



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063530

PROPOSAL: Alterations & Outbuilding (Single Dwelling)

LOCATION: 3336 South Arm Road, South Arm

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 12/10/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12/10/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 12/10/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Renovations to existing house and addition of steel carport

Location: 3336 South Arm Road, South Arm

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed



CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
208555		1
EDITION	DATE OF ISSUE	
4	03-Mar-2026	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Plan 208555
Derivation : Part of 3900 acres Gtd. to G.H.B.Gellibrand
Prior CT 2418/69

SCHEDULE 1

N298912 TRANSFER to MICHAEL JOHN HARRISON and SITHRA DEVI
HARRISON Registered 03-Mar-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

COPY

10/1/02

VOL.

FOL.

ANNEXURE TO CERTIFICATE OF TITLE

Whitthorne 2418

69

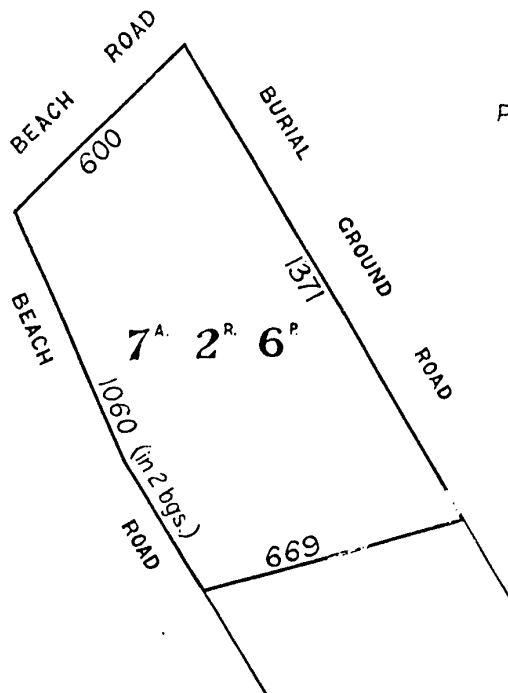
Recorder of Titles



REGISTERED NUMBER

208555

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register



Part of 3900 acres Gtd. to
G. H. B. Gellibrand
Meas. in links

[Signature]

Dwelling Renovations And New Carport

3336 South Arm Rd, South Arm

Soil classification AS 2870-2011	S (provisional, TBC by others)
Wind classification AS 4055-2012	N4 (provisional, TBC by others)
Climate zone ABCB Climate Zone Map	7
Bushfire Attack Level AS 3959-2018	29 (provisional, TBC by others)
Alpine area BCA Figure 3.7.5.2	No
Corrosion environment BCA section 3.4.2.2 & BCA Table 3.4.4.2	Yes
Other	-

Status, Type	Story	Name	Area
New, Interior Conditioned			
	Basement	Games Room	37.50
	Basement	Living 2	33.08
	Basement	Study	24.81
	Ground Floor	Bedroom 1	16.80
	Ground Floor	Bedroom 2	17.16
	Ground Floor	Combined Living	73.90
	Ground Floor	Ensuite 1	7.60
	Ground Floor	Hallway	6.27
	Ground Floor	Hallway	8.96
	Ground Floor	WIR 1	9.67
	Upper Floor	Bedroom 3	29.03
	Upper Floor	Ensuite 2	14.65
	Upper Floor	WIR 2	9.05
			288.48 m²
New, Interior Unconditioned			
	Basement	Bathroom 2	6.70
	Basement	Entrance Hall	13.90
	Basement	Garage	24.56
	Basement	Storage 1	52.46
	Basement	Storage 2	4.31
	Ground Floor	Bathroom 1	5.89
	Ground Floor	Laundry	7.10
	Ground Floor	Scullery	6.96
	Ground Floor	WC	1.80
			123.68 m²
			412.16 m²

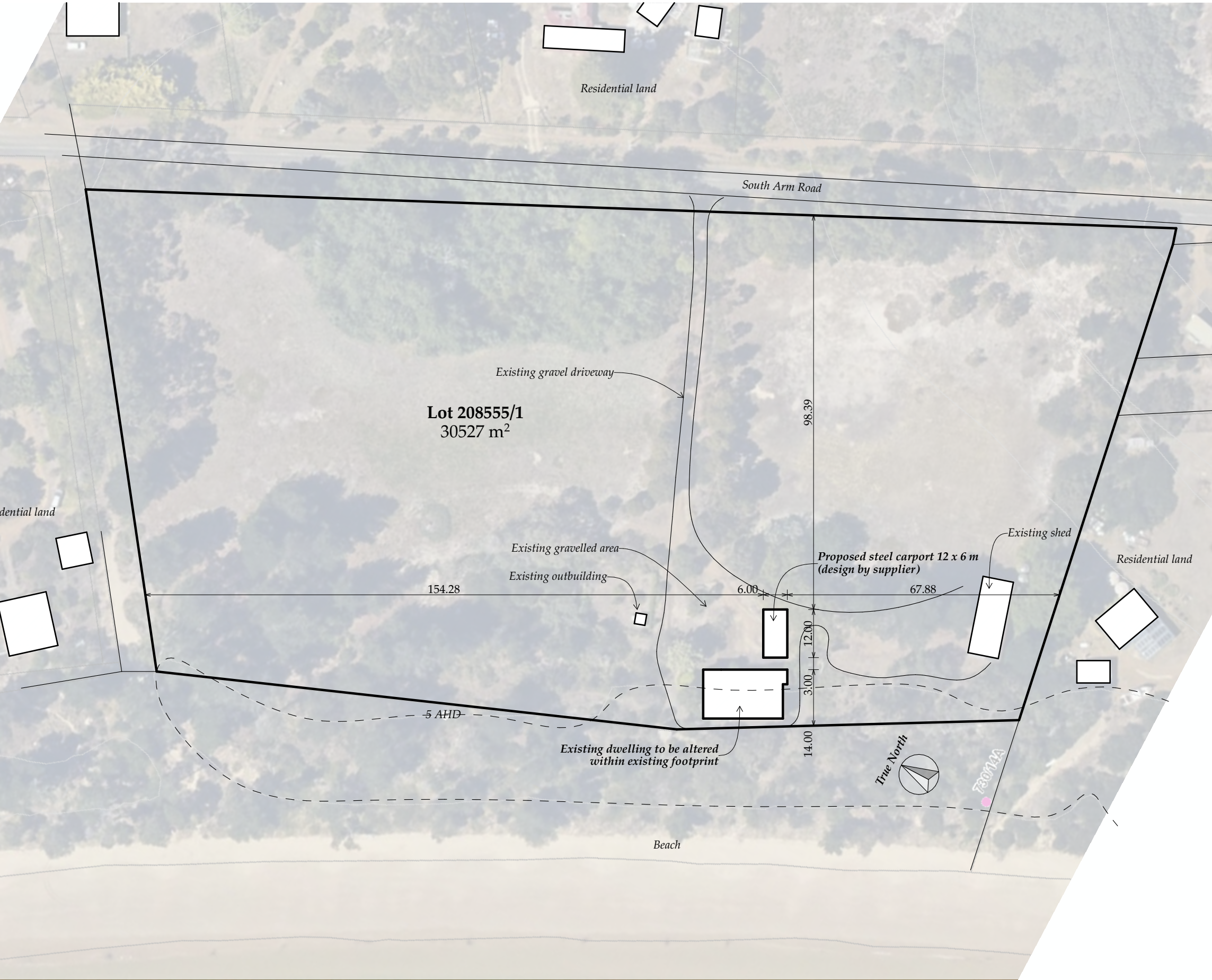


LAYOUT ID	1	
LAYOUT	Project	
ISSUE	01 - Construction	
DATE ISSUED - PRINTED	6/4/2026 - 3/7/2026	
REV	CHANGES	DATE
01		6/4/2026

