

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 1B Alexander Court, Lewisham

**PROPOSED DEVELOPMENT:
OUTBUILDING**

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 11th August 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 11th August 2025**.

APPLICANT: P & J Sheds Pty Ltd

APPLICATION NO: DA 2025 /180 1

DATE: 25 July 2025

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

Full description of Proposal:	Use: Residential Outbuilding
	Development: New Colorbond clad outbuilding 11m X 5m
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 45,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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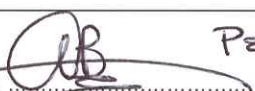
Location of proposed works:	Street address: 1B Alexander Court
	Suburb: Lewisham, TAS Postcode: 7173
	Certificate of Title(s) Volume: 140927 Folio: 1


Current Use of Site	Residential
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Current Owner/s:	Name(s) Alana & Ben Richards
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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: 1B Alexander Court, Lewisham
Plans Reference: P1
Date Received: 10/07/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> 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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <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"> 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. 	
<ul style="list-style-type: none"> 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. 	
Applicant Signature:	<div style="text-align: center;">  <i>P&J SHOPS P/L</i> Signature: Date: 10/07/2025 <i>ADRIAN BEAU</i> </div>

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"> 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. 	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<div style="text-align: right;">  <div style="border: 1px solid orange; padding: 5px; margin-left: 10px;"> Sorell Council <small>Development Application: 1B Alexander Court, Lewisham</small> <small>Plans Reference: P1</small> <small>Date Received: 10/07/2025</small> </div> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:



HOBART

Sheds & More

Fair Dinkum Builds Hobart

38 McIntyre Street
Mornington TAS 7018

Phone: 03 6244 4300

fairedinkumbuilds.com.au

AGENT AUTHORISATION

Project Address:	13 Alexander Ct Lewisham 7173
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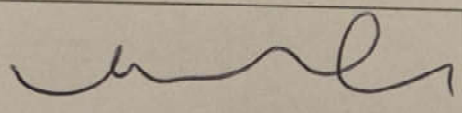
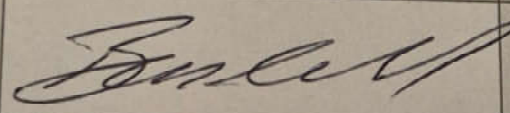
+/We

Owner Name/s:	Ben and Aiana Richards
Postal Address:	13 Alexander Ct, Lewisham
Phone Number:	0410920807
Email Address:	aianderrichards@gmail.com

Hereby appoint the following person/company representative:

Agent Name/s:	P&J Sheds Pty Ltd
Postal Address:	38 McIntyre Street Mornington, TAS 7018
Phone Number:	03 6244 4300
Email Address:	admin@fairedinkumhobart.com.au

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016.

Owner Name:	Aiana Richards	Owner Signature:		Date:	10/7/25
Owner Name:	Ben Richards	Owner Signature:		Date:	10/7/25



NEW OUTBUILDING
1 B ALEXANDER COURT, LEWISHAM, 7173
FOR A. & B. RICHARDS

CERTIFICATE OF TITLE: VOLUME - 140927 FOLIO - 1
PID: 2291366
LAND AREA: 2127m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
SORELL LOCAL PROVISIONS SCHEDULE
ZONE: 10. LOW DENSITY RESIDENTIAL
OVERLAYS: BUSHFIRE PRONE AREAS
AIRPORT OBSTACLE LIMITATION AREA
LOW LANDSLIP HAZARD BAND

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC 2.33
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: .92
TOPOGRAPHY: 1.16
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

