

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**12 ELIZABETH STREET, LEWISHAM****PROPOSED DEVELOPMENT:****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 **Monday 8th December 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 8th December 2025**.

APPLICATION NO: 5.2025-307.1
DATE: 21 NOVEMBER 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: \$	

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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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: ☐ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	<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: ☐ Yes: ☐	<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 - 12 Elizabeth Street, Lewisham.pdf

Plans Reference: P1

Date Received: 07/11/2025



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: Jesse Hamill Date:

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

**Signature of General Manager,
Minister or Delegate:**

Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 250642	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Aug-2002

SEARCH DATE : 07-Nov-2025

SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

Parish of LEWISHAM, Land District of DORSET

Lot 1 on Plan [250642](#)

Derivation : Part of Lot 1403 Gtd. to J. Jones Part of 7A-2R-7.

1/10Ps. and 2A-0R-7.7/10Ps. Gtd. to H.J. Jones Lots 5 and 6

(Section H.) Gtd. to G. Hayton Lot 4 (Section H.) Gtd. to G.H.

Edwards

Prior CT [4279/25](#)SCHEDULE 1

[C403484](#) TRANSFER to EMMA THERESE BIRCHALL Registered
27-Aug-2002 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [6572](#) FENCING PROVISION in Schedule of EasementsSP [6572](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**Development Application: Development
Application - 12 Elizabeth Street, Lewisham.pdfPlans Reference: P1
Date Received: 07/11/2025

OS: D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER
REGISTERED NUMBER

250642

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.

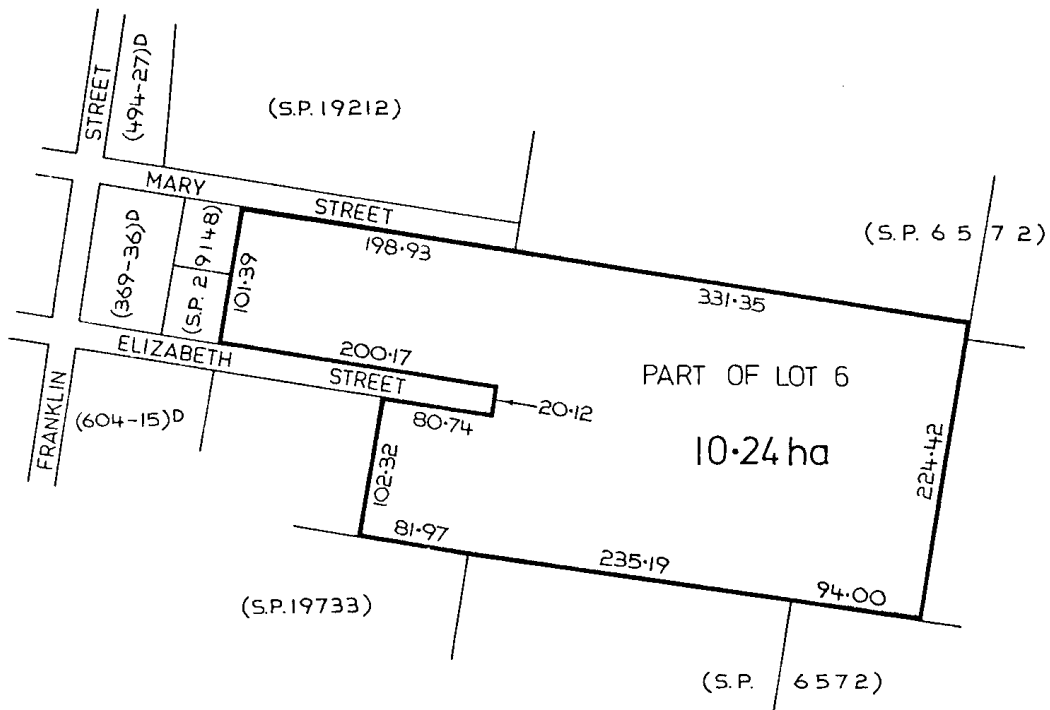
VOL. 4279 FOL. 25



Acting *[Signature]*
Recorder of Titles

TWN. LEWISHAM &
PH. FORCETT
MEAS. IN METRES

Ab. (S.P.6572)



Sorell Council

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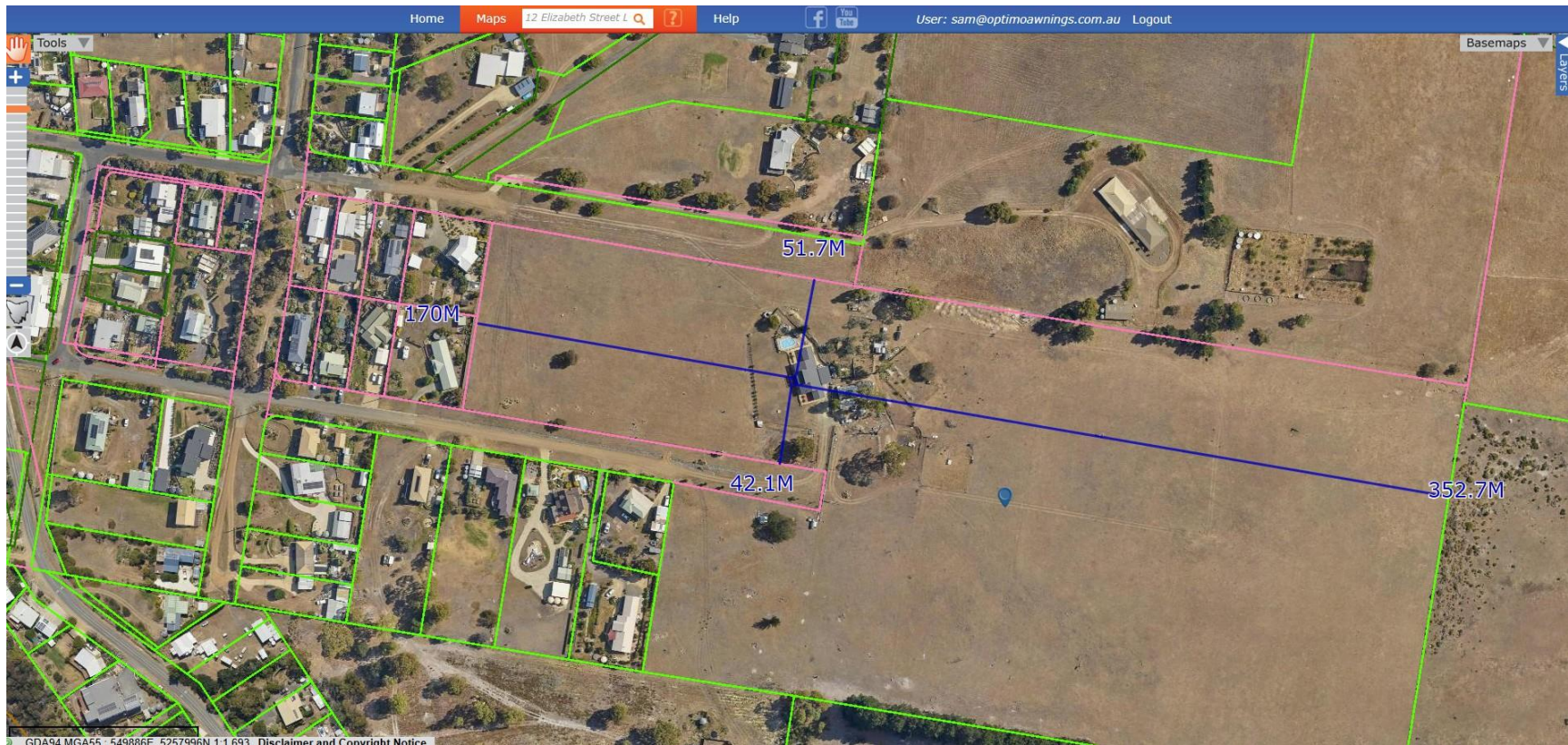


