

# Exhibited

This planning application is open for  
public comment until  
13 July 2026

Reference no	<b>PLN-26-0117</b>
Site	<b>14638 MIDLAND HIGHWAY POWRANNA</b>
Proposed Development	<b>Dwelling Alterations and Additions</b>
Zone	<b>21.0 Agriculture</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)



NORTHERN  
MIDLANDS  
COUNCIL

## 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:**

alterations and additions to existing dwelling.

**Driveway construction material:** Gravel

### The Land

**Site address:**

14638 Midland Hwy, Powranna, Tas 7300

**Title reference:**

C/T: 184303/6

**Existing buildings on site:**

house and shed

**Existing use of site:**

residential

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



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Site Location – 14638 Midland Highway, Powranna



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# D AND R KOTRBA ALTERATIONS AND ADDITIONS 14638 MIDLAND HWY, POWRANNA

PROJECT NO. 24.026  
PROJECT DATE 26/07/2023  
TITLE NO. 184303/6

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A-00	TITLE		
A-01	SITE		
A-02	FLOOR PLAN		
A-03	ELEVATIONS #1		
A-04	ELEVATIONS #2		
A-05	3D 1		
A-06	ROOF PLAN		
A-07	SECTIONS #1	2	19/07/2024
A-08	SECTIONS #2		
A-09	3D INTERIORS		
A-10	INTERIOR BIRDS EYE		
D-01	DEMOLITION FLOOR PLAN		
D-02	ROOF DEMOLITION PLAN		

SITE CLASSIFICATION  
WIND CLASSIFICATION N3  
BAL CLASSIFICATION  
CLIMATE ZONE 7  
PLANNING ZONE 21 AGRICULTURE  
APPLICABLE CODES Airport obstacle limitation area, Scenic road corridor, Bushfire-prone areas, Attenuation area  
LAND TITLE AREAS APPROX 24.19 Ha  
FLOOR AREAS  
EXISTING 244 M<sup>2</sup>  
PROPOSED 96 M<sup>2</sup>  
TOTAL 340 M<sup>2</sup>

