

Exhibited

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

Reference no	PLN-26-0059
Site	30 TASMAN STREET ROSS
Proposed Development	Change of use to Visitor Accommodation
Zone	8.0 General Residential
Use class	Visitor accommodation

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

(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:

RECEIVED
08/04/26

The Proposal

Description of proposal:

Change the use of the residence to a full-time visitor accommodation

Driveway construction material: Gravel

The Land

Site address: 30 Tasman Street, Ross, TAS 7209

Title reference: C/T: 162679/1

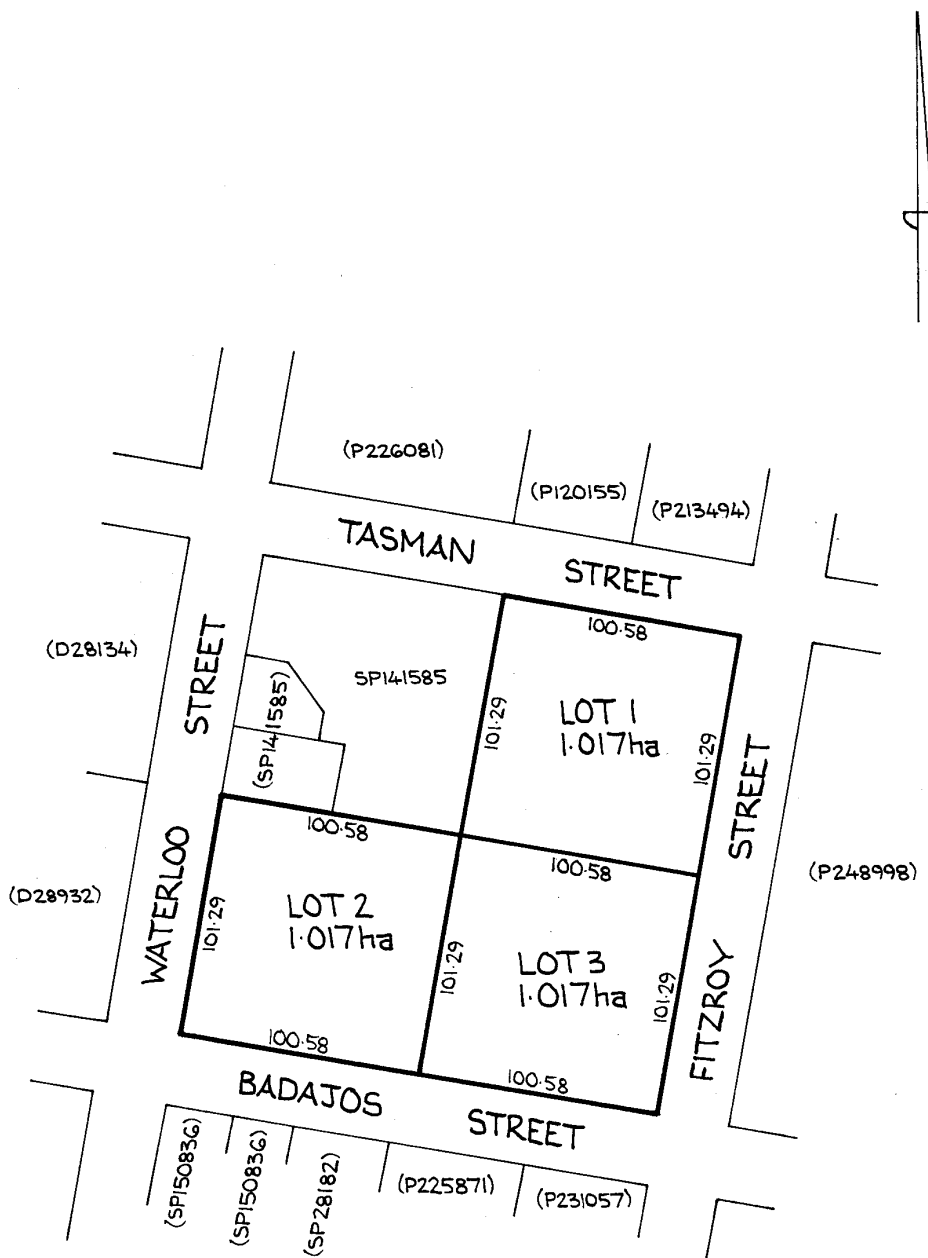
Existing buildings on site: 1 x Residence 1 x Garage

Existing use of site: Residential

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

Existing driveway and parking surface to remain gravel

OWNER		PLAN OF TITLE LOCATION TOWN OF ROSS (SECTION H) FIRST SURVEY PLAN No. B3-56 L.O. COMPILED BY LDRB SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER P162679
FOLIO REFERENCE CT.234236-1				26 SEP 2011
GRANTEE WHOLE OF LOT 2 (2A-2R-2P) & LOT 4 (2A-2R-2P) GTD TO JOHN SMITH. WHOLE OF LOT 3 (2A-2R-2P) GTD TO THOMAS RAWNSLEY		APPROVED		
		<i>Alice Kara</i> Recorder of Titles		
MAPSHEET MUNICIPAL CODE No. 123 (5434-21)	LAST UPI No FWD68	LAST PLAN No. P234236	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



