



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062045

PROPOSAL: Dwelling

LOCATION: 3212 South Arm Road, South Arm

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 14/10/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 14/10/2026 00:00:00. 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 14/10/2026 00:00:00.

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: **Construction of a single dwelling**

Location: **3212 South Arm Road, South Arm TAS 7022**

Personal Information Removed



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: **Vacant Land**

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



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☒ Details of the location of the proposed use or development.
- ☒ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☒ Full description of the proposed use or development.
- ☒ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☒ Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- ☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 63848	FOLIO 2
EDITION 4	DATE OF ISSUE 17-May-2025

SEARCH DATE : 10-June-2026

SEARCH TIME : 08.19 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 63848 (formerly being SP3252)

Derivation : Part of 3900 acres Gtd. to G.H.B.Gellibrand.

Prior CT 2895/54

SCHEDULE 1

N251343 TRANSFER to ETHAN LEWIS CORNEY and EBONY KOLSEO
SEYMOUR Registered 17-May-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

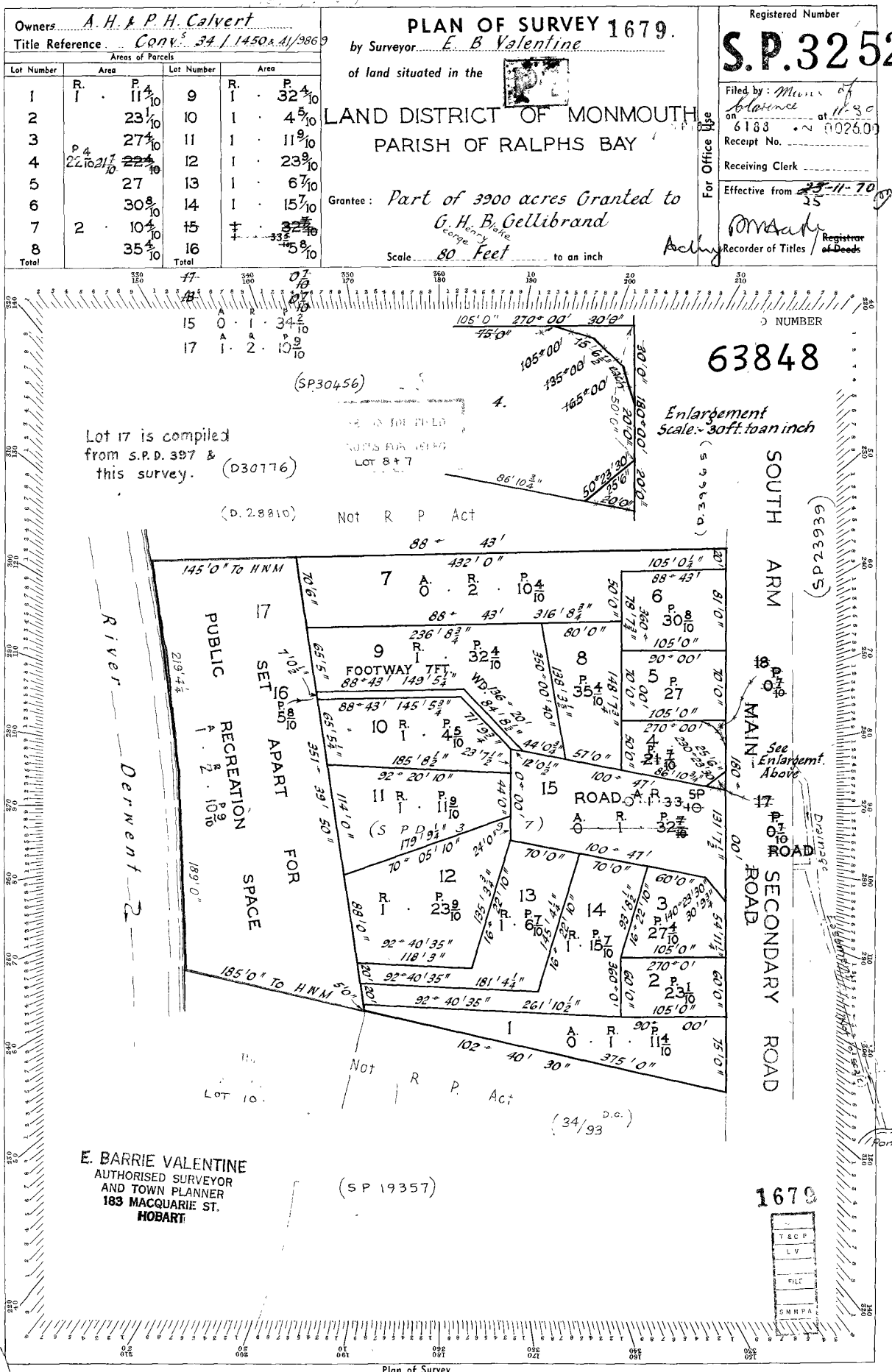
SP 63848 FENCING PROVISION in Schedule of Easements

