



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 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. 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 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.



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:

17th 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



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 60973	FOLIO 5
EDITION 5	DATE OF ISSUE 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

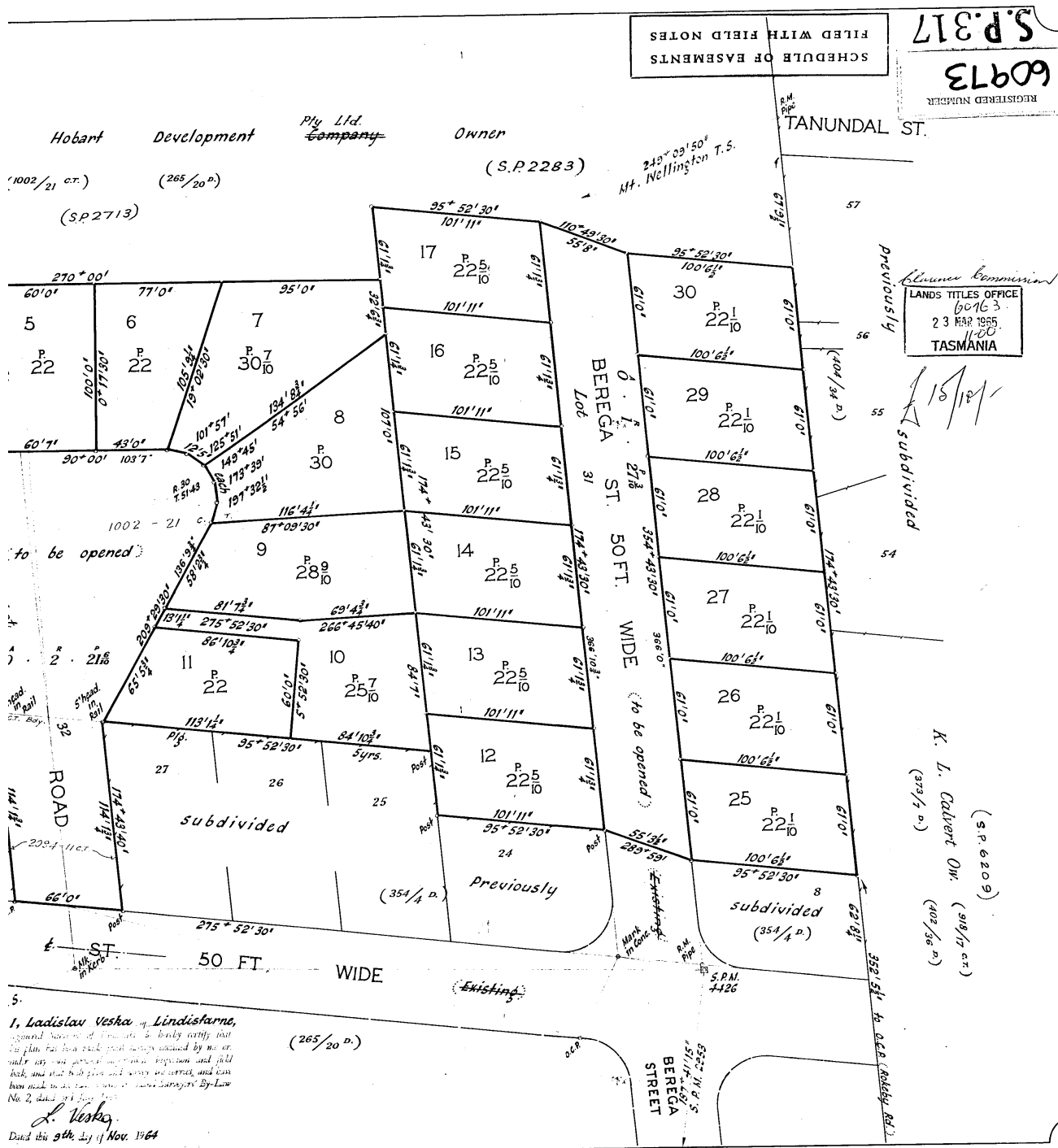
No unregistered dealings or other notations

FOR COUNCIL CERTIFICATE

SEE

FOLIO PLAN







SCHEDULE OF EASEMENTS

Sheet of Sheets

Office 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 comprising part of the land in C.T. Volume 2094 Fol. 11 and C.T. Volume 1002 Folio 21. Sealed by

Clarence Cammiller on 27/12/1964

[Signature]
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 <i>[initials]</i>
Lot 2	Lot 1 and AB	Lot 3 and balance of C.T. Vol. 1002 Folio 21 <i>[initials]</i>
Lot 3	Lots 1 and 2 and AB	Balance of C.T. Volume 1002 Folio 21 <i>[initials]</i>

[initials] "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 11a in the schedule of "The Real Property Act 1886".

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

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 GREATER HOBART DEVELOPMENT PROPRIETARY LIMITED was hereto affixed in accordance with its Articles of Association in the presence of

[Signature] Director

[Signature] 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**

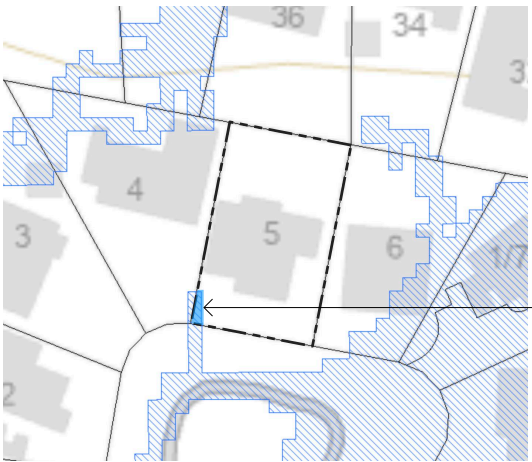
COUNCIL: CLARENCE CITY COUNCIL
ZONE: TPS 8.0 GENERAL RESIDENTIAL
OVERLAY/S: FLOOD PRONE AREAS;
AIRPORT OBSTACLE LIMITATION AREA.

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

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

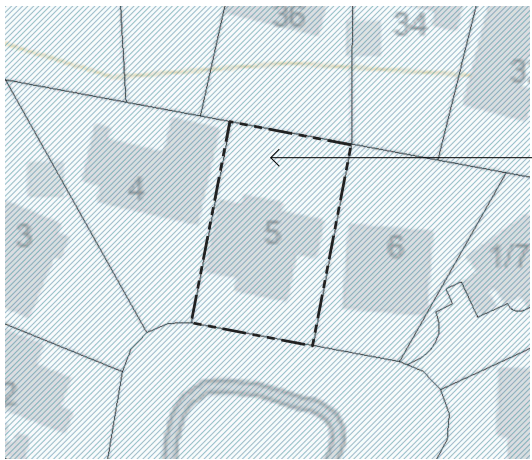
EXISTING	
AREA ANALYSIS GROSS FLOOR AREA (GFA)	
SITE:	556m2
EXISTING HOUSE (HABITABLE):	148m2
EXISTING SHEDS (NON-HABITABLE):	16m2
TOTAL EXISTING GFA:	164m2
TOTAL EXISTING ROOF GFA:	234m2
SITE COVERAGE:	42%

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



PORTION OF
PROPERTY WITHIN
THE FLOOD PRONE
AREA CODE

FLOOD PRONE AREAS



ENTIRE PROPERTY
WITHIN THE AIRPORT
OBSTACLE LIMITATION
AREA

AIRPORT OBSTACLE LIMITATION AREA

1 SITE CONTEXT
100 1:500

PROJECT
5 PINAROO COURT

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

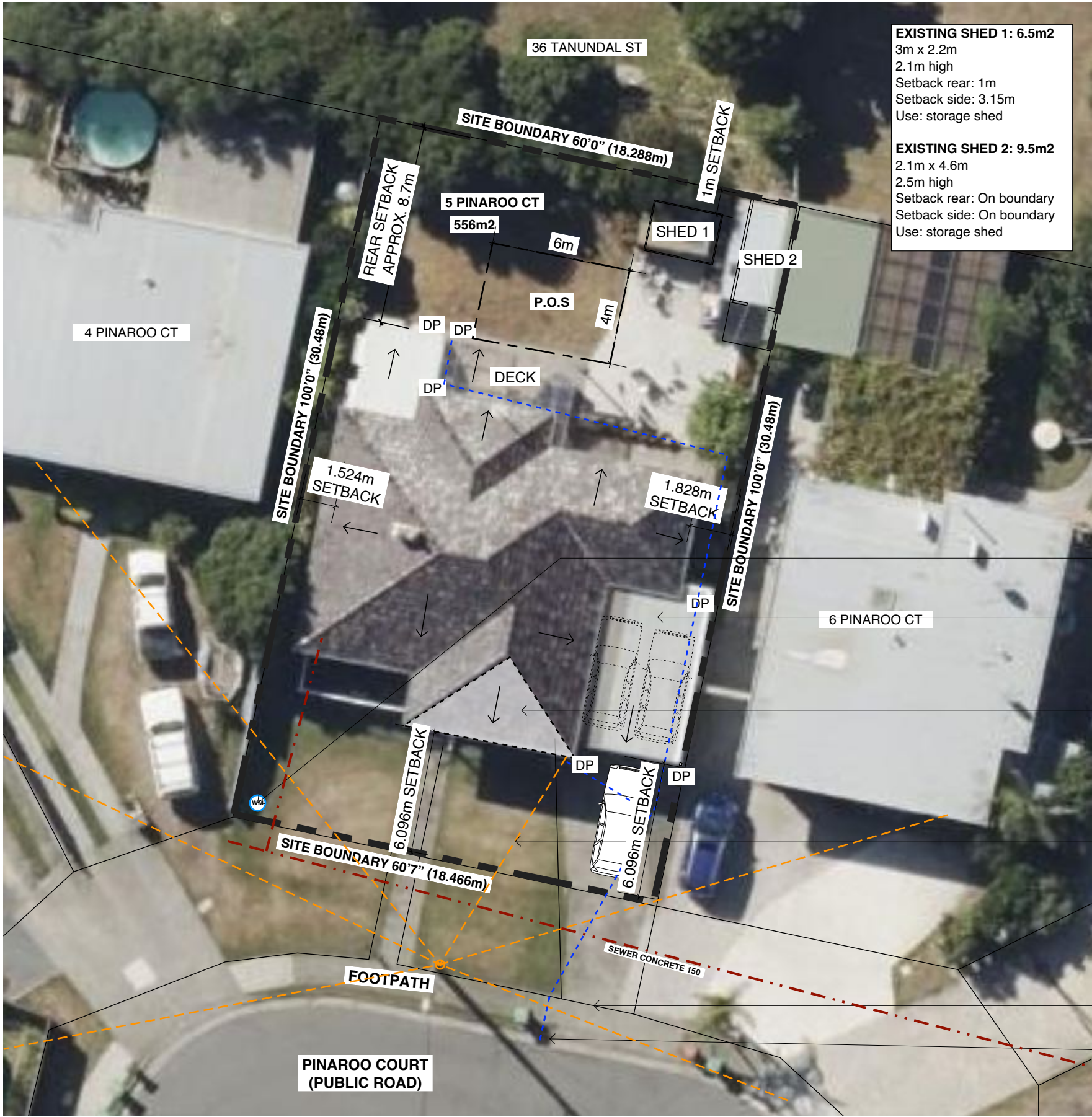
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE
DATE
DRAWN
ISSUE
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15/01/2026
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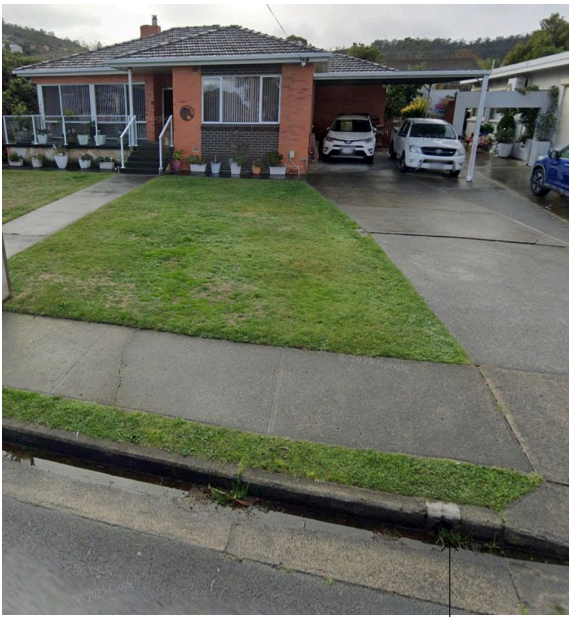
DRAWING
SITE CONTEXT

