



## DEVELOPMENT APPLICATION

**PDPLANPMTD-2025/057772**

**PROPOSAL:** Additions & Alterations (Single Dwelling)

**LOCATION:** 5 Pinaroo Court, Howrah

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 12 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12 February 2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 12 February 2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## **Application for Development / Use or Subdivision**

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Extension**

Location:  
**5 Pinaroo Court, Howrah**

**Personal Information Removed**



Is the property on the Tasmanian Heritage Register?

Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

**Memory Hatendi**

Current use of site: **Single residential dwelling**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

**Declaration**

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.





**City of Clarence**  
38 Bligh St Rosny Park  
PO Box 96  
Rosny Park TAS, 7018  
03 6217 9500  
clarence@ccc.tas.gov.au

**Acknowledgement**

- I 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 consultation; 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.

## **Personal Information Removed**

Date:

17 November 2025

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application. [ccc.tas.gov.au](http://ccc.tas.gov.au)



## **Development/use or subdivision checklist**

---

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

### **Additional Documents**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

---

- Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.

---



- Location and capacity of any existing services or easements on/to the site.
- Existing pedestrian and vehicle access to the site.
- Location of existing and proposed buildings on the site.
- Location of existing adjoining properties, adjacent buildings and their uses.
- Any natural hazards that may affect use or development on the site.
- Proposed roads, driveways, car parking areas and footpaths within the site.
- Any proposed open space, communal space, or facilities on the site.
- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:

- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

Where it is proposed to erect buildings, a plan of the proposed landscaping showing:

- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

Any additional reports, plans or other information required by the relevant zone or code.

---

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
60973	5
EDITION	DATE OF ISSUE
5	10-Oct-2019

SEARCH DATE : 03-Nov-2025

SEARCH TIME : 03.32 PM

**DESCRIPTION OF LAND**

City of CLARENCE

Lot 5 on Sealed Plan **60973** (formerly being SP317)

Derivation : Part of 150A-3R-0P Gtd. to K. L. Murray.

Prior CT **2142/25****SCHEDULE 1****A842820 & E109941** PETER DOUGLAS WARD and MARGARET LOUISE WARD  
Registered 10-Oct-2019 at noon**SCHEDULE 2**Reservations and conditions in the Crown Grant if any  
SP **60973** FENCING COVENANT in Schedule of Easements**UNREGISTERED DEALINGS AND NOTATIONS**

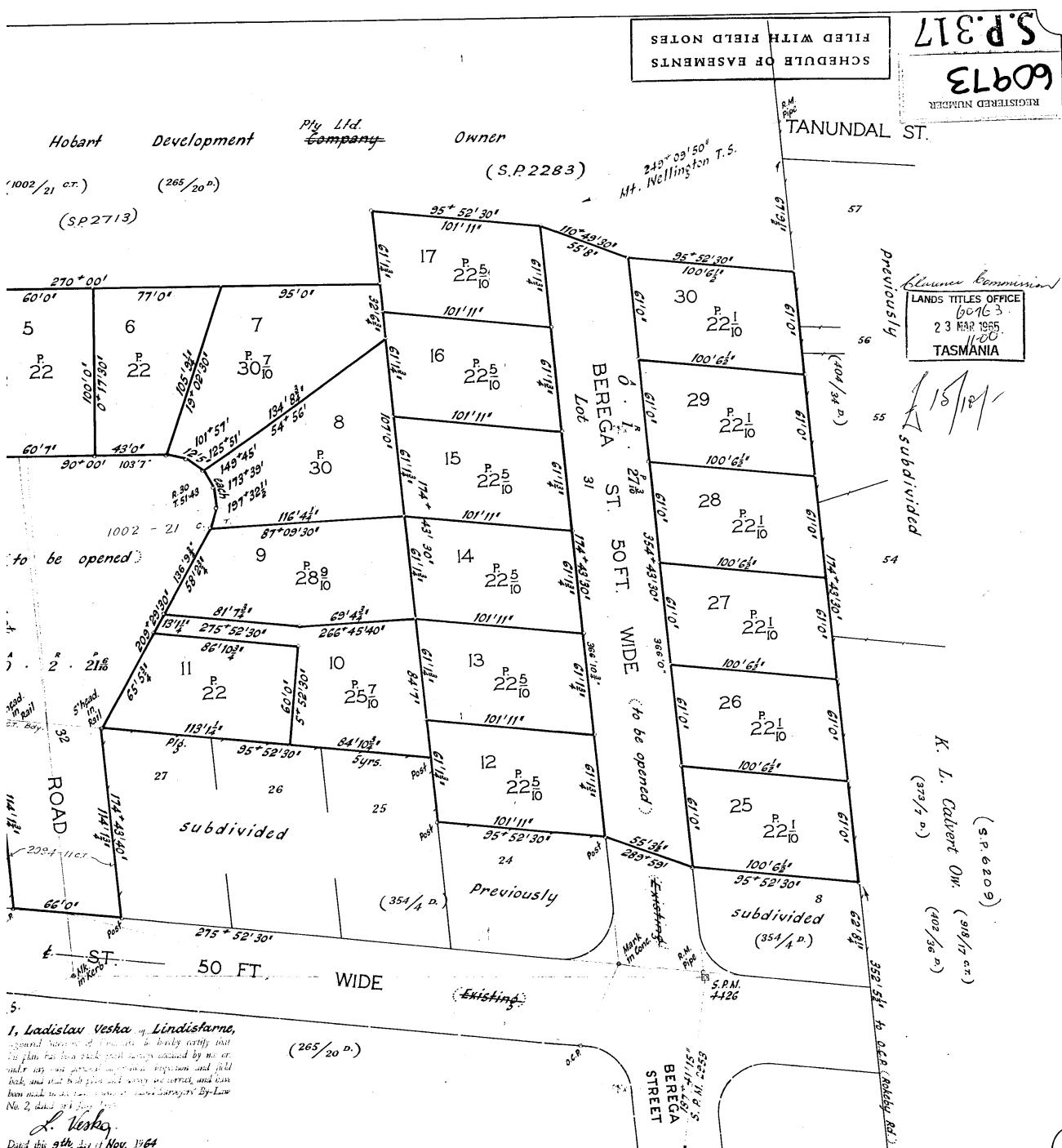
No unregistered dealings or other notations

**FOR COUNCIL CERTIFICATE**

**SEE**

**FOLIO PLAN**





**SCHEDULE OF EASEMENTS**Sheet 1 of 1 SheetsOffice use only

PLAN No.

**S.P.317**

This is the schedule of easements attached to the plan of lots. 1 to 17 inclusive and lots 25 to 30 inclusive C.T. Volume 2094 Fol. 11 comprising part of the land in and C.T. Volume 1002 Folio 21 Sealed by (insert title reference)

Clarence Community on 27/12/1964.

*W. Dugan*  
Council Clerk/Town Clerk

**SCHEDULE OF EASEMENTS.** Each lots in column A is :

- (i) TOGETHER WITH a right of drainage over the drainage easement shown on the plan passing through the lots and land specified opposite thereto in column B
- (ii) SUBJECT TO a right of drainage over the drainage easement shown passing through that lot as appurtenant to the lots shown hereon and other land specified opposite thereto in column C

Column A	Column B	Column C
Lot 1	AB	Lots 2 and 3 and balance of C.T. Vol. 1002 Folio 21
Lot 2	Lot 1 and AB	Lot 3 and balance of C.T. Vol. 1002 Folio 21
Lot 3	Lots 1 and 2 and AB	Balance of C.T. Volume 1002 Folio 21

*Balance* means the land comprised in Certificate of Title Vol. 1002 Fol. 21 after excluding the land comprised in this plan.  
 INTERPRETATION : The words "Together with and Subject to a right of drainage" in this schedule shall imply the words contained in form IIa in the schedule of "The Real Property Act 1886".

*the Vendor*  
 COVENANTS : The owner of each lot shown on the plan covenants with ~~GREAT~~ HOBART DEVELOPMENT PROPRIETARY LIMITED of Hobart in Tasmania ~~the later Hobart~~ that Development Proprietary Limited shall not be required to fence.

*the Vendor*  
 INTERPRETATION : The words "shall not be required to fence" shall imply the covenant implied by the use of these words in accordance with Section 27 of "The Real Property Act 1886".

THE COMMON SEAL of ~~GREAT~~ HOBART DEVELOPMENT PROPRIETARY LIMITED was hereto affixed in accordance with its Articles of Association in the presence of

*John* Director  
*Barrie Valentine* Director



WRITE ON THIS SIDE OF THE PAPER ONLY

PLANNING DOCUMENTATION  
FOR

**5 PINAROO COURT**

**LOT 5 / VOL 60973**

**PID 5091300**

**WIND SPEED: N3**

**SOIL CLASSIFICATION: -**

**CLIMATE ZONE: 7**

**BAL: NONE**

**COUNCIL: CLARENCE CITY COUNCIL**

**ZONE: TPS 8.0 GENERAL RESIDENTIAL**

**OVERLAY/S: FLOOD PRONE AREAS;**

**AIRPORT OBSTACLE LIMITATION AREA.**

001 CONTENTS  
100 SITE CONTEXT  
101 SITE PLAN EXISTING / DEMOLITION  
102 FLOOR PLANS HOUSE EXISTING / DEMOLITION  
103 ELEVATIONS HOUSE EXISTING / DEMOLITION  
104 ELEVATIONS HOUSE EXISTING / DEMOLITION  
200 SITE PLAN PROPOSED  
201 FLOOR PLAN PROPOSED  
300 ELEVATIONS PROPOSED  
301 ELEVATIONS PROPOSED  
800 SHADOW STUDY MARCH  
801 SHADOW STUDY JUNE  
802 SHADOW STUDY SEPTEMBER  
803 SHADOW STUDY DECEMBER

<b>EXISTING</b>	
<b>AREA ANALYSIS GROSS FLOOR AREA (GFA)</b>	
SITE:	556m <sup>2</sup>
EXISTING HOUSE (HABITABLE):	148m <sup>2</sup>
EXISTING SHEDS (NON-HABITABLE):	16m <sup>2</sup>
<b>TOTAL EXISTING GFA:</b>	<b>164m<sup>2</sup></b>
<b>TOTAL EXISTING ROOF GFA:</b>	<b>234m<sup>2</sup></b>
SITE COVERAGE:	42%

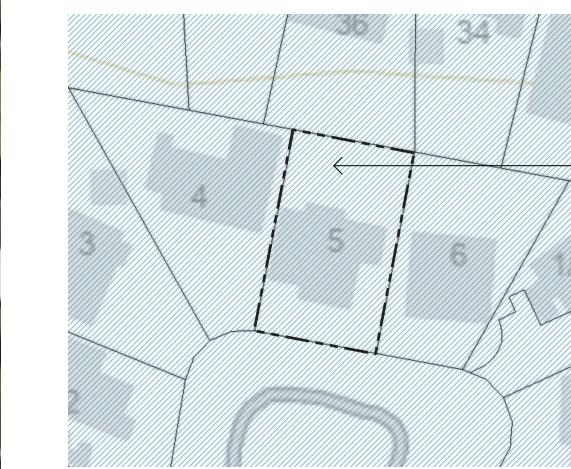
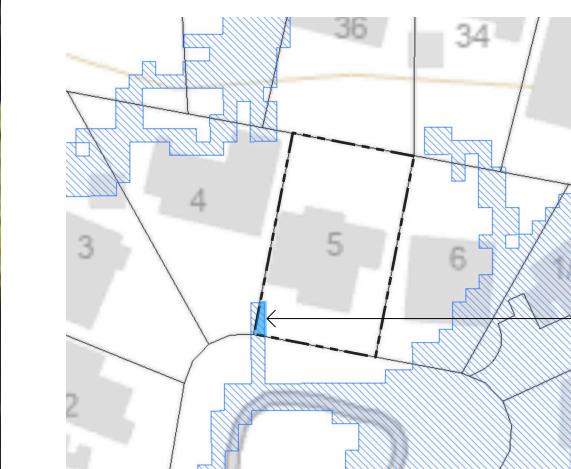
<b>PROPOSED</b>	
<b>AREA ANALYSIS GROSS FLOOR AREA (GFA)</b>	
SITE:	556m <sup>2</sup>
EXISTING HOUSE (HABITABLE):	148m <sup>2</sup>
EXISTING SHEDS (NON-HABITABLE):	16m <sup>2</sup>
EXISTING HOUSE EXTENSION (HABITABLE):	8.7m <sup>2</sup>
<b>TOTAL PROPOSED GFA:</b>	<b>172.7m<sup>2</sup></b>
<b>TOTAL PROPOSED ROOF GFA:</b>	<b>247m<sup>2</sup></b>
SITE COVERAGE:	44%

