

# 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](http://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](mailto: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



## 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:	<i>Use:</i>
	<i>Development:</i>
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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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: <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>
<p><b>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</b></p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		



<p style="text-align: center;"><b>Declarations and acknowledgements</b></p> <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><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: .....	

<p style="text-align: center;"><b>Crown or General Manager Land Owner Consent</b></p> <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 if 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 _____</p> <p>declare that I have given permission for the making of this application for _____</p> <p> <b>Sorell Council</b> Development Application: 5.2025.349.1 - Development Application - 24 Wards Avenue, Lewisham - P1.pdf Plans Reference:P1 Date Received:17/12/2025</p>		
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....	

**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
151385	2
EDITION	DATE OF ISSUE
9	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 &amp; 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

**Sorell Council**

Development Application: 5.2025.349.1 -  
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<b>SCHEDULE OF EASEMENTS</b> <b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED.</b> <b>SIGNATURES MUST BE ATTESTED.</b>	Registered Number <b>SP 151385</b>
--	---------------------------------------

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 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.....  
address.....  
occupation.....

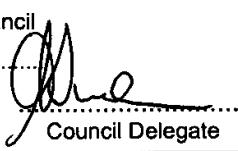


Signed by Moiya Maureen Lynne Pyke by her attorney Denis Patrick Pigden under Power of Attorney No. PA5306 who hereby declares that he has not received any revocation of the said Power of Attorney No. PA 5306 in the presence of:  
witness.....  
full name.....  
address.....  
occupation.....



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(USE ANNEXURE PAGES FOR CONTINUATION)

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

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES

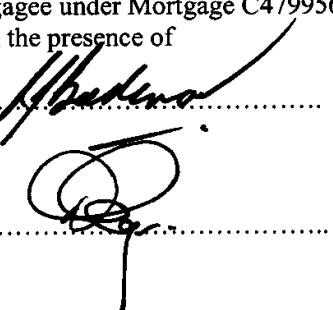
Registered Number

**SP 151385**SUBDIVIDER: D P Pidgen 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



Sorell Council  
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**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.

OWNER D.P. Pigden and M.M.L. Pyke  FOLIO REFERENCE 140697-2 FIR 140697-2  GRANTEE Part of 98-0-23 granted to Arthur Perry Part of lot 1402, 103-3-0 granted to James Jones	PLAN OF SURVEY  BY SURVEYOR J.B.MEDBURY LOCATION J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART  TOWN OF DODGES FERRY  SCALE 1: 1000 LENGTHS IN METRES	REGISTERED NUMBER <b>SP151385</b>  APPROVED EFFECTIVE FROM 13 JUL 2007  Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 124 (5425-23)	LAST UPI No. 290570B	LAST PLAN No. SP140697
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
<b>Sorell Council</b> Development Application: 5.2025.349.1 - Development Application - 24 Wards Avenue, Lewisham - P1.pdf Plans Reference:P1 Date Received:17/12/2025		<b>COUNCIL DELEGATE</b> 29/15/07 <b>DATE</b>