TRUE
15.09°
NORTH
DRAWING NO.
36825_100



EXISTING SHED 1: 6.5m2
3m x 2.2m
2.1m high
Setback rear: 1m
Setback side: 3.15m
Use: storage shed

EXISTING SHED 2: 9.5m2
2.1m x 4.6m
2.5m high
Setback rear: On boundary
Setback side: On boundary
Use: storage shed



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

KEY

- SEWER
- GAS
- POWER
- WATER MAIN
- PHONE LINE
- STORMWATER
- S/W SLOTTED DRAIN

1 SITE PLAN EXISTING / DEMOLITION
101 1:200

EXISTING AREA ANALYSIS GROSS FLOOR AREA (GFA)	
SITE:	556m2
EXISTING HOUSE (HABITABLE):	148m2
EXISTING SHEDS (NON-HABITABLE):	16m2
TOTAL EXISTING GFA:	164m2
TOTAL EXISTING ROOF GFA:	234m2
SITE COVERAGE:	42%

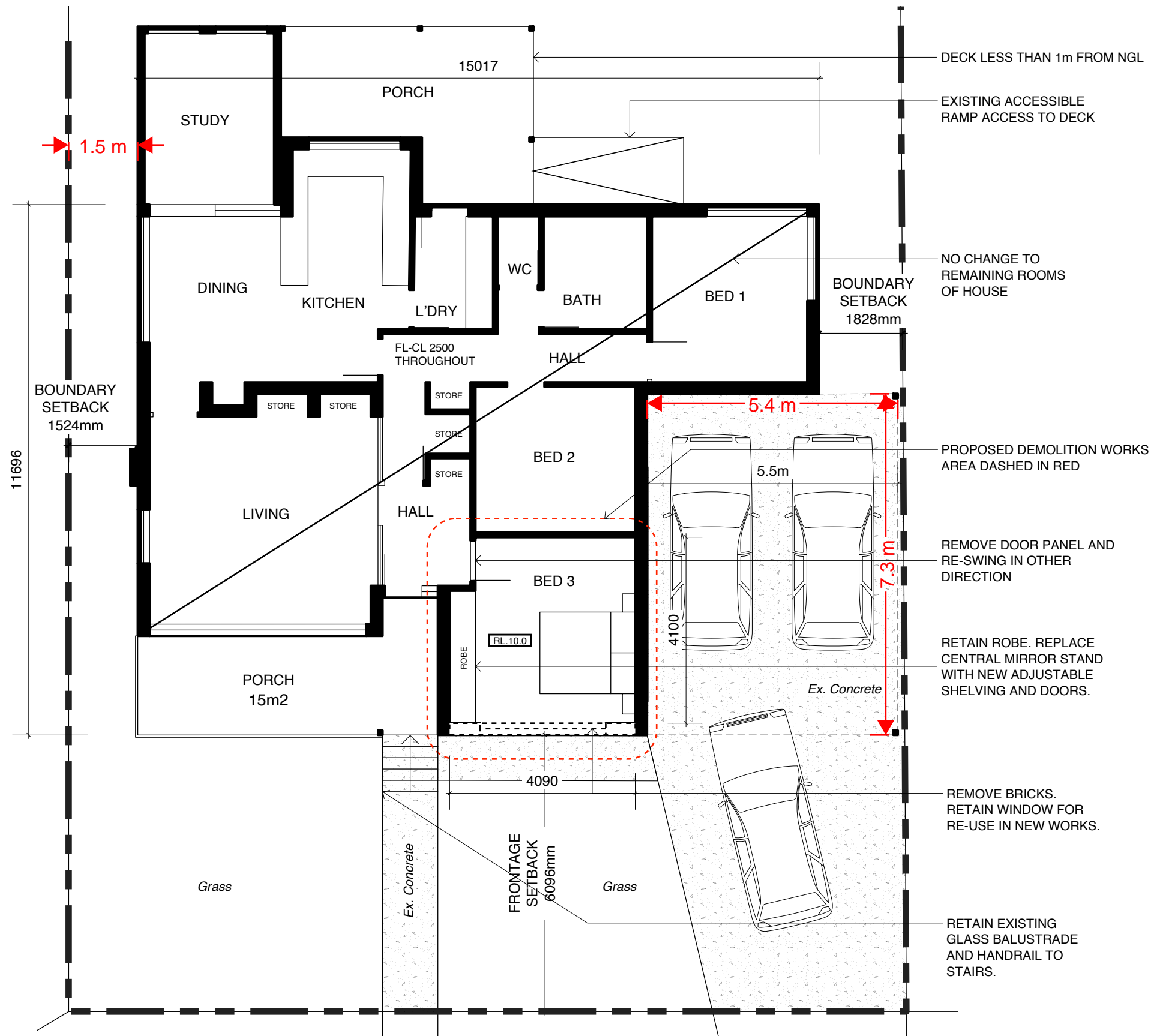
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5 PINAROO COURT
PETER AND MARGARET WARD
5 PINAROO COURT, HOWRAH, TASMANIA, 7018
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE
DATE
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DRAWING
**SITE PLAN EXISTING /
DEMOLITION**

TRUE
15.09°
NORTH
DRAWING NO.
36825_101



1 FLOOR PLAN EXISTING / DEMOLITION
102 1:100

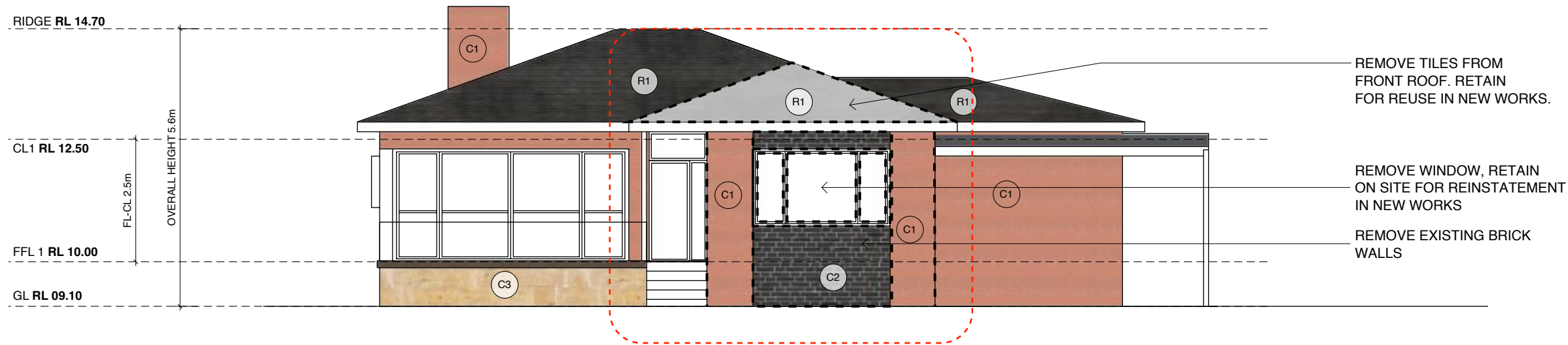
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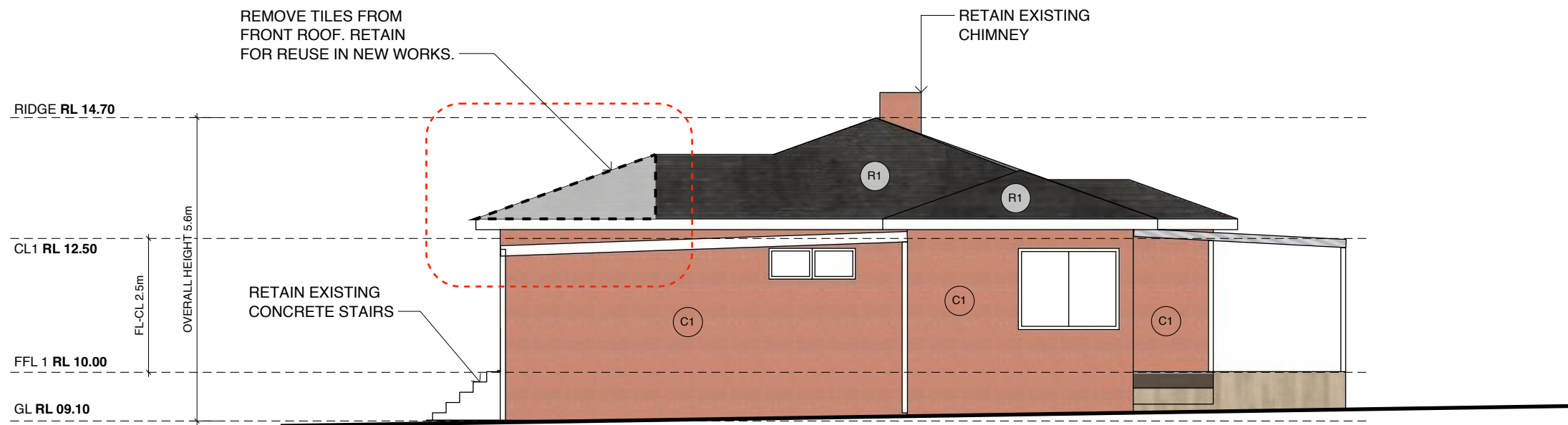
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DRAWING
**FLOOR PLAN EXISTING /
DEMOLITION**
DRAWING NO.
36825_102





