



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056201

PROPOSAL: Garage & Additions & Alterations (Single Dwelling)

LOCATION: 3214 South Arm Road, South Arm

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 26 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26 November 2025. 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 26 November 2025.

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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **NEW GARAGE & VERANDAH ROOF**

Location: **3214 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:

Rebecca Anning

Current use of site: **RESIDENTIAL DWELLING**

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

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision 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 3
EDITION 3	DATE OF ISSUE 13-Mar-2025

SEARCH DATE : 08-Aug-2025

SEARCH TIME : 02.29 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 63848 (formerly being SP3252)

Derivation : Part of 3900 Acres Gtd to G H B Gellibrand

Prior CT 2895/55

SCHEDULE 1

N228166 TRANSFER to HOPELANDS PTY LTD Registered
13-Mar-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 63848 FENCING PROVISION in Schedule of Easements

N234832 MORTGAGE to Blyth Nominees Pty Ltd, Jenallen Pty Ltd
and Cluster Nominees Pty Ltd Registered 13-Mar-2025
at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

N274030 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE Blyth Nominees Pty Ltd, Jenallen Pty Ltd
and Cluster Nominees Pty Ltd to HOPELANDS PTY LTD
TRANSFER HOPELANDS PTY LTD to AARON BIENEFELT and
JESSICA JANE BIENEFELT
MORTGAGE AARON BIENEFELT and JESSICA JANE BIENEFELT
to ING Bank (Australia) Limited Lodged by PAGE
SEAGER on 03-Jul-2025 BP: N274030

E427357 MORTGAGE to ING Bank (Australia) Limited Lodged by
WALLACE WILK & WEB on 25-Jul-2025 BP: N274191

N274012 TRANSFER to AARON BIENEFELT and JESSICA JANE
BIENEFELT Lodged by WALLACE WILK & WEB on
25-Jul-2025 BP: N274191

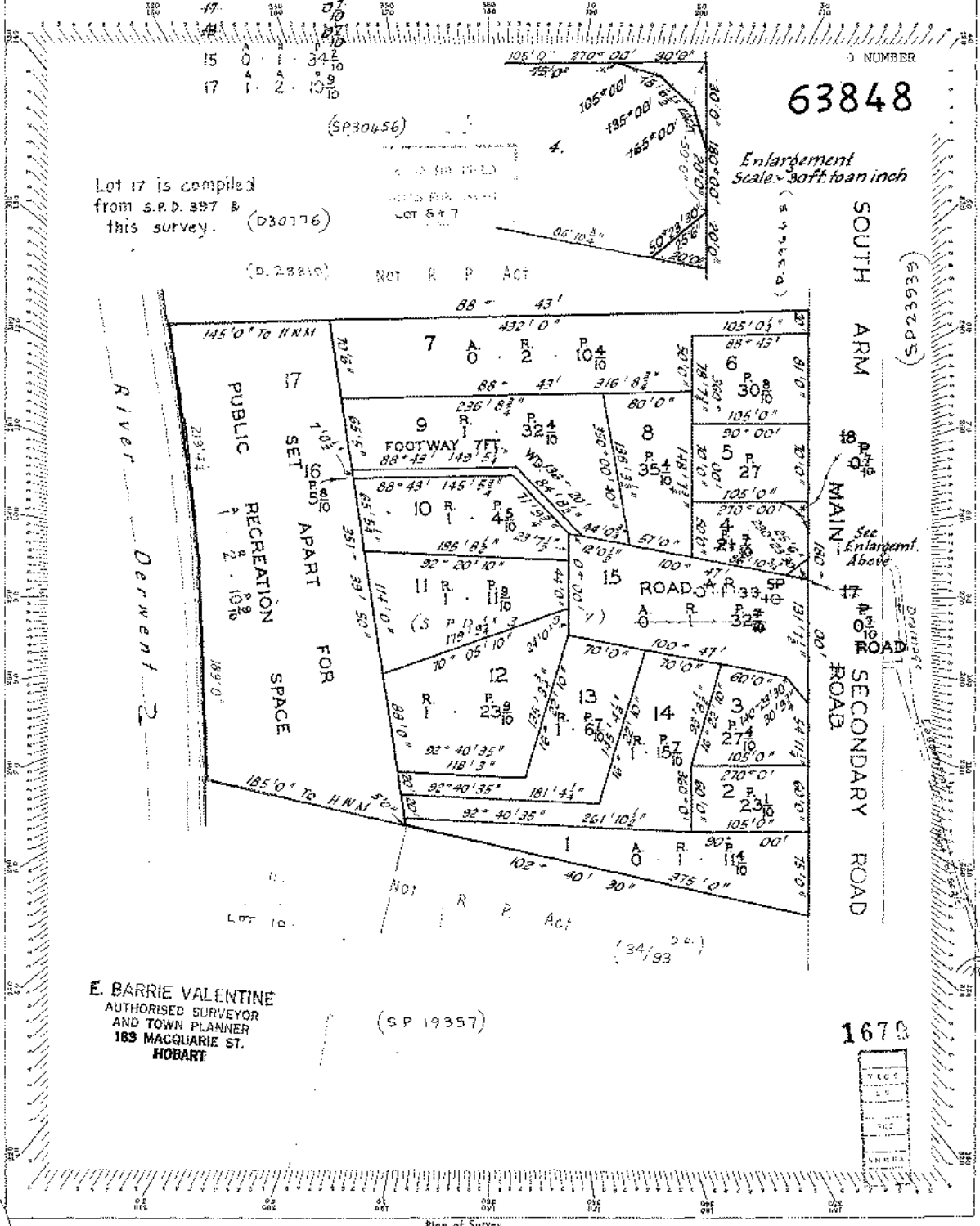
N274191 DISCHARGE OF MORTGAGE N234832 Lodged by WALLACE WILK
& WEB on 25-Jul-2025 BP: N274191