Sorell Council

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JOSHUA WING

Please note the colours, sizes, layouts and pictured products are for visual purposes only and are not for construction or to be treated as a plan of any sort. Colours, sizes, layouts and pictured products may change in the final product/installation process. Multiple products may be pictured but not all included in one quote so please refer to your individual quotes for all inclusions/exclusions.

October 30, 2025

INDICATIVE ONLY - NOT FOR CONSTRUCTION

Tim Burchall - 12 Elizabeth Street - Lewisham

SKILLION AWNING

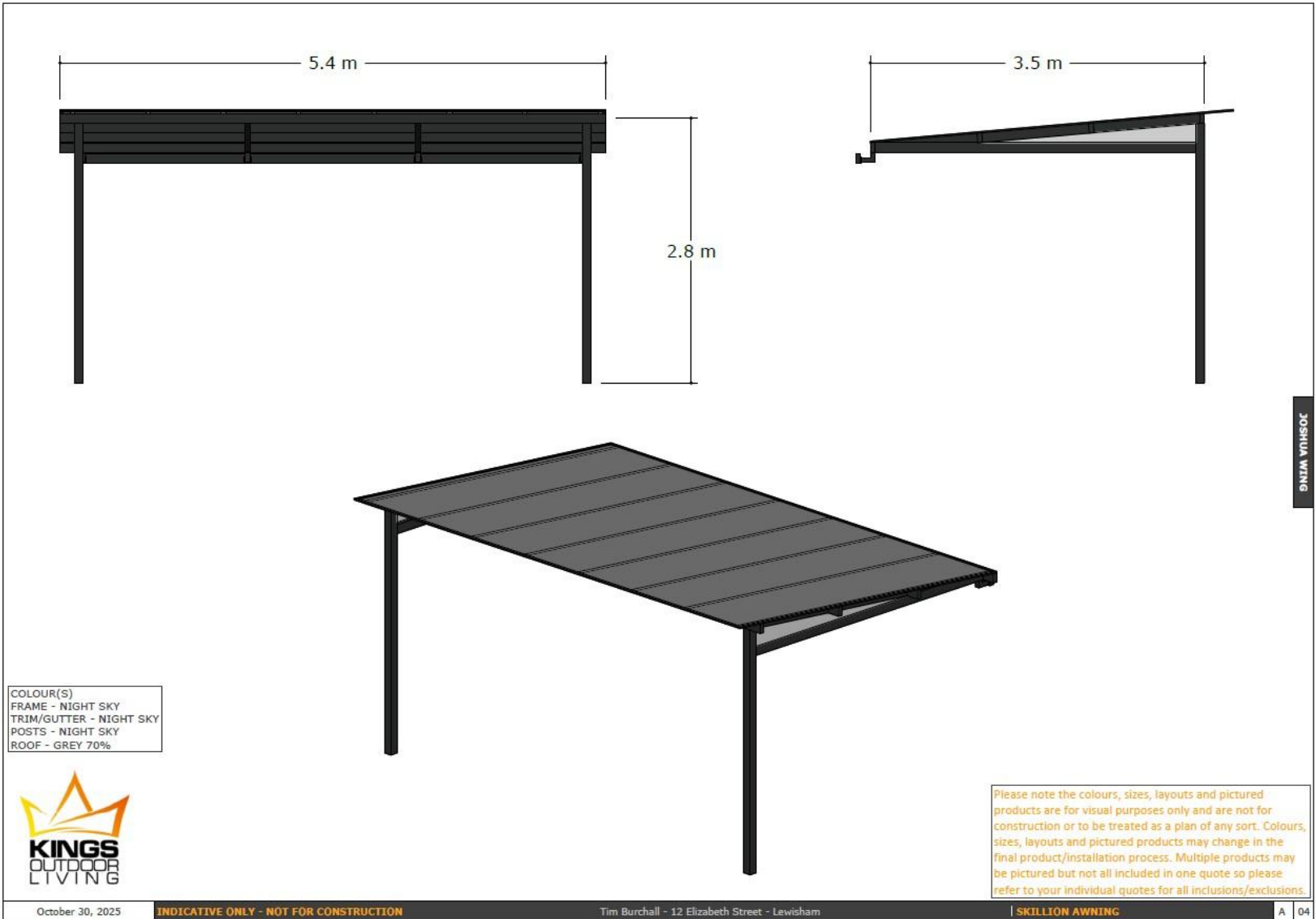
A 02



Sorell Council

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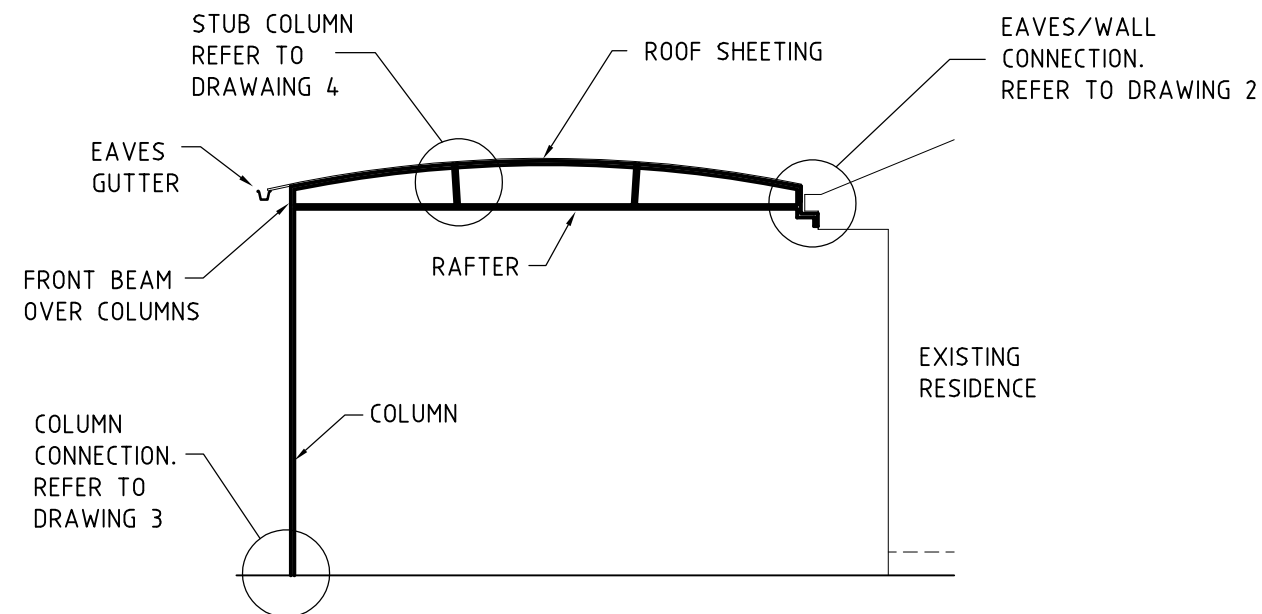
Plans Reference: P1
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Sorell Council

