

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

168 LEWISHAM SCENIC DRIVE, LEWISHAM

PROPOSED DEVELOPMENT:

RETROSPECTIVE RETAINING WALLS & CONCRETE PLATFORM

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 14th September 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 Chief Executive Officer. Representations must be received no later than **Monday 14th September 2026**.

APPLICATION NO: 5.2026.249.1
DATE: 28 August 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:	Use: <u>Basket Ball Court.</u>
	Development: <u>Domestic.</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <u>60,000</u>	

Is all, or some the work already constructed:	No: ☐ Yes: ☒
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Location of proposed works:	Street address: <u>168 Lewisham Scenic Drive</u>
	Suburb: <u>Lewisham</u> Postcode:
	Certificate of Title(s) Volume: <u>55330</u> Folio: <u>47</u>

Current Use of Site	<u>Residential Dwelling</u>
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Current Owner/s:	Name(s) <u>Jo-Anne & Michael Grubb</u>
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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/		



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Lewisham.pdf

Plans Reference: P1
Date Received: 20/07/2026

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 <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. <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>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u></u> Date: <u>27/12/26</u>

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 <i>Land Use Planning and Approvals Act 1993</i>). 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 _____	
 Sorell Council Development Application: New Development Application - 168 Lewisham Scenic Drive, Lewisham.pdf Plans Reference: P1 Date Received: 20/07/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 55330	FOLIO 47
EDITION 3	DATE OF ISSUE 22-June-2017

SEARCH DATE : 24-Feb-2026

SEARCH TIME : 10.53 am

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 47 on Plan 55330 (formerly being P1120)
Derivation : Part of Lot 3357 Gtd. to R. Steele
Prior CT 4496/74

SCHEDULE 1

M636380 TRANSFER to MICHAEL JAMES GRUBB and JO-ANNE MARY
GRUBB Registered 22-June-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of carriageway over the road shown
in Plan No. 55330

BENEFITING EASEMENT: Right in common with all other persons
entitled to a similar right to pass on foot only at
all times and for all purposes over and along the
footway shown in the said Plan

137081 BOUNDARY FENCES CONDITION in Transfer

E96472 MORTGAGE to MyState Bank Limited Registered
22-June-2017 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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FOR H. J. JONES ESQ.

