



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064229

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 45 Bastick Street, Rosny

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Proposed extension

Location: 45 Bastick Street, Rosny 7018

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:

N/A

Current use of site: **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: 21/09/2026



Planning Application 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 60712	FOLIO 76
EDITION 3	DATE OF ISSUE 04-June-2025

SEARCH DATE : 27-Aug-2026

SEARCH TIME : 09.55 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 76 on Plan 60712 (formerly being P1175)

Derivation : Part of 217 Acres Gtd. to A. Montagu

Prior CT 3019/87

SCHEDULE 1

N255176 TRANSFER to SAMANTHA HELEN LANE and FRANCESCO FERRARA
Registered 04-June-2025 at noon

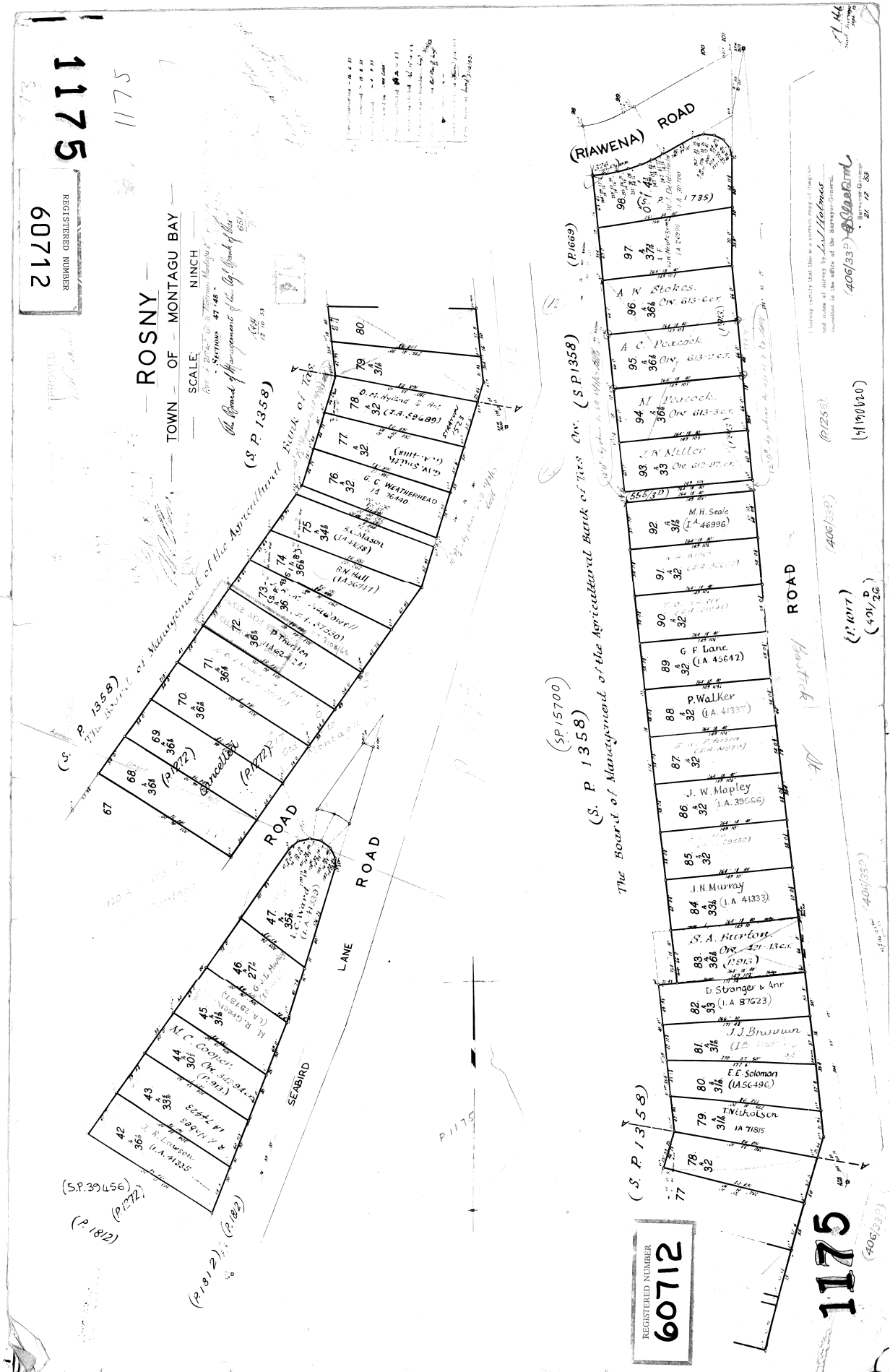
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: such rights of drainage if any (including
right of entry inspection and repair) over the said
land within described appurtenant to the lots on
Plans Nos. 685, 726, 913, 1066, 12/35, 147/12, 190/23
and 191/16 as are more particularly set forth in the
respective transfers and the Certificates of Title to
the same

A76440 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

E417017 MORTGAGE to AFSH Nominees Pty Ltd Registered
04-June-2025 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





ORAMATIS

DEVELOPMENT APPLICATION

45 BASTICK ST, ROSNY 7018

BASTICK RENOVATION & EXTENSION

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
DA02	SITE PLAN	DA-2
DA03	EXISTING UPPER FLOOR PLAN	
DA04	EXISTING LOWER FLOOR PLAN	
DA05	PROPOSED UPPER FLOOR PLAN	DA-2
DA06	PROPOSED LOWER FLOOR PLAN	DA-2
DA07	EXISTING ELEVATIONS	
DA08	EXISTING ELEVATIONS	
DA09	PROPOSED ELEVATIONS	DA-2
DA10	PROPOSED ELEVATIONS	DA-2
DA11	BUILDING ENVELOPE	DA-1
DA12	SHADING DIAGRAMS 21 JUN	DA-1
DA13	3D SHADOW STUDIES 21 JUN	DA-1
DA14	ARTIST IMPRESSIONS	



1 LOCATION PLAN
1:1000

GENERAL NOTES

GENERAL
© REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF ORAMATIS STUDIO

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 60712/76

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N*

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: N#

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL-XX

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

SCHEDULE OF AREAS
SITE AREA : 809m²

GENERAL NOTES

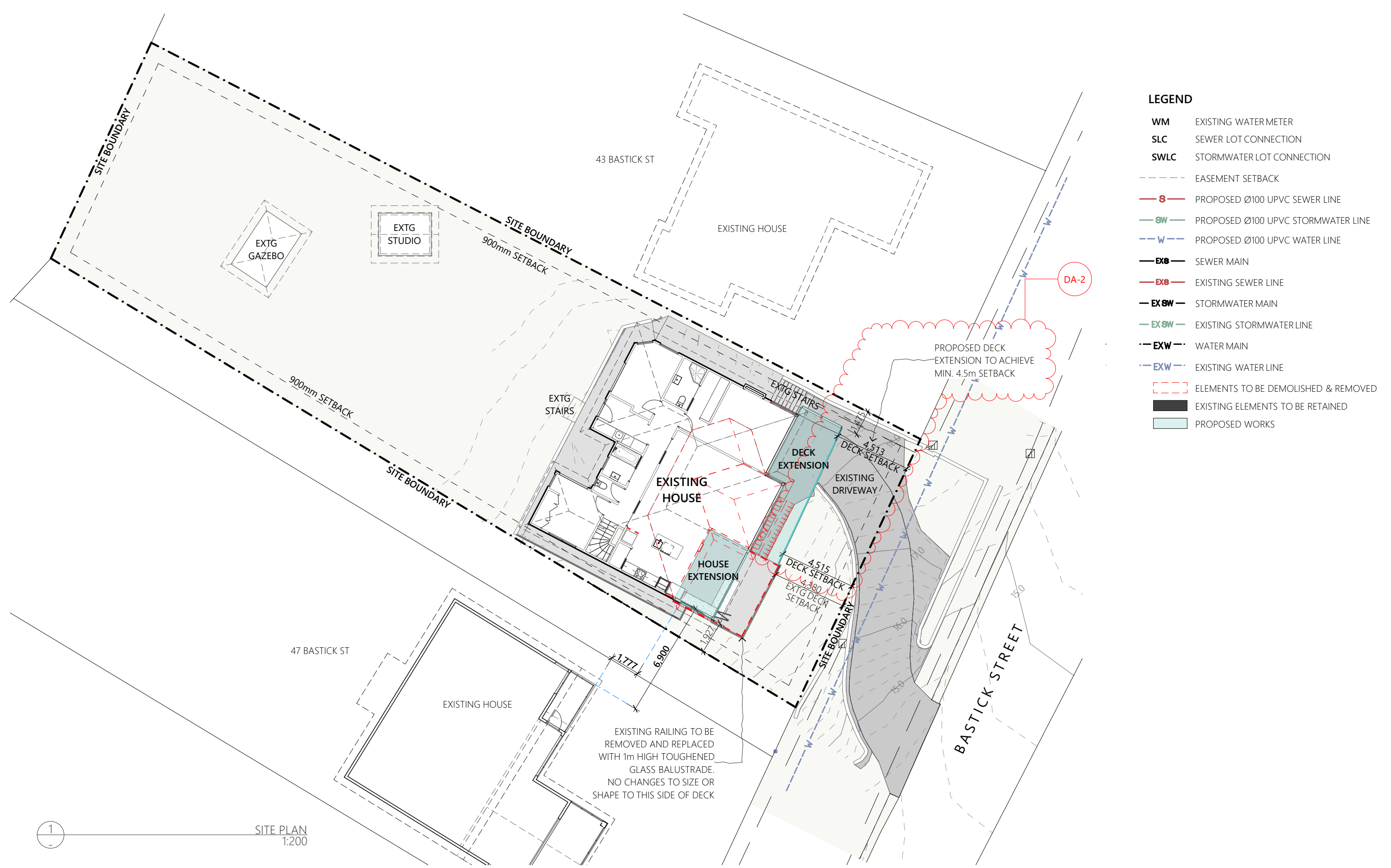
CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED.
CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

REV ID	DESCRIPTION	DATE
--------	-------------	------

PROJECT	REVISION	DATE
RENOVATION & EXTENSION 45 BASTICK ST, ROSNY 7018		13/10/2026
CLIENT	PROJECT ID	CHECKED BY
SAM & FRANK	2659	A. HILL