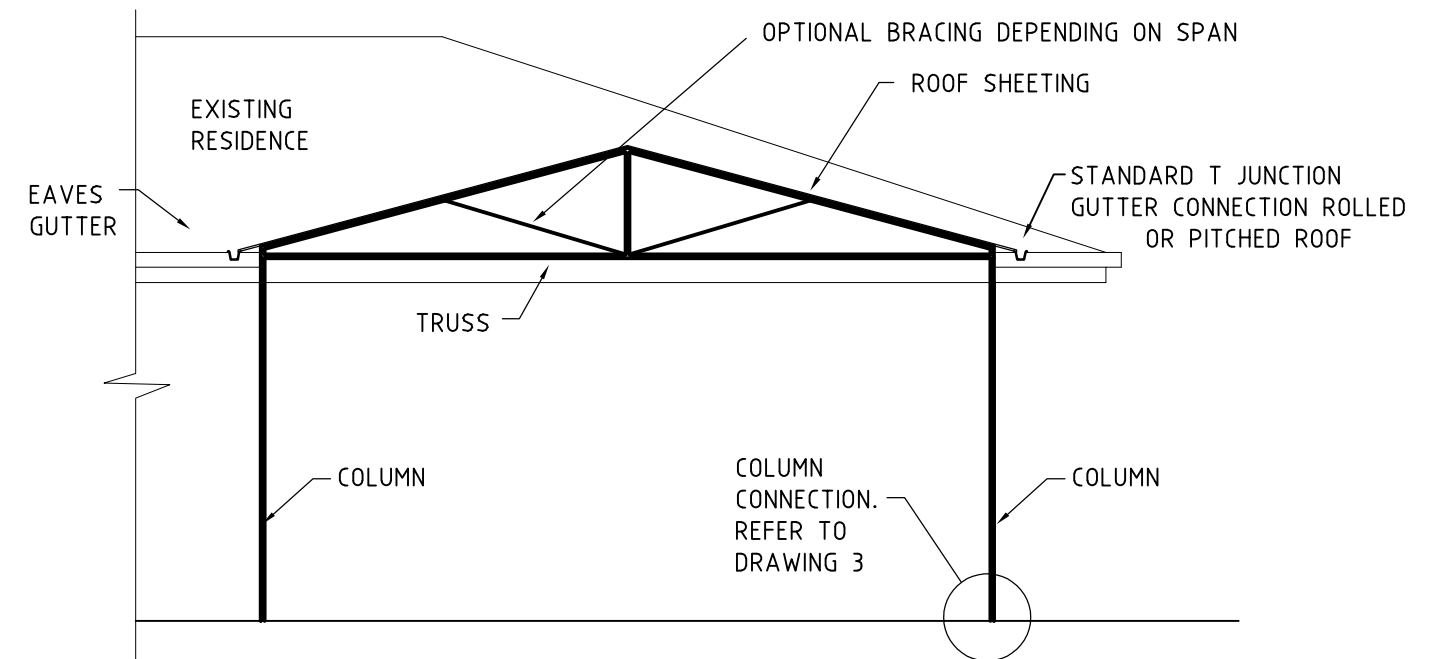
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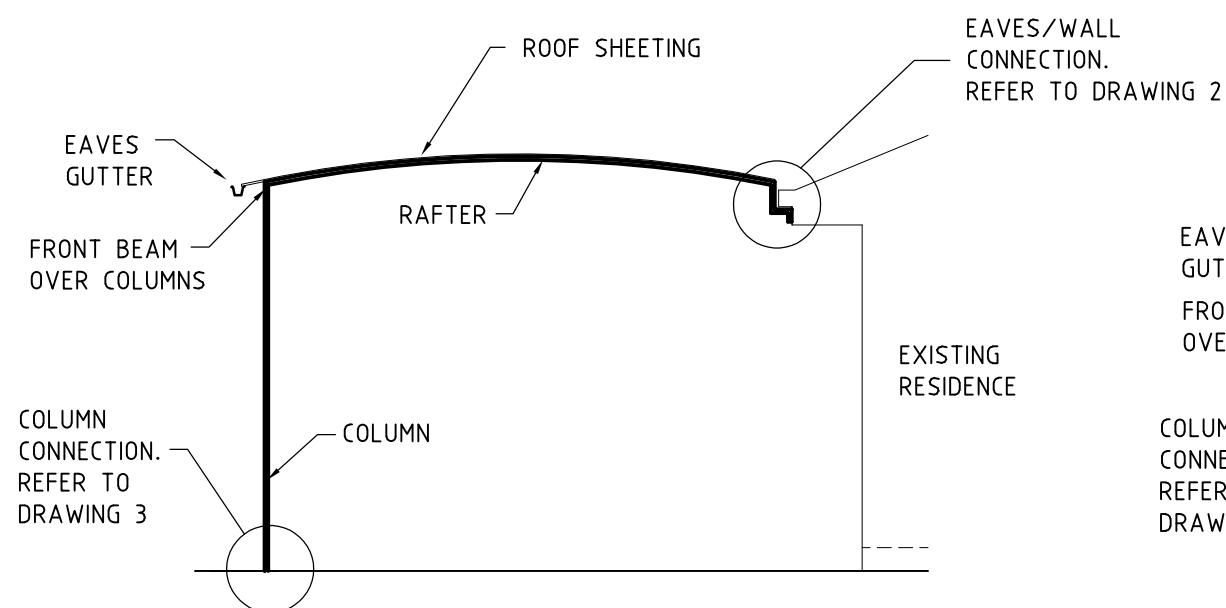
VAULTED ROOF - HORIZONTAL RAFTERS

