

# Exhibited

This planning application is open for  
public comment until  
12 May 2026

Reference no	<b>PLN-26-0058</b>
Site	<b>17 TASMAN STREET ROSS</b>
Proposed Development	<b>Single Dwelling</b>
Zone	<b>8.0 General Residential</b>
Use class	<b>Residential</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)



# Exhibited

## PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

### The Proposal

**Description of proposal:**

New residential dwelling

**Driveway construction material:** Compacted gravel

### The Land

**Site address:** 17 Tasman Street, Ross, TAS, 7209

**Title reference:** C/T: 120155/5

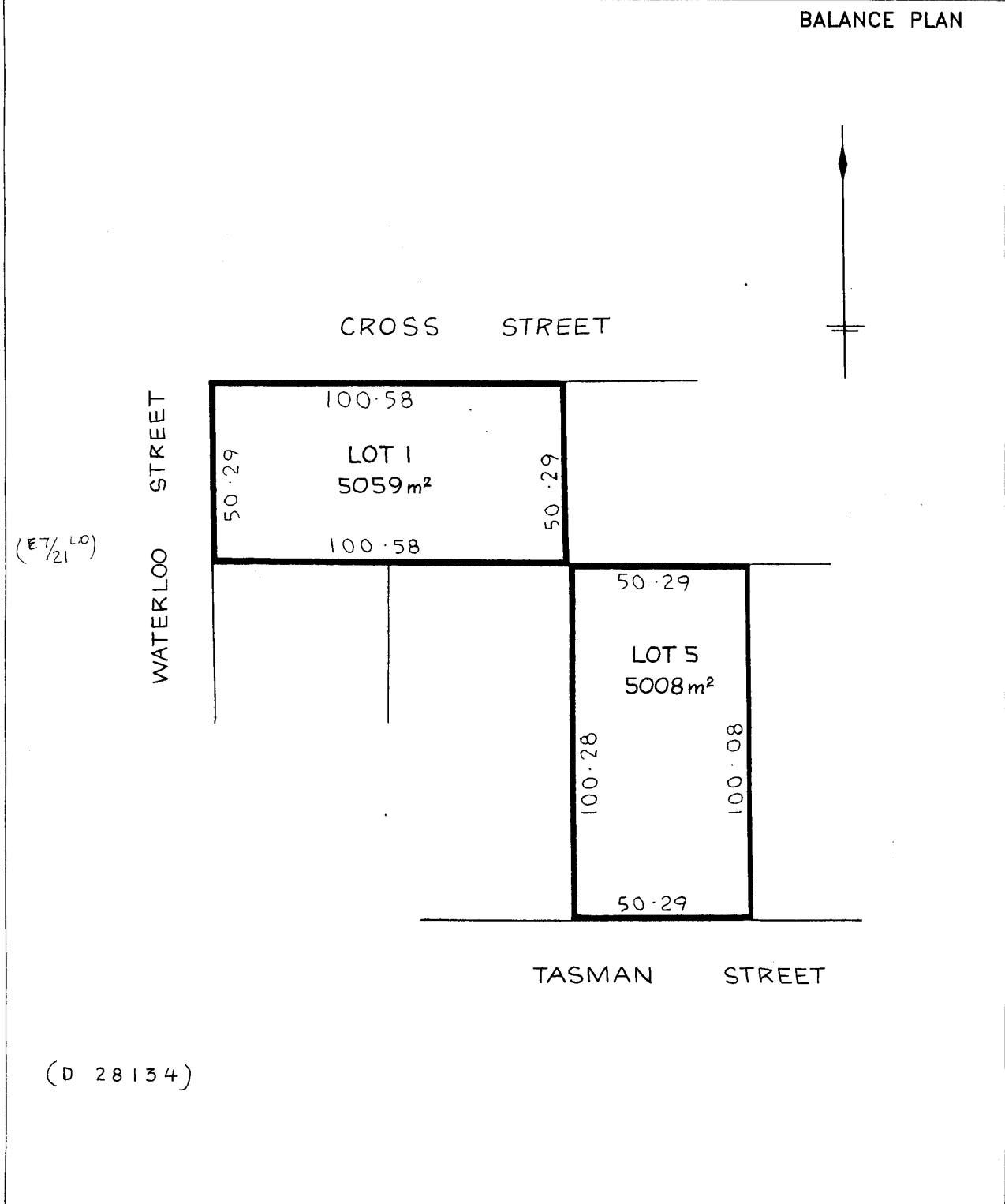
**Existing buildings on site:** Existing storage shed

