

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE:**

**19 FRANKLIN STREET, LEWISHAM**

**PROPOSED DEVELOPMENT:**

**CHANGE OF USE TO VISITOR ACCOMMODATION**

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 27th July 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 Chief Executive Officer. Representations must be received no later than **Monday 27th July 2026**.

**APPLICATION NO: 5.2026-187.1**  
**DATE: 10 JULY 2026**



**Annotations**

- Polygon5
- Polygon4
- Polygon3
- Polygon2
- Polygon1

**Surrounding Properties for PID: 9140835**

- Property

**Roads**

- DSG Roads
- Council Roads

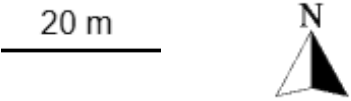
**Property**

- 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.



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

|                                                             |                                                                                       |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Full description of Proposal:                               | <i>Use:</i><br>Change of use from residential to visitor accommodation                |
|                                                             | <i>Development:</i><br>n/a                                                            |
|                                                             | <i>Large or complex proposals should be described in a letter or planning report.</i> |
| Design and construction cost of proposal: \$ .....0.00..... |                                                                                       |

|                                               |                                                                       |
|-----------------------------------------------|-----------------------------------------------------------------------|
| Is all, or some the work already constructed: | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> |
|-----------------------------------------------|-----------------------------------------------------------------------|

|                             |                                                                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location of proposed works: | Street address: .....19 Franklin Street.....<br>Suburb: .....Lewisham..... Postcode: .....7173.....<br>Certificate of Title(s) Volume: .....64774.... Folio: .....8..... |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                     |                       |
|---------------------|-----------------------|
| Current Use of Site | .....Residential..... |
|---------------------|-----------------------|

|                  |                                 |
|------------------|---------------------------------|
| Current Owner/s: | Name(s).....Paaras Kaushik..... |
|------------------|---------------------------------|

|                                                                      |                                                                       |                                                                                   |
|----------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 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<br><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a> |                                                                       |                                                                            |

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> <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> |                                                                 |
| Applicant Signature:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Signature: .....Andrew J McMaster..... Date: .....7/6/2026..... |

| 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](http://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: .....

#### Plans and Supporting Documentation required

Section 6 of the planning scheme outlines the plans and supporting documents required for a planning application. The following is a summary of section 6 and what Council requires you to submit;

*All applications are to be submitted electronically where possible at [sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)*

*Please note that all documents submitted electronically must be in.pdf or.docx format with a file size not exceeding 20MB.*

|                                     |                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Completed and signed application form                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | Cover letter explaining the proposal, what you are hoping to achieve, the approach to the design and how any impact to adjoining land or services has been considered. In many cases, a written statement justifying how the proposal satisfies the performance criteria is necessary.                                                     |
| <input checked="" type="checkbox"/> | Current copy of the Certificate of Title to the land which has a search date not greater than 6 (six) months, also containing the: <ul style="list-style-type: none"><li>▪ Search Page.</li><li>▪ Plan, Sealed Plan or Diagram.</li><li>▪ Any Schedule of Easements, Covenants, Council Notifications, or Conditions of Transfer</li></ul> |



## SEARCH OF TORRENS TITLE

|                 |                              |
|-----------------|------------------------------|
| VOLUME<br>64774 | FOLIO<br>8                   |
| EDITION<br>6    | DATE OF ISSUE<br>20-Mar-2008 |

SEARCH DATE : 24-Mar-2026

SEARCH TIME : 11.49 am

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 8 on Sealed Plan [64774](#) (formerly being SP3116)

Derivation : Part of Lot 5 Section C. Gtd. to G.H. Edwards

Prior CT [3553/26](#)SCHEDULE 1

[C722976](#) & [C846503](#) ROBERT JAMES CAIRNEY and BENG HONG POH  
Registered 20-Mar-2008 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: A Right of Drainage over the Drainage  
Easement shown on Sealed Plan No. [64774](#)  
SP [64774](#) COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962  
[C846505](#) MORTGAGE to Commonwealth Bank of Australia  
Registered 20-Mar-2008 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Insert here any qualification to the approval under section 468 (12), section 472, or section 477B of the Local Government Act, 1962. Rule through any blank space.

### APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan is approved

- The Corporation (a) Cannot provide a supply of water to ~~the~~ the lots on the plan.  
(b) Cannot provide a means of sewerage or drainage for the lots on the plan.

The application and proposal plan were submitted on the 30th day of April 1963

In witness whereof the common seal of The

Warden Councillors & Electors of the Municipality of Sorell has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the 11th day of June 1970, in the presence of us

Seal

*[Signature]*  
*[Signature]*

Members

Council Clerk

N.B. One of these forms must be completed before the Plan is forwarded for registration.

Insert firm name where applicable

### NOMINATIONS BY OWNER

For the purposes of section 464 of the Local Government Act 1962, I nominate:

As my solicitor *Norma Lewis & Co*

As my surveyor *G.W. Griggs*

Signature of Owner

Note: If the signature of the owner cannot conveniently be procured to the above form, the Council Clerk should complete the following certificate:

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated:

As his solicitor *Norma Lewis & Co.*

As his surveyor *G.W. Griggs*

*[Signature]*  
Council Clerk

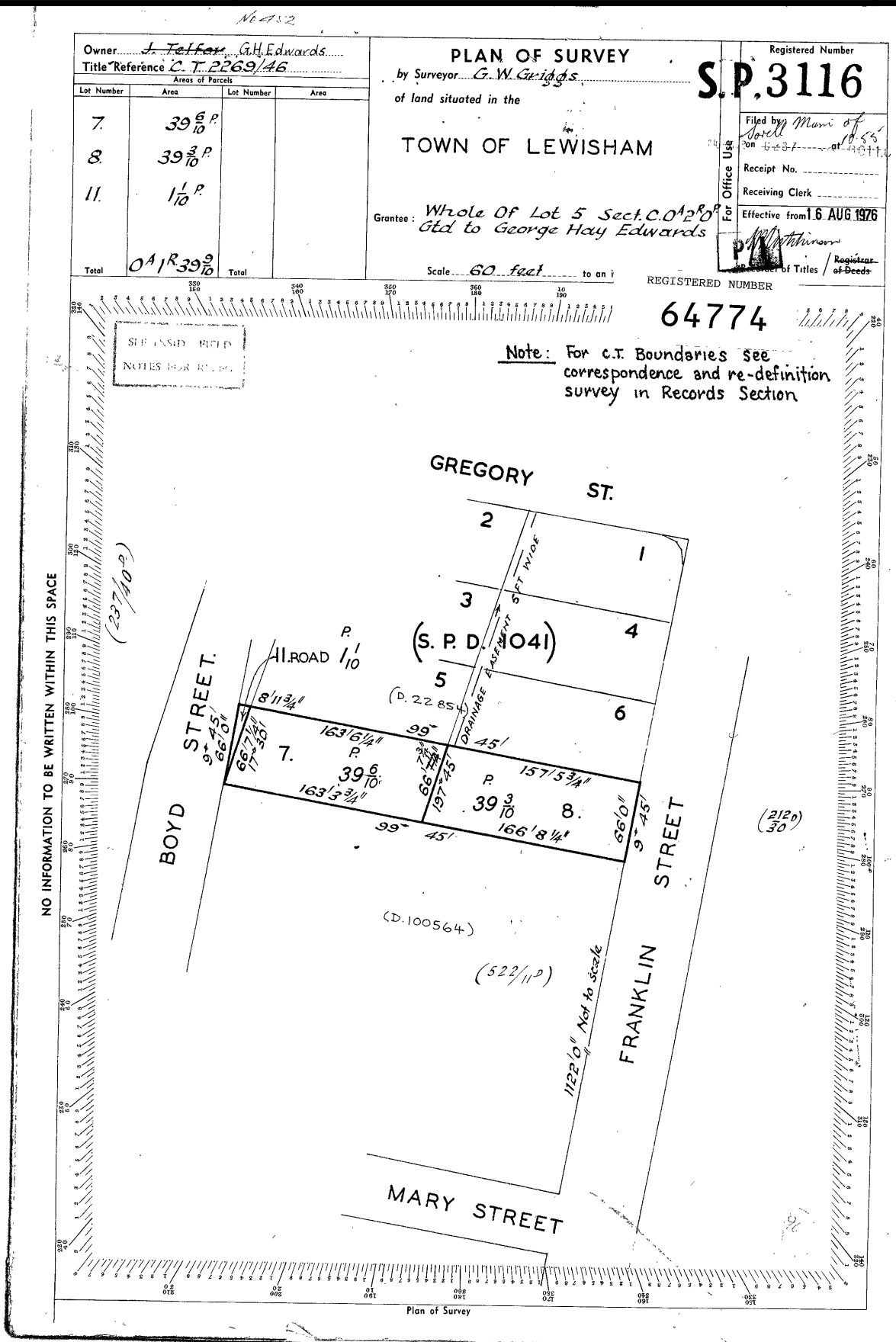
15 JUL 1970

3715



Sorell Council

Development Application: 5.2026.187.1 -  
Development Application - 19 Franklin Street,  
Lewisham - P1.pdf  
Plans Reference: P1  
Date Received: 10/06/2026



**Sorell Council**  
 Development Application: 5.2026.187.1 -  
 Development Application - 19 Franklin Street,  
 Lewisham - P1.pdf  
 Plans Reference: P1  
 Date Received: 10/06/2026

7



## SCHEDULE OF EASEMENTS

PLAN NO.

**S.P.3116**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

*W* This is the Schedule of Easements attached to the plan of Lots 11, Lots 7 and 8 comprising the whole of the land in C/T 2269/46

