

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 151 Lewisham Scenic Drive, Lewisham**

**PROPOSED DEVELOPMENT:**

**ALTERATIONS AND ADDITIONS 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](http://www.sorell.tas.gov.au) until **Tuesday 4<sup>th</sup> February 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 4<sup>th</sup> February 2025**

**APPLICANT: So. Architecture**

**APPLICATION NO: DA 2024 / 300 - 1**

**DATE: 17 January 2025**

**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/>

 <b>Sorell Council</b> Development Application: 5.2024.300.1 - 151 Lewisham Scenic Drive, Lewisham Plans Reference: P! Date Received: 19/11/2024
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# 151 Lewisham Scenic Drive, Lewisham, TAS

**TITLE:** 55330 /18  
**SITE AREA :** 995m<sup>2</sup>  
**PLANNING SCHEME:** Tasmanian Planning Scheme  
**ZONE:** Low Density  
**PROPOSED USE:** Dwelling  
**PROPOSED HOUSE FOOTPRINT:** 165m<sup>2</sup>  
**SITE RATIO:** 17%  
**PARKING:** 2 Car Parks  
**ARCHITECT:** Liz Walsh - 817743610

Drawing No.	Title	REV
01	Cover	02
02	Existing	02
03	Plan	02
04	Elevations	02
05	Elevations	02
06	Sun Studies	02
07	Stormwater	01

01 Drawings List  
 1:1



**Sorell Council**

Development Application: 5.2024.300.1 -  
 Response to request for information - 151  
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 Plans Reference: P2  
 Date received: 17/01/2025



02 Site Plan  
 1:200

## Material Key

- R01:** Ampelite roof sheeting roofing over balcony
- R02:** Colorbond roof sheeting, colour: White
- R03:** Colorbond roof sheeting, colour: Galv.
- FG01:** Fixed glazing
- TC01:** Rough sawn timber cladding, Finish: Natural
- BW01:** Blockwork Colour Grey

FOR PLANNING ONLY

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stage: DA  
 project: Lewisham House  
 Cover  
 original size A3 Tuesday, 17 December 2024  
 drawing n° issue  
 2023-01 02