PROJECT ID	7899
PROJECT	Dwelling Renovations And New Carport
SITE	208555/1
ADDRESS	3336 South Arm Rd, South Arm
CLIENT	Harrison
ARCHITECT	J Lev BDes(Arch) MArch Registration No. 1269 CBOS 648911667 lev.au/contact



IMPORTANT NOTES
All work to comply with the NCC, relevant standards, laws, codes, specifications and development consent conditions. All structural work to be to engineer's design. All dimensions are in mm to structure without finishes unless otherwise stated. Do not scale drawings; work to express dimensions. Drawings are not for construction purposes until issued and certified for construction. Prior to construction, check all dimensions and levels on site and notify any discrepancies. Copyright © All rights reserved.



Site plan
1:1000

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PROJECT
Dwelling Renovations And New Carport

SITE
208555/1

ADDRESS
3336 South Arm Rd, South Arm

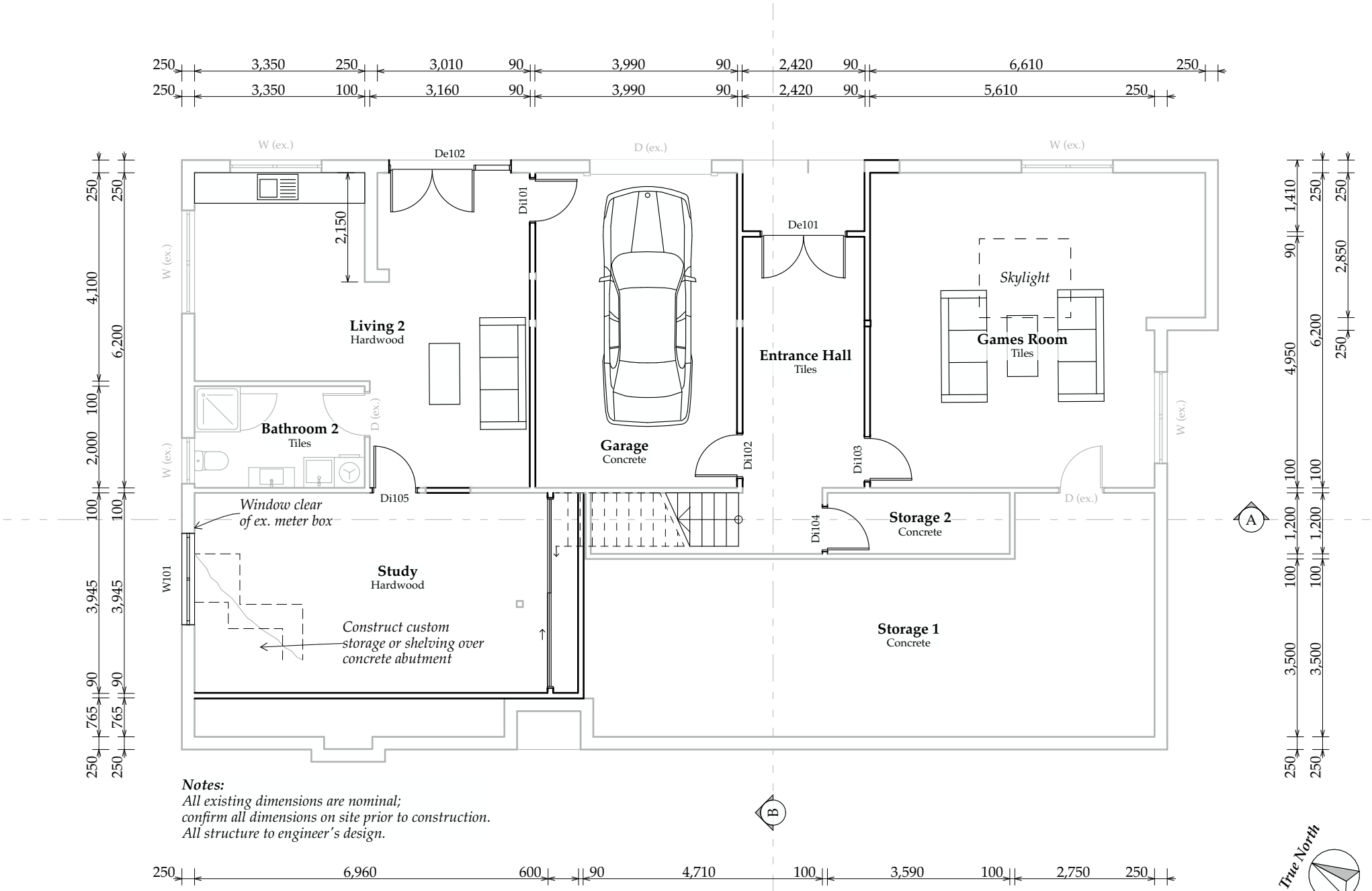
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Notes:
All existing dimensions are nominal;
confirm all dimensions on site prior to construction.
All structure to engineer's design.