**DRAWINGS TO BE READ IN CONJUNCTION WITH:**  
PLANNING REPORT 05/12/2025

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
*Country of the Muwinina people of the Nuennone nation, Lutruwita*

SCALE NTS @A3  
DATE 15/01/2026  
DRAWN BAH  
ISSUE DA  
REV A

DRAWING  
**CONTENTS**  
DRAWING NO.  
**36825\_001**



## 1 SITE CONTEXT

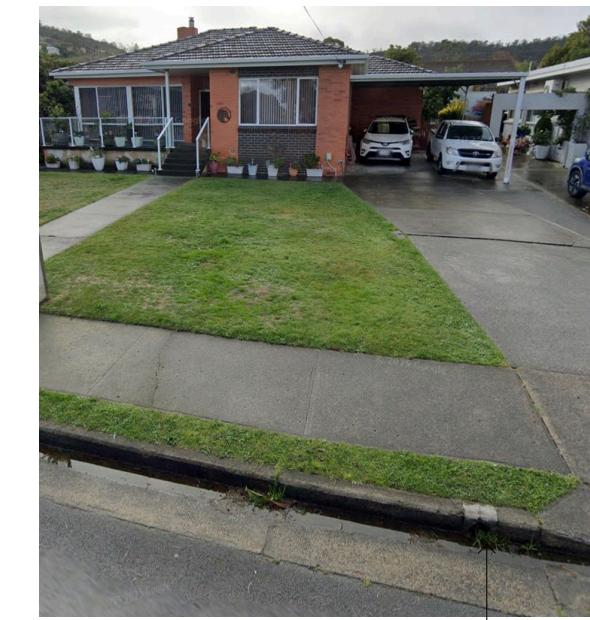
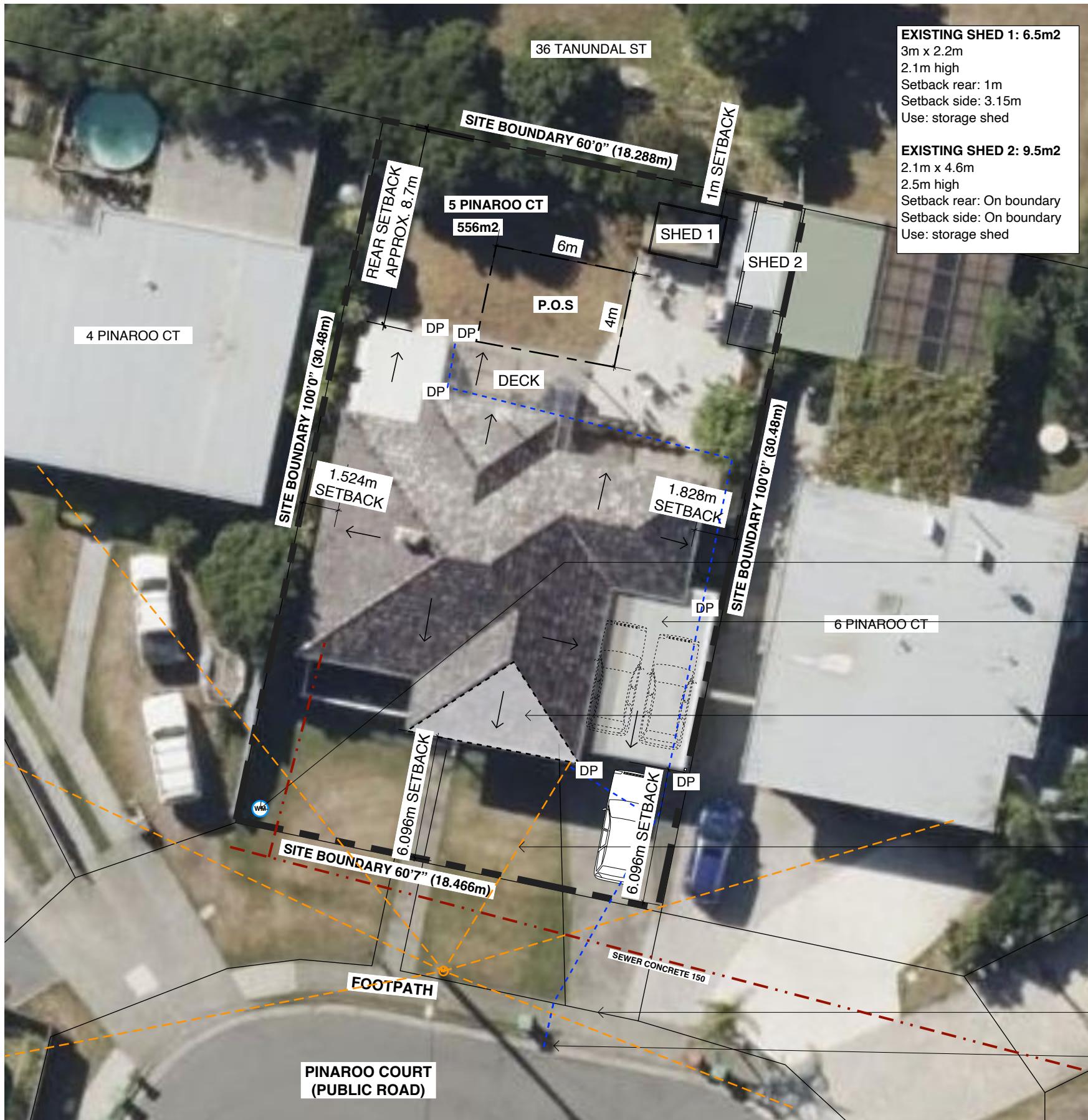
100

1:500

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita  
SCALE  
DATE  
DRAWN  
ISSUE  
REV  
1:500 @A3  
15/01/2026  
BAH  
DA  
A

DRAWING  
**SITE CONTEXT**

TRUE NORTH  
DRAWING NO.  
**36825\_100**



RETAIN EXISTING STORMWATER CONNECTION

EXISTING WATER METER

EXISTING CAR PORT ROOF

REMOVE SECTION OF ROOF TILE FOR NEW WORKS.  
RETAIN EXISTING ROOF TILE FOR RE-USE IN NEW WORKS.

EXISTING O/HEAD POWER CONNECTION. COORDINATE WITH TAS NETWORKS TO MOVE EAVE CONNECTION FORWARD AS PART OF WORKS.

NO CHANGE TO EXISTING CROSSOVER

EXISTING STORMWATER CONNECTION AS PER IMAGE ABOVE

EXISTING AREA ANALYSIS GROSS FLOOR AREA (GFA)	
SITE:	
EXISTING HOUSE (HABITABLE):	556m <sup>2</sup>
EXISTING SHEDS (NON-HABITABLE):	148m <sup>2</sup>
TOTAL EXISTING GFA:	164m <sup>2</sup>
TOTAL EXISTING ROOF GFA:	234m <sup>2</sup>
SITE COVERAGE:	42%

1 SITE PLAN EXISTING / DEMOLITION

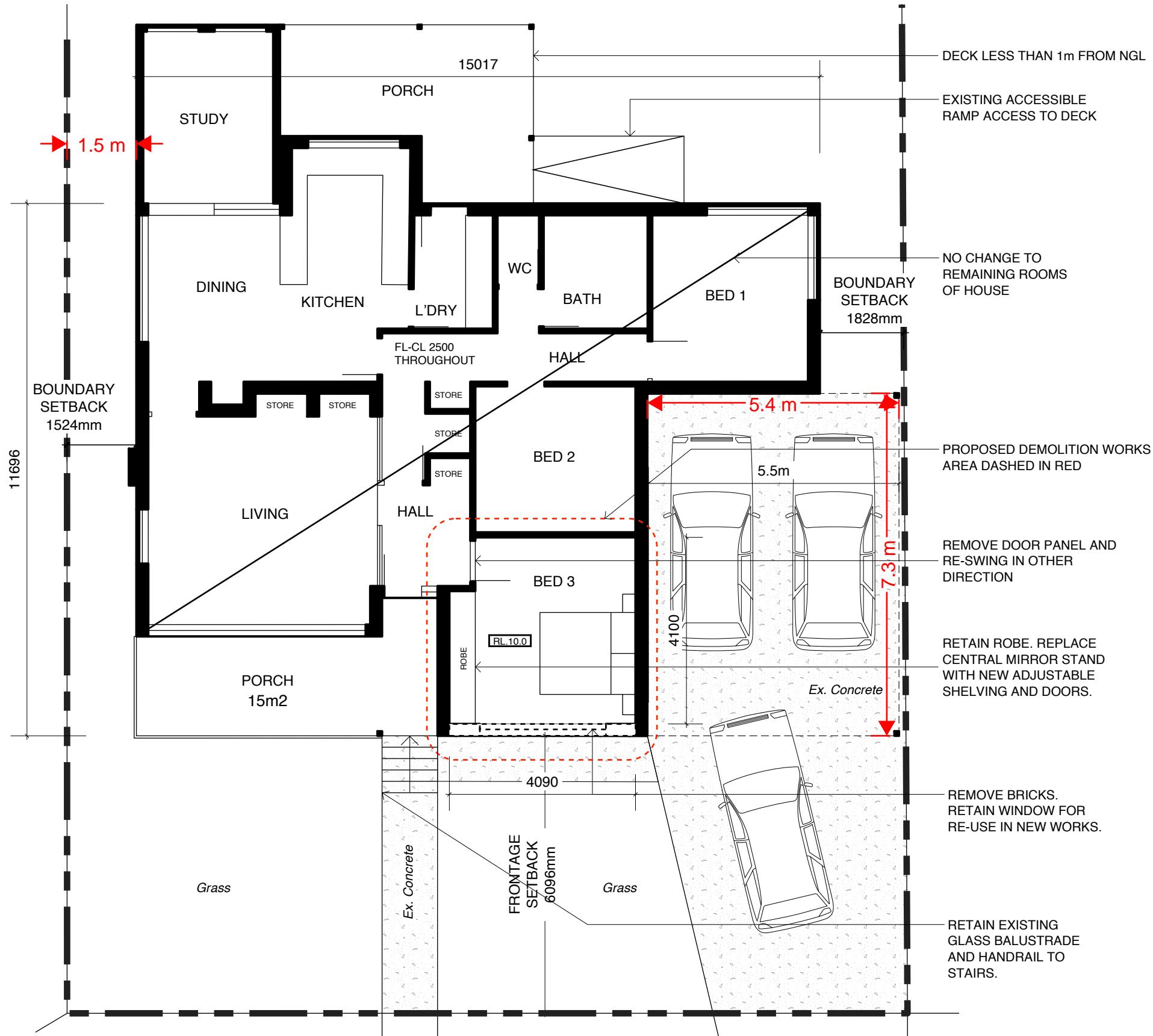
101

1:200

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018

Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE  
DATE  
DRAWN  
ISSUE  
REV  
1:200 @A3  
15/01/2026  
BAH  
DA  
A  
DRAWING  
**SITE PLAN EXISTING / DEMOLITION**  
TRUE NORTH  
DRAWING NO.  
**36825\_101**



