

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 until Tuesday 4th February 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 **Tuesday 4th 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:				
or repeati	Development:				
Large or complex proposals should be described in a letter or planning report.					
Design and construction cost of proposal:		\$			
Is all, or some th	ne work already constructed:	No: □	Yes: □		
Location of	Street address:				
proposed works:	Suburb: Postcode:				
	Certificate of Title(s) Volume: Folio:				
Current Use of Site					
Current Owner/s:	Name(s)				
Is the Property on the Tasmanian Heritage Register?		No: ☐ Yes: ☐	If yes, please provide written advice from Heritage Tasmania		
Is the proposal to be carried out in more than one stage?		No: ☐ Yes: ☐	If yes, please clearly describe in plans		
Have any potentially contaminating uses been undertaken on the site?		No: ☐ Yes: ☐	If yes, please complete the Additional Information for Non-Residential Use		
Is any vegetation proposed to be removed?		No: ☐ Yes: ☐	If yes, please ensure plans clearly show area to be impacted		
Does the proposal involve land administered or owned by either the Crown or Council?		No: ☐ Yes: ☐	If yes, please complete the Council or Crown land section on page 3		
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: 5.2024.300.1 - 151 Lewisham Scenic Drive, Lewisham

Plans Reference: P! Date Received: 19/11/2024

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.

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 if 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.

1		being responsible for the
administration of land at	Sorell Council	
declare that I have given permiss	Development Application: 5.2024.300.1 - 151 Lewisham Scenic Drive, Lewisham Plans Reference: P! Date Received: 19/11/2024	
Signature of General Manager, Minister or Delegate:	Signature:	Date:

151 Lewisham Scenic Drive, Lewisham, TAS

TITLE: 55330 /18 SITE AREA: 995m2

PLANNING SCHEME: Tasmanian Planning Scheme

ZONE: Low Density

PROPOSED USE: Dwelling

PROPOSED HOUSE FOOTPRINT: 165m2

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

Drawings List



Development Application: 5.2024.300.1 -Reposnse to request for information - 151 Lewisham Scenic Drive, Lewisham - P2.pdf Plans Reference: P2 Date received:17/01/2025



Material Key

Ampelite roof sheeting roofing over balcony

Colorbond roof sheeting, colour: White R02:

Colorbond roof sheeting, colour: Galv

FG01: Fixed glazing

Rough sawn timber cladding, Finish: Natural TC01:

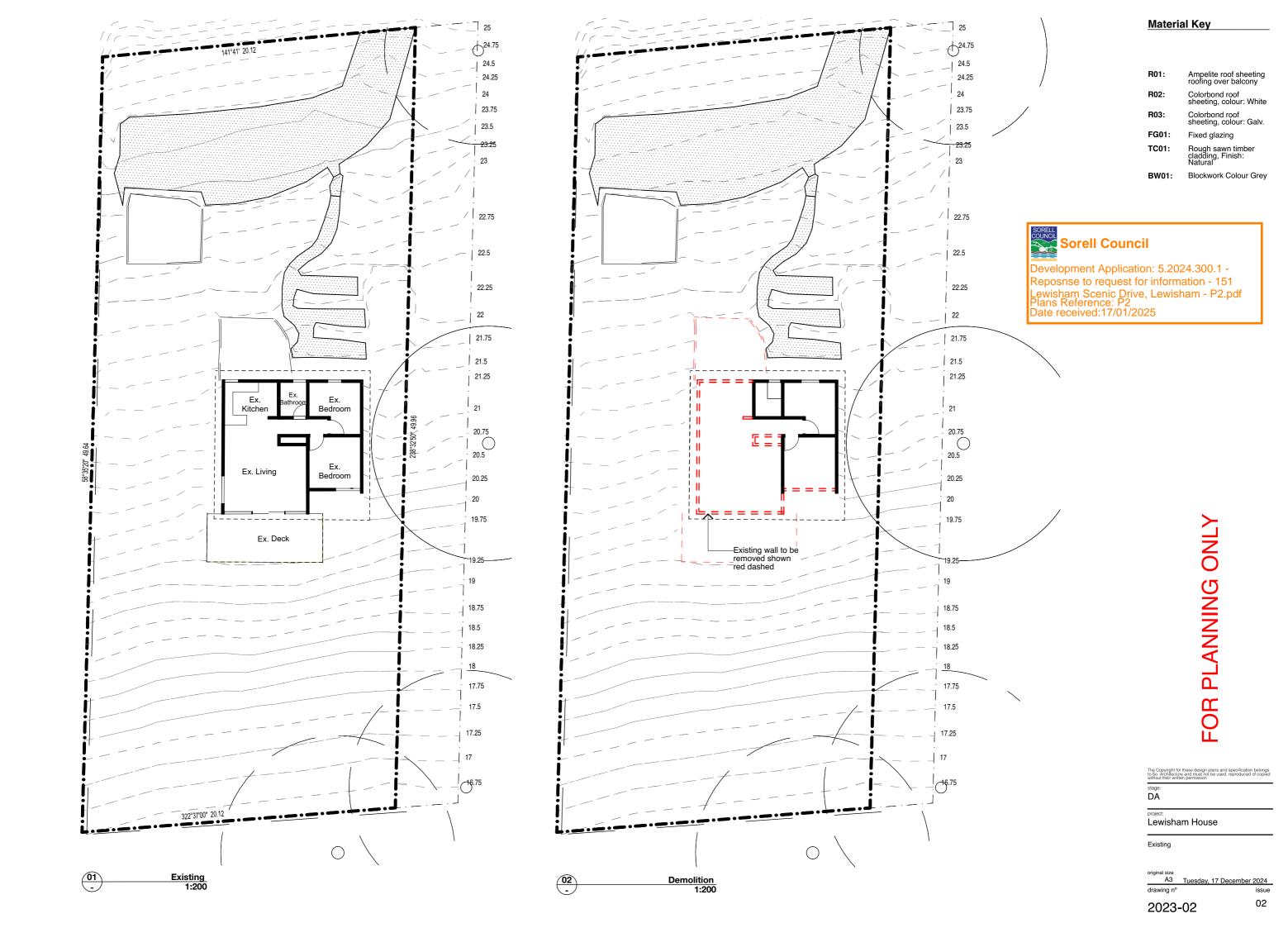
Blockwork Colour Grey BW01:

FOR PLANNING ONLY

stage:

Lewisham House

2023-01

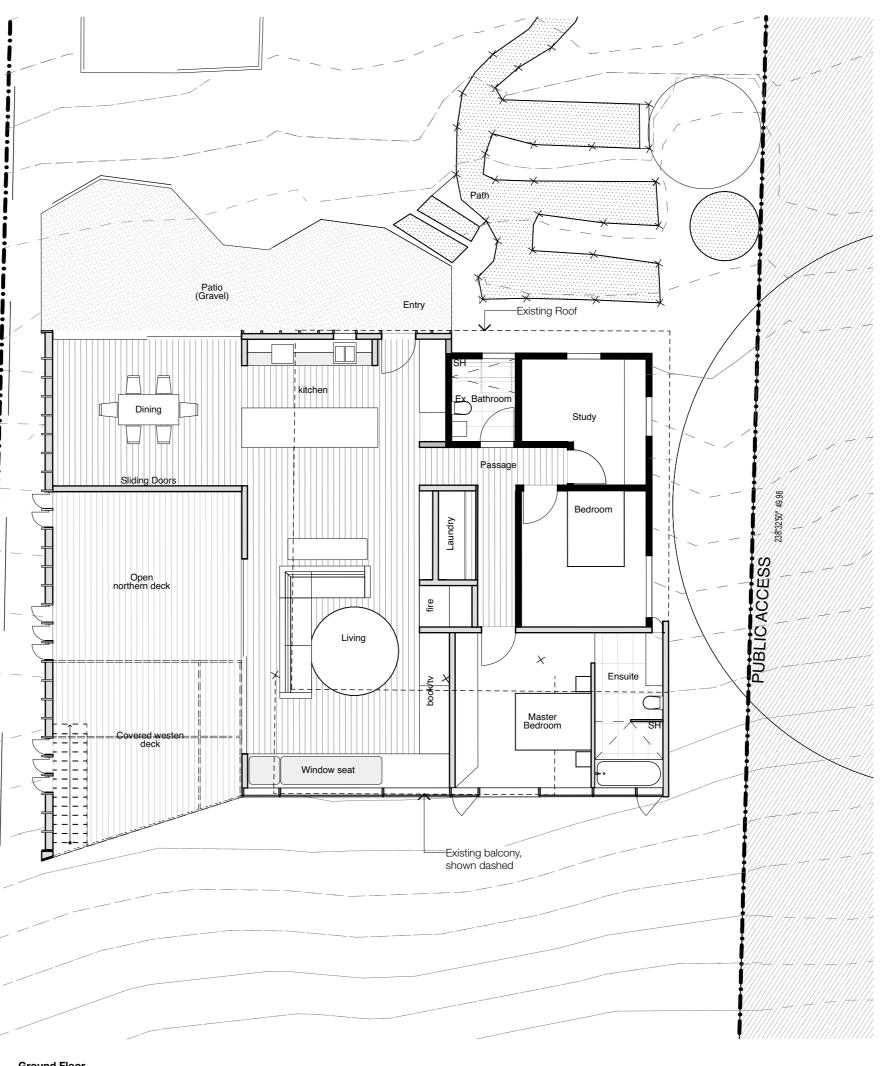


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stage:

project: Lewisham House

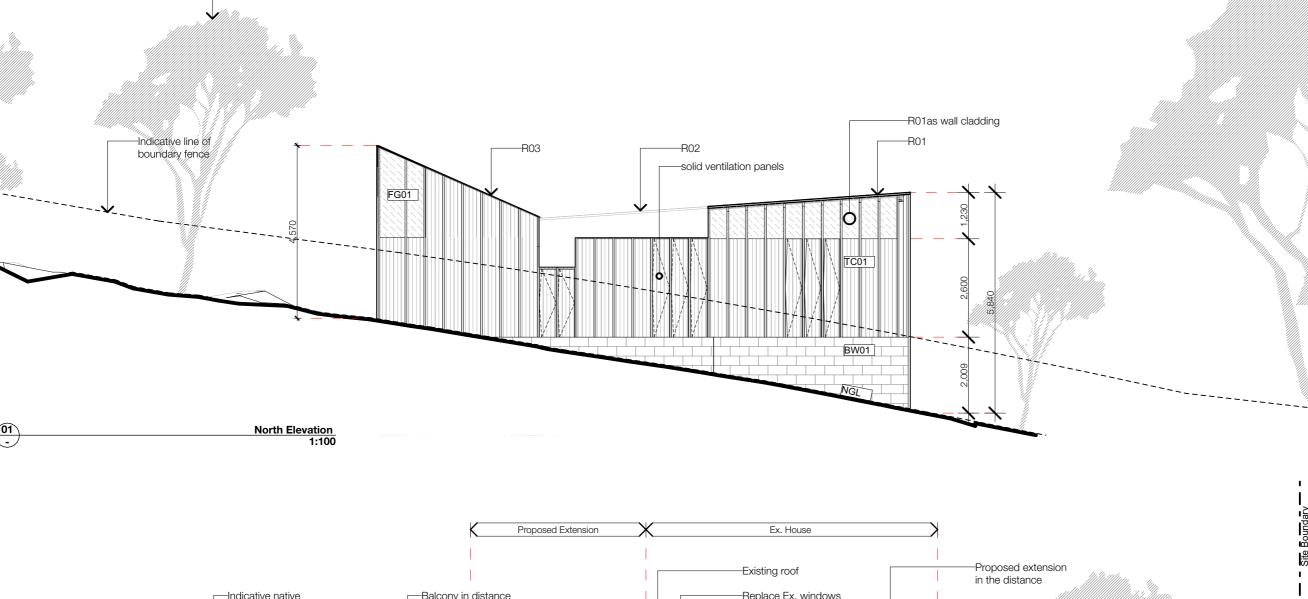
2023-03



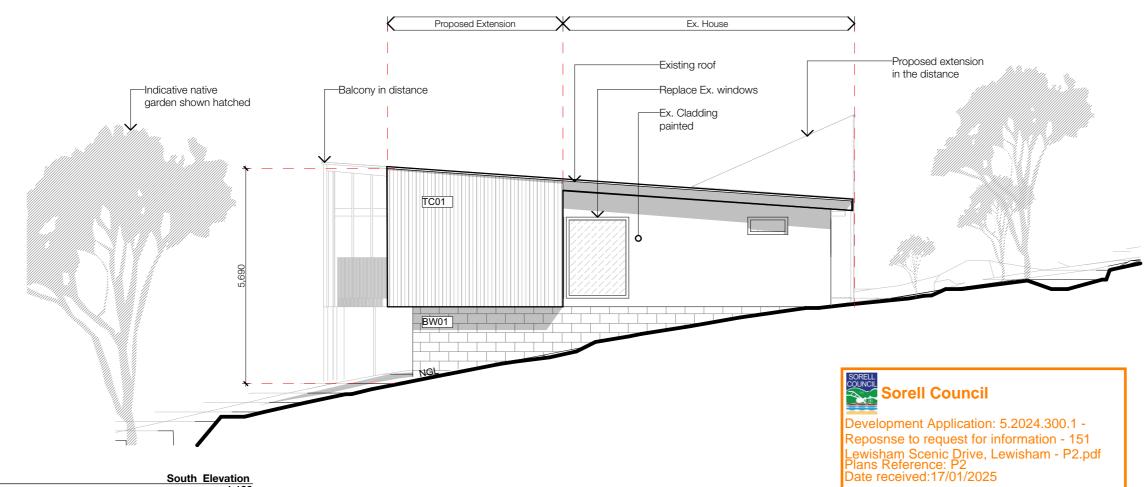
Sorell Council

Development Application: 5.2024.300.1 Reposnse to request for information - 151
Lewisham Scenic Drive, Lewisham - P2.pdf
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FG01:



Indicative navtive garden



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Elevations

original size
A3 Tuesday, 17 December 2024

2023-04

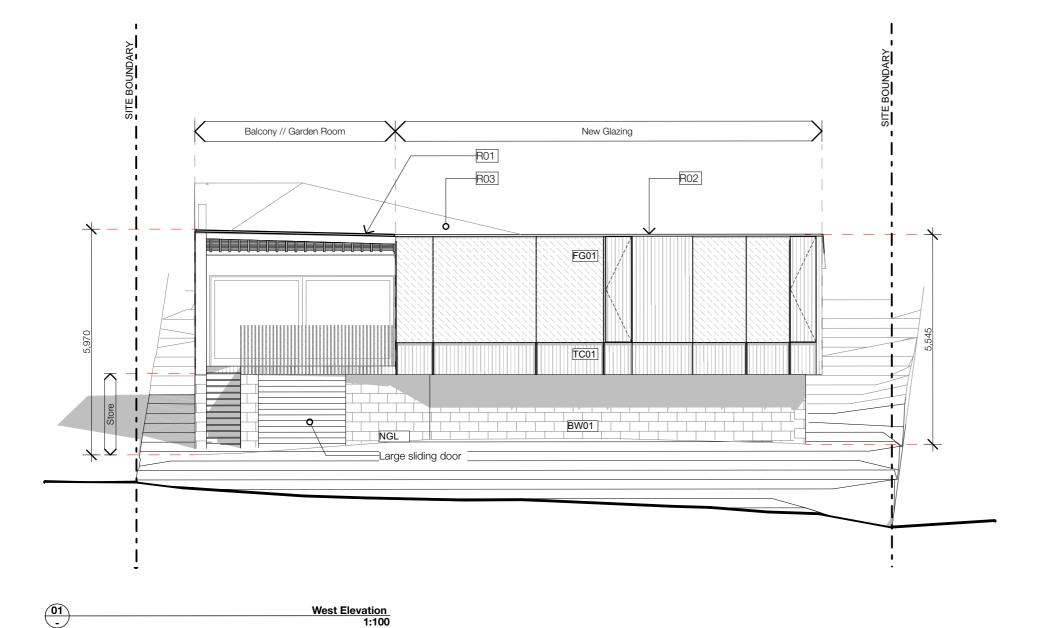
02

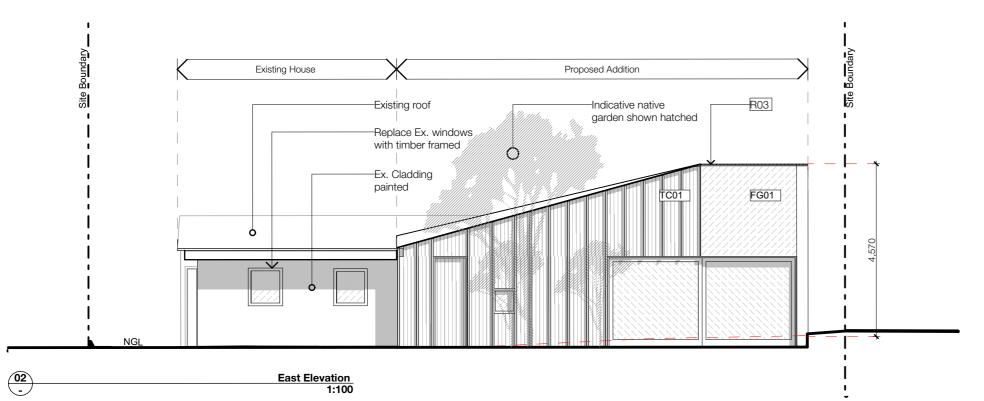
R01:

TC01:

Ampelite roof sheeting roofing over balcony









Development Application: 5.2024.300.1 -Reposnse to request for information - 151 Lewisham Scenic Drive, Lewisham - P2.pdf Plans Reference: P2 Date received:17/01/2025 The Copyright for these design plans and specification belongs to So. Architecture and must not be used, reproduced of copied without their written permission

stage:

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Elevations

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

02

Material Key

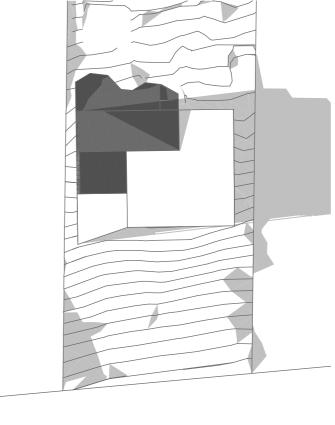
Ampelite roof sheeting roofing over balcony R02:

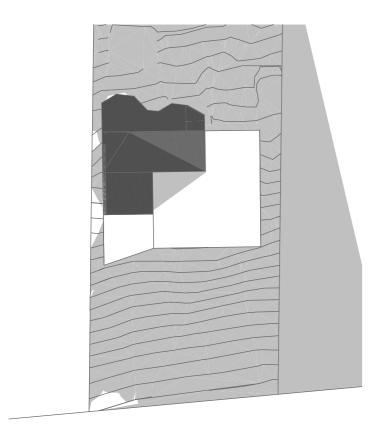
Colorbond roof sheeting, colour: White Colorbond roof sheeting, colour: Galv.

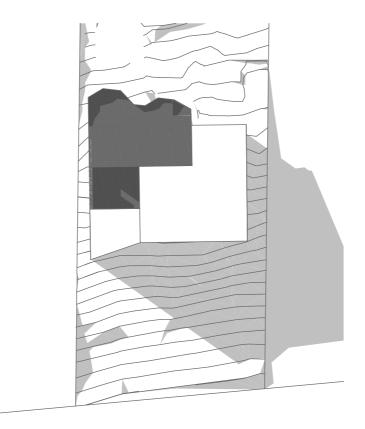
FG01: Fixed glazing TC01:

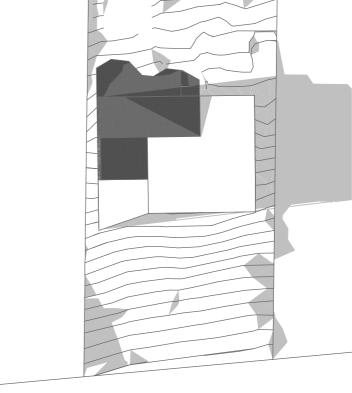
Rough sawn timber cladding, Finish: Natural