152 N.Y.
3285

INGUSHED COUNTY OF PEMBROKE

PARISH OF LEWISHAM FORCETT

Part of Lot 3357 Cl. to Richd Steele

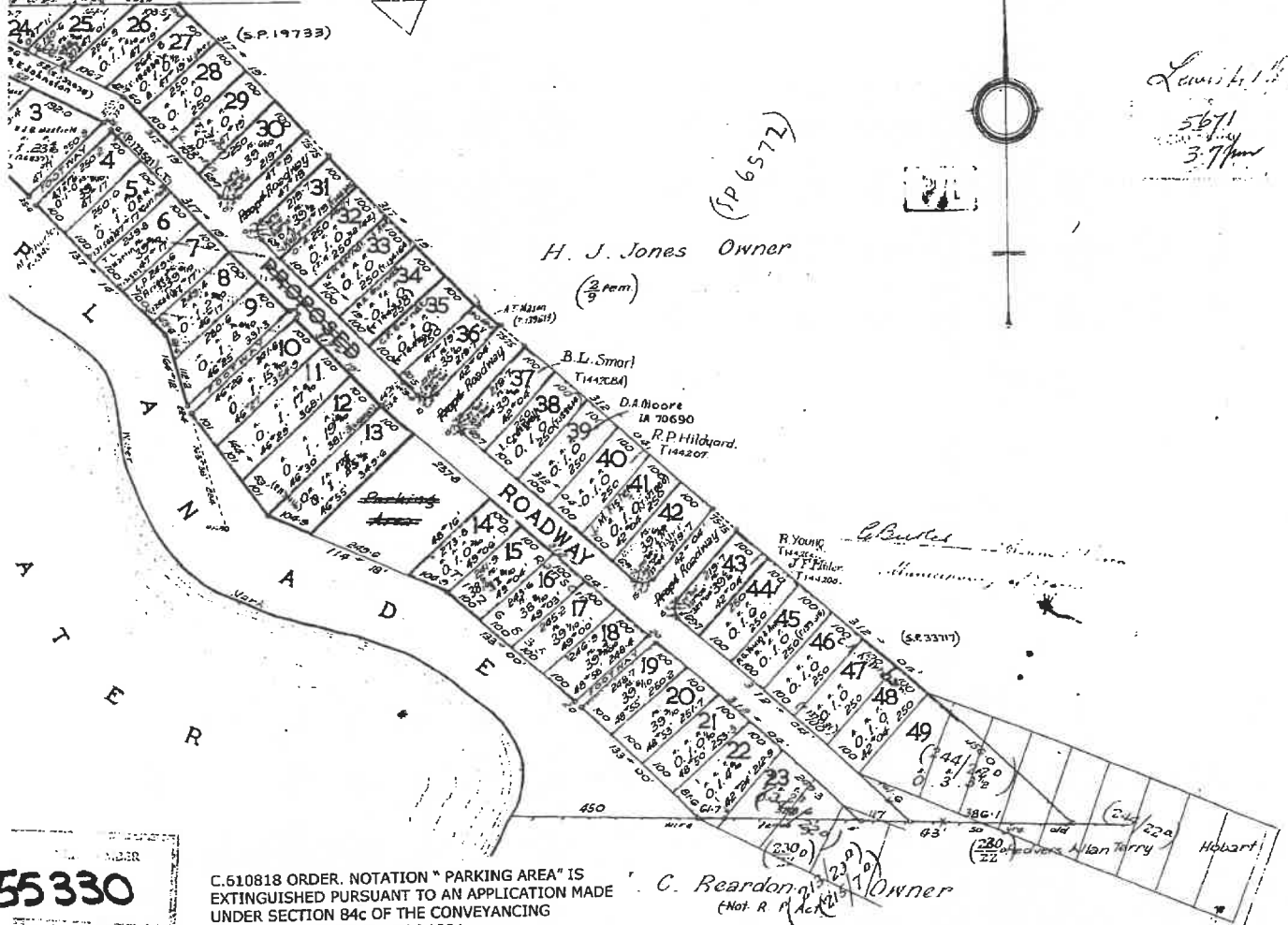
Scale - 2 chains 75 an inch

DER OF MILES

Wisham

2. P Act)
V. Clarke Owner
(338)
(180)
(604/15)
B. C. 1988

SEE INSIDE FIELD
NOTES FOR REPEAL



55330

C.510818 ORDER. NOTATION "PARKING AREA" IS
EXTINGUISHED PURSUANT TO AN APPLICATION MADE
UNDER SECTION 84c OF THE CONVEYANCING
AND LAW OF PROPERTY ACT 1884.

Alice Kava

RECORDER OF TITLES

25/7/2006

21 Feb 49

R. J. Terry



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SUBDIVISION FOR H. J. JONES ESQ.

($\frac{460}{143}$ c. r.)