SCALE 1:50



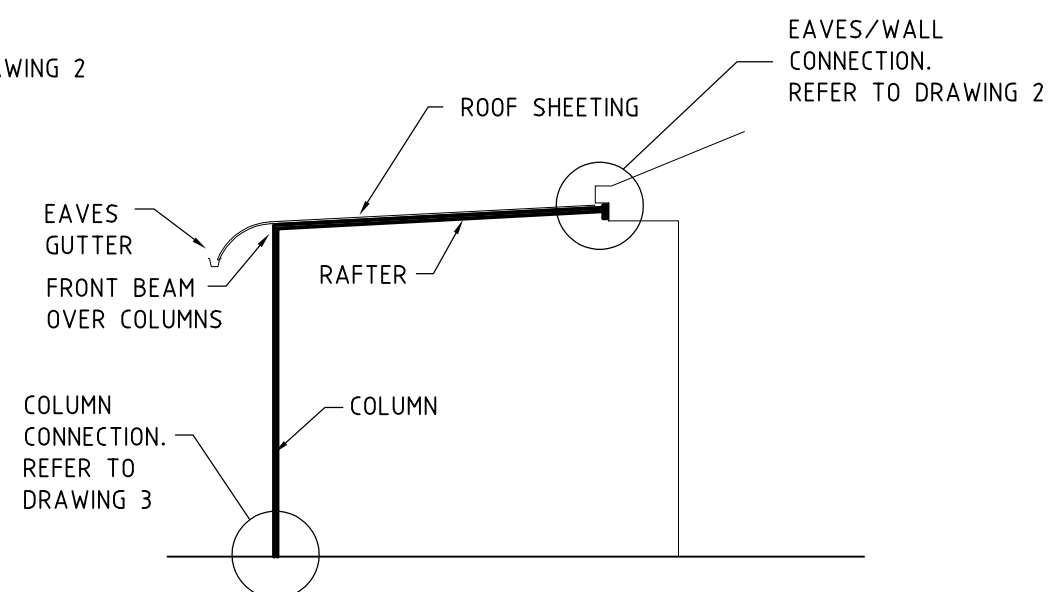
PITCHED ROOF - KING POST TRUSS

SCALE 1:50



VAULTED ROOF - ROLLED RAFTERS

SCALE 1:50



SKILLION ROOF

SCALE 1:50

GENERAL NOTES:

1. ALL JOINTS MADE WITH INTERNAL BRACKET SYSTEM FASTENED WITH 4 TEK SCREWS PER JOINT.
2. ALL ALUMINIUM TO AS1664
3. ALL ALUMINIUM TO BE POWDER COATED TO OWNERS SPECIFICATION.

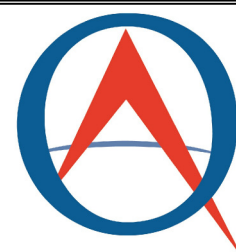
NOTE:

DURING INSTALLATION, CONTRACTOR IS TO CHECK & CONFIRM THAT ROOF TRUSSES OR RAFTERS OR FRAMING HAVE BEEN INSTALLED AND TIED DOWN IN ACCORDANCE WITH AS1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

NEW EAVES GUTTERS TO BE CONNECTED TO EXISTING STORMWATER SERVICES VIA DOWNPIPE OR RETURNED AND CONNECTED TO EXISTING EAVES GUTTER.