*W* Easements Lot 8 is together with a right of drainage over the drainage easement shown hereon.

Each Lot in Column A is

- Deleted W*
- ~~1. Together with a right of drainage over the drainage easement shown hereon passing through land comprised and described in Indenture of Conveyance Registered No. 34/1432 and shown in the plan as Lots 1, 4 and 6.~~
  - ~~2. Subject to a right of drainage over the drainage easement passing through that Lot as appurtenant to the Lots shown hereon and specified opposite thereto in Column C.~~

Column A

Column B

Column C

8

2, 4 & 6

Nil

SIGNED by HARRY JAMES JONES )  
as proprietor of the land )  
comprised in Certificate of )  
Title Registered Volume 2269 )  
Folio 46 )

*H. J. Jones*

*W*  
*R. Jacobs*  
*W. Plummer*  
SIGNED by RONALD JACOBS and )  
WINIFRED JOAN PLUMMER as the )  
beneficial owners of the lands )  
in Conveyances Nos. 42/5043 and )  
42/5006 in the presence of: )

Correct for the purposes of the Real Property Act 1862  
and its amendments.

*X. R. Jacobs*

*X. R. Jacobs*  
*X. W. Plummer*

*R. Jacobs*  
*W. Plummer*  
*Robert*

NORMA LEVIS & CO.

Per: *R. Jacobs*

Solicitors for the  
Subdividers.

This is the schedule of easements attached to the plan of 3 lots

comprising part of the land in

C.T. 2269/16  
(Insert Title Reference)

MUNICIPALITY OF SORELL

Sealed by on 11 June 1970

*[Signature]*  
Council Clerk / Town Clerk

21926

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 07-June-2026

SEARCH TIME : 04:56 pm

CT: 64774/8

N208194    PRIORITY NOTICE reserving priority for 90 days  
D/MORTGAGE COMMONWEALTH BANK OF AUSTRALIA to ROBERT  
JAMES CAIRNEY and BENG HONG POH  
TRANSFER ROBERT JAMES CAIRNEY and BENG HONG POH to  
PAARAS KAUSHIK and PREETI SARASWATI  
MORTGAGE PAARAS KAUSHIK and PREETI SARASWATI to  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Lodged by EB CONVEYANCING on 01-May-2026 BP: N208194

## UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 07-June-2026

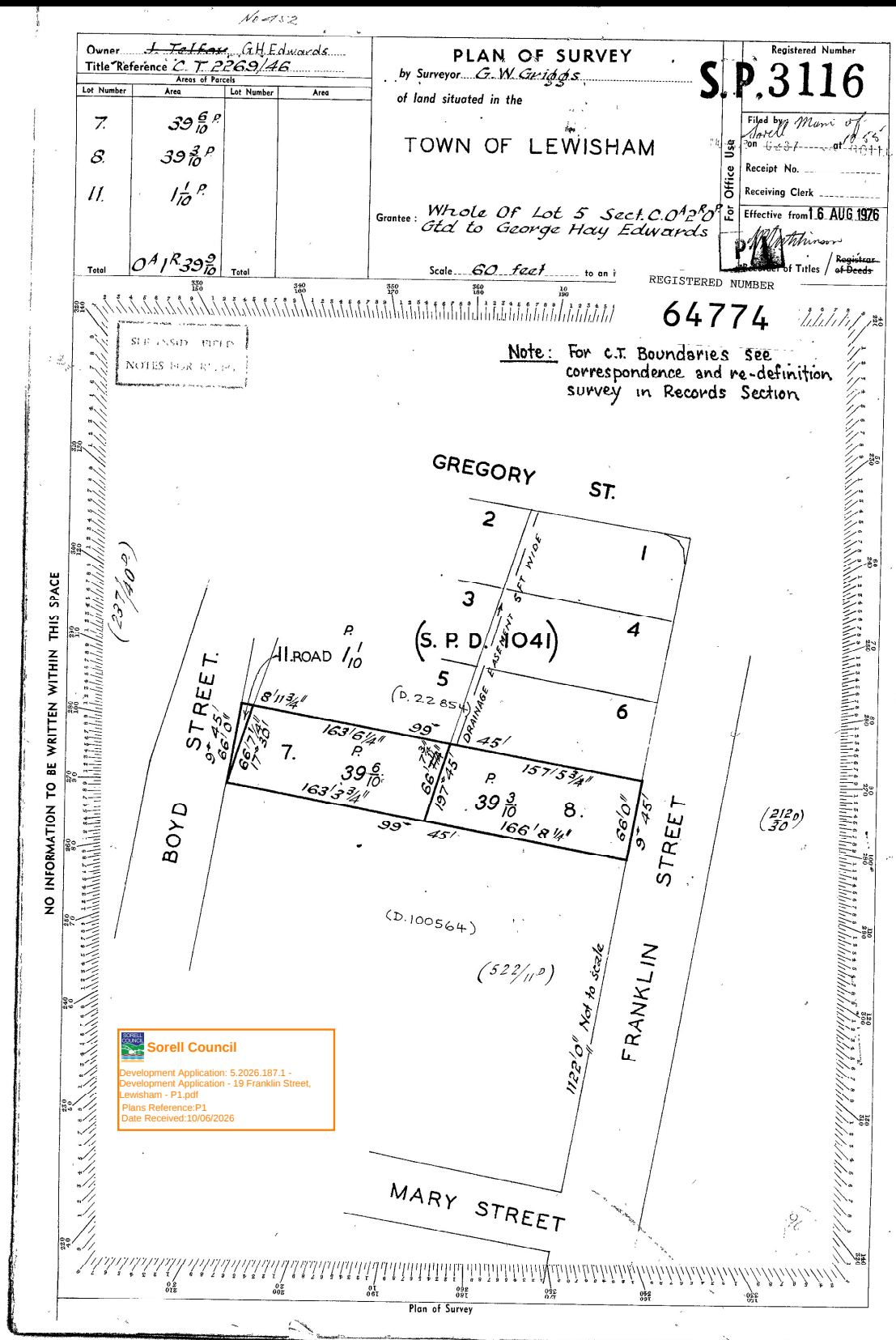
SEARCH TIME : 04:56 pm

CT: 64774/8

| <u>Lodge Date</u> | <u>Type</u> | <u>DealingNo</u> | <u>Reg Date</u> |
|-------------------|-------------|------------------|-----------------|
| 01-May-2026       | PRIORITY    | N208194          |                 |

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Search covers any dealings registered in the last 90 days and any dealings yet to be registered.