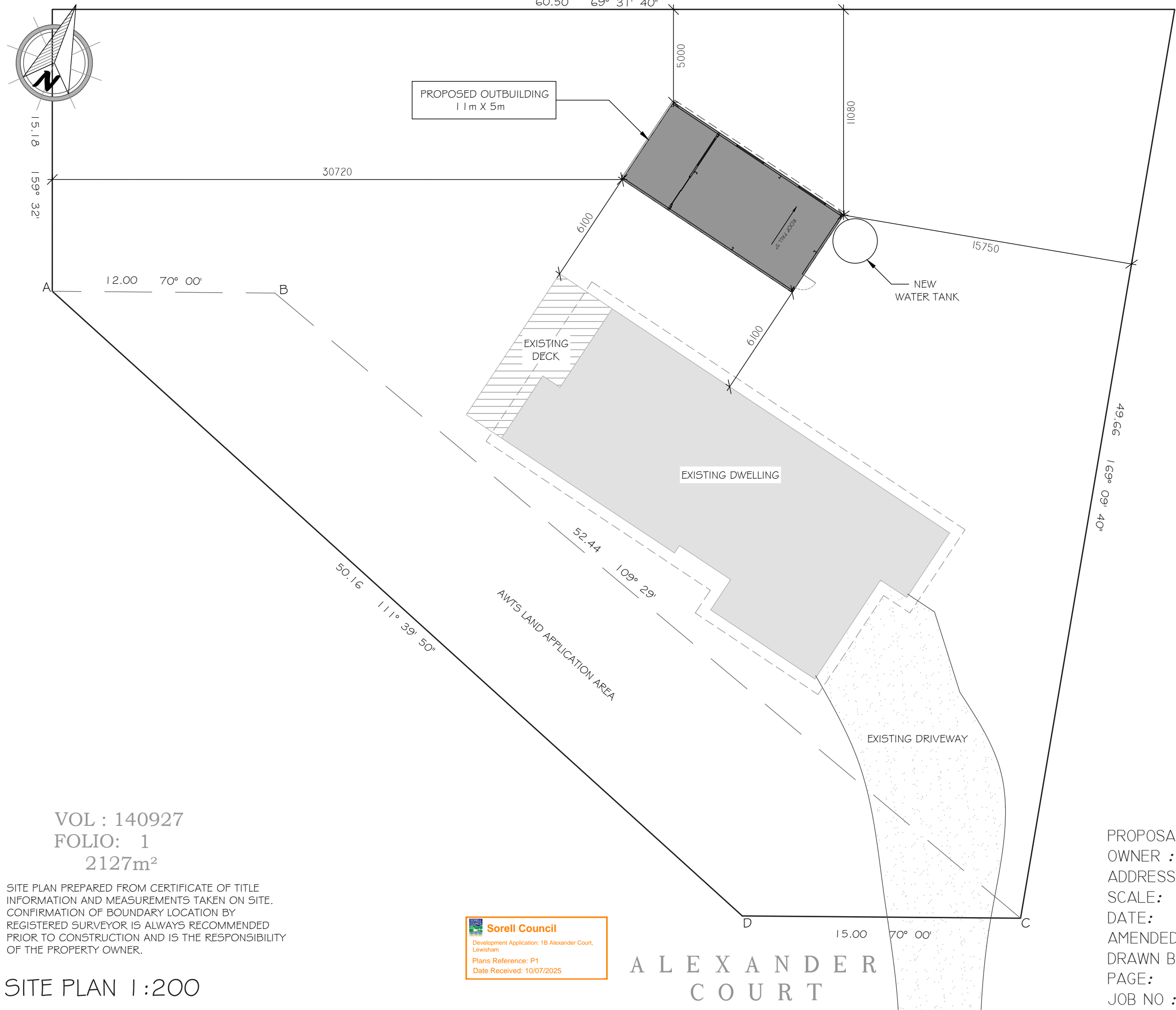
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101121