E412406 MORTGAGE to Commonwealth Bank of Australia

Registered 17-May-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

S.P.3252

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

TOGETHER WITH the right of drainage for the Warden Councillors and Electors of the Municipality of Clarence over the drainage easement shown hereon

No easements, profits a preder or covenants are created to benefit or burden any lot shown on the plan.

In respect of each lot the Vendors Alma Henry Calvert and Paul Henry Calvert
Fencing Provision : ~~Each lot is subject to the provision that the Vendor~~
shall not be required to fence.

SIGNED by ALMA HENRY CALVERT
and PAUL HENRY CALVERT the
registered owners of the land
comprised in Conveyance No.
34/1450 in the presence of:

Mary Imbach
Solicitor
Hobart

Alma Calvert
Paul Calvert

SIGNED by ERIC IVAN CALVERT
the registered Mortgagee under
Mortgage No. 34/1779 in the
presence of:

Mary Imbach

E. I. Calvert

SIGNED for THE ENGLISH, SCOTTISH
AND AUSTRALIAN BANK LTD by its
~~SIGNED by~~ attorneys Keith Tasman
CRIPPS Assistant Manager
and Lawrence Henry McGEE Officer
in - Charge of
Security Department, Hobart
Office respectively of the
English Scottish and Australian
Bank Limited the Mortgagee
under Mortgage No. 34/7251 in the
presence of:

THE ENGLISH SCOTTISH & AUSTRALIAN BANK LIMITED
BY ITS ATTORNEYS

Keith Tasman
Assistant Manager
Hobart Office

Lawrence McGEE
Officer-in-Charge Securities
Department Hobart Office

(Who hereby declare they have received no notice of
revocation of Power of Attorney No. 19119
under which this instrument is signed)
WITNESS: *Mansbridge*

Sark Accountant Hobart.

CERTIFIED correct for the purposes of the Real Property Act, 1862, as amended.

SIMMONS WOLFHAGEN SIMMONS & WALCH.

Per: *Mary Imbach*

1679

This is the schedule of easements attached to the plan of 16 Lots

comprising part of the land in

Conveyance No. 34/1450

(Insert Title Reference)

Sealed by *the Municipality of Clarence* on *20th August* 1970.

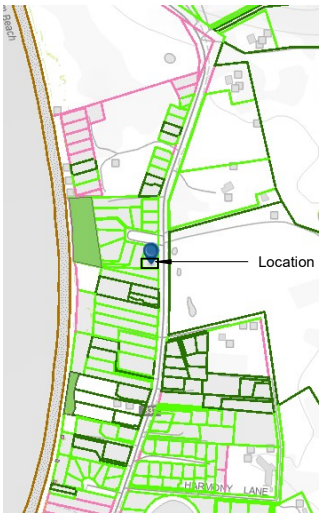
21928

[Signature]
Council Clerk/Town Clerk

Proposed Dwelling

E & E Corney
3212 South Arm RD
South Arm
Tasmania 7022

SHEET LIST		
A01	COVER PAGE	1
A02	SITE PLAN	1
A03	BUILDING LAYOUT	1
A04	BUILDING ELEVATIONS	1
A05	BUILDING ELEVATIONS	1
A06	SHADOW DIAGRAMS	1



