

This planning application is open for  
public comment until  
29 April 2024

|                      |  |
|----------------------|--|
| Reference no         | <b>PLN-24-0028</b>   |
| Site                 | <b>17 HIGH STREET<br/>ROSS</b>   |
| Proposed Development | <b>NEW DWELLING (S8.0 Ross SAP, C6.0 Local Historic Heritage Place and Precinct, C7.0 Natural Assets, C16.0 Safeguard Airport)</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)

# PLANNING APPLICATION

## Proposal

Description of proposal: .....

2 bedroom retirement home in a sympathetic Georgian Style, designed for the present using eco friendly materials, while being conscious of the past

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1. N/A ..... 2. N/A ..... 3. N/A .....

Site address: 17 High St, Ross, TAS 7209

CT no: 163422/1

Estimated cost of project \$150,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property?  Yes  No Only Sheds  
If yes - main building is used as .....

If variation to Planning Scheme provisions requested, justification to be provided:

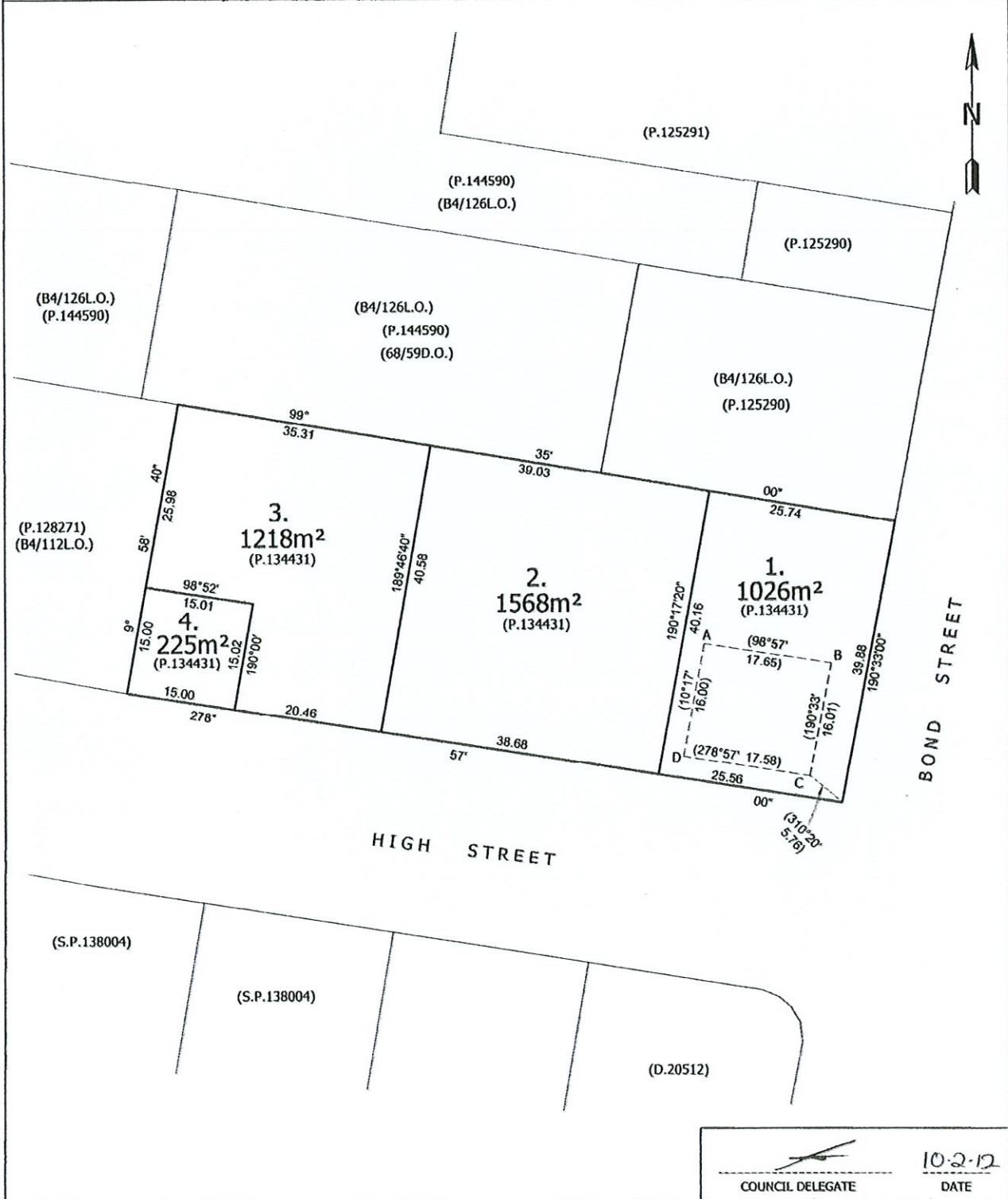
No Variation to prior approved building envelope  
set backs to be confirmed  
scale of proposed build allows for flexibility of set backs as per council requirements

(attach additional sheets if necessary)

Is any signage required? No

(if yes, provide details)

|  |                        |   |   |
|--|------------------------|---|---|
| OWNER: BENJAMIN GEORGE PEGASUS,<br>JENNY RUTH ZACH                               |                        | <b>PLAN OF SURVEY</b><br><br><b>WOOLCOTT SURVEYS</b><br>BY SURVEYOR COLIN STERLING SMITH<br>LOCATION TOWN OF ROSS (SECTION K) | REGISTERED NUMBER<br><b>SP163422</b>  |
| FOLIO REFERENCE: C.T.134431-1  |                        |   | APPROVED - EFFECTIVE FROM - 1 MAR 2012<br><i>Alice Kawa</i><br>Recorder of Titles |
| GRANTEE: WHOLE OF 1A - OR - 0Ps,<br>SECTION K, GRANTED TO WESLEYAN<br>METHODISTS |                        | SCALE 1:500      LENGTHS IN METRES  |   |
| MAPSHEET MUNICIPAL<br>CODE No 123 (5434-21)                                      | LAST<br>UPI No 6000740 | LAST PLAN<br>No P.134431  | ALL EXISTING SURVEY NUMBERS TO BE<br>CROSS REFERENCED ON THIS PLAN                |