1 SOUTH ELEVATION EXISTING / DEMOLITION
1:100



2 EAST ELEVATION EXISTING / DEMOLITION
1:100

KEY

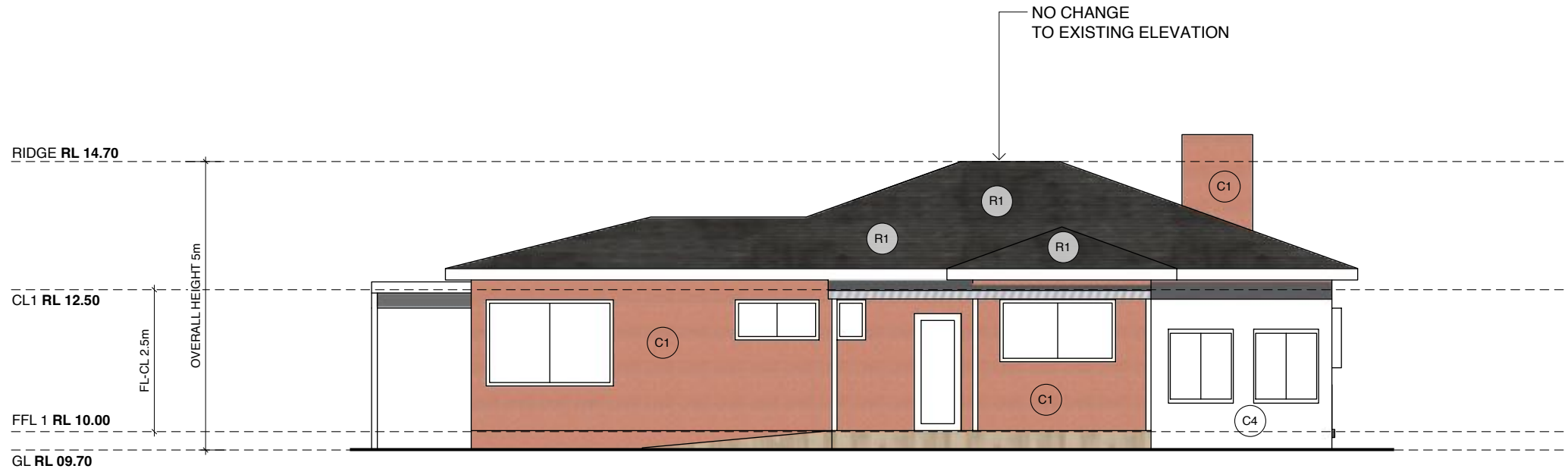
- R1 EXISTING - ROOF TILE (BROWN)
- C1 EXISTING - BRICK (RED)
- C2 EXISTING - BRICK (BLACK)
- C3 EXISTING - SANDSTONE CRAZY PAVE
- C4 EXISTING - HORIZONTAL CEMENT SHEET BOARD

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

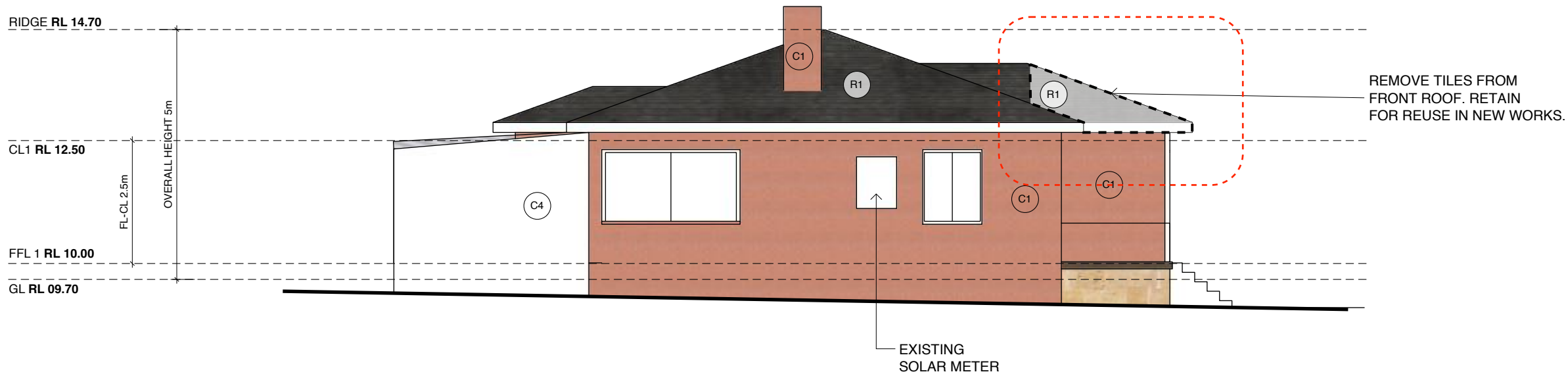
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**ELEVATIONS
EXISTING / DEMOLITION**
DRAWING NO.
36825_103



1 NORTH ELEVATION EXISTING / DEMOLITION
104 1:100



2 WEST ELEVATION EXISTING / DEMOLITION
104 1:100

KEY

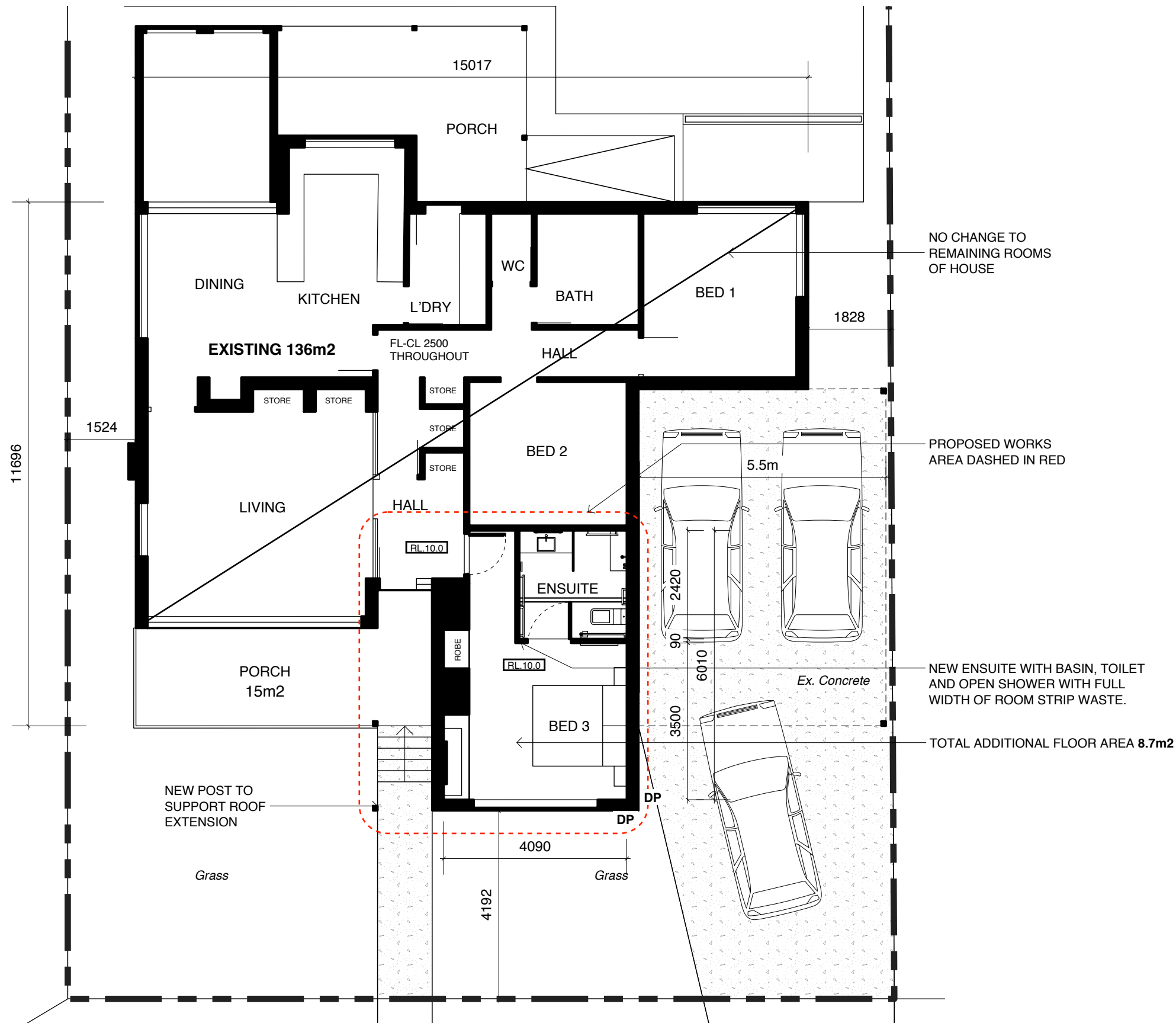
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- C1 EXISTING - BRICK (RED)
- C2 EXISTING - BRICK (BLACK)
- C3 EXISTING - SANDSTONE CRAZY PAVE
- C4 EXISTING - HORIZONTAL CEMENT SHEET BOARD

PROJECT
5 PINAROO COURT
PETER AND MARGARET WARD
5 PINAROO COURT, HOWRAH, TASMANIA, 7018
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SCALE
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**ELEVATIONS
EXISTING / DEMOLITION**
DRAWING NO.
36825_104



1 FLOOR PLAN PROPOSED
201 1:100

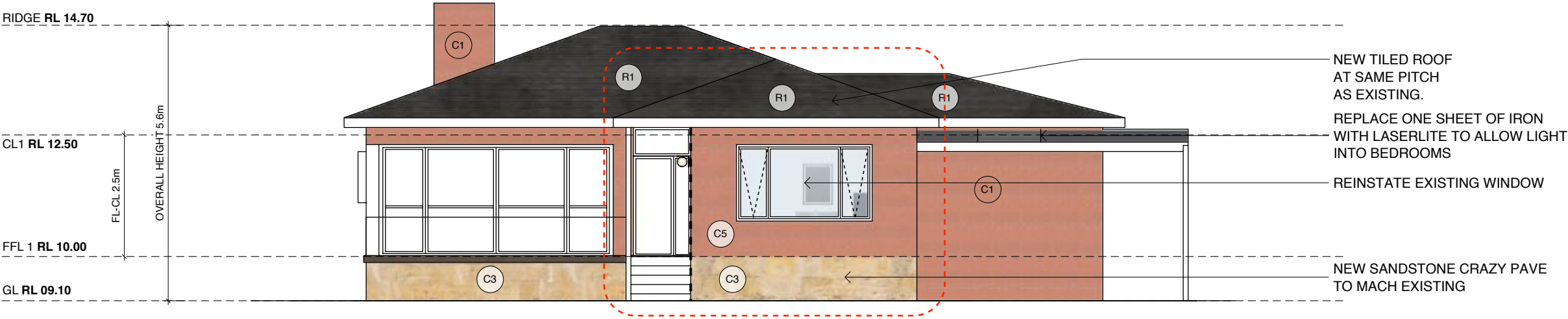
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5 PINAROO COURT
PETER AND MARGARET WARD
5 PINAROO COURT, HOWRAH, TASMANIA, 7018
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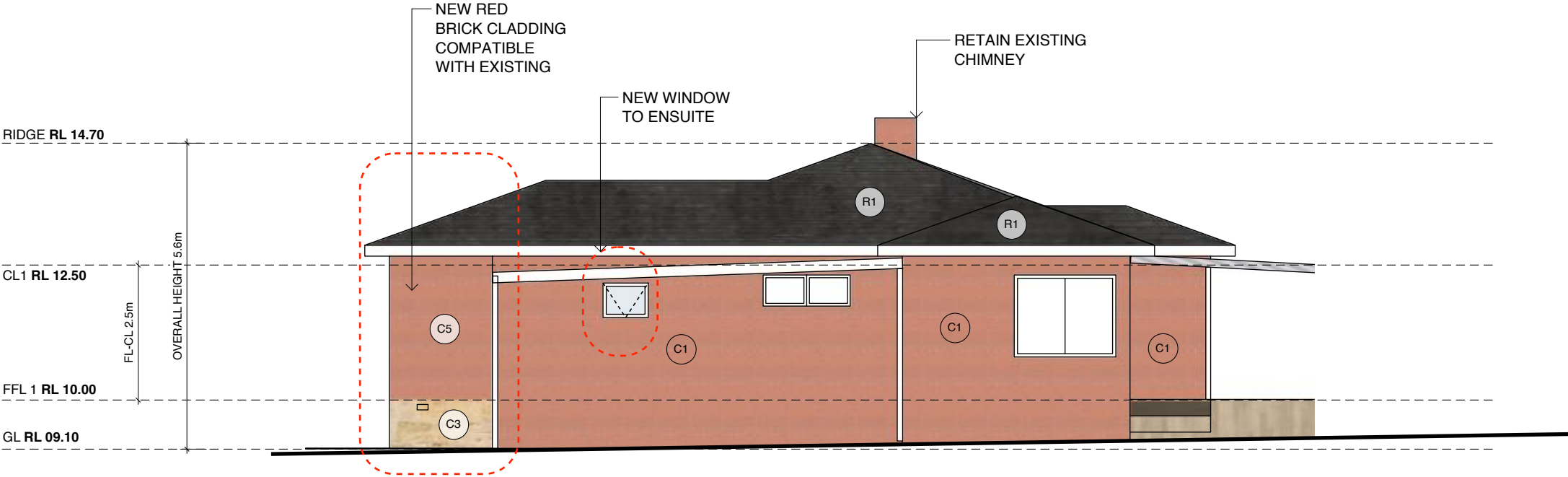
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**FLOOR PLANS
PROPOSED**