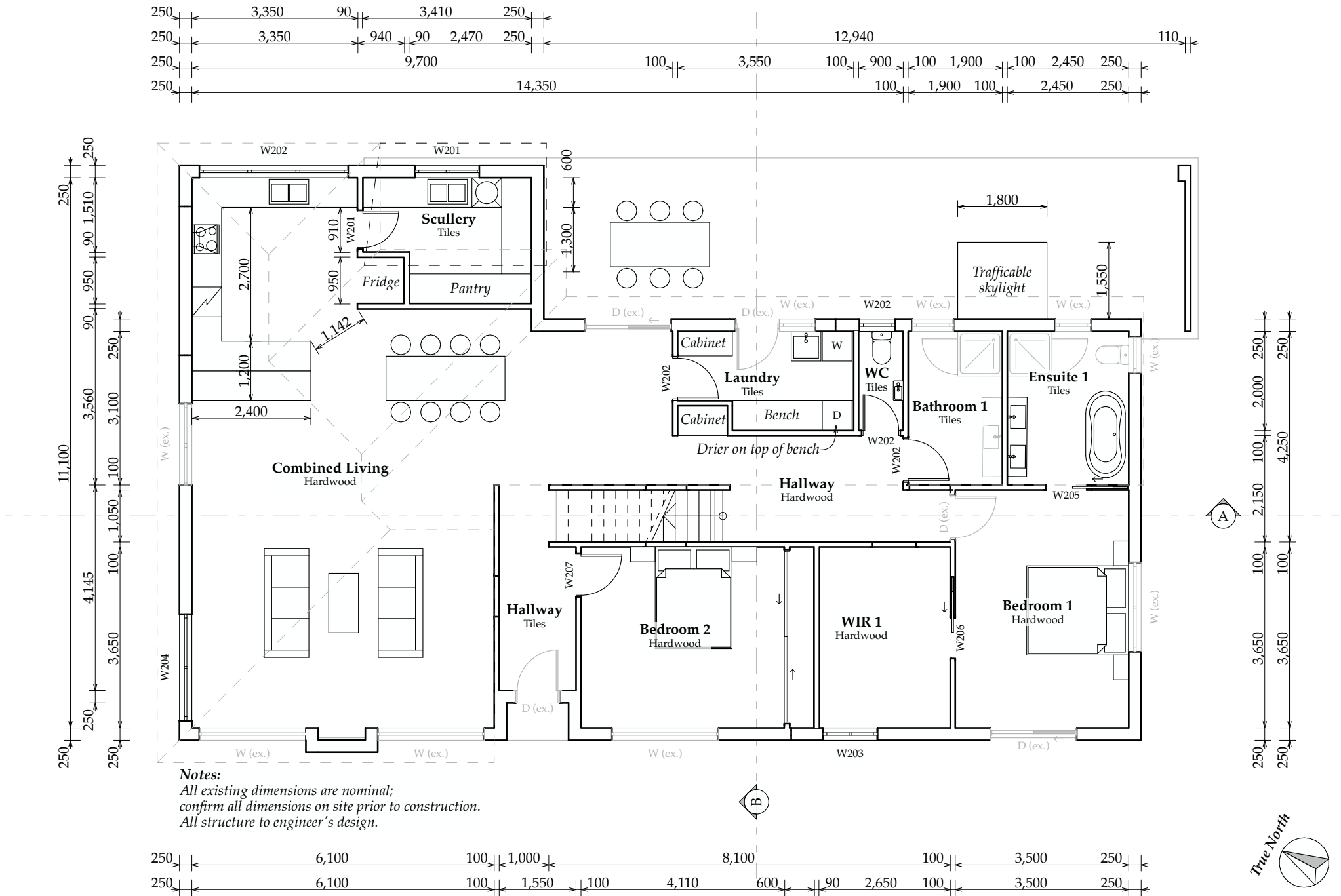
Basement
1:100

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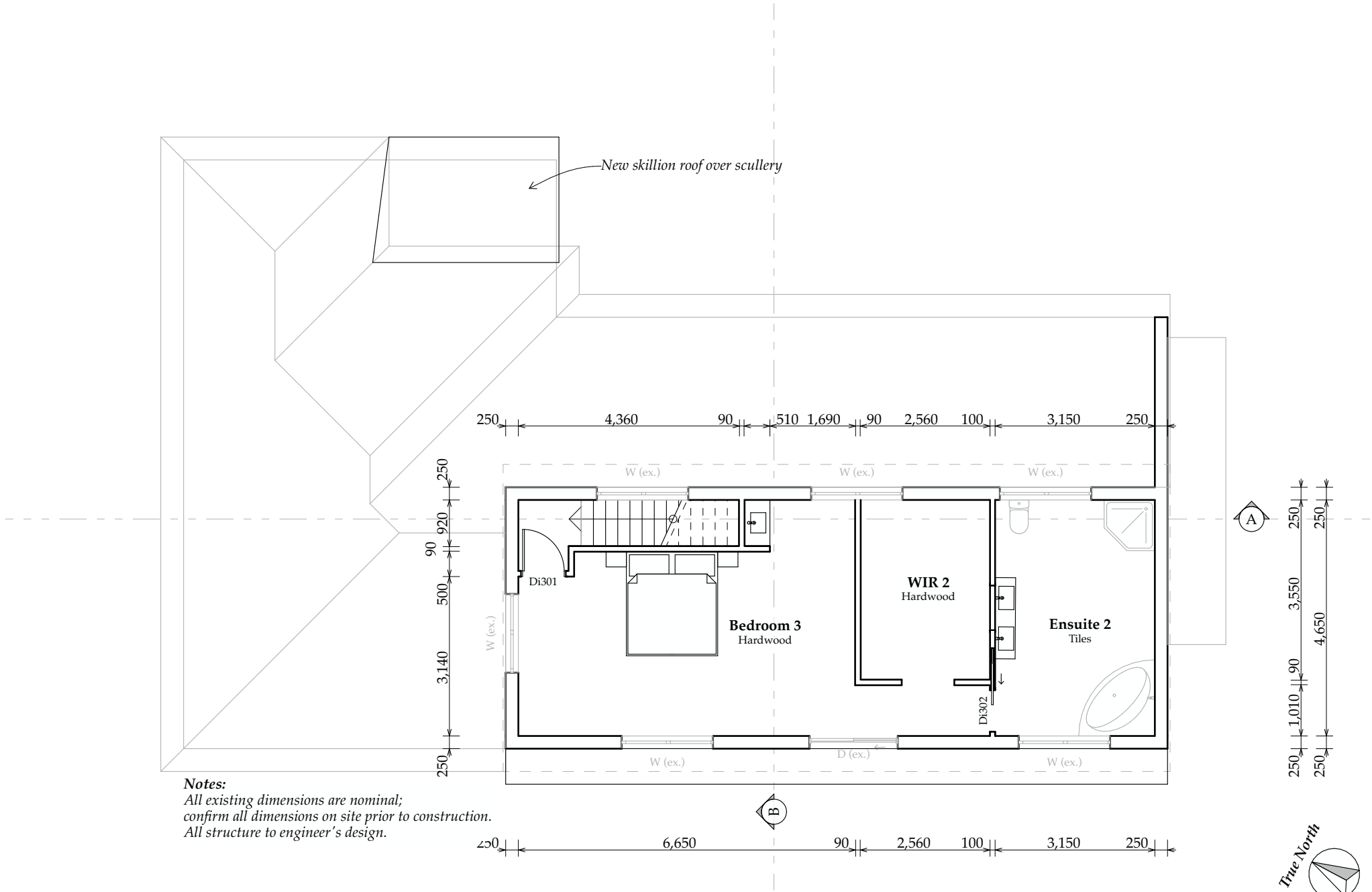
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Ground Floor
1:100