NC
A-143

Exhibited

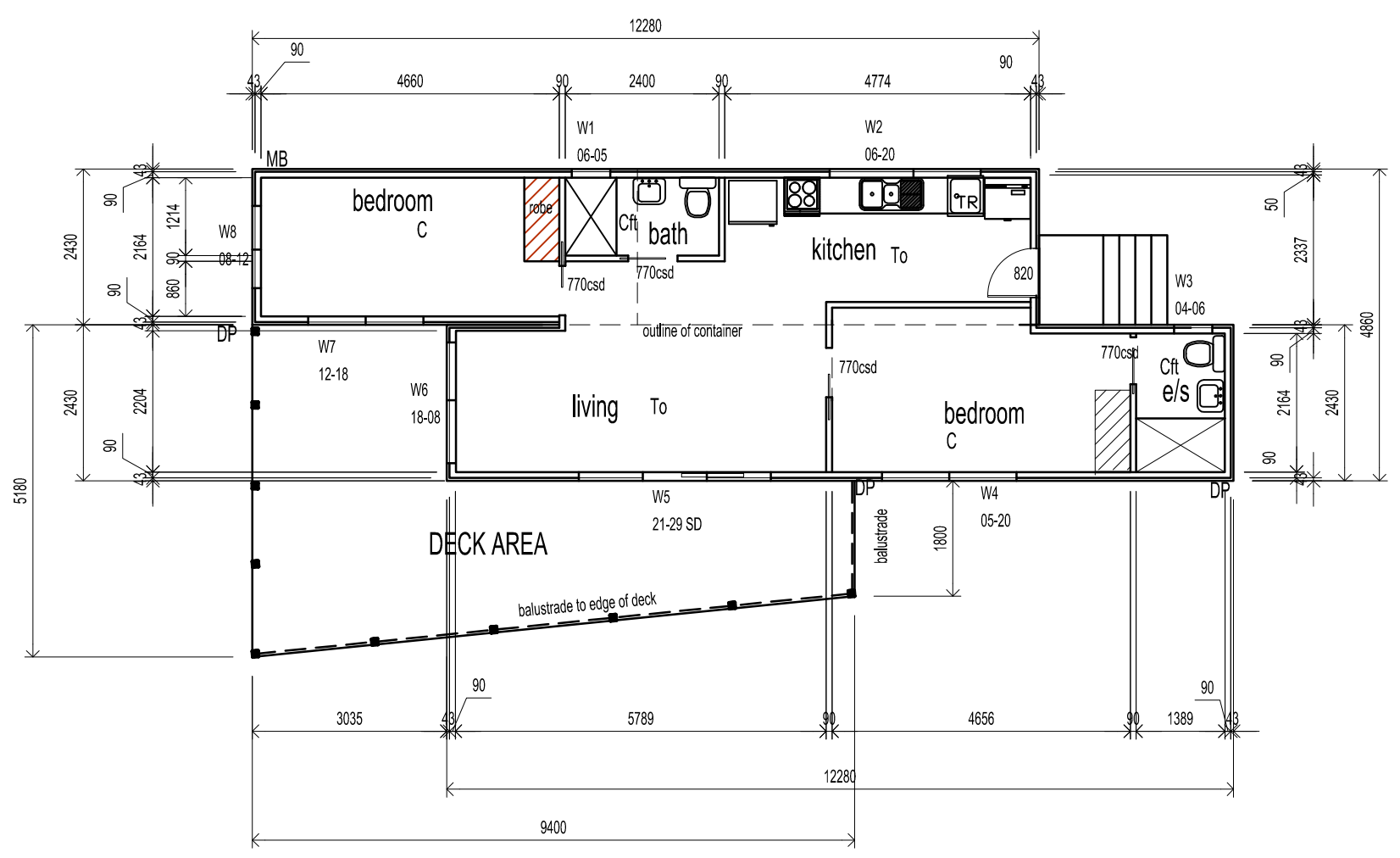


rev a , 15/6/2020 - house orientation amended

kel clark
 Building designer
 Accredited Building Practitioner No CC91
 9 Opal Place, Perth, 7300
 telephone: 6398 1849
 mobile: 0407 434799
 email: kelclark@bigpond.com

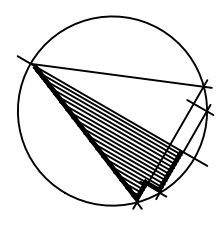
title H & D COBBAN LOT 1 (30) TASMAN STREET ROSS PROPOSED DWELLING & GARAGE		
scale 1:250	date MAY 2020	drawing No 03

Exhibited



LEGEND

- C carpet as selected by client with airstep stepmax or equiv foam underlay
- Cft ceramic floor tiles selected by client
- To timber overlay selected by client
- Cj control joint
- DP downpipe
- MB meter box



floor plan

kel clark
 Building designer
 Accredited Building Practitioner No CC91
 9 Opal Place, Perth, 7300
 telephone: 6398 1849
 mobile: 0407 434799
 email: kelclark@bigpond.com

title **H & D COBBAN**
LOT 1 (30) TASMAN STREET
ROSS
PROPOSED DWELLING & GARAGE

scale 1:100	date MAY 2020	drawing No 04
-------------	---------------	---------------