DRAWING NO.
36825_201



1 SOUTH ELEVATION PROPOSED
300 1:100



2 EAST ELEVATION PROPOSED
300 1:100

KEY

- R1 EXISTING/PROPOSED - ROOF TILE (BROWN)
- C1 EXISTING - BRICK (RED)
- C2 EXISTING - BRICK (BLACK)
- C3 EXISTING - SANDSTONE CRAZY PAVE
- C4 EXISTING - HORIZONTAL CEMENT SHEET BOARD
- C5 PROPOSED - BRICK (RED)

PROJECT
5 PINAROO COURT

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

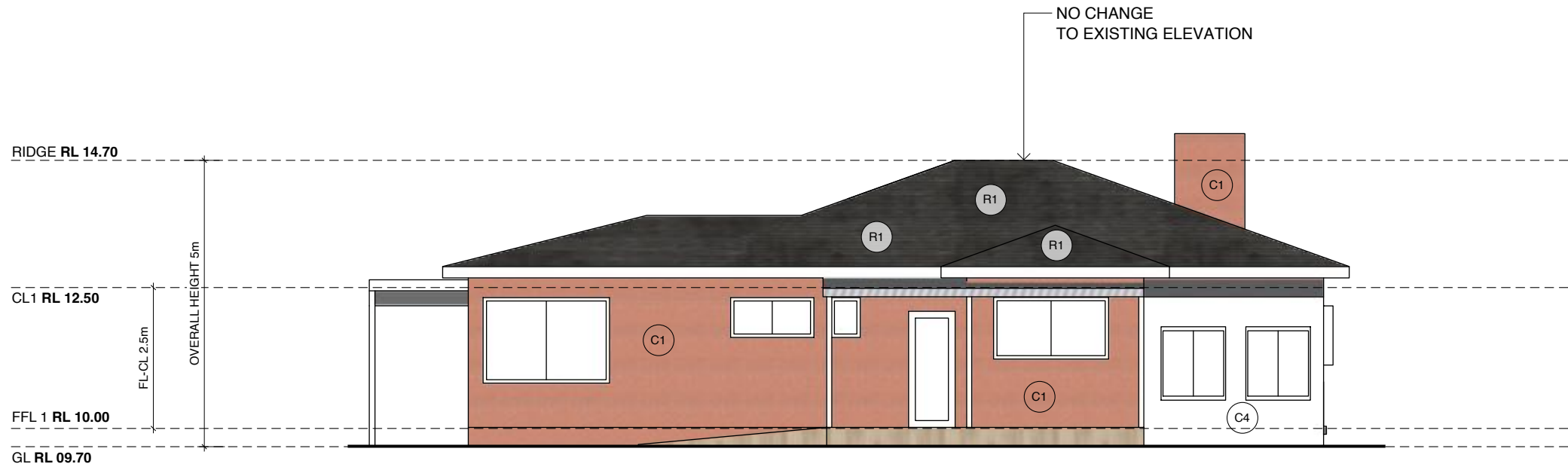
Country of the Muwinina people of the Nuennone nation, Lutruwita

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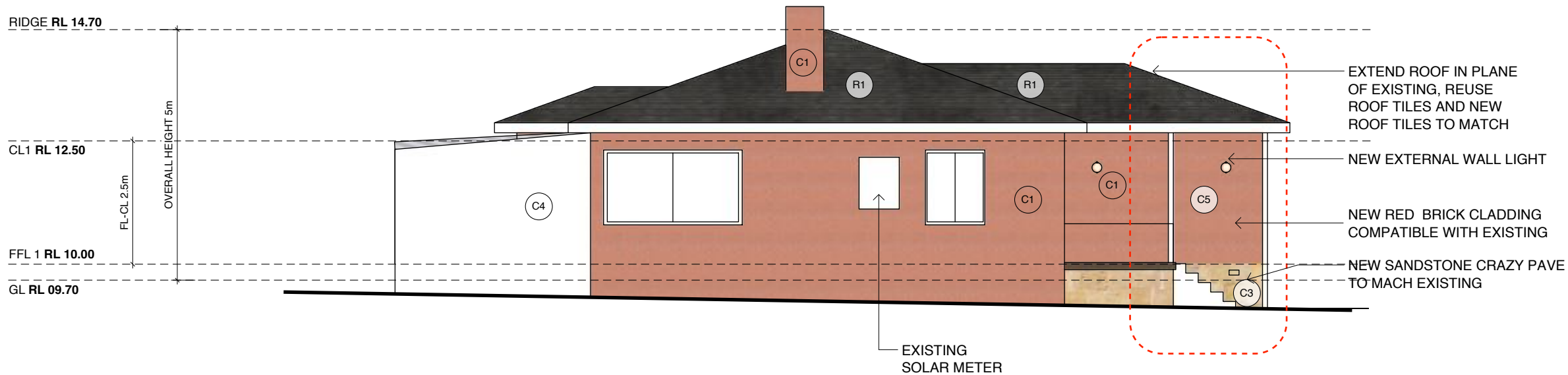
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DRAWING
ELEVATIONS
PROPOSED

DRAWING NO.
36825_300



1 NORTH ELEVATION PROPOSED
301 1:100



2 WEST ELEVATION PROPOSED
301 1:100

KEY

- R1 EXISTING/PROPOSED - ROOF TILE (BROWN)
- C1 EXISTING - BRICK (RED)
- C2 EXISTING - BRICK (BLACK)
- C3 EXISTING - SANDSTONE CRAZY PAVE
- C4 EXISTING - HORIZONTAL CEMENT SHEET BOARD
- C5 PROPOSED - BRICK (RED)

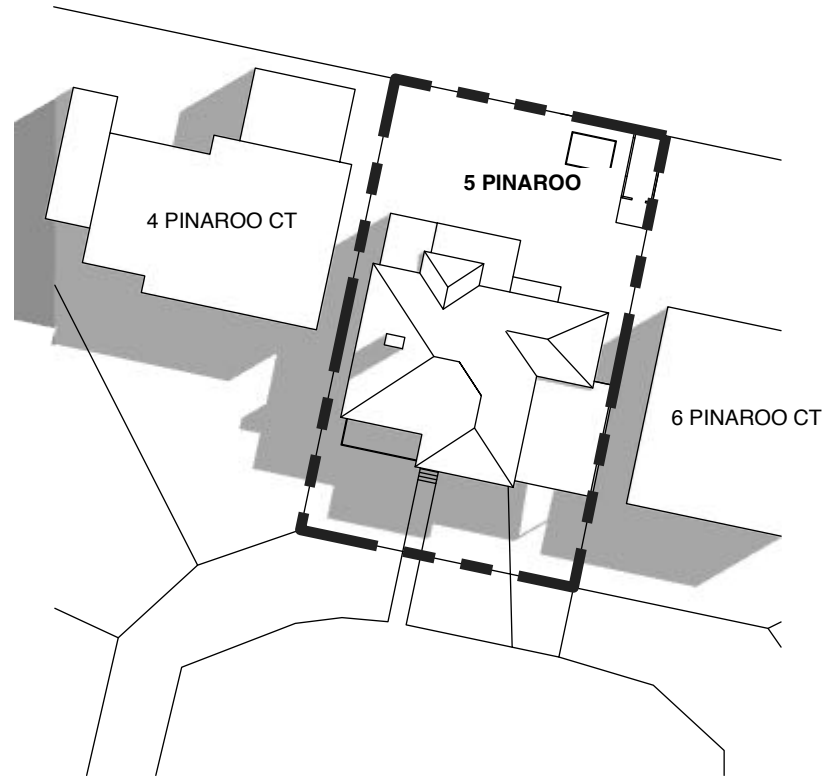
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5 PINAROO COURT
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5 PINAROO COURT, HOWRAH, TASMANIA, 7018
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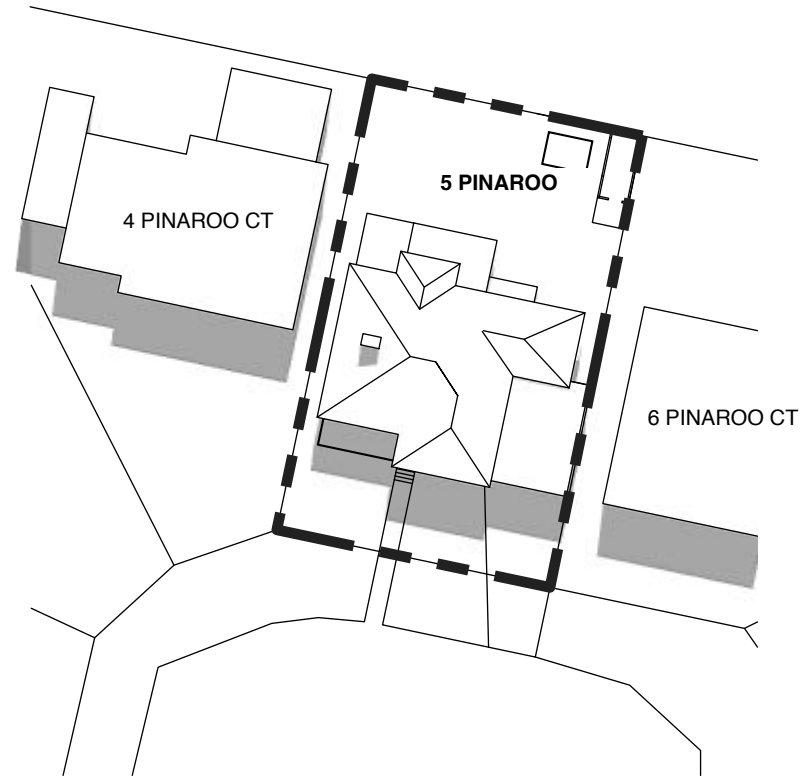
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DRAWING
**ELEVATIONS
PROPOSED**