COUNCIL DELEGATE      10-2-12  
 DATE

**From:**  
**Sent:** Wednesday, 13 March 2024 3:43 PM  
**To:** NMC Planning  
**Cc:** Gai Bazen; Kris H; enquiries@heritage.tas.gov.au  
**Subject:** (ECM:1353815) 17 High St Ross : PLN24-0028

Thank you for your email regarding my application for 17 Hight St Ross

I understand Heritage Tasmania have a Notice of Interest on my application for a new dwelling. I have updated the site plan to include the points requested (Please find attached) and add the following explanations;

- 1) Access Driveway to remain as existing ( compacted gravel driveway 3.1m wide - to remain as existing including driveway gates
  - No proposed changes

No areas proposed for hard paving

Proposed Perennial hedge (along North Boundary and Bond St Boundary to finish at existing driveway ) as shown on attached plan

Hedge to be a Pittosporum Tenuifolium

- 2) Water - Existing Water Meter located near Bond St Driveway (as shown on attached plan)  
Proposed connection : underground pipe to be installed from water meter to house (shortest route possible as per plumbing requirements)

Sewer - Existing Sewer Main located on High St boundary (as shown)

Proposed connection : underground pipe to be installed from existing sewer main to house (shortest route possible as per plumbing requirements)

Electrical services

- existing temporary electrical board (as shown)

Proposed location of meter box to be on West Facade of proposed home, located as per requirements and installed by a licensed electrician

- Proposed Hot water tank (160ltrs) Electric Hot water storage tank to be located on West Facade of proposed home (as shown on attached plan) and be screened by custom built timber boxing

- Proposed Electric Heat Pump - exterior unit to be located on West Facade of proposed home near proposed Water Heater (as per electrical requirements) and be screened by custom built timber boxing

- NO photo-voltaic panels proposed

- Proposed Excavation Work

- house foundations - as per engineer/building designer requirements

- plumbing pipes for water and sewer connections - as per plumbing requirements

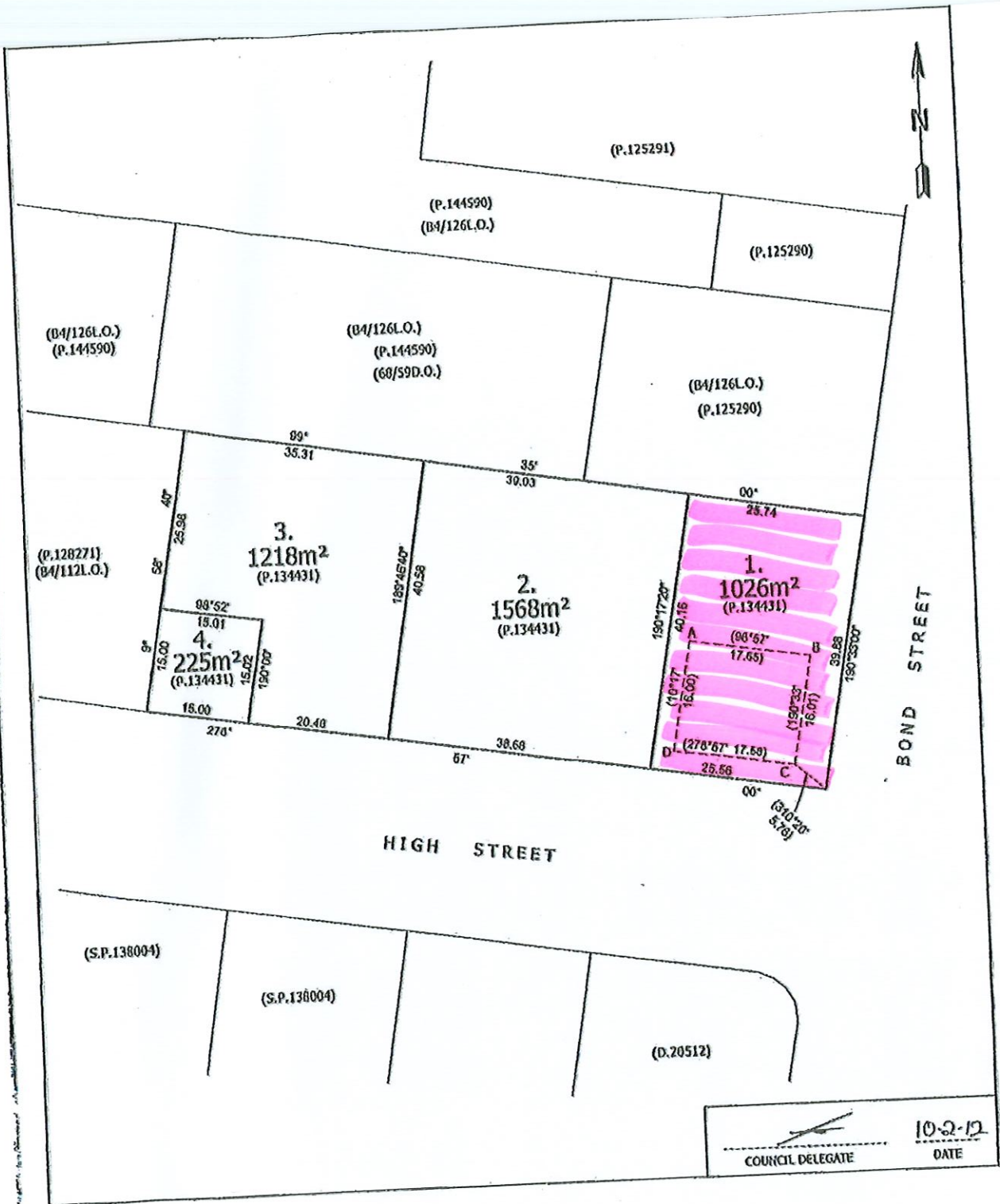
3) Schedule of external materials for proposed home