SCALE	DRAWN BY
AS SHOWN @ A3	J. LIM

PAGE	NORTH
DA01	
DRAWING	
NOTES & SITE LOCATION PLAN	



NOTE

ALL DIMENSIONS ARE TO THE WALL FRAME

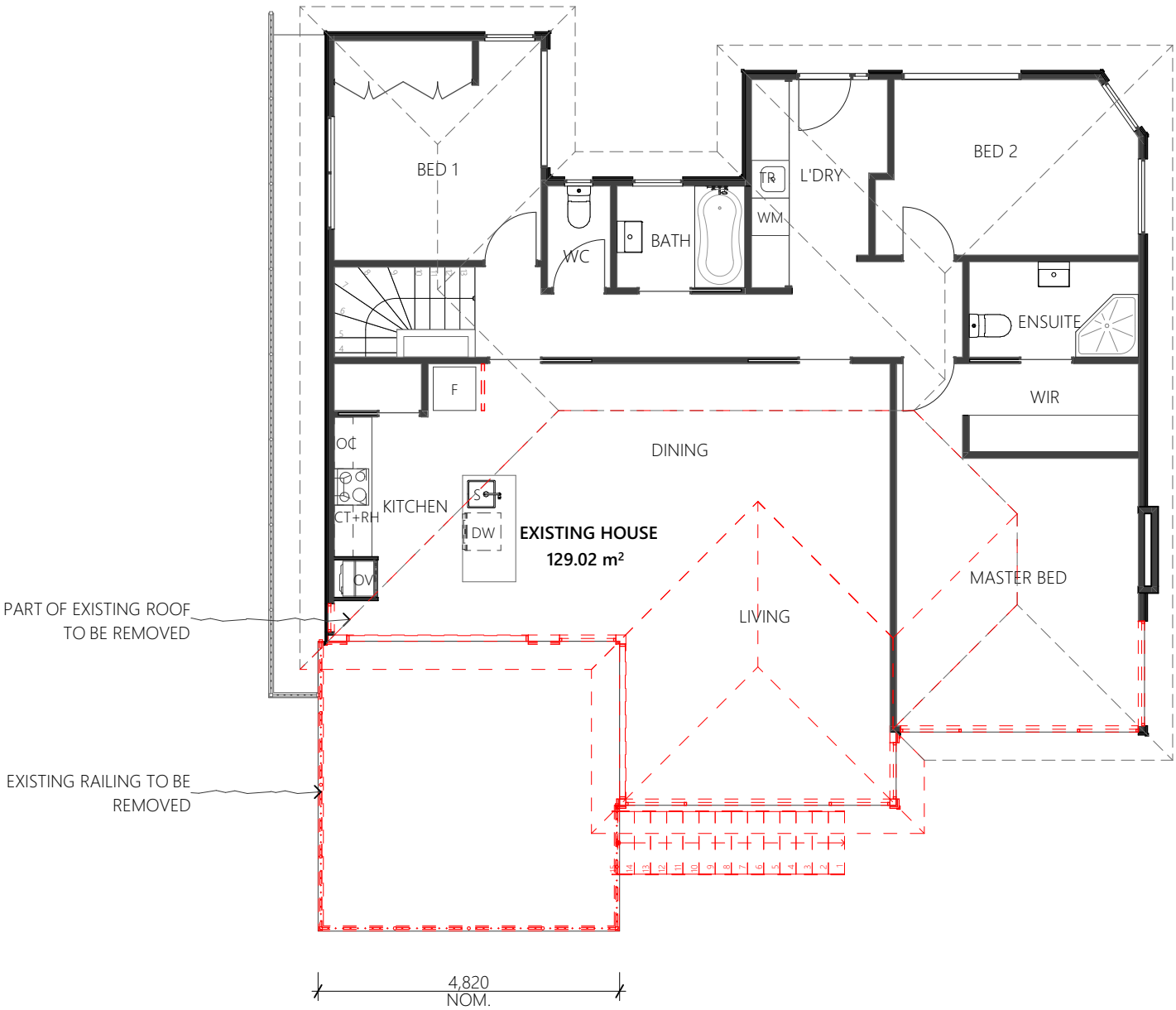
AJ MAX. SPACING @ 4000-6000mm

NOTE: SOIL CLASS N#

FLOOR PLAN LEGEND

- B BASIN
- BR BROOM CLOSET
- BT BATH TUB
- CT COOKTOP
- DW DISHWASHER
- DR DRYER
- F FRIDGE
- OC OVERHEAD CABINETS
- P PANTRY
- RH RANGEHOOD
- S SINK
- SH SHOWER CABIN
- ST STORAGE
- TR LAUNDRY TROUGH
- T TOILET SUITE
- V VANITY
- WM WASHING MACHINE

- ELEMENTS TO BE DEMOLISHED & REMOVED
- EXISTING ELEMENTS TO BE RETAINED



1 EXISTING & DEMO. UPPER FLOOR PLAN 1:100

REV ID	DESCRIPTION	DATE

PROJECT
RENOVATION & EXTENSION 45 BASTICK ST, ROSNY 7018
CLIENT
SAM & FRANK

REVISION	DATE
	13/10/2026
PROJECT ID	CHECKED BY
2659	A. HILL

SCALE
AS SHOWN @ A3
DRAWN BY
J. LIM

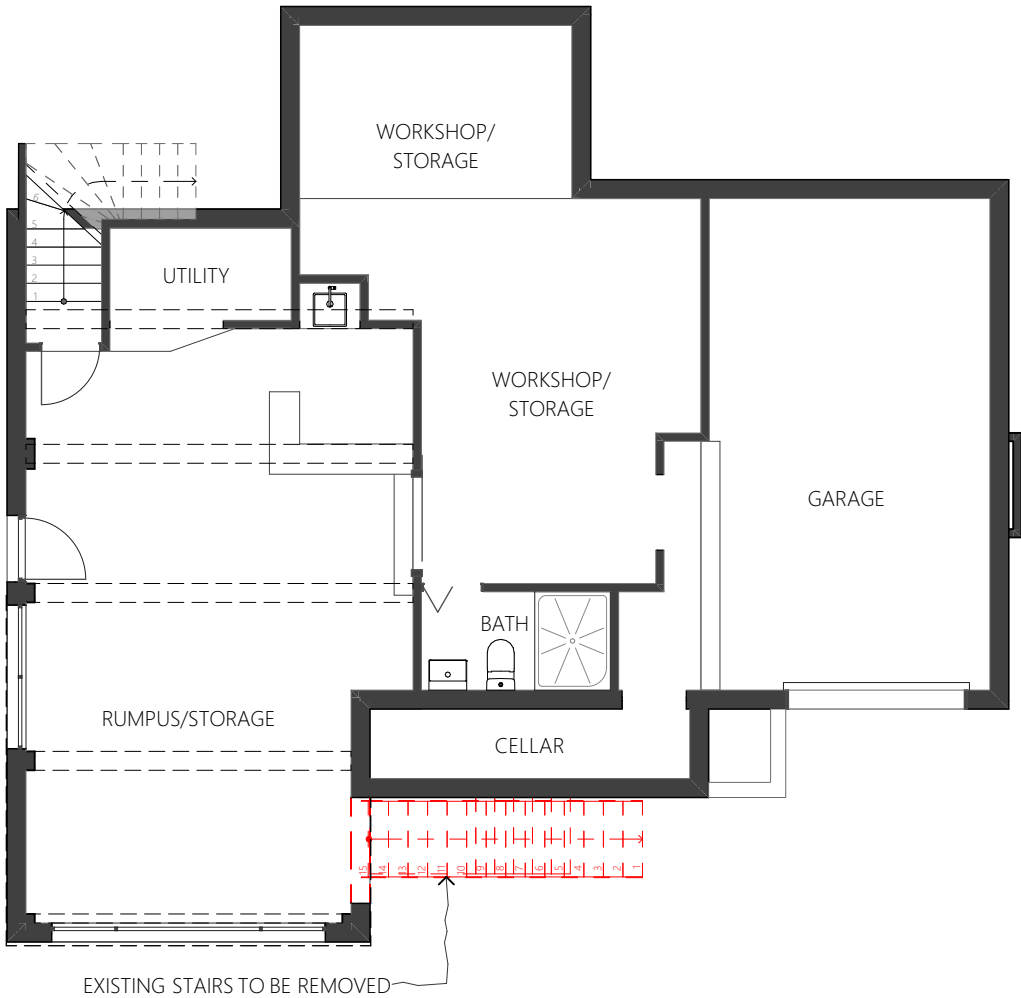
NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS N#

FLOOR PLAN LEGEND

- B**
BR
BT
CT
DW
DR
F
OC
P
RH
S
SH
ST
TR
T
V
WM

BASIN
BROOM CLOSET
BATH TUB
COOKTOP
DISHWASHER
DRYER
FRIDGE
OVERHEAD CABINETS
PANTRY
RANGEHOOD
SINK
SHOWER CABIN
STORAGE
LAUNDRY TROUGH
TOILET SUITE
VANITY
WASHING MACHINE
- ELEMENTS TO BE DEMOLISHED & REMOVED
- EXISTING ELEMENTS TO BE RETAINED



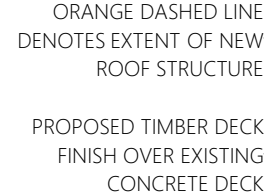
1 EXISTING & DEMO. LOWER FLOOR PLAN
1:100

ALL DIMENSIONS ARE TO THE WALL FRAME

NOTE: SOIL CLASS N#

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
T	TOILET SUITE
V	VANITY
WM	WASHING MACHINE

PROPOSED WORKS



PROJECT

RENOVATION & EXTENSION
45 BASTICK ST, ROSNY 7018

CLIENT

SAM & FRANK

REVISION	DATE	SCALE
DA-2	13/10/2026	AS SHOWN @ A3
PROJECT ID	CHECKED BY	DRAWN BY
2659	A. HILL	J. LIM

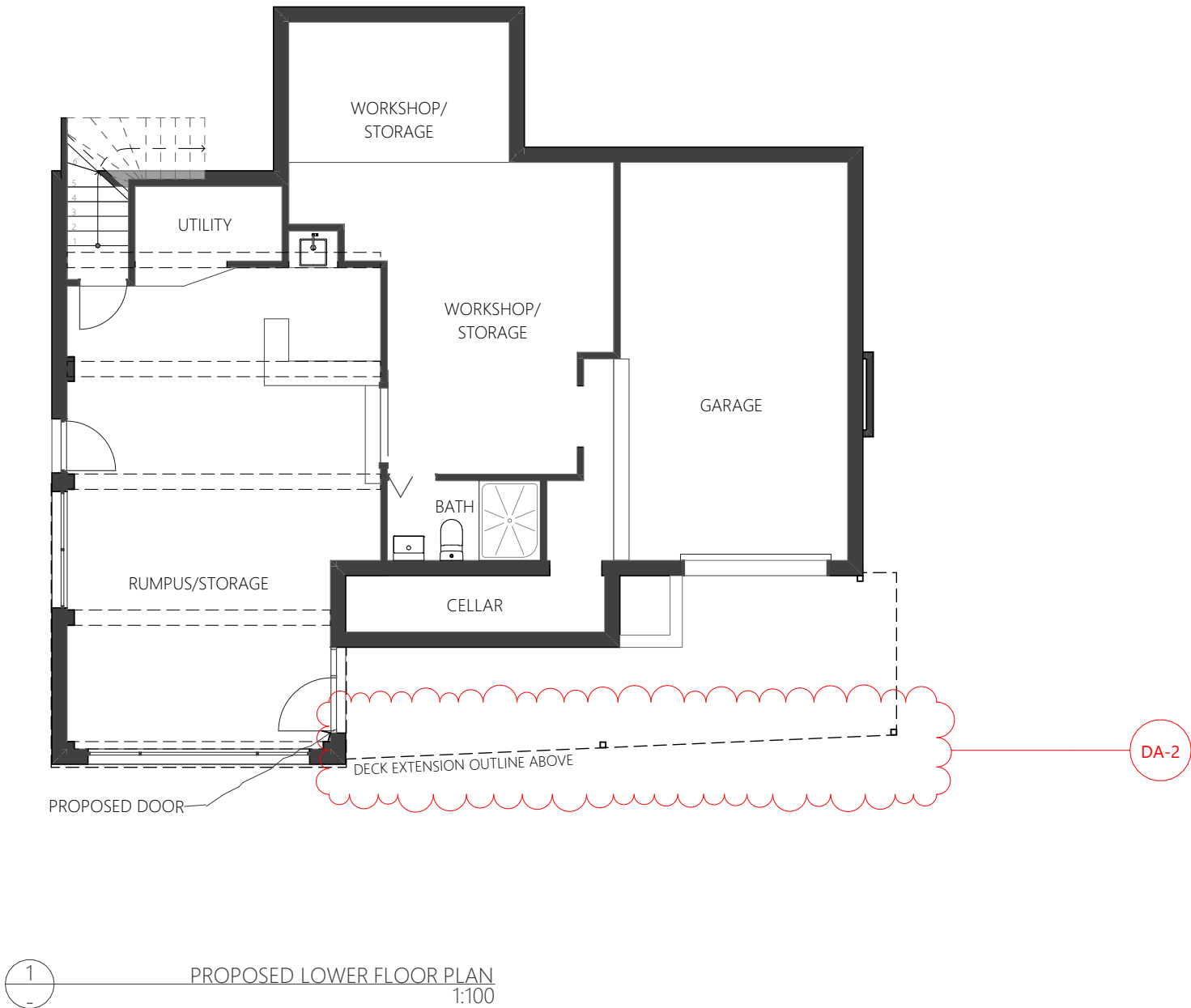
NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