1 FLOOR PLAN EXISTING / DEMOLITION

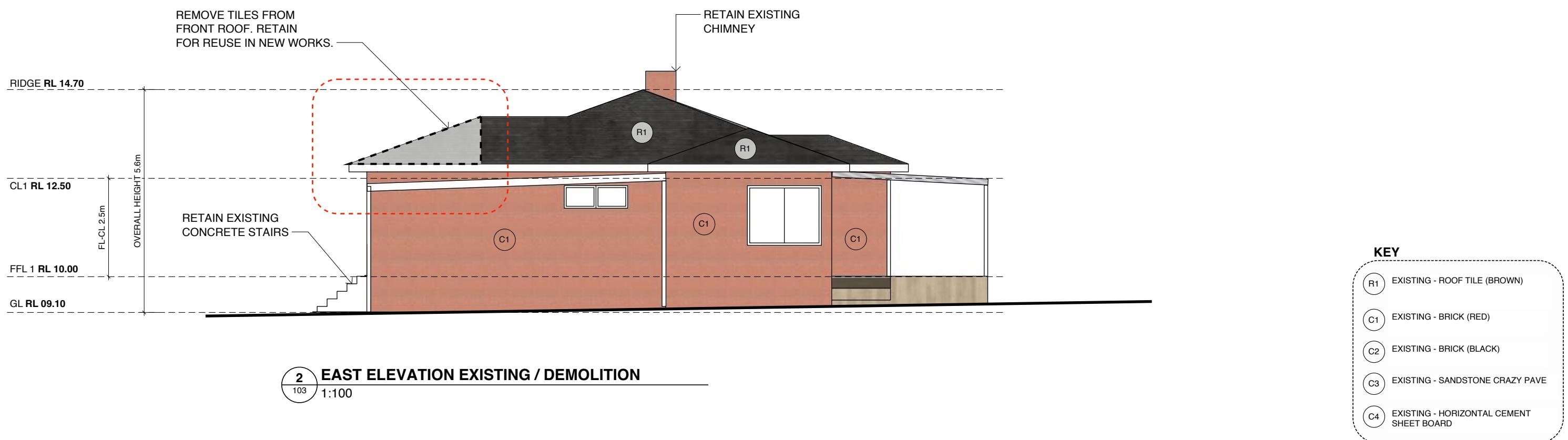
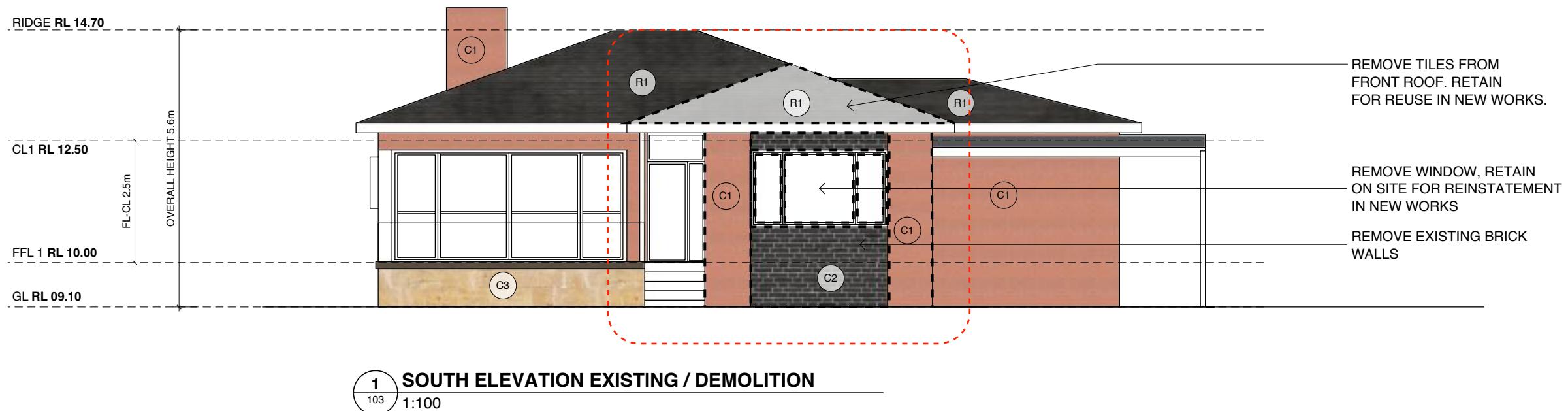
1:100

PROJECT  
5 PINAROO COURT  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018

Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE  
DATE  
DRAWN  
ISSUE  
REV  
1:100 @A3  
15/01/2026  
BAH  
DA  
A

DRAWING  
FLOOR PLAN EXISTING /  
DEMOLITION  
TRUE  
15.09° NORTH  
DRAWING NO  
36825\_102

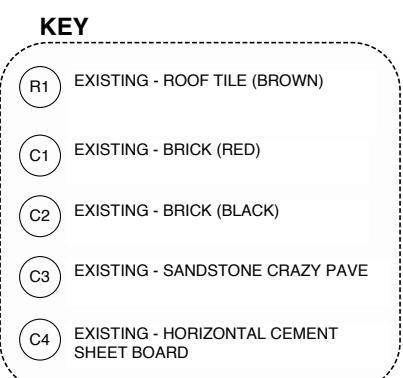




1 104 NORTH ELEVATION EXISTING / DEMOLITION  
1:100



2 104 WEST ELEVATION EXISTING / DEMOLITION  
1:100





## 1 SITE PLAN PROPOSED

1:200

PROJECT  
**5 PINAROO COURT**  
 PETER AND MARGARET WARD  
 5 PINAROO COURT, HUWRAH, TASMANIA, 7018  
*Country of the Muwinina people of the Nuennone nation, Lutruwita*

SCALE  
 DATE  
 DRAWN  
 ISSUE  
 REV

1:200 @A3  
 15/01/2026  
 BAH  
 DA  
 A  
 DRAWING  
**SITE PLAN  
PROPOSED**  
 DRAWING NO.  
 36825\_200

**GENERAL NOTES:**  
 STORMWATER: ALL STORMWATER PIPES FROM HOUSE DRAINAGE TO STORMWATER PITS TO BE DN100 SN6. ALL OTHER PIPES TO BE DN150 SN4 MIN (EXCEPT WHERE SHOWN). PROVIDE 300MM MINIMUM COVER UNDER VEGETATED AREA (NON TRAFFIC) AND 150MM MIN. UNDER REINFORCED CONCRETE. ALL GRATED PITS TO BE CLASS C. ALL STORM WATER PIPES TO BE GRADED AND INSTALLED TO AS3500.3 MIN. 1%.

SEWER: ALL SEWER LINES SHOWN TO BE DN100 SN6 UPVC @ 1.65% MINIMUM GRADE AND INSTALLED TO AS3500.2.

GENERAL SOIL AND WATER MANAGEMENT CONTROL MEASURES: (APPLY AS APPLICABLE TO THE CONDITIONS OF THIS SITE AT THE VARIOUS PHASES OF CONSTRUCTION)

- 1.) MINIMISE SOIL DISTURBANCE (PHASE LARGE EXCAVATIONS INTO SUB PHASES)
- 2.) DIVERSION DRAINS TO PREVENT EROSION AND COLLECTION OF EXCESSIVE STORM WATER IN EXCAVATION CUTS ETC
- 3.) SEDIMENT FENCES - INSTALL WHERE DOWNSLOPE EROSION MEASURES ARE REQUIRED AND TO PROTECT STOCKPILES
- 4.) PROTECT STOCKPILES, HAY BAILS OR EROSION FENCES.
- 5.) UNDERTAKE SEDIMENT GENERATING ACTIVITIES IN A DESIGNATED AREA (AWAY FROM SLOPED SURFACES THAT COULD RUN-OFF IN AN UNCONTROLLED MANNER.
- 6.) INSTALL ROOF DRAINAGE EARLY. ASAP AFTER INSTALLATION OF ROOFING IRON, OR PREFERABLY BEFORE.
- 7.) STABILISE THE SITE ACCESS, PROVIDE VEHICLE WASH-OFF AREAS IF REQUIRED, AND DIVERSION DRAINAGE, STABLE SURFACE MATERIAL ETC

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 - 2014-3.1 MRWA VERSION 2 AND TAS WATER'S SUPPLEMENTS TO THESE CODES.

PROPOSED WORKS AREA DASHED IN RED

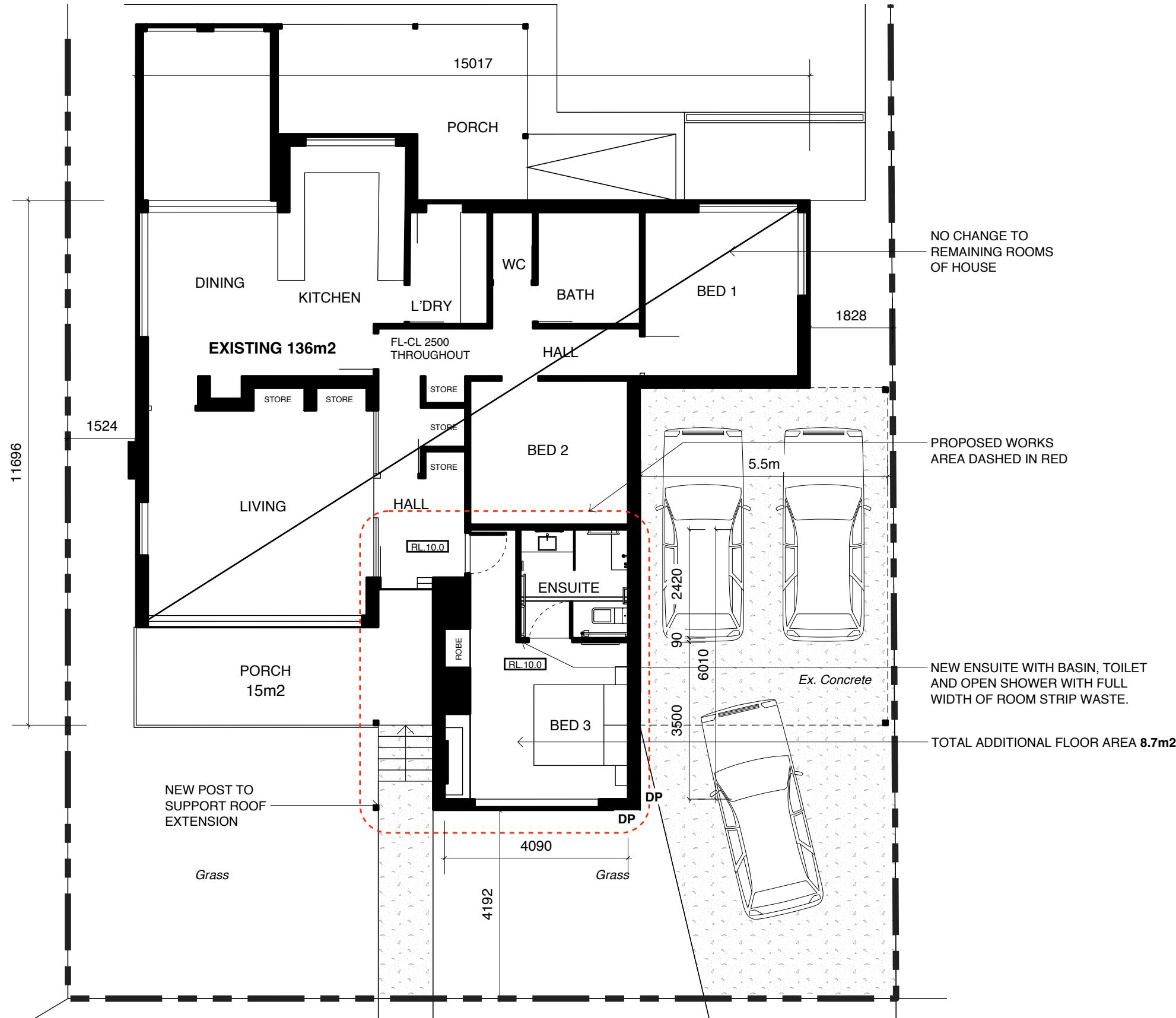
ADD STRIP OF LASERLITE TO EXISTING CARPORT ROOF TO ALLOW MORE LIGHT INTO ROOMS

EXTEND SECTION OF ROOF IN SAME PITCH AS EXISTING. REUSE REMOVED ROOF TILES. NEW ROOF TILES TO MATCH EXISTING.