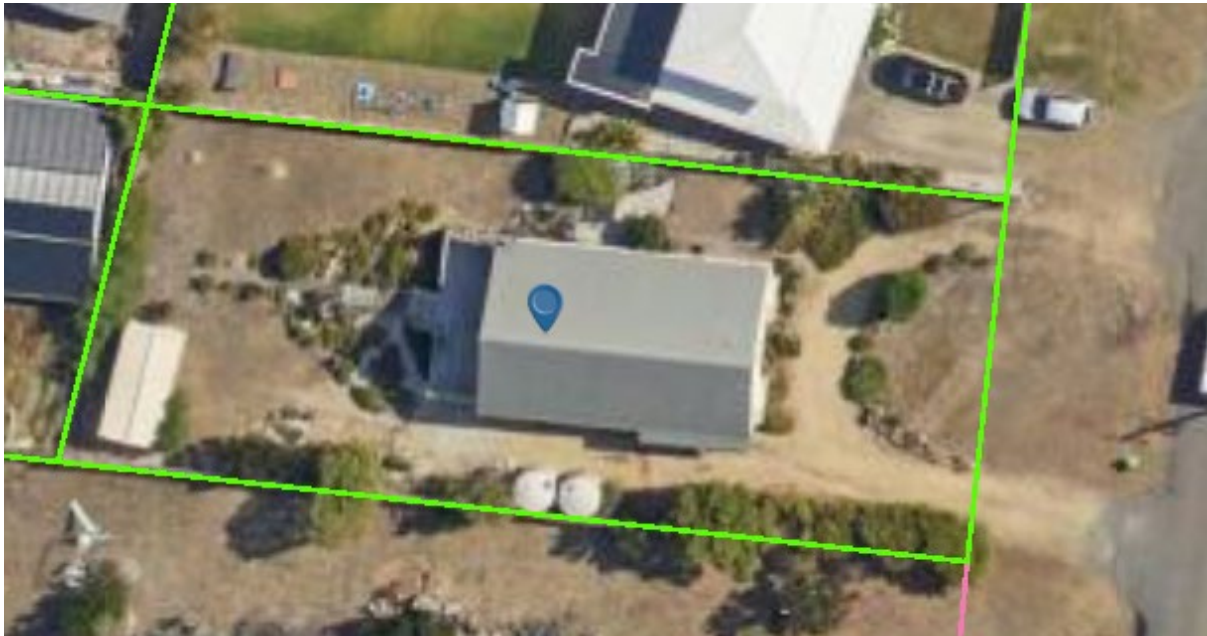
# Additional Information – 19 Franklin Street, Lewisham Tas 7173

## Change of Use to Visitor Accommodation

Dimensioned and scaled site analysis / site plan showing:

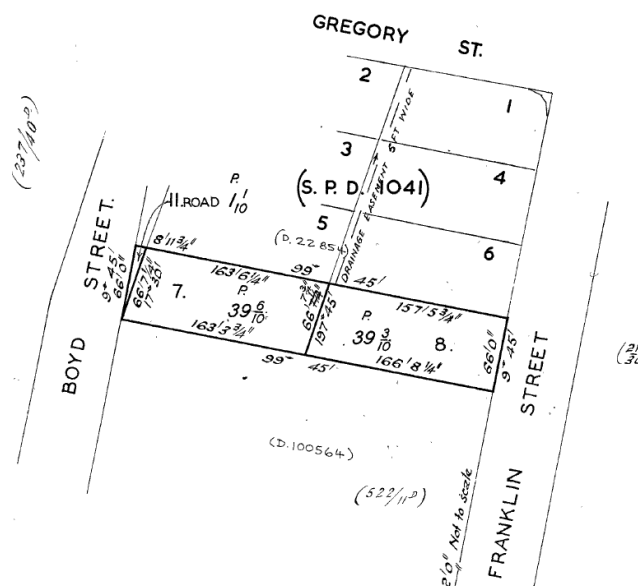
- ☐ the existing and proposed building(s) and use(s) on the site;

There are no new buildings proposed for the site (existing buildings shown below)



- ☐ the boundaries and dimensions of the site, including easements;

19 Franklin Street is shown below as lot 8 as per the title documents



- ☐ the location of adjoining properties, buildings and their uses;

Adjoining properties are assumed to be residential in nature. Pin showing subject property.