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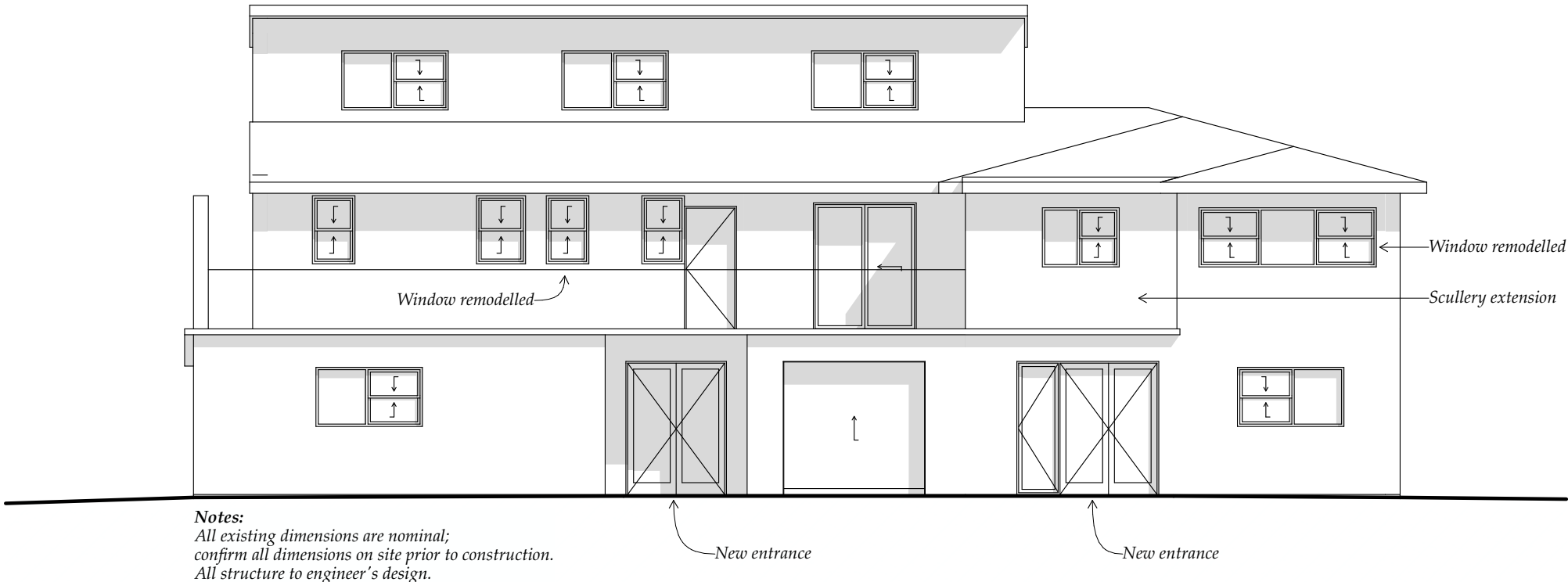
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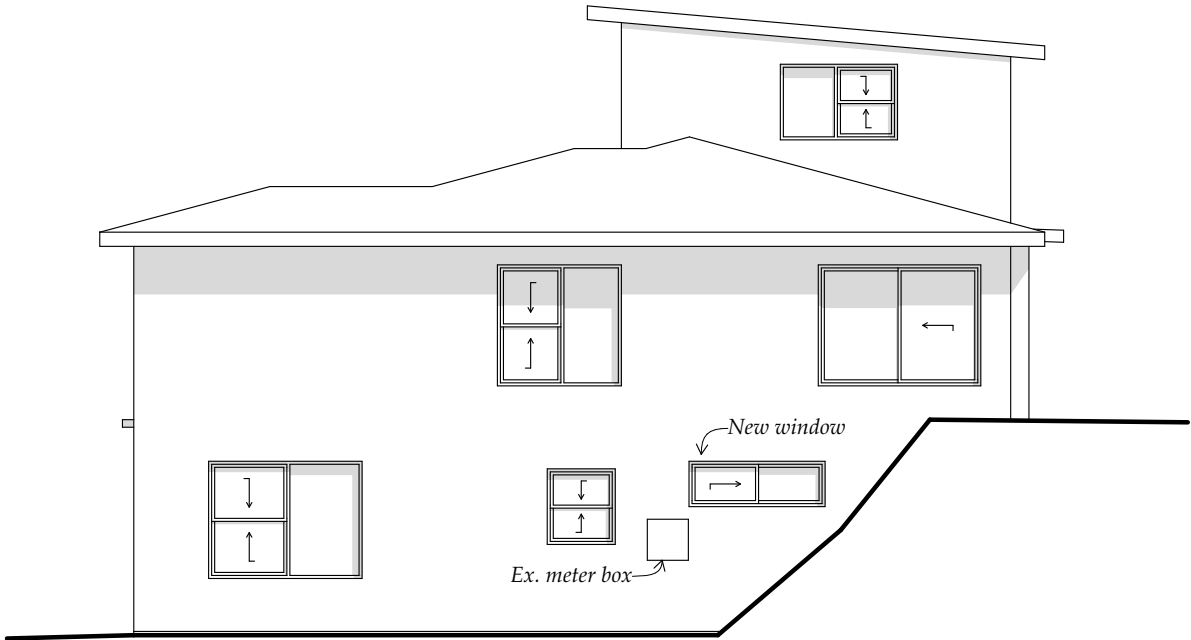
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Upper Floor
1:100