CONNECT TWO NEW DP WITH EXTENSION OF ROOF INTO EXISTING STORMWATER SYSTEM

RETAIN EXISTING STORMWATER CONNECTION

PROPOSED AREA ANALYSIS GROSS FLOOR AREA (GFA)	
SITE:	556m2
EXISTING HOUSE (HABITABLE):	148m2
EXISTING SHEDS (NON-HABITABLE):	16m2
EXISTING HOUSE EXTENSION (HABITABLE):	8.7m2
<b>TOTAL PROPOSED GFA:</b>	<b>172.7m2</b>
<b>TOTAL PROPOSED ROOF GFA:</b>	<b>247m2</b>
SITE COVERAGE:	44%



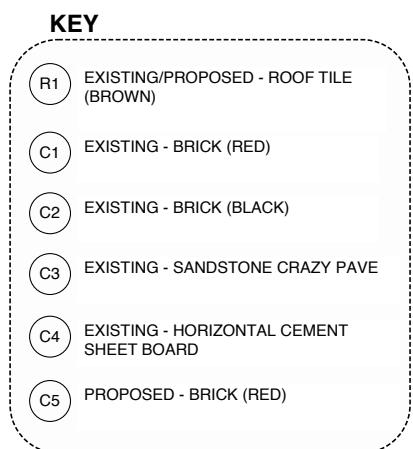
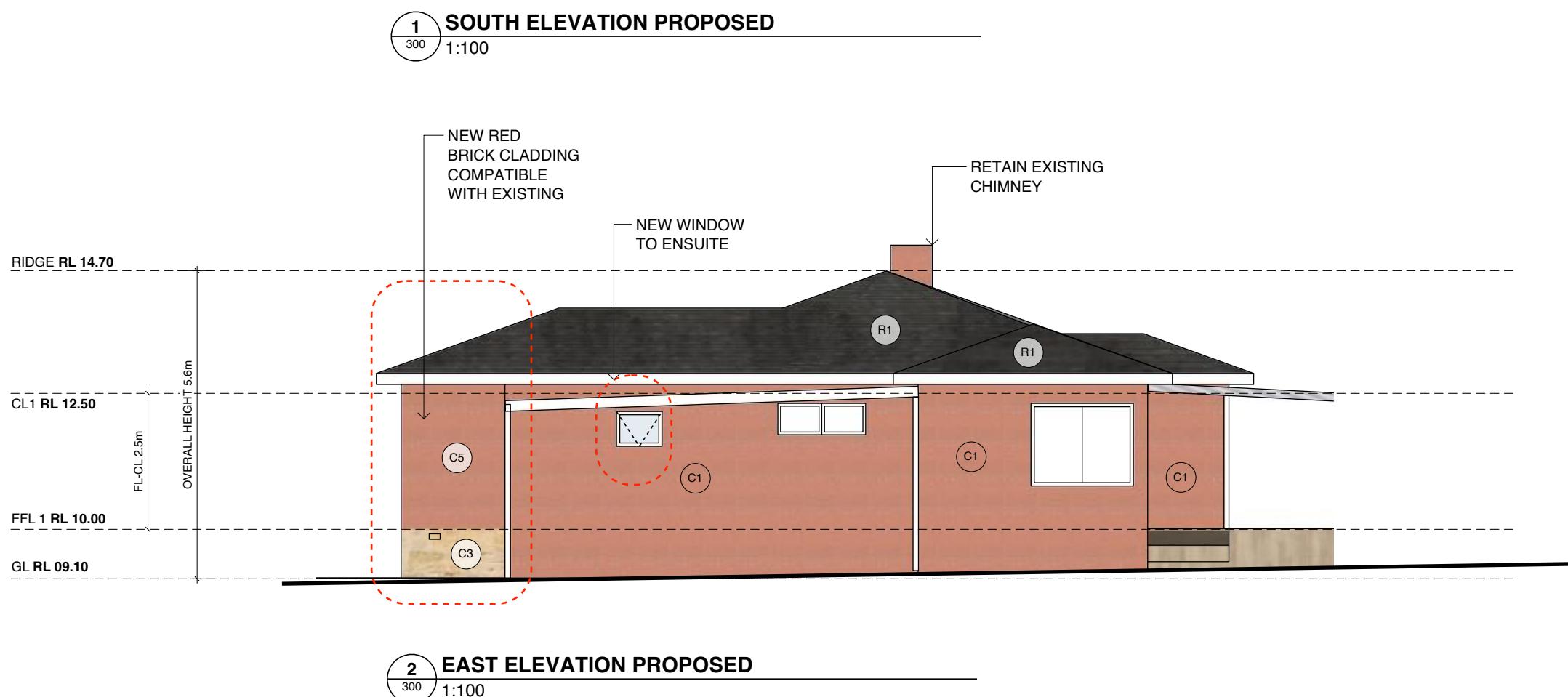
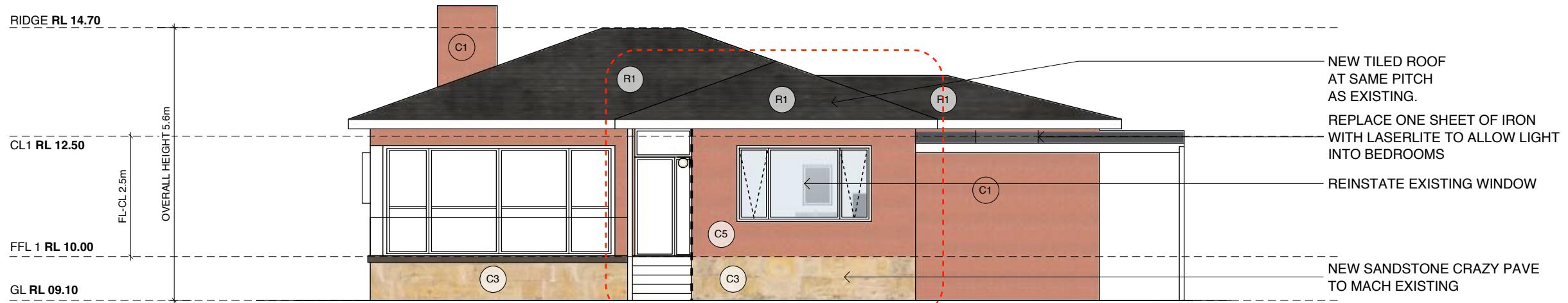
1 FLOOR PLAN PROPOSED  
201 1:100

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE 1:100 @A3  
DATE 15/01/2026  
DRAWN BAH  
ISSUE DA  
REV A

