

19/05/2026

Planning Office
Glenorchy City Council

RE – ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND PROPOSED ATTACHED GARAGE.

To whom it may concern,

The subject site - 12 Milton Crescent, Moonah – sits within the *General Residential Zone* and is not affected by any *Code Overlays*. The attached architectural documentation describes the demolition of an existing outbuilding, internal alterations and a modest extension to the existing single dwelling.

PLANNING OVERVIEW

The proposed modifications to the existing dwelling will include a 1.4m extension to the NE of the ridgeline of the main gable roof and internal modifications within the spaces at the rear of the house.

The proposed garage building requires discretionary approval as it does not comply with 8.4.2 A3 (a) & (b) the acceptable solutions for height or minimum side setback. Its setback from the primary frontage will be an additional 7.37m beyond the dwelling's existing 7.83m setback.

The proposed garage has a zero side setback to the property's Northwestern boundary, and its form exceeds the limits of the building envelope described in part 8.4.2, *General Residential Zone, Tasmanian Planning Scheme*. It has been sited this way to:

- utilise the existing concrete vehicular accessway; and
- provide covered, level access between it and the dwelling

Its height and roof form will afford privacy to the living areas and private outdoor spaces that could potentially be dominated by the multi-storey dwelling on the adjacent property.

Were it to undergo a contemporary planning assessment, would require modifications to its height and or side setback to acquire discretionary approval. Its height exceeds the building envelope requirements of 8.4.2. It is setback 1.7m from the shared boundary, and its maximum height above NGL along this boundary exceeds 8.7m (approximately 4m higher than the *building envelope* would allow). It overlooks and overshadows habitable rooms and the private open space of the adjacent dwelling.

8.4.2 Setbacks and building envelope for all dwellings

The proposed garage replaces an existing outbuilding with a side setback of <1.5m. Although it exceeds the limits of the building envelope, the proposed garage and modifications to the dwelling roof is compatible with the objectives of part 8.4.2; the proposal:

- maintains consistent separation between dwelling and street frontage;
- is consistent in scale, bulk massing and proportion
- does not impact entry of daylight and sunlight into habitable rooms/ private open space of adjoining dwellings
- maintains access to sunlight for existing solar installations

8.4.2 Setbacks and building envelope for all dwellings

P3	Response to Performance Criteria
<p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction to sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjacent property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property</p>	<p>The proposed attached garage forms part of the dwelling and complies with the performance criteria as follows.</p> <p>(a)(i)-(iv) The proposed garage is sited on the Northwestern boundary and will not impact access to sunlight or cause overshadowing of habitable rooms (other than bedrooms), nor the private open space associated with the adjacent dwelling.</p> <p>(a)(iv) Although exceeding the limits of the prescribed building envelope by 2.315m at the highest point, the garage enjoys a generous setback from the primary frontage and is setback an additional 7m+ behind the existing dwelling.</p> <p>The topography of the site, and the gradient of the driveway results in the FFL of the proposed garage resting >2.3m below the FSL of the footpath at street level.</p> <p>The high point of the proposed garage's roof is set 300mm lower than the ridgeline of the existing gable roof over the dwelling.</p> <p>The dwelling on the adjacent site to the NW is setback 1.7m from the boundary and its height exceeds 8.5m. In the adjacent dwelling the rooms at ground level along this façade are a bedroom at the front, a bathroom, a kitchen with no windows facing the shared boundary and a dining room at the rear with windows oriented to the NE & SE of the space.</p> <p>The apparent scale, bulk and proportions of the proposed garage will have no visual impact when viewed from the adjoining property. From the private open space of 14 Milton Cr, the garage will be screened by the boundary fence and by the bulk, scale, and siting of its own dwelling.</p>

	From the Dining Room of 14 Milton, the proposed garage will reduce the level of visual impact currently experienced from that space as it overlooks the roof of the existing outbuilding that is proposed to be demolished.
(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and	<p>(b) The proposed zero setback for the garage is consistent with the pattern of separation between dwellings throughout the area.</p> <p>There are 14 other examples of outbuildings with a zero setback to the side boundary, aligned with their driveways along both sides of Milton Crescent within 150m of the site.</p>
<p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>	<p>(c) At this point, there are no existing solar energy installations on neighbouring properties.</p> <p>Irrespective of this, the siting and scale of the proposed works would not cause an unreasonable loss in reduced sunlight to adjoining properties, due to:</p> <ul style="list-style-type: none"> • the position of the proposed works relative to adjacent dwellings; • overall height above NGL; and • the orientation of the site;

We look forward to receiving your assessment of this proposal.

Many thanks,

09/06/2026

Planning Office
Glenorchy City Council

RE – PROPOSED USE/DEVELOPMENT: PARTIAL DEMOLITION, ADDITIONS AND ALTERATIONS TO SINGLE DWELLING (RESIDENTIAL)
ADDRESS: 12 MILTON CRESCENT MOONAH
APPLICATION NUMBER: PLN-26-112.

To whom it may concern,

Thank you for your request for additional information received 02/06/2026.

C2.0 Parking and Sustainable Transport Code

The proposed garage will utilise the existing concrete driveway. The existing driveway provides adequate off-street parking for the dwelling. The proposed garage is intended to enhance the existing conditions for parking and provide improved access between the driveway and dwelling

The attached conceptual long-section, sheet *03.0 Site Section – Proposed Driveway*, demonstrates how minor alterations to the existing driveway will accommodate a graded threshold to the proposed garage (with -1% fall to a strip drain) and a transition zone with max. 5% grade provides compliant parking, and a transitional sag grade change between it and the existing driveway (avg. grade 19.65%) that is less than the maximum 15% allowed by AS2890.1 part 2.6.2 (d)(ii).

There are no other proposed changes to the existing driveway nor are there any plans to intensify the existing residential use of the site.

Two compliant parking spaces (5.4m x 2.6m/ max. 5% grade) have been marked on *00.1 Site Plan - Proposed & 01.1 Floor Plan – Proposed*, and indicative B85 vehicles have been shown in section on *03.0 Site Section – Proposed Driveway*

I look forward to the completion of the planning assessment process.

Many thanks,