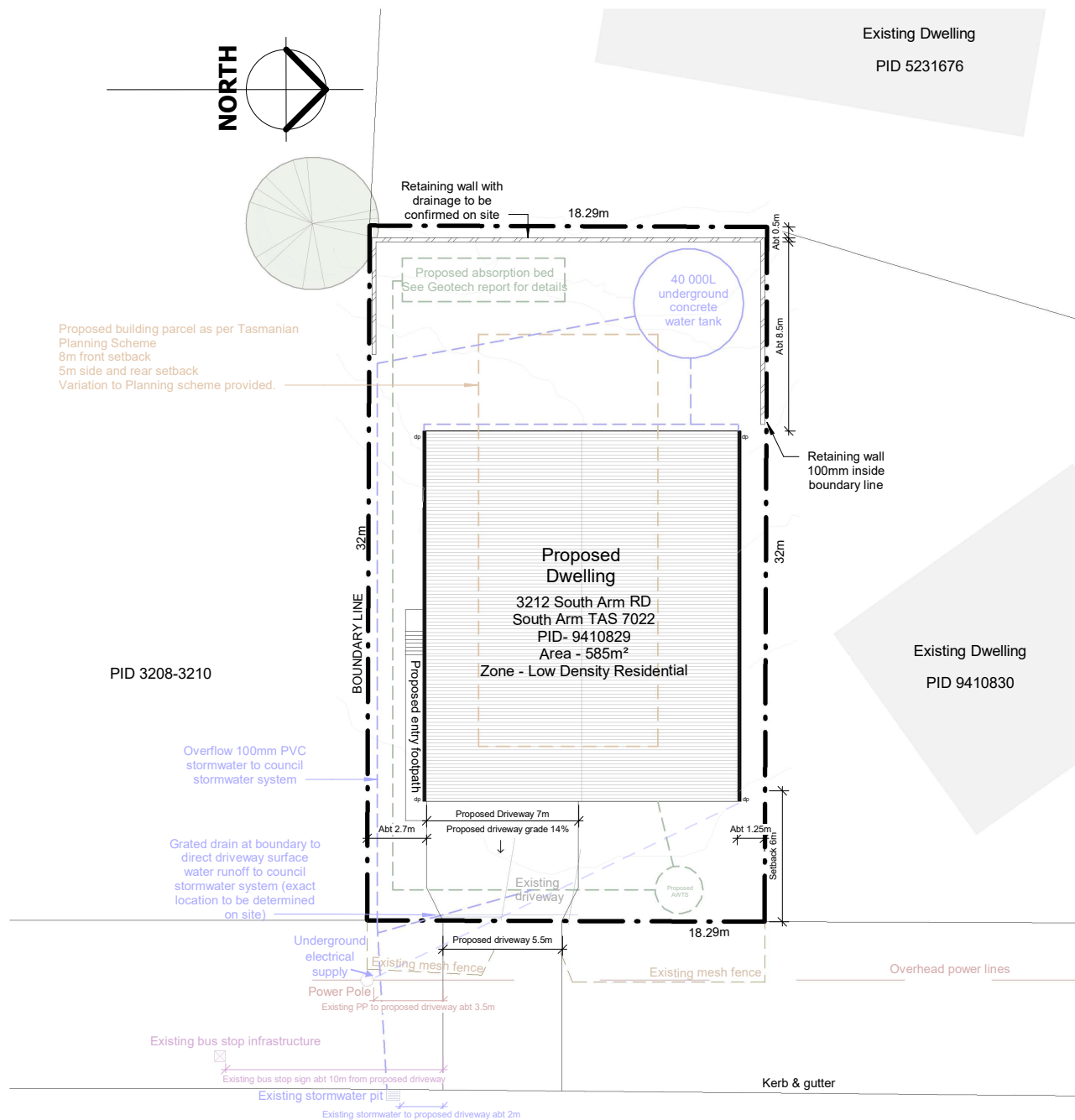
Aerial location
Source: LISTmap - Land Information System Tasmania



1	07/09/2026	DA Issue - Amended Driveway V3
Revision Number	Revision Date	Revision Description

