

9 June 2026

Att: Planning Department
Glenorchy City Council

Via email: gccmail@gcc.tas.gov.au

Dear Sir/Madam

Application for development – 49 Mahoney Drive, Claremont

Please find enclosed application for development for a single residential dwelling development 49 Mahoney Drive, Claremont, and supporting documentation:

- Completed application form
- Title documents (Folio Text, Folio Plan, Schedule of Easements for SP181203 and SP178457)
- DA plans
- DA review and submission checklist

We have undertaken an internal review of this application and note this application is to be assessed as a “discretionary” application under the General Residential Zone, for the following reasons:

- Setbacks
- Building envelope

The proposed development includes a front parking bay with retaining wall within the 4500mm front setback and we provide the following response to 8.4.2 A2 in support of the application:

- An assessment of the existing ground levels indicates that the site has a slope of approximately 27.5% over the parking area, which exceeds a 1 in 5 gradient and can meet the requirements of 8.4.2 A2 (c).

The proposed development includes retaining walls which are located within the 1500mm side setback and we provide the following response to 8.4.2 P3 in support of the application:

- The retaining wall along the northern boundary facilitates necessary site level adjustments due to slope. The retaining wall supports a cut, and therefore no overshadowing is caused to the property to the north of the retaining wall. The proposal can meet P3.

The proposed development is outside the building envelope on both the southern and northern boundaries (as depicted on the western and eastern elevations. Shadow diagrams to assess the impact on the southern neighbouring property at 47 Mahoney Drive, Claremont have been included in the plan set. We also provide the following response to 8.4.3 P3 in support of the application:

- Shadow diagrams have been provided to show the impact of the proposed dwelling on adjoining properties at different times of the day. The plans have included a red line which indicated the extent of the overshadowing created by the proposed dwelling and highlights the existing shadow being cast by the existing boundary fence. It is therefore our position the proposed dwelling creates no additional unreasonable loss of sunlight to adjoining habitable rooms or private open space and can meet P3.

The proposed development is located on an allotment subject to a Flood Prone Hazards Area Code and the Bushfire-Prone Areas Overlay.

- The flood overlay is limited to a small portion at the rear of the site and does not extend to the main building area. No structural development is proposed within this overlay as an easement applies in this location. As such, the proposed dwelling is not affected by flood risk and no adverse impacts, including displacement of water onto neighbouring properties.
- The dwelling will be constructed to the assessed bushfire attack level, details of the construction requirements will be included within the building documents.

It is our assessment that in all other aspects this proposed development complies with the requirements of the Tasmanian Planning Scheme.

Please contact me via email should you require any additional information to assist Council's assessment of the application.

Yours faithfully
Cunic Homes