Drawings issued for PLANNING APPLICATION  
Revision No. 0



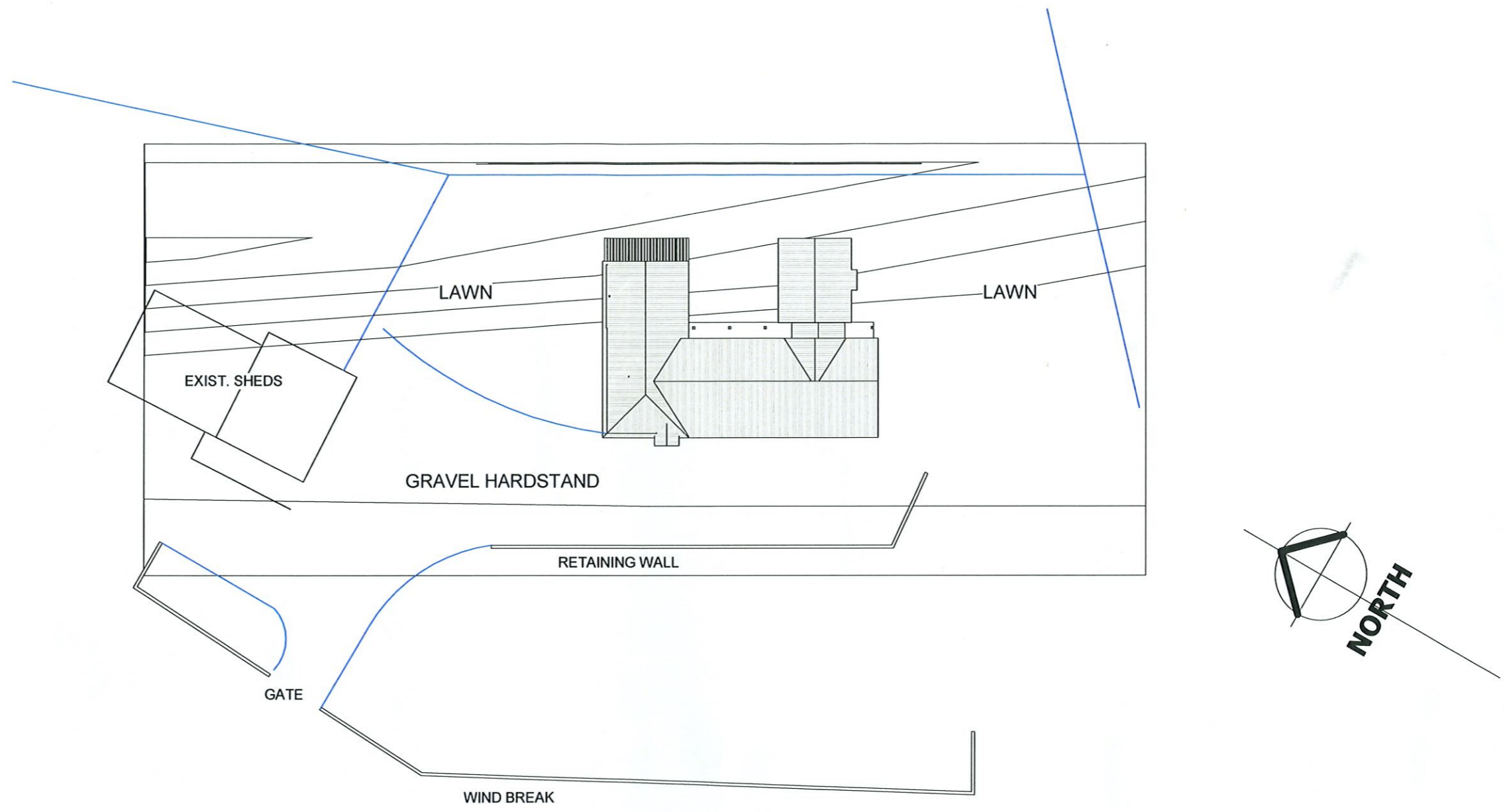
**Ritson Building Design**

49 CURRAGHMORE AVE. BURNIE 7320  
PH 03) 64 322172 FAX 03) 64322147  
email ron@ritsonbuildingdesign.com.au  
TCC No. 530L

MEMBER



Building Designers  
Association Victoria



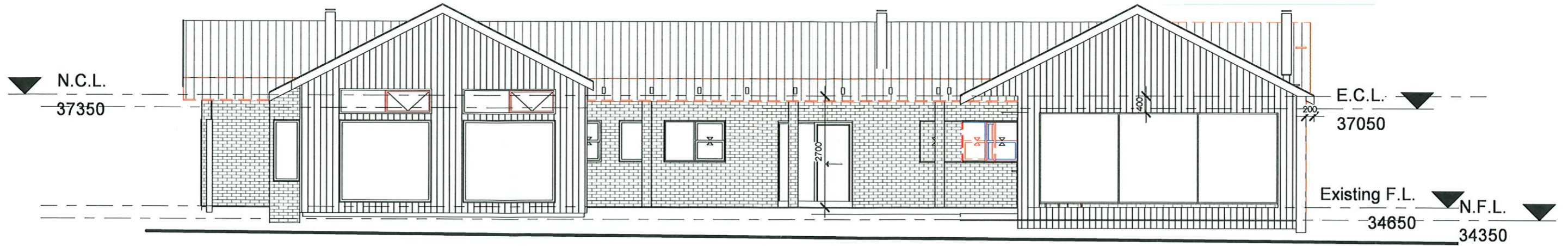
1 Site Entry Detail  
1 : 500

No.	Description	Date

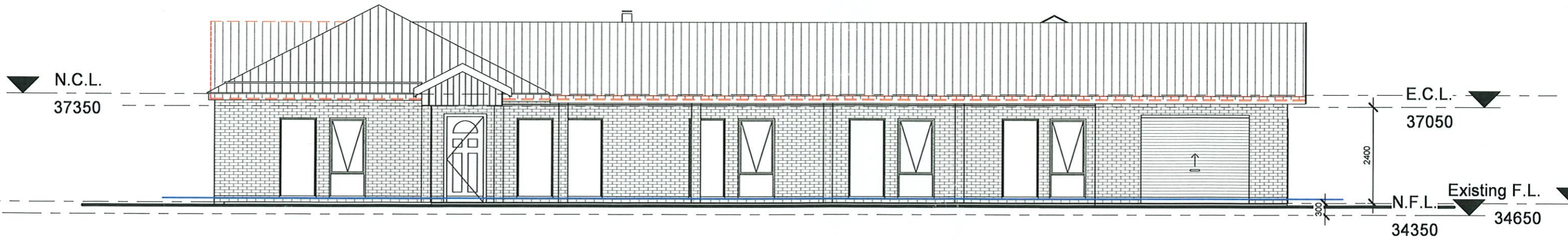
D AND R KOTRBA  
ALTERATIONS AND ADDITIONS  
14638 MIDLAND HWY, POWRANNA

SITE	
Project number	24.026
Date	26/07/2023
Drawn by	R.R.
Checked by	D.C.
Scale @ A3	1 : 500
Issue	08/28/24
<b>A-01</b>	

