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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-030  
DATE RECEIVED: 19 March 2026

DEVELOPMENT APPLICATION REPORT – TASMANIAN PLANNING SCHEME

*New House and garage*

38 Wallcrest Road, Berriedale, TAS 7011

17.03.2026



SUBJECT SITE CONTEXT PLAN – NOT TO SCALE

### Site Description

#### LOCATION

38 Wallcrest Road, Berriedale, TAS 7011

Pid 9504382

Title Ref: 182104/40

#### SIZE

642m<sup>2</sup> (as per survey)

#### ZONING

8.0 General Residential

Under the *State Planning Provisions*

APPLICABLE OVERLAYS

Bushfire prone areas

Under the *State Planning Provisions*

TOPOGRAPHY

The site slopes downward from the southern boundary (adjacent to property No. 40) to the northern boundary (adjacent to property No. 36). The total change in level is approximately 4 metres across a length of 15 metres.

VEGETATION

The site is a suburban block, predominantly clear, with several mature eucalypt trees located towards the western end. Tree removal is proposed only in the area where the garage will be constructed.

NATURE OF THIS PROPOSAL

The proposal is for a two storey dwelling on the site. A garage is to be located at the rear, in the north-western corner of the lot.

**Planning Scheme Provisions**

GENERAL RESIDENTIAL ZONE	
8.1	<b>ZONE PURPOSE</b>
8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements  (A) primarily serves the local community; and  (B) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.
8.2	<b>USE TABLE</b>  <i>This proposal is for a new house and garage and is permitted use</i>
8.4	<b>DEVELOPMENT STANDARDS FOR DWELLINGS</b>
8.4.1	Residential density for multiple dwellings <i>This is not applicable because the proposal is for a single dwelling and garage</i>

8.4.2	Setbacks and building envelope for all dwellings	
	The siting and scale of dwellings:	
	<p>(A) provides reasonably consistent separation between dwellings and their frontage within a street;</p> <p>(B) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</p> <p>(C) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</p> <p>(D) provides reasonable access to sunlight for existing solar energy installations.</p>	
A1	P1	
<p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p>	<p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints</p>	
<p>(A) If the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p>	<p><i>Not applicable, as the proposal meets the acceptable solutions for primary frontage setback under the planning provisions.</i></p>	
<p><i>The proposed dwelling maintains a minimum setback of 5 metres from the primary frontage. Due to the irregular shape of the site, the setback progressively increases to 13.7 metres. Accordingly, the proposal complies with the frontage setback requirements under the applicable planning provisions.</i></p>		
<p>(B) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site.</p>		
<p><i>Not Applicable</i></p>		
<p>(C) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p>		
<p><i>Not Applicable</i></p>		
<p>(D) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level</p>		
<p><i>Not Applicable</i></p>		

A2	P2
<p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p>	<p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>(A) 5.5m, or alternatively 1m behind the building line</p>	<p><i>Not Applicable, as the proposal meets the acceptable solutions for garage/carport setbacks</i></p>
<p>(B) The same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or.</p>	
<p>(C) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	
<p><i>The garage is positioned at the rear of the site, in the north-west corner. It is setback from the street frontage by approximately 38–40 metres. The proposed location therefore complies with the applicable setback requirements.</i></p>	
A3	P3
<p>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:</p>	<p>The siting and scale of a dwelling must:</p>
<p>(A) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p>	<p>(A) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p>
<p>(I) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p>	<p><i>The garage is located in the north-western corner of the site, with a maximum height of 2.9 m at the NW corner, stepping down to 2.0 m toward the end where the water closet (toilet) is proposed.</i></p>
<p>(II) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p>	<p><i>The northern garage wall (6.4 m) sits along the boundary but does not extend past the existing window at 2/36 Wallcrest.</i></p>
<p><i>The proposed dwelling fits comfortably within the prescribed building envelope. Compliance is demonstrated in elevation drawings sk06 through to sk10.</i></p>	<p><i>Because the garage terminates before the neighbour's window, it does not obstruct sunlight, outlook, or ventilation to that habitable room.</i></p>
<p>(B) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p>	<p>(II) overshadowing the private open space of a dwelling on an adjoining property;</p>