MEMORIAL
PORTION OF LEWISHAM ROAD EXTINGUISHED
PURSUANT TO ORDER No. B. 176010.
RECORDED OF TITLES
19/8/88

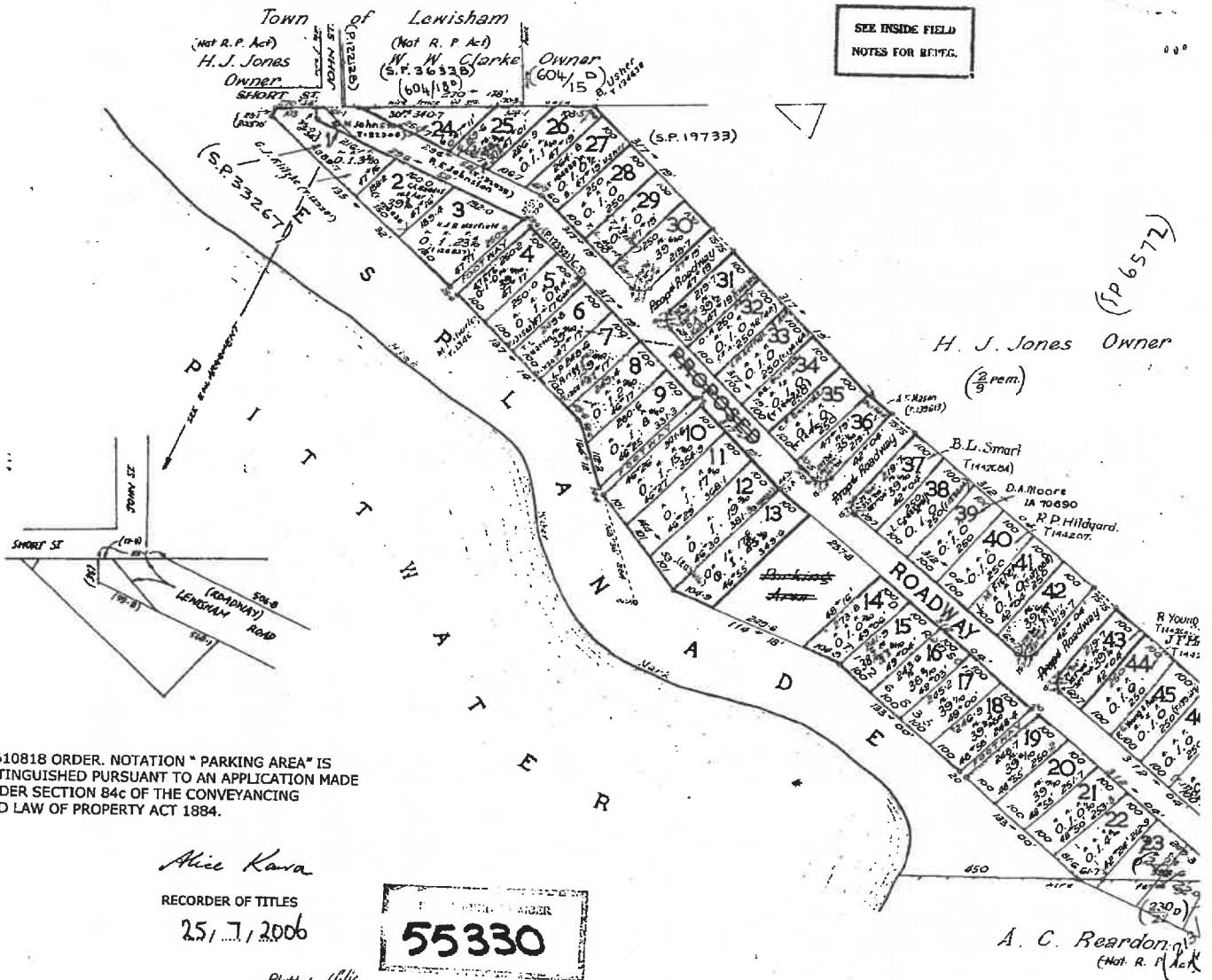
COUNTY OF PEMBROKE

PARISH OF LEWISHAM

Part of Lot 3357 Gt to Richd Steek

Scale - 2 chains 76 an inch

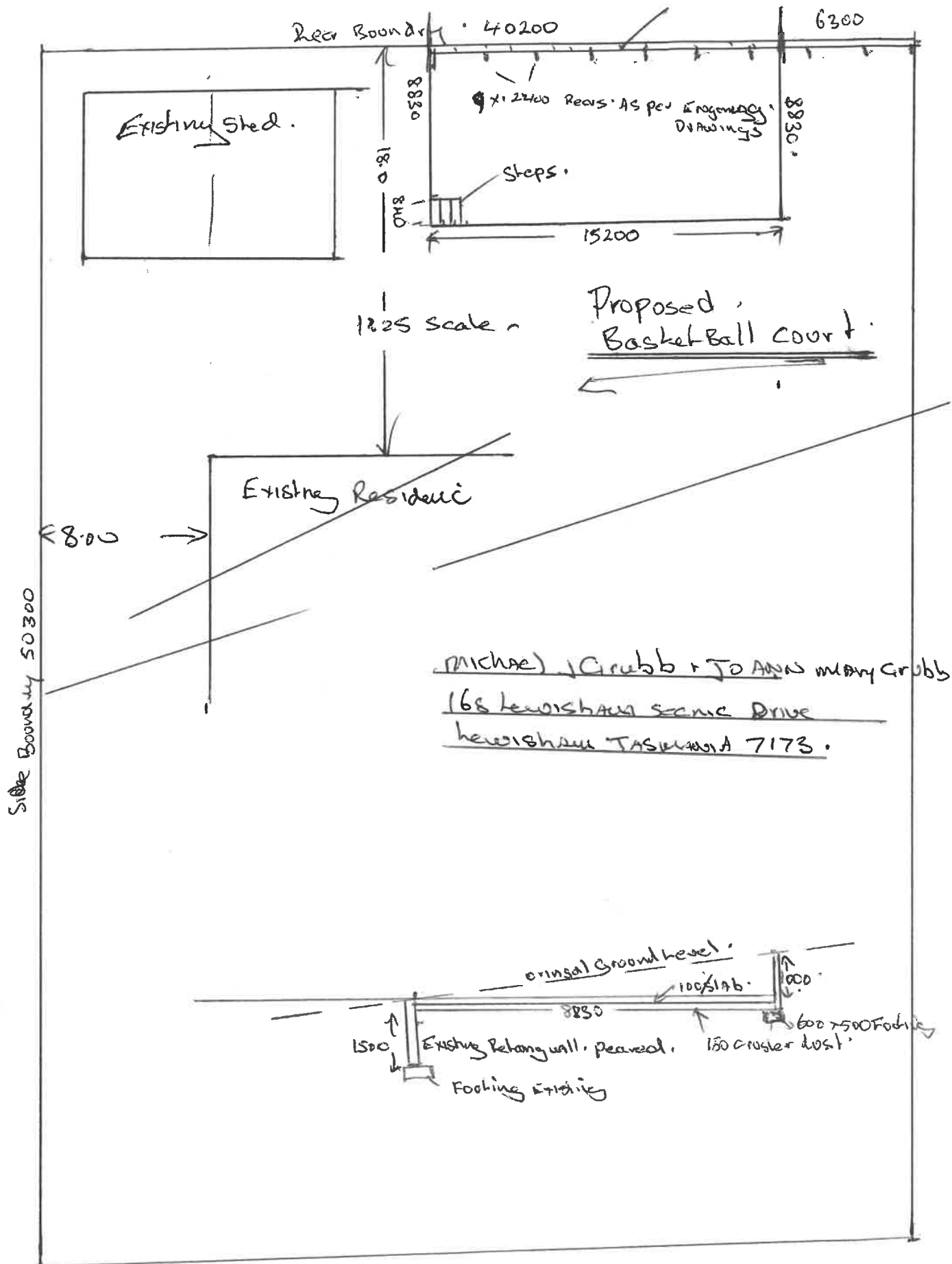
SEE INSIDE FIELD
NOTES FOR REF.