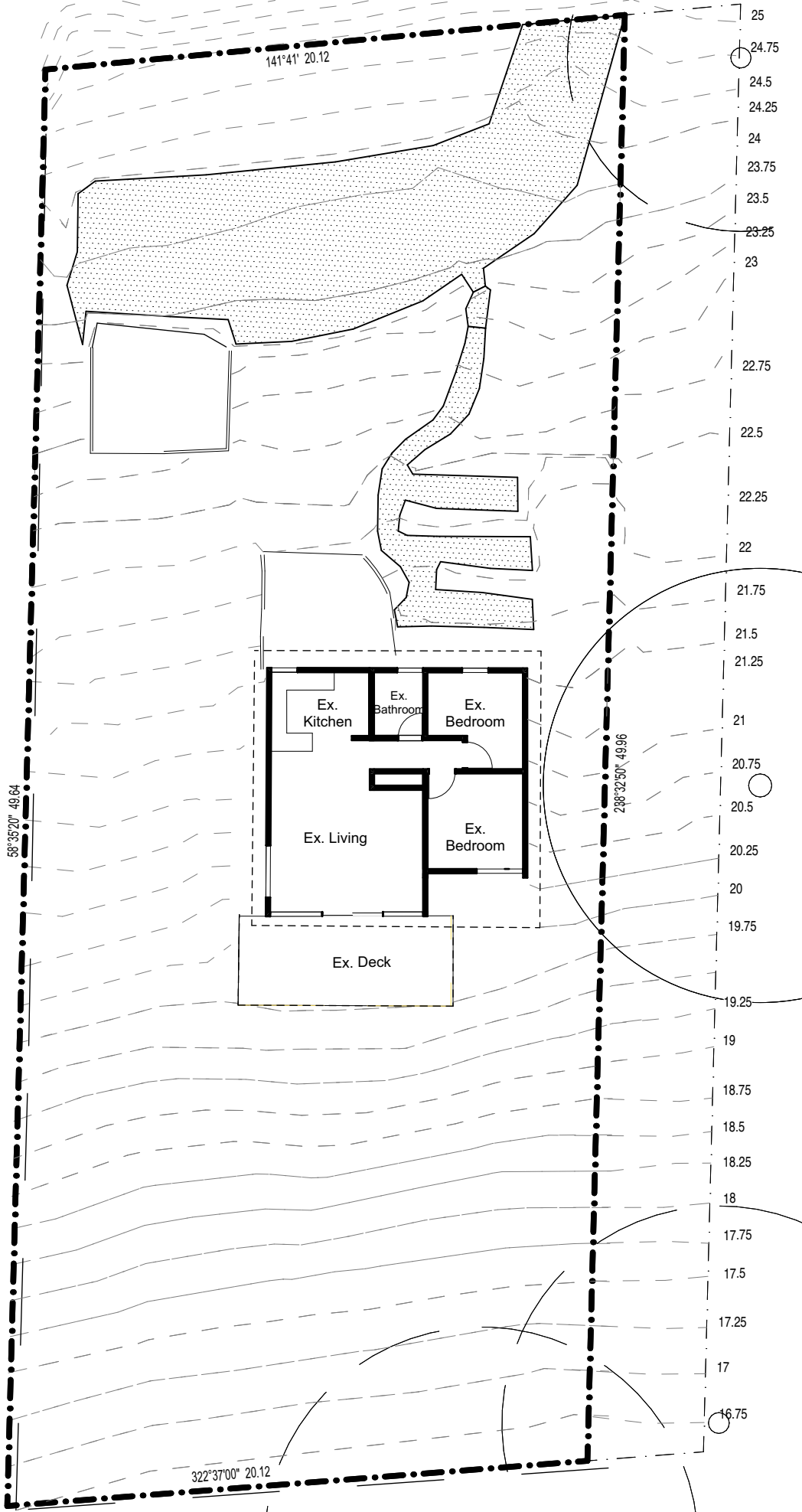
**Material Key**

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- R03:** Colorbond roof sheeting, colour: Galv.
- FG01:** Fixed glazing
- TC01:** Rough sawn timber cladding, Finish: Natural
- BW01:** Blockwork Colour Grey

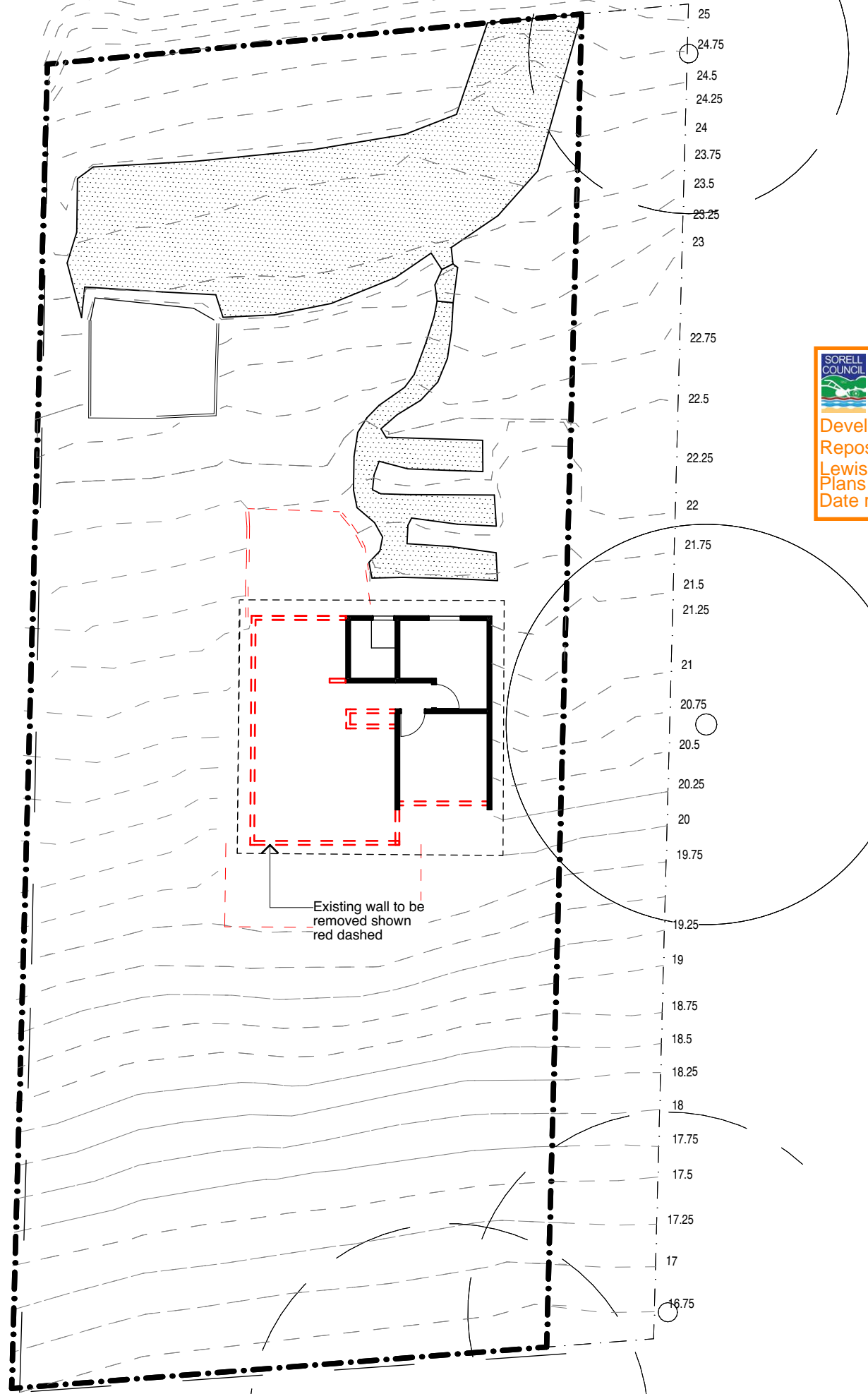


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**01** Existing 1:200



**02** Demolition 1:200

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stage: DA  
 project: Lewisham House  
 Existing