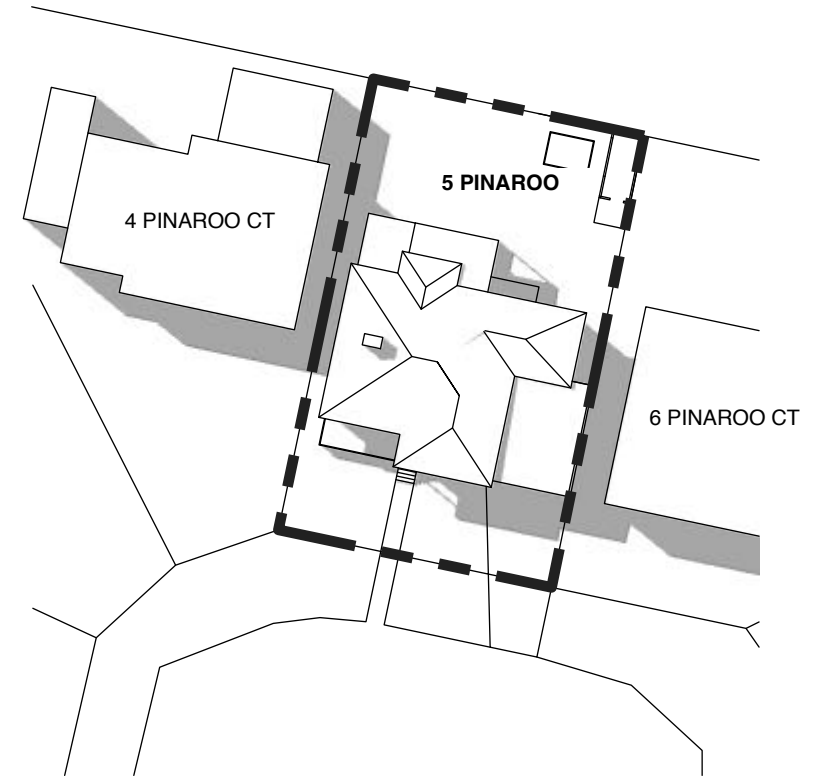
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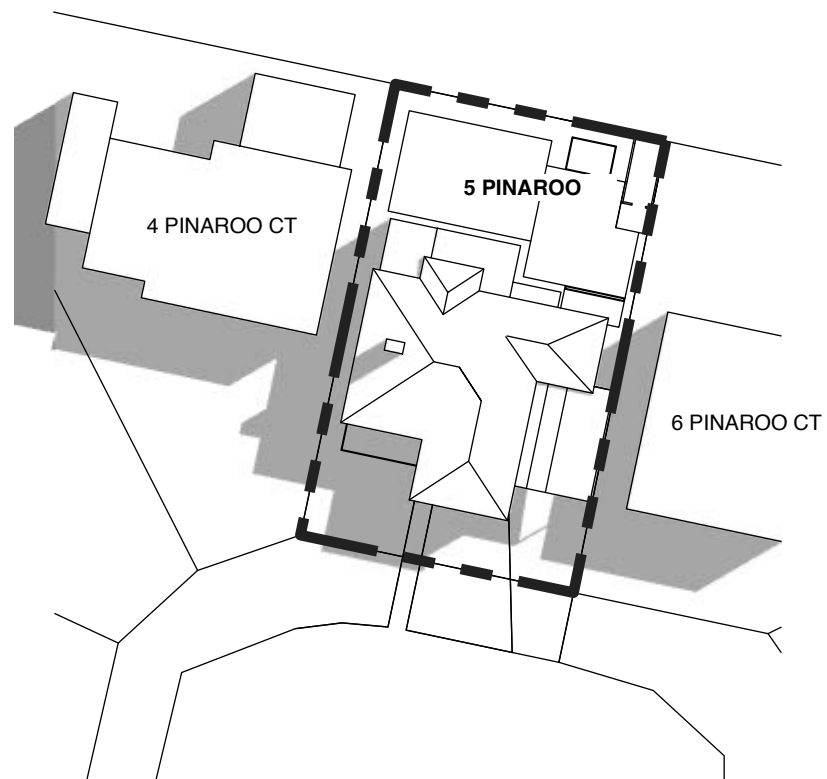
1 9am (21/03) (EXISTING)
800 1:500



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

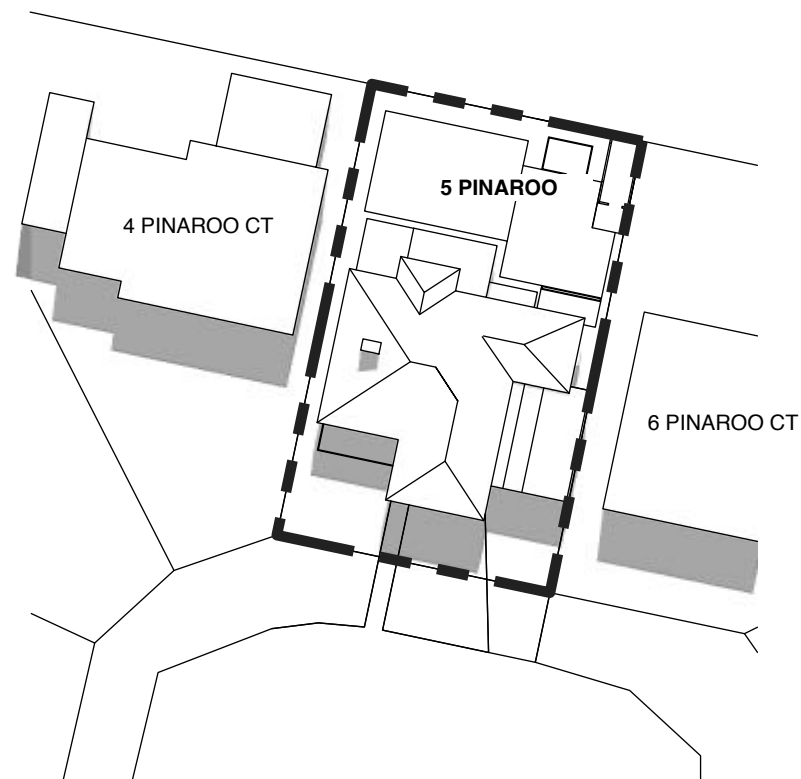


3 3pm (21/03) (EXISTING)
800 1:500



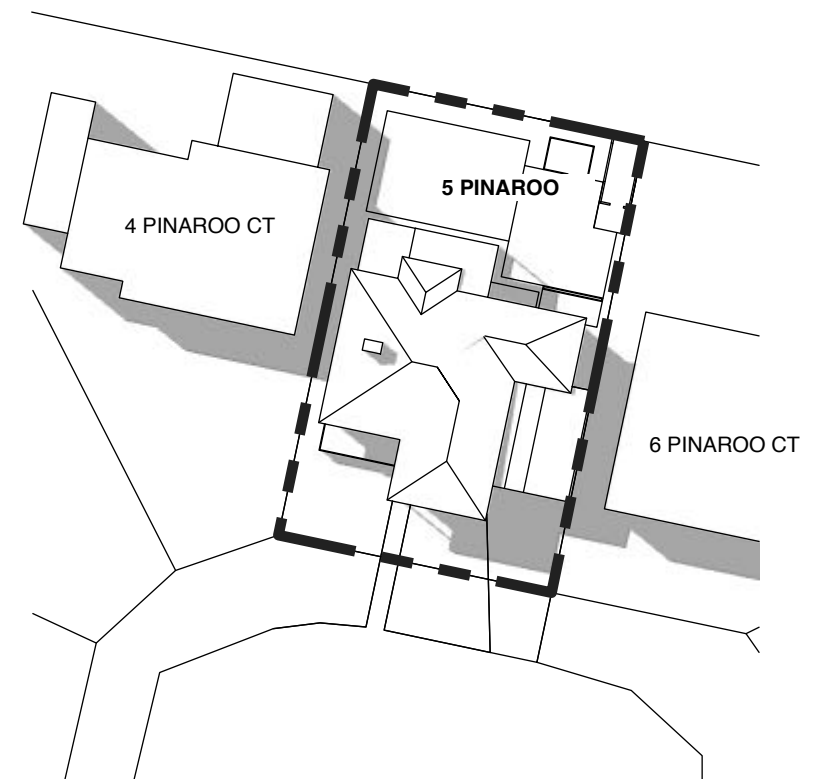
4 9am (21/03) (PROP)
800 1:500

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND

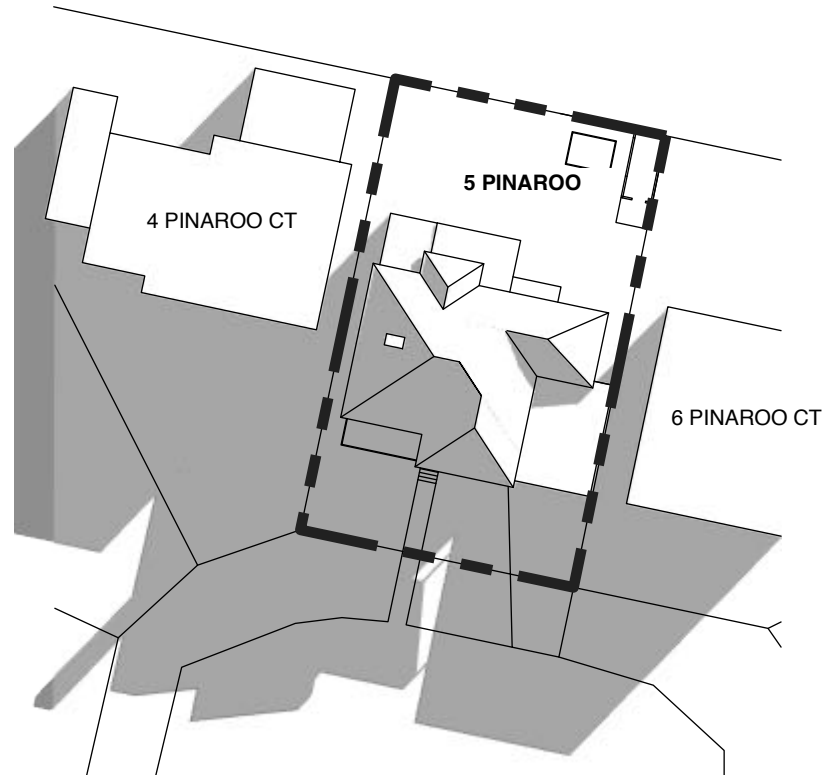
PROJECT
5 PINAROO COURT
PETER AND MARGARET WARD
5 PINAROO COURT, HOWRAH, TASMANIA, 7018
Country of the Muwinina people of the Nuennone nation, Lutruwita