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North East
1:100

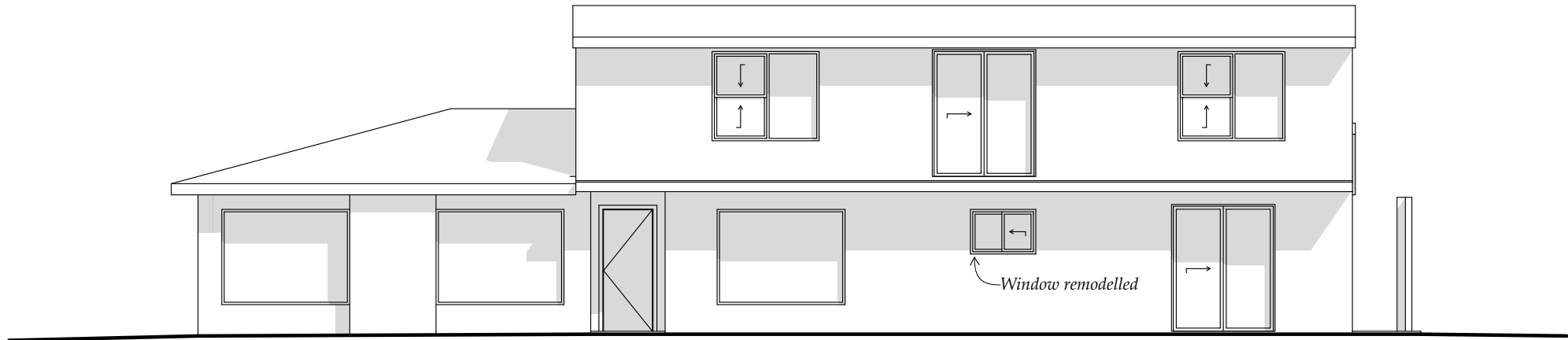


North West
1:100

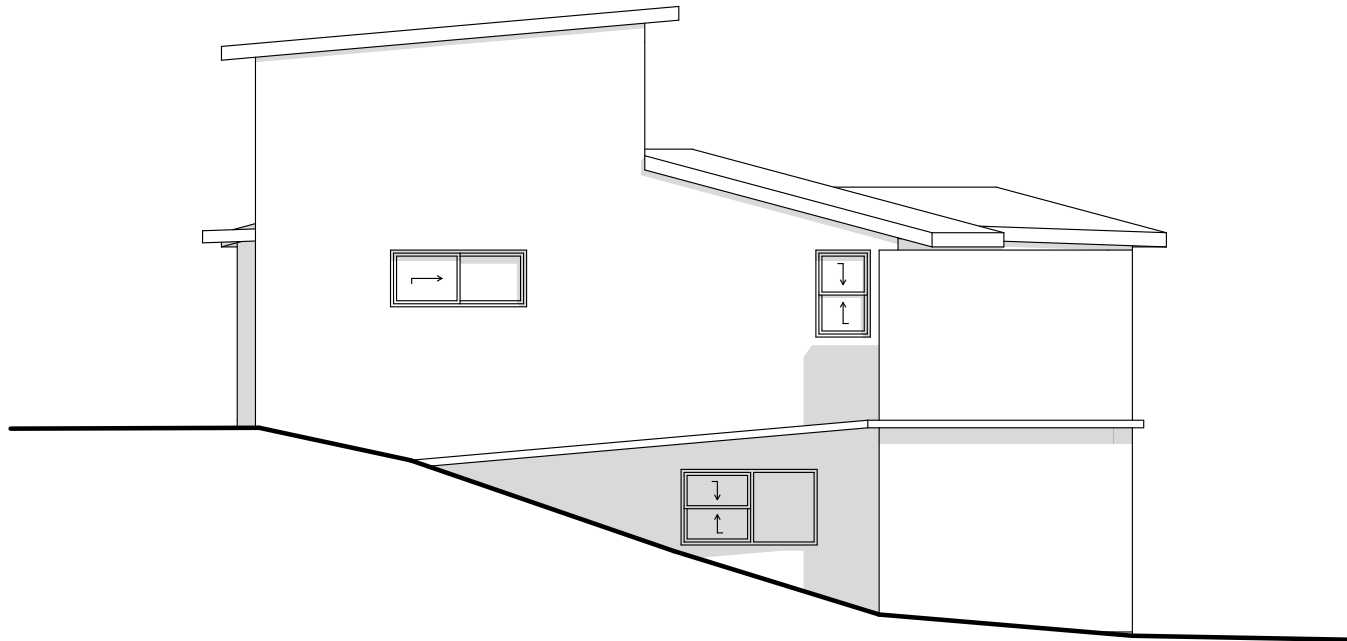


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South West
1:100



South East
1:100

LAYOUT ID

7

LAYOUT

Elevations

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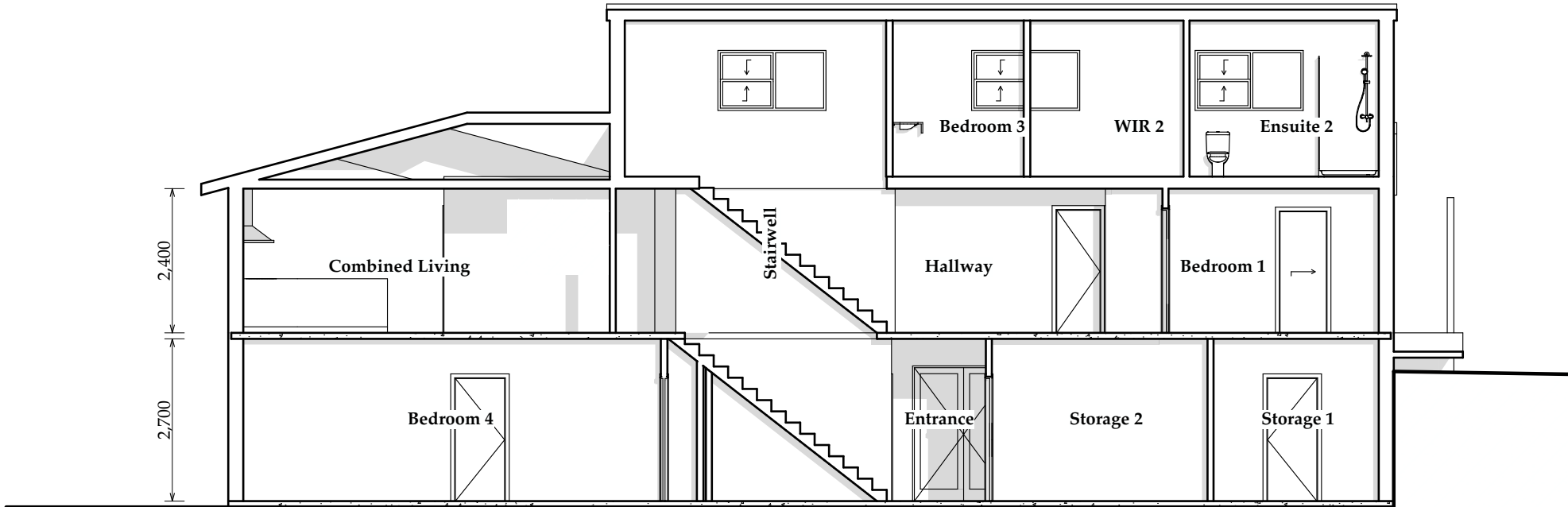
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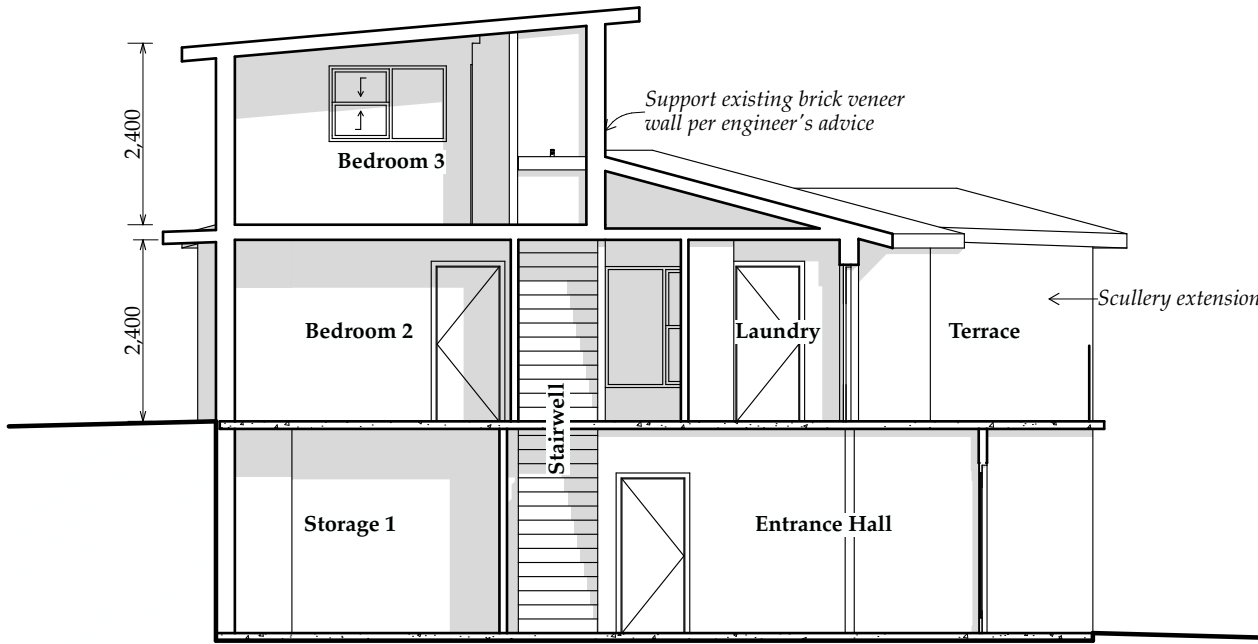
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A
1:100