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 drawing n° issue



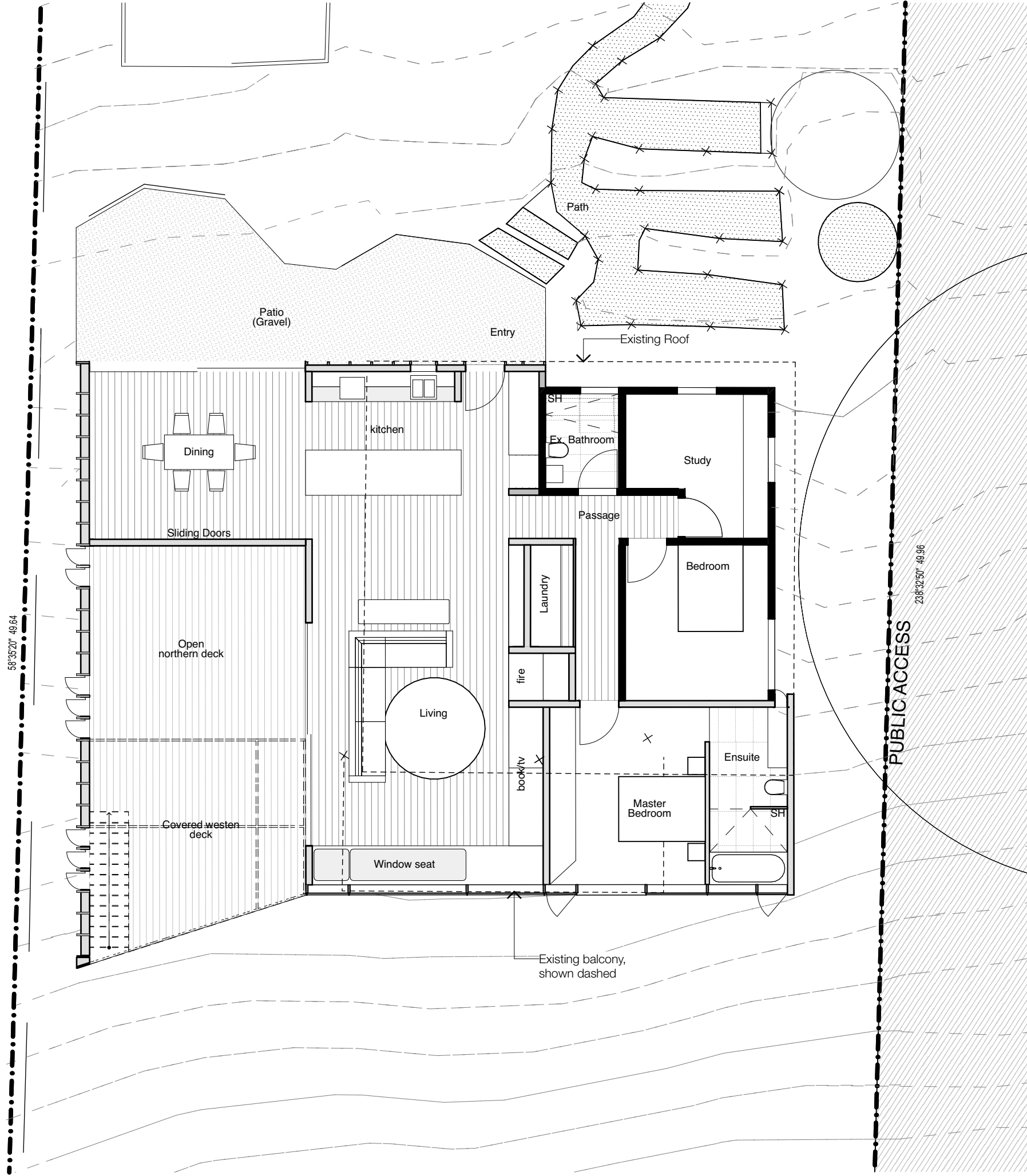


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stage:  
**DA**

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project:  
**Lewisham House**