BW01: Blockwork Colour Grey

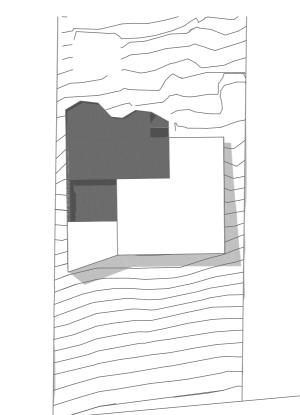




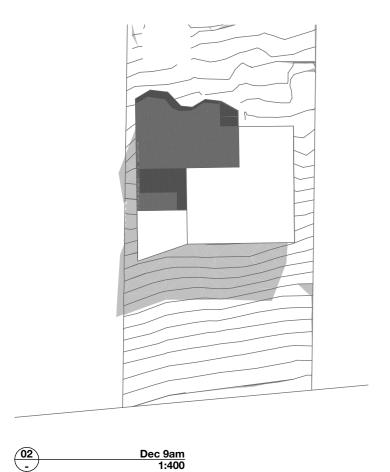


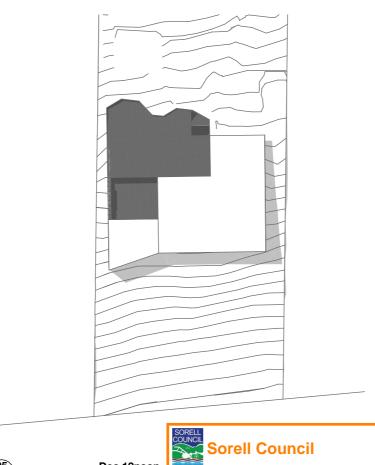






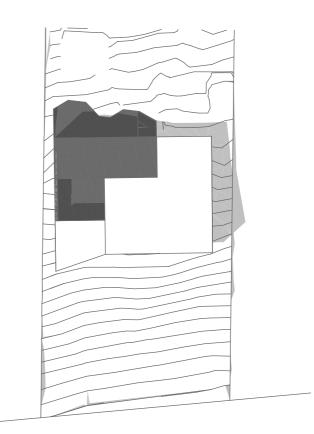






12 June 1:400

Dec 12noon 1:400



Development Application: 5.2024.300.1 -Reposnse to request for information - 151 Lewisham Scenic Drive, Lewisham - P2.pdf Plans Reference: P2 Date received:17/01/2025

Dec 3pm 1:400

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project: Lewisham House

Sun Studies

2023-06

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 to a building:

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

(A)In low rainfal 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

surfaces mustbe 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-

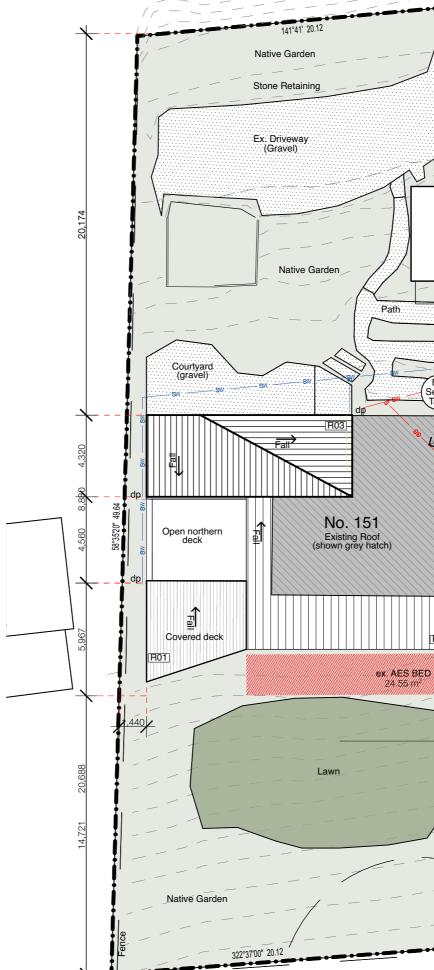
(a) be graded with a uniform fall of not less than 1:300; and

(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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Toe of Bank



25.25

25

√24.75

24.5

24.25

23.75

23.5

23:25

22.25

20.75

20.5

20.25 20 19.75 19.5

18.75 18.5

18.25

17.5

17 25

16.75

ACCESS

PUBLIC

-EXISTING RAINWATER TANKS

100ø SEWER LINE @ 1:60 TO

EXISTING 1000 SEWER LINE

-EXISTING STORMWATERLINE

SEPTIC TANK THEN TO AES BED,

WORKS BY REGISTERED PLUMBER

-TANK OVERFLOW TO BE DISPERSED

ACROSS GRASS VIA A SPREADER PREVENTING ANY EROSION ISSUES.

Ex. Shed

R.W-TANK

W TAN

Ex. Septic Tank

R02

5,000L

Jfall 5°

24

R01: Ampelite roof sheeting roofing over balcony

R02: Colorbond roof sheeting, colour: White

Colorbond roof sheeting, colour: Galv. FG01: Fixed glazing

TC01:

Rough sawn timber cladding, Finish: Natural

Blockwork Colour Grey BW01:

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stage:

Lewisham House

Stormwater

original size
A3 Tuesday, 17 December 2024

01

2023-07

drawing no

Stormwater