Owners: <i>A. H. A. P. H. Calvert</i>		PLAN OF SURVEY 1679		Registered Number
Title Reference: <i>Conv. 34 / 1450 s. 4 / 306 9</i>		by Surveyor: <i>E. B. Valentine</i>		S.P.3252
Area of Parcels		of land situated in the		
Lot Number	Area	Lot Number	Area	Filed by: <i>M. J. Valentine</i>
1	11 3/10	9	32 4/10	on 6183 at 11/30
2	23 1/10	10	4 5/10	Receipt No. 002600
3	27 1/10	11	11 9/10	Receiving Clerk
4	22 1/10	12	23 9/10	Effective from 23-11-70
5	27	13	6 3/10	<i>P. M. B. B. B.</i>
6	30 8/10	14	15 1/10	Recorder of Titles
7	10 1/10	15	32 5/10	Register of Deeds
8	35 4/10	16	5 9/10	
Total	47	Total	107 1/10	

LAND DISTRICT OF MONMOUTH
PARISH OF RALPHS BAY

Granted: *Part of 3900 acres Granted to G. H. B. Gellibrand*

Scale: *80 Feet* to an inch



NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

(SP 19357)

1679



SCHEDULE OF EASEMENTS

PLAN NO.

S.P.3252

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

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.

Fencing Provision: In respect of each lot the Vendor Alma Henry Calvert and Paul Henry Calvert. 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:

Handwritten signatures of Alma and Paul Henry Calvert

Handwritten signature of Mary Imbach, Solicitor Hobart

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

Handwritten signature of E. I. Calvert

Handwritten signature of Mary Imbach

SIGNED for THE ENGLISH, SCOTTISH AND AUSTRALIAN BANK LTD by its solicitors 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

Assistant Manager Hobart Office and 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: Handwritten signature of Bank Accountant Hobart

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

SIMMONS WOLFFHAGEN SIMMONS & WALCH.

Per: Handwritten signature of Mary Imbach

3679

This is the schedule of easements attached to the plan of ¹⁸ 16 Lots

comprising part of the land in

Conveyance No. 34/1450

(Insert Title Reference)

Sealed by *the Municipality of Clarence* on *26th August 1970.*

21928

[Signature]
Council Clerk, *Tasman Council*



MATT KENNEDY DRAFTING & DESIGN
0472 655 173
ADMIN@MATT-KENNEDY.COM.AU
5 MCINTYRE STREET, MORNINGTON

Agent Authorisation Request

To Whom it May Concern,

We are writing to confirm that as the owner of **3214A South Arm Road, South Arm**

We authorise Matt Kennedy Drafting & Design to be the agent and act on my behalf for the submission of documentation for the proposed construction at the above address.

Should you need further information, please do not hesitate to contact me.



DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE PLAN 1:200
A.03	GROUND FLOOR PLAN - PROPOSED
A.04	ROOF PLAN - PROPOSED
A.05	ELEVATIONS - PPROPOSED
A.06	ELEVATIONS - PROPOSED
A.07	SHED PLANS
A.08	3D VISUALISATION 01



3214 SOUTH ARM
ROAD, SOUTH ARM

NEW ROOF + GARAGE
JOB NO: 2530

SITE INFORMATION

Title Reference: 63848/3
Property ID: 9456531
Council: Clarence City Council
Planning Zone: Low Density Residential
Covenants: N/A