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Plan

original size  
**A3** Tuesday, 17 December 2024

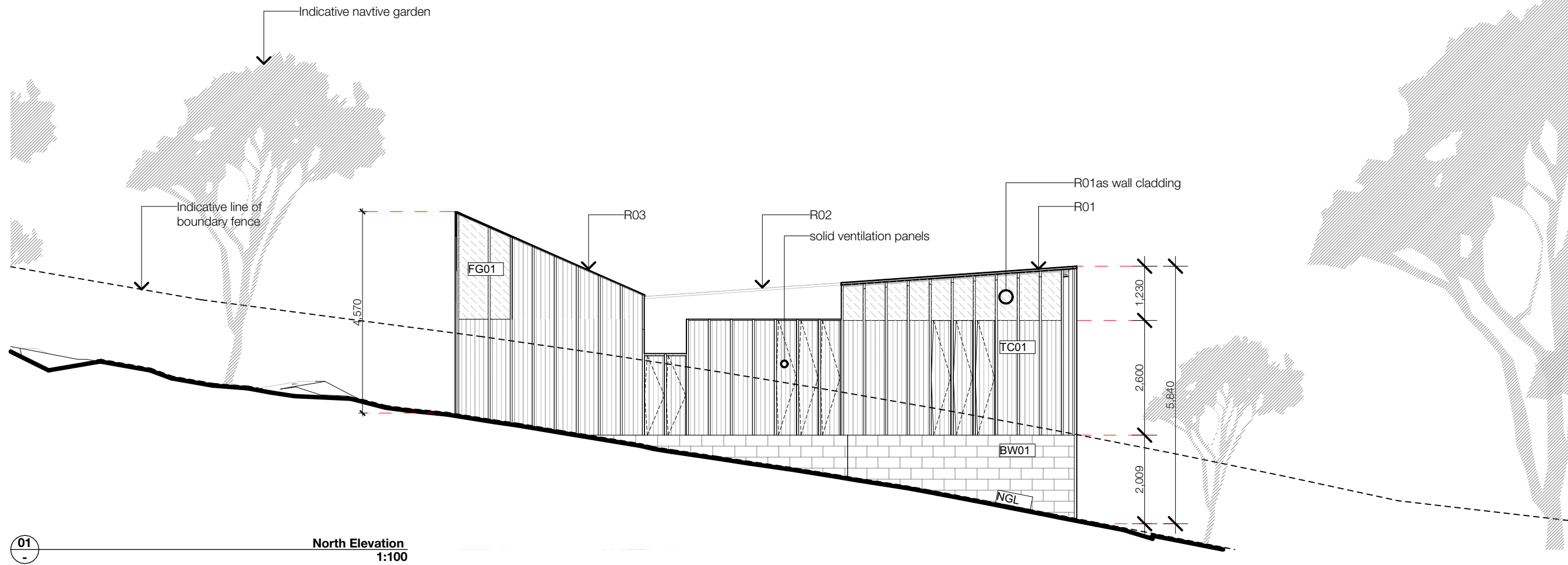
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drawing n° **02** issue