**Existing use of site:** General residential

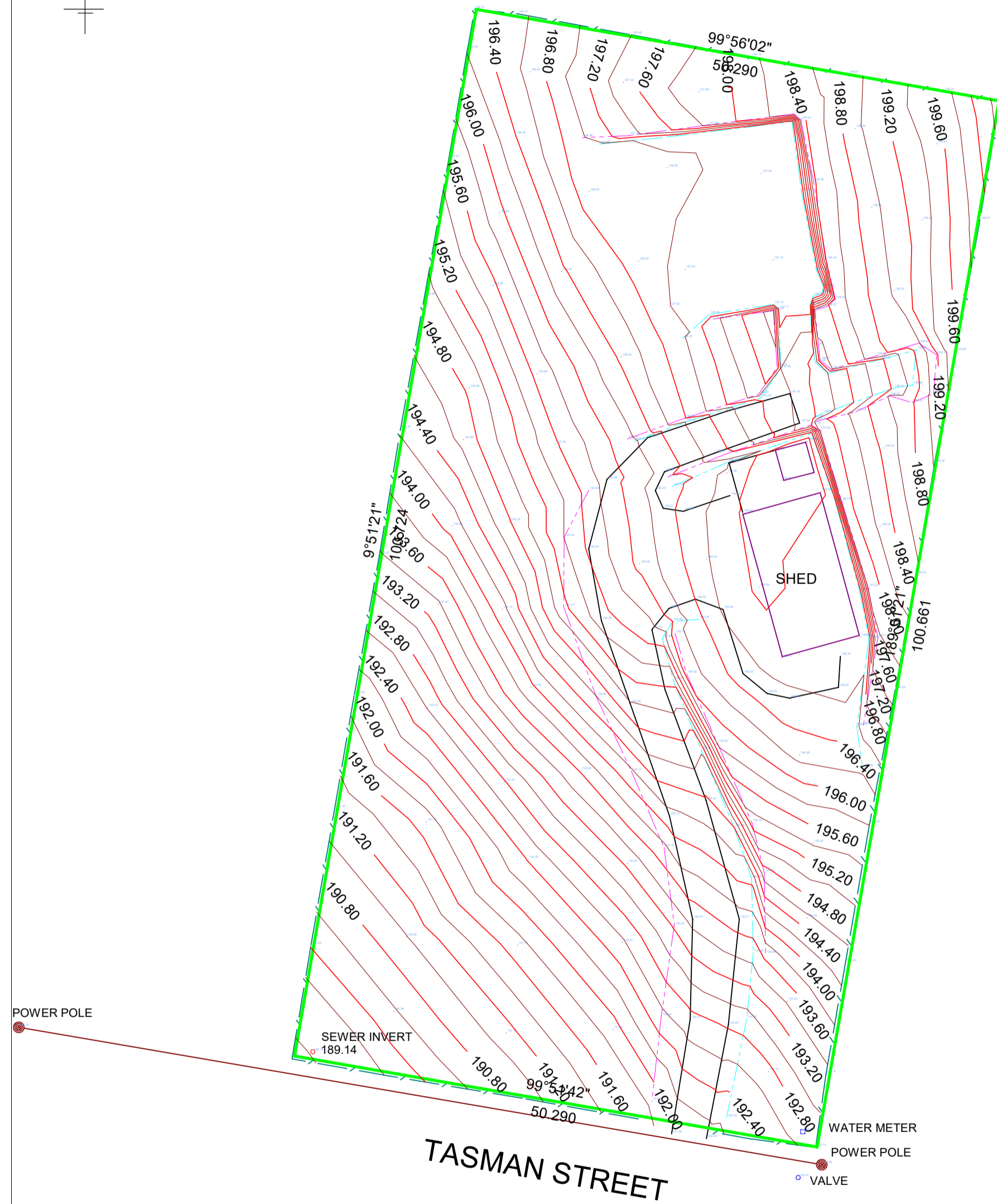
**Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands***

OWNER  FOLIO REFERENCE C.T. 2900 - 96  GRANTEE	<b>PLAN OF TITLE</b>		REGISTERED NUMBER <b>P120155</b>
	LOCATION TOWN OF ROSS (SEC. C.1.)	FIRST SURVEY PLAN No. PLANR - 33	APPROVED 29 AUG 1995 <i>Michael Smith</i> Recorder of Titles
COMPILED BY L T O		SCALE 1: 1000	LENGTHS IN METRES

MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No 6000550	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---------------------------------	---------------------	---------------	---