General Overlays: N/A

Code Overlays: N/A

Soil Classification: 'A'
Refer to Rock Solid Geotechnical Assessment

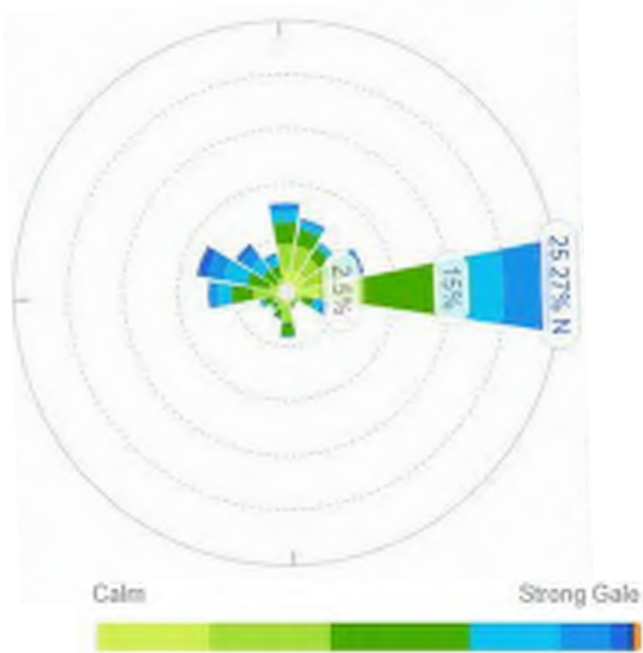
Wind Classification: N2
Terrian Category Classification: TC2.5
Topography: T1
Sheilding: PS

NCC Building Class: 1a & 10a

Land area: 693.85m²

Verandah roof - Proposed: 63.00m²
Shed - Proposed: 40.27m²

WIND ROSE



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392



CLIENT:
BIENEFELT
ADDRESS:
3214 South Arm Road

JOB NO:
2530

PROPOSAL
NEW ROOF & SHED
PROJECT STAGE
DA

DATE
8/10/2025
SCALE
NTS

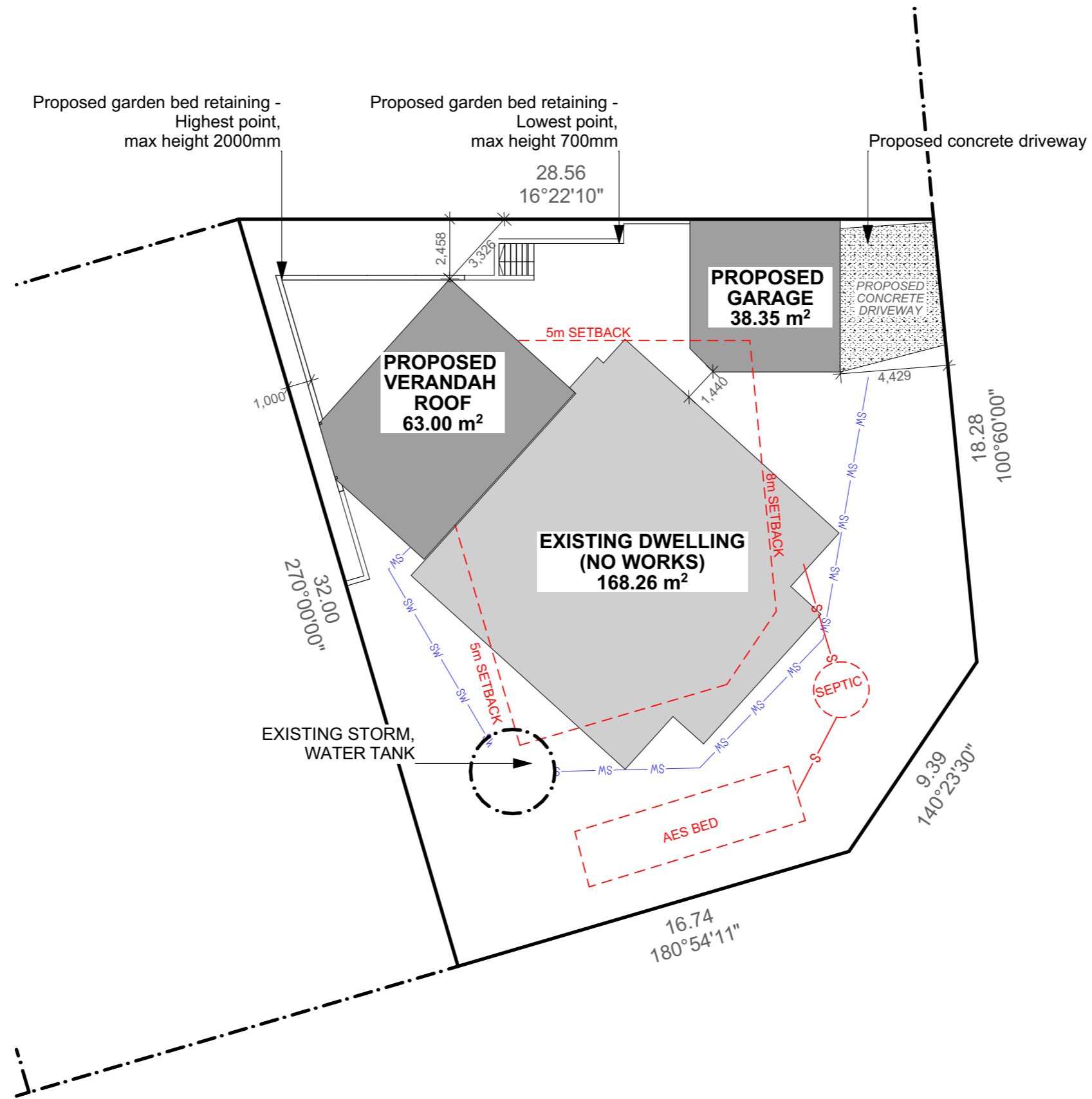


REV	AMENDMENT	DATES

A.01
LOCATION PLAN

LEGEND

- EXISTING
- PROPOSED
- CONTOUR
- SET BACK



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MK | **MATT KENNEDY**
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Licence: 189009392