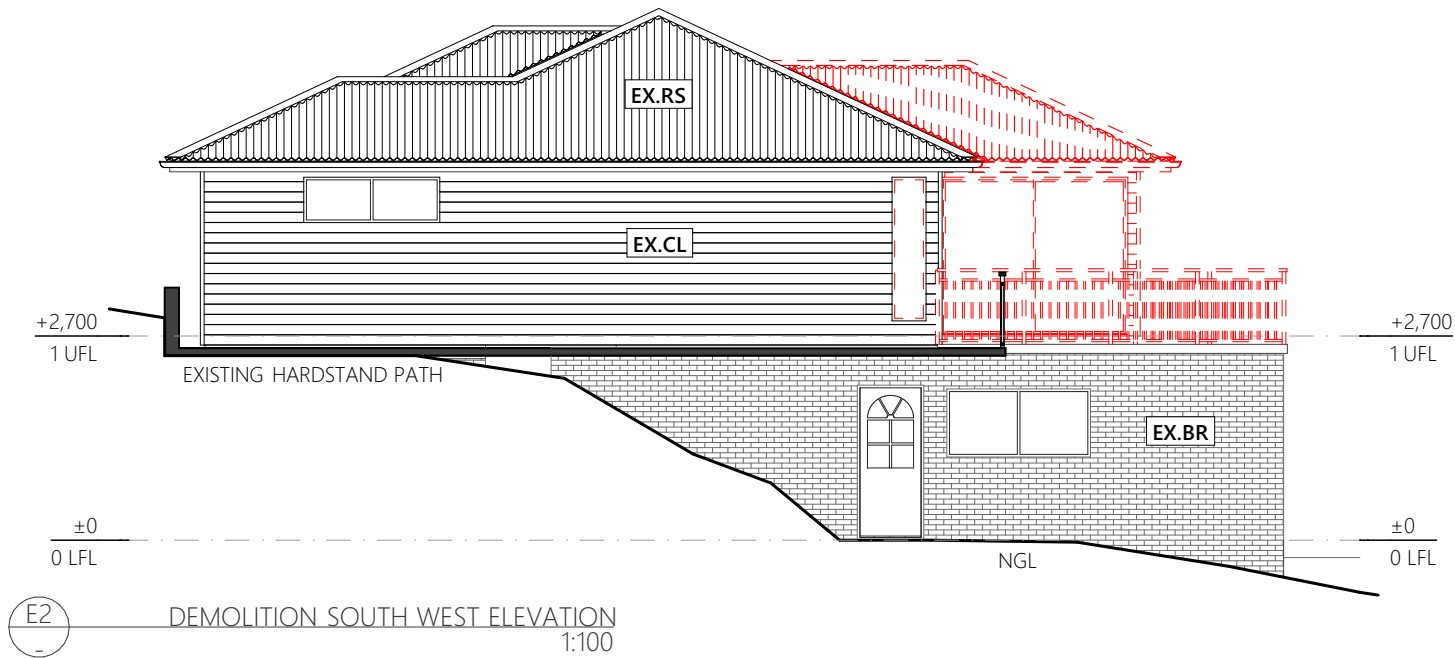
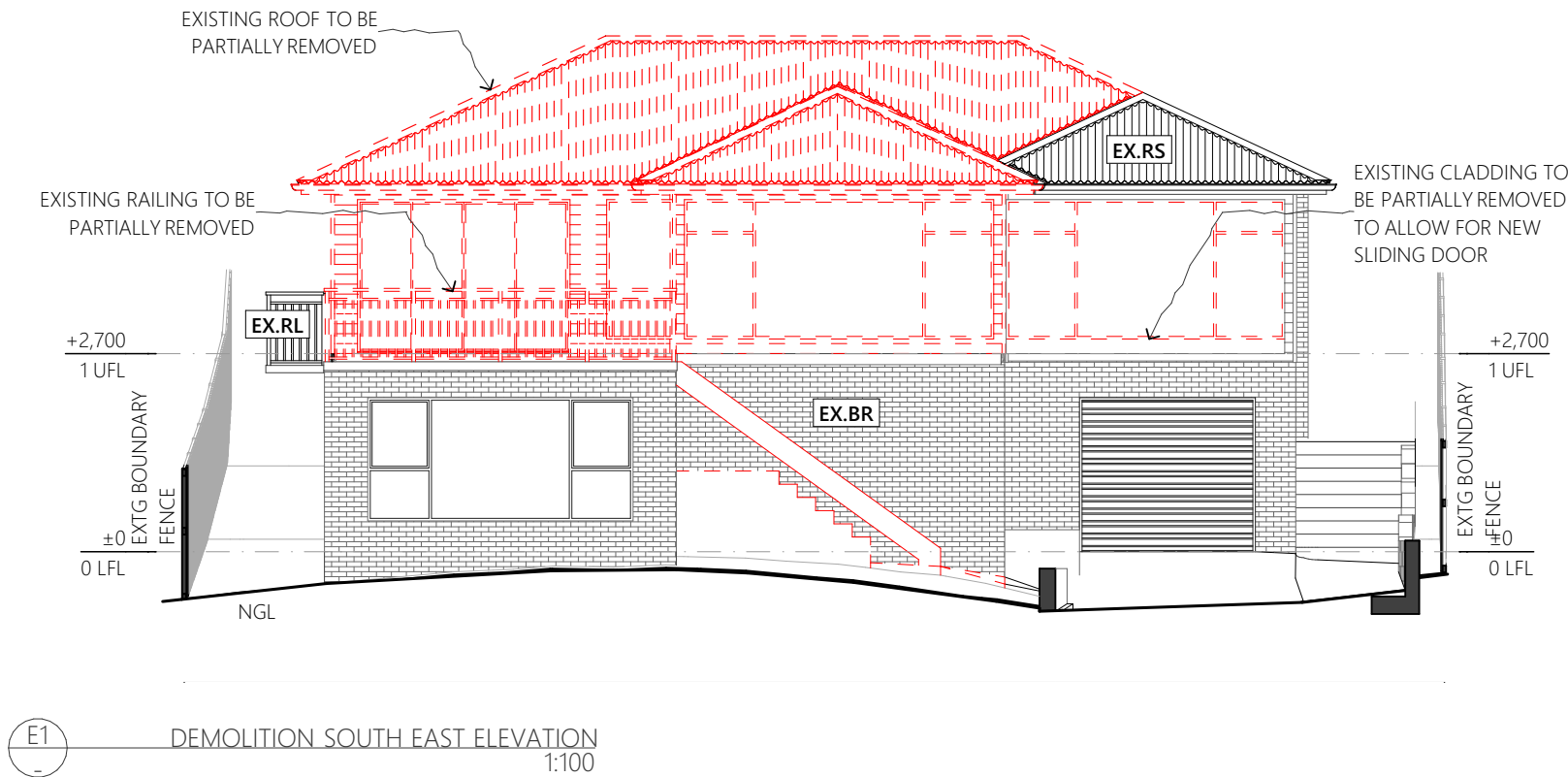
AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS N#

FLOOR PLAN LEGEND

- B**
BR
BT
CT
DW
DR
F
OC
P
RH
S
SH
ST
TR
T
V
WM

BASIN
BROOM CLOSET
BATH TUB
COOKTOP
DISHWASHER
DRYER
FRIDGE
OVERHEAD CABINETS
PANTRY
RANGEHOOD
SINK
SHOWER CABIN
STORAGE
LAUNDRY TROUGH
TOILET SUITE
VANITY
WASHING MACHINE
- ELEMENTS TO BE DEMOLISHED & REMOVED
- EXISTING ELEMENTS TO BE RETAINED





MATERIAL & FINISHES

EXISTING FINISHES

EX.BR	EXISTING WHITE BRICK
EX.CL	EXISTING WEATHERBOARD CLADDING
EX.RS	EXISTING METAL ROOF SHEET
EX.RL	EXISTING RAILING

PROPOSED FINISHES

CL-1	WEATHER BOARD CLADDING TO MATCH EXISTING
CL-2	JAMES HARDIE MATRIX CLADDING COLOUR: TO MATCH EXISTING WHITE WEATHERBOARD PAINT

COLUMN

C1	SHS COLUMN TO ENGINEER'S DETAIL
----	------------------------------------

MISCELLANEOUS

BL	1m HIGH TOUGHENED GLASS BALUDTRADE
FE-1	1.7m HIGH TIMBER PRIVACY SCREEN NO MORE THAN 25% UNIFORM TRANSPARENCY

NOTE:

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN
STRICT ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS



ORAMATIS STUDIO

214 Elizabeth Street, Hobart TAS 7000

p: (03) 6286 8440

e: admin@Oramatis.com.au

© Oramatis Studio PTY LTD

Document Set ID: 6072025

Version: 2, Version Date: 13/10/2026

GENERAL NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED.
CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

