

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

26 WARDS AVENUE, 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 **Tuesday 17th February 2026**.

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 17th February 2026**.

APPLICATION NO: 5.2025-349.1
DATE: 30 JANUARY 2026



- Roads**
- DSG Roads
 - Council Roads
- Property**
- property
 - Titles



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m



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: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--


Location of proposed works:	Street address:
	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: <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/		



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; margin-bottom: 10px;">  </div> 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"> 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; margin-right: 50px;">  Sorell Council <small>Development Application: 5.2025.349.1 - Development Application - 24 Wards Avenue, Lewisham - P1.pdf Plans Reference:P1 Date Received:17/12/2025</small> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 151385	FOLIO 2
EDITION 9	DATE OF ISSUE 10-Nov-2025

SEARCH DATE : 16-Dec-2025

SEARCH TIME : 09.53 am

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 2 on Sealed Plan 151385

Derivation : Part of 98A-0R-23Ps Gtd to A Perry

Prior CT 140697/2

SCHEDULE 1

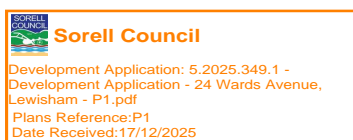
N284562 TRANSFER to MELISSA ANN SWEET and MITCHELL JOHN WARD
Registered 10-Nov-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP151385 EASEMENTS in Schedule of Easements
SP151385 COVENANTS in Schedule of Easements
SP151385 FENCING PROVISION in Schedule of Easements
SP112281 & SP140697 COVENANTS in Schedule of Easements
SP140697 FENCING PROVISION in Schedule of Easements
C793925 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
13-July-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 151385</p>
--	--

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

- (3) A right of drainage over the drainage easement shown on the plan in favour of the Sorell Council

FENCING PROVISION

In respect of each lot the Vendors (Denis Patrick Pigden and Moiya Maureen Lynne Pyke) shall not be required to fence.

COVENANTS * Lots 1 & 2 on the Plan

- * ~~Lot 2~~ that previously formed part of the land comprised in the folio of the register Volume 112281 Folio 31 are ~~is~~ subject to the covenants contained in Sealed Plan 112281.

Signed by Denis Patrick Pigden as registered proprietor of the land comprised in the folio of the register Volume 140697 Folio 2 in the presence of:

witness.....
full name..... *Robert John Badenach*
address..... *10 VICTORIA ST HOBART*
occupation..... *HOBART*




Signed by Moiya Maureen Lynne Pyke by her attorney Denis Patrick Pigden under Power of Attorney No. PA5306 who hereby declares that he has not received any revocation of the said Power of Attorney No. PA 5306 in the presence of:

witness.....
full name.....
address.....
occupation.....



 **Sorell Council**
Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference: P1
Date Received: 17/12/2025

(USE ANNEXURE PAGES FOR CONTINUATION)

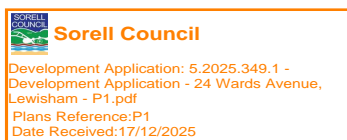
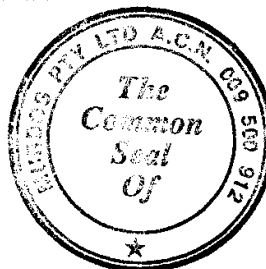
<p>SUBDIVIDER: D P Pigden and M M L Pyke</p> <p>FOLIO REF: Vol 140697 Fol 2</p> <p>SOLICITOR & REFERENCE: Murdoch Clarke (R J Badenach)</p>	<p>PLAN SEALED BY: Sorell Council</p> <p>DATE: <i>25/5/27</i></p> <p><i>PP 2083</i></p> <p>REF NO. _____</p> <p align="right"> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 15 13 85
SUBDIVIDER: D P Pigden and M M L Pyke FOLIO REFERENCE: Vol 140697 Fol 2	

The Common Seal of Murdos Pty Ltd ACN 009 500 912
as Mortgagee under Mortgage C479956 was affixed
hereto in the presence of