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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BIENEFELT
ADDRESS:
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JOB NO:
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DATE
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SCALE
1:200@A3



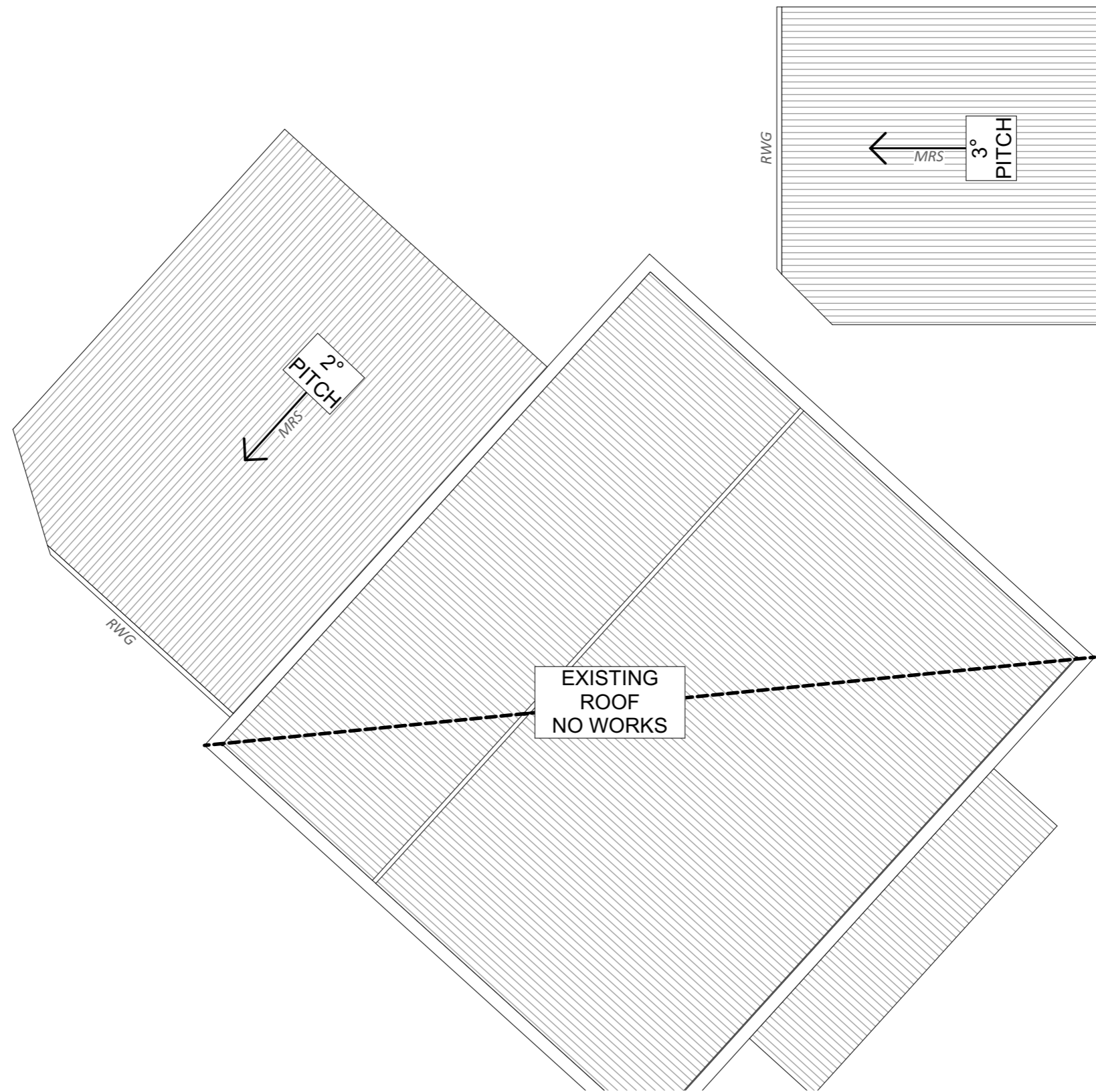
REV	AMENDMENT	DATES

A.02
SITE PLAN 1:200

LEGEND

MRS - METAL ROOF SHEETING - TO OWNERS SELECTION.

