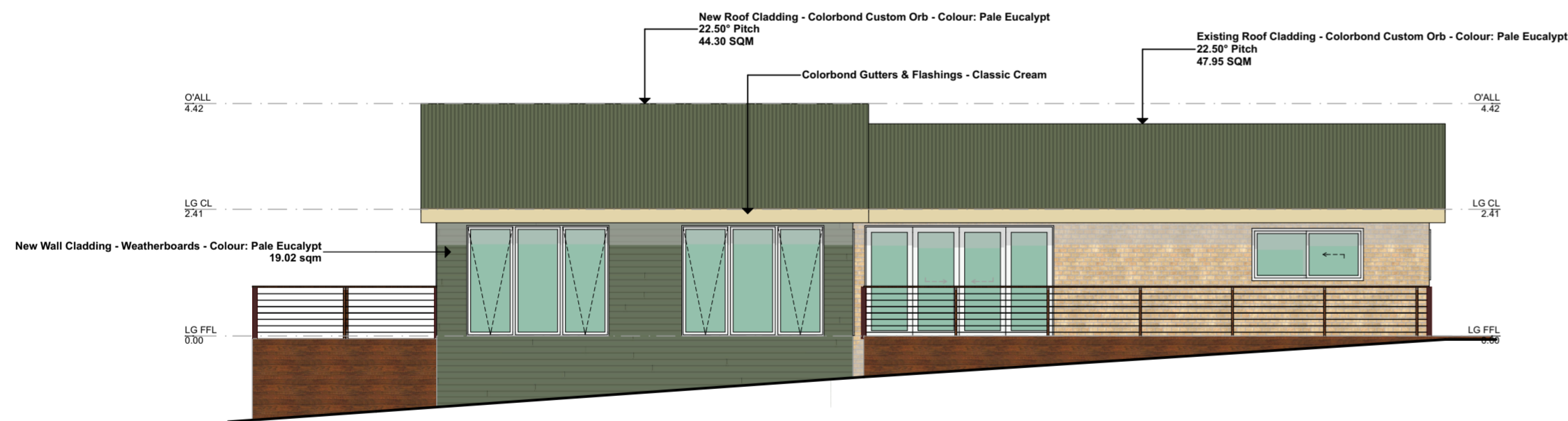




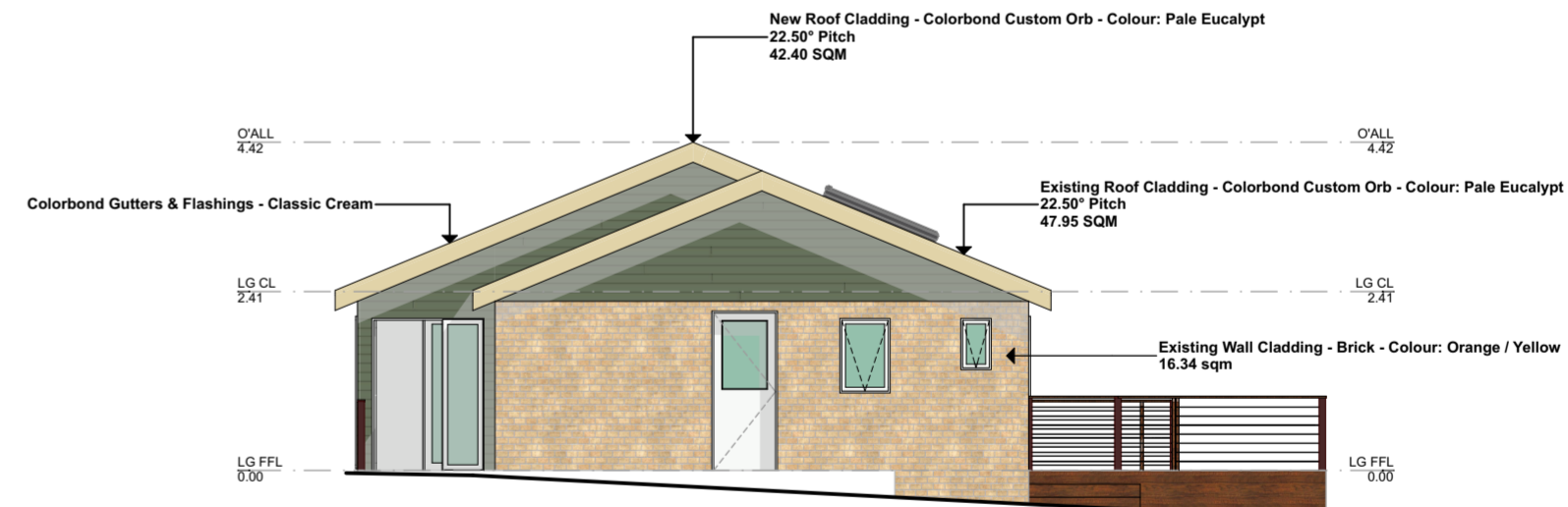
NORTH EAST | ELEVATION



NORTH WEST | ELEVATION



SOUTH WEST | ELEVATION



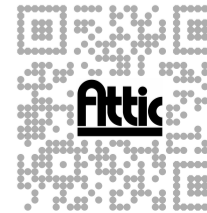