B
1:100



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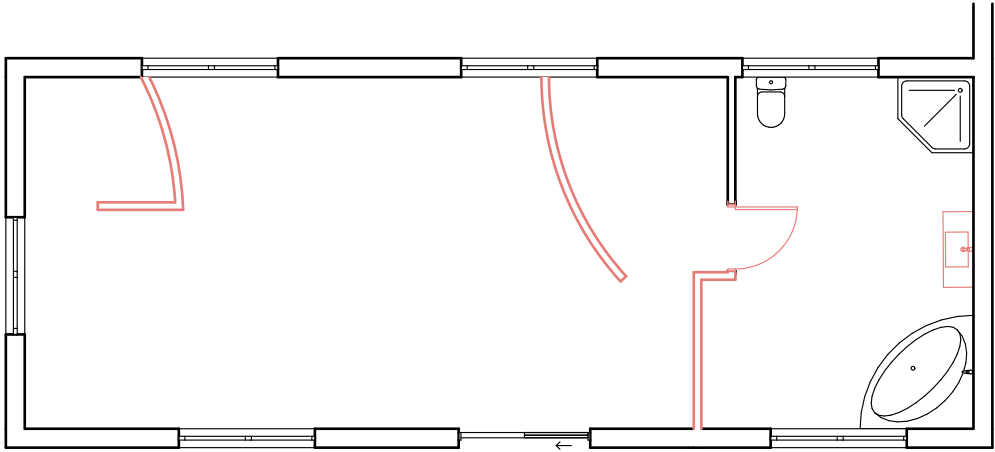
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LAYOUT
Demolition

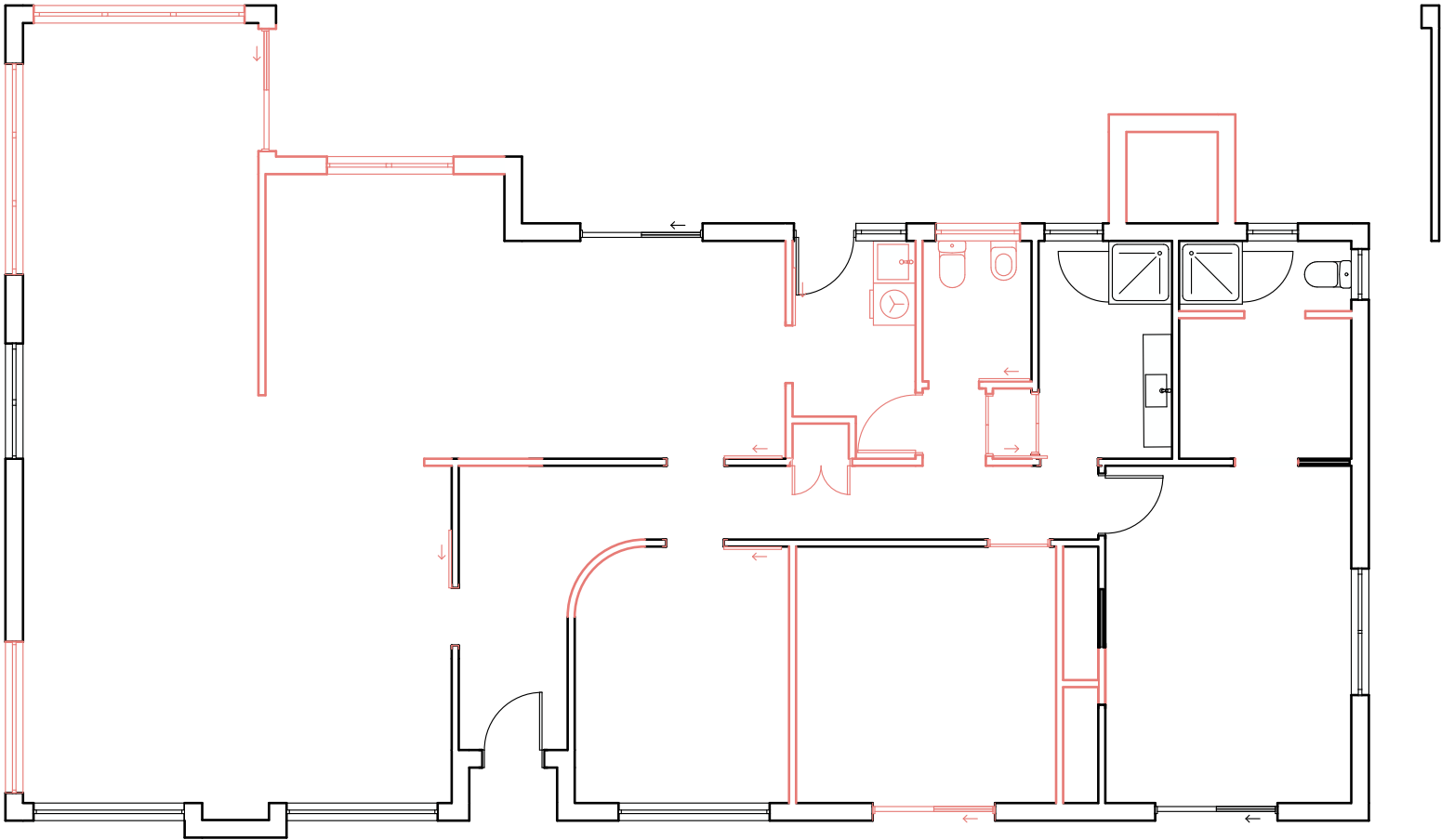
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Upper Demolition
1:100



Ground Demolition
1:100

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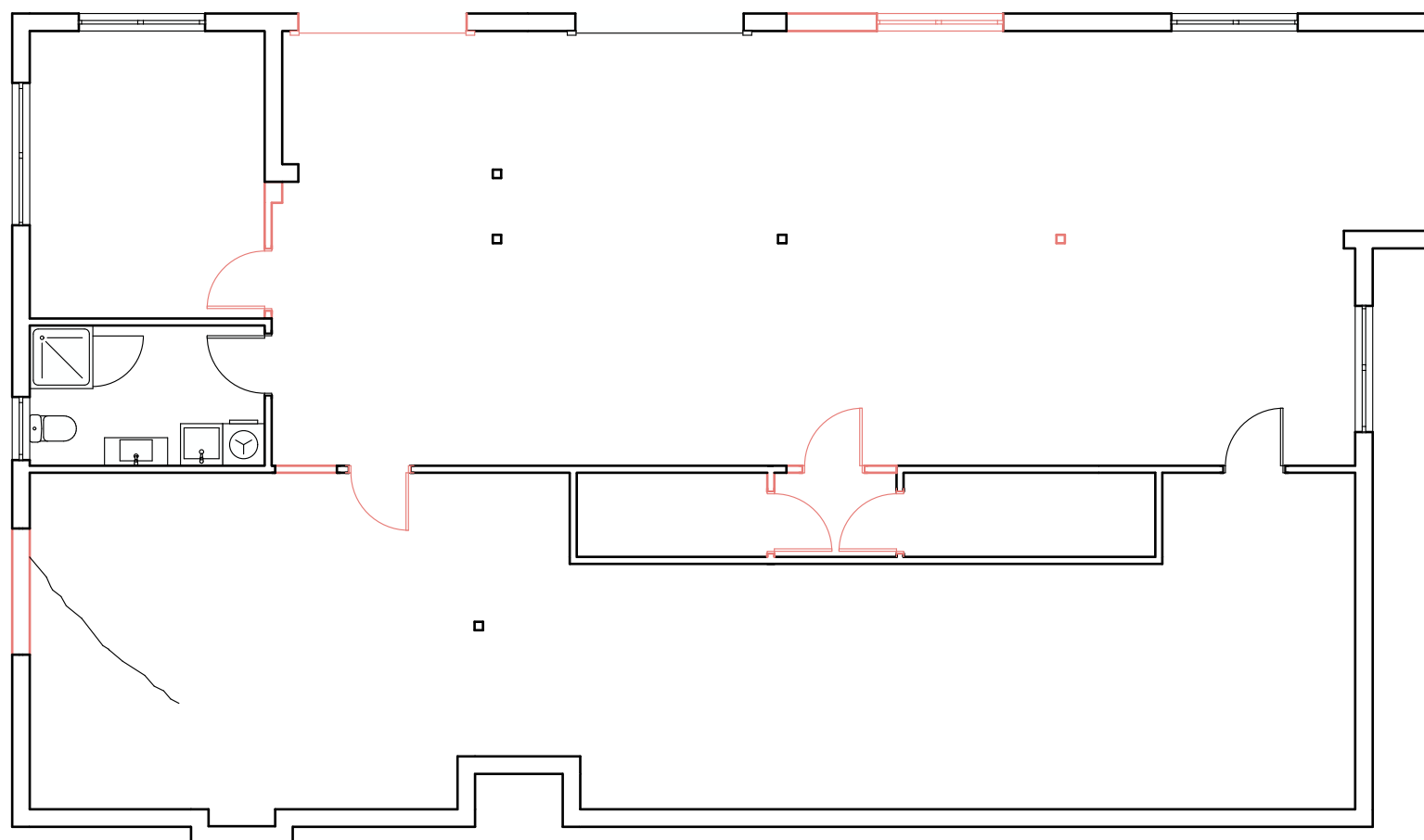
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Basement Demolition
1:100