.....
Director

.....
Director



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>OWNER D.P. Pigden and M.M.L. Pyke</p> <p>FOLIO REFERENCE 140987-2 FLR 140697-2</p> <p>GRANTEE Part of 98-0-23 granted to Arthur Perry Part of Lot 1402, 103-3-0 granted to James Jones</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART</p> <p>LOCATION TOWN OF DODGES FERRY</p> <p>SCALE 1: 1000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP151385</p> <p>APPROVED EFFECTIVE FROM 13 JUL 2007</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 124 (5425-23)</p>	<p>LAST UPI No. Z90570B</p>	<p>LAST PLAN No. SP140697</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

The diagram shows a plan of survey for the Town of Dodges Ferry. It features Wards Avenue on the left. Two lots are identified: Lot 1 with an area of 2476m² and Lot 2 with an area of 2369m². The plan includes various boundary measurements in degrees and minutes, such as 208° 11', 105°, 126°, 147°, 128°, 107° 51', 88° 20', 15° 44' 40', 57° 45' 20', 43° 09', 52', 97° 12', 147°, 128°, 107° 51', 88° 20', 15° 44' 40', 57° 45' 20', 43° 09', 52', 97° 12', 147°. It also shows references to other survey plans: (SP. 142181), (~~SP. 140169~~) (SP140697), (SP. 112281), (~~SP. 140169~~) (SP140697), and (~~SP. 140169~~) (SP140697). A drainage easement 2.00 wide is indicated. A north arrow is present in the top right corner.

Sorell Council

Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference: P1
Date Received: 17/12/2025

[Signature]
COUNCIL DELEGATE

29/5/07.
DATE

PLANNING

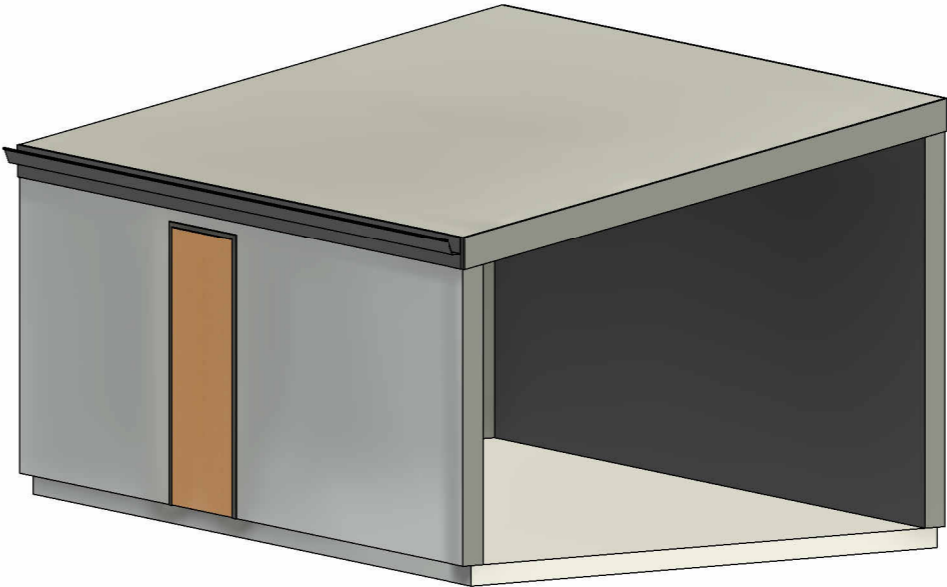
NEW SHED

CLASS 10
SNH25-048

CONTENTS

A1.0	COVER PAGE
A2.0	SITEPLAN - Whole Site
A2.1	SITEPLAN
A3.0	FLOORPLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS

CLIENT	Mitchell WARD
PROPERTY ADDRESS	26 Wards Avenue, Lewisham
PROPERTY TITLE REFERENCE PROPERTY IDENTIFICATION NUMBER	151382/2 2791328
LOCAL AUTHORITY PLANNING ZONE	Sorell Low Density Residential
OVERLAYS BUSHFIRE ATTACK LEVEL	Low Landslip Hazard Band, Airport Obstacle Limitation Area, Bushfire-Prone Areas NA
CORROSION ENVIRONMENT SOIL CLASSIFICATION WIND CLASSIFICATION	NA N3
PROPERTY LOT SIZE	2369m2
PROPOSED FOOTPRINT	24m2



**Sorell Council**
Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference:P1
Date Received:17/12/2025

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

DRAWING NOTE:
This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	COVER PAGE			
Mitchell WARD				
PROJECT ADDRESS	DATE	SCALE	DRAWN BY	
26 Wards Avenue, Lewisham	16/12/2025		SH	
PROJECT	REVISION No	SHEET SIZE	JOB No	SHEET No
NEW SHED		A3	SNH25-048	A1.0

Wards Avenue

Property Boundary

4450

4516

Property Boundary

38725

Property Boundary

Proposed new shed
24m2

New 1600L
rainwater tank

Existing Gravel Driveway

Existing Parking Area

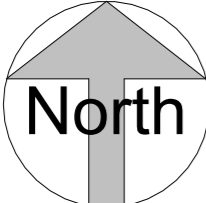
Property Boundary

Existing House
Approx 257m2

Existing watertank

Existing outbuilding
approx 33m2

Property Boundary



**Sorell Council**
Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference:P1
Date Received:17/12/2025

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

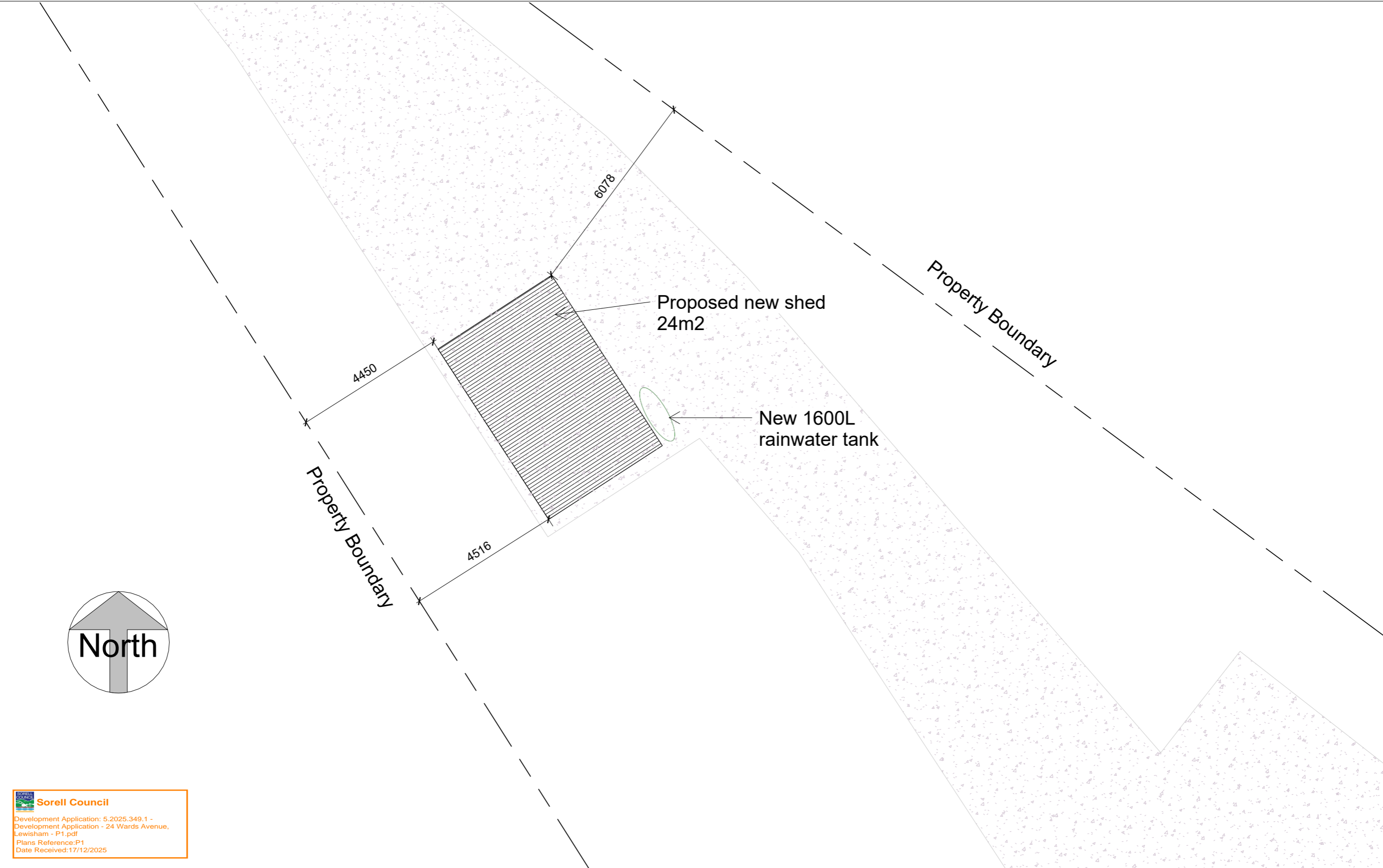
DRAWING NOTE:
This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	Mitchell WARD			SITEPLAN - Whole Site		
PROJECT ADDRESS	26 Wards Avenue, Lewisham			DATE	16/12/2025	DRAWN BY: SH
PROJECT	NEW SHED			SCALE	1 : 500	
				REVISION No		
				SHEET SIZE	A3	
				JOB No	SNH25-048	
				SHEET No		A2.0