DRAWING  
**FLOOR PLANS PROPOSED**

DRAWING NO.  
**36825\_201**

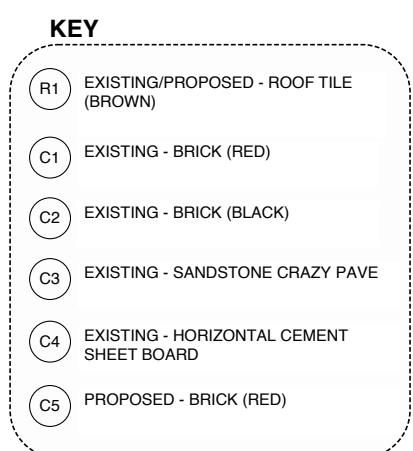


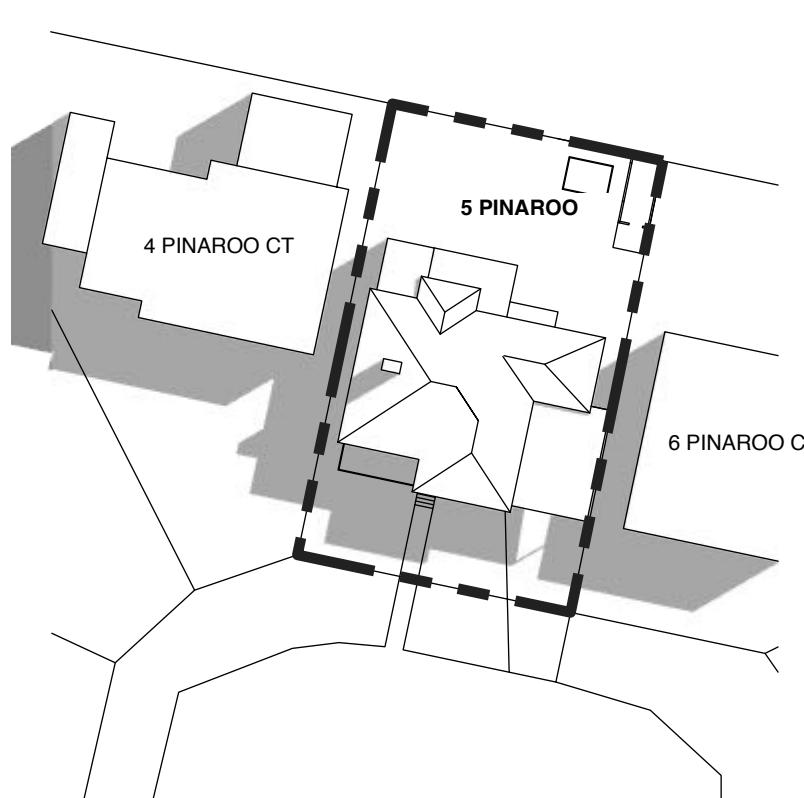


1 301 NORTH ELEVATION PROPOSED  
1:100

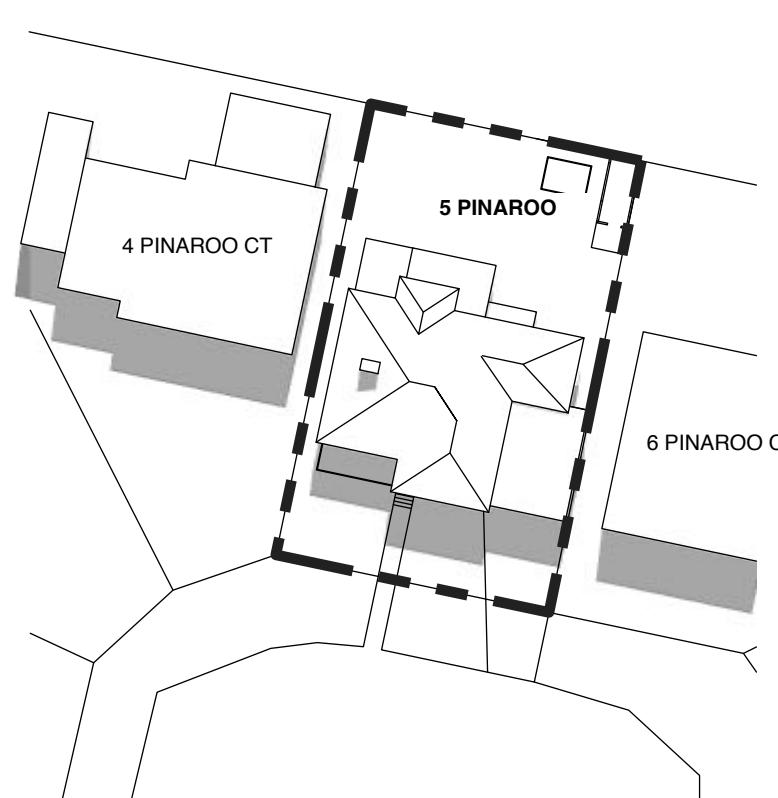


2 301 WEST ELEVATION PROPOSED  
1:100

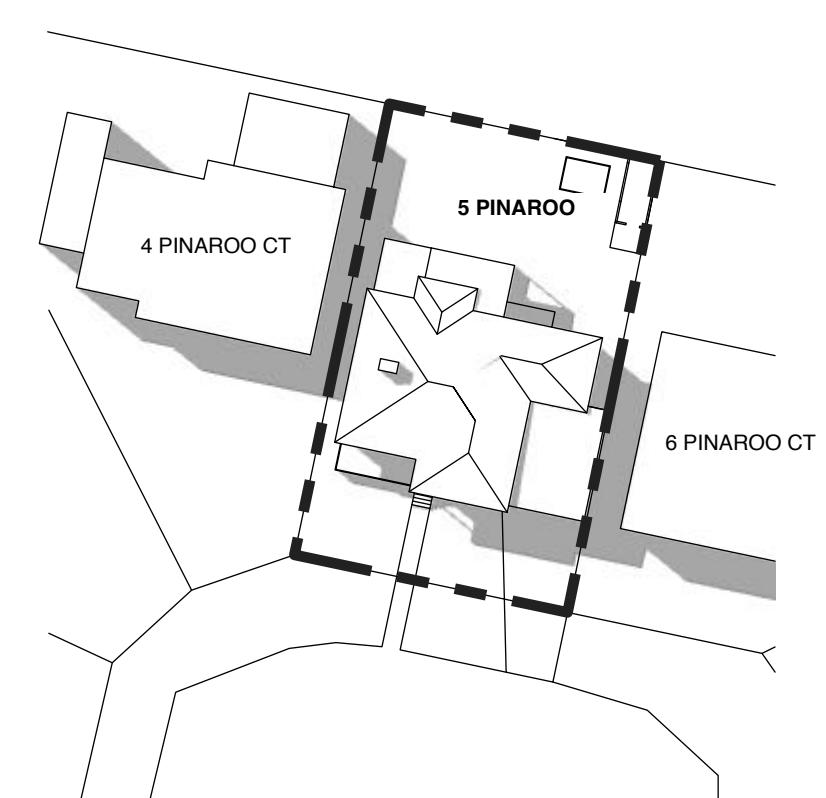




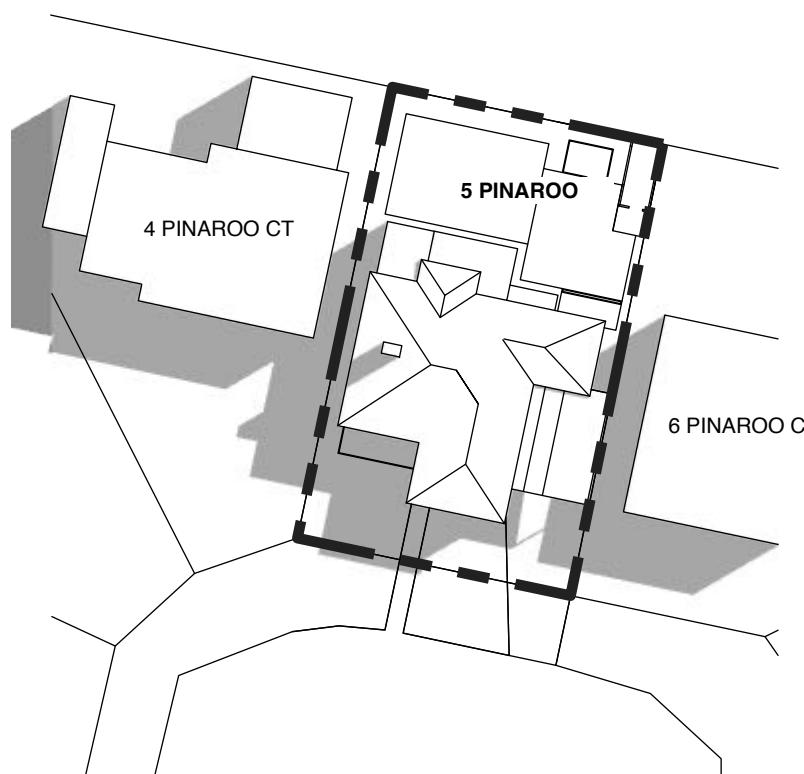
1 9am (21/03) (EXISTING)  
800 1:500



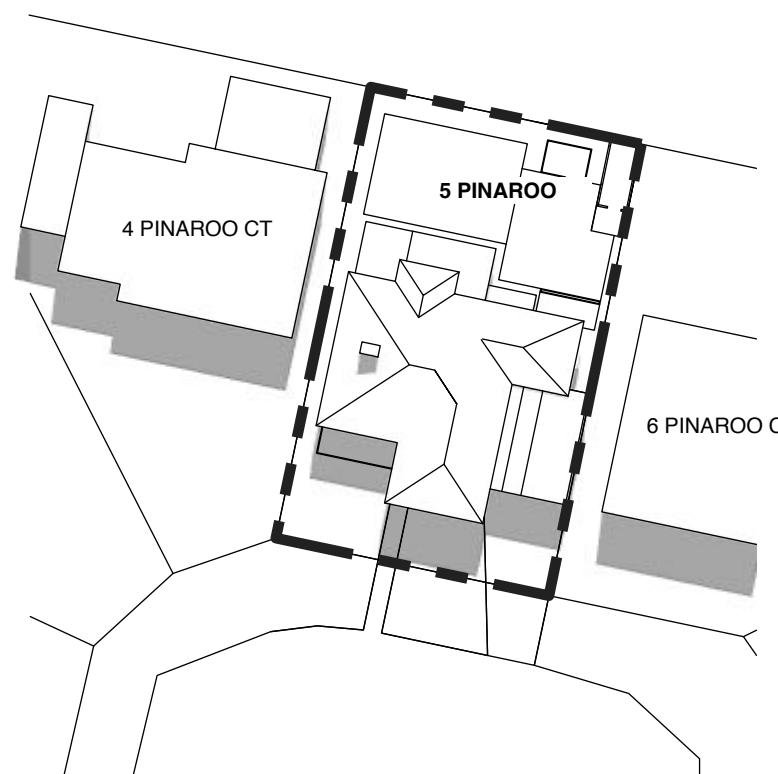
2 12pm (21/03) (EXISTING)  
800 1:500



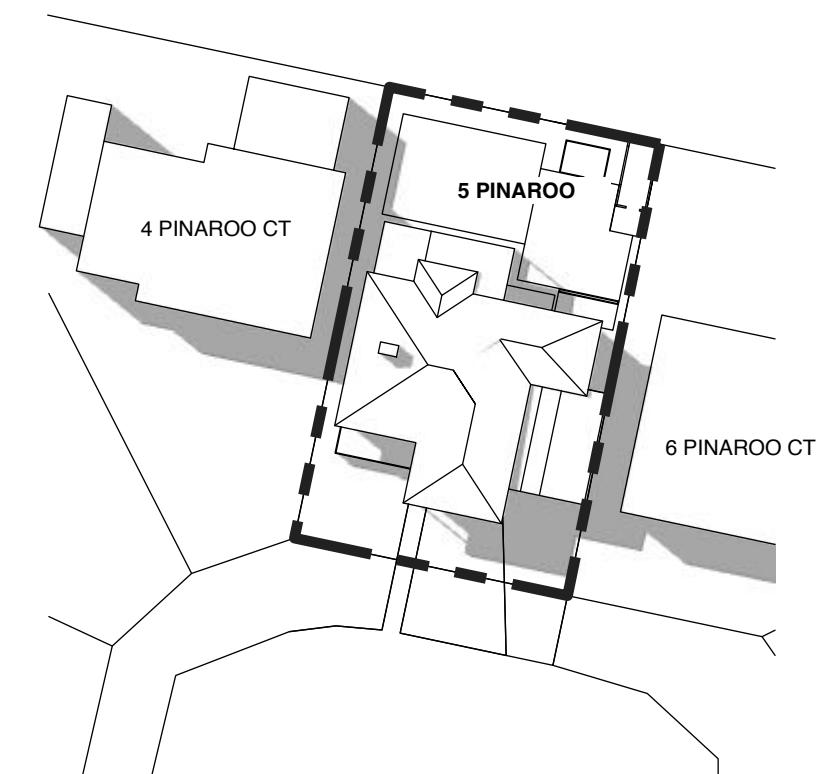
3 3pm (21/03) (EXISTING)  
800 1:500



4 9am (21/03) (PROP)  
800 1:500



5 12pm (21/03) (PROP)  
800 1:500



6 3pm (21/03) (PROP)  
800 1:500

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

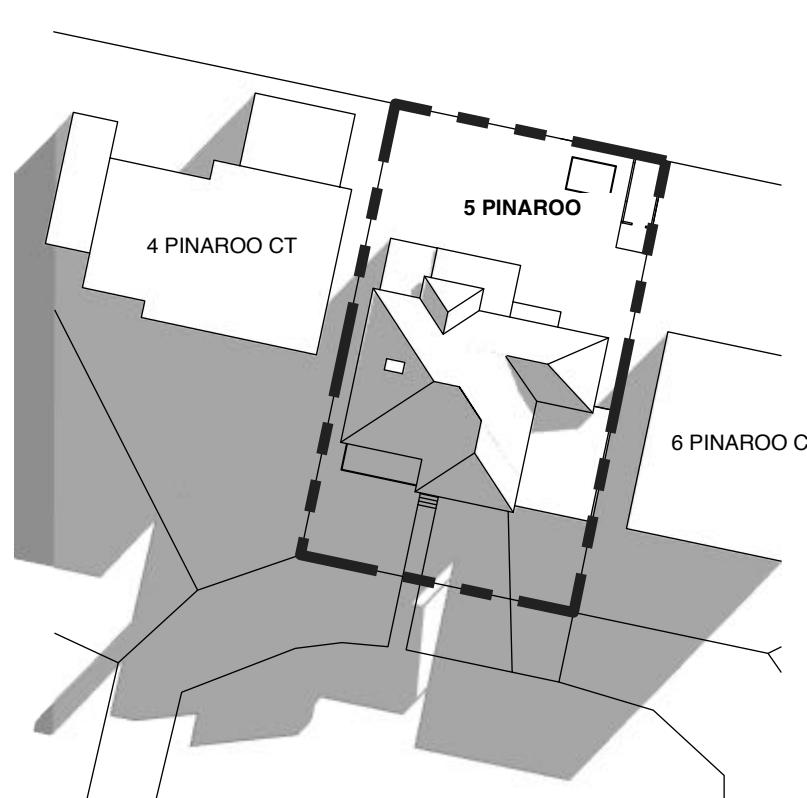
NO INCREASE IN OVERSHADING TO PRIVATE LAND

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita

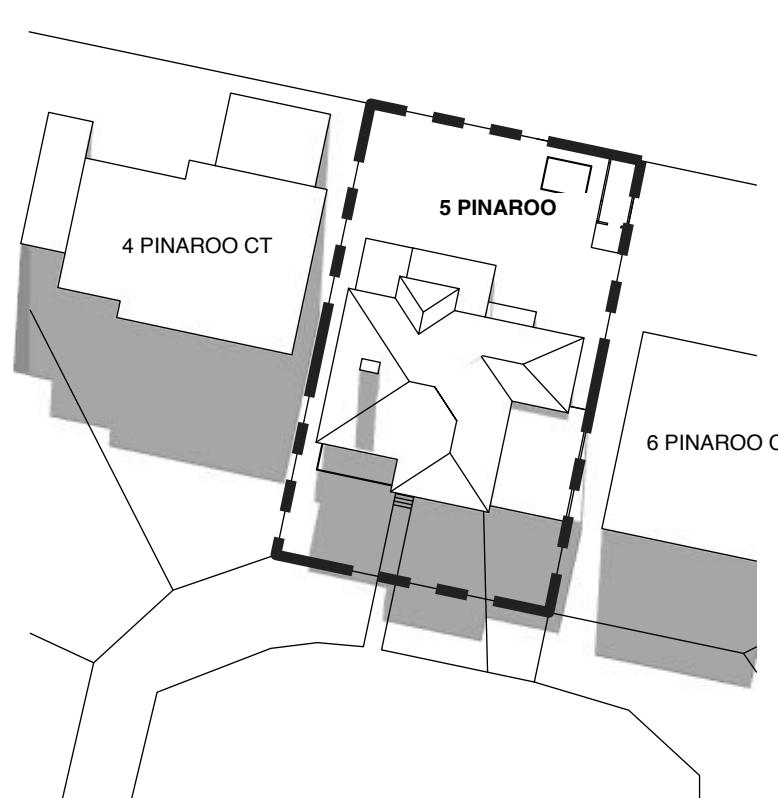
SCALE  
1:100 @A3  
DATE  
15/01/2026  
DRAWN  
BAH  
ISSUE  
DA  
REV  
A