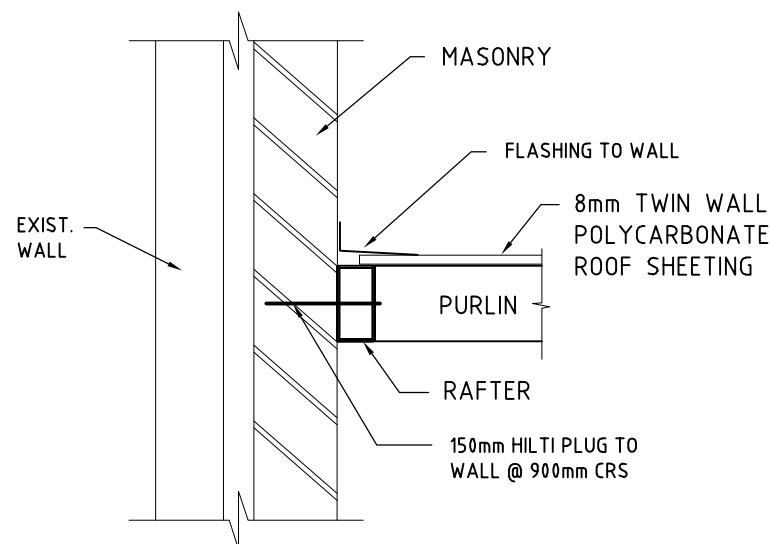
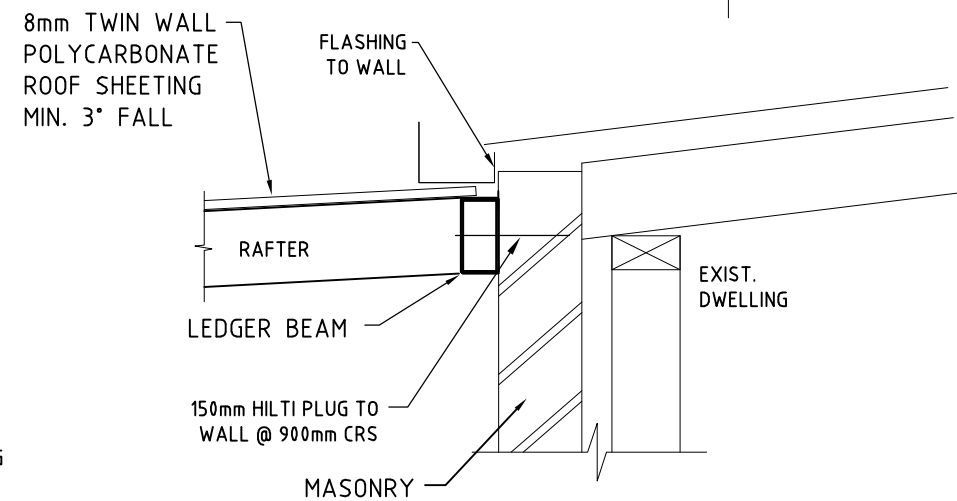
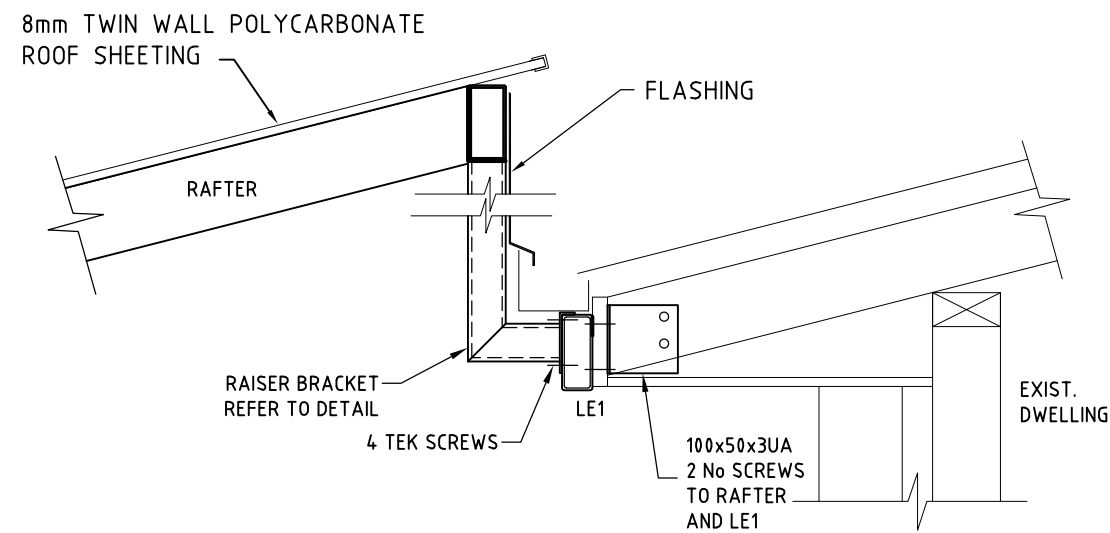
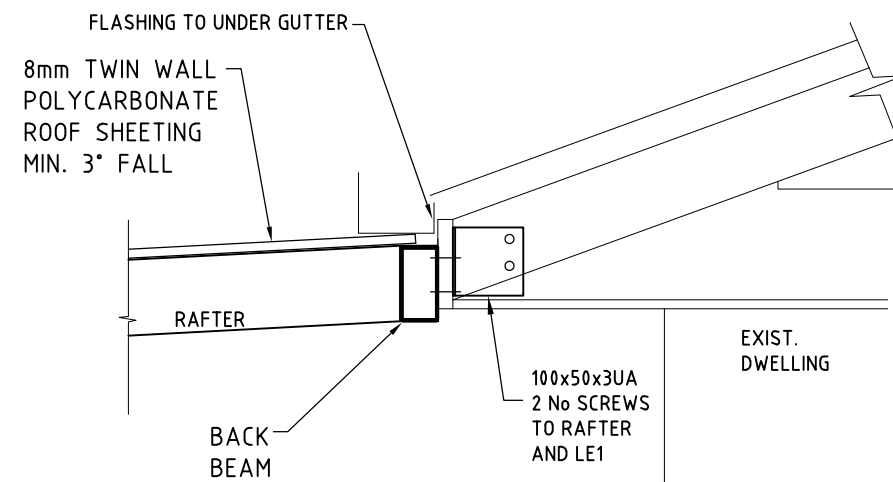
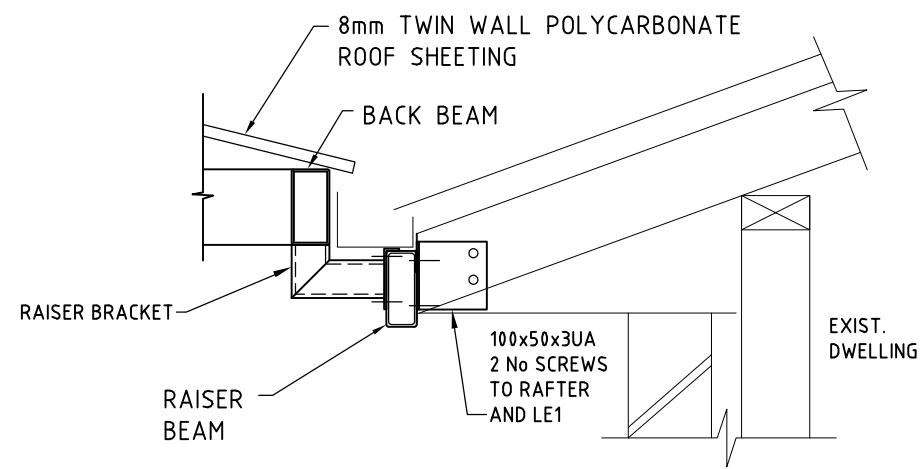