# Exhibited



L.C. Mackenzie & Associates Pty. Ltd.  
CONSULTING SURVEYORS

0400749451  
0408533157

P.O.Box 225 Wynyard TAS 7325  
mack1111@bigpond.net.au

## Detail Survey

17 TASMAN ST  
ROSS TAS 7209  
120155/5

0.20m contours

Drawn: LCM

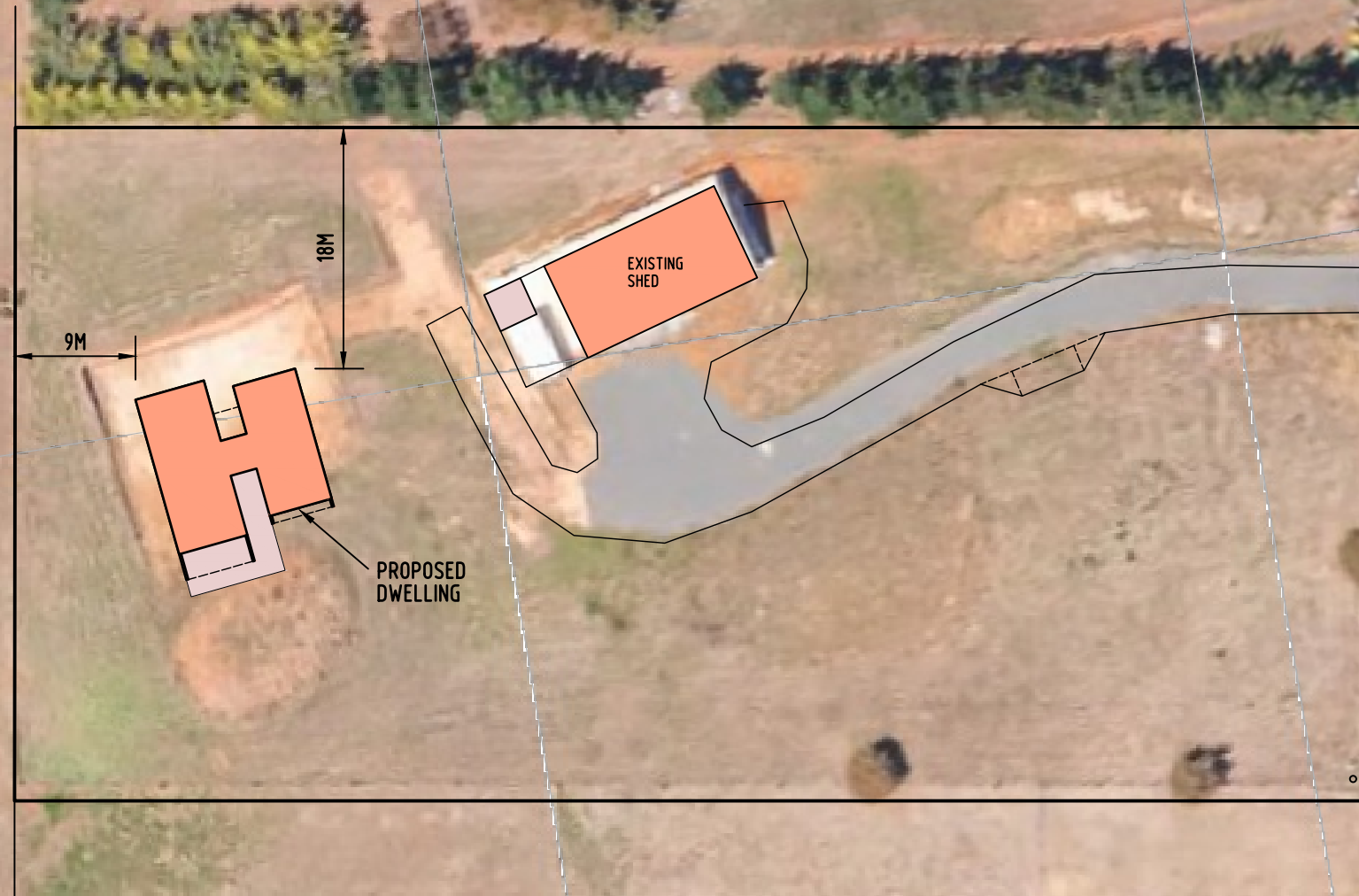
Scale: 1:400 (A3)

Date: 17/3/2026

Drawing No.  
5372-10-3-26  
Drawing001

L.C. Mackenzie

**Received**  
22.4.2026  
**Exhibited**



**site plan**  
SCALE - 1:500

**PLATINUM PRO**  
*Construction*  
135a Sheffield Road, Spreyton 7310  
ph: 03 6427 2676  
ABN: 78 440 511 272  
info@platinumproconstruction.com.au

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	19.2.26
B	PRELIM DESIGN 2	27.2.26
C	PRELIM DA ISSUE	4.3.26
D	DA ISSUE	24.3.26
E	CLIENTS' REVISIONS	10.4.26
F	COUNCIL DA AIR	22.4.26

PROJECT  
**NEW DWELLING**  
**17 TASMAN STREET,**  
**ROSS 7209**

DRAWING  
**SITE PLAN 1:500**

CLIENT  
**S. & E. McDOWELL**

© COPYRIGHT 2026  
This document or any document forming part of this document remains the property of TIM WILSON and may not be retained, copied, altered in whole or in part, or used without the written permission of TIM WILSON.