DRAWING  
**SHADOW STUDY**  
**MARCH 21st**

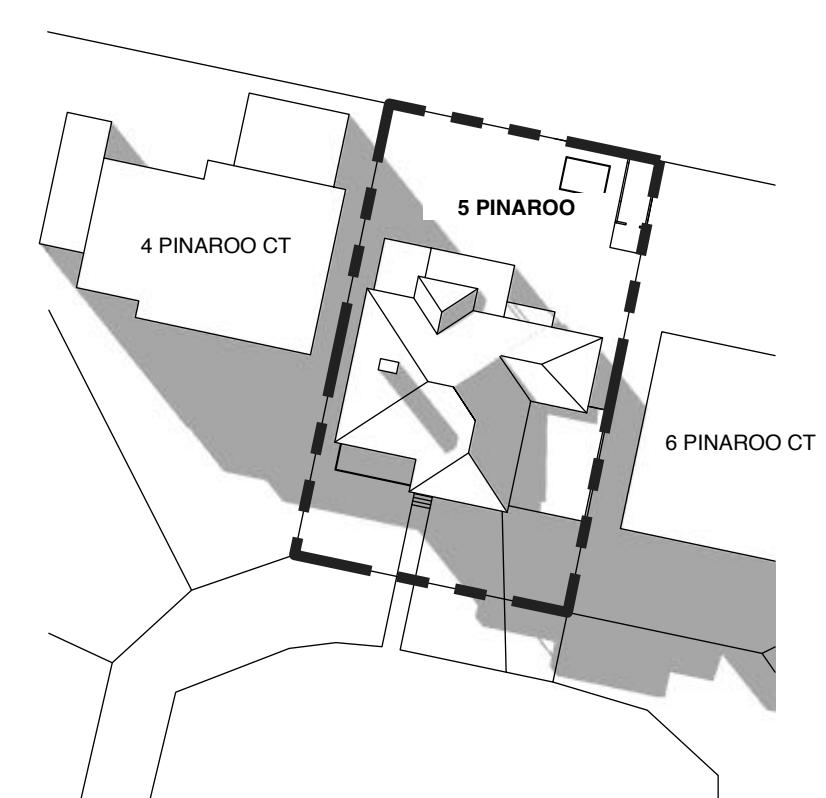
DRAWING NO.  
**36825\_800**



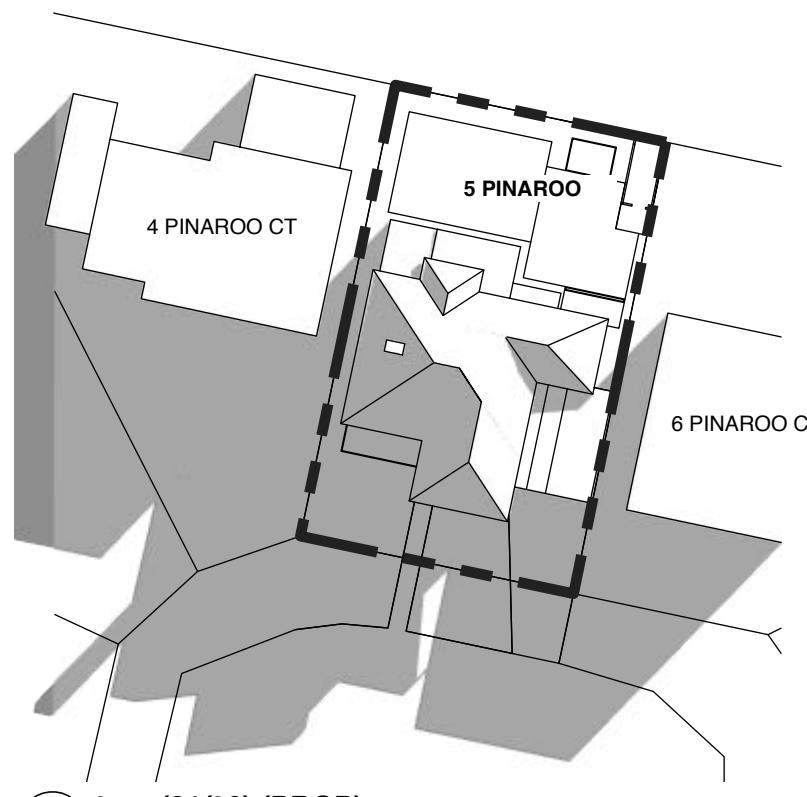
1 9am (21/06) (EXISTING)  
801 1:500



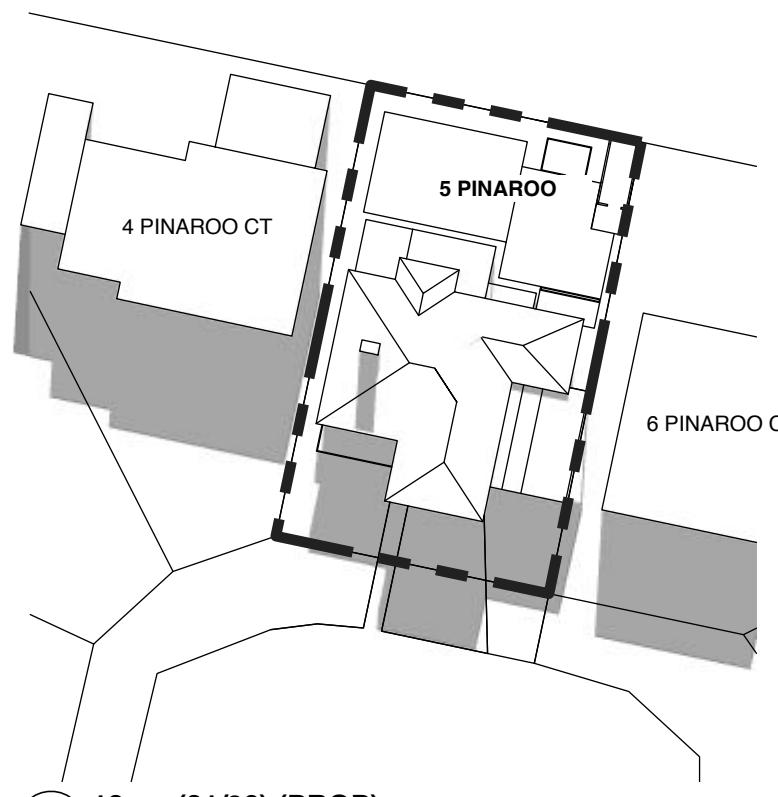
2 12pm (21/06) (EXISTING)  
801 1:500



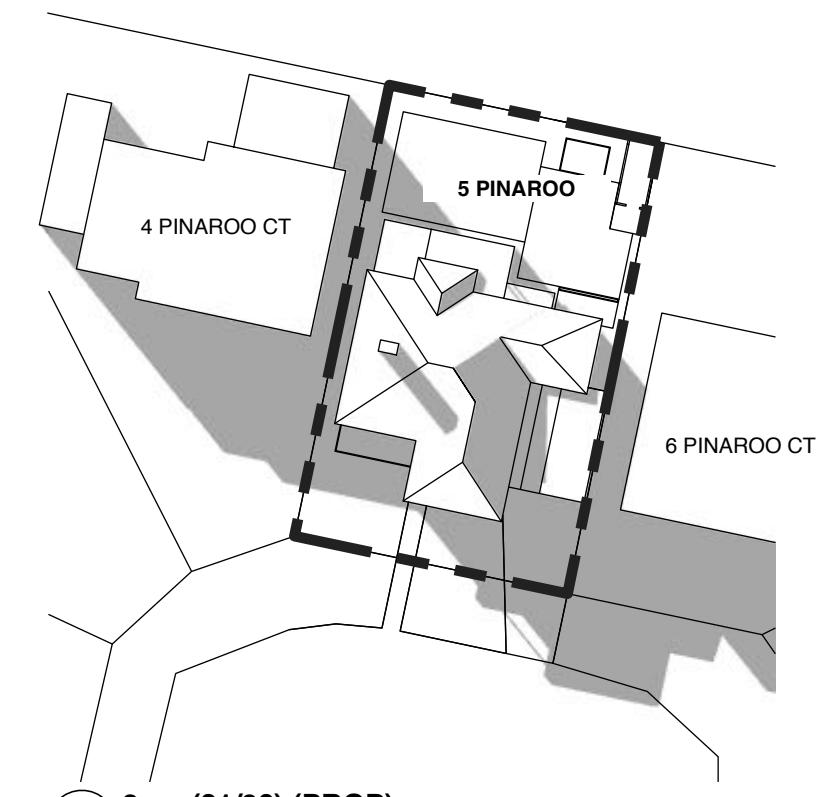
3 3pm (21/06) (EXISTING)  
801 1:500



4 9am (21/06) (PROP)  
801 1:500



5 12pm (21/06) (PROP)  
801 1:500



6 3pm (21/06) (PROP)  
801 1:500

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

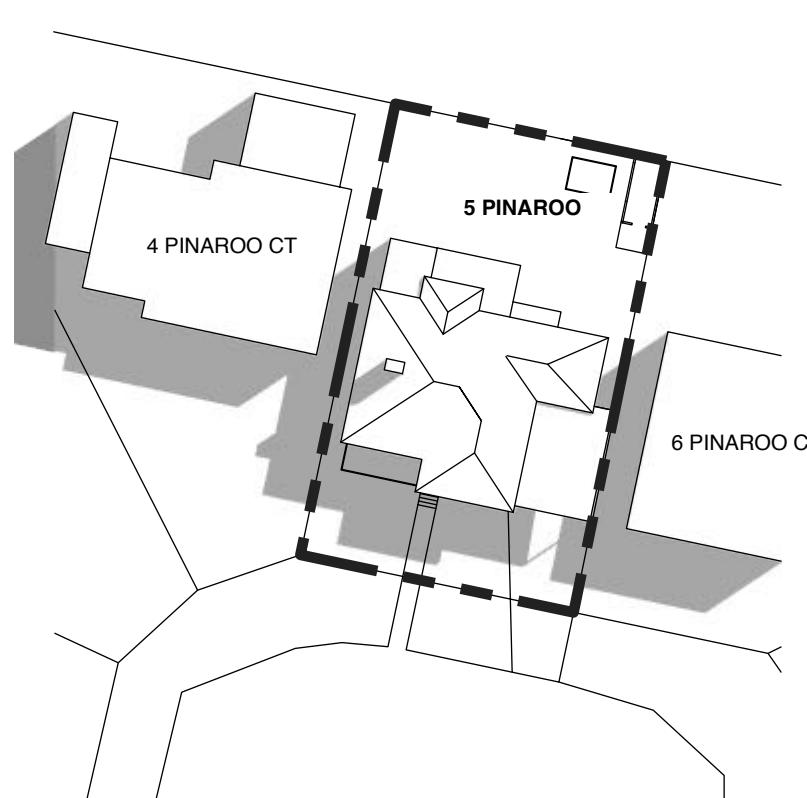
PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE  
DATE  
DRAWN  
ISSUE  
REV