REV ID

DESCRIPTION

DATE

PROJECT

RENOVATION & EXTENSION
45 BASTICK ST, ROSNY 7018

CLIENT

SAM & FRANK

REVISION

PROJECT ID

2659

DATE

13/10/2026

CHECKED BY

A. HILL

SCALE

AS SHOWN @ A3

DRAWN BY

J. LIM

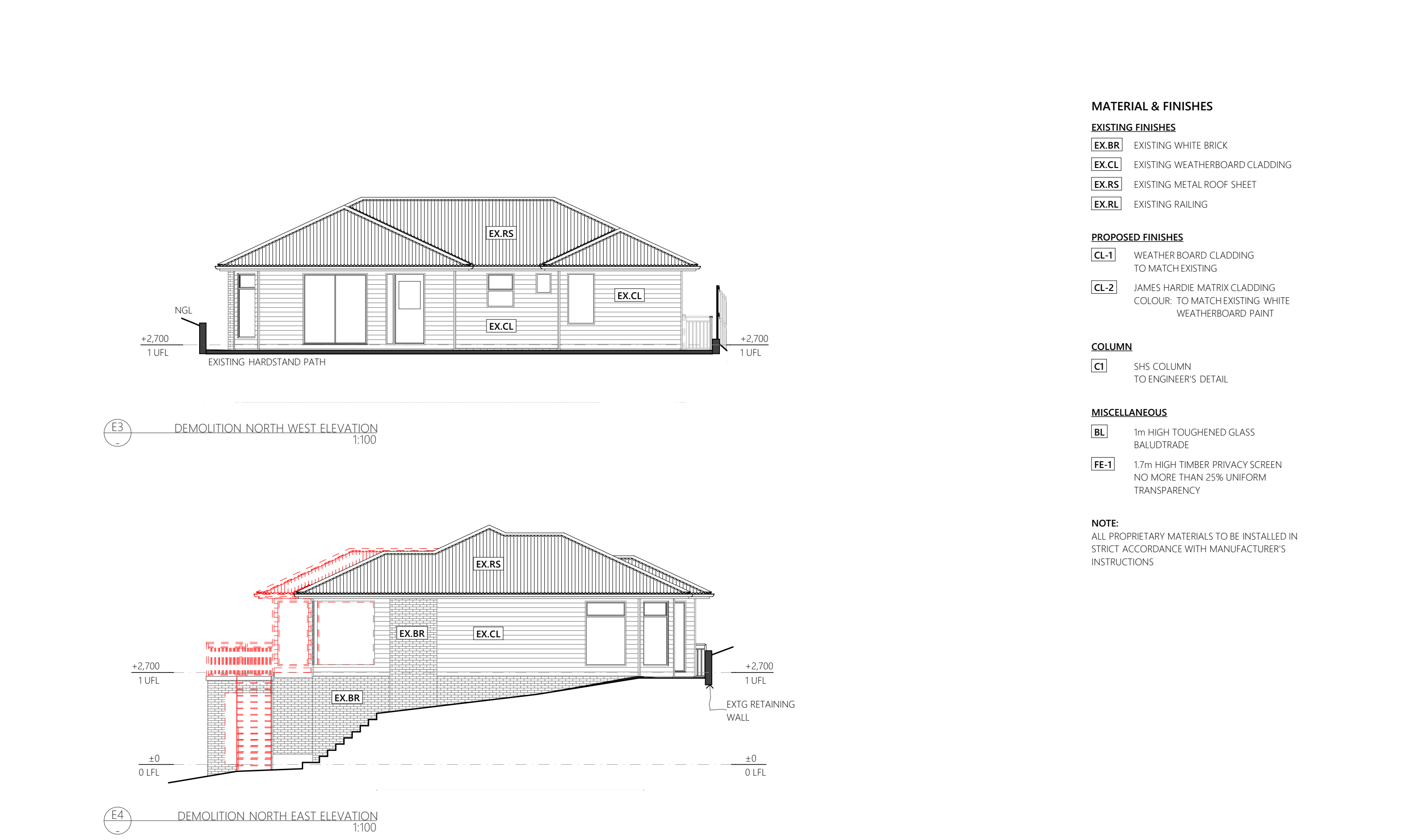
PAGE

DA07

DRAWING

EXISTING ELEVATIONS

NORTH



MATERIAL & FINISHES

EXISTING FINISHES

- EX.BR** EXISTING WHITE BRICK
- EX.CL** EXISTING WEATHERBOARD CLADDING
- EX.RS** EXISTING METAL ROOF SHEET
- EX.RL** EXISTING RAILING

PROPOSED FINISHES

- CL-1** WEATHER BOARD CLADDING TO MATCH EXISTING
- CL-2** JAMES HARDIE MATRIX CLADDING COLOUR: TO MATCH EXISTING WHITE WEATHERBOARD PAINT

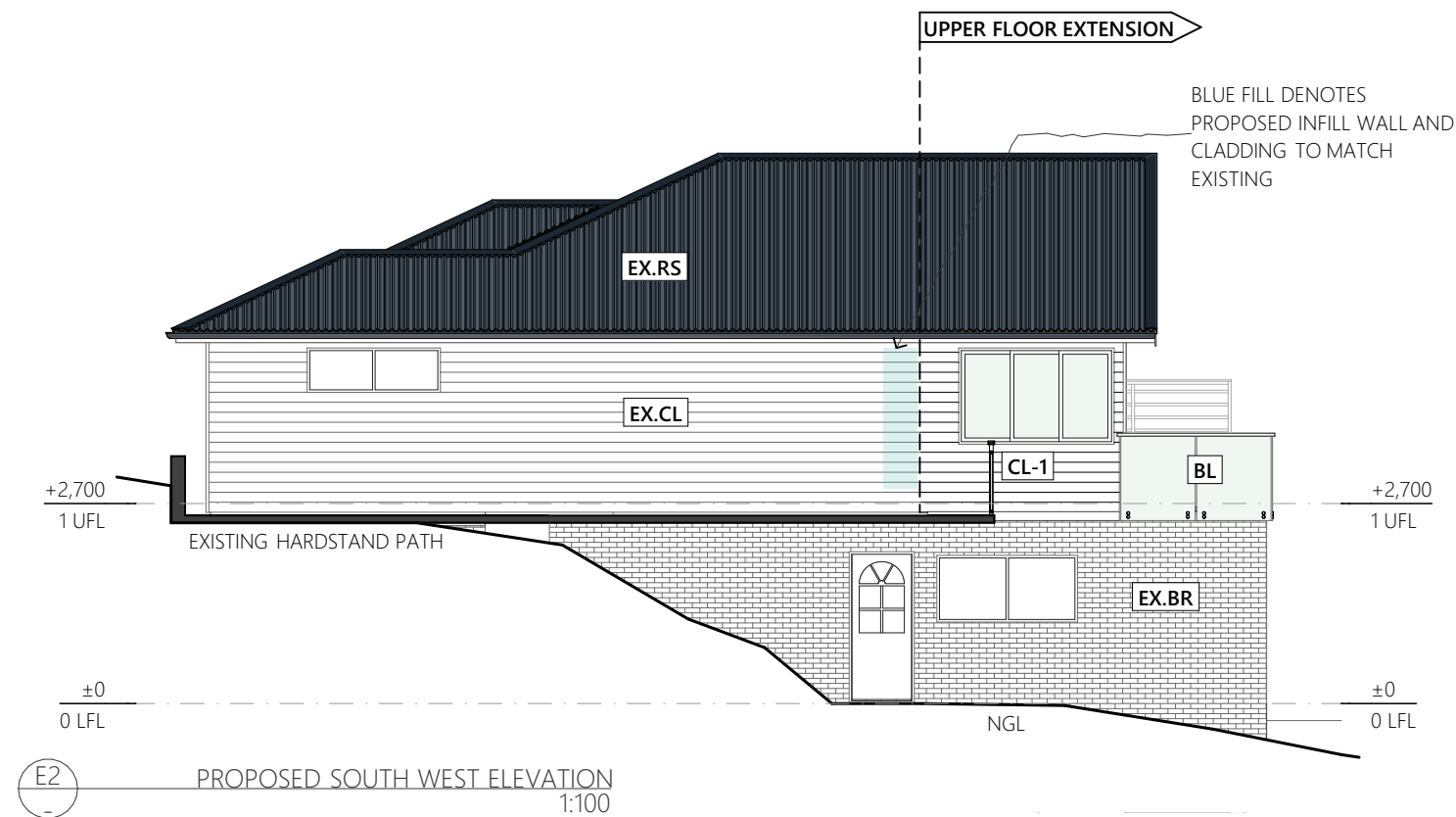
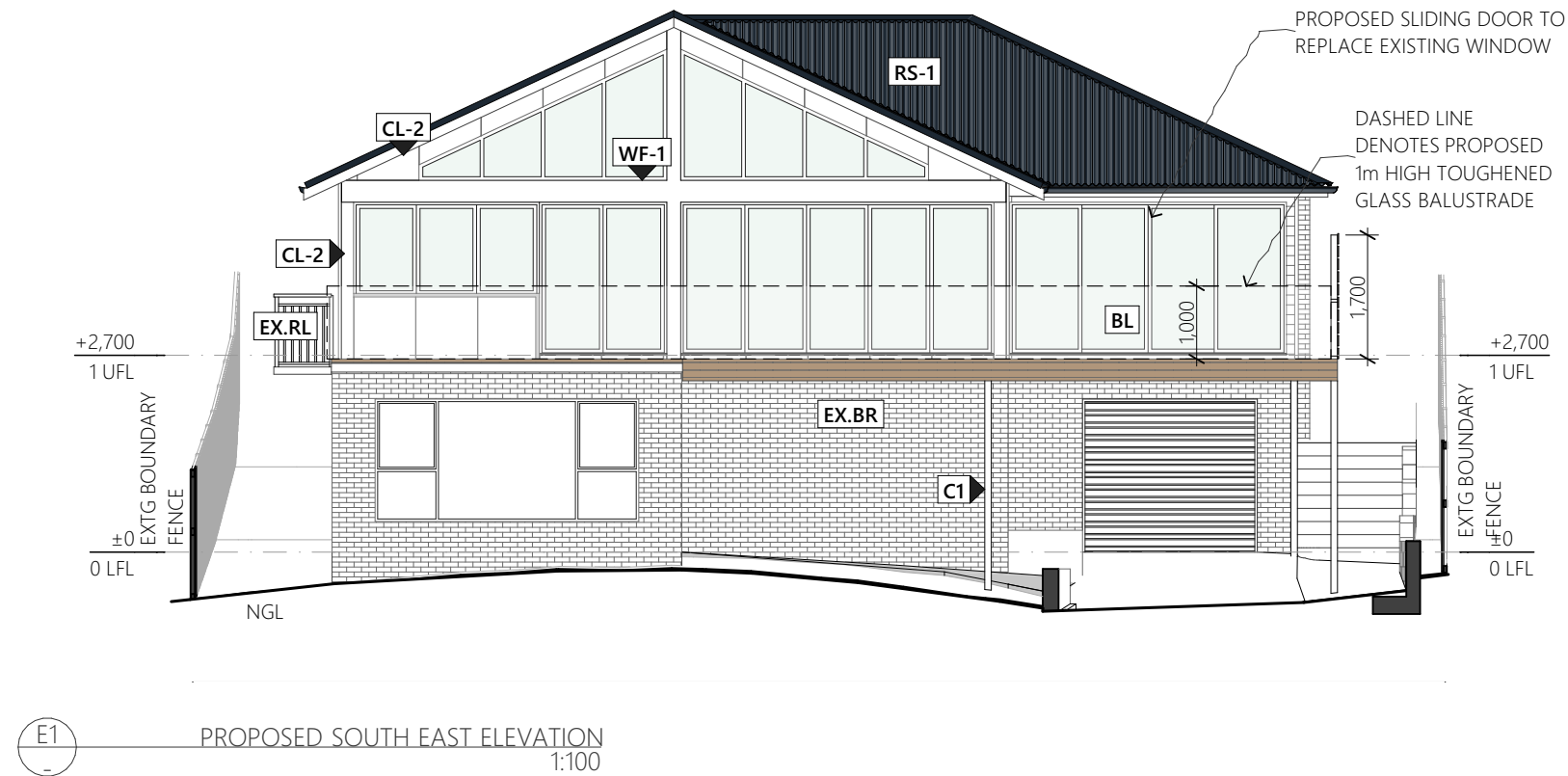
COLUMN

- C1** SHS COLUMN TO ENGINEER'S DETAIL

MISCELLANEOUS

- BL** 1m HIGH TOUGHENED GLASS BALUDTRADE
- FE-1** 1.7m HIGH TIMBER PRIVACY SCREEN NO MORE THAN 25% UNIFORM TRANSPARENCY

NOTE:
ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS



MATERIAL & FINISHES

EXISTING FINISHES

- EX.BR** EXISTING WHITE BRICK
- EX.CL** EXISTING WEATHERBOARD CLADDING
- EX.RS** EXISTING METAL ROOF SHEET
- EX.RL** EXISTING RAILING

PROPOSED FINISHES

- CL-1** WEATHER BOARD CLADDING TO MATCH EXISTING
- CL-2** JAMES HARDIE MATRIX CLADDING COLOUR: TO MATCH EXISTING WHITE WEATHERBOARD PAINT