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<p>(I) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(II) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p><i>The private open space at 36 Wallcrest is located to the north and north-east, and therefore remains unaffected by a structure positioned in the north-west corner.</i></p> <p><i>As the sun tracks across the northern sky, no overshadowing occurs to the neighbour's private open space.</i></p> <p><i>Overshadowing is limited to the applicant's own site and a small, early-morning shadow at 9am-10am onto the vacant Greenvale Crescent lot, which is minor and short-lived.</i></p>
<p><i>The proposed dwelling complies the garage does not. Refer to P3 for the compliance to the proposed garage.</i></p>	<p>(III) overshadowing of an adjoining vacant property; and</p> <p><i>The only overshadowing to the vacant Greenvale Crescent lot occurs briefly at 9am-10am, affecting only a narrow strip along the boundary.</i></p> <p><i>This does not unreasonably constrain the solar access expectations for a future dwelling.</i></p>
	<p>(IV) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p><i>The garage departs from the building envelope by only approximately 1.5 m vertically and 1.5 m horizontally at the north-western corner. This is a small, localised variation that does not materially increase visual bulk.</i></p> <p><i>The garage height reduces from 2.9 m to 2.0 m due to the floor level against the existing ground level, significantly limiting perceived bulk.</i></p> <p><i>The northern wall complies with A3 for length and presents a low-scale profile that does not dominate the adjoining property.</i></p> <p><i>The western wall (8.4 m) exceeds the A3 length threshold but remains visually recessive due to its low height and the absence of nearby buildings on the adjoining western lot.</i></p> <p><i>The structure reads as a typical residential outbuilding, not an overbearing built form.</i></p>
	<p>(B) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p><i>Boundary-aligned garages and sheds are common in established residential areas, where outbuildings typically sit behind the main dwelling.</i></p> <p><i>The site is long and narrow (approx. 15 m × 48 m), which makes the rear north-western corner the most practical and least impactful location for an outbuilding.</i></p> <p><i>Placing the garage at the rear keeps it well separated from the dwelling, maintains the established pattern of primary</i></p>

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*buildings set back from boundaries, and ensures the structure is not visible from the street, resulting in minimal impact on neighbourhood character or adjoining properties.*

(C) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

*No solar installations on adjoining properties are affected.*

*The garage does not impact any solar collectors on the applicant's own dwelling.*

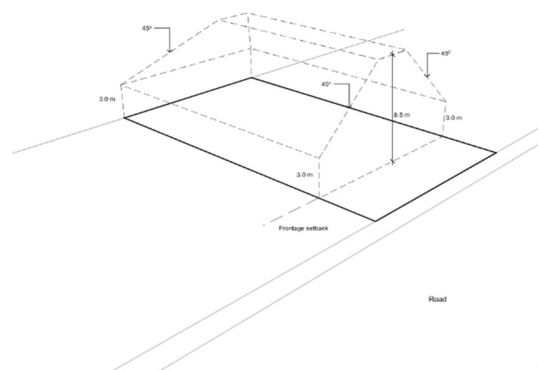
- (I) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (II) an adjoining property; or
- (III) another dwelling on the same site.

*The garage satisfies P3 because the departure from the building envelope is minor and localised, the structure causes no overshadowing to habitable rooms or private open space, visual bulk is low, the siting responds appropriately to the site's long and narrow proportions, and no solar installations are affected.*

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**Figure 8.1** Building envelope means the three-dimensional space within which buildings are to occur, as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

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8.4.3	Site coverage and private open space for all dwellings	
	That dwellings are compatible with the <u>amenity</u> and character of the area and provide:	
	(A) for outdoor recreation and the operational needs of the residents;	
	(B) opportunities for the planting of gardens and landscaping; and	
	(C) private open space that is conveniently located and has access to sunlight	
A1	P1	
Dwellings must have:	Dwellings must have:	
(A) a site coverage of not more than 50% (excluding eaves up to 0.6m wide);	(A) site coverage consistent with that existing on established properties in the area;	
<i>The proposed dwelling has a total site coverage of less than 321m<sup>2</sup>, which equates to 50% of the site area. The roof area of the house including eaves is 159m<sup>2</sup>. The garage contributes an additional 46m<sup>2</sup>. The combined coverage remains within the acceptable threshold.</i>	(B) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:	
(B) for multiple dwellings, a total area of private open space of not less than 60m <sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer)	(I) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and	
<i>Not Applicable</i>	(II) operational needs, such as clothes drying and storage; and	
	(C) reasonable space for the planting of gardens and landscaping.	
	<i>Not Applicable, as the proposal meets the acceptable solutions for site coverage.</i>	
A2	P2	
A dwelling must have private open space that:	A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:	
(A) is in one location and is not less than:	(A) conveniently located in relation to a living area of the dwelling; and;	
(I) 24m <sup>2</sup> ; or;	(B) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;	
<i>The proposed dwelling includes 24m<sup>2</sup> of private open space as indicated on the plans.</i>	(C) orientated to take advantage of sunlight.	
(II) 12m <sup>2</sup> , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);	<i>Not Applicable, as the proposal meets the acceptable solutions for private open space.</i>	
<i>Not Applicable</i>		
(B) has a minimum horizontal dimension of not less than:		
(I) 4m; or;		