Revision Schedule

CALARECIVILCONSULTING ENGINEERS 170 RANKIN STREET, BATHURST, N.S.W. 2795 Tel: (02) 63323343 Fax: (02) 6331821	This drawing and the information shown hereon is the property of Calare Civil Pty Limited and may not be used for any other purpose than that for which this drawing is supplied. Any other use, copying or reproduction of all or any part of this drawing is prohibited without the written consent of Calare Civil Pty Limited.		E & E Corney 3212 South Arm Rd South Arm TAS 7022		Project No. 2026.0008
	Drawn: L S	Designed: LS	COVER PAGE		DWG. No. Issue:
	CCQP No:	CCQP Checked:	PROPOSED DWELLING		A01 1
	CAD Ref: 2026.0008	Approved for Construction:			
	Scale:				
Date: 07.09.26					



EROSION & SEDIMENTATION CONTROL

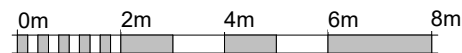
Install controls in accordance with Local Council's 'Erosion and Sediment Control Guidelines' for Building and work sites.

Note:

Construct washdown area in accordance with Council's requirements if required.
 Provide sedimentation fence if site conditions do not prevent sediment accessing stormwater system, kerb and gutter or watercourse.
 All sediment control measures are to be in place prior to commencing works and shall be maintained and stay in place until site is stabilised or revegetated.
 Builder shall submit plan to council prior to commencing works.

NOTES

- All measurements to be confirmed on site.
- All existing services are approximate locations only. To be confirmed prior to construction.
- All proposed services are indicative only and to be confirmed by builder/plumber/electrician.
- All levels & extend of any excavation to be confirmed on site by builder prior to commencing works.



VISUAL SCALE 1:100 @ A3

1	07/09/2026	DA Issue - Amended Driveway V3
Revision Number	Revision Date	Revision Description

Revision Schedule

CALARE CIVIL
 CONSULTING ENGINEERS

170 RANKIN STREET,
 BATHURST, N.S.W. 2795
 Tel: (02) 63323343
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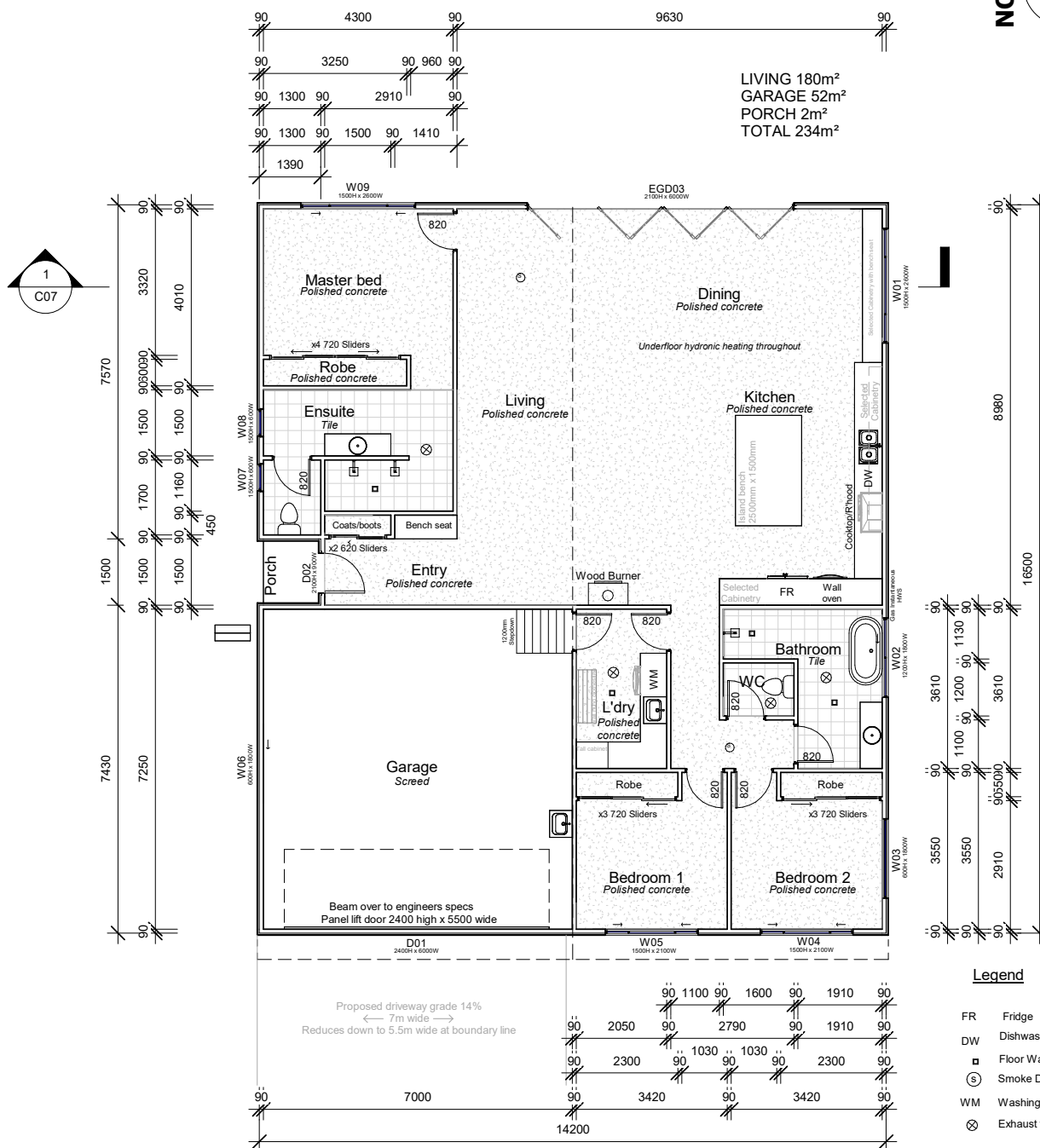
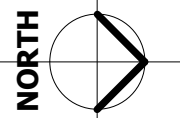
Drawn: LS
 CCQP No: CCQP Checked:
 CAD Ref: 2026.0008
 Scale: As indicated
 Date: 07.09.26