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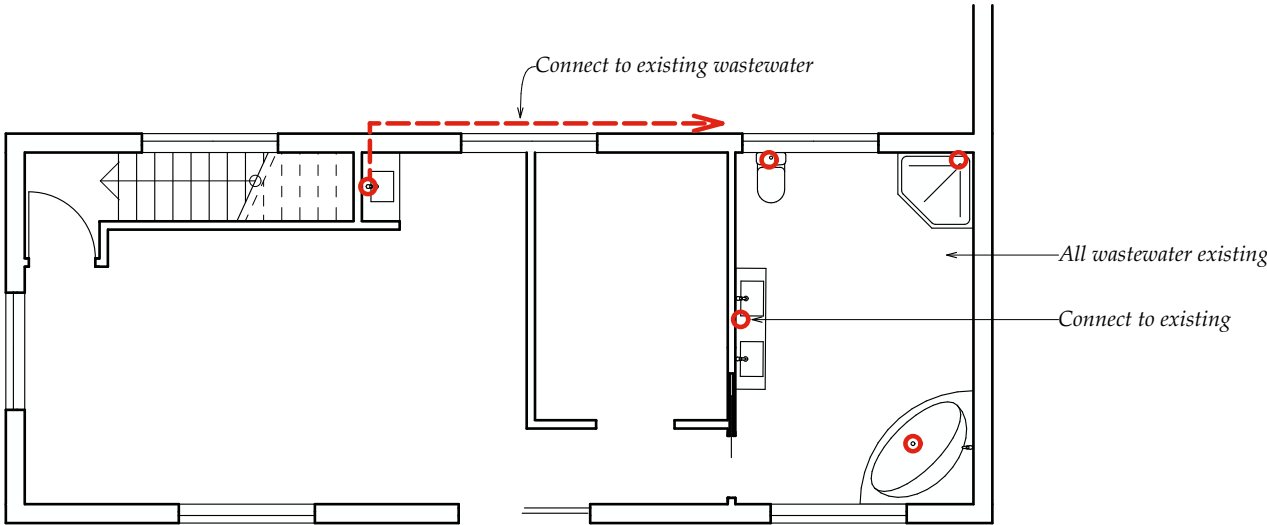
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LAYOUT
Drainage Plan

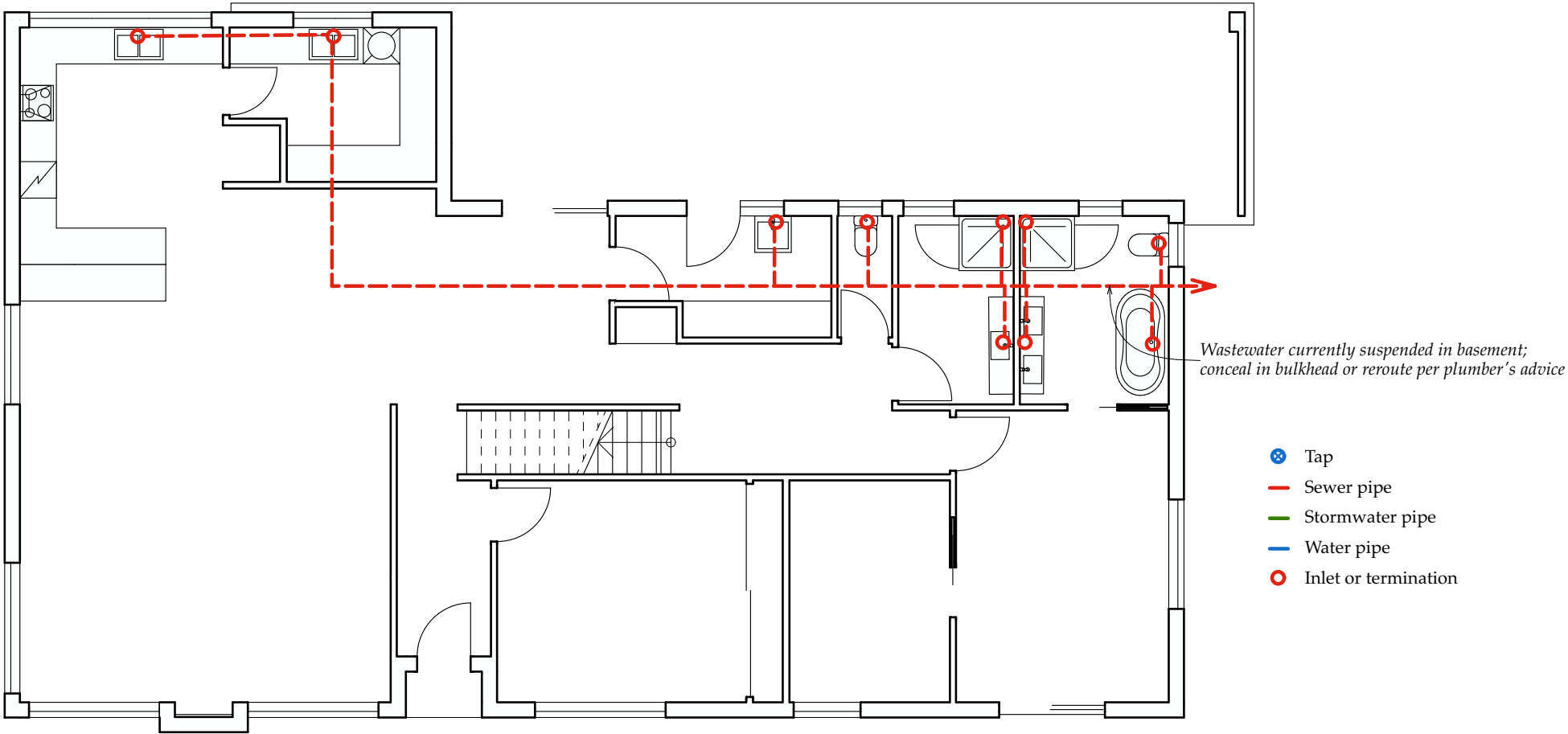
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Upper Drainage
1:100



All roof and subsoil drainage existing - no change.