VOL : 140927
FOLIO: 1
2127m²

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

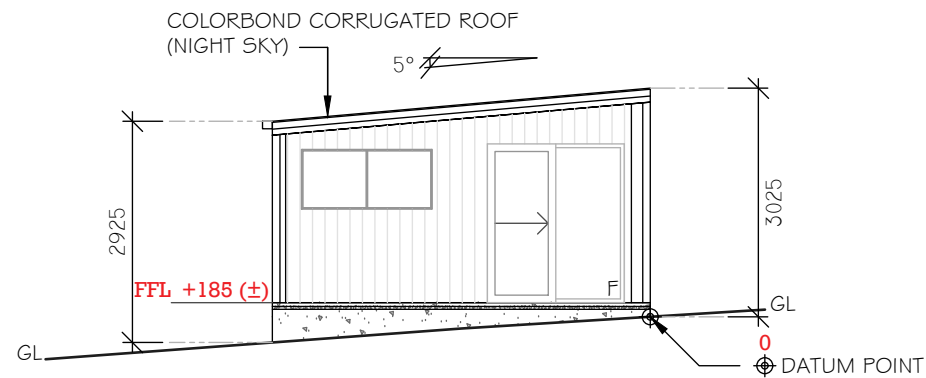
SITE PLAN 1:200



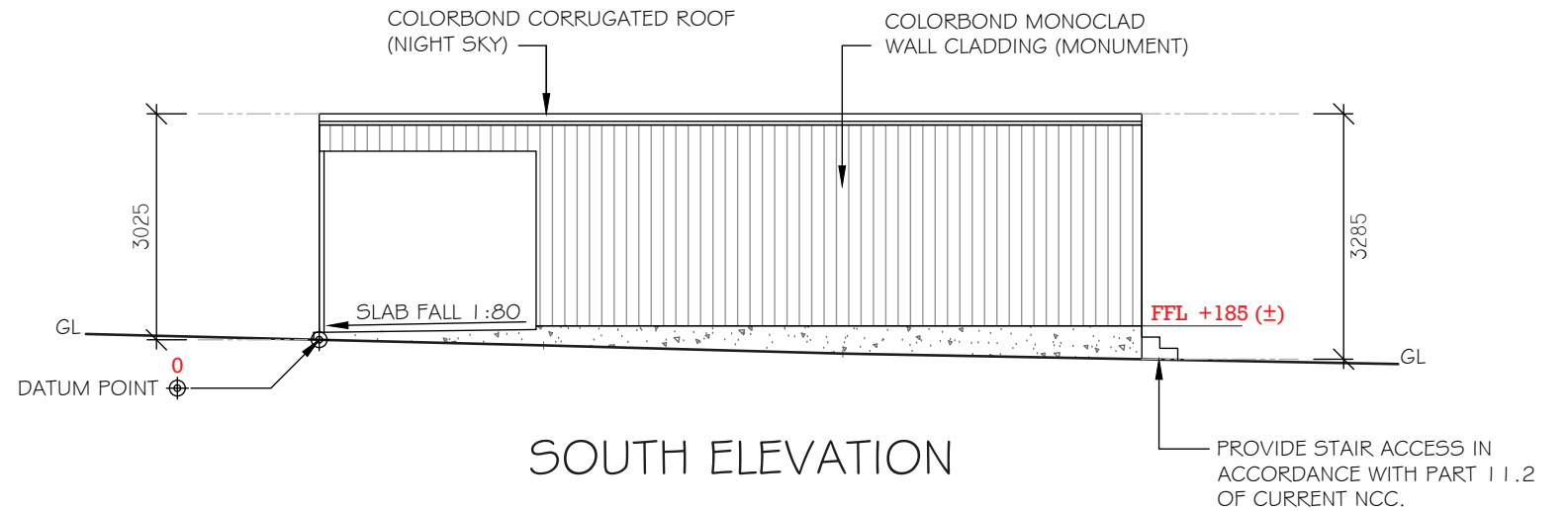
ALEXANDER
COURT

PROPOSAL : NEW OUTBUILDING
OWNER : A. & B. RICHARDS
ADDRESS: 1B ALEXANDER COURT, LEWISHAM, 7173
SCALE: 1:200
DATE: 3rd JULY 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/04
JOB NO : 101121