DESIGN	DRAWN	DATE
TW	TW	19.2.26
SCALE	SHEET No.	REF No.
AS SHOWN	01 (OF 5)	0799DA-F

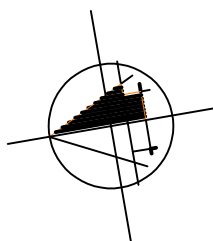
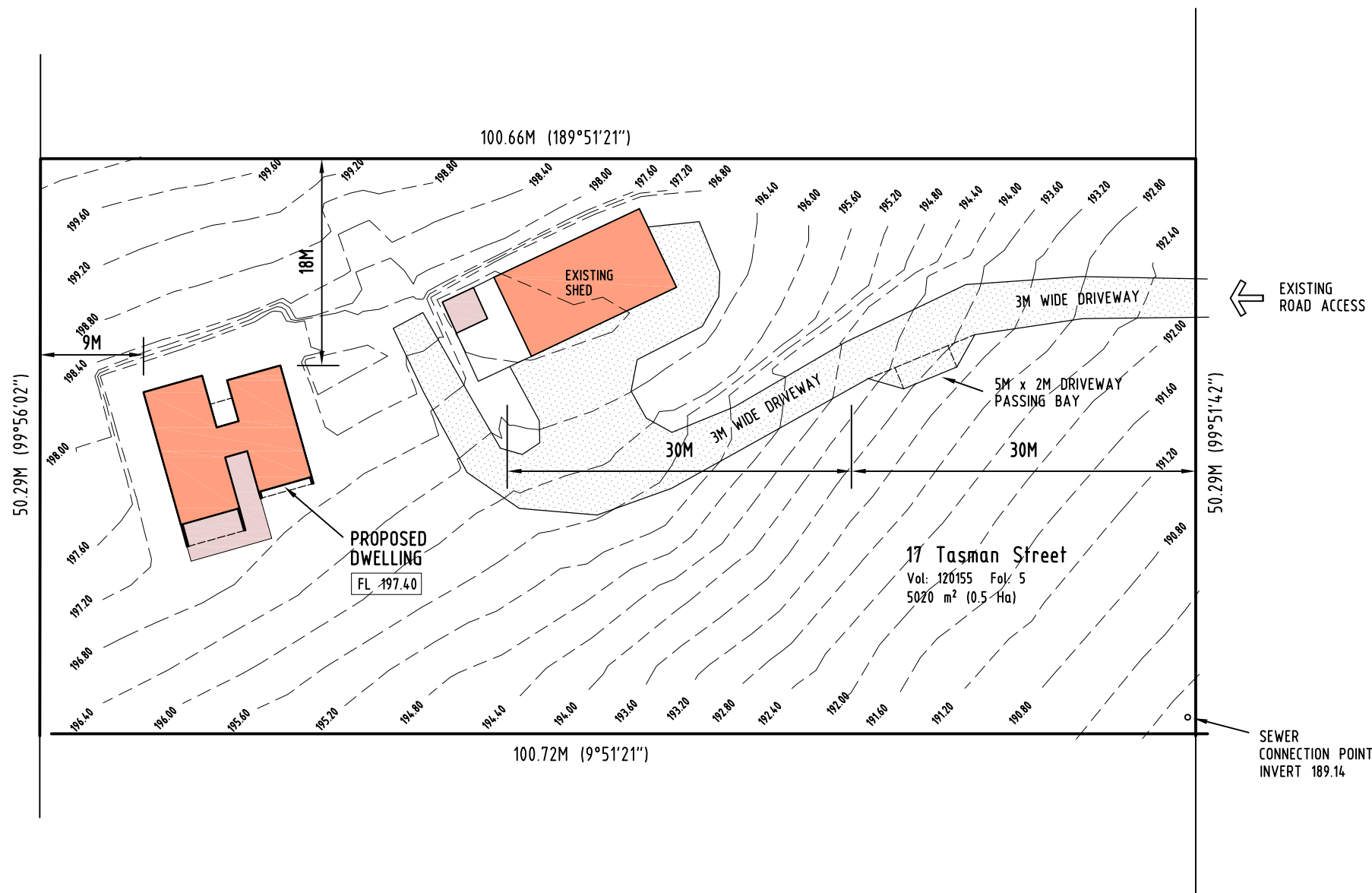
**Tim Wilson Design & Drafting**

