

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 3 Whitlam Court, Lewisham**

**PROPOSED DEVELOPMENT:**

**CHANGE OF USE (TEMPORARY DWELLING TO  
SECONDARY 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 **Monday 14<sup>th</sup> July 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 **Monday 14<sup>th</sup> July 2025**.

**APPLICANT: S J A Smith, K A Smith**

**APPLICATION NO: DA 2025 / 156 1**

**DATE: 27 June 2025**

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

Full description of Proposal:	Use:	Change from Temp. dwelling to ancillary dwelling.
	Development:	
	Large or complex proposals should be described in a letter or planning report.	
Design and construction cost of proposal:		\$ .....

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address:	3 Whitlam crt	
	Suburb:	Lewisham	Postcode: 7173
	Certificate of Title(s) Volume: ..... Folio: .....		

Current Use of Site	Temporary dwelling
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Current Owner/s:	Name(s) Scott & Kelly Smith
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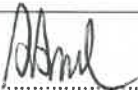
Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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 <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		




**Sorell Council**

Development Application: 5.2025.156.1 -  
Development Application - 3 Whitlam Court,  
Lewisham P1.pdf  
Plans Reference: P1  
Date Received: 13/06/2025

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

Declarations and acknowledgements	
<ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• I/we declare that the information in this application is true and correct.</li></ul> <p><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></p>	
<ul style="list-style-type: none"><li>• 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.</li></ul>	
<ul style="list-style-type: none"><li>• 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.</li></ul>	
<b>Applicant Signature:</b>	Signature:  Date: .....

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <ul style="list-style-type: none"><li>• If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li><li>• If the application involves Crown land you will also need a letter of consent.</li><li>• 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.</li></ul>	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....

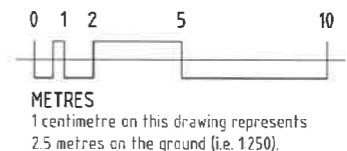
 **Sorell Council**  
Development Application: 5.2025.156.1 -  
Development Application - 3 Whitlam Court,  
Lewisham P1.pdf  
Plans Reference: P1  
Date Received: 13/06/2025

**Property Address:** 3 Whitlam Court  
Lewisham, 7173  
**Property ID:** 2191365  
**Title Reference:** 175450/10  
**Site Area:** 2006 sqm.  
**Municipality:** Sorell Council  
**Zone:** 12.0 Low Density Residential

File No.: SP18200-01 (Rev. A - 08 August 2018).  
Contour Interval: 0.2m (or as shown).

MARK	DESCRIPTION
----	STORMWATER PIPES TO BE PVC-U Class SN4 @ Min. 1% (to AS/NZS 1254:2010).
.....	100mm SLOTTED PVC SUBSOIL DRAIN WITH FILTER SOCK @ Min. 1% FALL. REFER TO TYP. DETAIL ON DWG SWMP 02.

A.	APPROVAL SET,				14.01.2019
REV.	DESCRIPTION	REV.	DATE		



Stuart Bowling | Building Design  
B. Environmental Design

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Email: [stuart.bowling@outlook.com](mailto:stuart.bowling@outlook.com)  
Licence: CC 7560  
ABN: 34 531 056 735

Scale:	1:250 @ A3	DWG. No.:	0035 A02
Drawn:	S.Bowling	Date:	14.01.19

<p>Project: <b>PROPOSED DWELLING &amp; OUTBUILDING</b> at No. 3 Whitlam Court <b>LEWISHAM, 7173</b> for <b>Scott &amp; Kelly Smith</b></p>	<p>Drawing: <b>SITE PLAN</b></p>
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## A02. SITE PLAN 1:250

INSULATION REQUIREMENTS BCA 2016 PART 3.12. (Climate Zone 7)	
REFER TO ENERGY ASSESSMENT BY STEVE GLYNN. ENERGY ASSESSMENT TAKES PRECEDENCE OVER FIGURES BELOW.	
EXTERNAL WALLS:	Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTS & 'SISALATION' VAPAWRAP WALL (non-reflective vapour-permeable wall wrap).
INTERNAL WALL: (ie. bounding shed)	Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTS.
ROOFS: (recommended)	R1.3 (55mm) 'PERMASTOP' BUILDING BLANKET OVER PURLINS (reflective side facing down) & R4.0 (195mm) 'PINK' CEILING INSULATION BATTS OR SISALATION® METAL ROOF SARKING (reflective side facing down) & Min. R5.0 (215mm) 'PINK' CEILING INSULATION BATTS.
NOTE: COLORBOND 'Basalt' COLOUR (ROOF & WALL SHEETING): SOLAR ASORPTANCE = 0.69.	

FLOOR FINISHES	
MARK	DESCRIPTION
CT	CERAMIC TILES AS SELECTED. Slip Rating: Min. R10.
CU	CARPET & UNDERLAY AS SELECTED.
STC	STEEL TROWEL FINISHED CONCRETE. (must be free of trowelling marks).