COLUMN

- C1** SHS COLUMN TO ENGINEER'S DETAIL

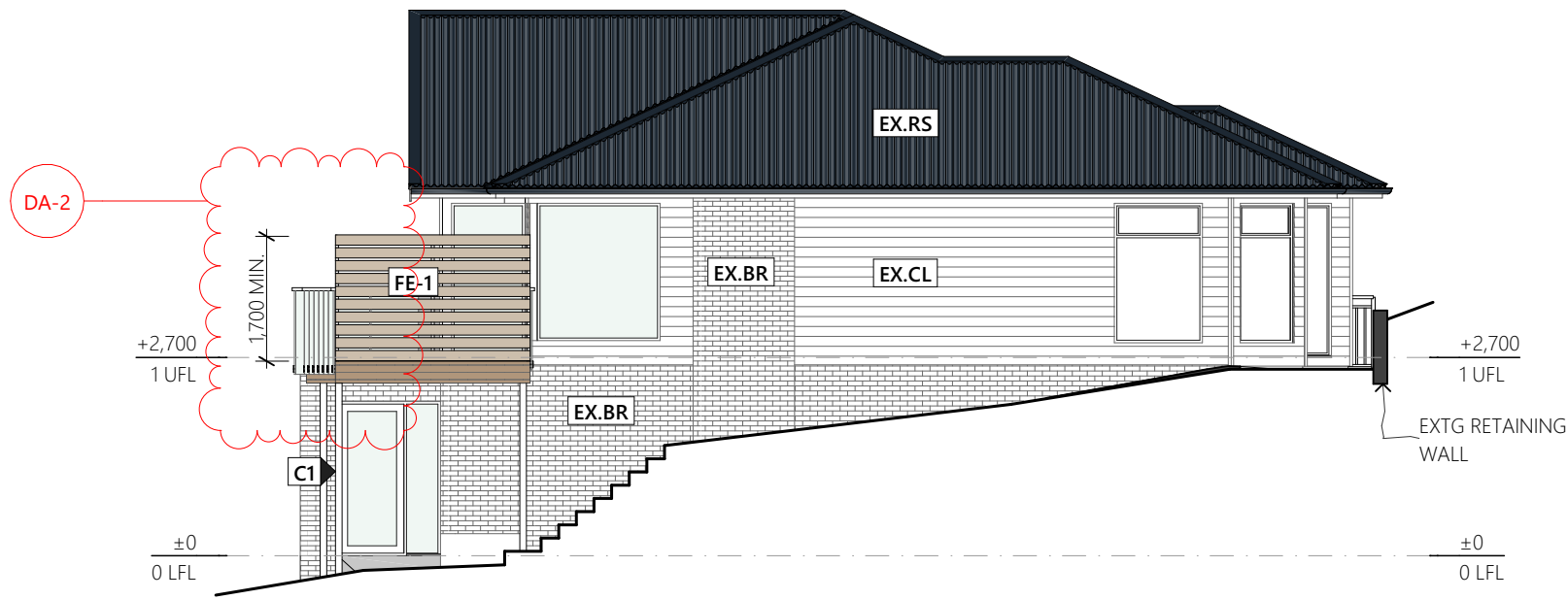
MISCELLANEOUS

- BL** 1m HIGH TOUGHENED GLASS BALUDTRADE
- FE-1** 1.7m HIGH TIMBER PRIVACY SCREEN NO MORE THAN 25% UNIFORM TRANSPARENCY

NOTE:
ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS



E3
— PROPOSED NORTH WEST ELEVATION
1:100



E4
— PROPOSED NORTH EAST ELEVATION
1:100

MATERIAL & FINISHES

EXISTING FINISHES

- EX.BR** EXISTING WHITE BRICK
- EX.CL** EXISTING WEATHERBOARD CLADDING
- EX.RS** EXISTING METAL ROOF SHEET
- EX.RL** EXISTING RAILING

PROPOSED FINISHES

- CL-1** WEATHER BOARD CLADDING
TO MATCH EXISTING
- CL-2** JAMES HARDIE MATRIX CLADDING
COLOUR: TO MATCH EXISTING WHITE
WEATHERBOARD PAINT

COLUMN

- C1** SHS COLUMN
TO ENGINEER'S DETAIL

MISCELLANEOUS

- BL** 1m HIGH TOUGHENED GLASS
BALUDTRADE
- FE-1** 1.7m HIGH TIMBER PRIVACY SCREEN
NO MORE THAN 25% UNIFORM
TRANSPARENCY

NOTE:

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN
STRICT ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS



ORAMATIS STUDIO

214 Elizabeth Street, Hobart TAS 7000

p: (03) 6286 8440

e: admin@Oramatis.com.au

© Oramatis Studio PTY LTD

Document Set ID: 6072055 on: CC6540

Version: 2, Version Date: 13/10/2026

GENERAL NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED.
CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

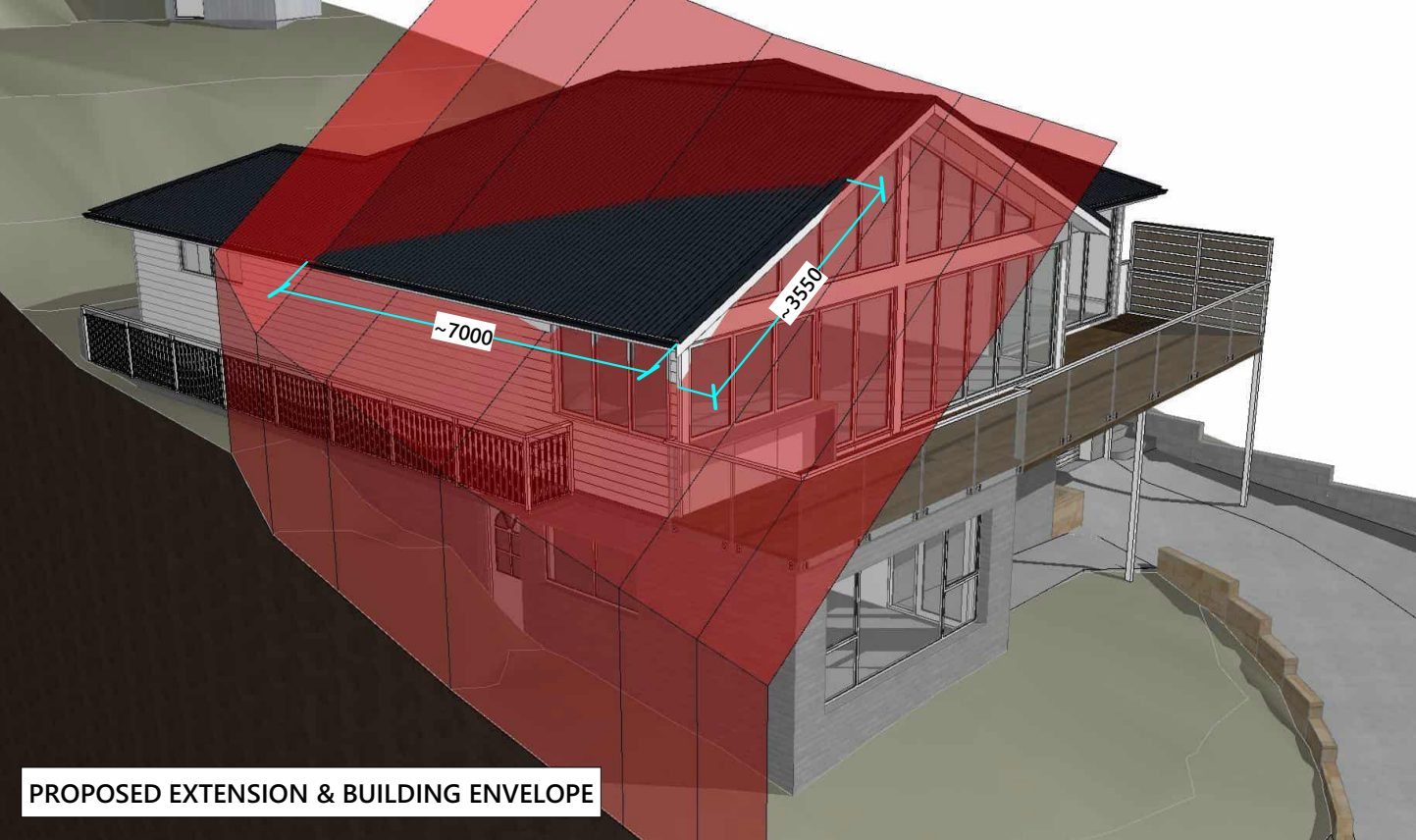
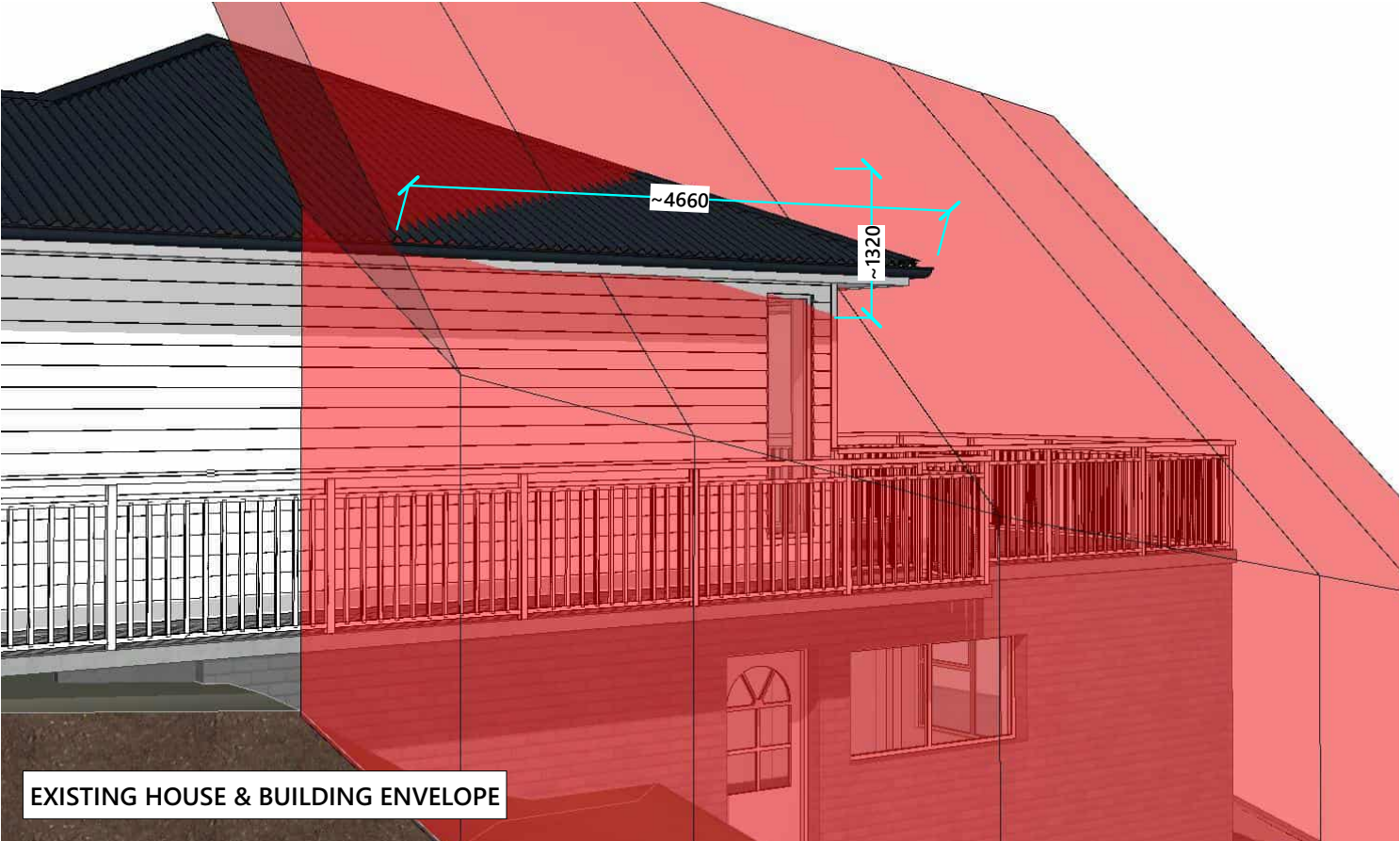
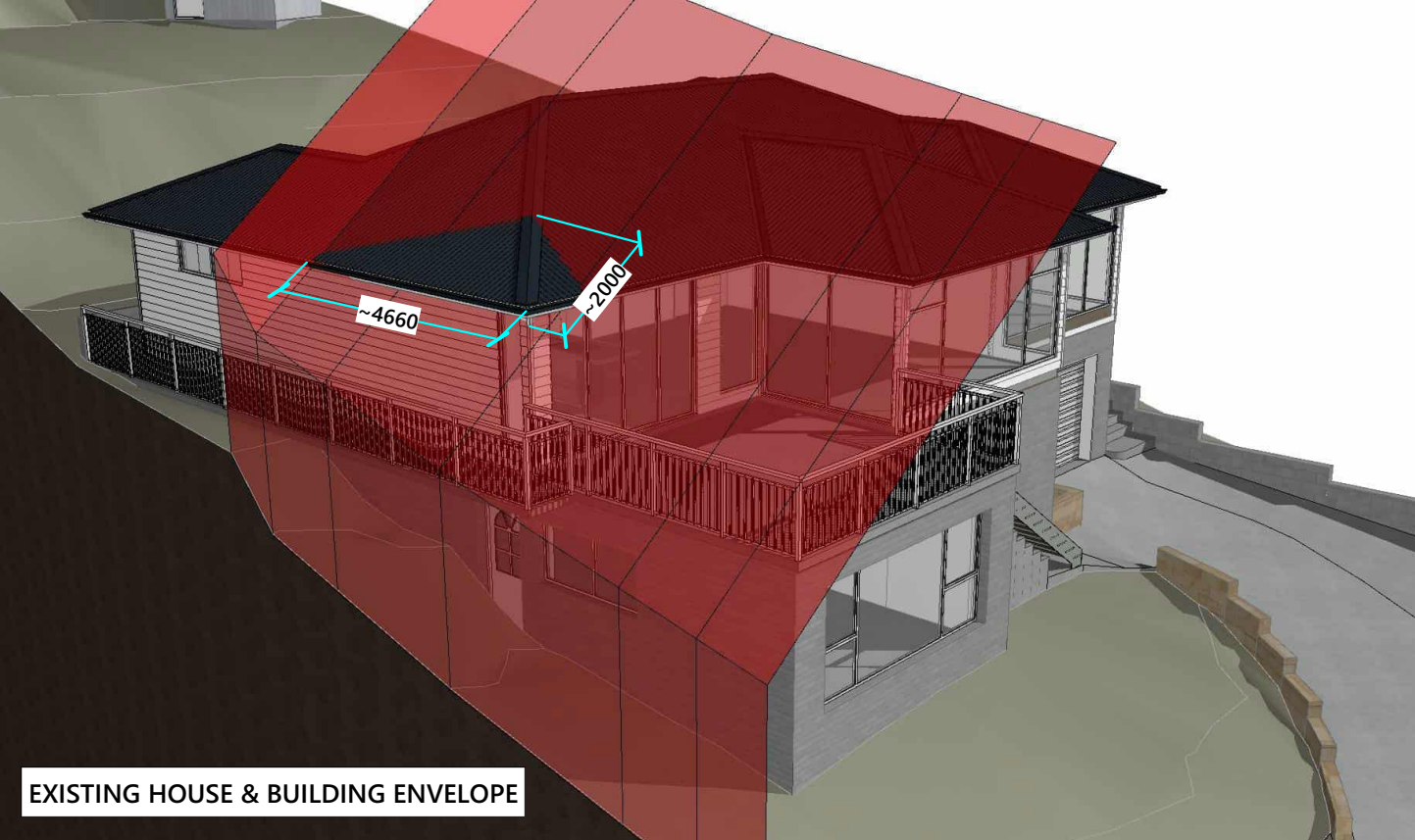
REV ID	DESCRIPTION	DATE
DA-2	REDUCED DECK WIDTH	13/10/2026