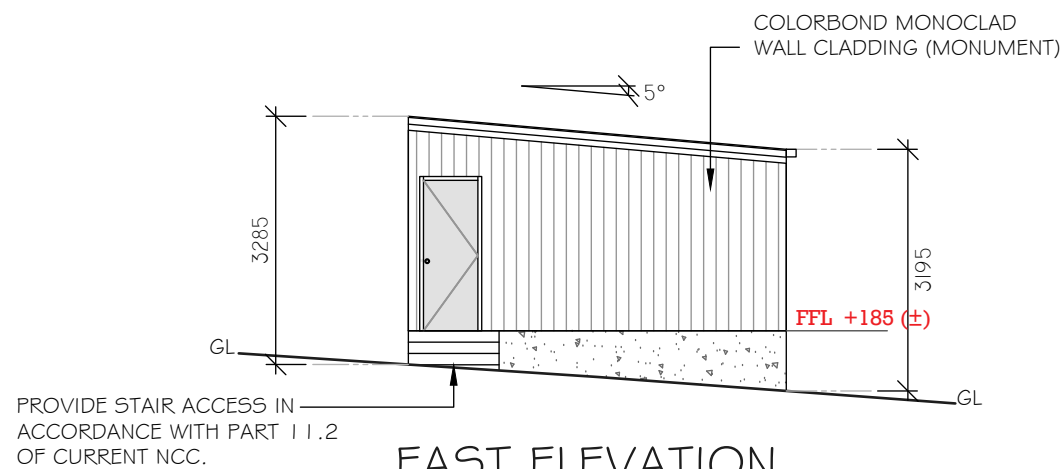


WEST ELEVATION

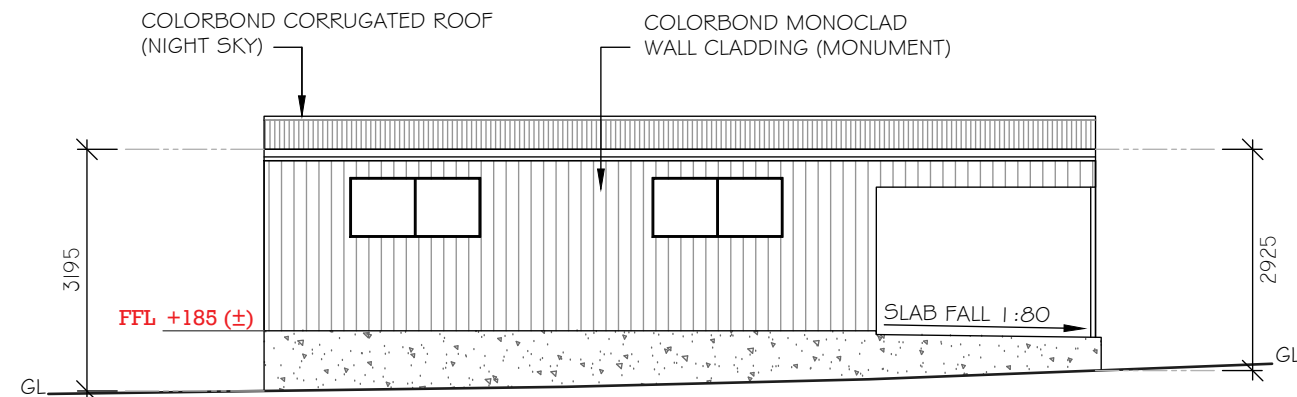


SOUTH ELEVATION

COLOURS (COLORBOND®):
 EXT. WALLS - MONUMENT
 ROOF - NIGHT SKY
 PA DOOR - MONUMENT
 WINDOW FRAME - NIGHT SKY
 SLIDING DOOR - NIGHT SKY
 GUTTER - NIGHT SKY
 CORNER FLASH - MONUMENT
 BARGE FLASHING - NIGHT SKY
 OPENING FLASH - NIGHT SKY



EAST ELEVATION



NORTH ELEVATION

REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS
 FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS
 FOOTING DESIGN AND SPECIFICATIONS.