Ground Drainage
1:100

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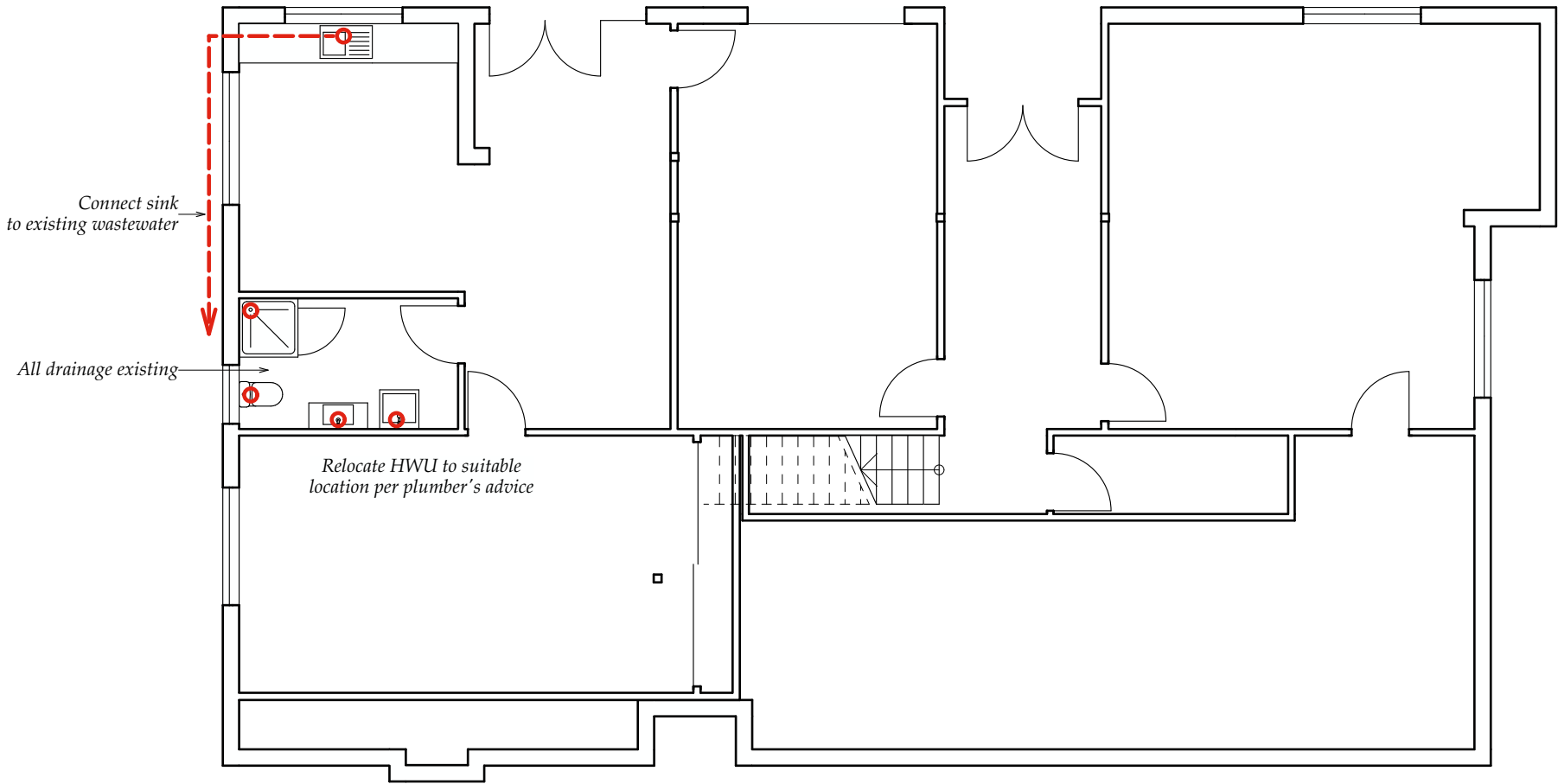
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Basement Drainage
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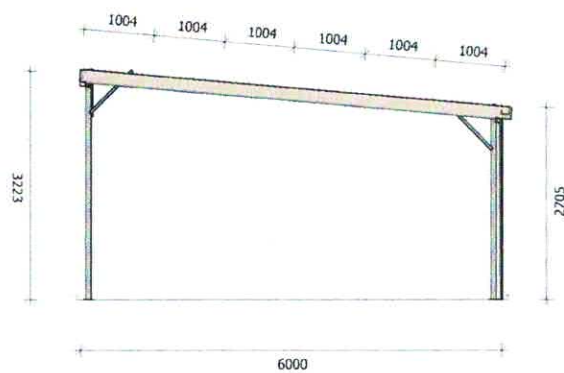
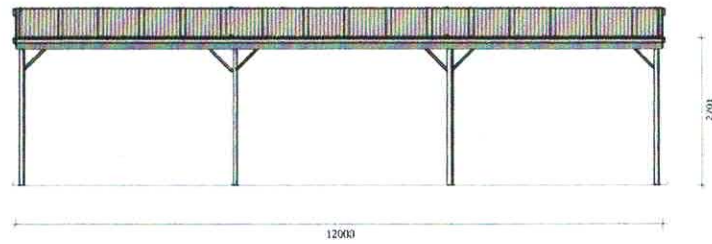
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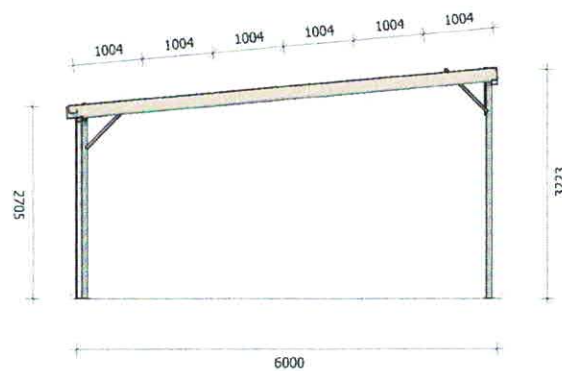
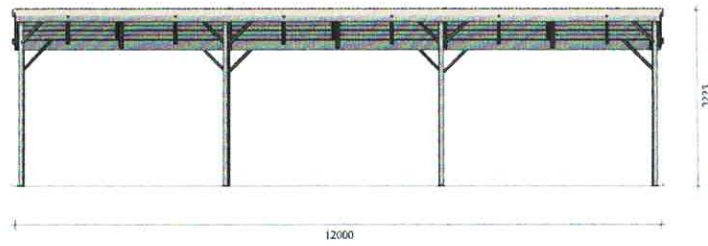
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- * All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Hobart representative.
- * Drawings are not for construction use. Construction drawings will be detailed prior to fabrication.
- * Items depicted on the plan and elevations are for illustration purposes and do not imply supply inclusion. Please refer to the quotation and contract specifications for supply inclusions.



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