RWG - RAINWATER GUTTER



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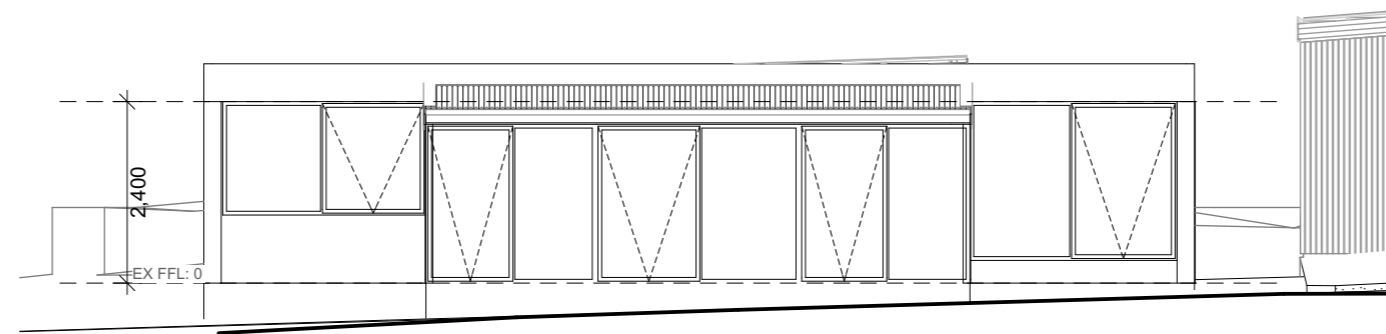
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1:100@A3

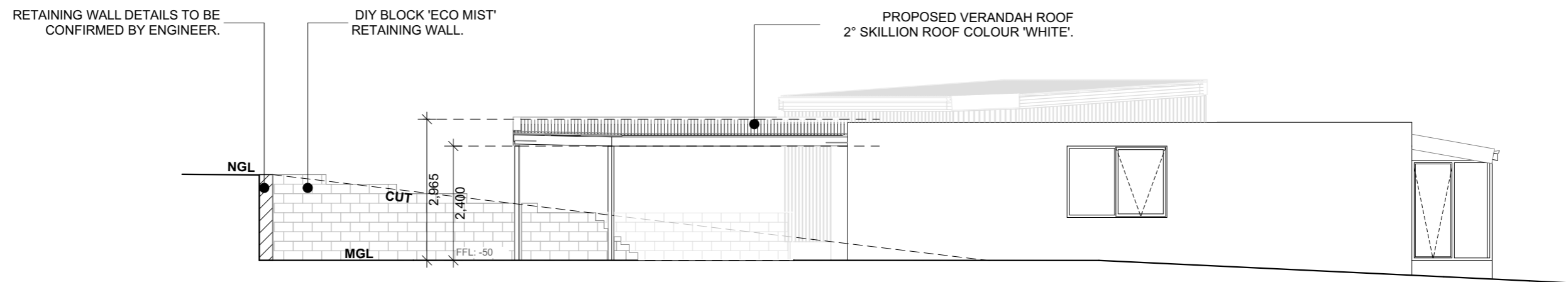


REV	AMENDMENT	DATES

A.04
ROOF PLAN -
PROPOSED



1
- **Northeast Elevation**
NO WORKS



2
- **Southeast Elevation**

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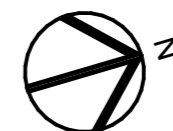


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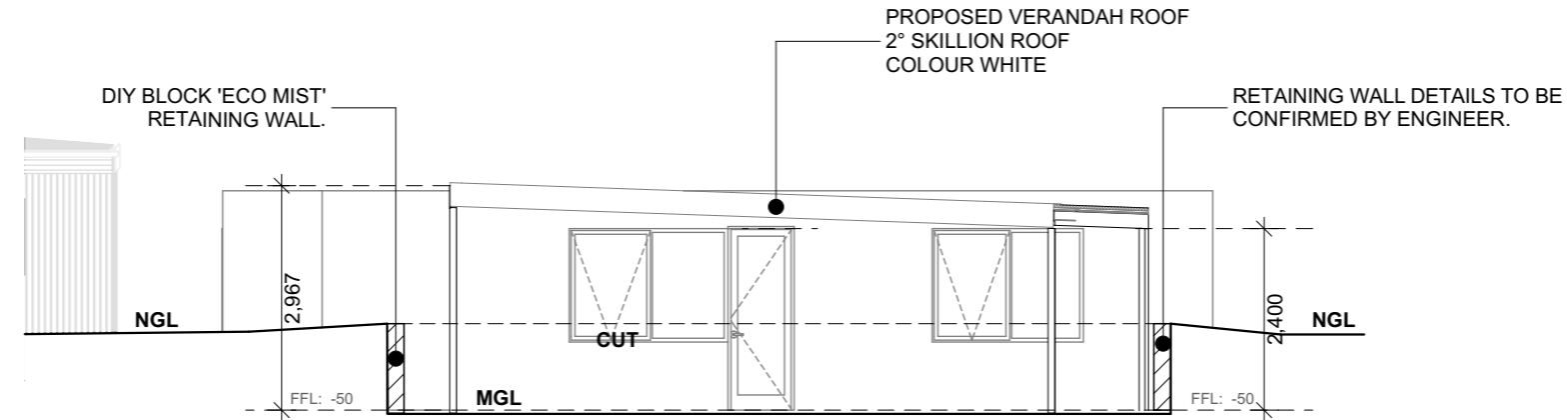
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1:100@A3