- ☐ contours showing AHD levels, site features, natural drainage lines, watercourses and wetlands on or adjacent to the site;

Not applicable to application

- ☐ soil type and any cut or fill including batters / method of retention;

Not applicable to application

- ☐ vegetation communities and trees, including vegetation to be removed;

No vegetation will be removed

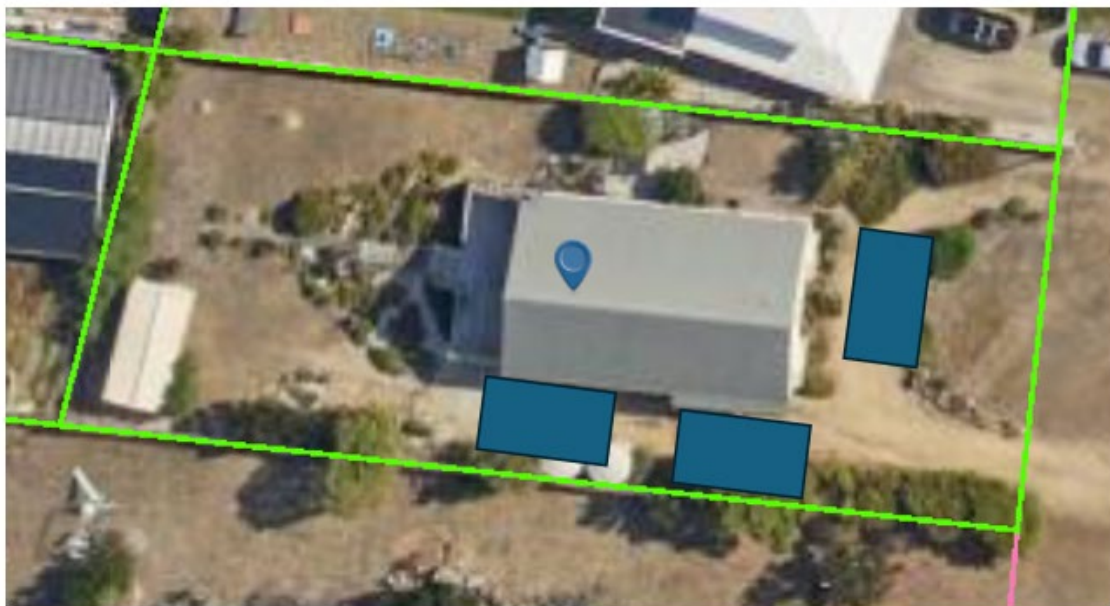
- ☐ concept water, stormwater and sewer/onsite wastewater system design, including supporting calculations where necessary;

No changes to existing water systems are planned

- ☐ existing or proposed pedestrian and vehicle access (including width, surface, culverts, gates and sight distance as necessary), driveways, parking areas and paths;

Layout of proposed parking is shown below. Note that vehicles would not need to reverse onto Franklin Street but can exit the property in a forward facing direction due to the turning semi-circle layout at the front of the property.

#### Parking Plan for 19 Franklin Street, Lewisham





Location on LHS of building showing room for car parking.

Pedestrian access would be via existing pathways.

- ☐ extent of any overlays or natural hazards that apply to the site;

No applicable to this application.

- ☐ existing and proposed landscaping, including watering;  
Landscaping would not be changed for the change of use.

- ☐ any proposed open space, common space, or facilities on the site.

No new facilities or common space are proposed for the change of use.

Detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 showing;

- ☐ the internal layout of each building on the site;

The internal layout of the existing building is shown below: -



All rooms would be available for visitor accommodation and no changes to the layout are planned.

- ☐ the private open space for each dwelling;

No applicable to this application.

- ☐ external storage spaces; and

No applicable to this application (existing storage shed will be used)

- ☐ building elevations with materials, colours and natural and finished ground levels

No applicable to this application as no changes from current use are planned.

#### Additional information: -

Maximum number of occupants: 8

Hours of operation: Check in after 2pm, checkout before 10am

Bookings would be via recognised online travel agents (OTA) platforms only

No parties will be allowed as per normal OTA rules

No advertising signage is planned at this stage

Guests will be advised to keep noise to a minimum via a written house guide and electronically via check in instructions. Noise monitoring equipment will be installed and monitored via wi-fi connection.

Expected occupancy level: 74%

Expected average length of stay: 3 nights

Expected number of guest stays per year: 90 bookings per annum

Expected average guest group size: 4 adults