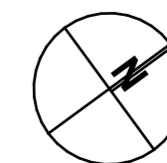
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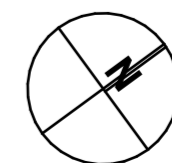
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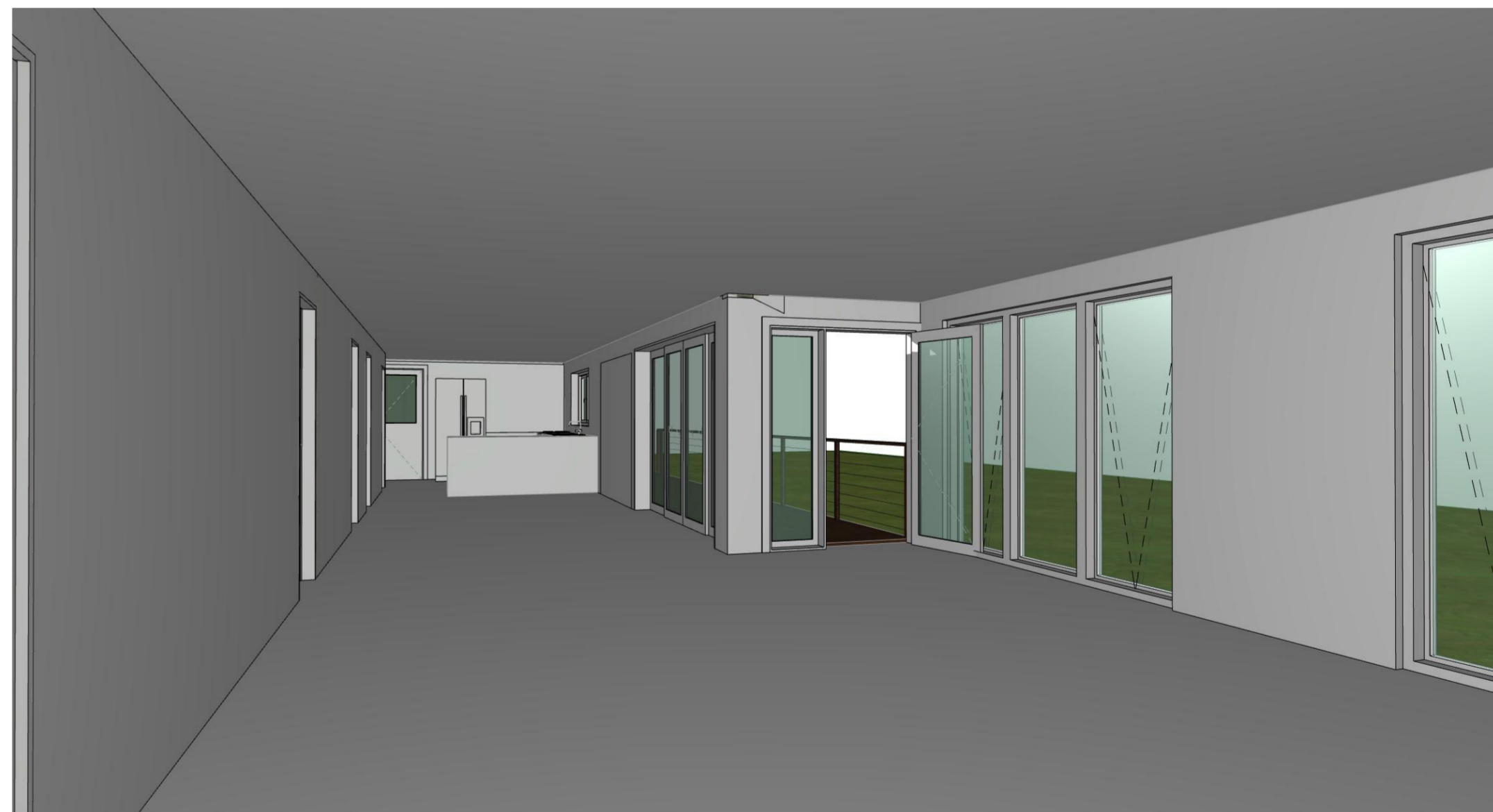