# PLANNING

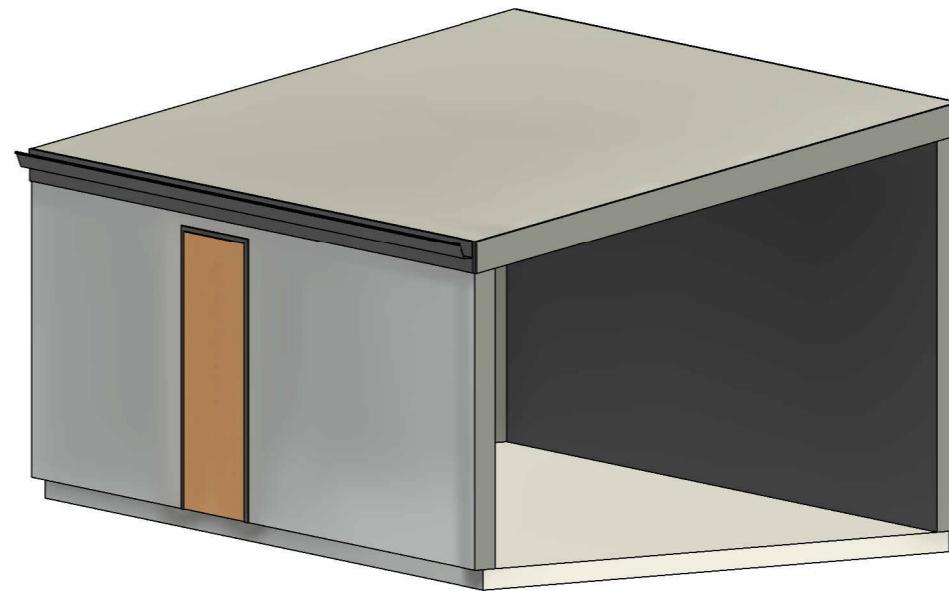
# NEW SHED

CLASS 10  
SNH25-048

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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	151382/2
PROPERTY IDENTIFICATION NUMBER	2791328
LOCAL AUTHORITY	Sorell
PLANNING ZONE	Low Density Residential
OVERLAYS	Low Landslip Hazard Band, Airport Obstacle Limitation Area, Bushfire-Prone Areas
BUSHFIRE ATTACK LEVEL	NA
CORROSION ENVIRONMENT	NA
SOIL CLASSIFICATION	N3
WIND CLASSIFICATION	
PROPERTY LOT SIZE	2369m <sup>2</sup>
PROPOSED FOOTPRINT	24m <sup>2</sup>



**DIMENSION NOTE:**  
Use written dimensions 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 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.

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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

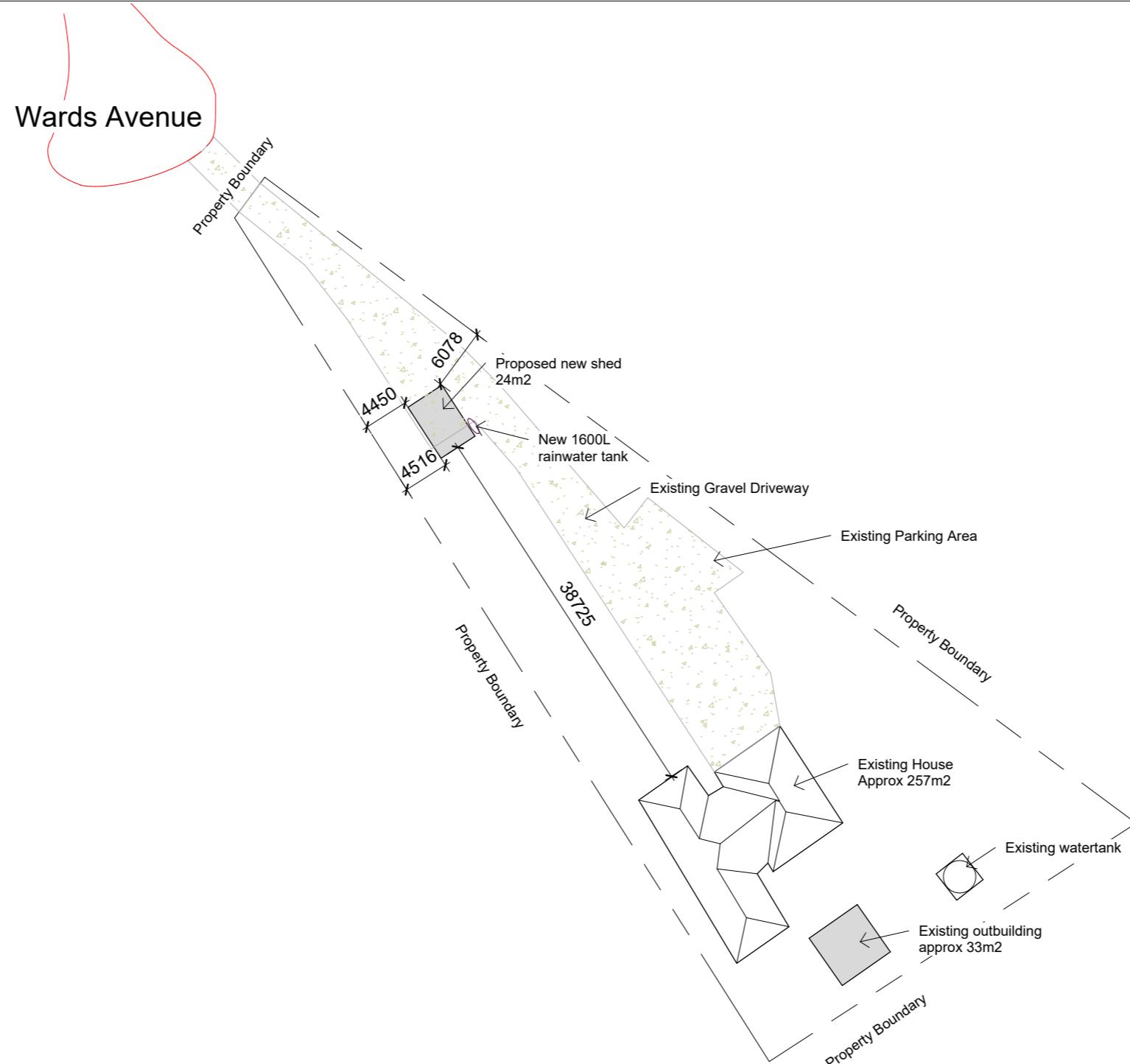
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COVER PAGE