- Exterior Walls proposed to be rendered and painted white : (Porters Stone Paint in colour Alpen)
- Roof proposed to be corrugated roofing in Colourbond colour Basalt
- Windows proposed to be Heritage sash style windows (with centre bar - colour Black)
- Downpipes proposed to be 75mm round colourbond downpipes - colour Alpen to match walls)
- Guttering proposed to be 125ml D Gutters to match Colourbond colour Basalt
- Front Door to be solid timber with heritage skylight above - colour black
- Glass to be clear double glazed glass with the exception of bathroom window being opaque glass for privacy

Please don't hesitate to contact me if you have any further questions

Kind Regards

Noreen Bazen



# PLN-24-0028 17 High St Ross



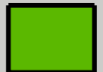
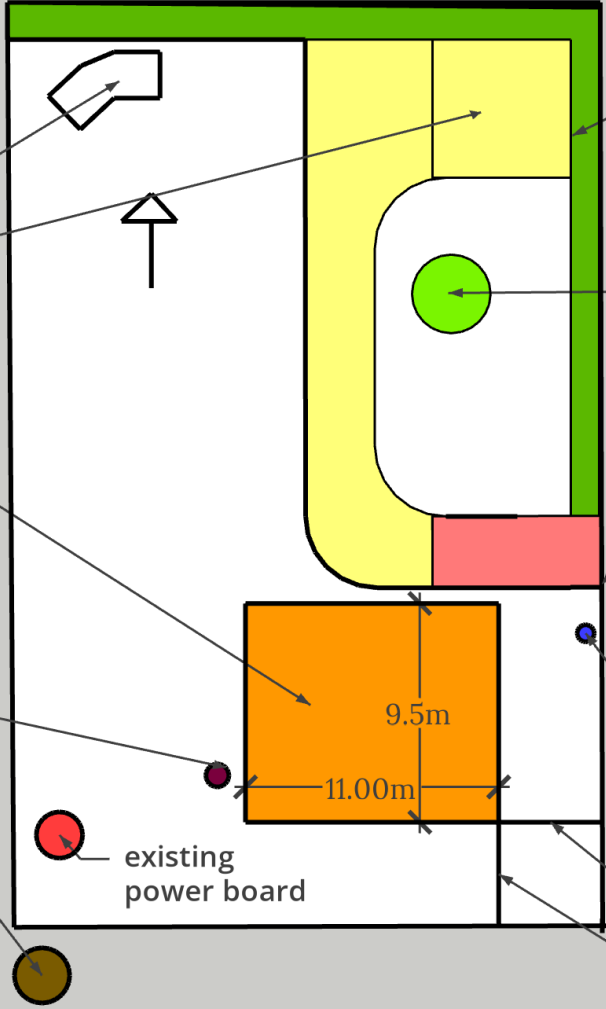
existing sheds

36 m<sup>2</sup> (6m x 6m)  
site of existing double car parking  
Proposed all weather driveway,  
3m wide : compacted gravel  
in a neutral earthy colour

Proposed House Footprint (104.5m<sup>2</sup>)  
11m wide along High St  
9.5m wide along Bond St  
4.5m setback (proposed) from Bond St  
4.5m setback (proposed) from High St

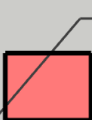
PROPOSED water tank  
electric storage tank 160lts

Existing Sewer Main  
Proposed connection :  
underground pipe to be  
installed from house to existing  
sewer main (shortest route possible)  
as per plumbing requirements



PROPOSED perennial hedge  
(Pittosporum Tenuifolium)  
along north boundary and Bond St boundary  
to finish at existing driveway

Existing Heritage Tree



EXISTING ACCESS DRIVEWAY  
(compacted gravel driveway to  
remain from BOND STREET  
3.1m wide)  
Top dressed with compacted gravel  
to match proposed internal  
'all weather' 3m wide driveway and  
double car parking area

Existing Water Meter  
Proposed connection : underground pipe  
to be installed from water meter to house  
(shortest route possible  
as per plumbing requirements)