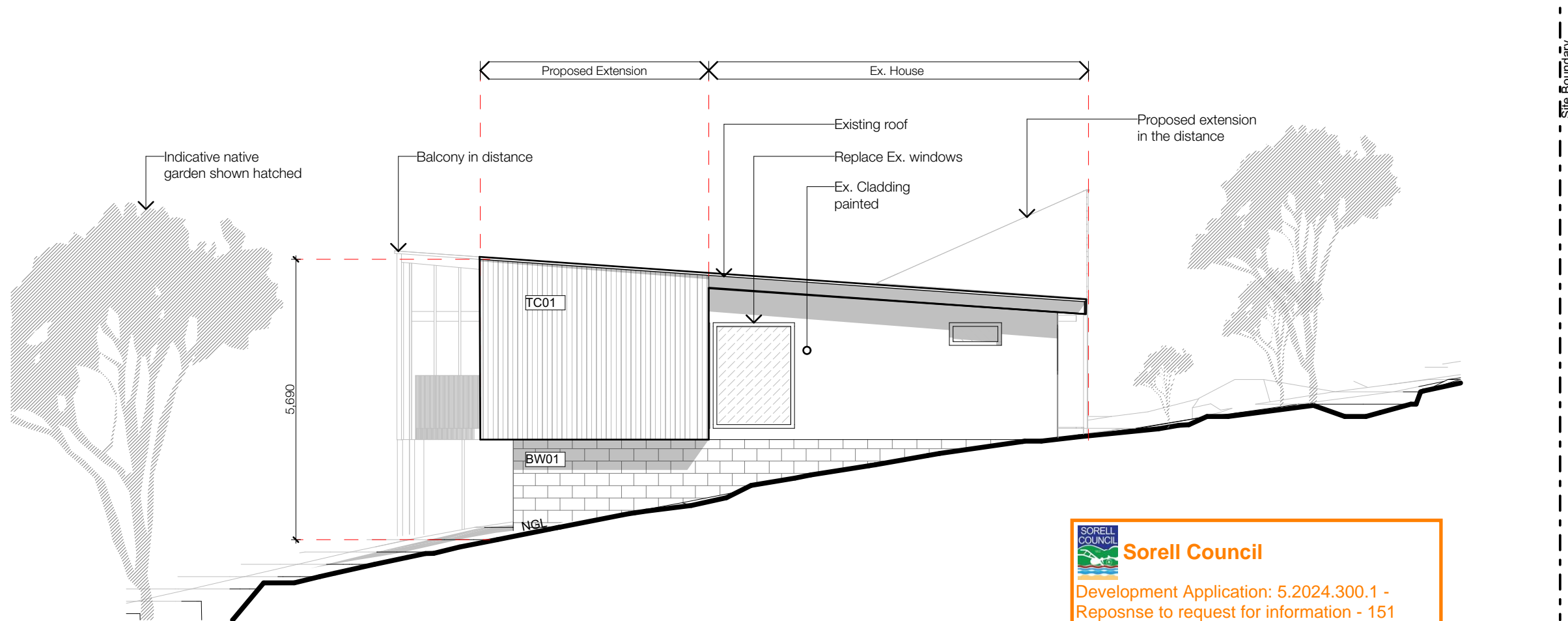
**2023-03**

**Material Key**

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**North Elevation**  
1:100



**South Elevation**  
1:100

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project: Lewisham House

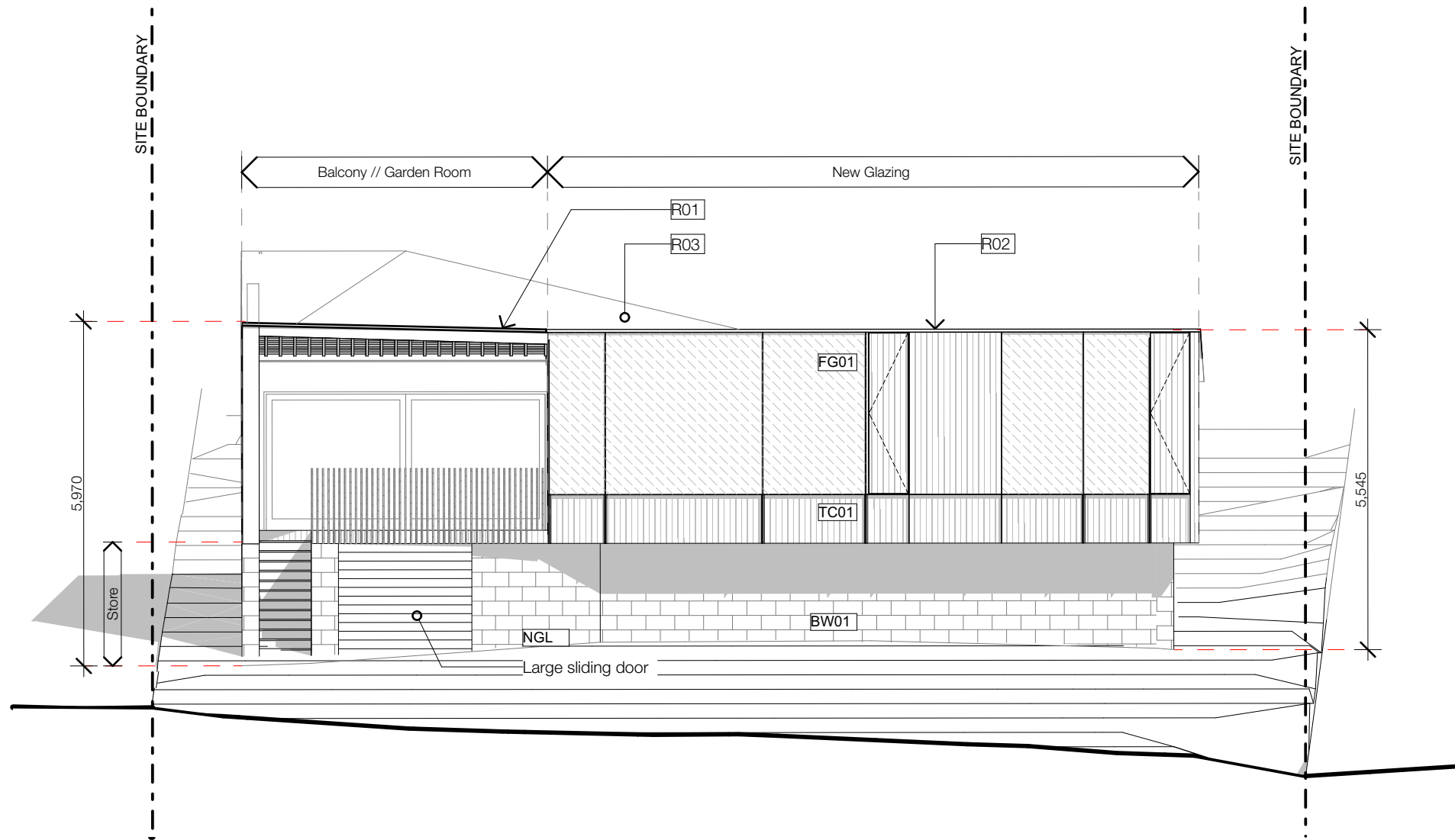
Elevations

original size A3 Tuesday, 17 December 2024  
 drawing n° issue