Building Services Provider  
Licence CC7455  
Email. timwilsondraft@outlook.com  
Mob: 0437 002 026

# Received

22.4.2026

# Exhibited



## site plan

SCALE - 1:500

SITE LEVELS ARE TO AHD  
REFER TO SURVEY PLAN  
BY: L.C. MACKENZIE SURVEYORS  
REF: 5372 DATE: 17.3.26

**PLATINUM PRO**  
*Construction*

135a Sheffield Road, Spreyton 7310  
ph: 03 6427 2676  
ABN: 78 440 511 272  
info@platinumproconstruction.com.au

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	19.2.26
B	PRELIM DESIGN 2	27.2.26
C	PRELIM DA ISSUE	4.3.26
D	DA ISSUE	24.3.26

PROJECT  
**NEW DWELLING  
17 TASMAN STREET,  
ROSS 7209**

DRAWING  
**SITE PLAN 1:500**

CLIENT  
**S. & E. McDOWELL**

© COPYRIGHT 2026  
This document or any document forming part of this document remains the property of TIM WILSON and may not be retained, copied, altered in whole or in part, or used without the written permission of TIM WILSON.

DESIGN	DRAWN	DATE
TW	TW	19.2.26
SCALE	SHEET No.	REF No.
AS SHOWN	02 (OF 5)	0799DA-F

**Tim Wilson Design & Drafting**

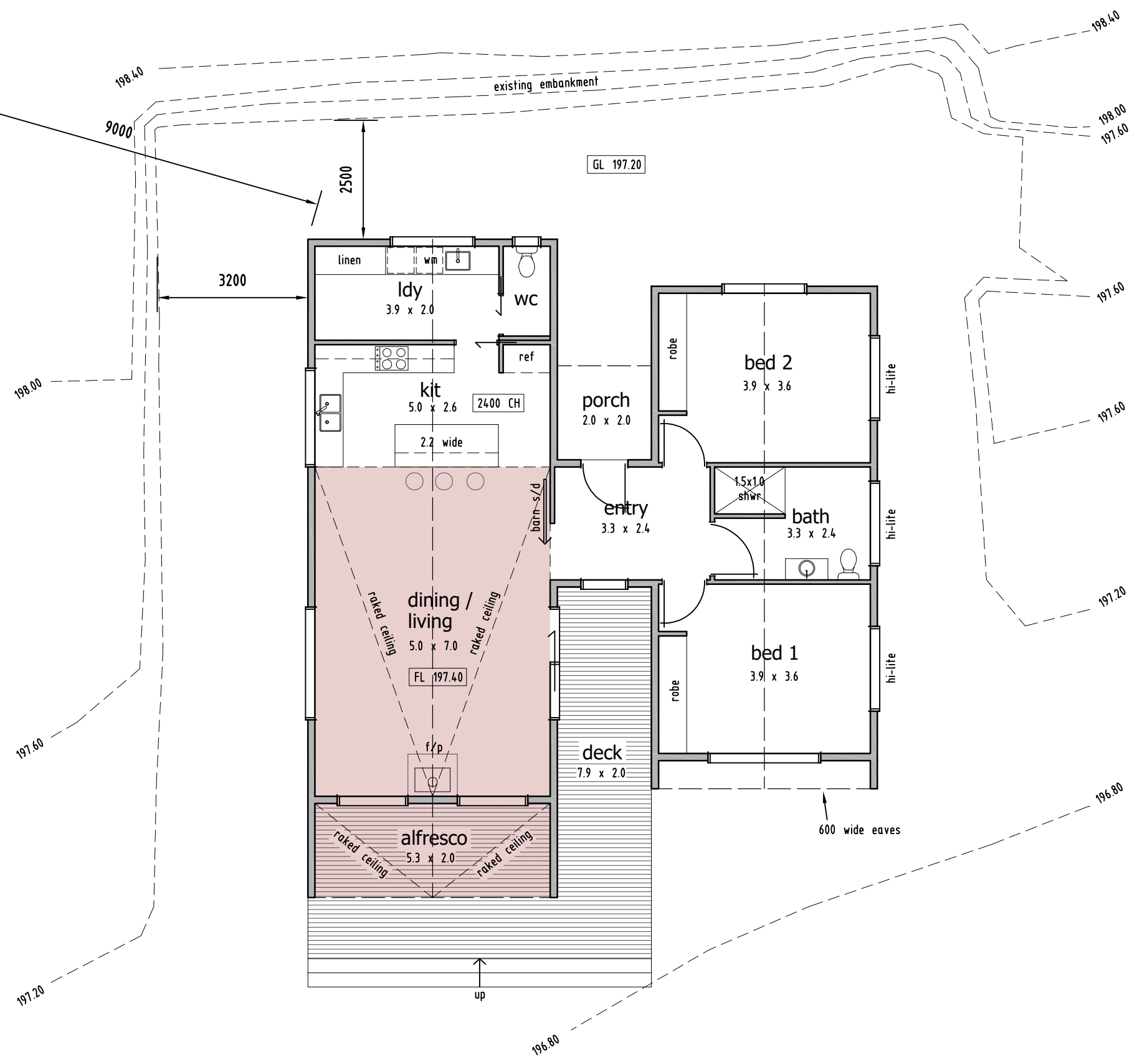
Building Services Provider  
Licence CC7455  
Email: timwilsondraft@outlook.com  
Mob: 0437 002 026