~ 4500mm side setback  
from BOND ST

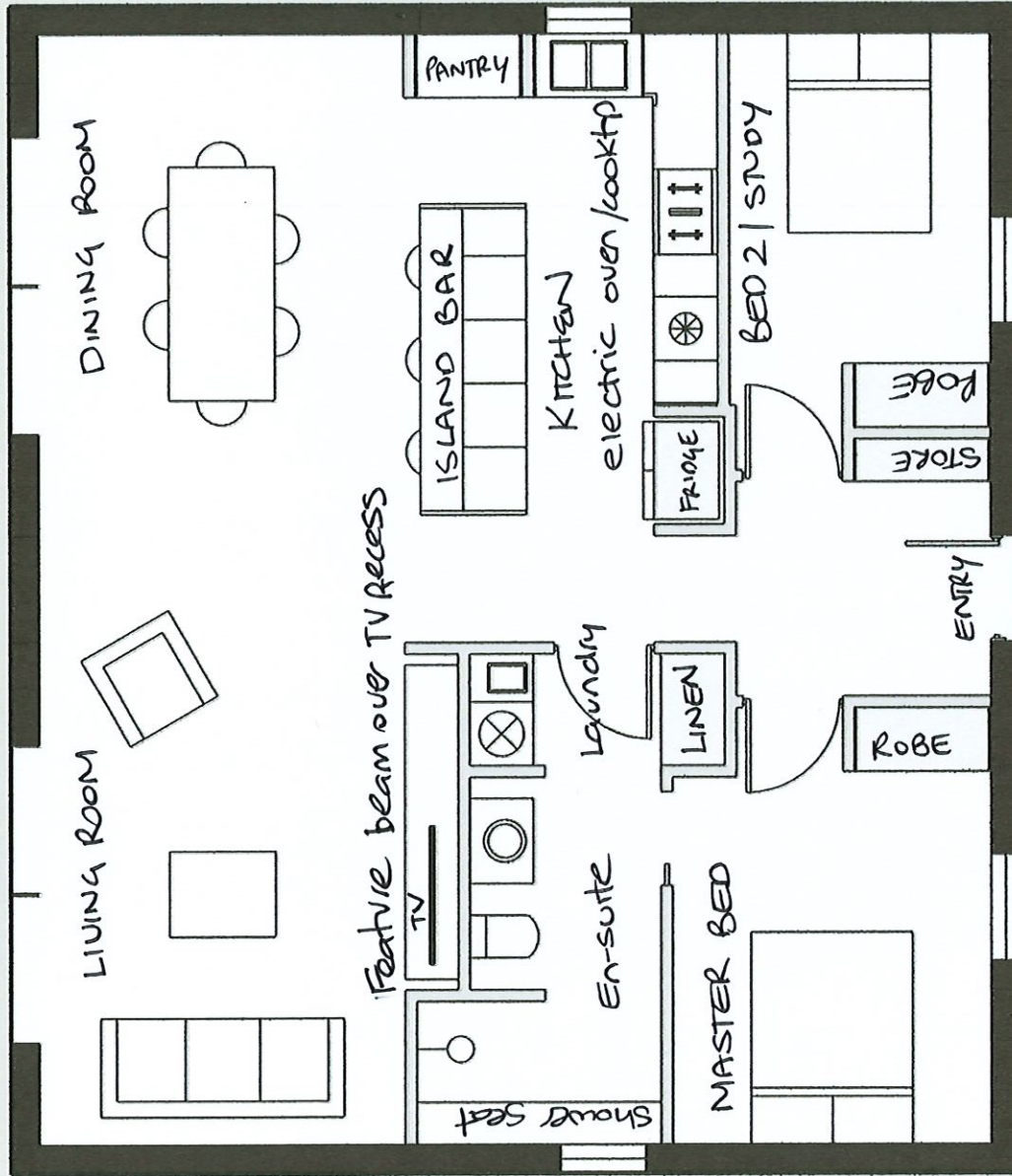
4500mm front setback  
from HIGH ST

The proposed internal drive will follow the existing route (currently a grassed area) and be constructed of compacted gravel in a neutral earthy tone and this new gravel is also proposed to 'top dress' the existing driveway from Bond St and the existing double car parking area so internal driveway areas (access driveway, internal driveway, manoeuvring and parking space) all match each other in a neutral earthy palette and are constructed so they are useable in all weather conditions.





Internal walls:  
stud frames  
plaster board  
Paint



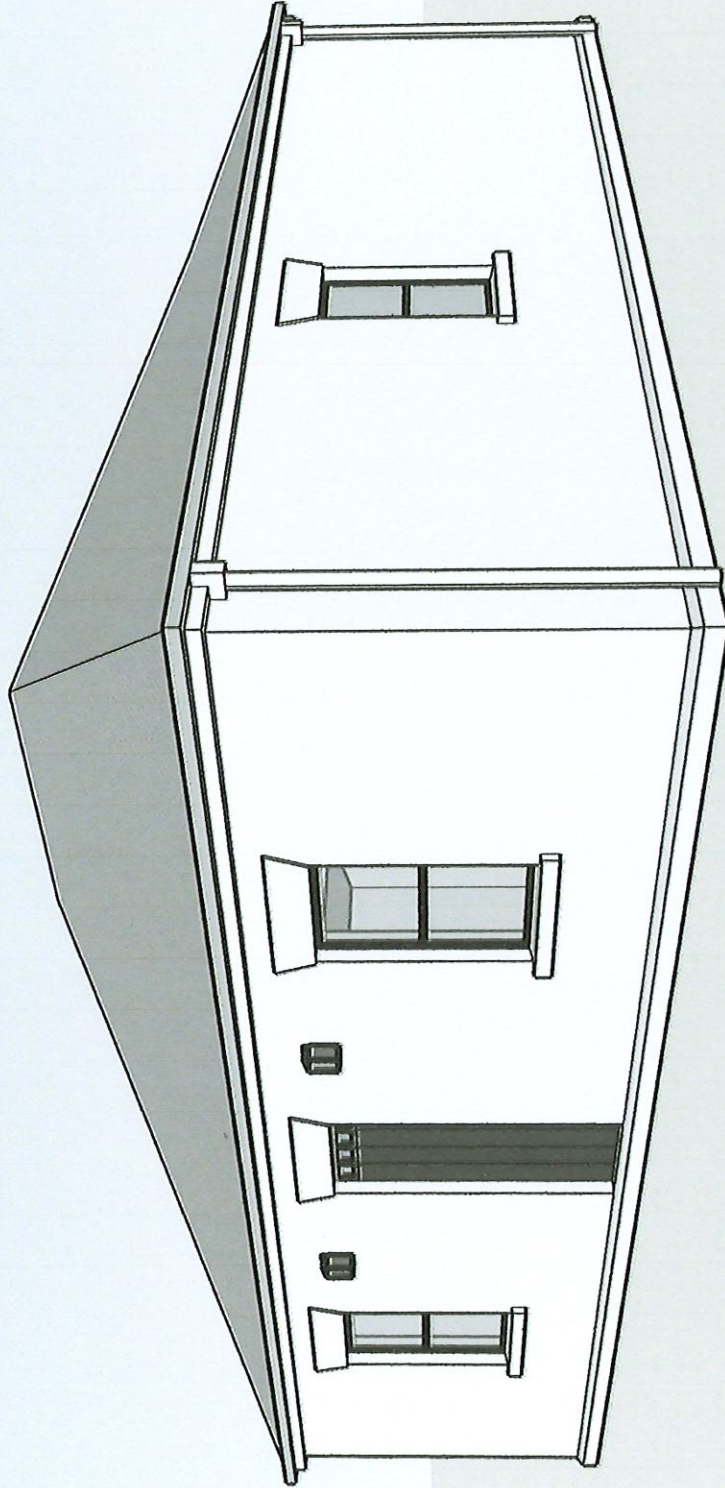
External walls  
ICF:  
(Insulated }  
{ concrete forms)  
rendered and  
painted white