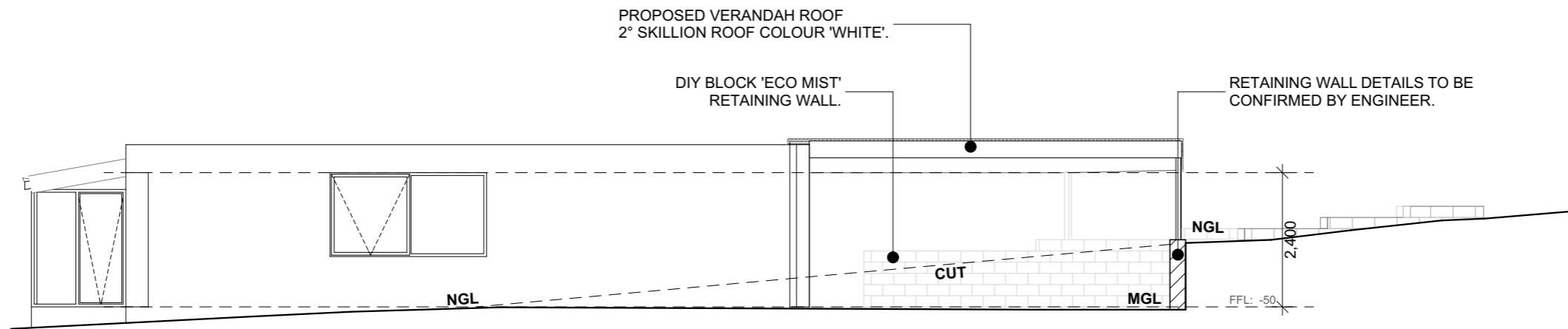


REV	AMENDMENT	DATES

A.05
ELEVATIONS -
PPROPOSED



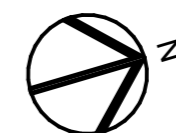
3 Southwest Elevation



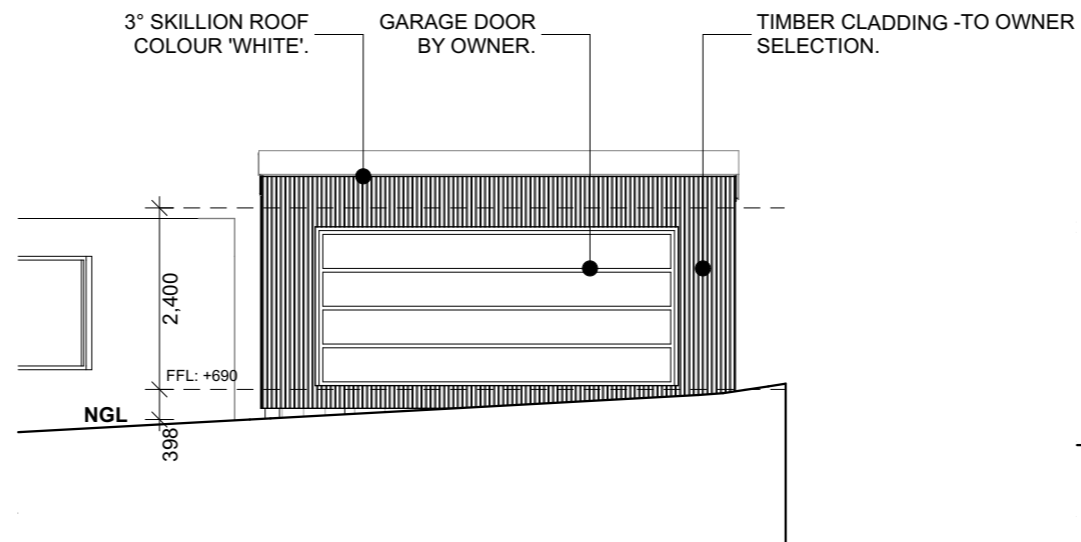
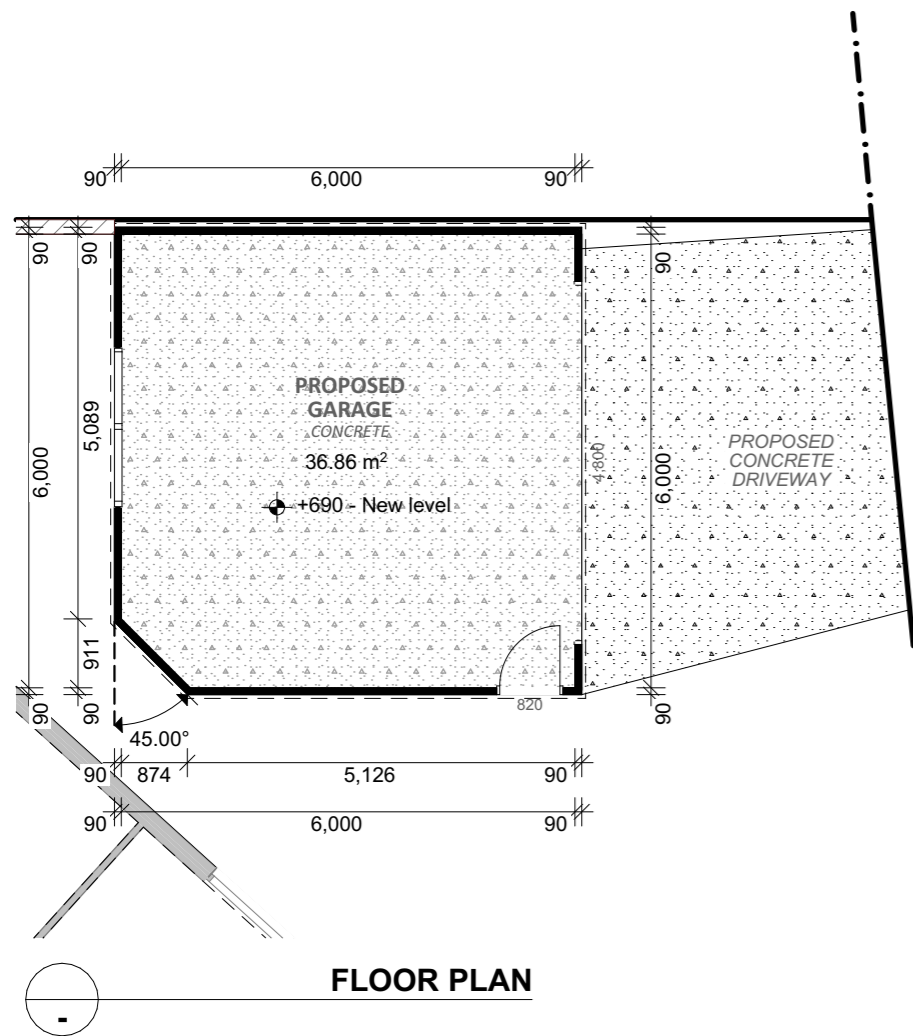
4 Northwest Elevation