E	CLIENTS' REVISIONS	10.4.26
F	COUNCIL DA AIR	22.4.26

**Received**  
22.4.2026  
**Exhibited**





**PLATINUM PRO**  
*Construction*  
135a Sheffield Road, Spreyton 7310  
ph: 03 6427 2676  
ABN: 78 440 511 272  
info@platinumproconstruction.com.au

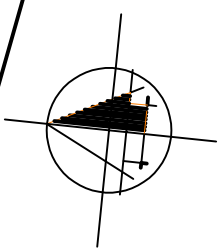


**FLOOR AREAS:**

DWELLING:	117.3 m <sup>2</sup>
ALFRESCO:	10.6 m <sup>2</sup>
PORCH:	4.0 m <sup>2</sup>

**LEGEND:**

-  30° RAKING CEILING
-  DECKING



**floor plan**

SCALE - 1:100

SITE LEVELS ARE TO AHD  
REFER TO SURVEY PLAN  
BY: L.C. MACKENZIE SURVEYORS  
REF: 5372 DATE: 17.3.26

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	19.2.26
B	PRELIM DESIGN 2	27.2.26
C	PRELIM DA ISSUE	4.3.26
D	DA ISSUE	24.3.26

E	CLIENTS' REVISIONS	10.4.26
F	COUNCIL DA AIR	22.4.26


PROJECT  
**NEW DWELLING**  
17 TASMAN STREET,  
ROSS 7209

DRAWING  
**FLOOR PLAN 1:100**

CLIENT  
**S. & E. McDOWELL**

© COPYRIGHT 2026  
This document or any document forming part of this document remains the property of TIM WILSON and may not be retained, copied, altered in whole or in part, or used without the written permission of TIM WILSON.

DESIGN TW	DRAWN TW	DATE 19.2.26
SCALE AS SHOWN	SHEET No. 03 (OF 5)	REF No. 0799DA-F



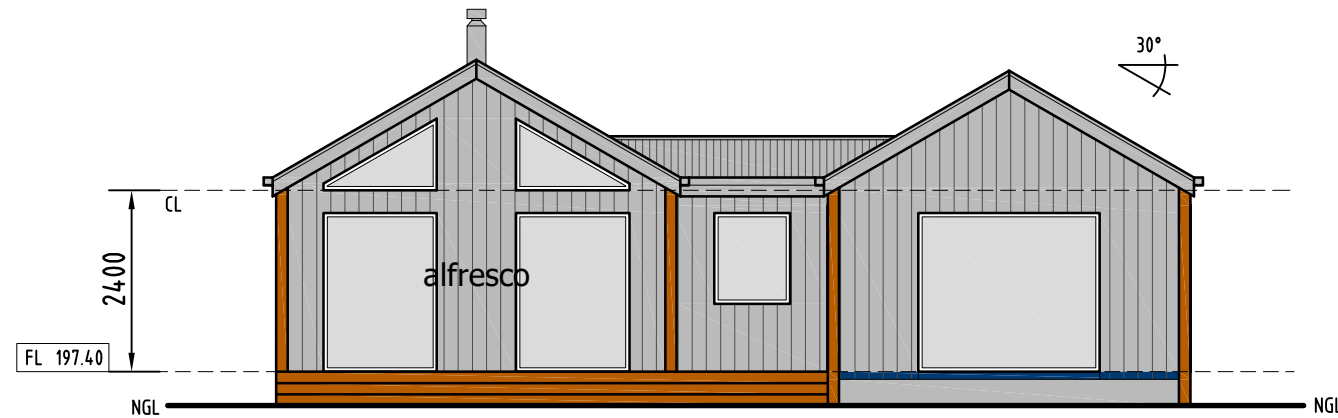
Building Services Provider  
Licence CC7455  
Email: timwilsondraft@outlook.com  
Mob: 0437 002 026