Floor Plan

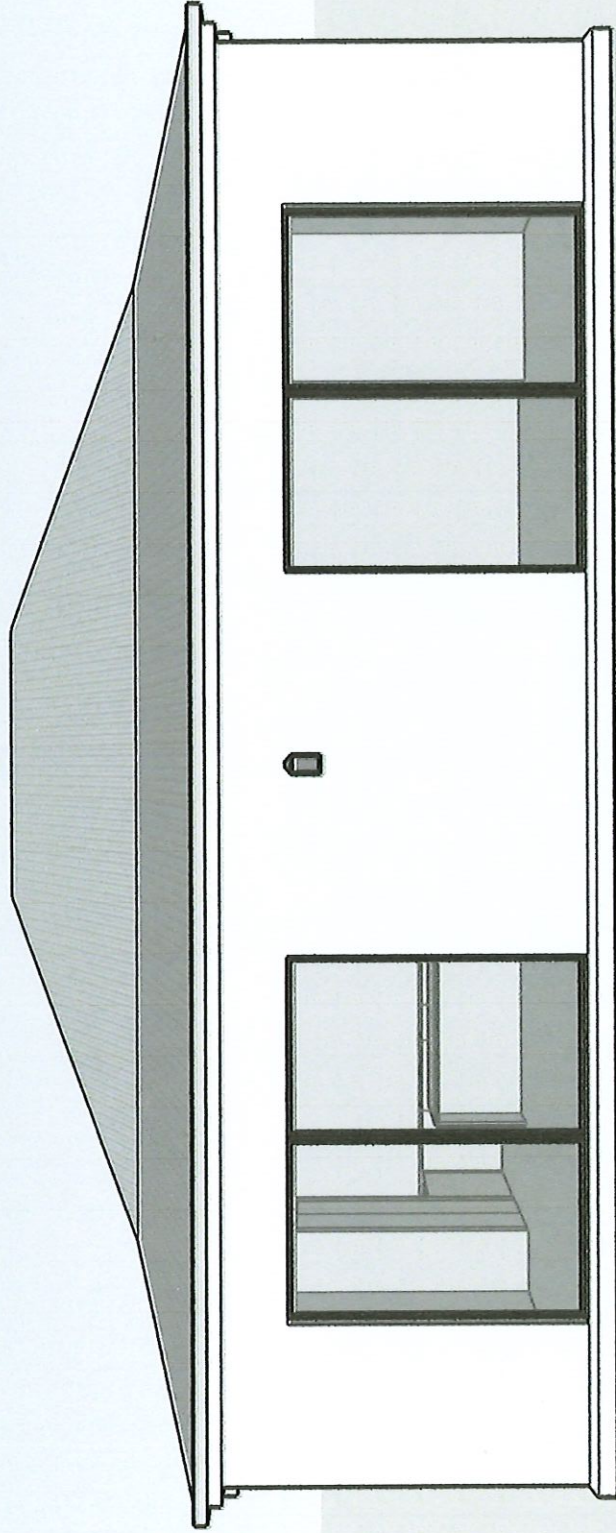




3D 'cutaway' looking into North facing living / dining & kitchen areas

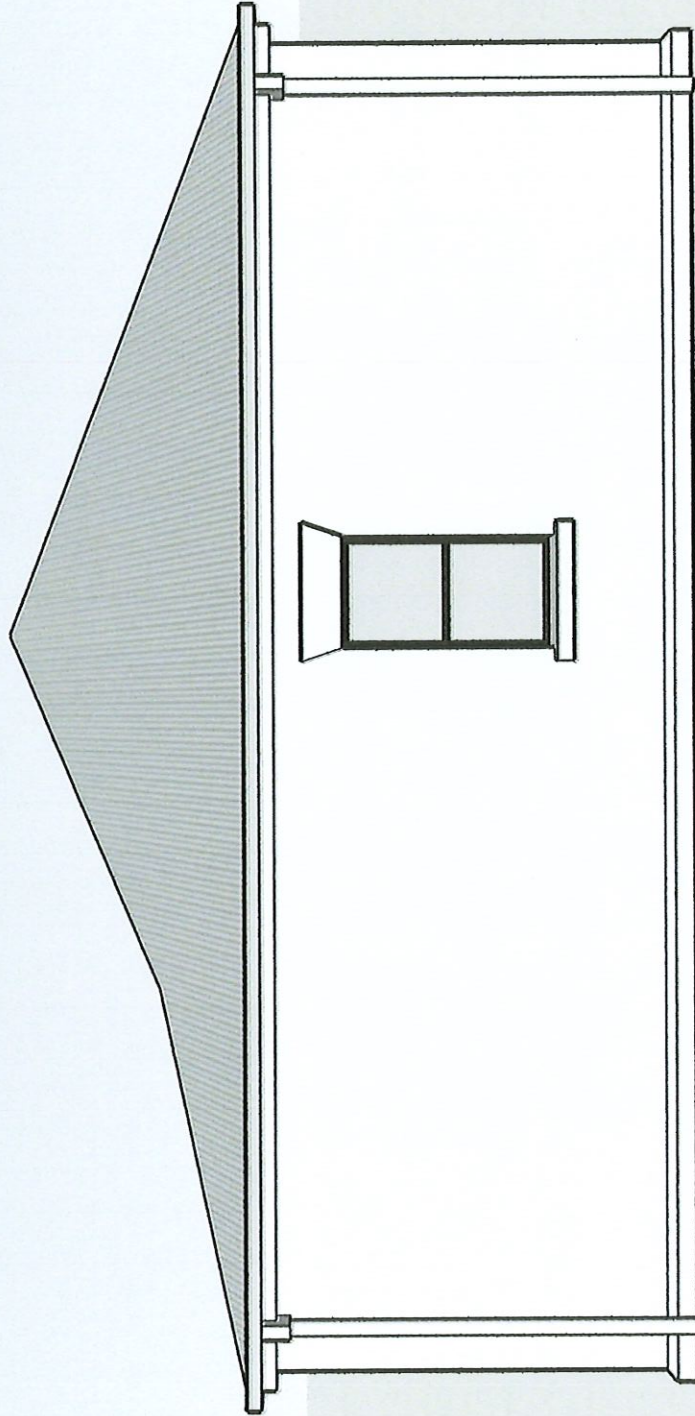


View : corner of High St and Bond St.