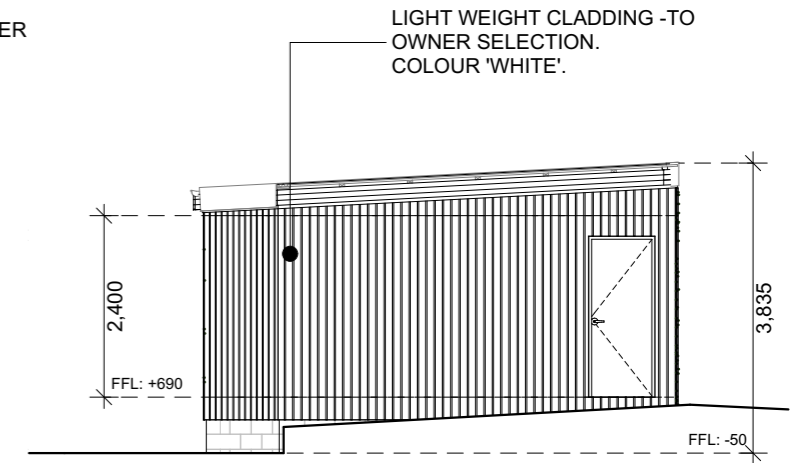
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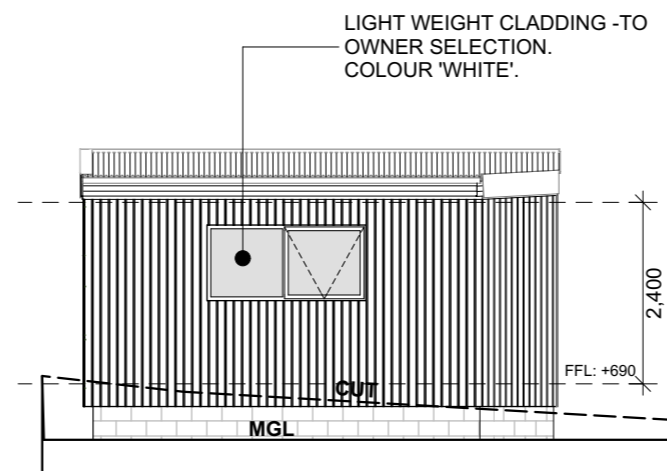
REV	AMENDMENT	DATES