ELEVATIONS



OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-1	0



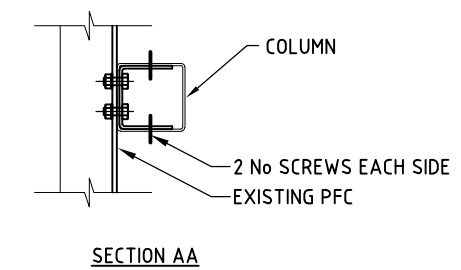
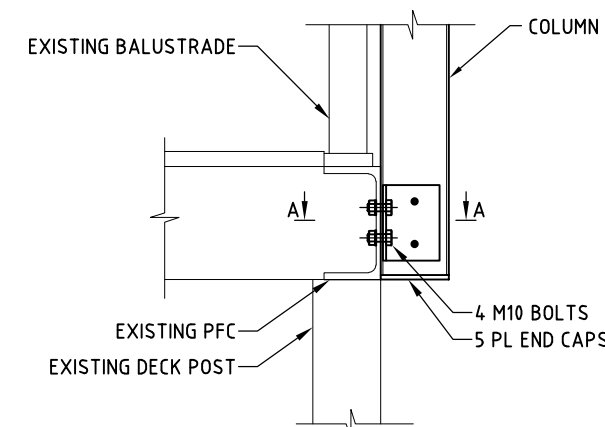
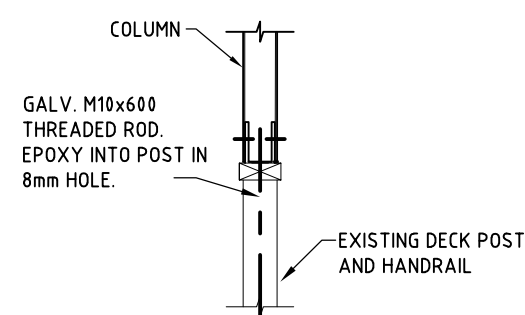
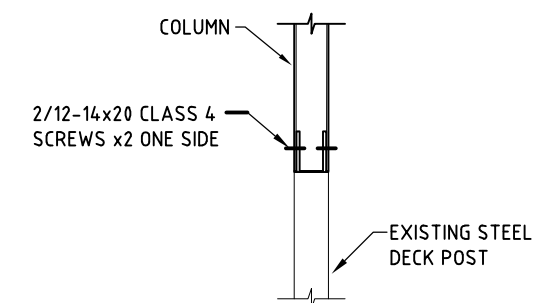
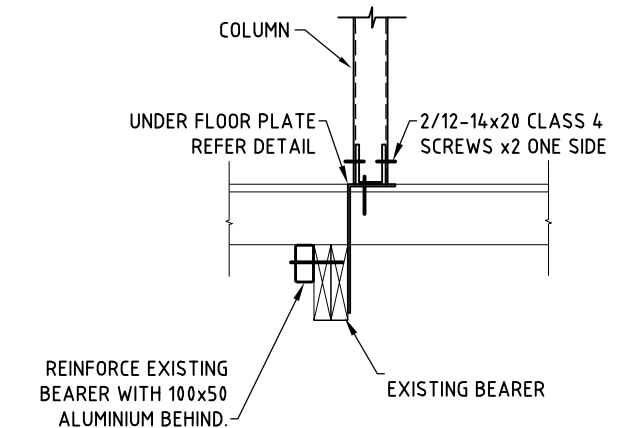
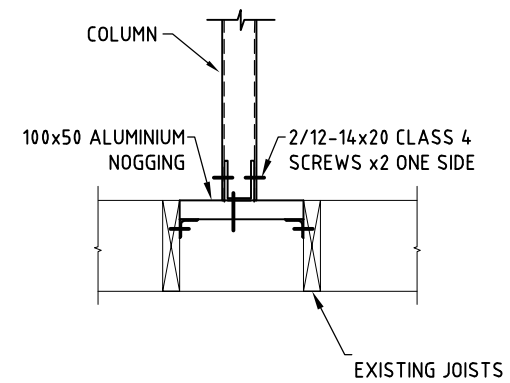
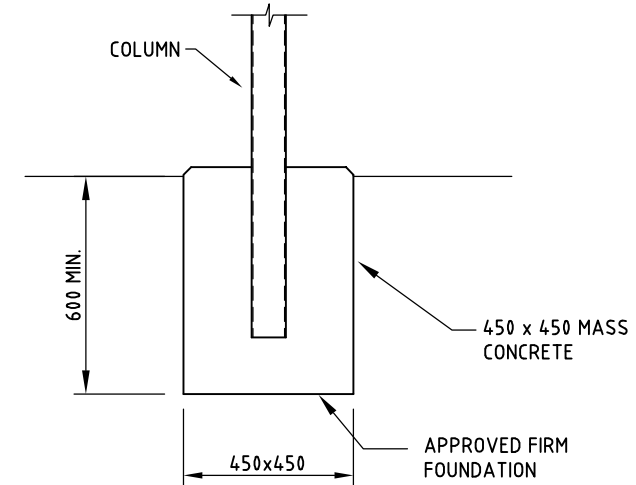
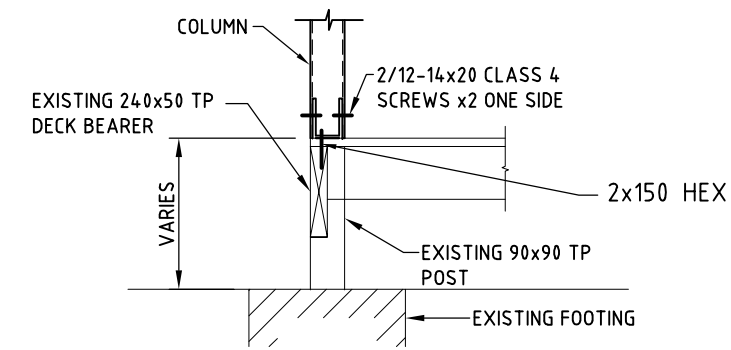
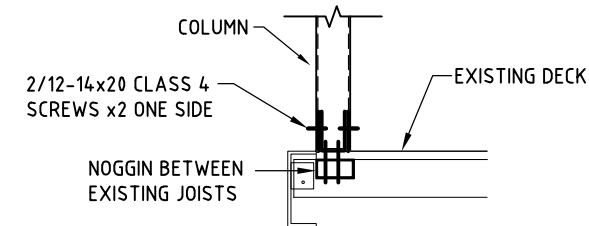
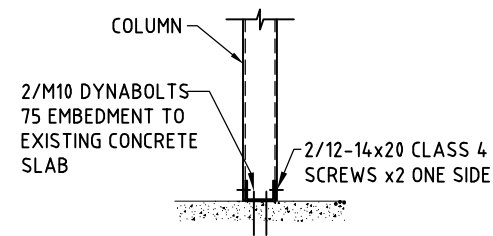
 **Sorell Council**
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STANDARD DETAILS
AWNING ROOF CONNECTIONS



OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	1:20	
DRAWING NO.	170608-2	0



* SOME DETAILS CAN VARY DEPENDING ON SITE LAYOUT
 * SOME CUSTOM BUILD DESIGNS WILL VARY SOME JOINT CONNECTIONS
 * SOME LAYOUTS WILL VARY

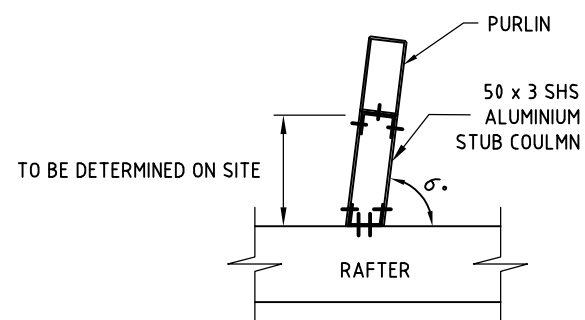
Sorell Council
 Development Application: Development
 Application - 12 Elizabeth Street, Lewisham.pdf
 Plans Reference: P1
 Date Received: 07/11/2025

STANDARD DETAILS AWNING COLUMN CONNECTIONS

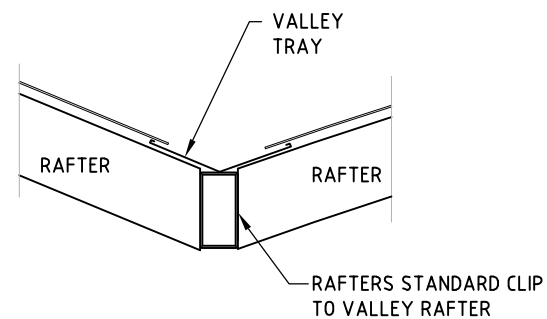


OPTIMO
 AWNINGS
 6 UNION STREET
 LONGFORD TAS 7301

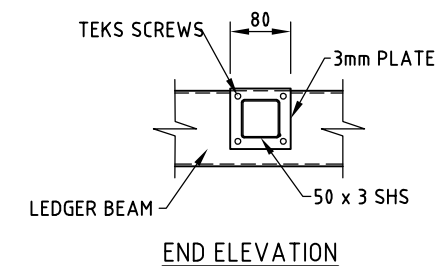
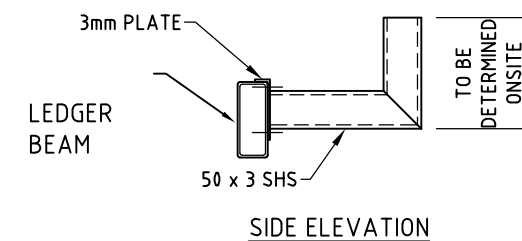
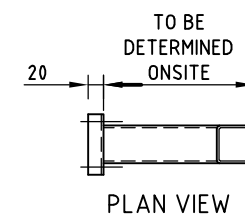
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DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-3	0