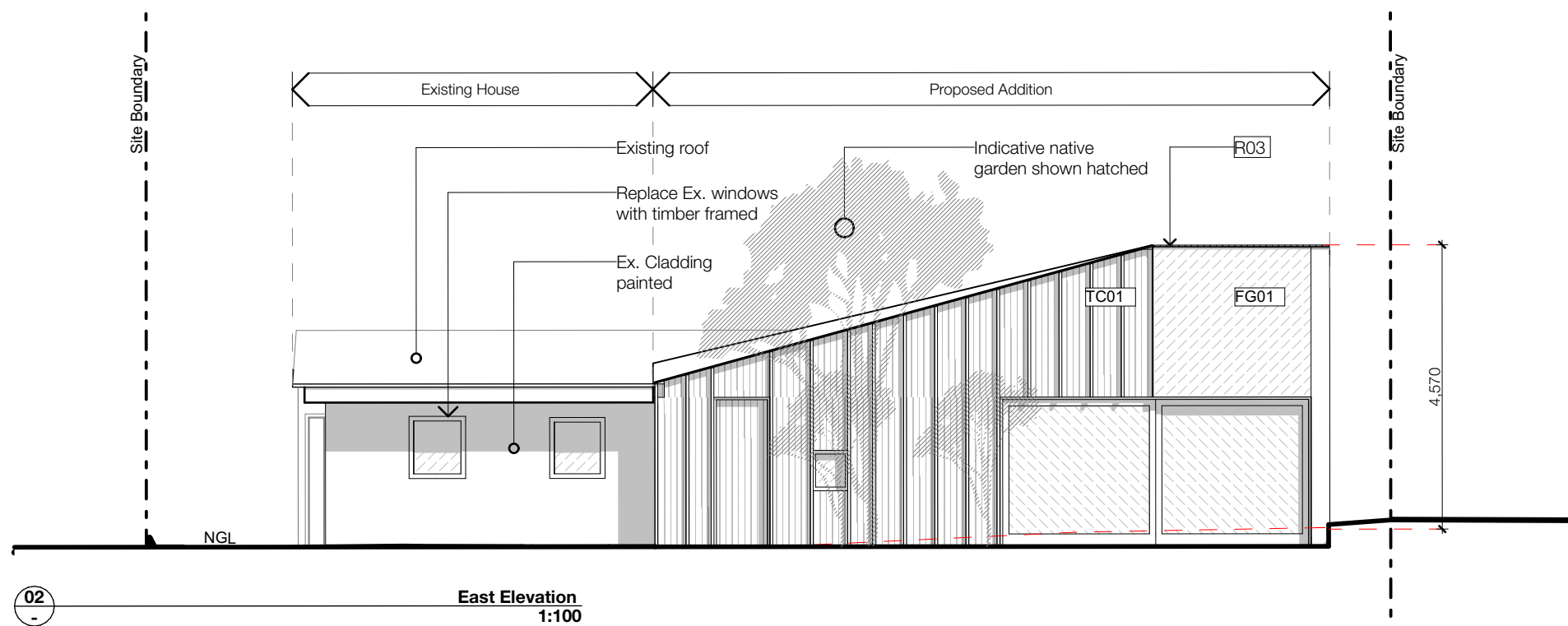
2023-04 02

**Material Key**

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01 - **West Elevation**  
1:100



02 - **East Elevation**  
1:100

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Elevations

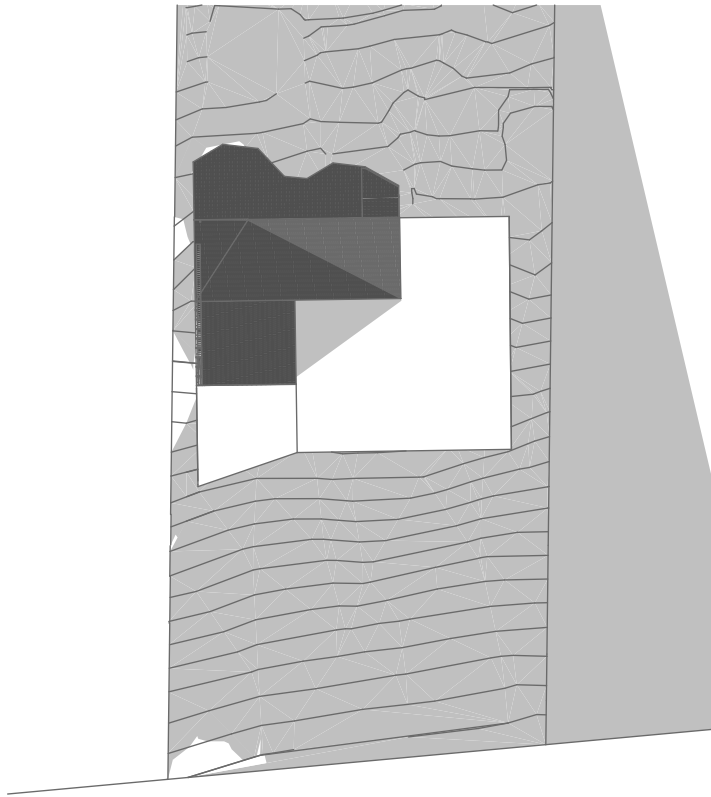
original size A3 Tuesday, 17 December 2024  
 drawing n° issue