DATE  
16/12/2025

SCALE  
A3  
DRAWN BY  
SH  
JOB No  
SNH25-048  
SHEET No  
A1.0

REVISION No

SHEET SIZE  
A3  
JOB No  
SNH25-048  
SHEET No  
A1.0



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CLIENT NAME  
**Mitchell WARD**

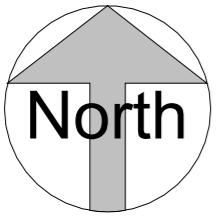
PROJECT ADDRESS

**26 Wards Avenue, Lewisham**

PROJECT  
**NEW SHED**

DRAWING TITLE  
**SITEPLAN - Whole Site**

DATE <b>16/12/2025</b>	SCALE <b>1 : 500</b>	DRAWN BY <b>SH</b>
REVISION No.	SHEET SIZE <b>A3</b>	JOB No. <b>SNH25-048</b>
	SHEET No. <b>A2.0</b>	



Property Boundary

Proposed new shed  
24m<sup>2</sup>

New 1600L  
rainwater tank

6078

4450

4516

Property Boundary

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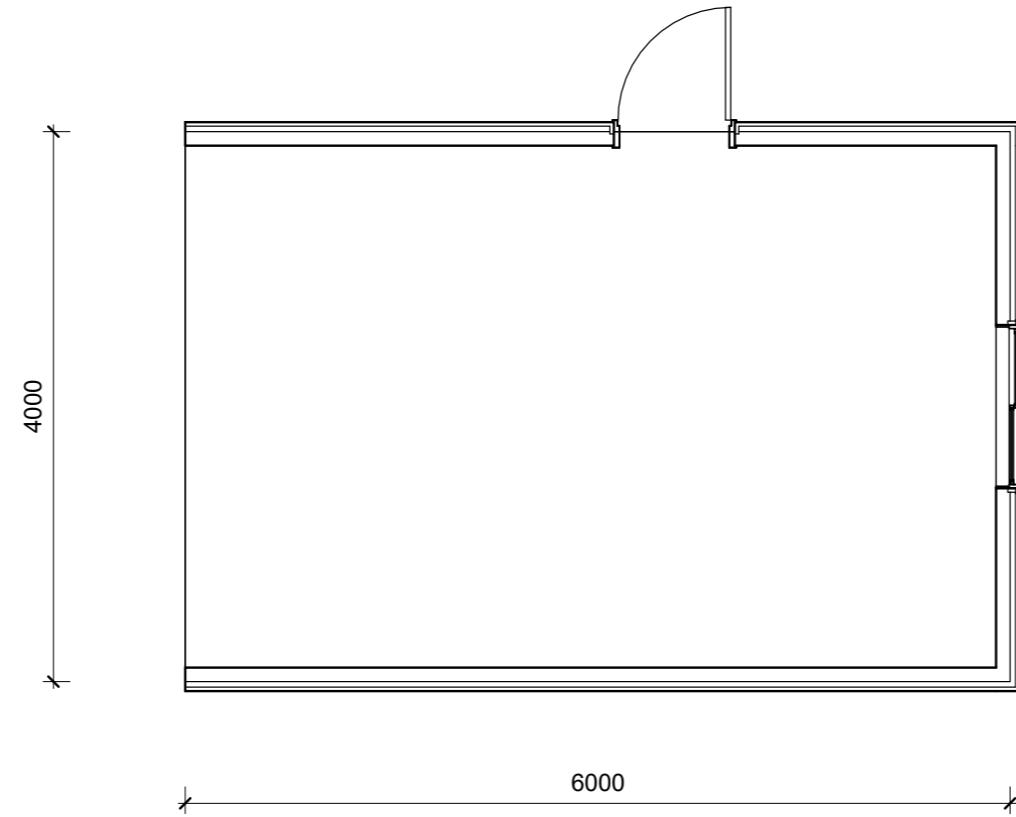
SHEDS MADE. TOUGH.