 **Sorell Council**
Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference: P1
Date Received: 17/12/2025

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

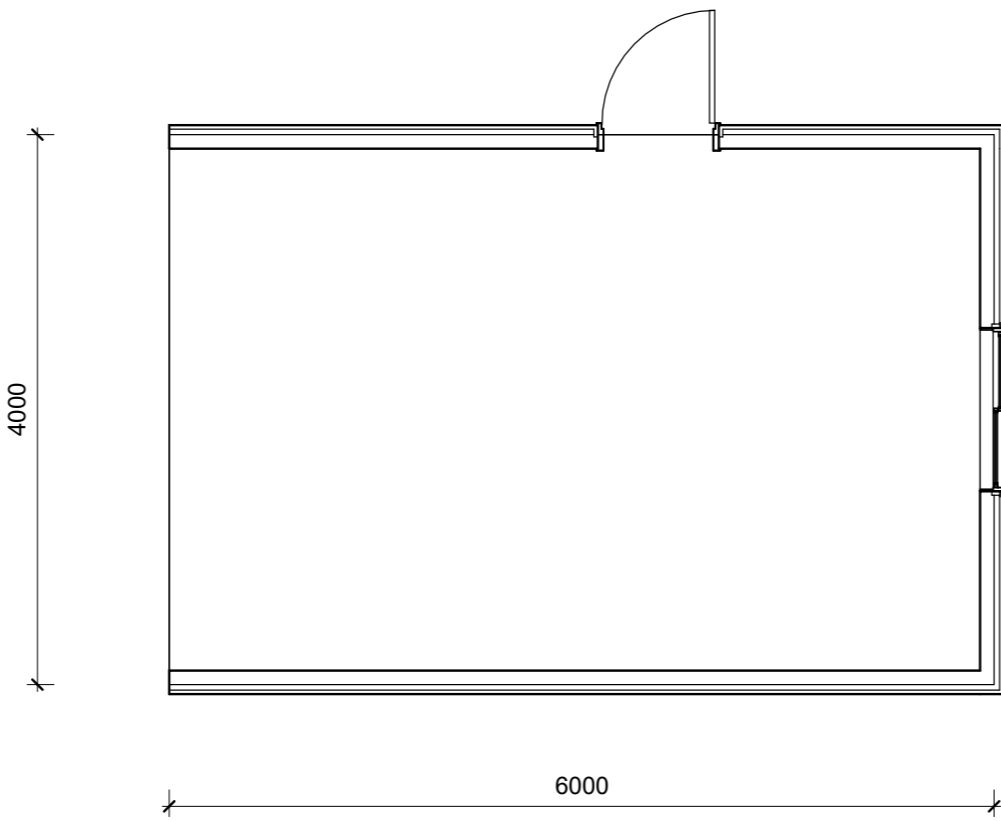
DRAWING NOTE:
This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME	Mitchell WARD			SITEPLAN		
PROJECT ADDRESS	26 Wards Avenue, Lewisham			DATE	16/12/2025	DRAWN BY: SH
PROJECT	NEW SHED			SCALE	1 : 100	
				REVISION No		
				SHEET SIZE	A3	
				JOB No	SNH25-048	
				SHEET No	A2.1	