ALL HEIGHTS SHOWN ARE ABOVE EXISTING GROUND LEVEL.

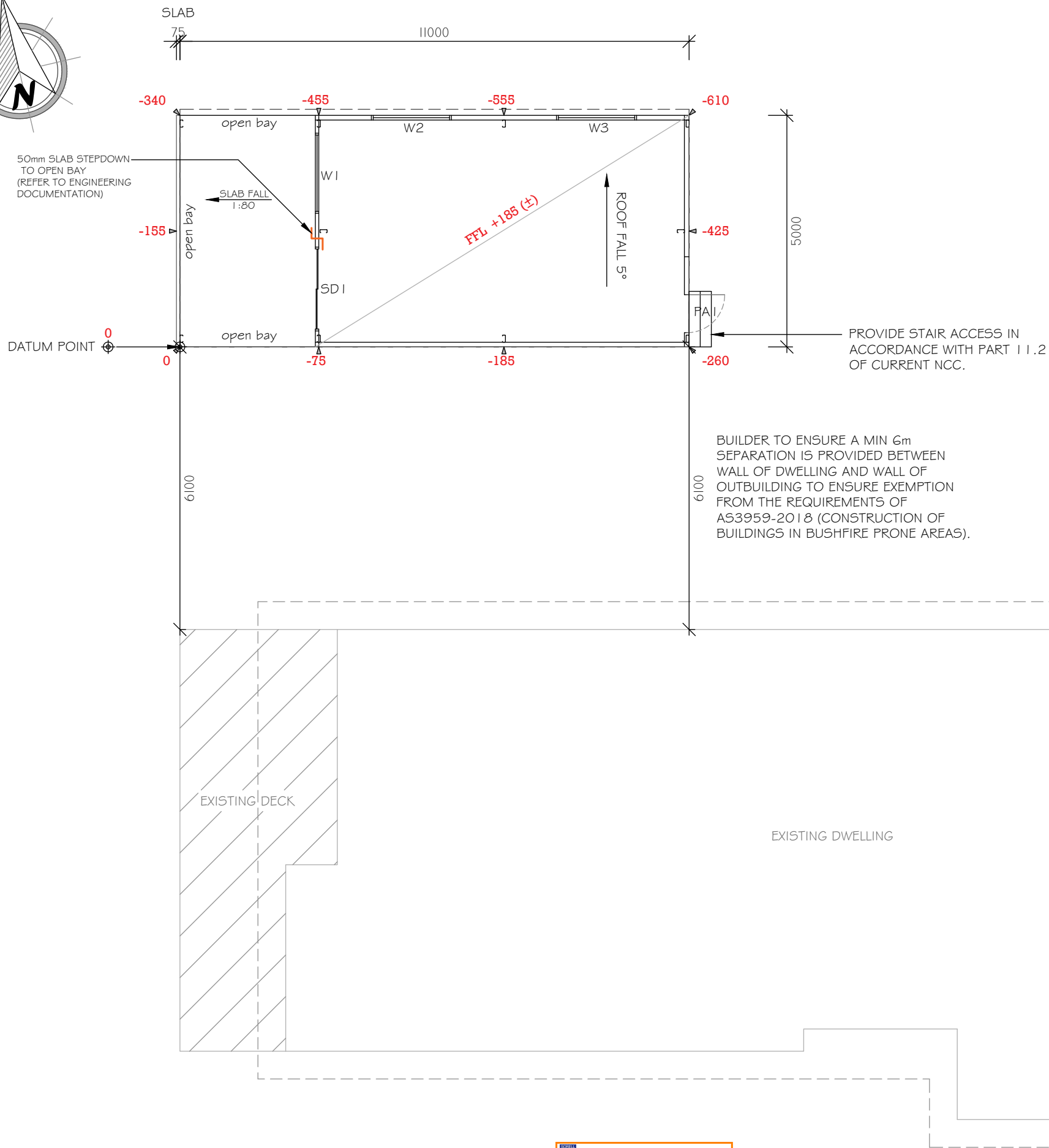
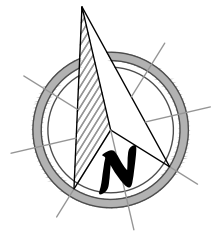
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2400mm (LOW SIDE), 2837mm (HIGH SIDE)
 END WALL HEIGHT TO APEX - 2837mm