*The northern deck length is over 19metres long, therefore is compliant.*

(II) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer)

*Not Applicable*

(C) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and

(D) has a gradient not steeper than 1 in 10.

*Not Applicable.*

8.4.4	Sunlight to private open space of multiple dwellings	
	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
	<i>Not Applicable</i>	
8.4.5	Width of openings for garages and carports for all dwellings	
	To reduce the potential for garage or carport openings to dominate the primary frontage	
A1		P1.1
	A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.  <i>Not Applicable, as the proposal meets the acceptable solutions for garage and carports.</i>
	<i>The proposed garage is approximately 38-42metres from the Wallcrest Road. The garage door opening measure approximately 5metres in length. Both the location and dimensions are consistent with the acceptable solutions.</i>	
8.4.6	Privacy for all dwellings	
A1		P1
	A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:	A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:  (A) a dwelling on an adjoining property or its private open space; or;

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- (A) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;
  - (B) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
  - (C) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
    - (I) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
    - (II) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.
- (B) another dwelling on the same site or its private open space.
- Not Applicable, as the proposal meets the acceptable solutions to minimise overlooking.*

*The northern deck is 0.470 metres above the natural ground level, which is less than 1 metre, and therefore is compliant. The Eastern upper level deck, facing the street, sits fully within the building envelope. It is setback 5-13 metres from the street, ensuring that the privacy of the neighbouring houses is not compromised. The western deck is setback 14 metres from the western boundary, consistent with the acceptable solutions. The western deck is setback 14 meters from the western boundary. The southern upper-level windows, located either side of the stairwell, will be fitted with obscure glass to maintain privacy for the adjoining property.*

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A2	P2
<p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <ul style="list-style-type: none"> <li>(A) the window or glazed door:                             <ul style="list-style-type: none"> <li>(I) is to have a setback of not less than 3m from a side boundary;</li> <li>(II) is to have a setback of not less than 4m from a rear boundary;</li> <li>(III) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(IV) if the dwelling is a multiple dwelling, is to be not less than 6m from the private</li> </ul> </li> </ul>	<p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(A) a window or glazed door, to a habitable room of another dwelling; and</li> <li>(B) the private open space of another dwelling.</li> </ul> <p><i>Not Applicable, as the proposal meets the acceptable solutions for the habitable room window/glazed door requirements.</i></p>

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open space of another dwelling on the same site

(B) the window or glazed door:

- (I) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;
- (II) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

*The glazing to the upper level southern side of the house to either side of the staircase has obscure glazing to 2400 high.*

- (III) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

*The proposal complies with the habitable room window/glazed door requirements*

A3

P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

- (A) 2.5m; or
- (B) 1m if:

- (I) it is separated by a screen of not less than 1.7m in height; or;
- (II) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

*Not Applicable as a single dwelling is proposed.*

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

*Not Applicable, as the proposal is for a single dwelling.*

8.4-7 Frontage fences for all dwellings

The height and transparency of frontage fences:

- (A) provides adequate privacy and security for residents;
- (B) allows the potential for mutual passive surveillance between the road and the dwelling; and

(C) is reasonably consistent with that on adjoining properties.