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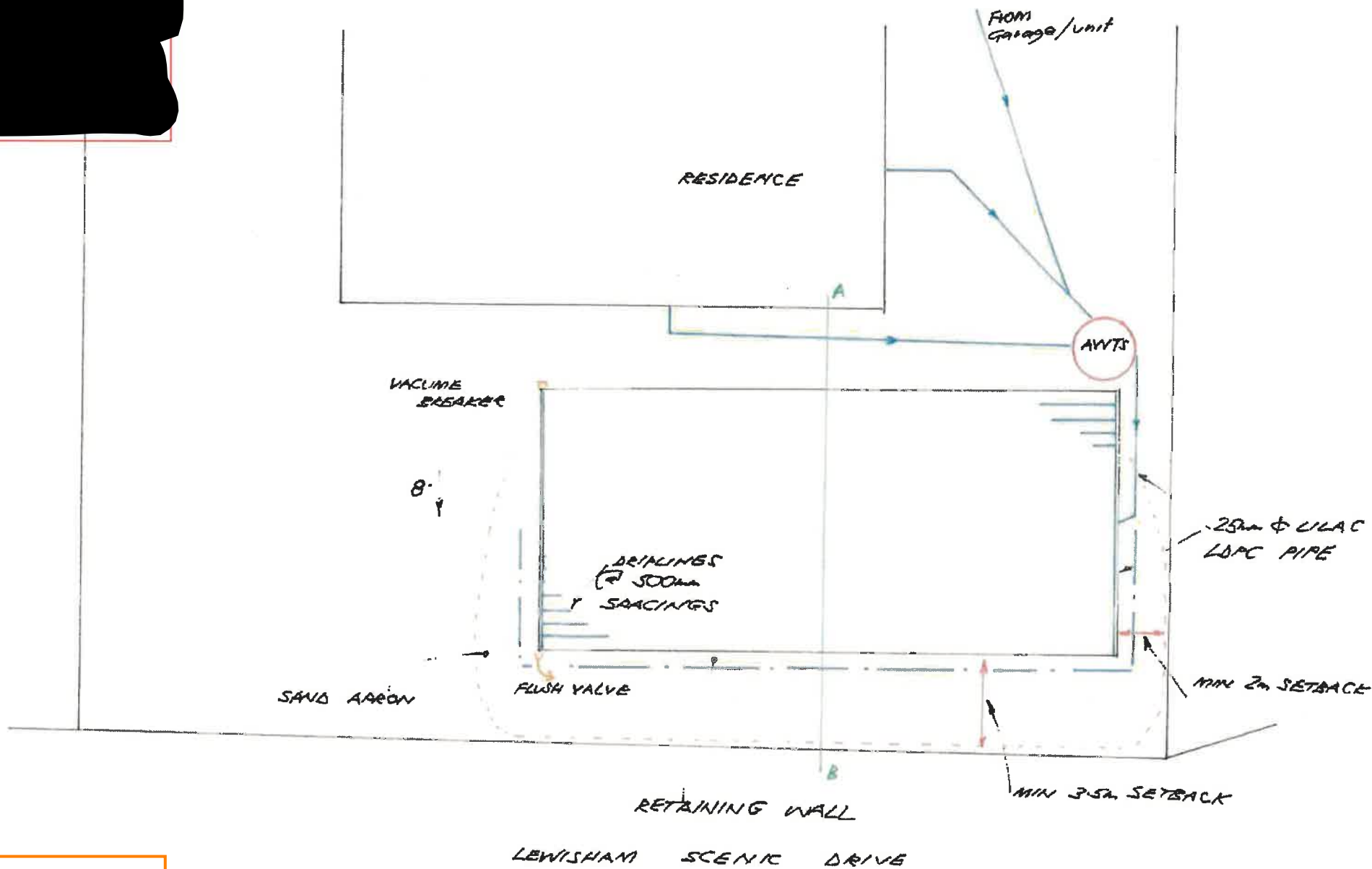