Sorell Council
 Development Application: 5.2024.153.1 -
 Response to Request for Information P2.pdf
 Plans Reference: P2
 Date received: 6/12/2024

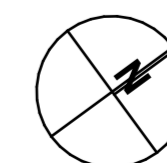


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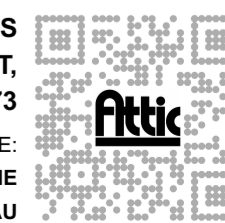


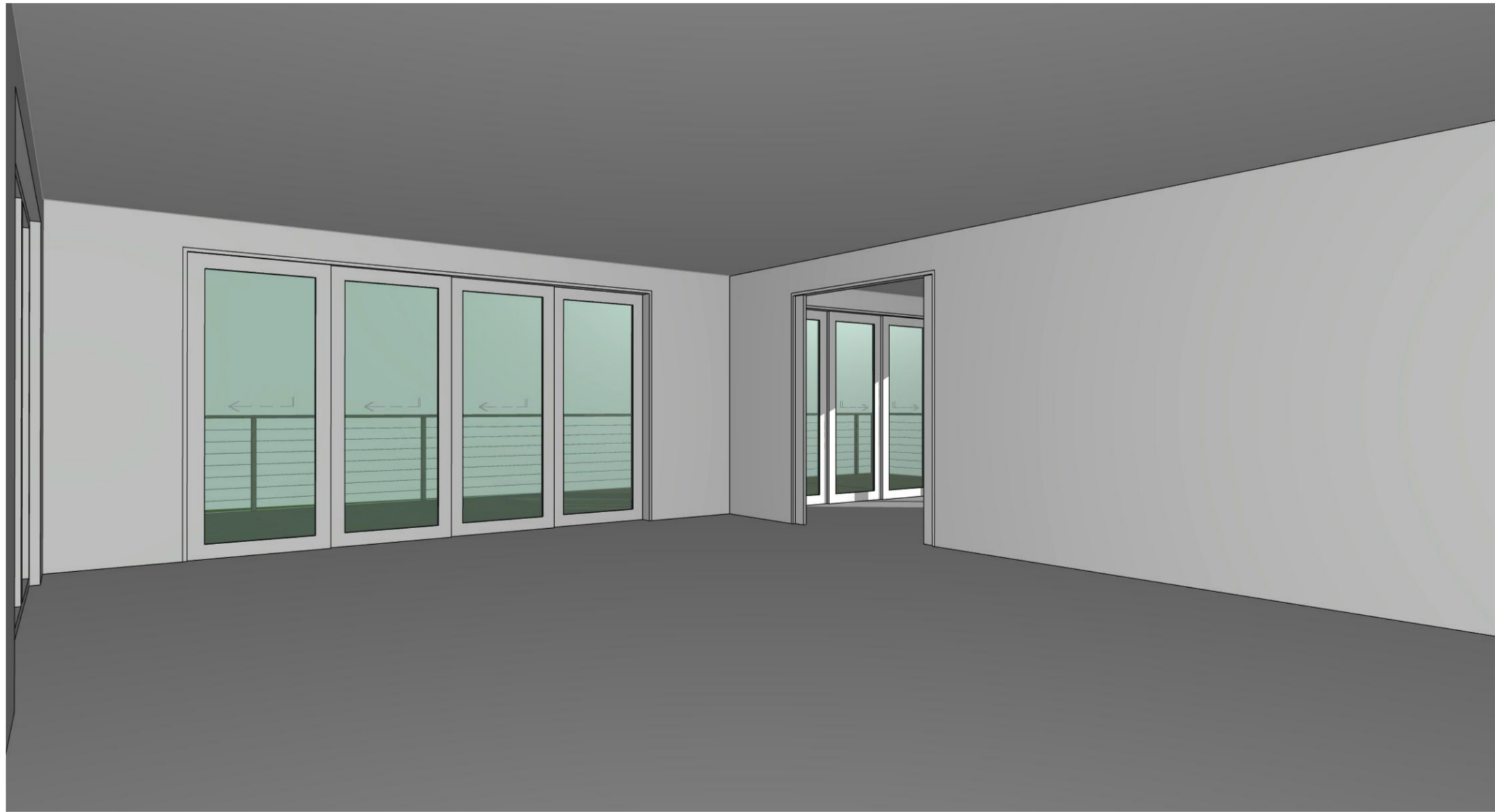
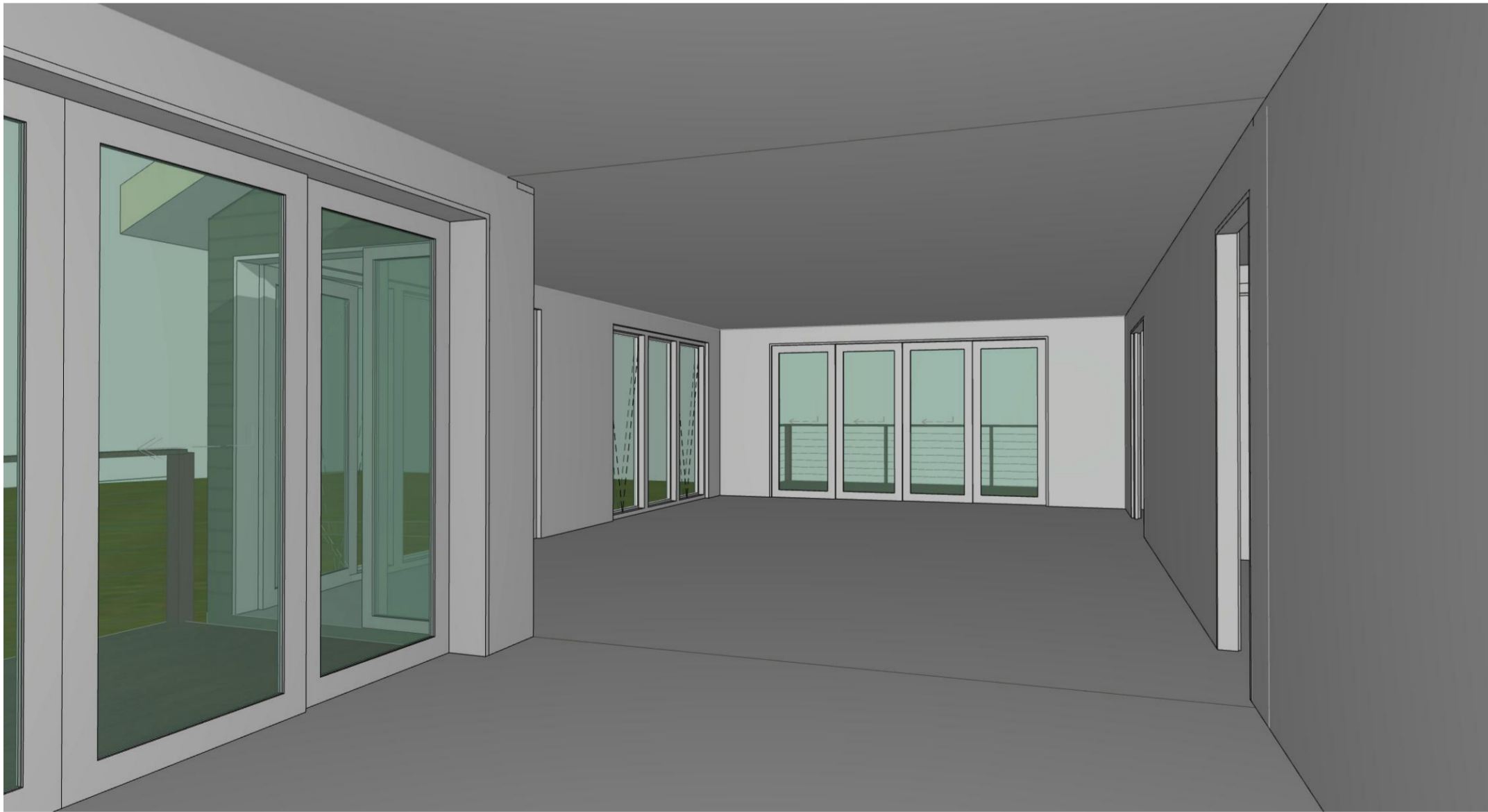
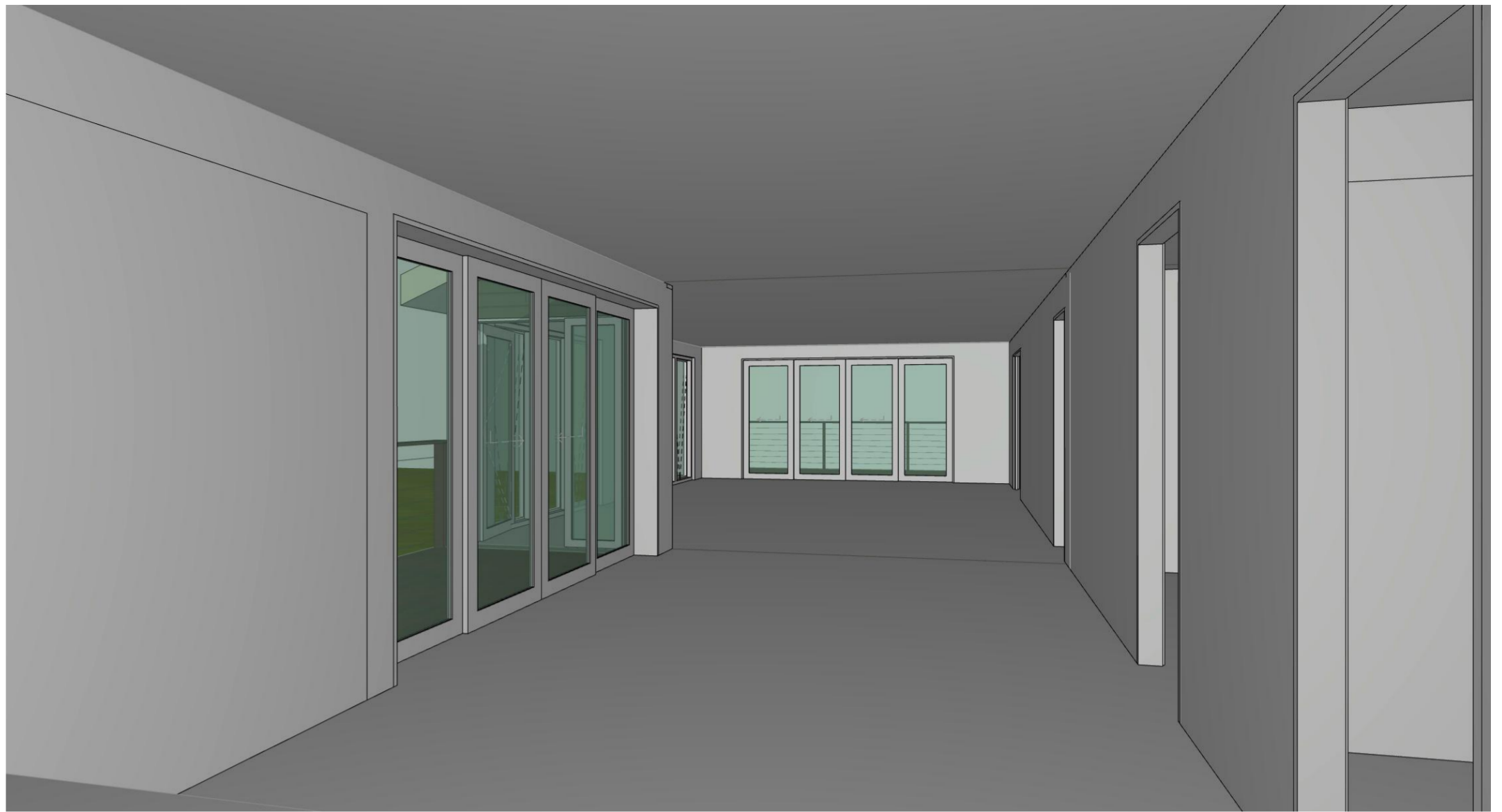