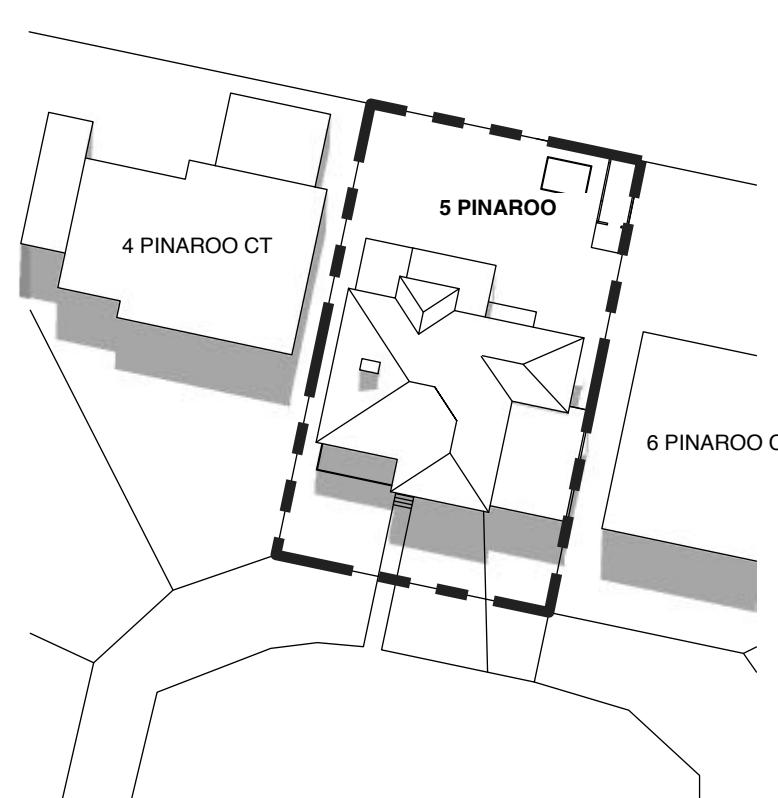
1:100 @A3  
15/01/2026  
BAH  
DA  
A

DRAWING  
**SHADOW STUDY**  
**JUNE 21st**

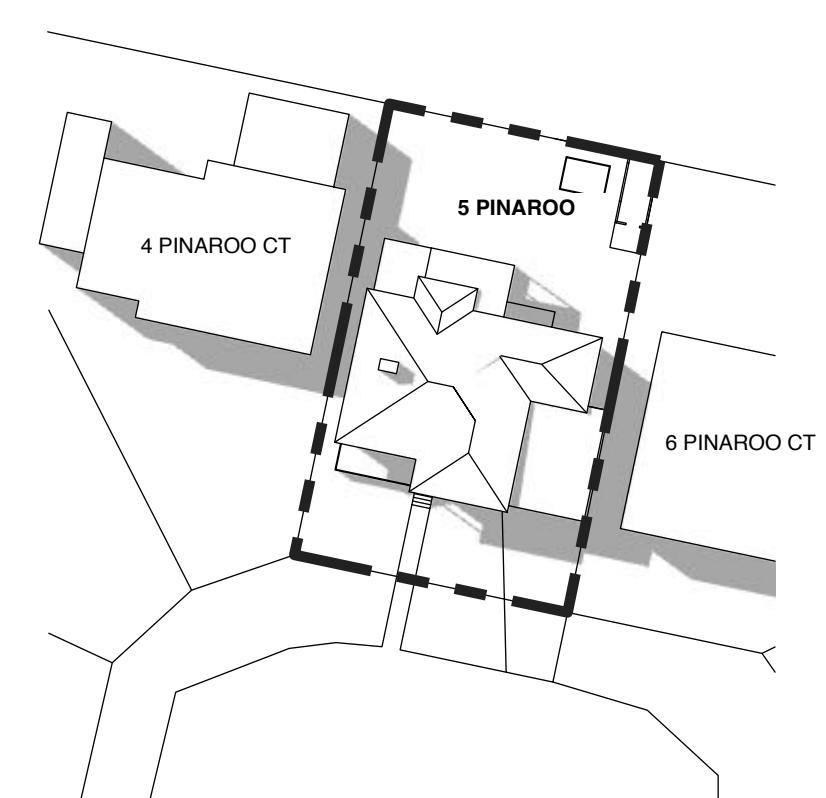
DRAWING NO.  
**36825\_801**



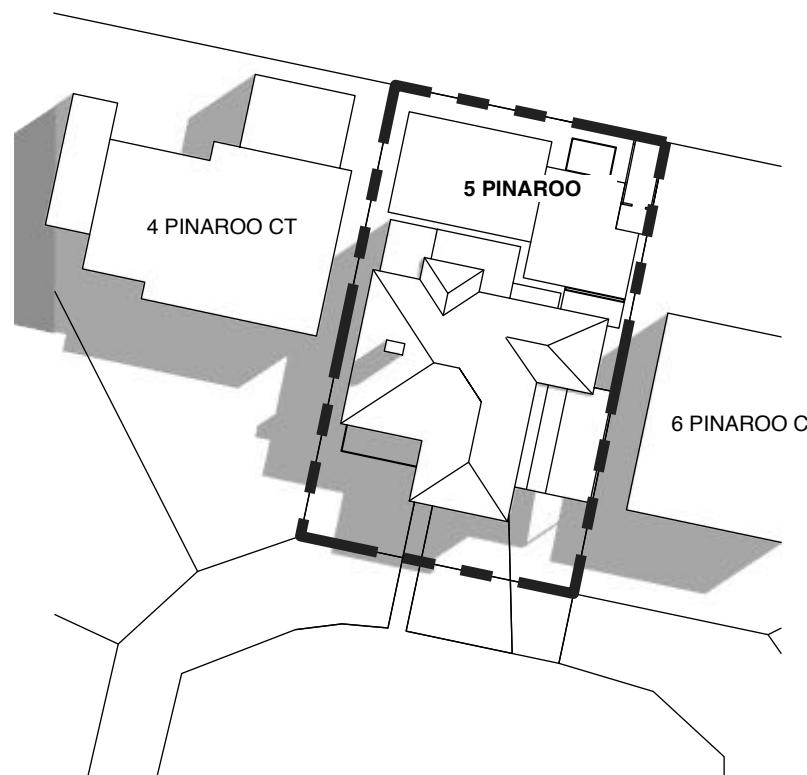
1 9am (21/09) (EXISTING)  
802 1:500



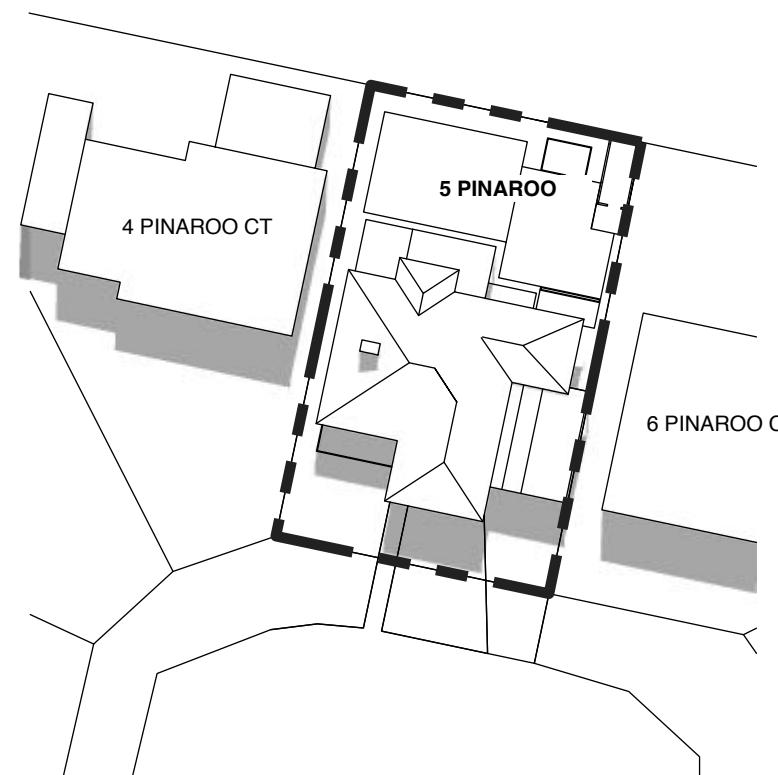
2 12pm (21/09) (EXISTING)  
802 1:500



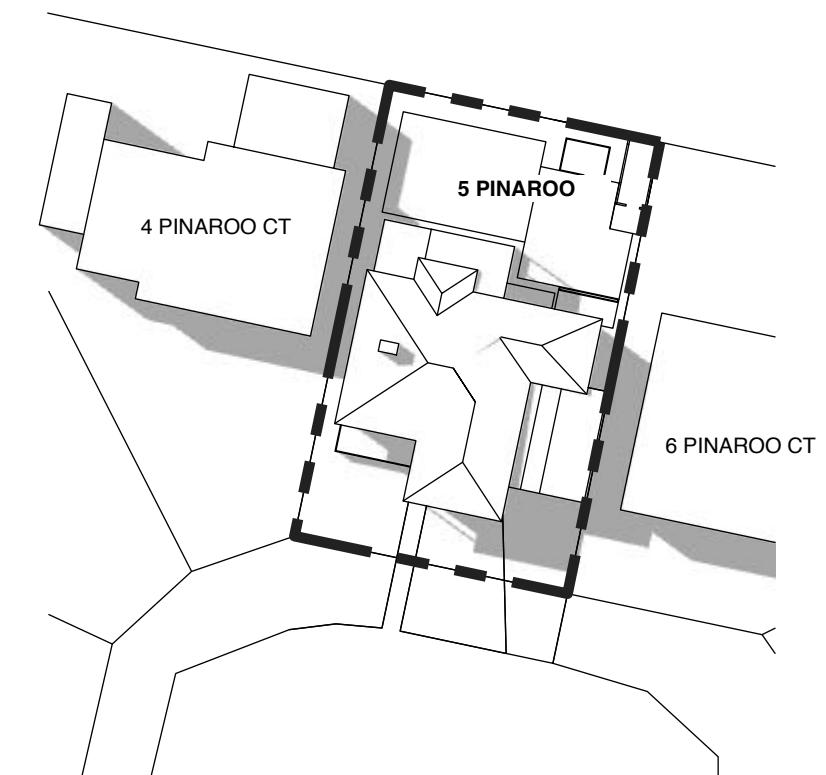
3 3pm (21/09) (EXISTING)  
802 1:500



4 9am (21/09) (PROP)  
802 1:500



5 12pm (21/09) (PROP)  
802 1:500



6 3pm (21/09) (PROP)  
802 1:500

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

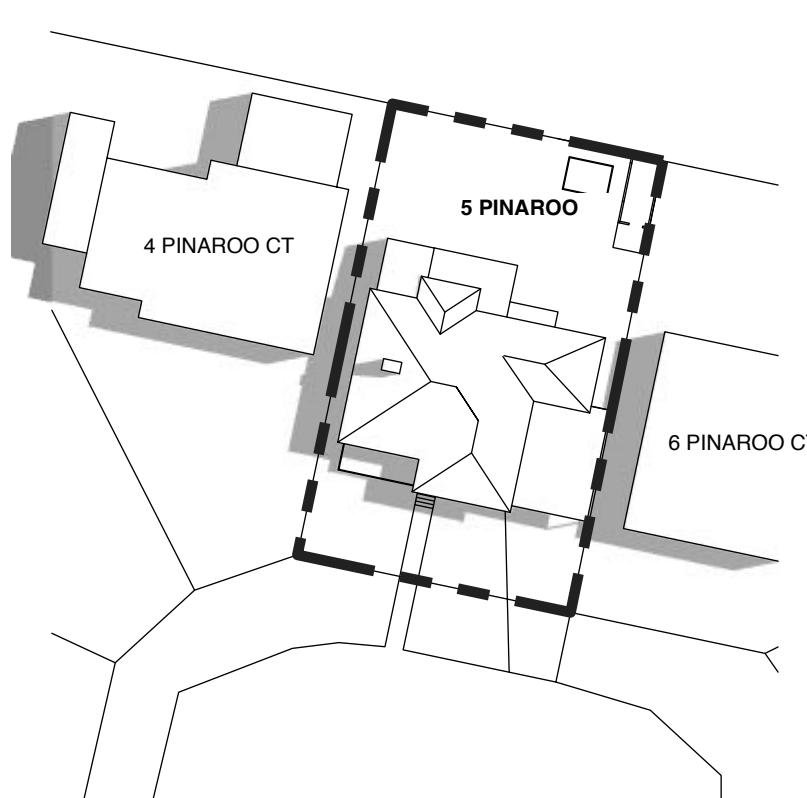
NO INCREASE IN OVERSHADING TO PRIVATE LAND