**7.2**  
NATIONWIDE HOUSE  
ENERGY RATING SYSTEM  
104.4 MJ/m²  
www.nathers.gov.au

Certificate Number: LSUCGLD607  
Assessor Name: Steven Glynn  
Accreditation number: VIC/BDAY/13/1498  
Certificate date: 16 Jan 2019  
Dwelling address: 3 WHITLAM COURT LEWISHAM TAS 7173  
www.nathers.gov.au

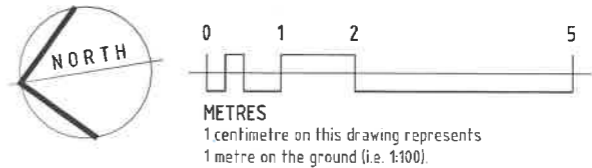
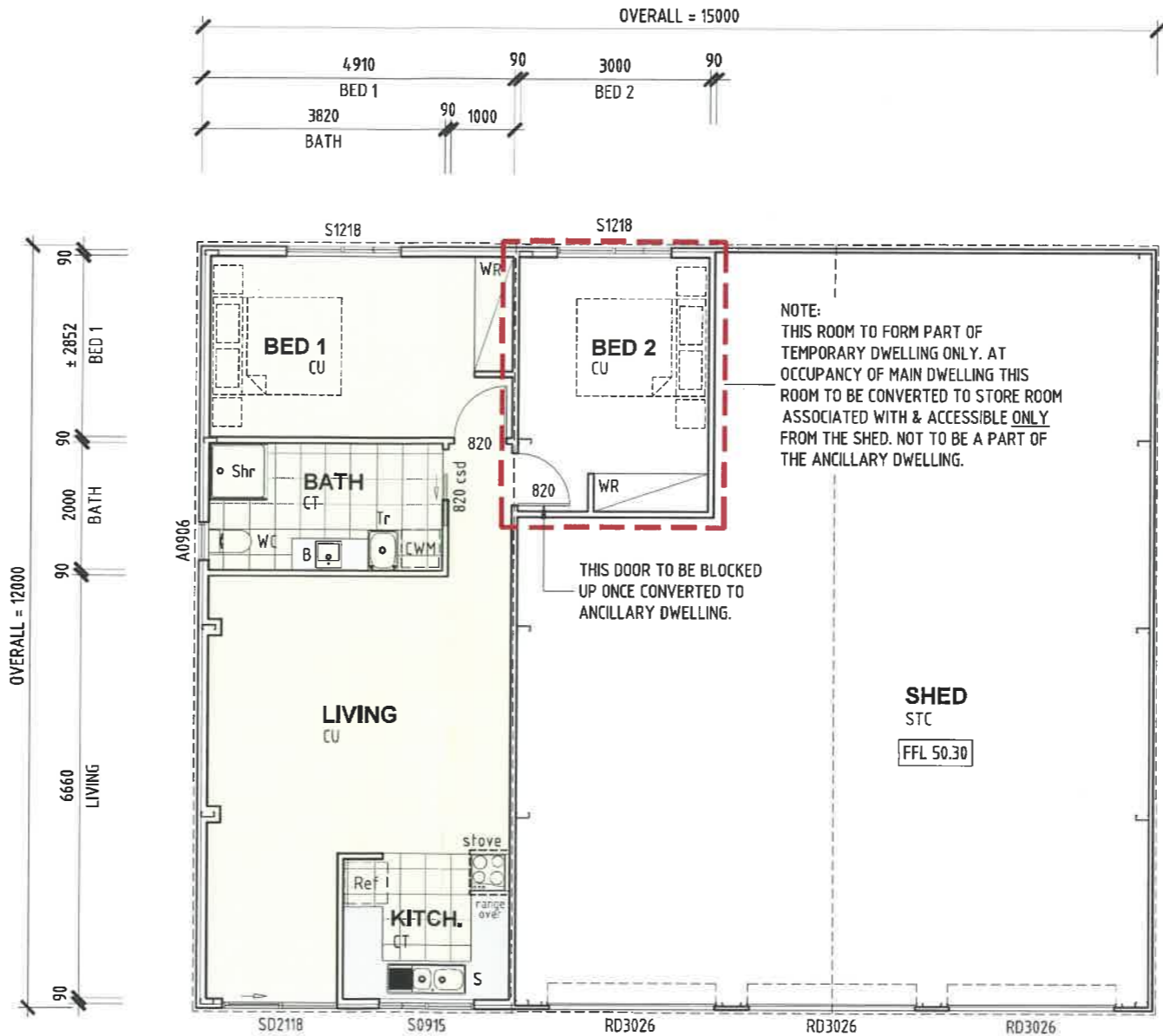
LSUCGLD607  
Steven Glynn  
VIC/BDAY/13/1498  
16 Jan 2019  
3 WHITLAM COURT  
LEWISHAM TAS 7173  
www.nathers.gov.au

**SHED NOTE:**  
REFER TO DRAWINGS BY OTHERS  
FOR SHED DESIGN / CERTIFICATION.

A03. SHED: FLOOR PLAN 1:100

**Sorell Council**

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Lewisham P1.pdf  
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	14.01.2019	DATE
A.	APPROVAL SET.	REV.
		DESCRIPTION

Project:

**PROPOSED DWELLING & OUTBUILDING**  
at No. 3 Whitlam Court  
LEWISHAM, 7173  
for Scott & Kelly Smith

Drawing:

**SHED: FLOOR PLAN**

DWG. No.:	0035 <b>A03</b>	Date:	14.01.19
Scale:	1:100 @ A3	Drawn:	S.Bowling

Stuart Bowling | Building Design  
B. Environmental Design

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ABN: 34 531 056 735