E & E Corney
 3212 South Arm Rd
 South Arm
 TAS 7022

SITE PLAN
 PROPOSED DWELLING

Project No.
 2026.0008
 DWG. No. Issue:
 A02 1

Site Plan
 1 : 200



Legend

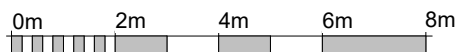
- FR Fridge
- DW Dishwasher
- Floor Waste
- (S) Smoke Detector to AS3740
- WM Washing Machine
- ⊗ Exhaust fan vented above roof

NOTES

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- All existing services are approximate locations only. To be confirmed prior to construction.
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- All levels & extend of any excavation to be confirmed on site by builder prior to commencing works.

Ground Floor Plan

1 : 100



VISUAL SCALE 1:100 @ A3

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CONSULTING ENGINEERS

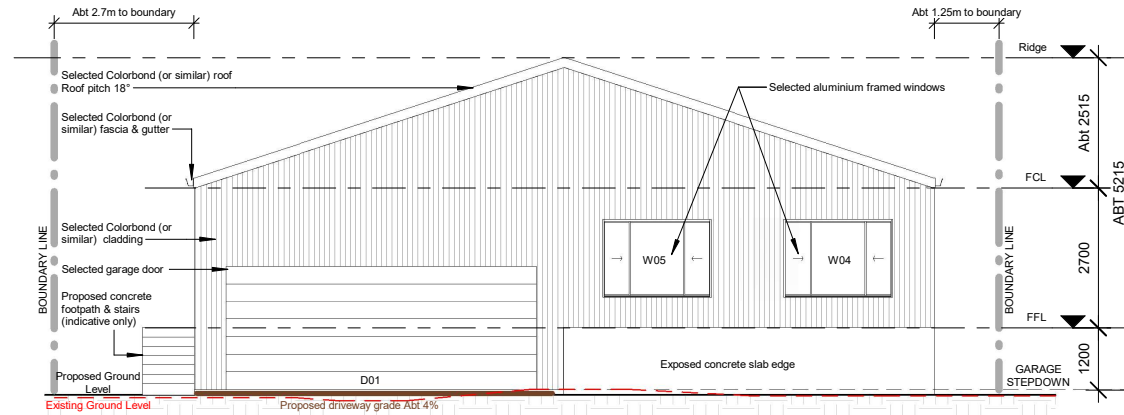
170 RANKIN STREET,
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CAD Ref: 2026.0008	Approved for Construction:
Scale: 1 : 100	
Date: 07.09.26	

