

**PLAN 2**

**PLANNING APPLICATION P17-207**

**29 CHURCH STREET, ROSS**

**ATTACHMENTS**

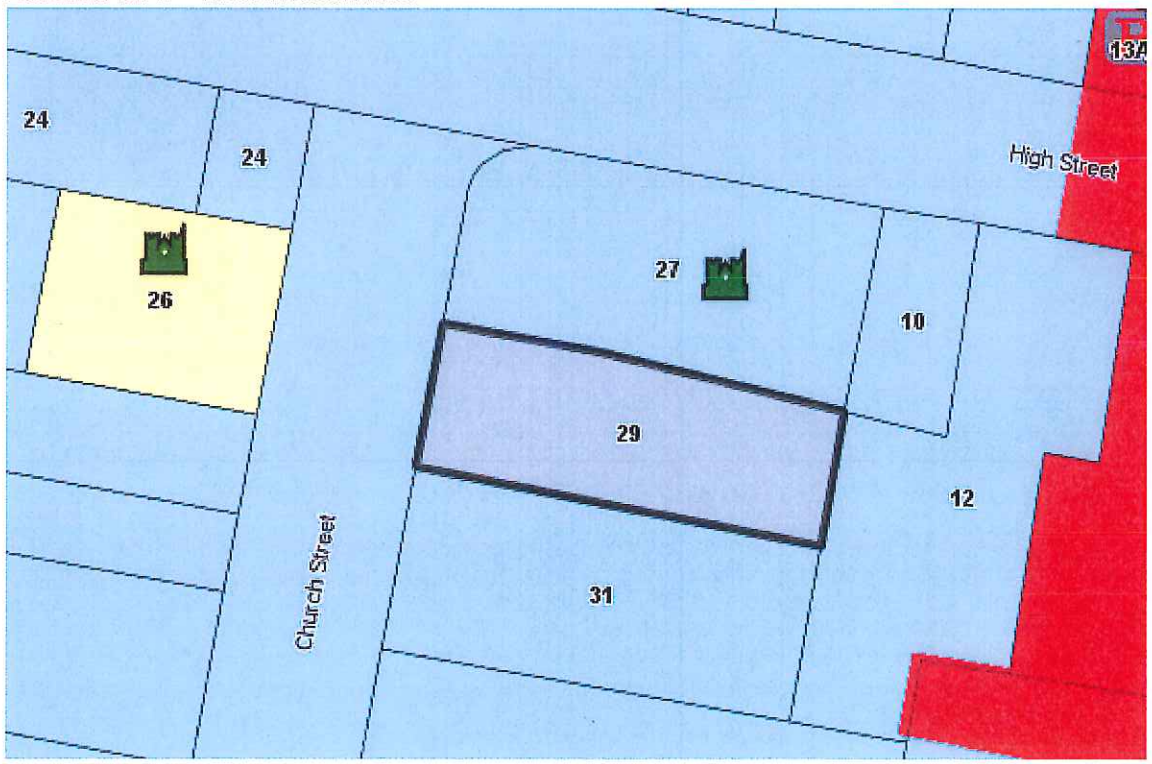
- A Application & plans
- B Response from referral agency (Heritage Advisor)
- C Representations & applicant's response

P17-207

AERIAL PHOTOGRAPH & SERVICES MAP for 29 CHURCH STREET, ROSS



ZONING MAP - LOCAL BUSINESS



Exhibited

PLANNING APPLICATION  
Proposal

Description of proposal: To be able to set up our  
registered temporary mobile food business,  
The Kombi Kitchen, on our land at  
29 Church Street, Ross and trade  
during daylight hours.

(attach additional sheets if necessary)

Site address: 29 Church Street  
ROSS 7209

CT no: 22258/1

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

Are there any existing buildings on this property? Yes / No  
If yes - main building is used as Residence

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

.....  
.....  
.....  
.....