CLIENT NAME  
Mitchell WARD

PROJECT ADDRESS  
26 Wards Avenue, Lewisham

PROJECT  
NEW SHED

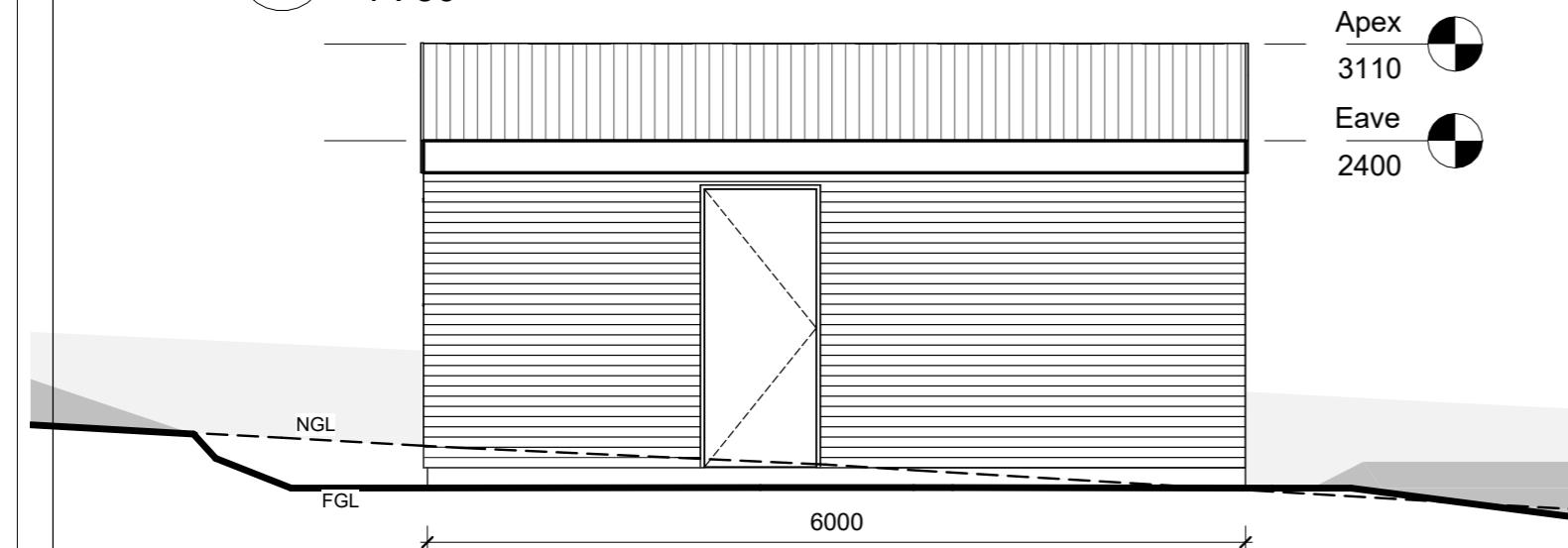
DATE	SCALE	DRAWN BY
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REVISION No.	SHEET SIZE	JOB No.
	A3	SNH25-048
		A2.1