 **Sorell Council**
Development Application: 5.2025.349.1 -
Development Application - 24 Wards Avenue,
Lewisham - P1.pdf
Plans Reference: P1
Date Received: 17/12/2025

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

DRAWING NOTE:
This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.

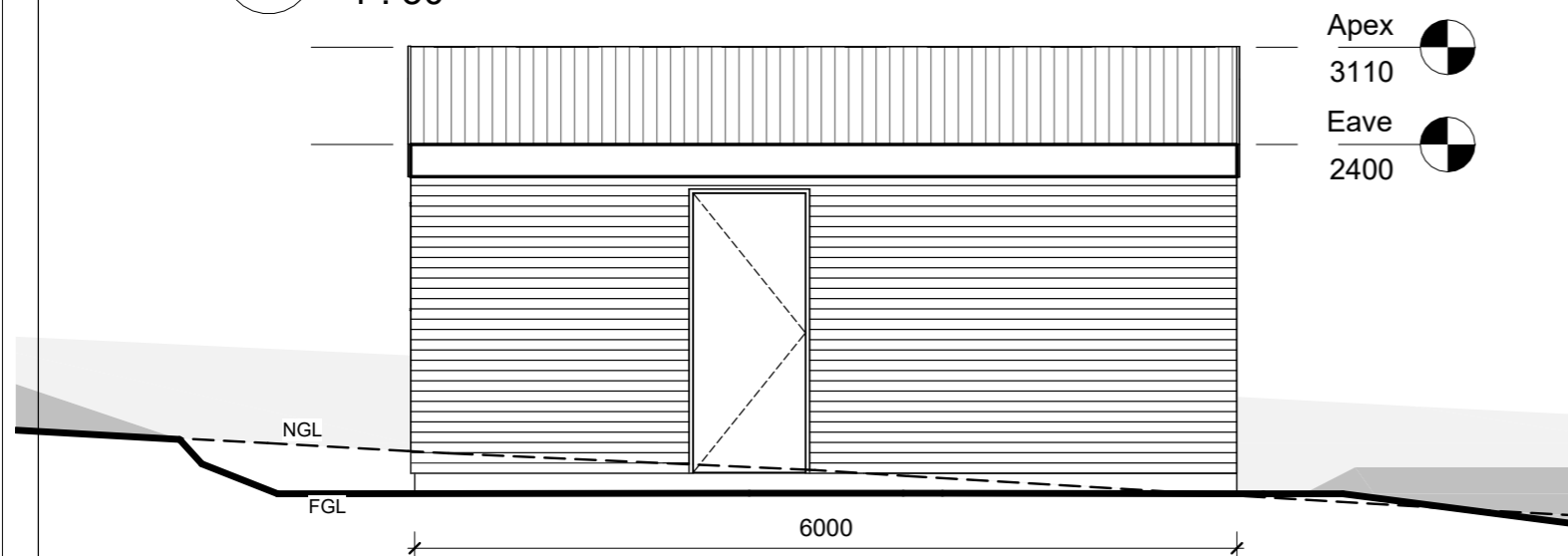


57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au
BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME Mitchell WARD		DRAWING TITLE FLOORPLAN			
PROJECT ADDRESS 26 Wards Avenue, Lewisham		DATE 16/12/2025	SCALE 1 : 50	DRAWN BY SH	
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-048	SHEET No A3.0