Exhibited



1 Elevation North East  
1 : 100



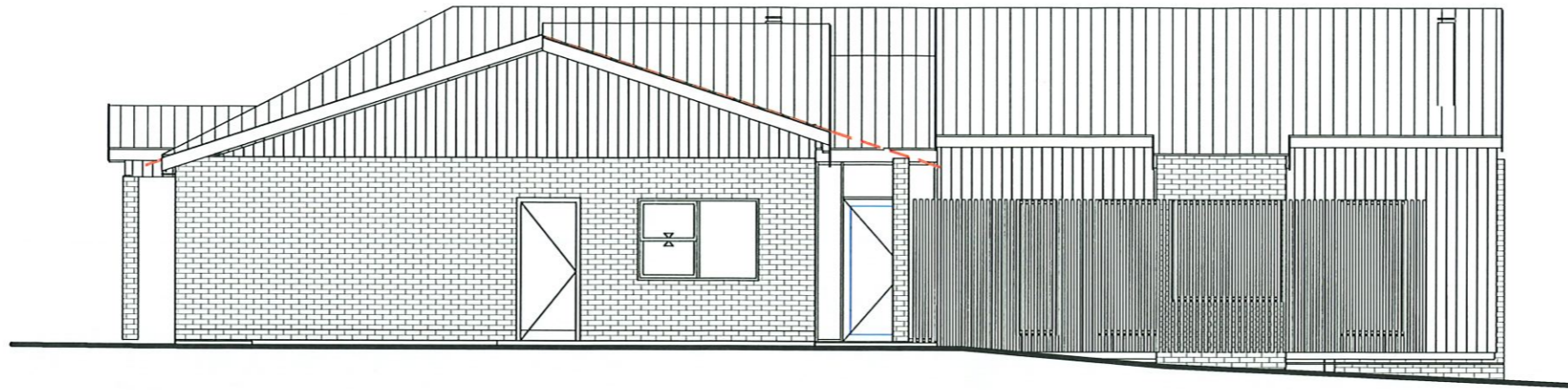
2 Elevation South West  
1 : 100

No.	Description	Date

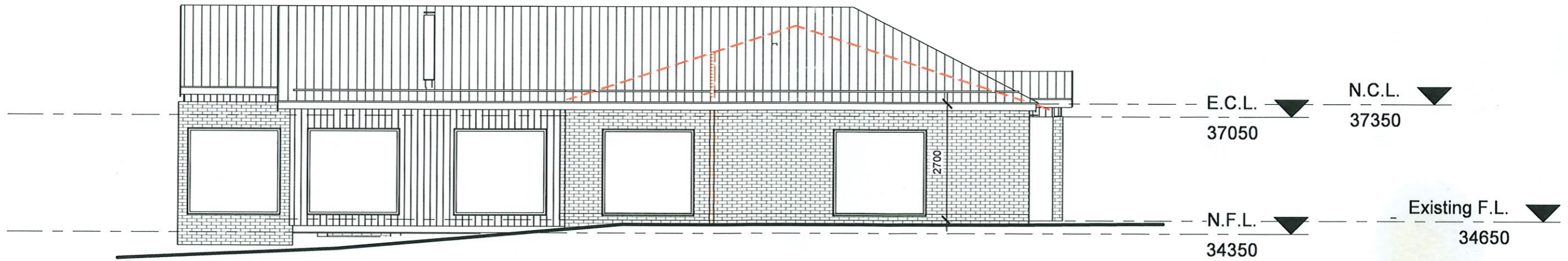
D AND R KOTRBA  
ALTERATIONS AND ADDITIONS  
14638 MIDLAND HWY, POWRANNA

ELEVATIONS #1	
Project number	24.026
Date	26/07/2023
Drawn by	R.R.
Checked by	D.C.
<b>A-03</b>	
Scale @ A3	1 : 100
Issue	06/24/20