DIMENSION NOTE:		DRAWING NOTE:		CLIENT NAME		DRAWING TITLE	
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		 <b>SHEDS n HOMES</b> <b>SHEDS MADE. TOUGH.</b>		PROJECT ADDRESS		DATE 16/12/2025 SCALE 1 : 50 DRAWN BY SH	
				57 Cove Hill Road Bridgewater TAS 7030 (03) 6263 6545 hobart@shedsnhomes.com.au	BLST Pty Ltd ABN 52 660 422 159	NEW SHED	REVISION No. SHEET SIZE A3 JOB No. SNH25-048 SHEET No. A3.0

**1****North East**

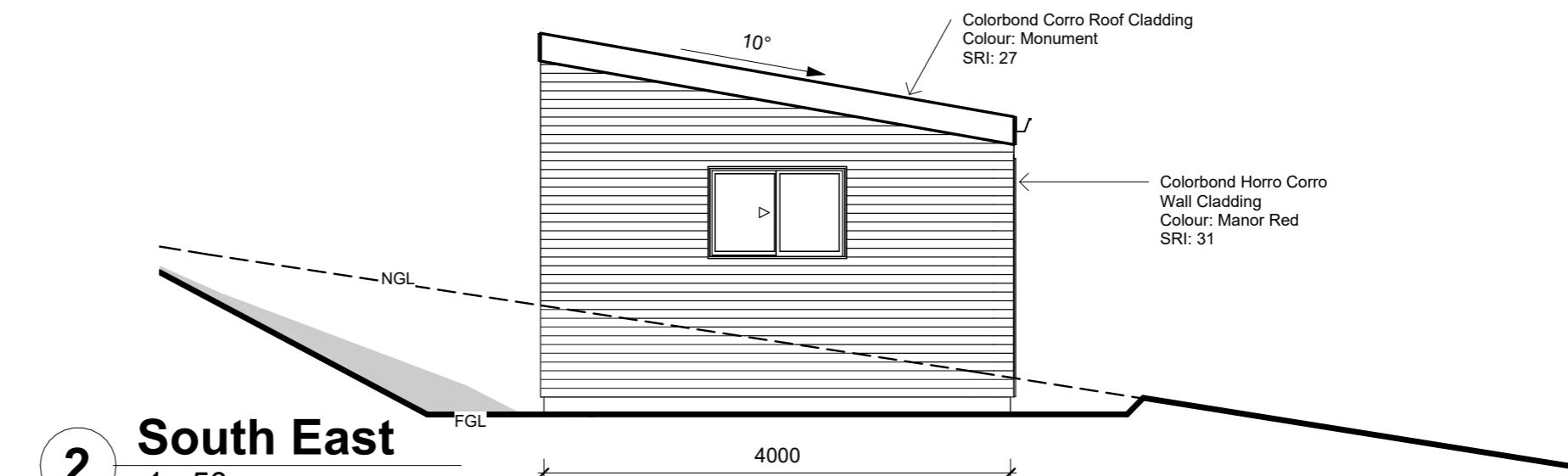
1 : 50

**2****South East**

1 : 50