A1	P1
No Acceptable Solution.	<p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(A) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(B) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(I) the topography of the site; and</p> <p>(II) traffic volumes on the adjoining road</p> <p><i>A white painted timber slatted fence is proposed, allowing for transparency. The fence will be constructed to a height of 1200mm high, nominally. Some of the fence is proposed along the boundary and the majority is setback allowing a planted strip along the footpath. Refer to drawing Sk11.</i></p>
8.4.8	<p>Waste storage for multiple dwellings</p> <p>To provide for the storage of waste and recycling bins for multiple dwellings.</p> <p><i>Not Applicable</i></p>
<b>C2.0</b>	<b>PARKING AND SUSTAINABLE TRANSPORT CODE</b>
C2.1	<p>The purpose of the Parking and Sustainable Transport Code is:</p> <p>To ensure that an appropriate level of parking facilities is provided to service use and development.</p>
<b>C2.5</b>	<b>USE STANDARDS</b>
	That an appropriate level of car parking spaces are provided to meet the needs of the <u>use</u> .
A1	P1.1
<p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(A) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(B) the site is contained within a parking precinct plan and subject to Clause C2.7</p> <p>(C) the site is subject to Clause C2.5.5; or</p> <p>(D) it relates to an intensification of an existing use or development or a change of use where:</p>	<p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the <u>use</u>, having regard to:</p> <p>(A) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(B) the ability of multiple users to share spaces because of:</p> <p>(I) variations in car parking demand over time; or</p> <p>(II) efficiencies gained by consolidation of car parking spaces</p> <p>(C) the availability and frequency of public transport within reasonable walking distance of the <u>site</u></p> <p>(D) the availability and frequency of other transport alternatives</p>

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- (I) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; and
  - (II) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows
- (E) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping
  - (F) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity
  - (G) the effect on streetscape; and
  - (H) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.
- Not Applicable as it meets the acceptable solutions*

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

*It is proposed two carparking spaces will be provided in the garage space and complies with the requirements for C2.1 Parking Space Requirements.*

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P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (A) the availability of off-street public car parking spaces within reasonable walking distance of the site;
- (B) the size of the dwelling and the number of bedrooms; and
- (C) the pattern of parking in the surrounding area

*Not Applicable as it meets the acceptable solutions*

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**C2.6 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS**

C2.6.1 Construction of parking areas.

That parking areas are constructed to an appropriate standard

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A1	P1
<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(A) be constructed with a durable all weather pavement;</p> <p>(B) be drained to the public stormwater system, or contain stormwater on the site;</p> <p>(C) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement</p>	<p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(A) the nature of the <u>use</u>;</p> <p>(B) the topography of the land;</p> <p>(C) the drainage system available;</p> <p>(D) the likelihood of transporting sediment or debris from the <u>site</u> onto a <u>road</u> or public place</p> <p>(E) the likelihood of generating dust; and</p> <p>(F) the nature of the proposed surfacing.</p>
<p><i>The proposed driveway will be constructed with exposed aggregate concrete with some areas paved. Refer to the site plan for clarification.</i></p>	<p><i>Not Applicable, as the proposal meets the acceptable solutions for parking access and manoeuvring.</i></p>
<p>C2.6.2 Design and layout of parking areas</p>	<p>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>

A1.1	P1
<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(A) comply with the following;</p> <p>(I) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(II) provide for vehicles to enter and exit the <u>site</u> in a forward direction where providing for more than 4 parking spaces</p> <p>(III) have an access width not less than the requirements in Table C2.2</p> <p>(IV) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(V) have a combined access and manoeuvring width <u>adjacent</u> to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(VI) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(VII) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(B) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6,</p> <p><i>The driveway will be level at the cross section, ensuring safe vehicle entry and exit. The long section follows the natural site contours, aligning with the proposed garage level of RL 149.8. Compliance is demonstrated in the submitted elevation drawings.</i></p>	<p><i>Not Applicable, as the proposal meets the acceptable solutions for parking access and manoeuvring</i></p>
A1.2	P2
<p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(A) be located as close as practicable to the main entry point to the building;</p> <p>(B) be incorporated into the overall car park design; and</p> <p>(C) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009</p>	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(A) the characteristics of the site;</p> <p>(B) the proposed slope, dimensions and layout.</p> <p>(C) useability in all weather conditions;</p> <p>(D) vehicle and pedestrian traffic safety;</p> <p>(E) the nature and use of the development;</p>