E & E Corney
3212 South Arm Rd
South Arm
TAS 7022
BUILDING LAYOUT
PROPOSED DWELLING

Project No.	2026.0008
DWG. No.	A03
Issue:	1



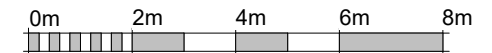
East Elevation

1 : 100



South Elevation

1 : 100



VISUAL SCALE 1:100 @ A3

1	07/09/2026	DA Issue - Amended Driveway V3
Revision Number	Revision Date	Revision Description
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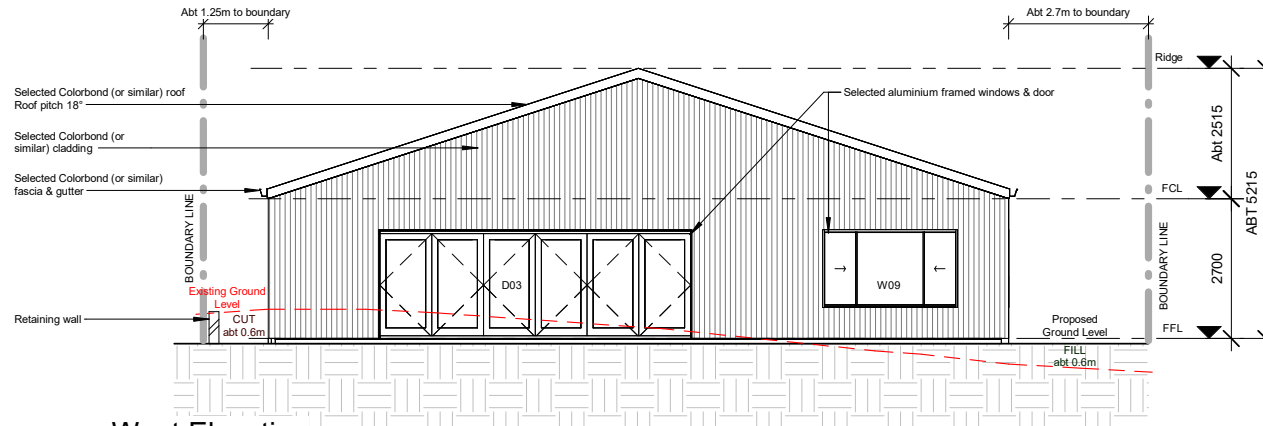
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CCQP No: 2026.0008
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Date: 7/09/2026 2:22:55 PM

Designed: LS
CCQP Checked:
Approved for Construction:
BUILDING ELEVATIONS
PROPOSED DWELLING

E & E Corney
3212 South Arm Rd
South Arm
TAS 7022

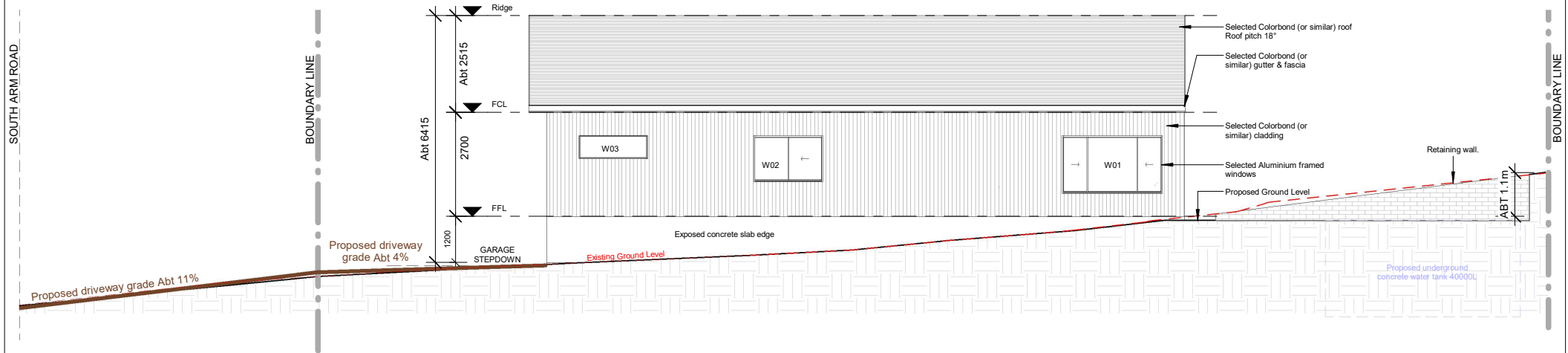
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BATHURST, N.S.W. 2795
Tel: (02) 63323343
Fax: (02) 6331821

