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9 June 2026

Glenorchy,
374 Main Road,
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Email. gccmail@gcc.tas.gov.au

Dear Planner,

Re: Proposed new single dwelling at Lot 2, 29 Falcon Road, Claremont

This proposed dwelling complies with the majority of the 'General Residential' requirements under the Tasmania Planning Schemes. For all requirements which cannot be satisfied, a performance solution has been provided and or reasonable efforts have been made and applied to the design to minimise impact on the existing dwellings and landscape within the area.

8.4.2 Setbacks and building envelope for all dwellings

- A1 Complies with (a) – Refer to Site Plan for further information.
 - A2 N/A
 - A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:
 - (a) Does not Comply with i. – Complies with ii.
 - i. Complies – Refer to Site Plan for further information
 - ii. Does not Comply – The proposed dwelling does not comply with being contained within the building envelope.
 - (b) Complies – The side setbacks are greater than the required 1.5m. Although the deck is less than 1.5m it is less than 9m in length. The retain walls located along the Western side of the lot are greater than 9m but are required to allow for the 2 car parks – Refer to Site plan for further information
- P3 (a)
- ii. The proposed dwelling at Lot 2, 29 Falcon Road will not result in an unreasonable loss of sunlight to adjoining properties. It is located near the south/south eastern boundary to minimise overshadowing of the habitable areas at 29 and 31 Falcon Road while maintaining practical access to the internal lot. The boundary setbacks and scale of the proposal are also consistent with surrounding development along Falcon Road.
- Please Refer to image below for ListMap Description.



ii. As stated previously the location and positioning will not shadow adjoining properties nor their private open space.

iii. Not applicable

iv. Due to topographical conditions, nature of the block shape, and existing infrastructure locations the proposed dwelling has been placed appropriately within the site, to accommodate these challenges. The height has been determined in response to both parking requirements, stormwater and sewer lot connection level there unable to fit within the envelope.

(b) The side setbacks currently comply with the requirements under the planning schemes. Please refer to Locality plan for where the position of the proposed dwelling fits harmoniously with the existing dwellings within the area.

(c) Not applicable

8.4.3 Site coverage and private open space for all dwellings

A1 (a) Complies – Refer to Site Plan Calculations where the site coverage is 18.11%

(b) Not applicable

A2 Complies – Refer to Site Plan

8.4.5 Width of openings for garages and carports for all dwellings


A1 Not Applicable

8.4.6 Privacy for all dwellings

A1 N/A – Undeveloped Crown Land

P1 (a) The deck faces crown land and as such, would not in any way effect opportunities for dwelling privacy

(b) Not applicable

- 
- A2 Does not comply
- P2 (a) Windows 7 & 6 have been screened up to 1.7m from finished floor level as the distance from finished floor level to existing surface level is greater than 1m – Refer to Elevations and window and door schedule for further information.
- A3 Not Applicable.

As discussed throughout, this design response for the proposed dwelling for Lot 2, 29 Falcon Road, Claremont complies or provides a reasonable performance solution to ensure it aligns with the 'General Residential' Zoning. The documentation has also been updated the address RFI's received by council. All reasonable effort and consideration have been made to all aspect in both the design and the existing lot in which the proposed is the be erected upon.

Kind regards

