



Our Ref: L260705

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Council ref: PLN-26-103

7 July 2026

Planning Department
Glenorchy City Council

Attention Jessica

Response to Further Information Request – PLN-26-103 – 10 Boston Court CLAREMONT

The following is provided in response to the RFI received requesting a written response to 10.4.3 and 10.4.4.

10.0 Low Density Residential Zone

10.4 Development Standards for Dwellings

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings;



	d) the appearance when viewed from roads and public open space adjacent to the site; and e) the safety of road users.
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Response

- P1 The performance criteria are addressed. The proposed dwelling is setback minimum 4.9m for the width of the garage only, from the primary frontage. The dwelling is located on a subdivided lot and at the time of application there is no adjoining development or established character of development to adjoining properties in the area. The land at Parkwood Court and Mahoney Drive is established with residential development and informs the criteria to a degree. The siting of the dwelling will be compatible with streetscape and existing development in the area, having regard to:
- a) The site is sloped, with cut and fill proposed to flatten the proposed building area. Area that can be built on constrains the siting of the dwelling and setbacks to a degree.
 - b) There are no existing buildings immediately surrounding the proposed dwelling. In the vicinity of the site, there is extensive residential development with frontage setbacks similar to what is proposed, such as 6 Parkwood Court which has a minimum front setback of 4.5m and 3 Parkwood Court which has a front setback of approximately 4m. The proposed is a minimum of 4.9m but graduates to 5.4m over only 6.4m across the frontage before stepping back to more than 8m back off the frontage, reducing the effect of the setback reduction to the streetscape.
 - c) The maximum height of the proposed dwelling will be approximately 5.5m from ground level following the proposed cut and fill on the site. The effect to the streetscape will be typical for a residential setting; the dwelling is single storey, and the setback is sufficient for reasonable space between the dwelling and public realm.
 - d) As the proposed dwelling will be single storey and have a low profile the appearance from public spaces will be typical for a residential area and compatible with surrounding development.
 - e) The siting of the proposed dwelling is not anticipated to impact the safety of road users. The setback is sufficient and as it is located at the end of the cul-de-sac, unlikely to interfere with broader sight lines.

A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the
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not less than 5m.	site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.
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Response

- P2 The performance criteria are addressed. The proposed dwelling will have side setbacks of 6m from the southern boundary and 6.1m from the northern boundary, which meets the acceptable solution. However, the dwelling will have a rear setback of 3.1 at a minimum, graduating to 7.3m. The siting of the dwelling will not cause an unreasonable loss of amenity to adjoining property (which is public space known as Poimena Reserve), having regard to:
- a) The site is sloped, with cut and fill proposed to flatten the proposed building area. The site is generally level with the adjoining rear lot, and overlooking from one lot to the other is not easily afforded.
 - b) The size and shape of the site impact the ability of the proposed dwelling to fit within the setback requirements to a degree. Where side setbacks have been accommodated, the rear setback has been compromised, but it is to public space, and no dwellings are expected to be developed to the rear adjoining land.
 - c) There are no existing buildings surrounding the site as the adjoining land is not yet developed, however, the side setbacks are compliant.
 - d) The maximum height of the proposed dwelling will be approximately 5.5m from ground level based on the rear elevation. The dwelling is likely to cause overshadowing to the adjoining property in the afternoon, but not to a habitable building.
 - e) The site is currently vacant.
 - f) The properties adjoining the site are vacant; no private open space or habitable rooms will be impacted. The side setbacks are compliant, and no dwellings are anticipated to be built at the rear adjoining lot which is owned by Council and occupied by a TasWater asset.
 - g) The proposed dwelling is compatible with the character of existing development in the area. The surrounding area is predominantly residential. The majority of nearby lots are comprised of single dwellings that are one storey with rear setbacks similar to what is proposed. For example, 44 Chatterton Court (CT. 131741/26) has a rear setback of



approximately 3.6m, 40 Chatterton Court (CT. 131741/28) has a rear setback of 1.1m, and 6 Mahoney Drive (CT. 136185/31) has a rear setback of 2.8m. These dwelling are differently zoned but contribute to the character of the area.

10.4.4 Site coverage

Objective	
That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties

Response

- P1 The performance criteria are addressed. The proposed dwelling will have site coverage of 32.25%. There is no existing development directly surrounding the site. Compared to the wider area, the site coverage is consistent with that existing on established properties, having regard to:
- a) The topography of the site is sloped.
 - b) The proposed site coverage is only 2.25% more than what is acceptable. It is unlikely that this difference will impact the site's ability to absorb runoff, as there will be sufficient area for private open space and existing vegetation outside of the building area will be maintained. The site will be drained to the public stormwater system.
 - c) The size and shape of the site is smaller than the usual lot size for the Low Density Residential Zone, creating a constraint to the usual building size that could be expected on the site. The appearance of the dwelling is generally consistent with other sites in the



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area, regardless of zoning, given the shape of the lot being longer than it is wide and the proposed building works with the shape of the lot.

- d) There are no existing buildings on the site and no existing development adjoining the site.
- e) There is sufficient space for private open space and landscaping on the site. There is an indicated area of 24m² with a gradient of 1:10 designated for private open space and a dedicated patio space.
- f) The site is cleared as existing.
- g) There is no existing development on adjacent properties.

With regards



Woolcott Land Services