**Tim Wilson Design & Drafting**

# Received

22.4.2026

# Exhibited

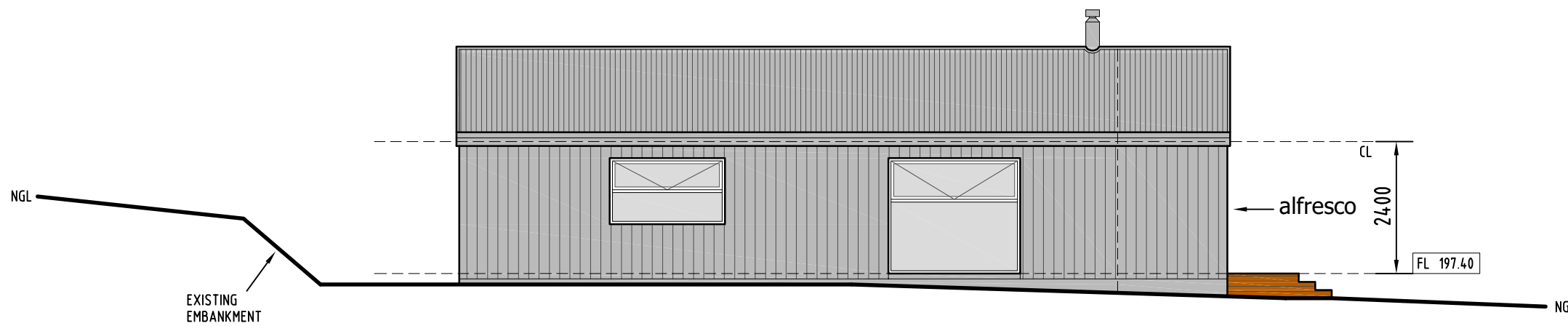


## west elevation

SCALE - 1:100

### external finishes

- CR** COLORBOND CUSTOM-ORB ROOF AT 30° PITCH 'COLORBOND NIGHT SKY COLOUR'
- CM** COLORBOND STEEL MATT VERTICAL WALL CLADDING 'COLORBOND NIGHT SKY COLOUR'
- HW** FIRE-RESISTING VERTICAL HARDWOOD INSIDE LINING TO GABLE RAKING EAVES & WING WALLS
- CF** COLORBOND GUTTER & FASCIA NO EAVES
- AW** SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)



## north elevation

SCALE - 1:100

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	19.2.26
B	PRELIM DESIGN 2	27.2.26
C	PRELIM DA ISSUE	4.3.26
D	DA ISSUE	24.3.26

E	CLIENTS' REVISIONS	10.4.26
F	COUNCIL DA AIR	22.4.26

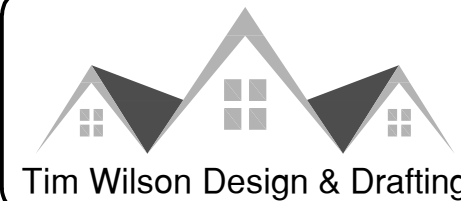
PROJECT  
NEW DWELLING  
17 TASMAN STREET,  
ROSS 7209

DRAWING  
ELEVATIONS 1:100

CLIENT  
S. & E. McDOWELL

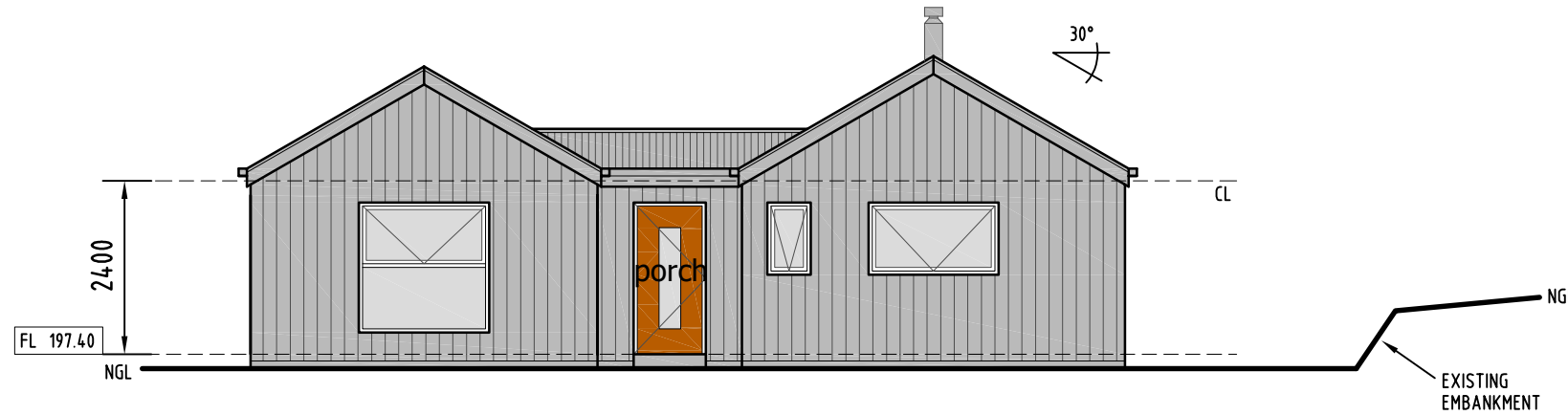
© COPYRIGHT 2026  
This document or any document forming part of this document remains the property of TIM WILSON and may not be retained, copied, altered in whole or in part, or used without the written permission of TIM WILSON.