	Parking facilities, Off-street parking for people with disabilities	<p>(F) the expected number and type of vehicles;</p> <p>(G) the likely use of the parking areas by persons with a disability;</p> <p>(H) the nature of traffic in the surrounding area;</p> <p>(I) the proposed means of parking delineation; and</p> <p>(J) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</p>
	<i>Not Applicable</i>	<i>Not Applicable</i>
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone	<p>That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p> <p>(A) enables easy and efficient use;</p> <p>(B) promotes the safety of users;</p> <p>(C) minimises opportunities for crime or anti-social behaviour; and</p> <p>(D) prevents unreasonable light overspill impacts</p>
	<i>Not applicable.</i>	
C2.6.5	Pedestrian access	<p>That pedestrian access within parking areas is provided in a safe and convenient manner.</p> <p><i>Not applicable.</i></p>
C13.0	<b>BUSHFIRE-PRONE AREAS CODE</b>	
C13.1.1	The purpose of the Bushfire-Prone Areas Code is:	<p>To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires</p>
C13.2	Application of this Code	
C13.2.1	This code applies to:	<p>(A) subdivision of land that is located within, or partially within, a bushfire-prone area; and;</p> <p>(B) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use</p>
	<i>This code applies to subdivision of land and vulnerable and hazardous use. Our proposal is for a new house so is not applicable as it is residential use.</i>	

Sadhana KC,  
Glenorchy City Council  
PO BOX 103, Glenorchy  
TASMANIA 7010, Australia

17 March 2026

Dear Sadhana,

**PROPOSED USE/DEVELOPMENT: NEW DWELLING**

**ADDRESS: 38 WALLCREST ROAD BERRIEDALE**

**APPLICATION NUMBER: PLN-26-030**

Biotope have prepared a response to the request for information from Glenorchy Council, dated the 20<sup>th</sup> February 2026 regarding the New Dwelling.

*The following additional information is required:*

***Item A: General Residential Zone***

1. Your current proposal does not comply with clause 8.4.2 A1 and A3, because it involves retaining wall sited within 4.5m of the frontage. Further, the proposed dwelling and retaining wall are both sited outside the permitted building envelope in the Scheme. The proposed garage is sited within 1.5m of the rear boundary, where its total length exceeds beyond one third the length of the respective boundary and therefore does not comply with A3(b) of clause 8.4.2.

Accordingly, please submit amended plans to demonstrate compliance with relevant Acceptable Solution standards or provide supporting information to demonstrate compliance with relevant Performance Criteria, P1 and P3 in the Scheme.

In response to addressing P3, you will also be required submit supporting sun shadow diagram to demonstrate whether the proposal has any potential overshadow impact on the adjoining properties, their habitable rooms and their private open spaces.

2. The proposal plans show retaining walls sited within side boundary setbacks, where their height with finish surface level if greater than 1m, can create a space that can

*function as terrace area and therefore require complying with clause 8.4.6 A1/P1 in the Scheme. Accordingly, please submit amended plans and/or supporting information to demonstrate how the proposal achieves compliance with relevant Acceptable Solution or*

*Performance Criteria.*

*In addition, please provide revised elevation plans to capture full scope of retaining walls in all elevations, including reference to natural ground level (ngl), notation of their*

*06 maximum height above the ngl<sup>07</sup> and any associated cut and fill relative to the ngl.<sup>08</sup>*

## RESPONSE

### Clause 8.4.2 A1 and A3 – Setbacks and Building Envelope

Clause 8.4.2 A1 and A3 regulate the setbacks and building envelope requirements for a *dwelling*. Under the Scheme, the building envelope applies to the dwelling's building mass and does not include retaining walls. The proposed dwelling sits fully within the permitted building envelope and complies with the Acceptable Solutions for height and setbacks.

The retaining walls shown on the plans are landscape walls only and are not part of the dwelling. They function to retain existing ground levels around the house to allow safe access and circulation and do not contribute to building bulk. The retaining walls at the frontage are required to transition from the existing footpath level to the new gate and entry path. These walls follow the natural ground line, with a maximum height of approximately 1000 mm and reducing to 150 mm. When viewed from the street, the walls do not protrude above existing ground level and therefore do not create visual bulk or impact amenity. They do not overshadow or affect neighbouring properties.

With respect to A3, the Acceptable Solution for the *dwelling* complies but the garage requires a P3 assessment. Refer to the updated Report for a more detailed response. In summary the garage satisfies P3 because the departure from the building envelope is minor and localised, the structure causes no overshadowing to habitable rooms or private open space, visual bulk is low, the siting responds appropriately to the site's long and narrow proportions, and no solar installations are affected.

### Clause 8.4.6 – Privacy for All Dwellings

The retaining walls do not exceed 1 m in height and do not create any elevated platform, terrace, or usable space above 1 m that would trigger assessment under A1 of Clause 8.4.6. No balcony, deck, roof terrace, parking space or carport with a finished surface more than 1 m above natural ground level is proposed.