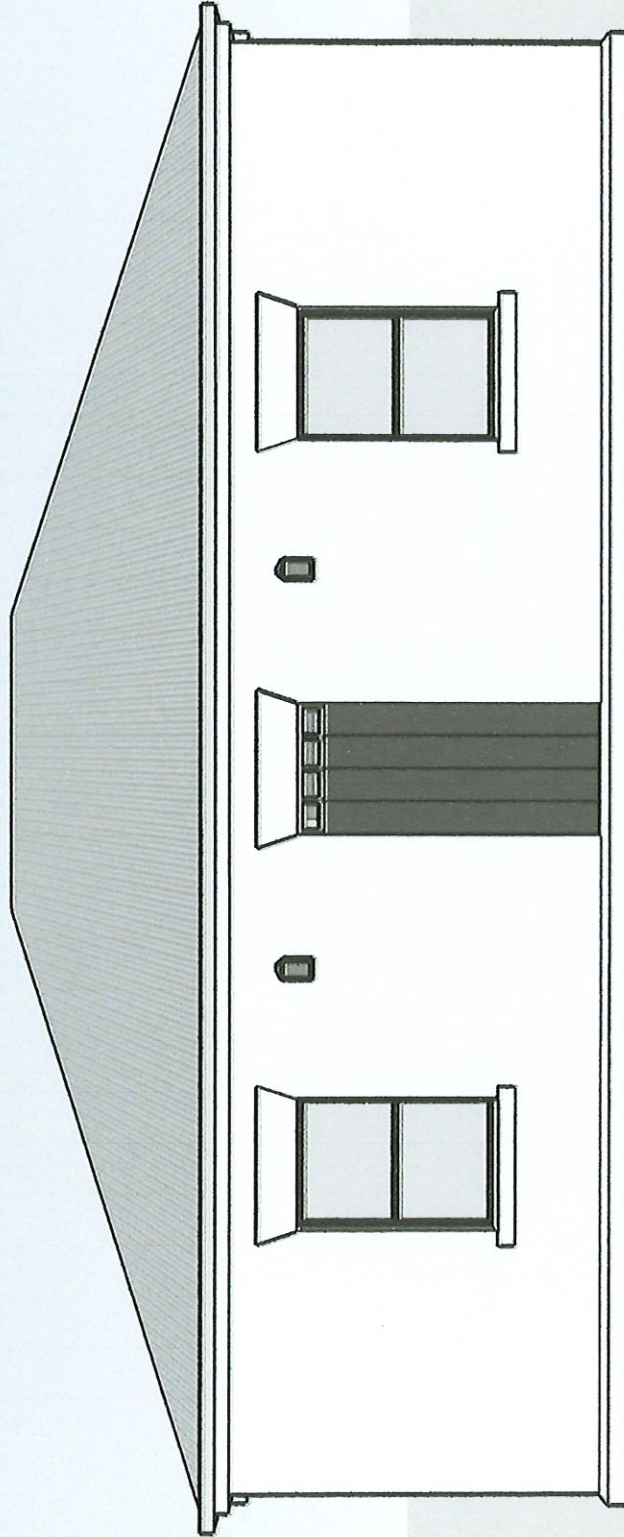


Rear of cottage - Northern Facade (looking South)

Sliding doors to maximise solar gain and reduce carbon footprint / Hedge along boundary to provide privacy + screening



Western Facade (looking Eastwards)



17 High St Ross Tasmania

Facade : Rendered and painted white

Roof : Colourbond in colour grey - Basalt

Boxed Eaves : approx 200mm overhang inc gutters

Lintels : to stand out in relief : 300mm high (as per historical 4 x courses at 75mm high each)

Sills : to stand out in relief : 150mm high (as per historical 2 x courses at 75mm each)

Plinth : to stand out in relief : protruding 60mm to give the building a base and a sense of <sup>ground</sup>groundness

Lights : 2 x carriage lights, evenly spaced either side of entry door

Solid to void <30%

(For details of external lights see next page.)

Proposed exterior lights

2 x front facade  
either side of door-as  
shown  
1 x Rear facade  
between doors - as shown

NEW

# Erika

## Exterior Wall Light



**Specifications**  
Glass Wall Light  
E27 max 40W  
Clear glass shade  
Powder coated Black die-cast aluminum body  
IP43 rated weather resistant



**Dimensions**  
L23cm x W14cm x D17.8cm  
Pack Size qty: 2  
Inner: (16x41x26cm)  
Outer: (52x42x52cm)



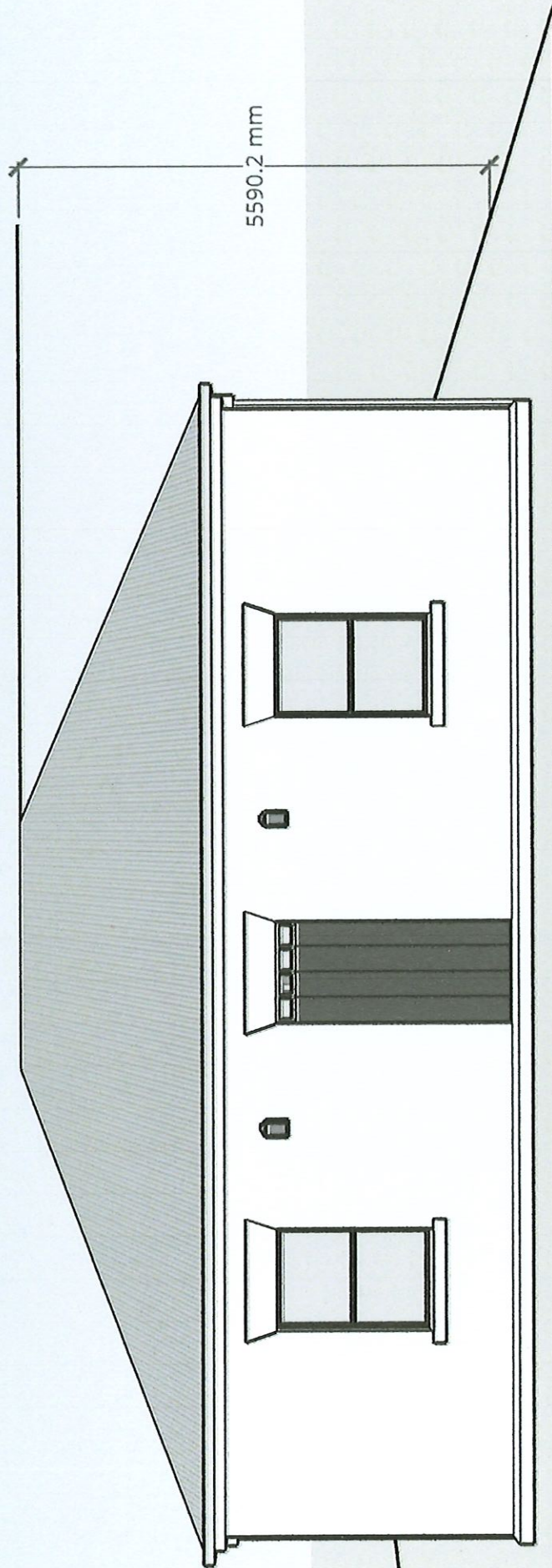
| Model No. | Description                   | Colour | Globe       |
|-----------|-------------------------------|--------|-------------|
| MXW1021   | Aluminium Die-cast Wall Light | Black  | E27 Max 40W |