2023-05 02



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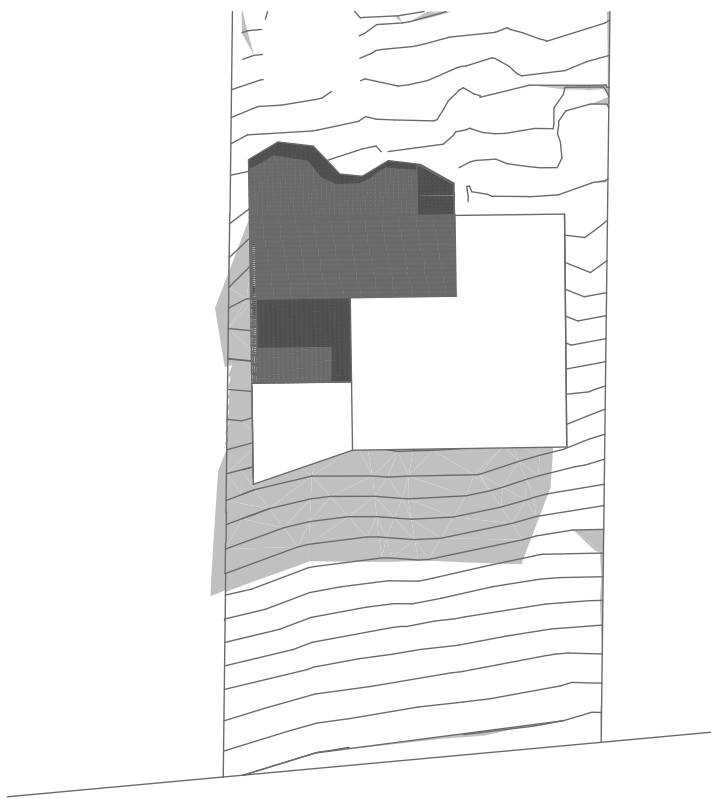
01 - 9am June 1:400