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

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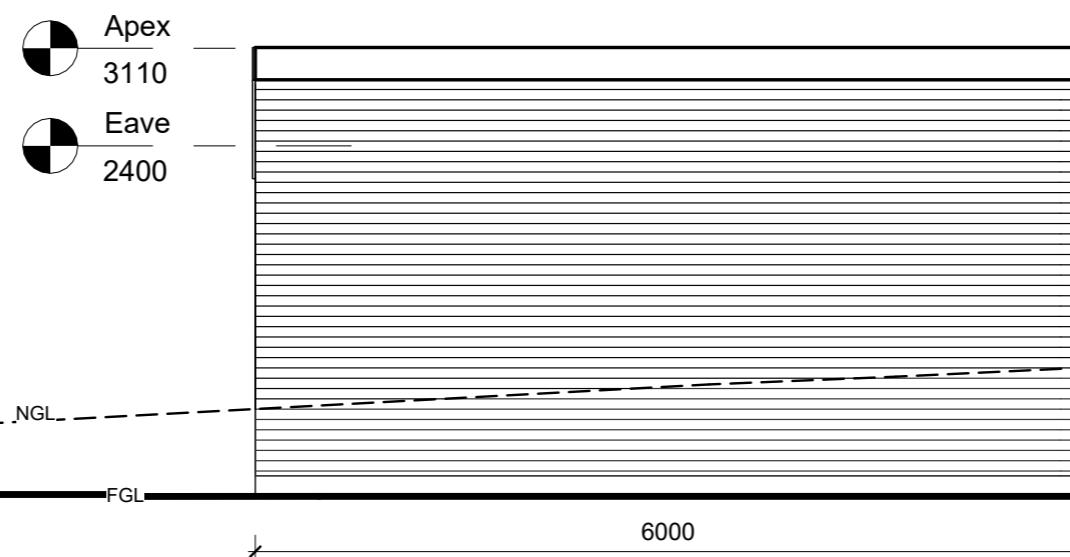
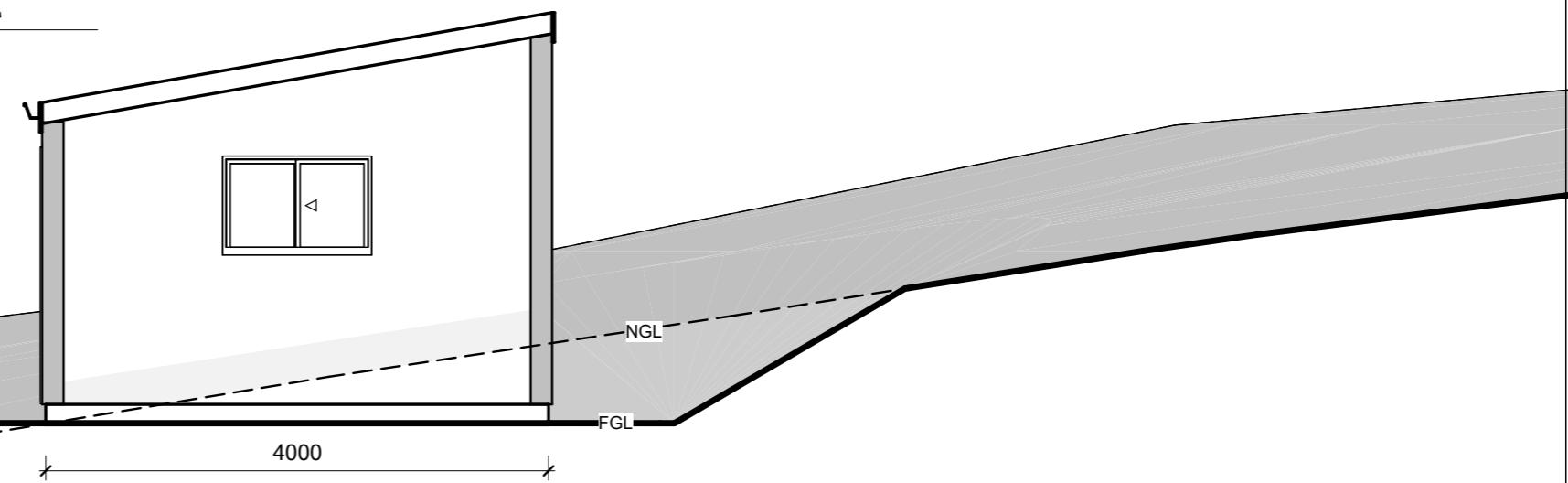
CLIENT NAME  
**Mitchell WARD**

PROJECT ADDRESS

26 Wards Avenue, Lewisham

PROJECT  
NEW SHEDDRAWING TITLE  
**ELEVATIONS**DATE  
20/01/2026SCALE  
1 : 50DRAWN BY  
SHREVISION No  
R1SHEET SIZE  
A3JOB No  
SNH25-048SHEET No  
A4.0

2 North West  
1 : 50



1 South West  
1 : 50



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20/01/2026	1 : 50	SH	R1	A3