The southern retaining wall simply retains the existing slope and does not extend above natural ground level. It is not intended or able to function as a terrace or private open space area. The designated private open space is located on existing

ground levels and steps down to meet the garage level. The retaining wall associated with this area does not exceed 1 m and follows the natural ground line.

Revised elevations have been provided showing the natural ground level and the maximum height of all retaining walls, including any associated cut and fill.

*Item B: Parking and Sustainable Transport Code*

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06 3. C2.6.1 Construction of parking areas:

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*To satisfy Tasmanian Planning Scheme – Glenorchy clause C2.6.1, please provide scaled and dimensioned drawings prepared by a suitably qualified expert to address all aspects of the acceptable solution or performance criteria.*

*Please provide a stormwater concept plan showing the capture and disposal of all stormwater run-off from the proposed driveway, parking and any new hardstand areas to Council's approved outlet. Runoff must be drained via gravity to the existing or proposed outlet to Council's satisfaction. 1% minimum fall toward the outlet must be achieved. Spot levels and edge treatment shall be provided on the plan. This requirement also ties in with the requests under the section 14(1) of the Urban Drainage Act 2013.*

4. C2.6.2 Design and layout of parking areas:

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10 *To satisfy Tasmanian Planning Scheme – Glenorchy clause C2.6.2, please provide scaled and dimensioned drawings prepared by a suitably qualified expert to address all aspects of the acceptable solution or performance criteria.*

*Layout of driveway and parking areas must be in accordance with the AS2890.1:2004 and the Scheme requirements, the following shall be clearly demonstrated on the plan.*

- Show long-section from the edge of the pavement to the parking areas and demonstrate grades change meet the standard requirement. The clearance path may be required to ensure no scraping or bottoming at the grades change.*

- Provide any driveway retaining structure details where applicable.*

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14 *• Plan view showing the extent of any proposed vehicle safety barriers, clearly specifying heights of drops from the driveway / parking area to lower levels where vehicle safety barriers are not required. Noting that vehicle barriers are required where drops exceed 600mm.*

**RESPONSE**

**C2.6.1 – Construction of Parking Areas**

The proposed driveway and parking areas are shown on the submitted plans as a combination of concrete and paving. I have discussed the proposal with Rhys from

Council's Engineering Department, who confirmed that the plans identify a compliant two-car garage and an on-site turning area.

A stormwater plan has been prepared to demonstrate the capture and disposal of runoff from the driveway, parking areas and new hardstand surfaces. A suitably qualified person will document the stormwater requirements to the code at the building approval stage.

### **C2.6.2 – Design and Layout of Parking Areas**

The layout of the driveway and parking areas, including the two-car garage, is shown on the site plan and architectural drawings.

The north elevation (Drawing SKo2, scale 1:200) includes a long-section through the driveway and garage, demonstrating compliant access grades. This section was discussed with Rhys, who confirmed it provides the required information regarding grade transitions.

No retaining walls are proposed along the driveway. A setback planting strip is provided along the boundary, and a portion of the driveway is raised approximately 500 mm above natural ground level with a concrete kerb to maintain a level cross-fall.

This treatment is shown on the plans.

There are no drops adjacent to the driveway or parking areas that exceed 600 mm; therefore, vehicle safety barriers are not required under the Code.

### ***General Manager's Consent for Interference with Public Stormwater Systems***

*In addition to the above, you are required to provide the following information to enable Council to assess stormwater management aspects of the proposal under Section 14(1) of the Urban Drainage Act 2013.*

*1. Provide a concept servicing plan showing the location of services, and how they connect to public infrastructure. The servicing plan must clearly indicate how all additional stormwater from the site, including hardstand drainage, driveway and parking areas, and water tank (if applicable) will be discharged to Council infrastructure with sufficient receiving capacity. A concept stormwater plan is required. The applicant is required to accurately locate, size and accurately plot the location on the submitted site plans.*

*The servicing plan must clearly indicate the following:*

*a. How all additional stormwater from the site, including hardstand drainage, driveway, and parking areas, as well as any detention, will be discharged to Council infrastructure with sufficient receiving capacity.*

*b. Design of the minor stormwater drainage system to accommodate up to a 5% AEP rain event.*

**RESPONSE**

Please refer to the revised plan indicating the stormwater connections.

Please contact Rosa Douramanis on 0428 726 588 or [rosa@biotope.net.au](mailto:rosa@biotope.net.au) if you require any further information.

Kind regards,



Rosa Douramanis  
Director