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ALAN LAA



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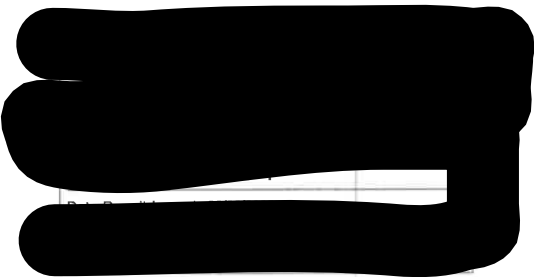
1:200

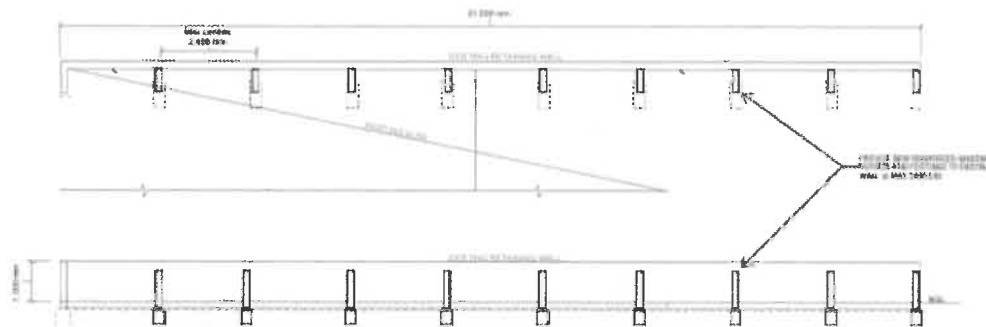


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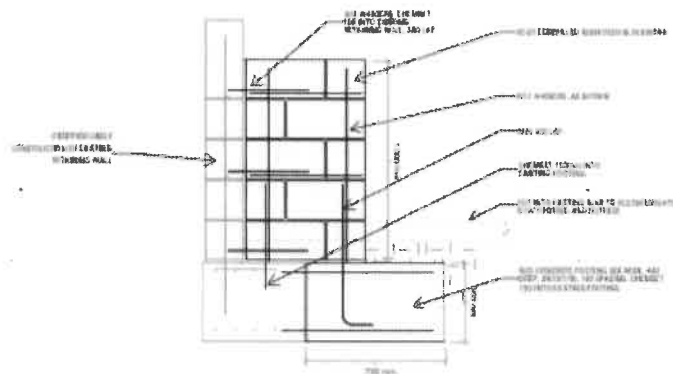
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PLAN & ELEVATION OF EXISTING
BOUNDARY RETAINING WALL
SCALE 1:100



BUTRESS DETAIL
SCALE 1:20

CONSTRUCTION HEALTH AND SAFETY

1. BEFORE CONSTRUCTION STARTS, THE BUILDER SHALL REVIEW THE DESIGN FOR HEALTH AND SAFETY DURING CONSTRUCTION. IF ANYTHING ASSOCIATED WITH THE PROJECT CREATES AN UNACCEPTABLE HEALTH AND SAFETY RISK, OR IF THERE IS AN ALTERNATE MEANS OF ACHIEVING THE DESIRED OUTCOME WITH A LOWER HEALTH AND SAFETY RISK DURING CONSTRUCTION, THE BUILDER SHALL ADVISE THE DESIGNER/ENGINEER BY WRITING.