1 North East

1 : 50



Apex
3110

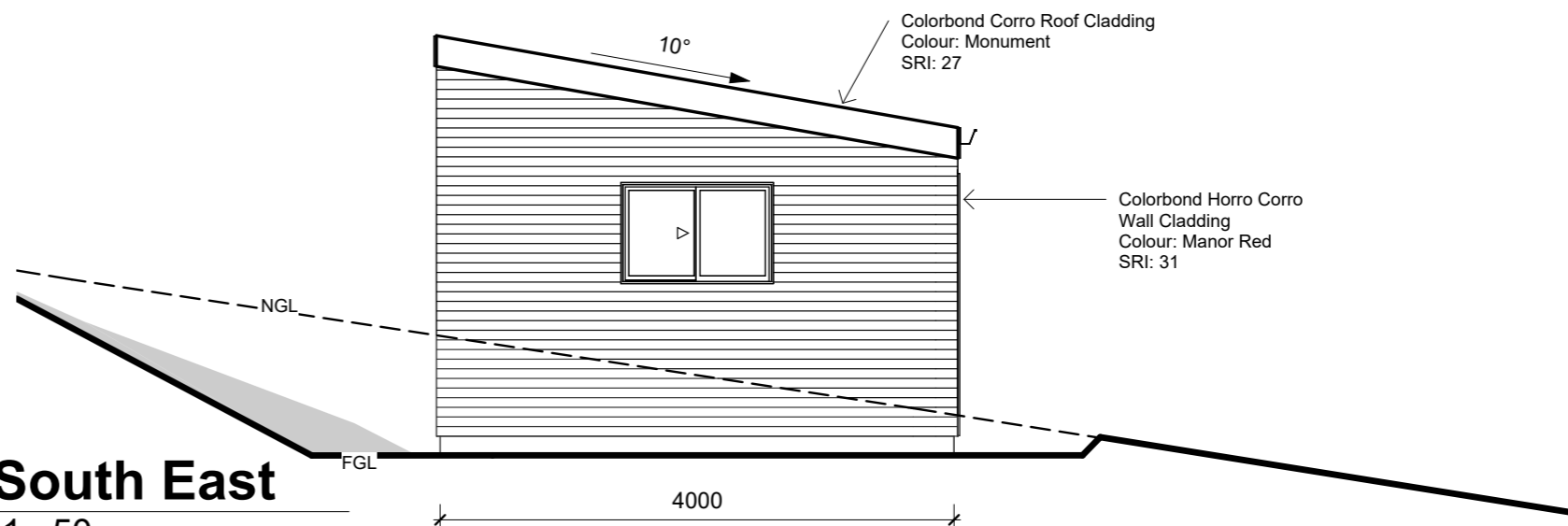
Eave
2400

Sorell Council

Development Application: 5.2025.349.1 -
Response to Request For Information - 26
Wards Avenue, Lewisham P2.pdf
Plans Reference: P2
Date received: 20/01/2026

2 South East

1 : 50



Colorbond Corro Roof Cladding
Colour: Monument
SRI: 27

Colorbond Horro Corro
Wall Cladding
Colour: Manor Red
SRI: 31

DIMENSION NOTE:

Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

DRAWING NOTE:

This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME

Mitchell WARD

PROJECT ADDRESS

26 Wards Avenue, Lewisham

PROJECT

NEW SHED

DRAWING TITLE

ELEVATIONS

DATE

20/01/2026

SCALE

1 : 50

DRAWN BY

SH

REVISION No

R1

SHEET SIZE

A3

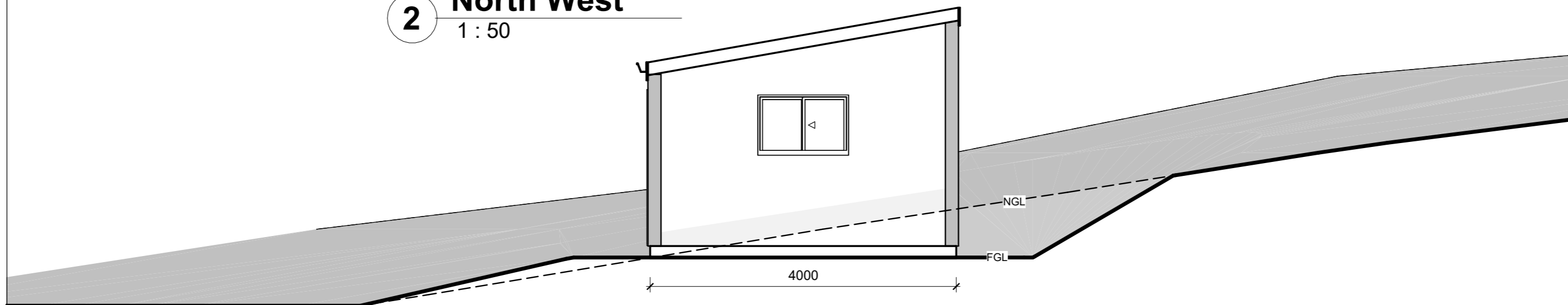
JOB No

SNH25-048

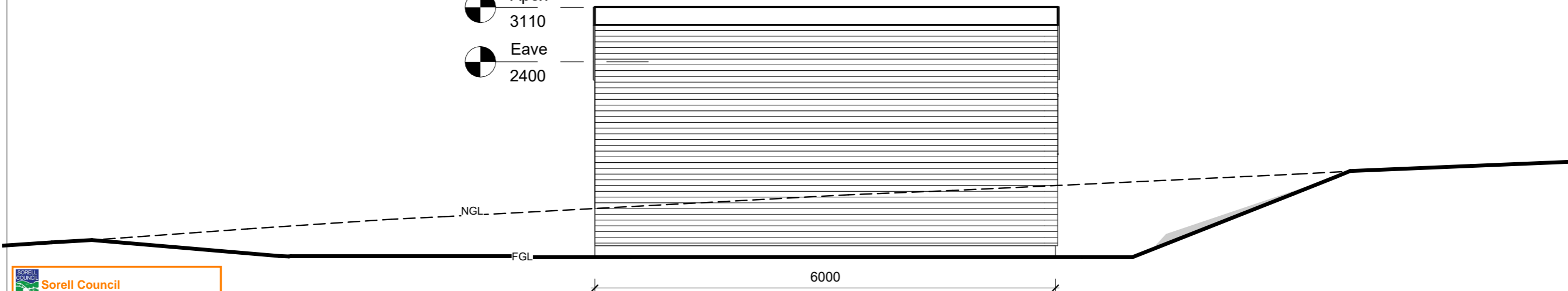
SHEET No

A4.0

2 North West
1 : 50



Apex
3110
Eave
2400



1 South West
1 : 50

Sorell Council
Development Application: 5.2025.349.1 -
Response to Request For Information - 26
Wards Avenue, Lewisham P2.pdf
Plans Reference: P2
Date received: 20/01/2026

DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installation; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

DRAWING NOTE:
This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.



57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545
hobart@shedsnhomes.com.au
BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME		DRAWING TITLE			
Mitchell WARD		ELEVATIONS			
PROJECT ADDRESS		DATE	SCALE	DRAWN BY	
26 Wards Avenue, Lewisham		20/01/2026	1 : 50	SH	
PROJECT		REVISION No	SHEET SIZE	JOB No	SHEET No
NEW SHED		R1	A3	SNH25-048	A4.1