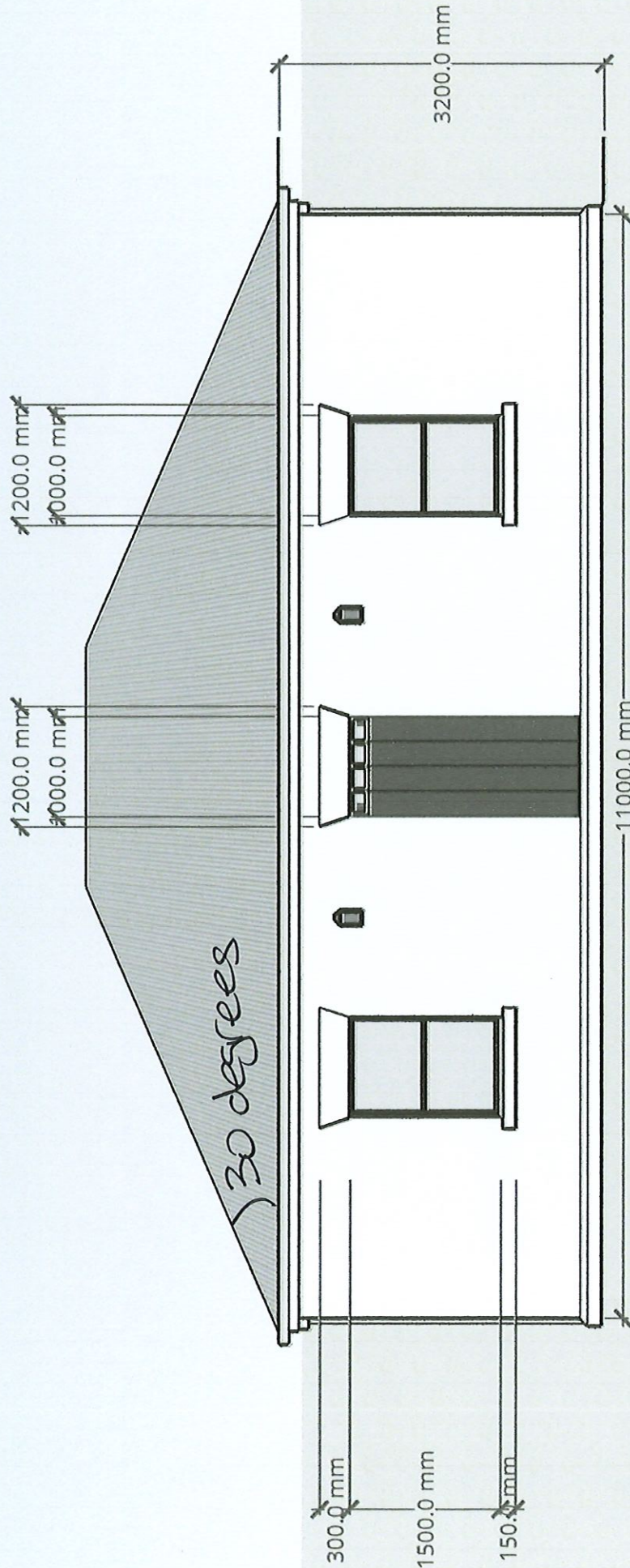
WWW.MERCATOR.COM.AU



You Tube

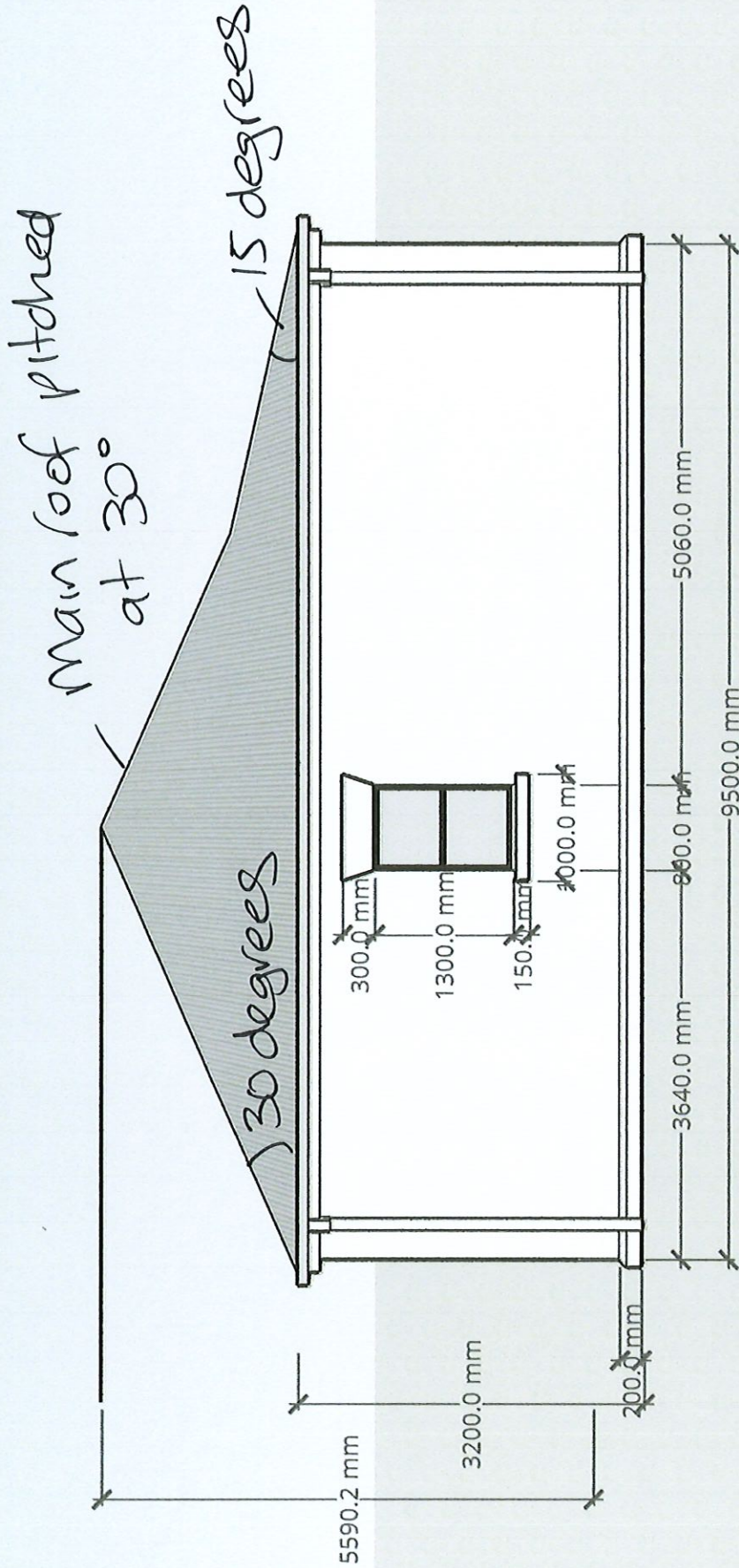
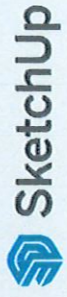


Est: Building Height - subject to slab requirements



High St Facade - 11m wide

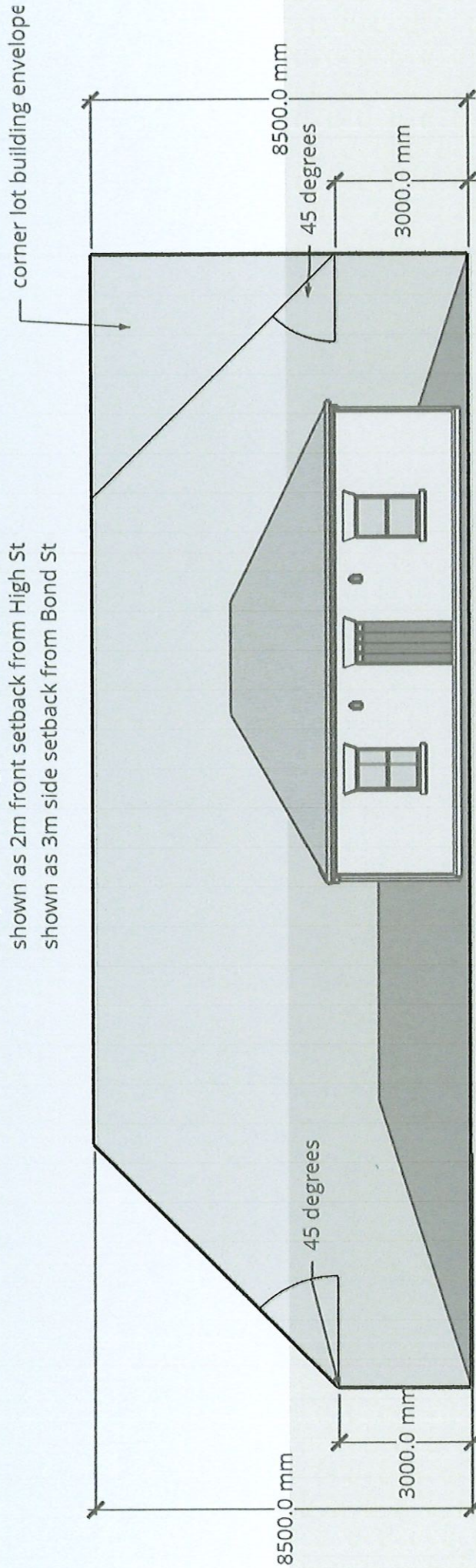




BOND ST facade : 9.5m wide



building envelope  
 \* house setback to be confirmed  
 subject to heritage / council requirements  
 shown as 2m front setback from High St  
 shown as 3m side setback from Bond St



Proposed build: fits within standard envelope

\* house setbacks to be confirmed

## Landscape Plan

The block is level and landscaped with a magnificent feature Heritage Tree

The block features an existing house pad that is level

The block has had previous planning approval that was for a larger building footprint to the home proposed

The block requires only general maintenance of the existing landscaping

The block has sporadic hedging along the boundaries, I propose the planting of a formal pittosporum (evergreen) hedge to provide privacy and screening of the rear garden from Bond Street

Photos of Neighbouring house  
'Methodist Sunday School'  
15 High St, Ross

\* Proposed cottage sits sympathetically alongside its High St neighbour.

Although a cottage in style and with less height & bulk along High St, the cottage has been designed with similar heritage details, and proposed colour scheme to ensure it harmonises and is compatible within the local environs of its neighbour, and Ross with its heritage Georgian architecture.



15 High St, Ross, Neighbour to East of proposed build.