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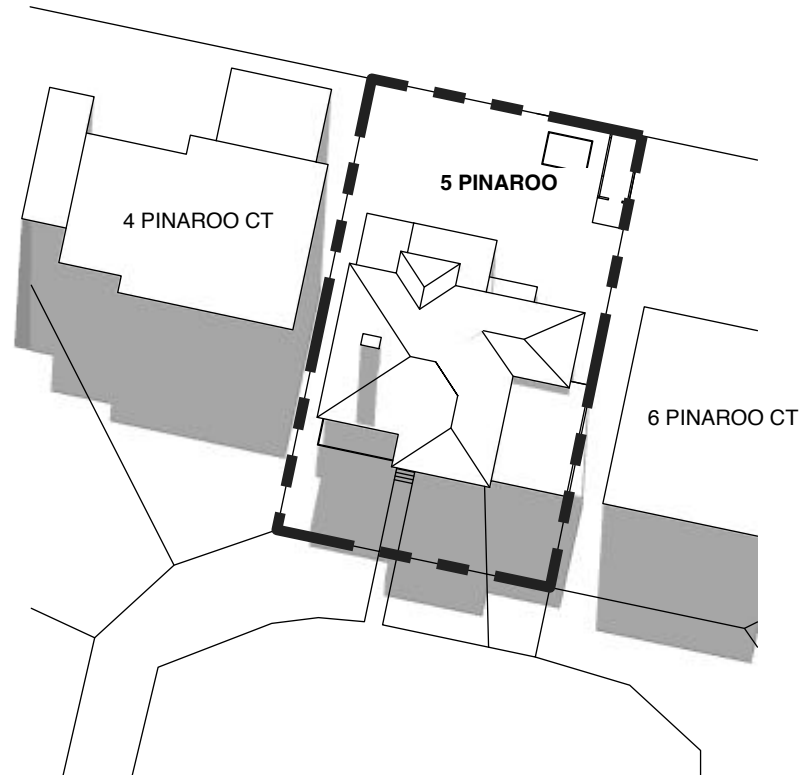
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DRAWING
SHADOW STUDY
MARCH 21st

DRAWING NO.
36825_800



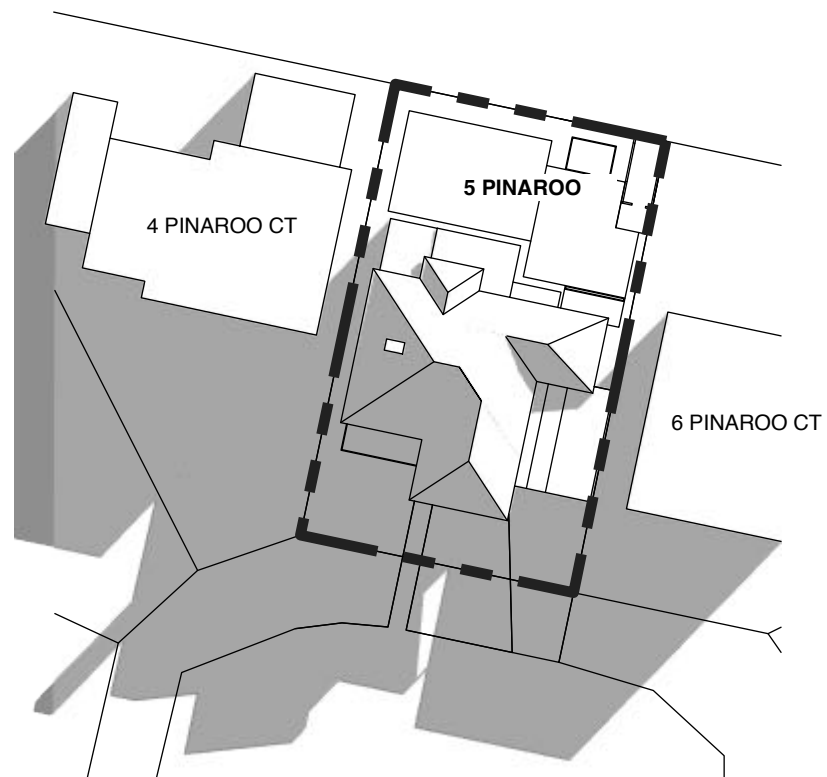
1 9am (21/06) (EXISTING)
801 1:500



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

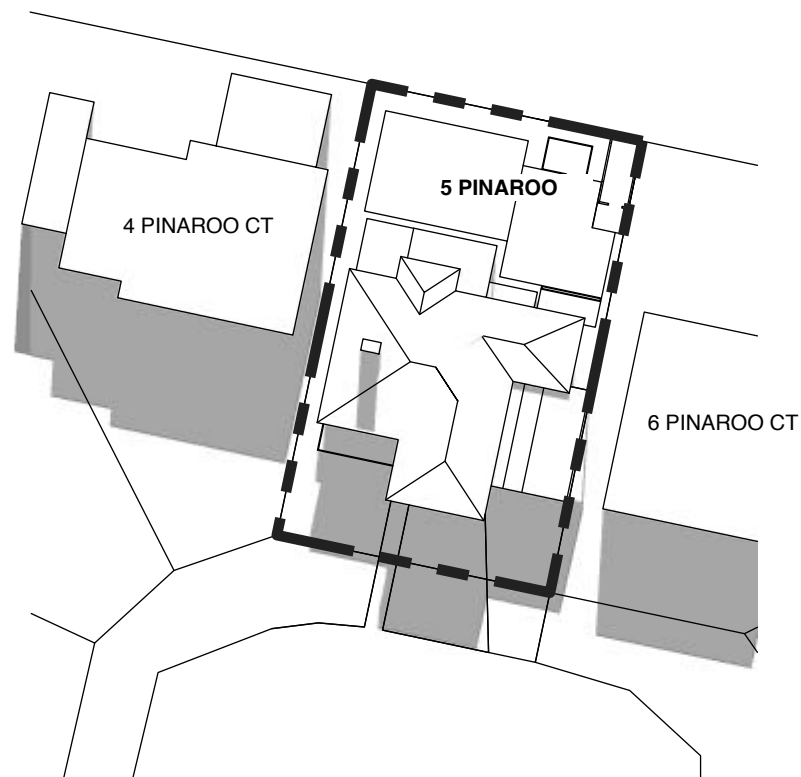


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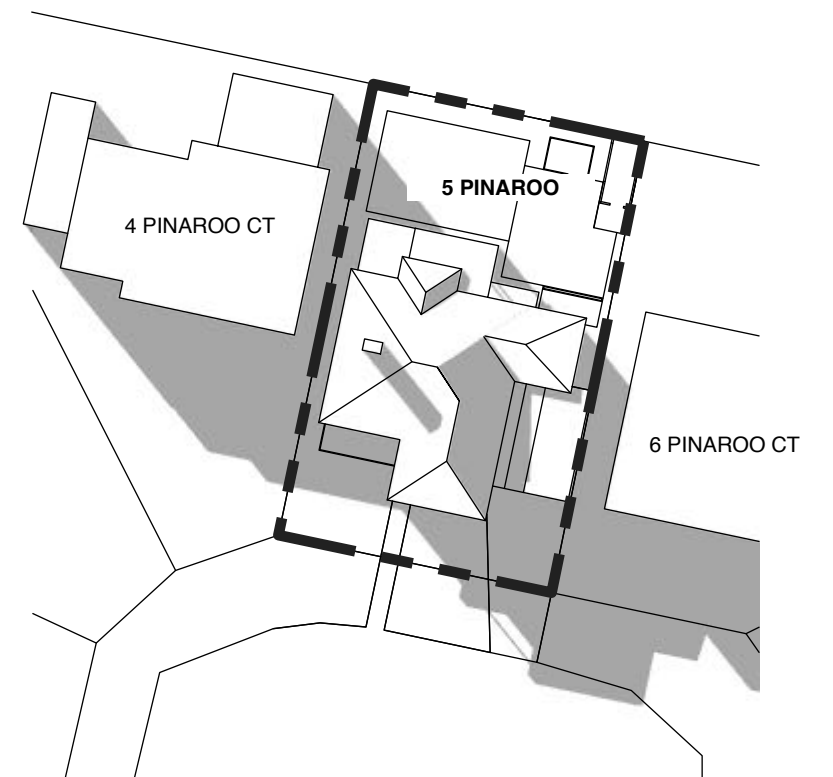
4 9am (21/06) (PROP)
801 1:500

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND

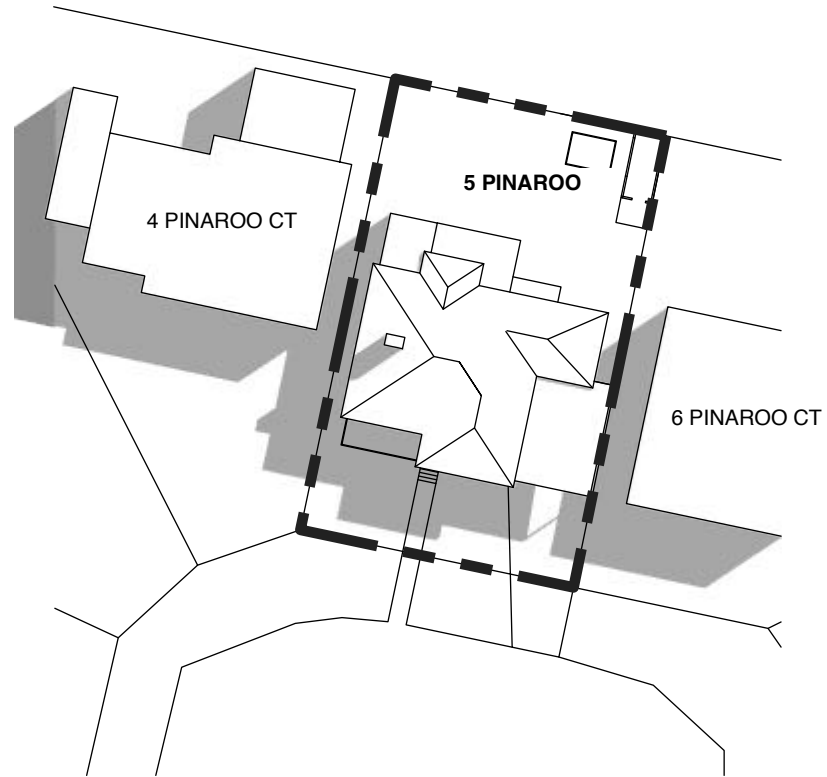
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5 PINAROO COURT, HOWRAH, TASMANIA, 7018
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE
DATE
DRAWN
ISSUE
REV