DESIGN TW	DRAWN TW	DATE 19.2.26
SCALE AS SHOWN	SHEET No. 04 (OF 5)	REF No. 0799DA-F



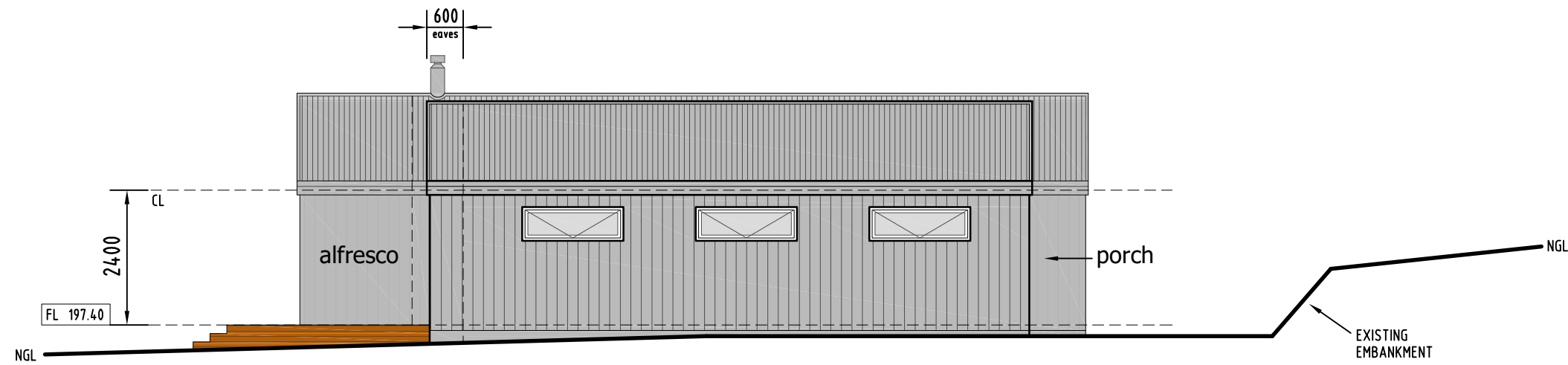
Building Services Provider  
Licence CC7455  
Email: timwilsondraft@outlook.com  
Mob: 0437 002 026

**Received**  
22.4.2026  
**Exhibited**



**east elevation**  
SCALE - 1:100

external finishes		
<b>CR</b>	COLORBOND CUSTOM-ORB ROOF AT 30° PITCH 'COLORBOND NIGHT SKY COLOUR'	
<b>CM</b>	COLORBOND STEEL MATT VERTICAL WALL CLADDING 'COLORBOND NIGHT SKY COLOUR'	
<b>HW</b>	FIRE-RESISTING VERTICAL HARDWOOD INSIDE LINING TO GABLE RAKING EAVES & WING WALLS	
<b>CF</b>	COLORBOND GUTTER & FASCIA NO EAVES	
<b>AW</b>	SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)	



**south elevation**  
SCALE - 1:100

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	19.2.26
B	PRELIM DESIGN 2	27.2.26
C	PRELIM DA ISSUE	4.3.26
D	DA ISSUE	24.3.26

PROJECT  
**NEW DWELLING**  
17 TASMAN STREET,  
ROSS 7209

DRAWING  
**ELEVATIONS 1:100**

CLIENT  
**S. & E. McDOWELL**

© COPYRIGHT 2026 <small>This document or any document forming part of this document remains the property of TIM WILSON and may not be retained, copied, altered in whole or in part, or used without the written permission of TIM WILSON.</small>		
DESIGN TW	DRAWN TW	DATE 19.2.26
SCALE AS SHOWN	SHEET No. 05 (OF 5)	REF No. 0799DA-F

**Tim Wilson Design & Drafting**

Building Services Provider  
Licence CC7455  
Email: timwilsondraft@outlook.com  
Mob: 0437 002 026

E	CLIENTS' REVISIONS	10.4.26
F	COUNCIL DA AIR	22.4.26