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita

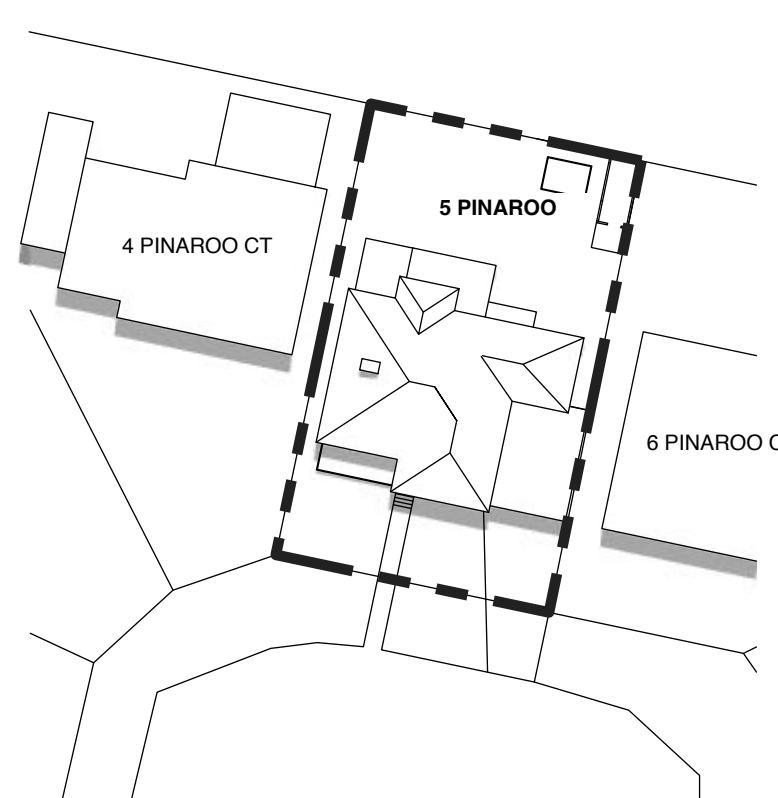
SCALE  
1:100 @A3  
DATE  
15/01/2026  
DRAWN  
BAH  
ISSUE  
DA  
REV  
A

DRAWING  
**SHADOW STUDY**  
**SEPTEMBER 21st**

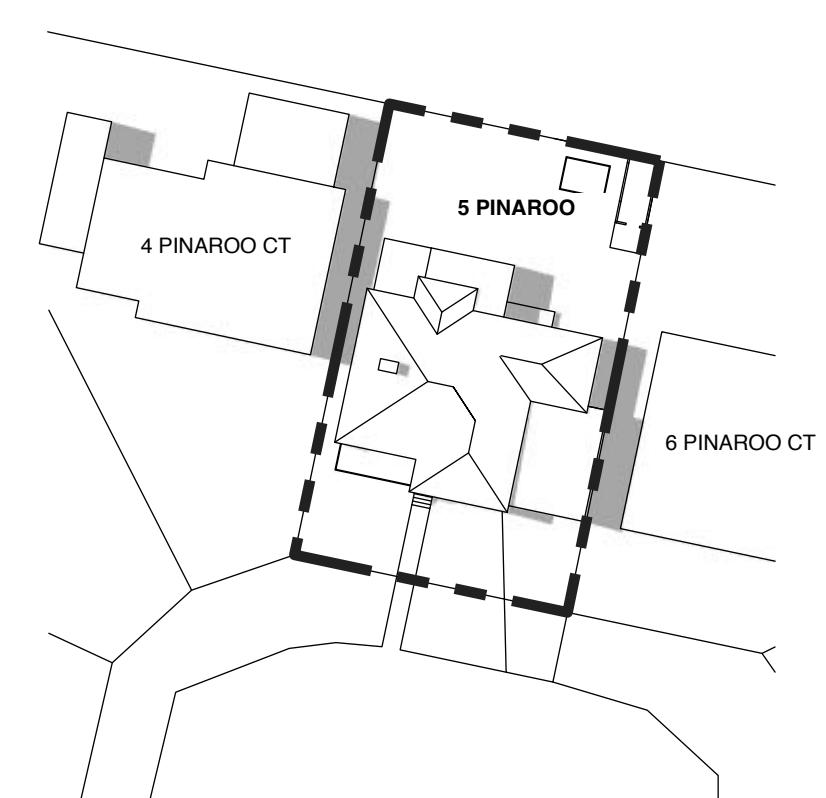
DRAWING NO.  
**36825\_802**



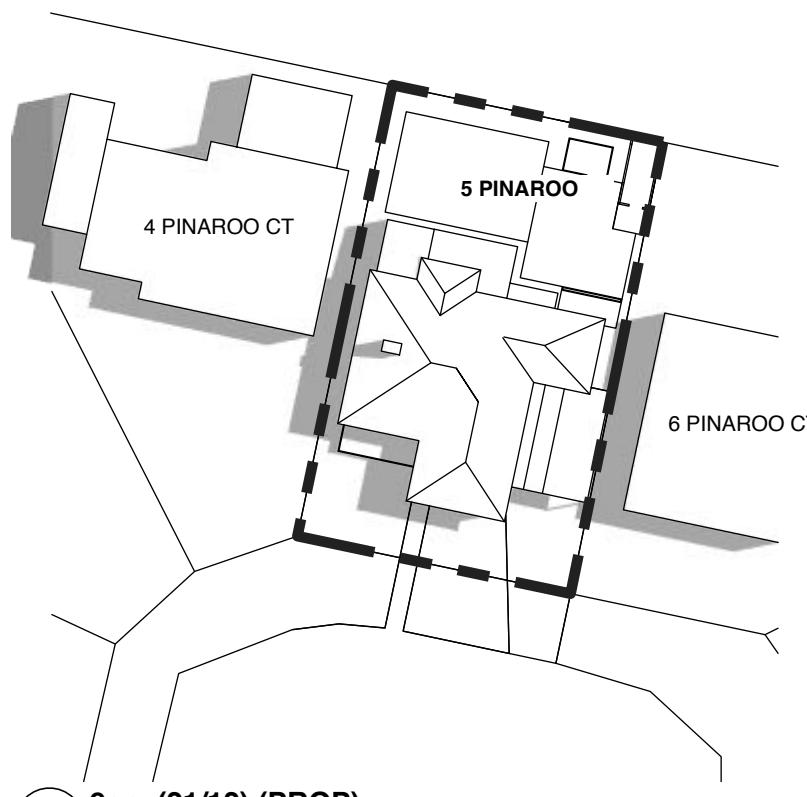
1 9am (21/12) (EXISTING)  
803 1:500



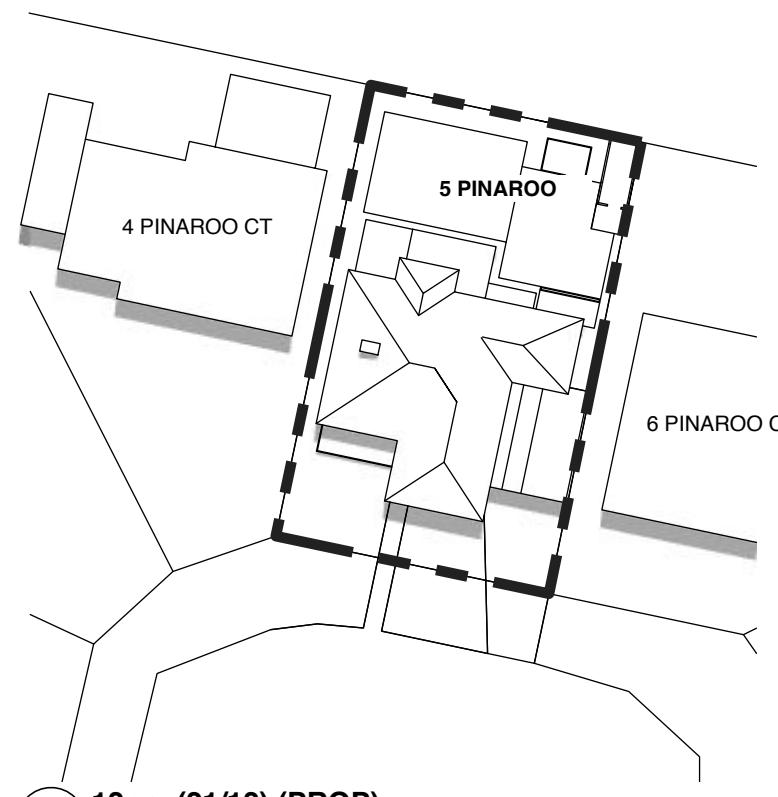
2 12pm (21/12) (EXISTING)  
803 1:500



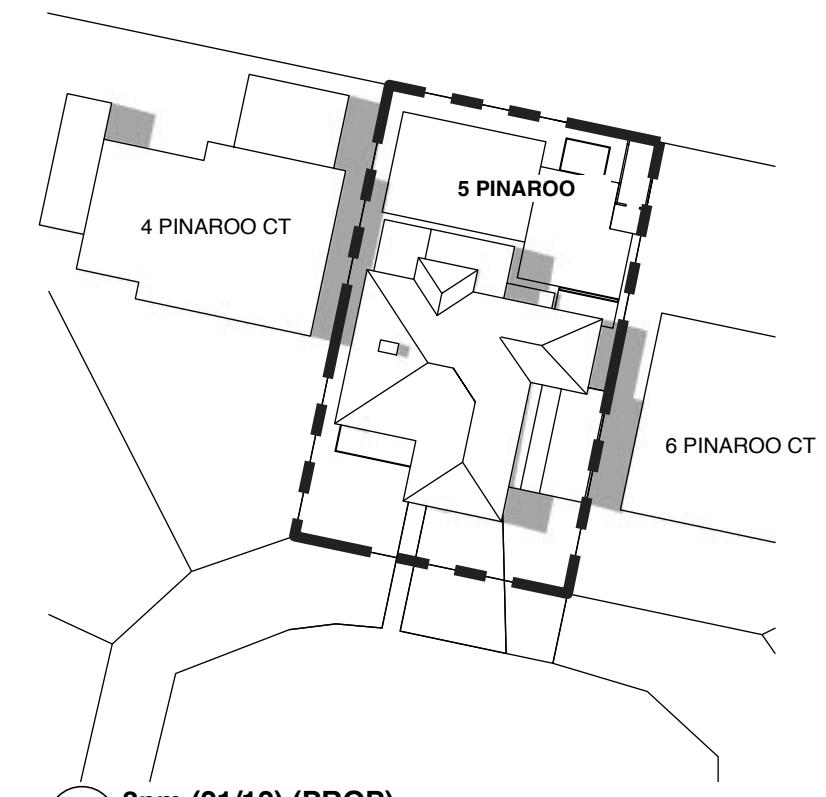
3 3pm (21/12) (EXISTING)  
803 1:500



4 9am (21/12) (PROP)  
803 1:500



5 12pm (21/12) (PROP)  
803 1:500



6 3pm (21/12) (PROP)  
803 1:500

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

NO INCREASE IN OVERSHADING TO PRIVATE LAND

PROJECT  
**5 PINAROO COURT**  
PETER AND MARGARET WARD  
5 PINAROO COURT, HOWRAH, TASMANIA, 7018  
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE  
DATE  
DRAWN  
ISSUE  
REV

1:100 @A3  
15/01/2026  
BAH  
DA  
A

DRAWING  
**SHADOW STUDY**  
**DECEMBER 21st**

DRAWING NO.  
**36825\_803**