GENERAL NOTES

1. THE LOCAL BUILDING AUTHORITY SHALL BE THE LOCAL COUNCIL.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND, AND TO THE SATISFACTION OF THE LOCAL BUILDING AUTHORITY.
3. NO WORK SHALL START PRIOR TO THE RECEIPT OF FORMAL BUILDING APPROVAL.
4. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE BUILDER PRIOR TO STARTING CONSTRUCTION AND/OR CONSTRUCTION.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
6. THE YEAR OF PUBLICATION OF AUSTRALIAN STANDARDS AND THE NCC IS INTENTIONALLY OMITTED. THE BUILDER IS TO ENSURE THE LATEST VERSION OF AUSTRALIAN STANDARDS AND THE NCC IS USED.

RETAINING WALL CONSTRUCTION NOTES

1. MORTAR SHALL BE CEMENT LIME SAND RATIO 1:0.25:3.
2. BLOCKS TO BE GRADE 12 TO AS 270.
3. BLOCKS: MAXIMUM AGGREGATE SIZE 10mm, SLUMP 200 +/- 50, MIN CHARACTERISTIC STRENGTH 20 MPa.
4. CLEANOUT HOLES ARE TO BE PROVIDED TO THE BASE OF ALL CORNERS AT THE END OF EACH DAYS BLOCK LAYING & BEFORE THE WALL IS FILLED. MORTAR DROPPINGS ARE TO BE WASHED OUT. REINFORCEMENT TIES ARE HOLDS BLOKED OFF.
5. RETAINING WALL FOOTINGS SHALL BE FORMED ON APPROVED TREATED SUBGRADE WITH A MINIMUM BEARING CAPACITY OF 150 kPa.
6. CONCRETE (TENDRUM) SLAB/FOOTING: 150/20.
7. LAYIN COVER TO FOOTING BASE REINFORCEMENT.
8. ALL CORNERS SHALL BE GRADUALLY FILLED TO ONE CORNER ABOVE FINISHED SURFACE LEVEL.
9. ALL CORNERS MINIMUM 14 DAYS AFTER FILLING BLOCKS PRIOR TO BACKFILLING BEHIND WALL.
10. CORNER FILL SHALL BE PLACED WITH A PNEUMATIC VIBRATOR.
11. MOIST CURE WALL CONCRETE FOR 14 DAYS PRIOR TO WATERPROOFING.
12. BACK OF WALL TO BE COATED WITH MINIMUM 2 COATS OF AN APPROVED BITUMINOUS PAINT, LINED WITH FORTIFIED PROTECTIVE BY CONFLICTS ON LINER MATERIAL, SHEETING.
13. PROVIDE EXPANSION JOINTS AT MAX 15m CENTRES PROVIDE RIB DOWNED BARS ACROSS JOINTS AT 400 CENTRES, GREASED AND DAMPED ONE END.
14. WHERE WALL IS NOT RETAINING BLOCK WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RESSERS SINGLE ROW BLOCKWORK SYSTEM WITH BOND BEAM AND LINTELS AS REQUIRED.

CLIENT MICK & JO GRUBB		DESIGNER MCKINNON CONSULTING ENGINEER Pty Ltd Civil & Structural		DATE 15/01/2024	
0 10 20 30 40 50mm PRINT REDUCTION BAR: A3 SHEET		APPROVED: David McKinnon, Principal Engineer 8 Day Rd 204000		PROPOSED RETAINING WALL IMPROVEMENTS 168 LEWISHAM SCENIC DRIVE LEWISHAM STRUCTURAL DETAILS 1	
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.		1. 2024/01/15 2. 2024/01/15 3. 2024/01/15 4. 2024/01/15		SCALE: AS SHOWN DRAWN: DAVID MCKINNON	
				JOB DRAWING NO: 26038-S01 (A)	



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 **Sorell Council**
Development Application: 5.2026.249.1 -
Response to Request For Information - 168
Lewisham Scenic Drive, Lewisham P2 .pdf
Plans Reference: P2
Date received: 24/08/2026