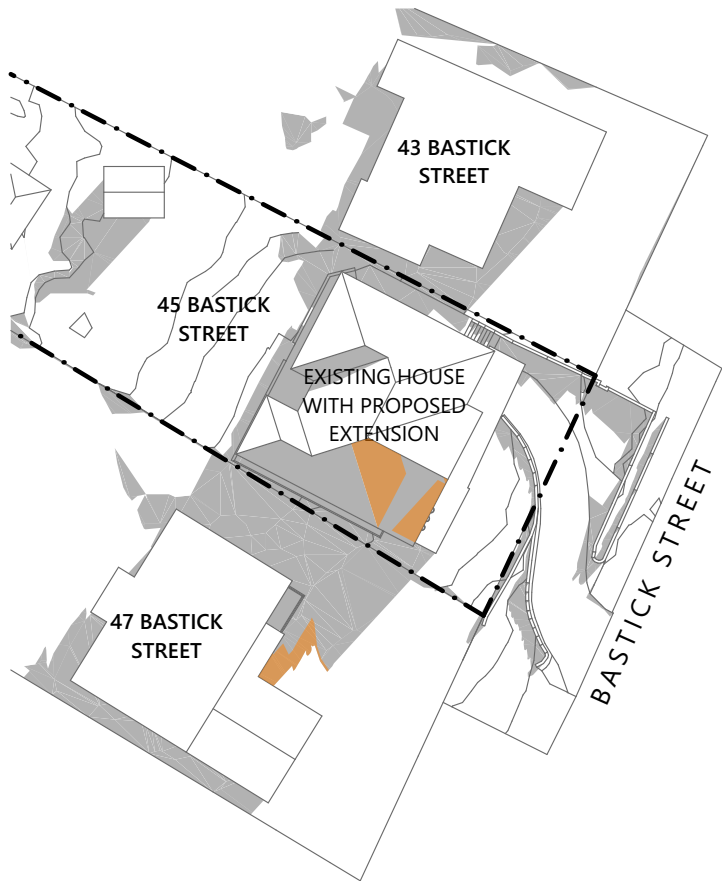
PROJECT
RENOVATION & EXTENSION 45 BASTICK ST, ROSNY 7018
CLIENT
SAM & FRANK

REVISION	DATE
DA-2	13/10/2026
PROJECT ID	CHECKED BY
2659	A. HILL

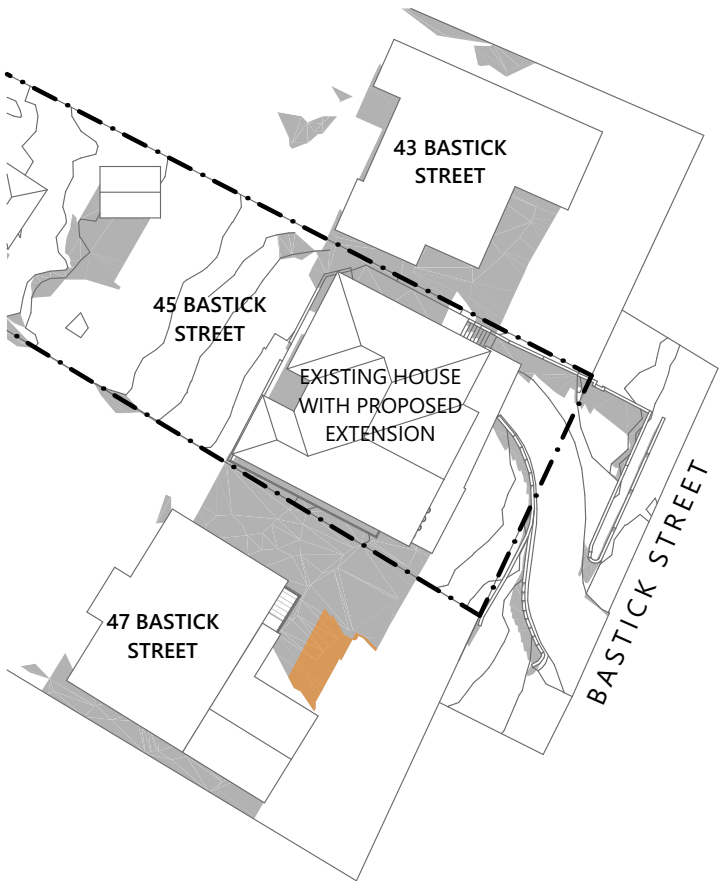
SCALE
AS SHOWN @ A3
DRAWN BY
J. LIM

PAGE	NORTH
DA10	
DRAWING	
PROPOSED ELEVATIONS	

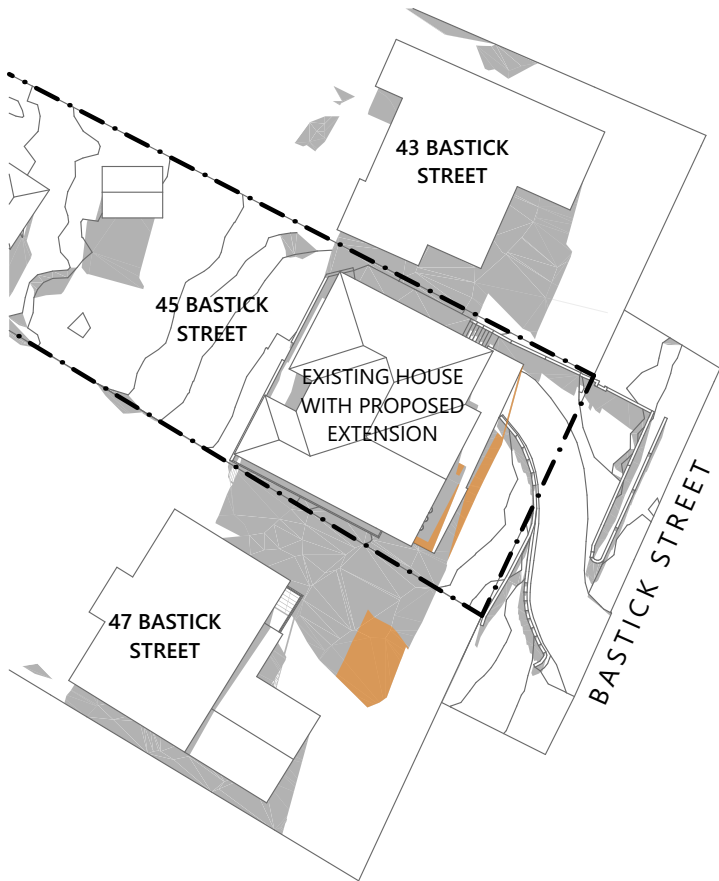




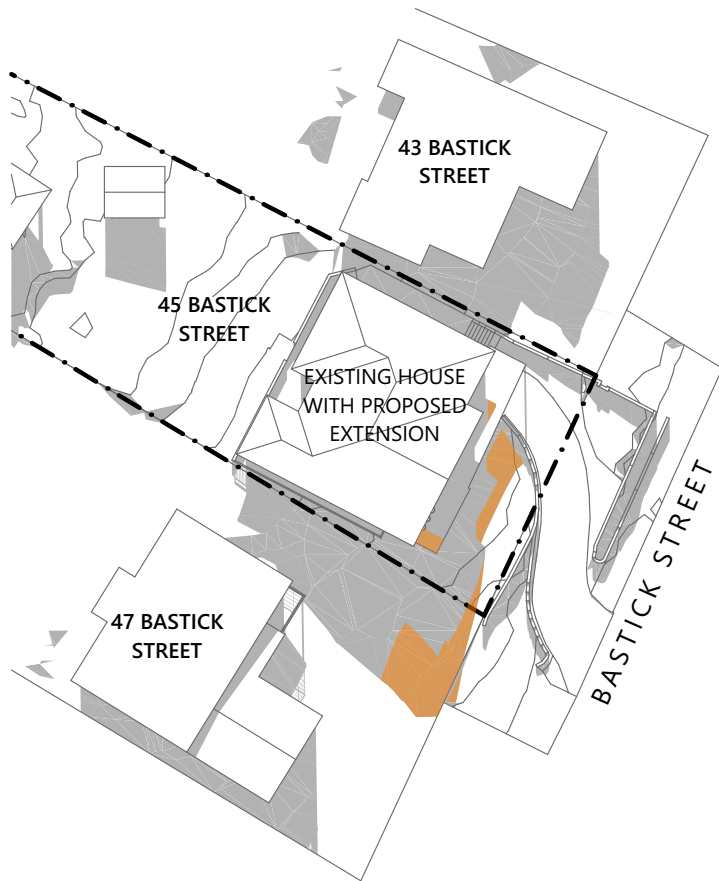
SHADOW STUDY 21 JUN 0900H 1:500



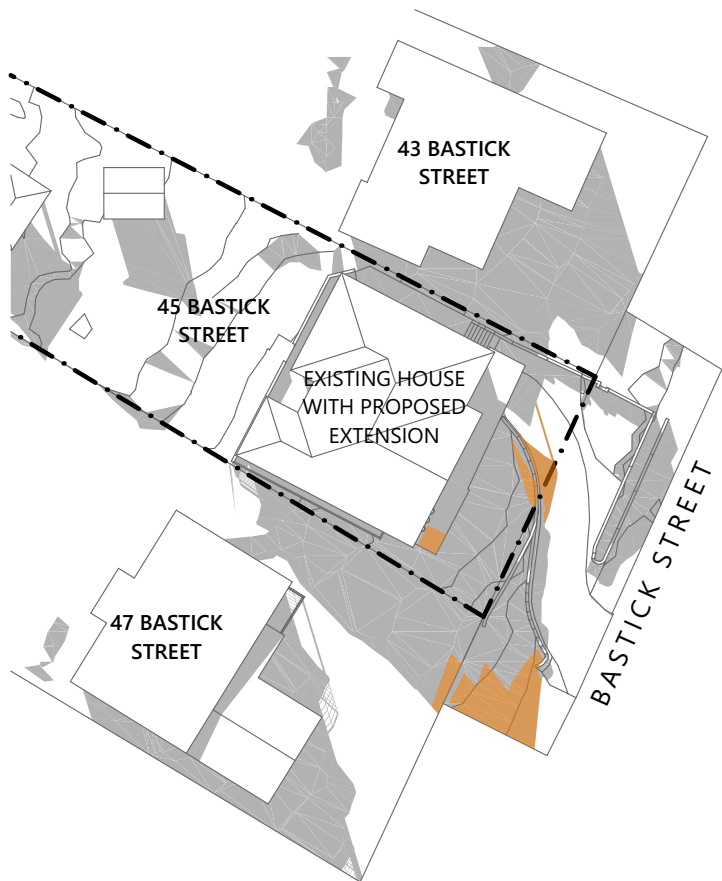