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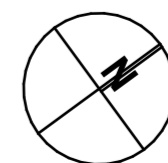


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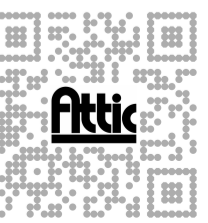


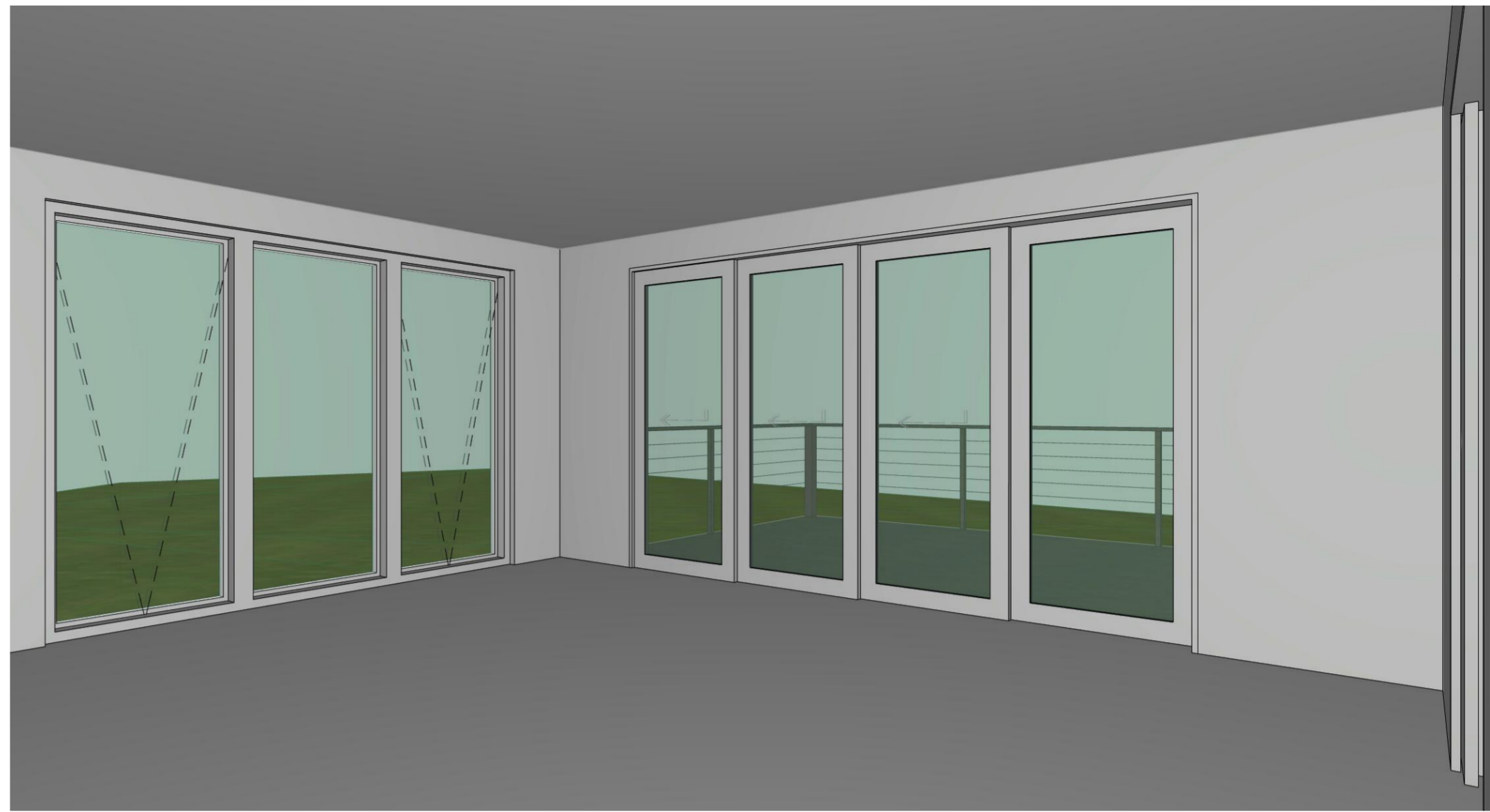