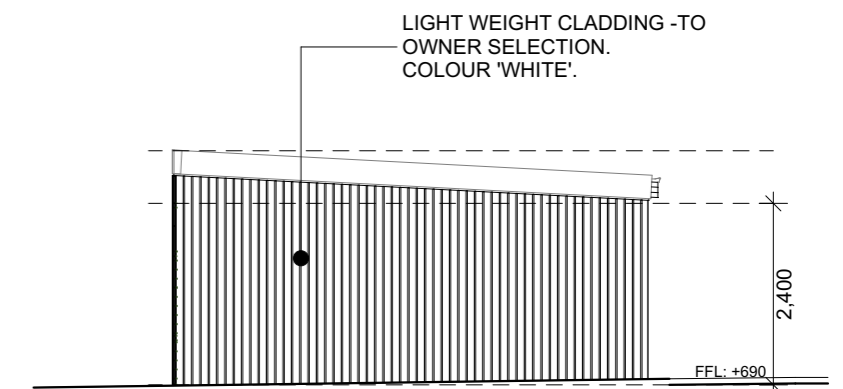
1
-
North Elevation



2
-
East Elevation



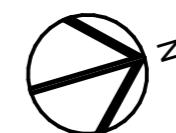
3
-
South Elevation



4
-
West Elevation



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SCALE

REV	AMENDMENT	DATES

A.08

3D VISUALISATION 01





























Response to Request for Further Information – Planning Application for Proposal at 3214 South Arm Road, South Arm

Dear Ryan,

Thank you for your correspondence requesting further information regarding our development application for a proposed residential garage at **3214 South Arm Road, South Arm**. Please find our detailed responses below addressing each of the requested items.

10.4.3 Setback

The proposed garage has a setback of 3.8 metres at the highest point of the site, with the opposite corner positioned at 4.4 metres, as indicated on the submitted plans.

It is noted that the existing dwelling on the property also does not comply with the current setback requirements from Saltair Court. Although our address is recorded as South Arm Road, our property is accessed exclusively via Saltair Court, as the original driveway from South Arm Road was situated on the adjacent block, which is now a separate, standalone property.

The proposed garage will replace the existing informal parking bay constructed by the previous owner, as shown in the attached photographs.

There are numerous examples of setback variations in the surrounding area, including the adjacent property you referenced, which features a dwelling and carport within the setback area. Along the nearby beach access path, several residents have constructed sheds, installed tanks, and built various structures that appear inconsistent with the character of the public access space.

Across the broader South Arm and Opossum Bay area, it is common to find dwellings—both older homes and newer builds—that exceed the prescribed setbacks, often positioned in close proximity to neighbouring properties.

We believe that positioning the garage access on Saltair Court is the most suitable and appropriate outcome. Locating it on South Arm Road would have several disadvantages, including increased traffic safety risks and a negative visual impact on the main streetscape. South Arm Road is the primary route to Opossum Bay, with a posted speed limit of 60 km/h; creating a driveway crossover in this location would be unsafe, particularly for a young family. Saltair Court, in contrast, is a quiet local street with minimal traffic and a safe, existing pedestrian path to our front entrance.

In relation to Performance Criteria P1 (a–e), the proposed garage is designed to enhance the streetscape through high-quality design and materials. It will complement the existing dwelling and contribute positively to the overall character of Saltair Court. The development will also form part of a broader property improvement plan, including new landscaping, garden beds, and façade upgrades, ensuring the garage integrates cohesively with the existing dwelling and the surrounding streetscape.

The proposal replaces several non-compliant and unsafe structures that have already been removed from the site, including leaking and structurally unsound sheds. The new garage will provide safe, compliant, and functional storage for our family, while improving the visual and structural quality of the property.

After careful consideration of the site conditions and surrounding context, we believe the proposed location and design represent the most appropriate and least intrusive solution for the property.

We have also discussed the proposal in detail with our immediate neighbours, who have expressed full support. Feedback from other residents of both Saltair Court and South Arm Road has likewise been positive, with neighbours welcoming our intention to improve and maintain the property.

Shadow Diagrams

We respectfully submit that shadow diagrams are not applicable in this instance. As demonstrated in the attached images, the Finished Floor Level (FFL) sits well below the neighbouring property's ground level.

The existing boundary fence and retaining wall both measure 1.8 metres at their highest points. For scale, Aaron (pictured) is 6'4" tall.

To cast any shadow over the adjoining property, a structure of approximately 4 metres in height would be required. The proposed roof structure is approximately 2.8 metres in height at highest point, meaning any overshadowing will be cast onto the existing fence.

Site Coverage

As previously stated, we have removed several non-compliant roof structures and sheds from the property. The proposed garage will be fully compliant with current building standards and represents a significant improvement to both the functionality and visual amenity of the site.

It is noted that many properties within the South Arm area—including both older dwellings and recent developments—appear to exceed the 30% site coverage guideline. In this context, we believe the proposed site coverage is reasonable, proportionate, and consistent with the established residential character of the area.

In summary, this proposal represents a minor and carefully considered residential development designed to enhance both the property and the local streetscape. The garage will improve

functionality, provide compliant storage, and contribute positively to the visual character of Saltair Court.

In addition to the proposed works, we intend to carry out further landscaping and façade improvements to ensure the property presents attractively from both Saltair Court and South Arm Road.

We respectfully submit that the proposal meets the intent of the relevant performance criteria and will result in a high-quality, well-integrated development that aligns with the surrounding neighbourhood character.

We appreciate the Council's time and consideration of this application and look forward to your response.