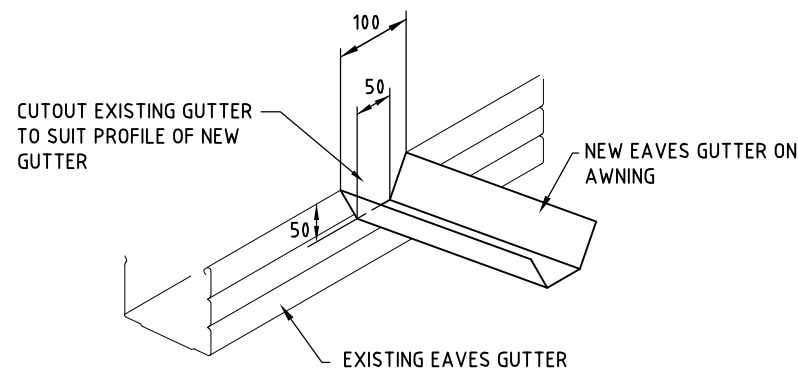
STUB COLUMN CONNECTION
SCALE 1:20



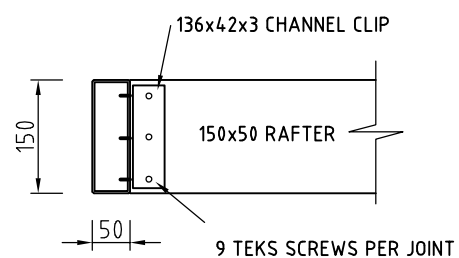
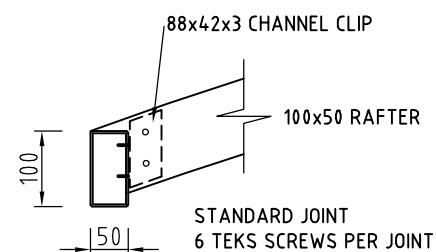
VALLEY BEAM CONNECTION
SCALE 1:20