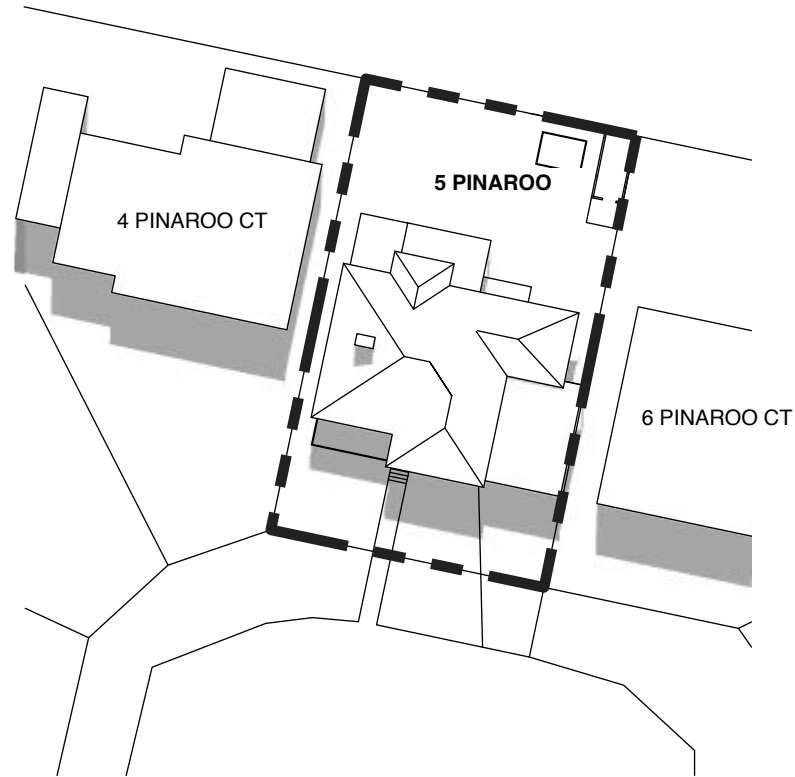
1:100 @A3
15/01/2026
BAH
DA
A

DRAWING
SHADOW STUDY
JUNE 21st

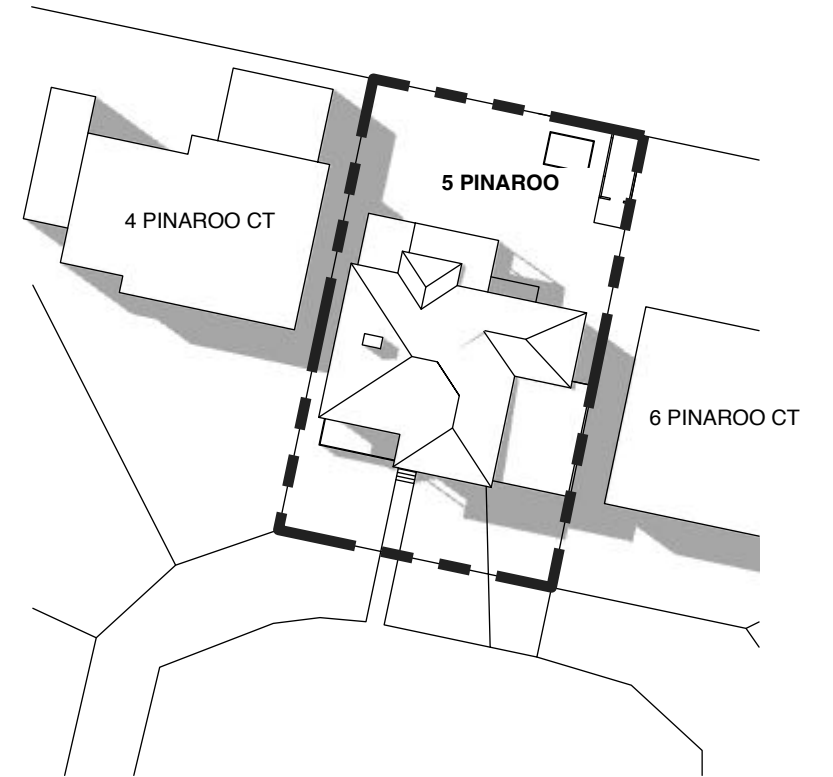
DRAWING NO.
36825_801



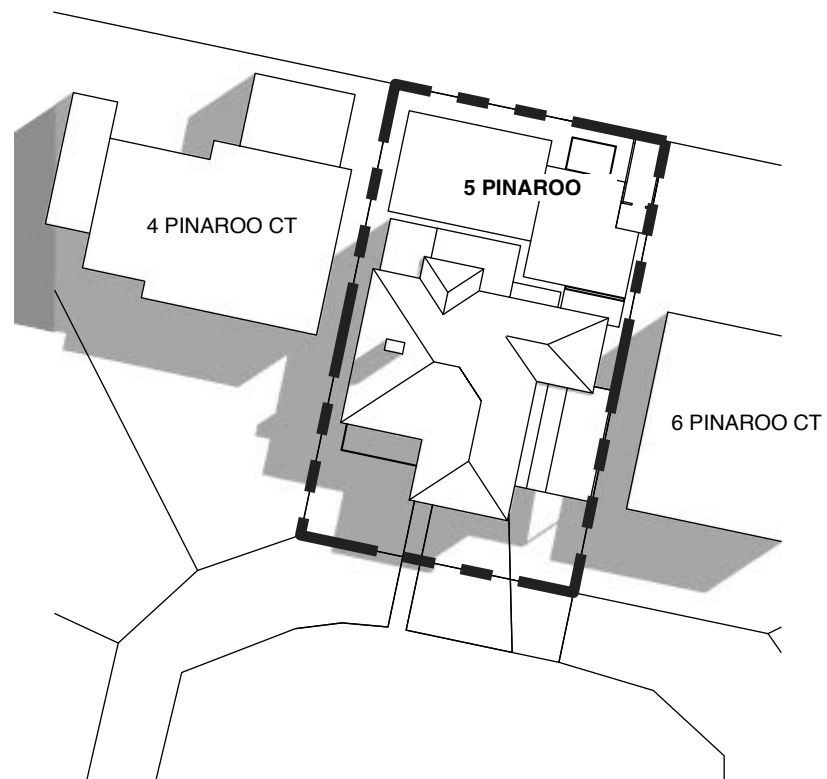
1 9am (21/09) (EXISTING)
802 1:500



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

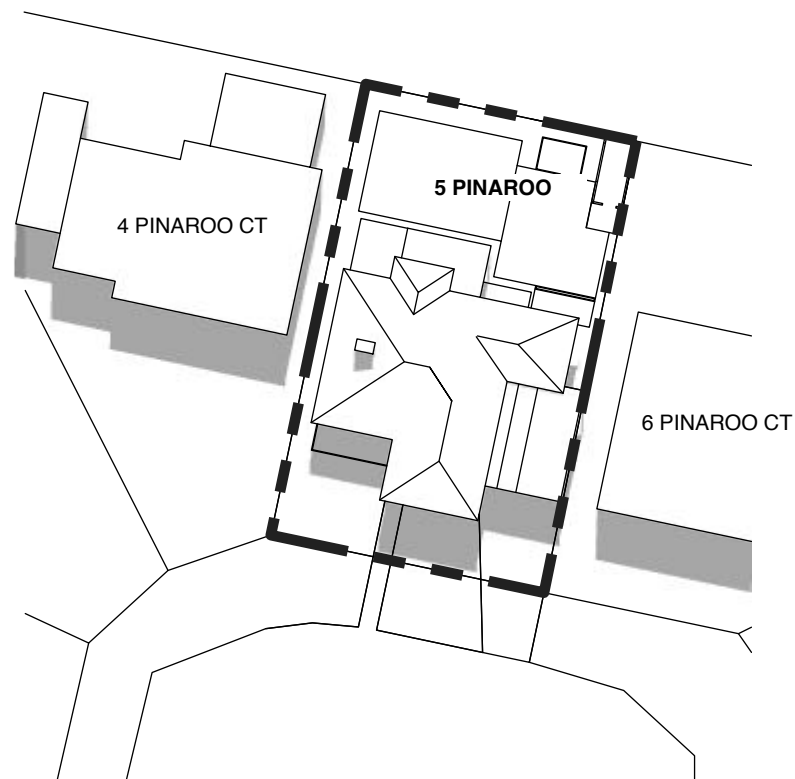


3 3pm (21/09) (EXISTING)
802 1:500



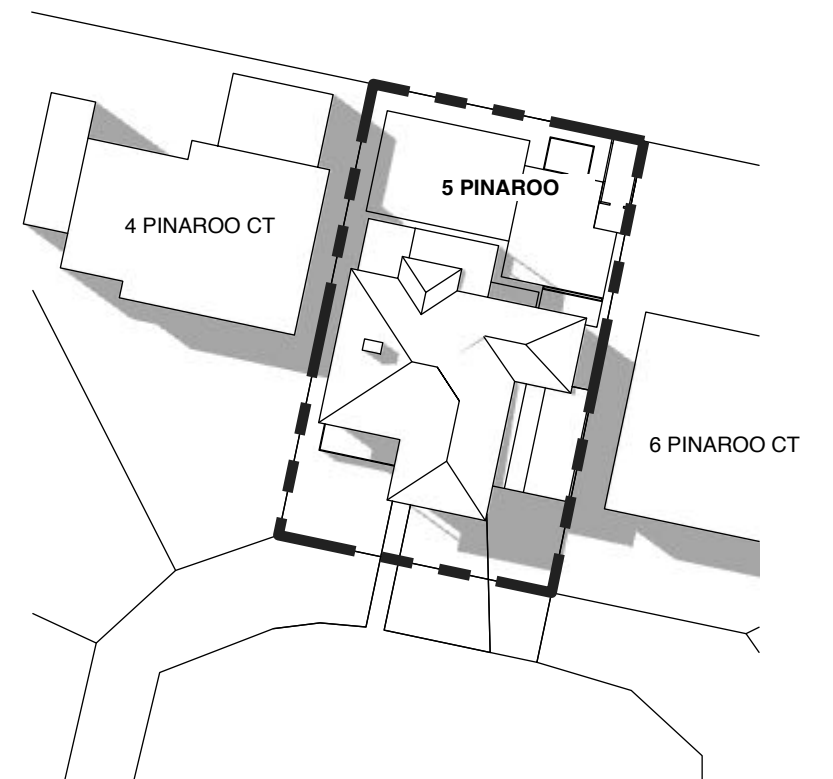
4 9am (21/09) (PROP)
802 1:500

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND

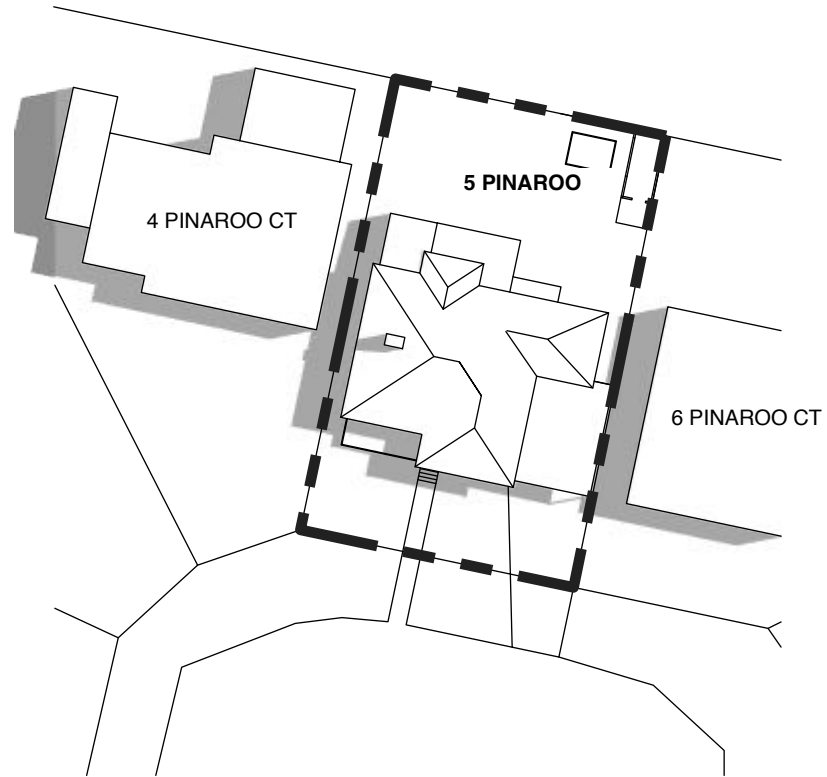
PROJECT
5 PINAROO COURT
PETER AND MARGARET WARD
5 PINAROO COURT, HOWRAH, TASMANIA, 7018
Country of the Muwinina people of the Nuennone nation, Lutruwita