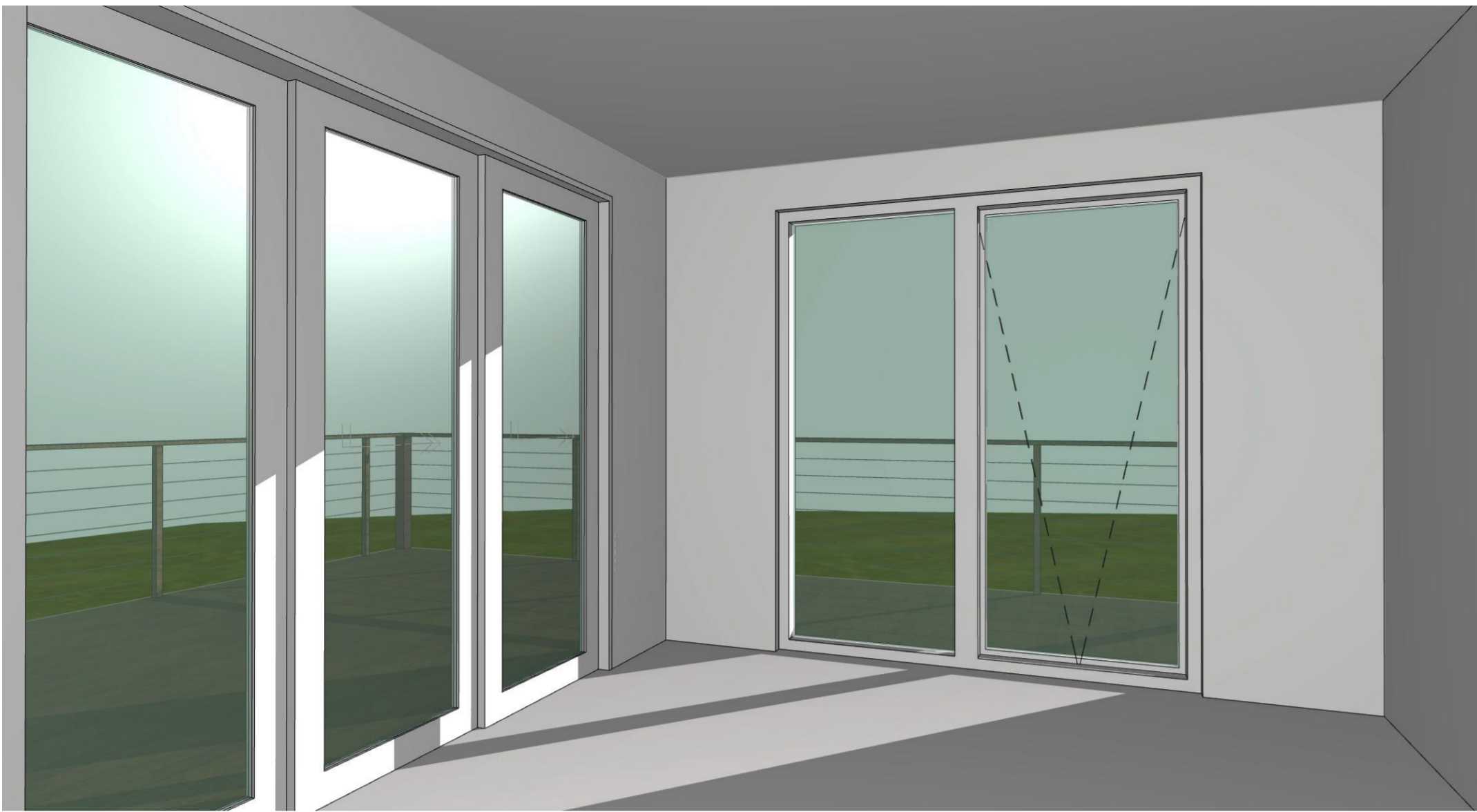


 **Sorell Council**
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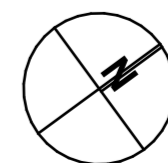


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