Project No. 2026.0008
DWG. No. A04
Issue: 1
Project Status



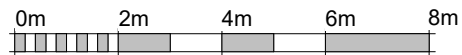
West Elevation

1 : 100



North Elevation

1 : 100



VISUAL SCALE 1:100 @ A3

1	07/09/2026	DA Issue - Amended Driveway V3
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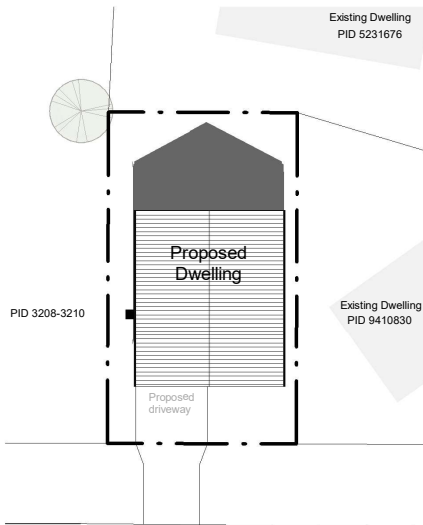
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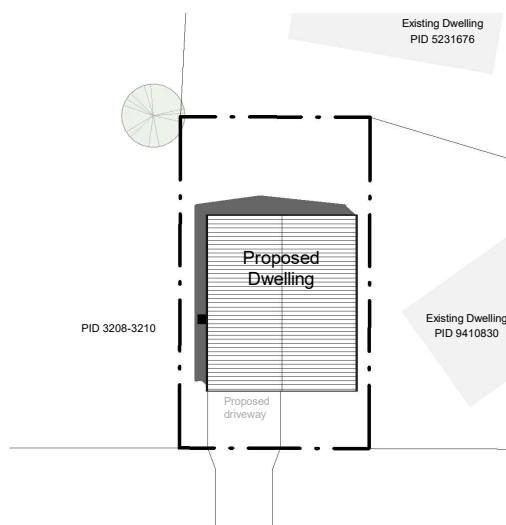
E & E Corney
3212 South Arm Rd
South Arm
TAS 7022
BUILDING ELEVATIONS
PROPOSED DWELLING

CALARE CIVIL
CONSULTING ENGINEERS
170 RANKIN STREET,
BATHURST, N.S.W. 2795
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Fax: (02) 6331821

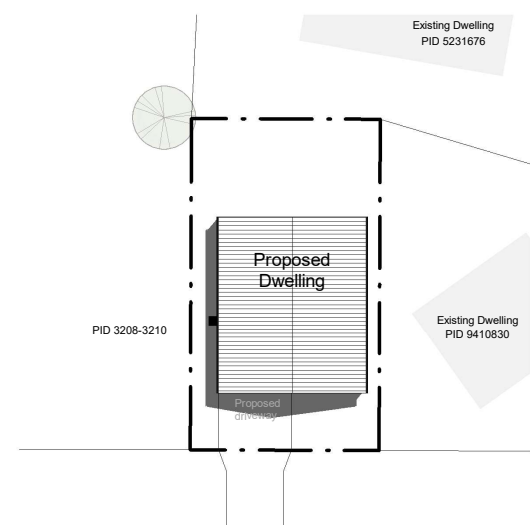
Project No.	2026.0008
DWG. No.	A05
Issue:	1
Project Status	