SHADOW STUDY 21 JUN 1000H 1:500



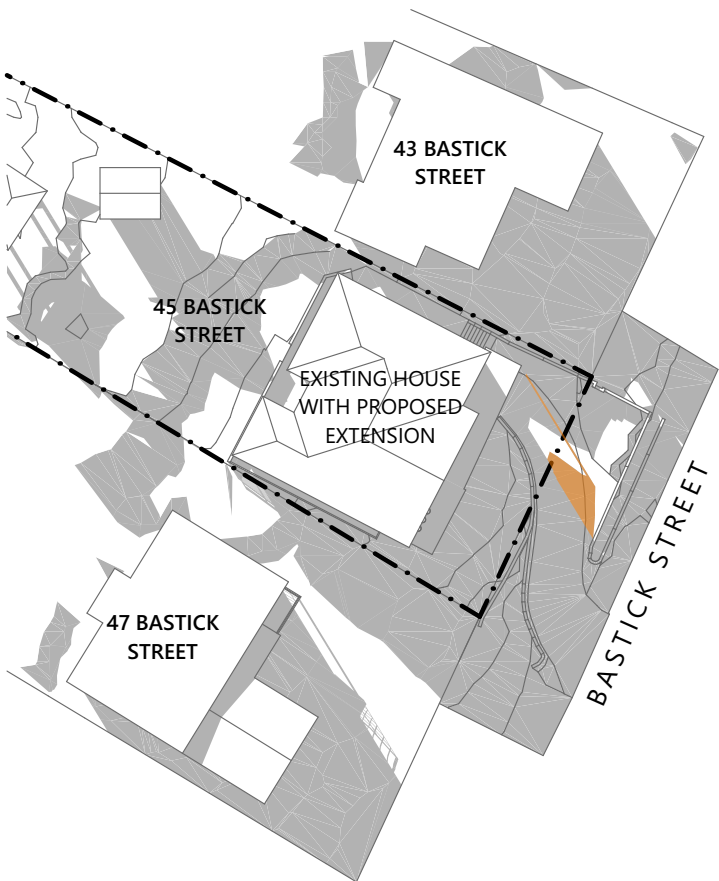
SHADOW STUDY 21 JUN 1100H 1:500



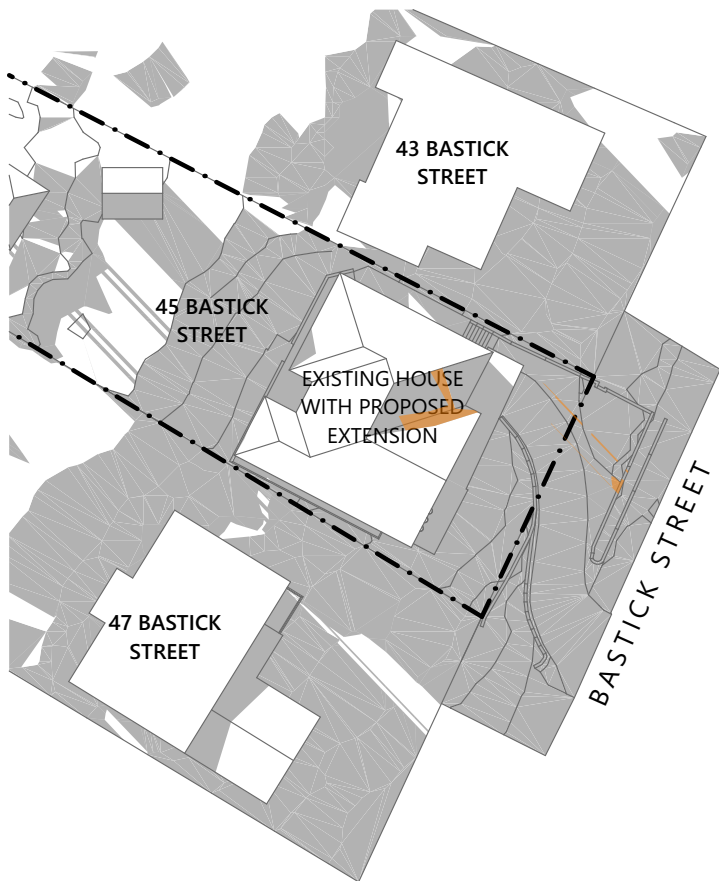
SHADOW STUDY 21 JUN 1200H 1:500



SHADOW STUDY 21 JUN 1300H 1:500



SHADOW STUDY 21 JUN 1400H 1:500



SHADOW STUDY 21 JUN 1500H 1:500

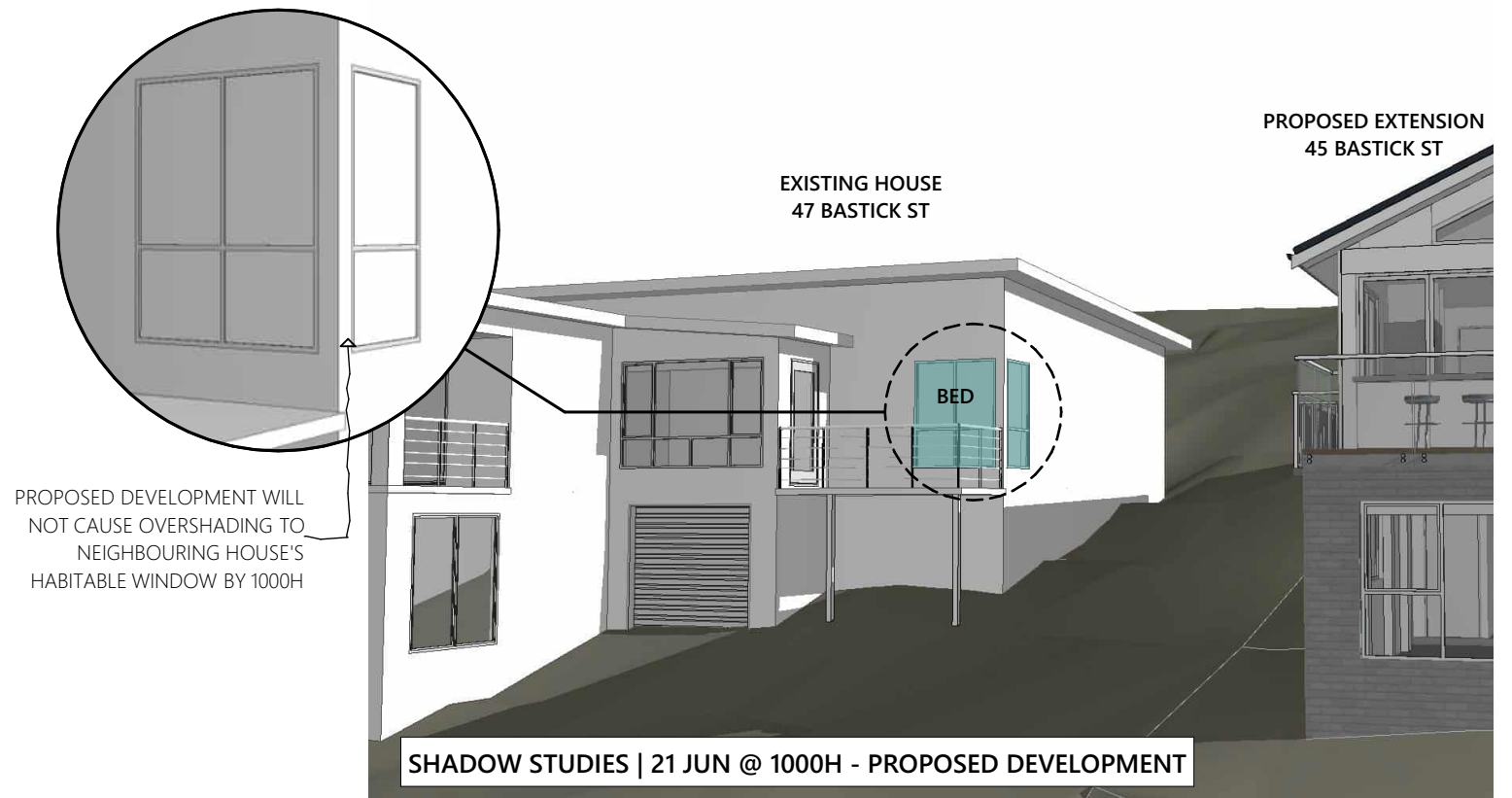
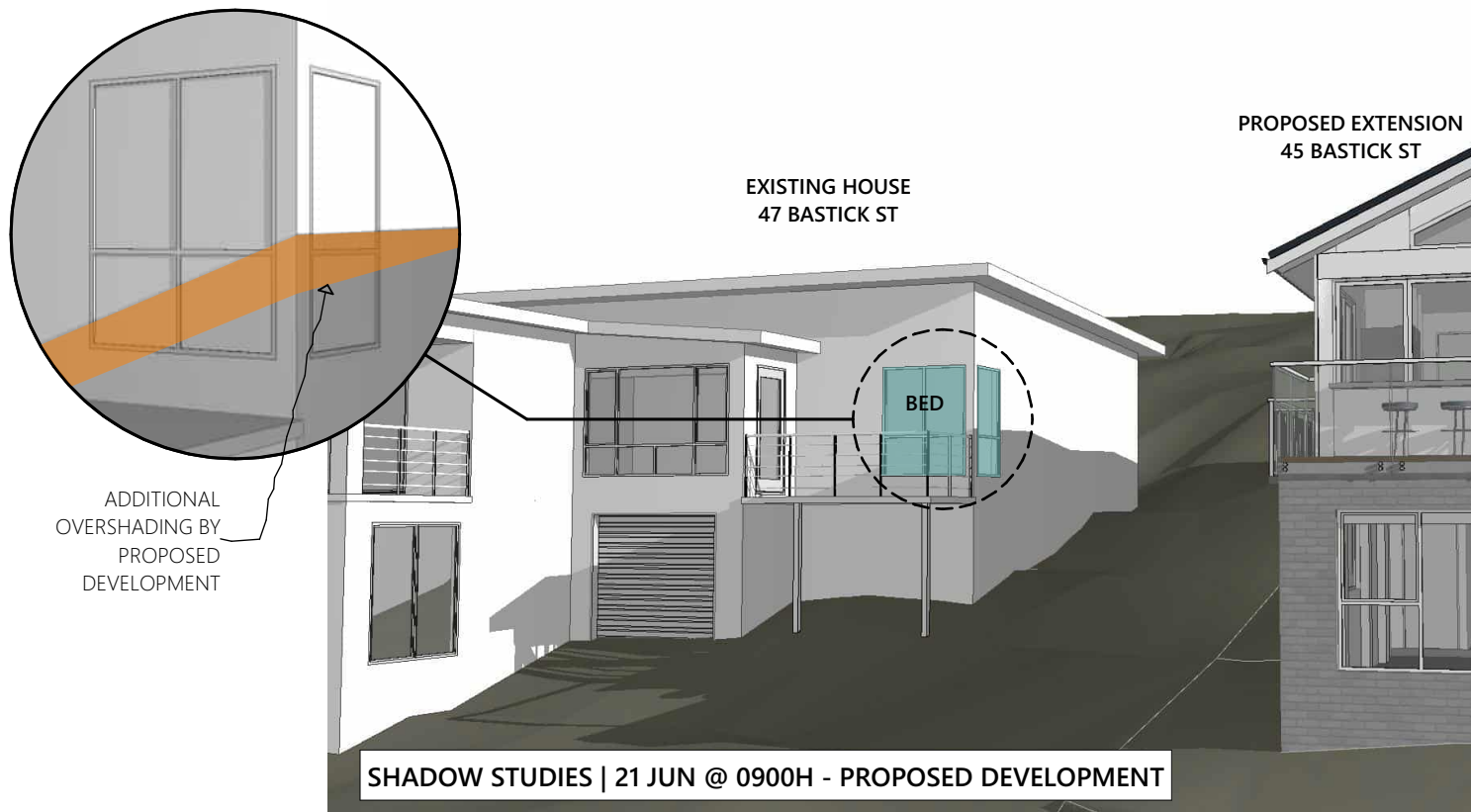
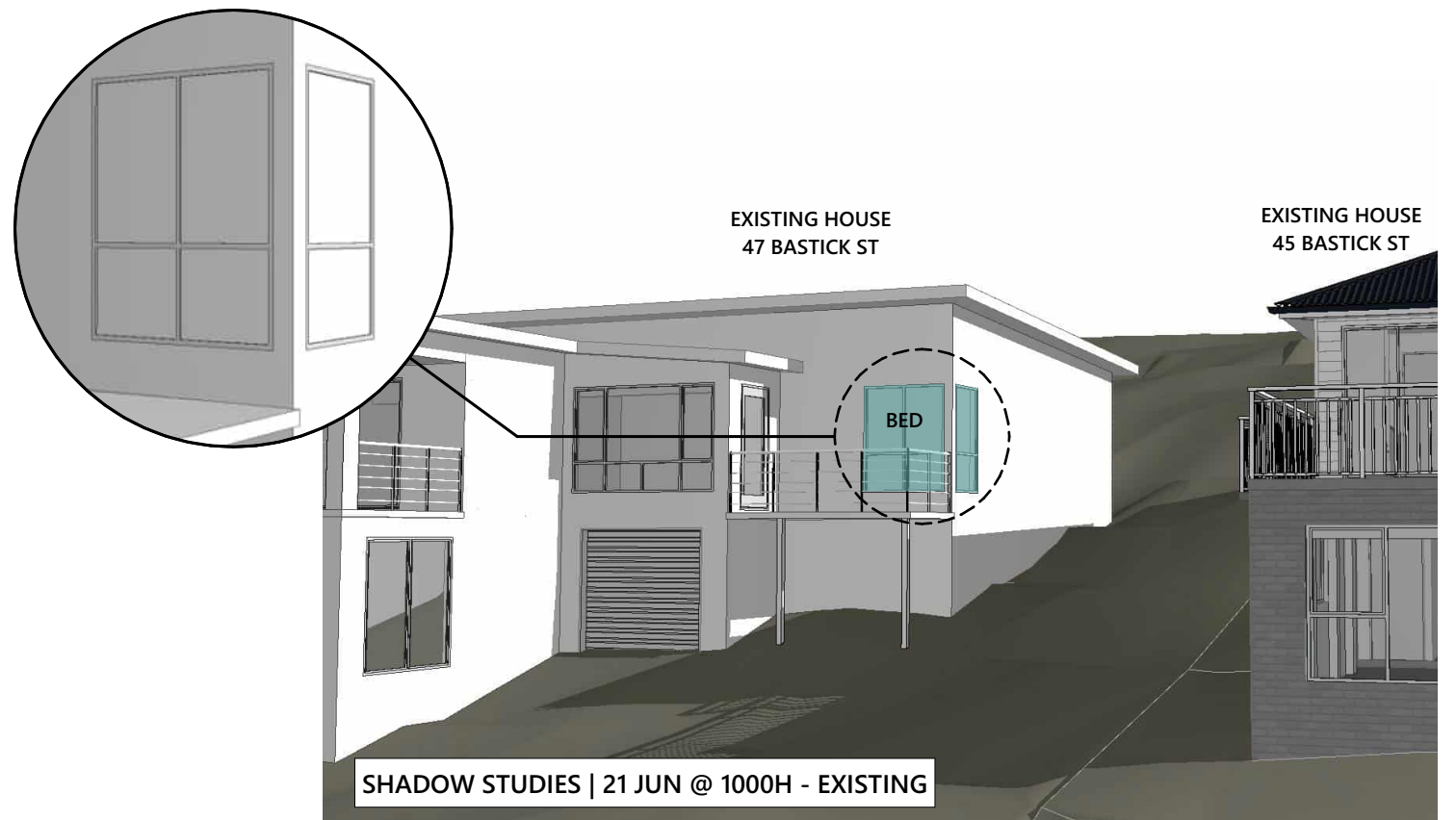
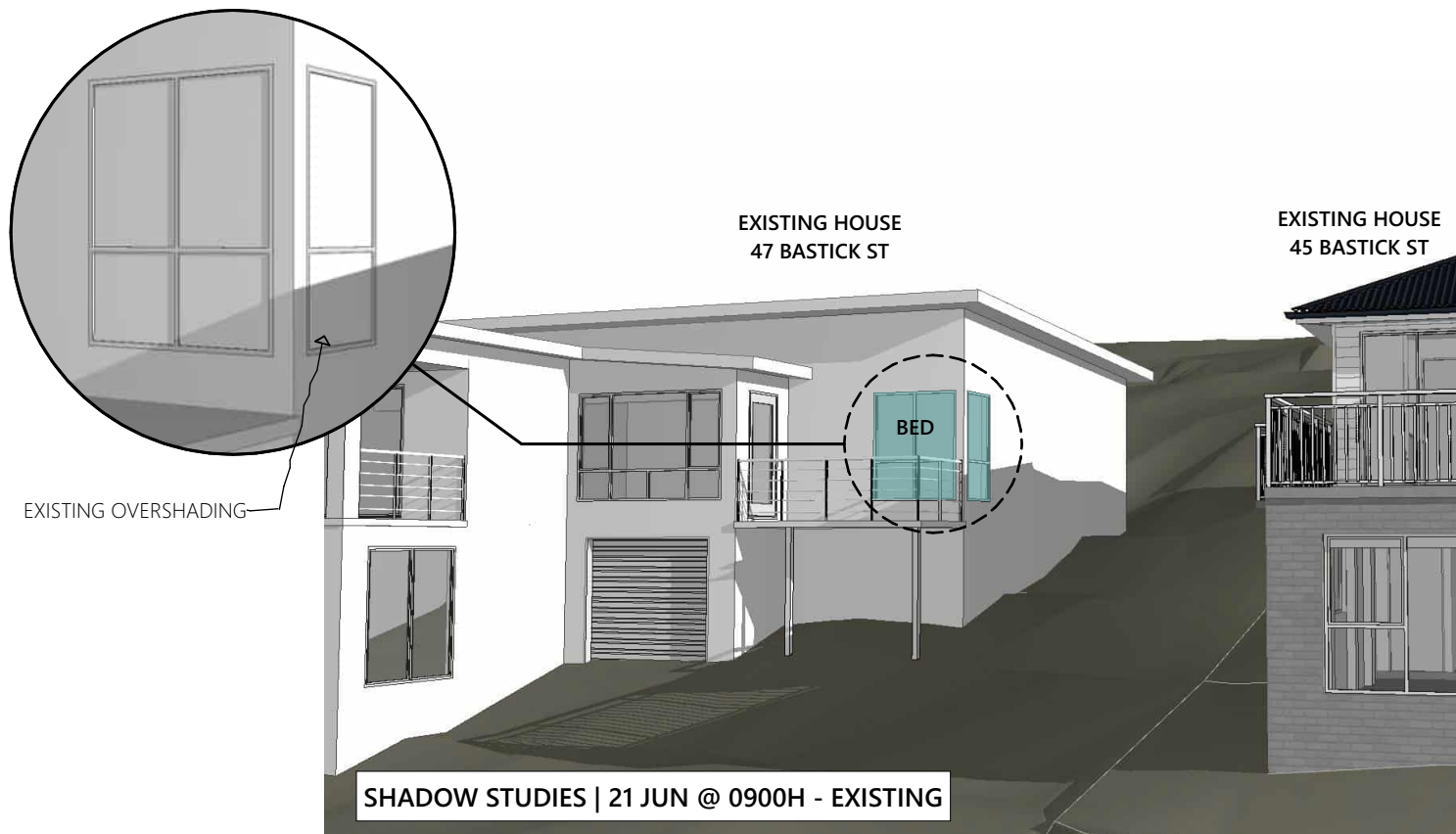
KEY

OVERSHADING BY EXISTING DWELLING

ADDITIONAL OVERSHADING BY PROPOSED DEVELOPMENT

REV ID	DESCRIPTION	DATE
DA-1	SHADOW DIAGRAMS	6/10/2026

PROJECT	REVISION	DATE	SCALE
RENOVATION & EXTENSION 45 BASTICK ST, ROSNY 7018	DA-1	13/10/2026	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
SAM & FRANK	2659	A. HILL	J. LIM



- KEY
- HABITABLE ROOM (BEDROOM/LIVING/RECREATION ROOM) WINDOWS AFFECTED BY OVERSHADING
 - ADDITIONAL OVERSHADING BY PROPOSED DEVELOPMENT