ELEVATIONS 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING
 OWNER : A. & B. RICHARDS
 ADDRESS: 1B ALEXANDER COURT, LEWISHAM, 7173
 SCALE: 1:100
 DATE: 3rd JULY 2025
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
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WINDOW & DOOR SCHEDULE

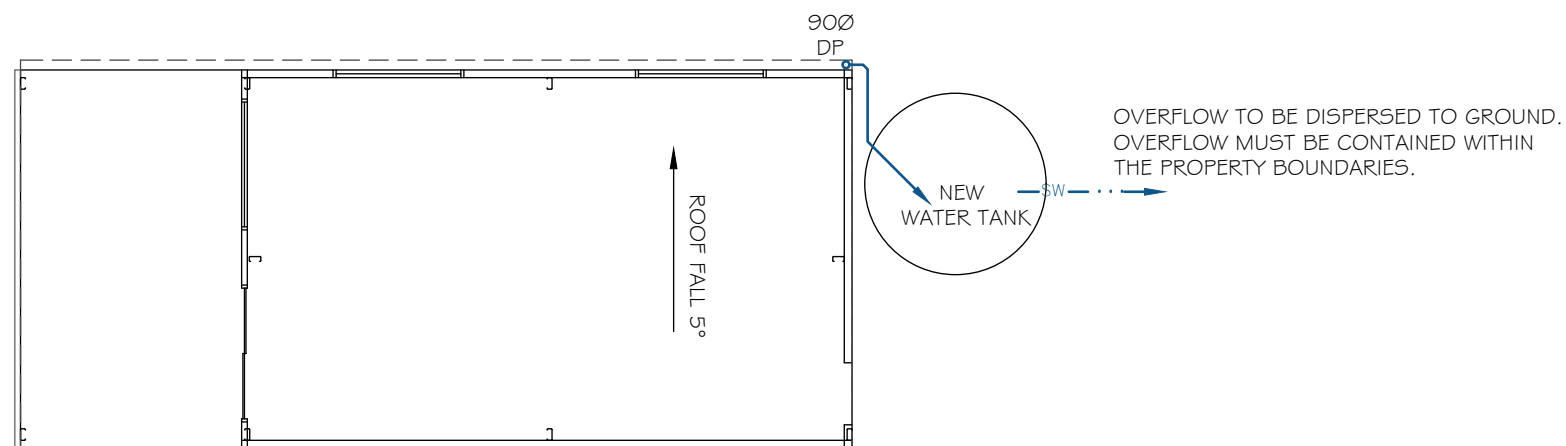
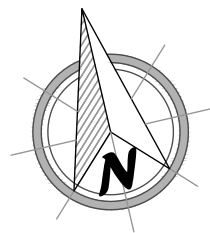
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1730mm
	W2	790mm	1730mm
	W3	790mm	1730mm
SLIDING DOOR	SD1	2100mm	1810mm
ACCESS DOOR	PA1	2040mm	820mm

FLOOR PLAN 1:100



PROPOSAL : NEW OUTBUILDING
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ADDRESS: 1B ALEXANDER COURT, LEWISHAM, 7173
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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia UPVC DOWNPIPE TO NEW WATER TANK.
OVERFLOW TO BE DISPERSED TO GROUND AND MUST BE CONTAINED
WITHIN THE PROPERTY BOUNDARIES.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

PROPOSAL : NEW OUTBUILDING
OWNER : A. & B. RICHARDS
ADDRESS: 1B ALEXANDER COURT, LEWISHAM, 7173
SCALE: 1:100
DATE: 3rd JULY 2025
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