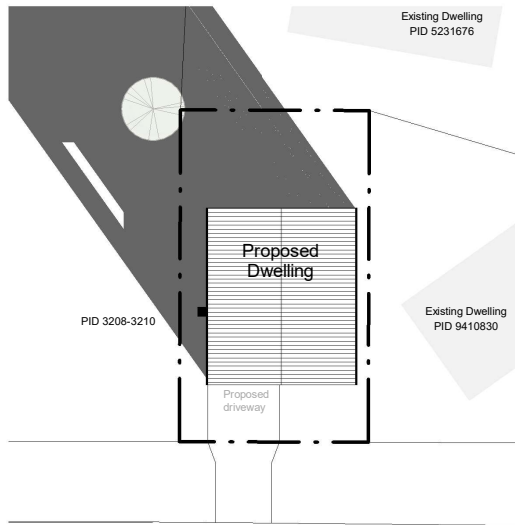
SOUTH ARM RD
Shadow diagram - 22.1.26 9am
1 : 500



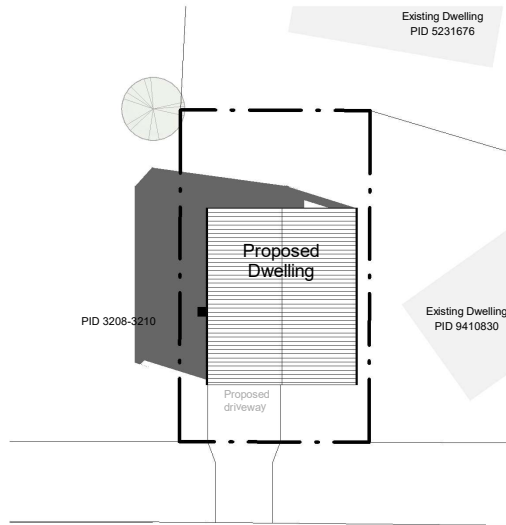
SOUTH ARM RD
Shadow diagram - 22.1.26 12pm
1 : 500



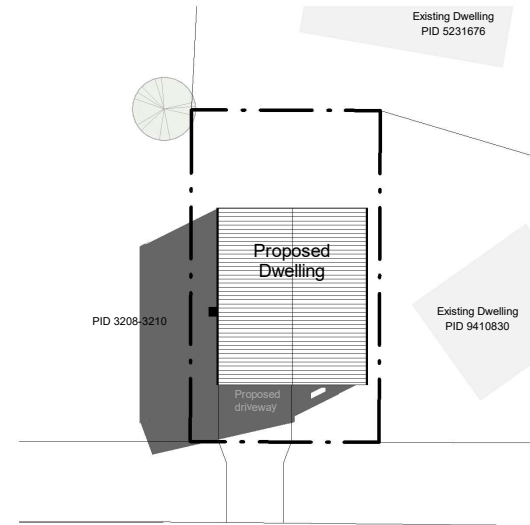
SOUTH ARM RD
Shadow diagram - 22.1.26 3pm
1 : 500



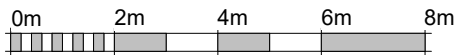
SOUTH ARM RD
Shadow diagram - 22.6.26 9am
1 : 500



SOUTH ARM RD
Shadow diagram - 22.6.26 12pm
1 : 500



SOUTH ARM RD
Shadow diagram - 22.6.26 3pm
1 : 500



VISUAL SCALE 1:100 @ A3

1	07/09/2026	DA Issue - Amended Driveway V3
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CCQP No:	CCQP Checked:
CAD Ref: 2026.0008	Approved for Construction:
Scale: 1 : 500	
Date: 7/09/2026 2:23:00 PM	

E & E Corney 3212 South Arm Rd South Arm TAS 7022
SHADOW DIAGRAMS
PROPOSED DWELLING

CALARE CIVIL
CONSULTING ENGINEERS
170 RANKIN STREET,
BATHURST, N.S.W. 2795
Tel: (02) 63323343
Fax: (02) 6331821

Project No.	2026.0008
DWG. No.	A06
Issue:	1
Project Status	