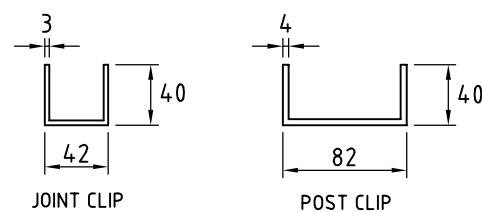
RAISER BRACKET DETAILS
SCALE 1:10



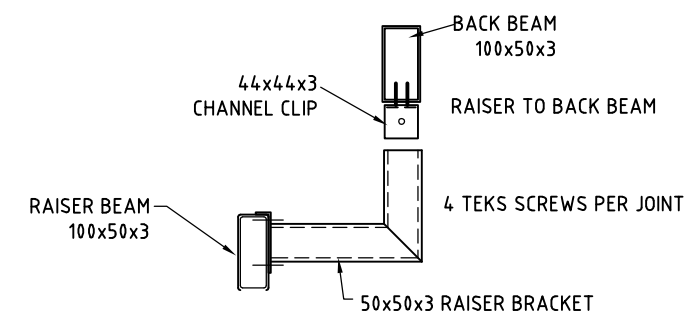
GUTTER CONNECTION
SCALE 1:10



STANDARD CONNECTIONS
SCALE 1:10



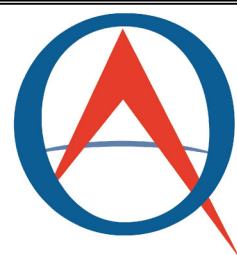
STANDARD CLIP MATERIAL
SCALE 1:5



BACK BEAM TO RAISER BRACKET
SCALE 1:10

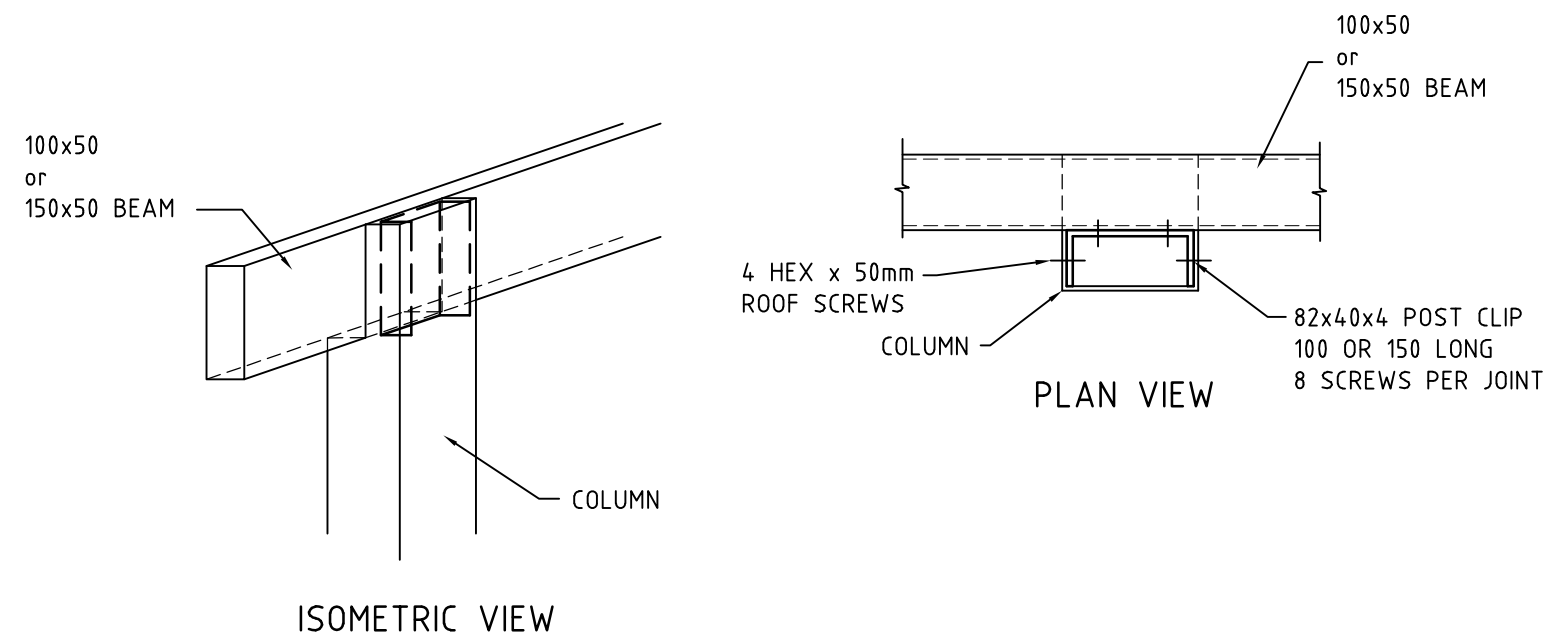


STANDARD DETAILS
MISCELLANEOUS CONNECTIONS

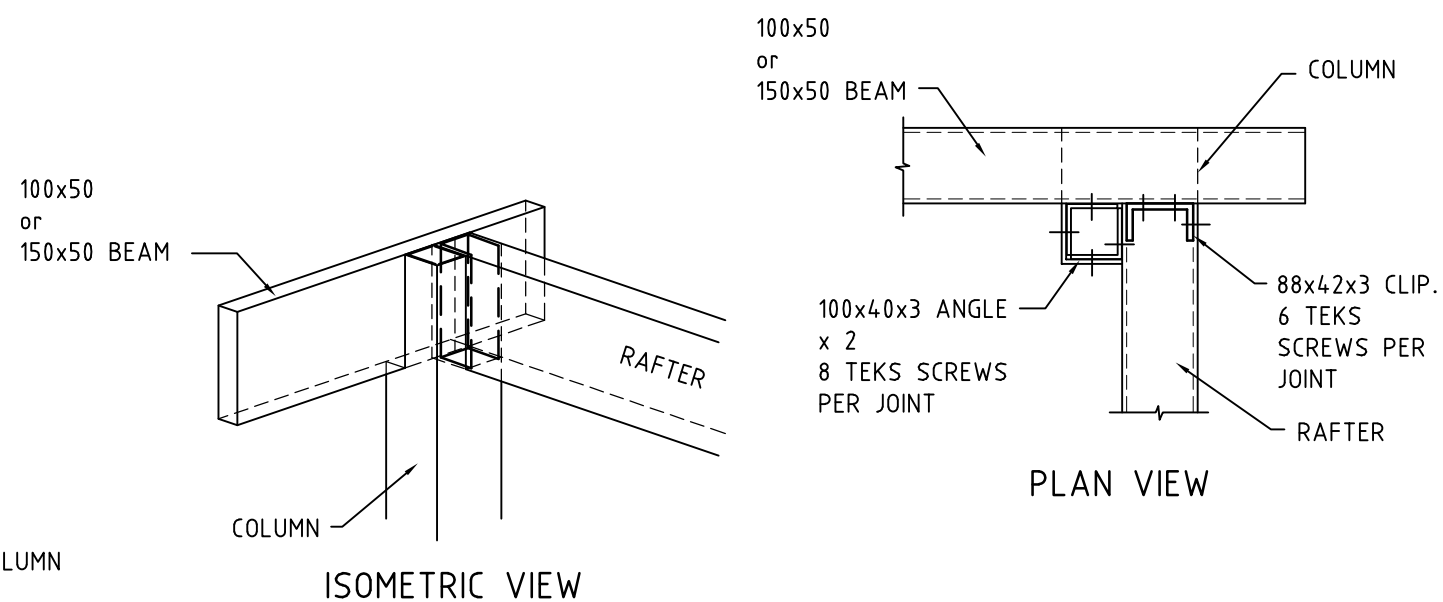


OPTIMO
AWNINGS
6 UNION STREET
LONGFORD TAS 7301

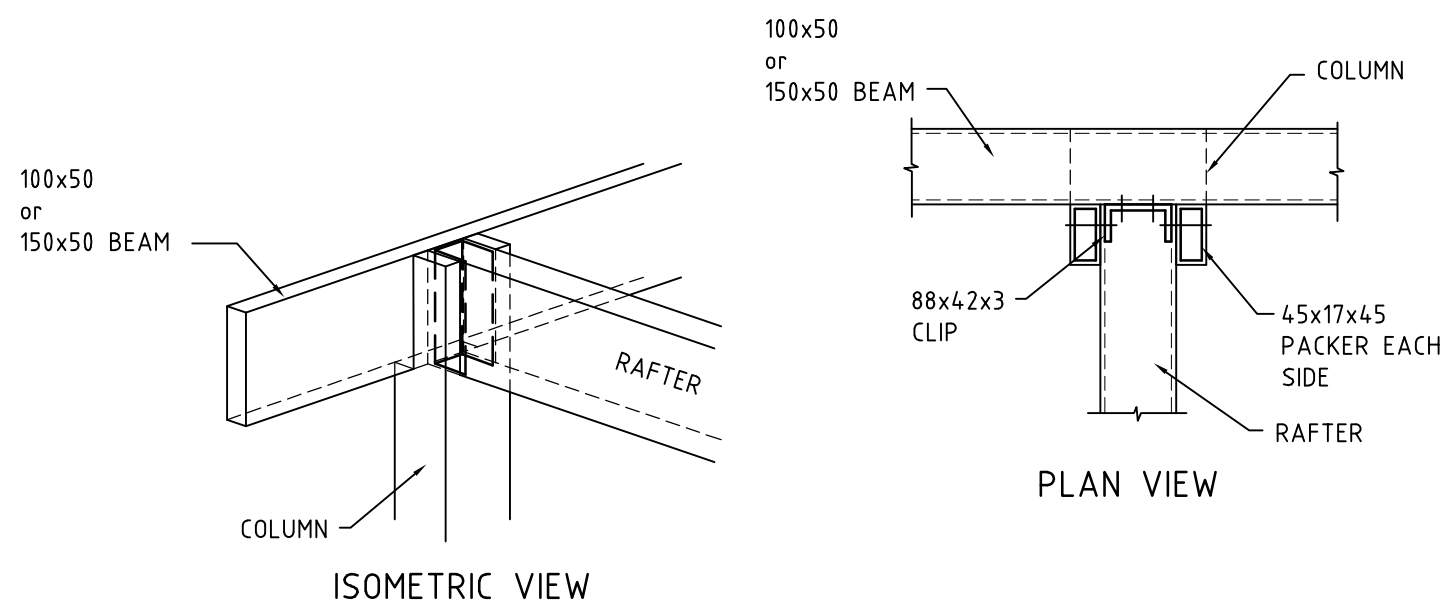
DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-4	0



HALF CUT COLUMN TO BEAM



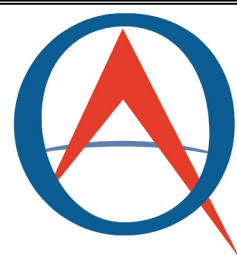
QUARTER CUT CORNER COLUMN TO BEAM



TEE CUT COLUMN TO BEAM

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BEAM TO COLUMN CONNECTIONS



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6 UNION STREET
LONGFORD TAS 7301

DRAWN	GOWLAND DRAFTING	
DATE	AUGUST 2017	
SCALE	AS NOTED	
DRAWING NO.	170608-5	0