Exhibited



1 Elevation South East  
1 : 100



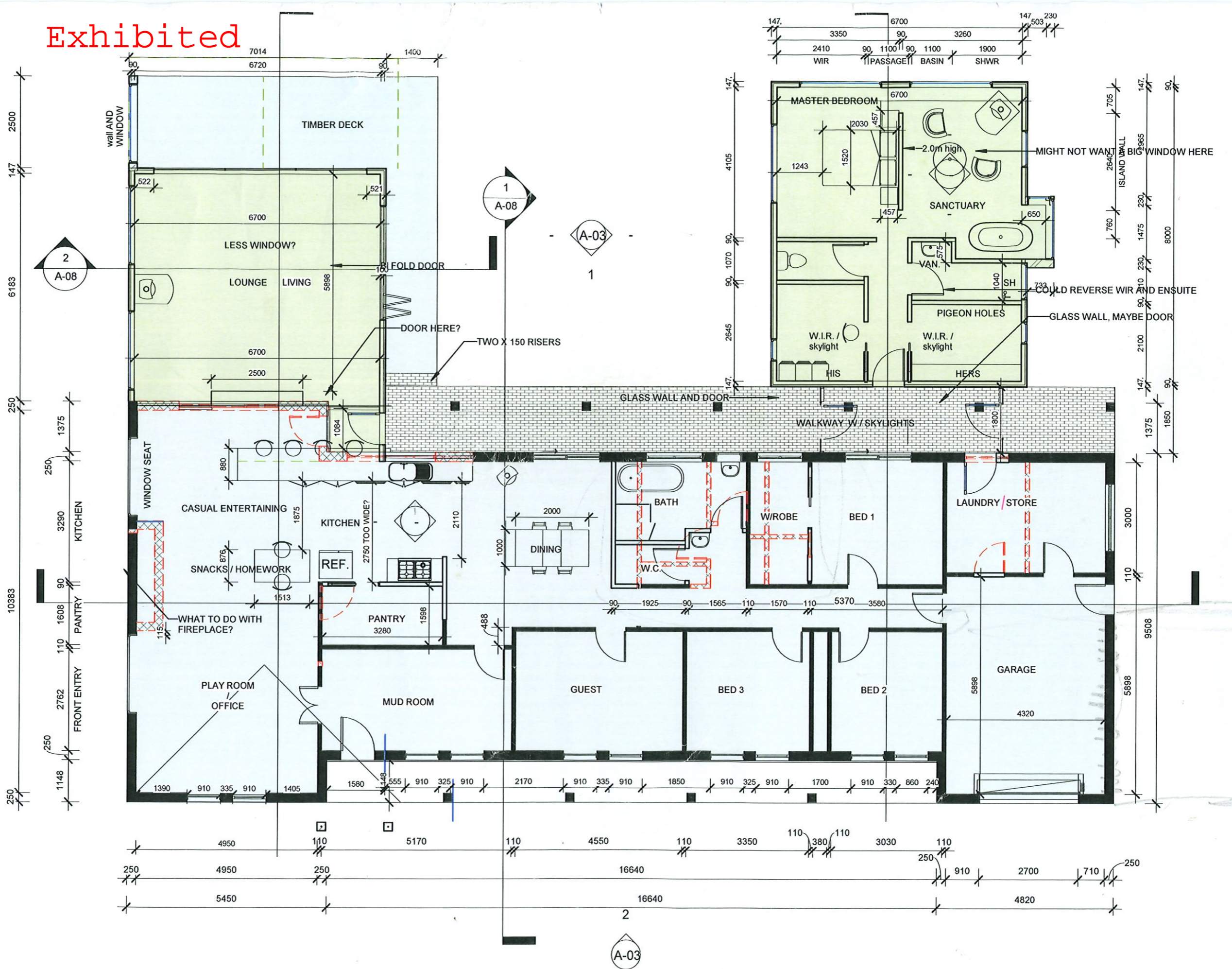
2 Elevation North West  
1 : 100

No.	Description	Date

D AND R KOTRBA  
ALTERATIONS AND ADDITIONS  
14638 MIDLAND HWY, POWRANNA

ELEVATIONS #2	
Project number 24.026	A-04
Date 26/07/2023	
Drawn by R.R. Checked by D.C.	Scale @ A3 1 : 100 Issue 07/06/21

Exhibited



1 F.L.  
1 : 100

**Ritson Building Design**  
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MEMBER  
**bdcav.**  
 Building Designers  
 Association Victoria

No.	Description	Date

D AND R KOTRBA  
 ALTERATIONS AND ADDITIONS  
 14638 MIDLAND HWY, POWRANNA

**FLOOR PLAN**

Project number	24.026	<b>A-02</b>
Date	26/07/2023	
Drawn by	R.R.	Scale @ A3
Checked by	D.C.	1 : 100 Issue 06/10/21

24/05/2025