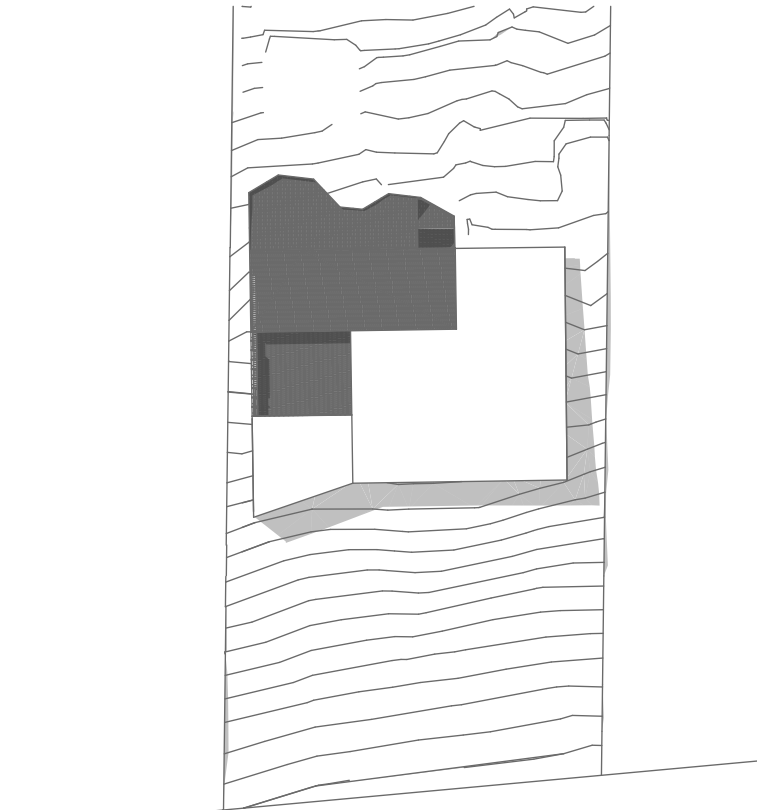
02 - 12 June 1:400



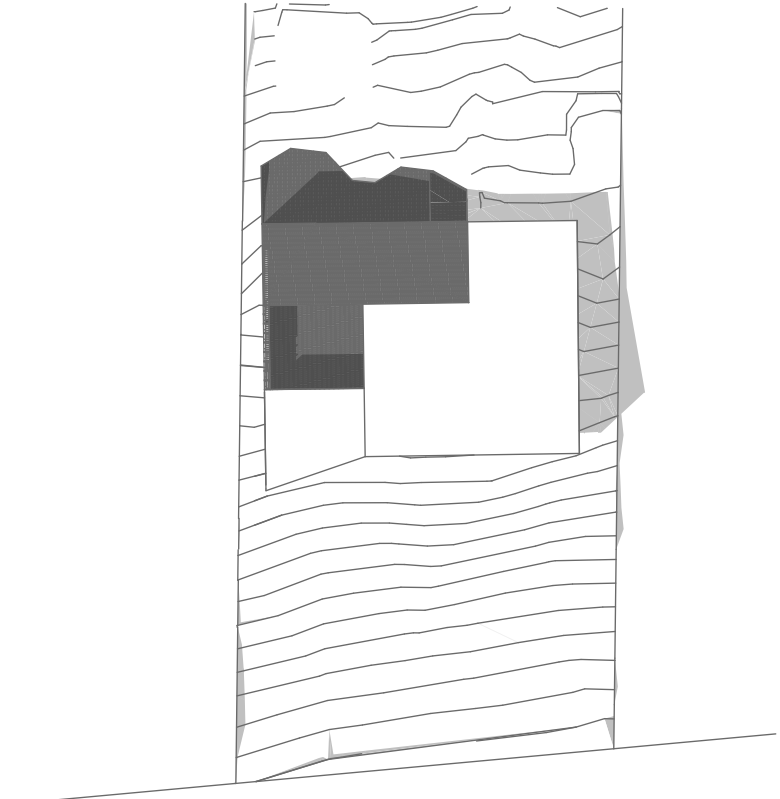
03 - 3pm June 1:400



04 - Dec 9am 1:400



05 - Dec 12noon 1:400



06 - Dec 3pm 1:400


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Sun Studies

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drawing n° issue

2023-06 02

Surface Water Drainage

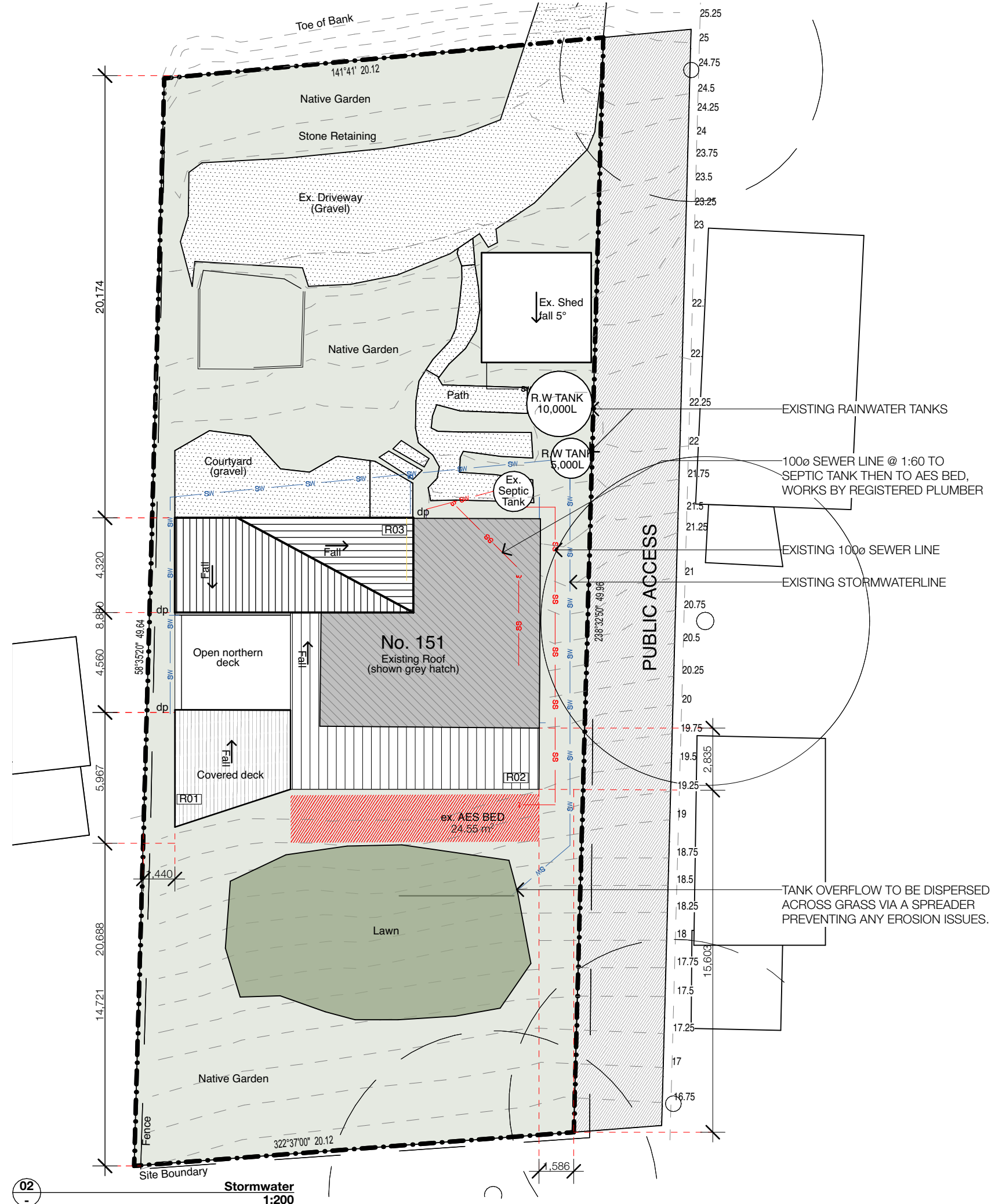
Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3. Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i) 25mm over the first 1m from the building
- (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
- (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
- (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
- (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
- (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4. Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
- (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.



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