SCALE
DATE
DRAWN
ISSUE
REV

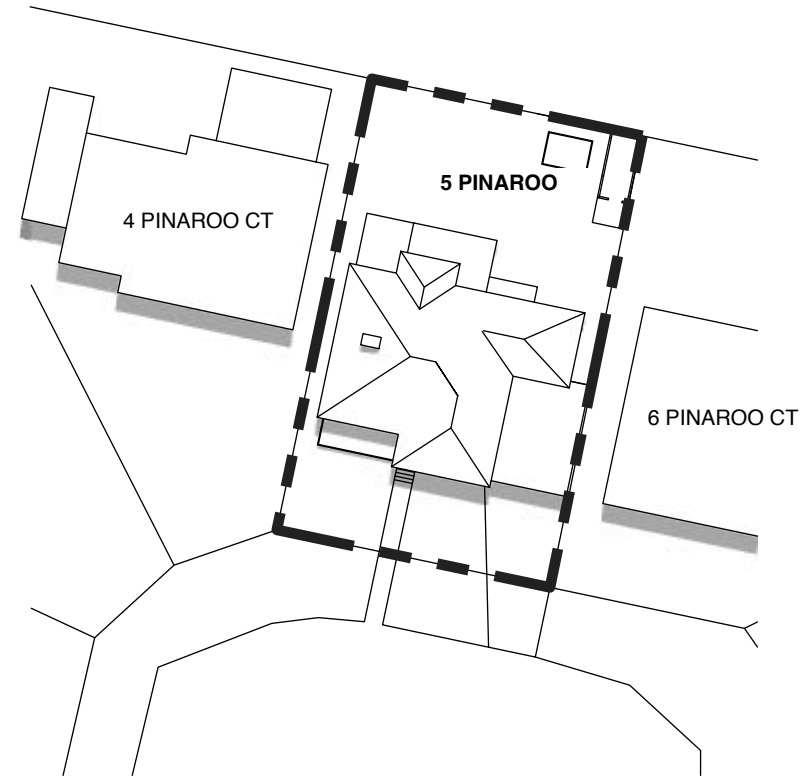
1:100 @A3
15/01/2026
BAH
DA
A

DRAWING
SHADOW STUDY
SEPTEMBER 21st

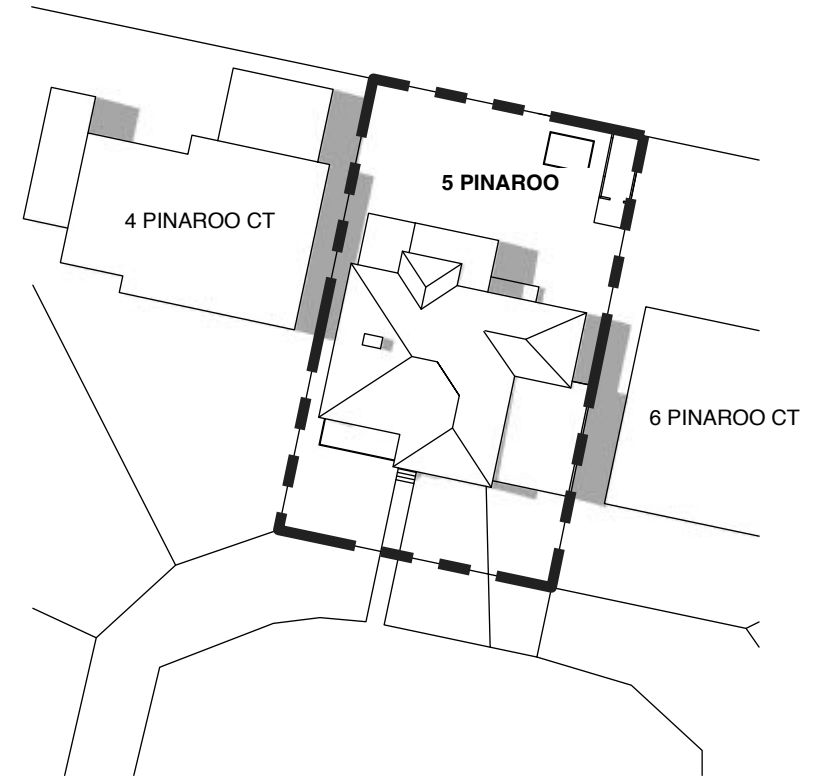
DRAWING NO.
36825_802



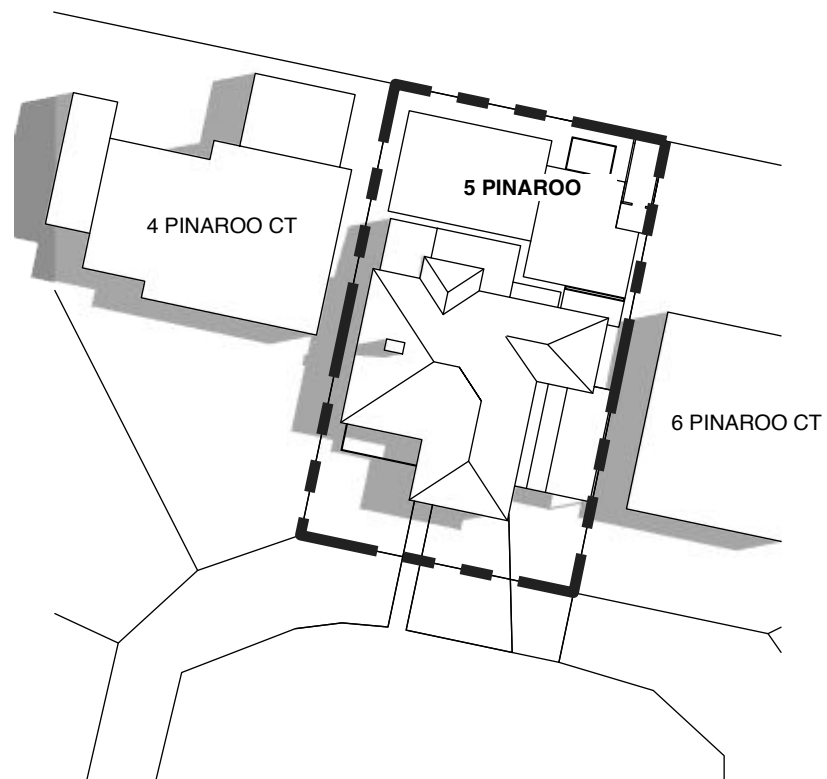
1 9am (21/12) (EXISTING)
803 1:500



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

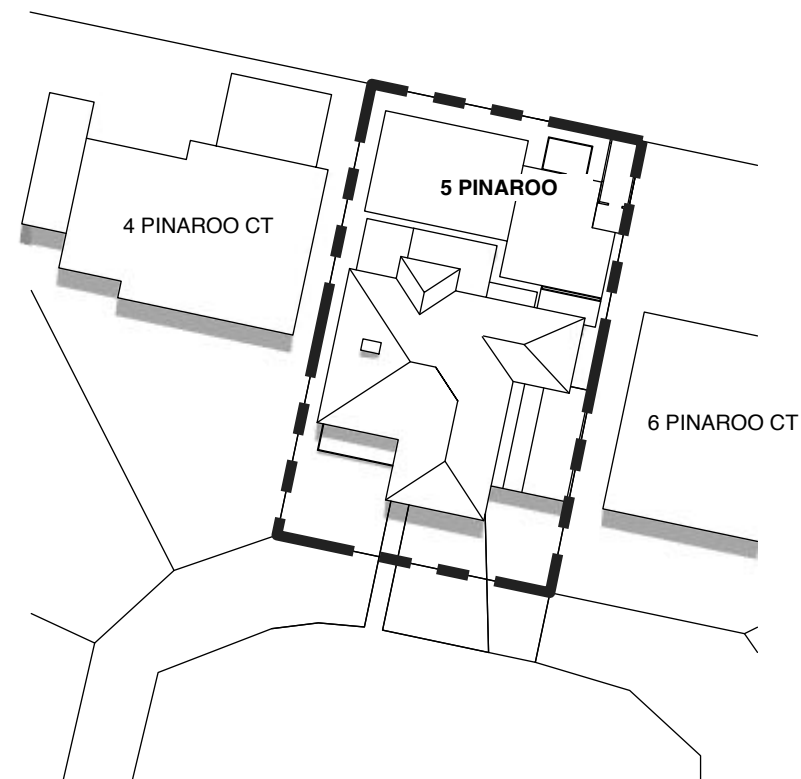


3 3pm (21/12) (EXISTING)
803 1:500



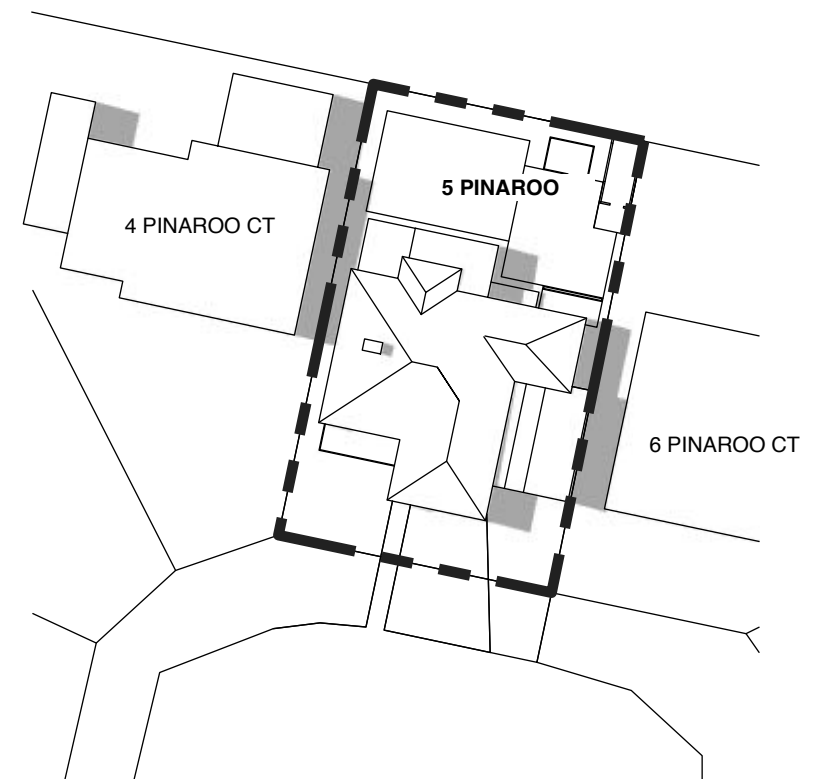
4 9am (21/12) (PROP)
803 1:500

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING TO PRIVATE LAND



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

NO INCREASE IN OVERSHADOWING 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