(attach additional sheets if necessary)

Is any signage required? No (if yes, provide details)



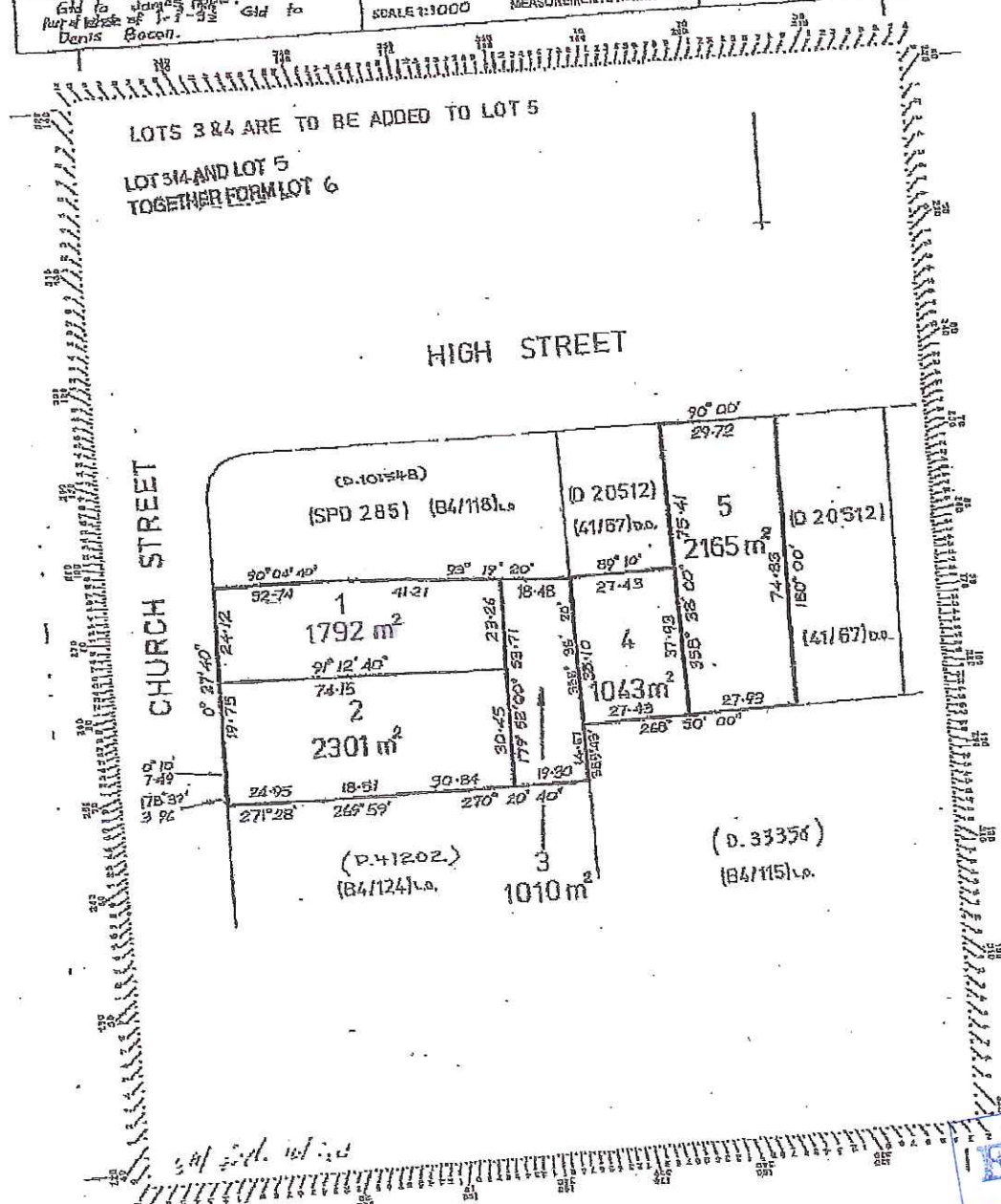
the **List**

**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

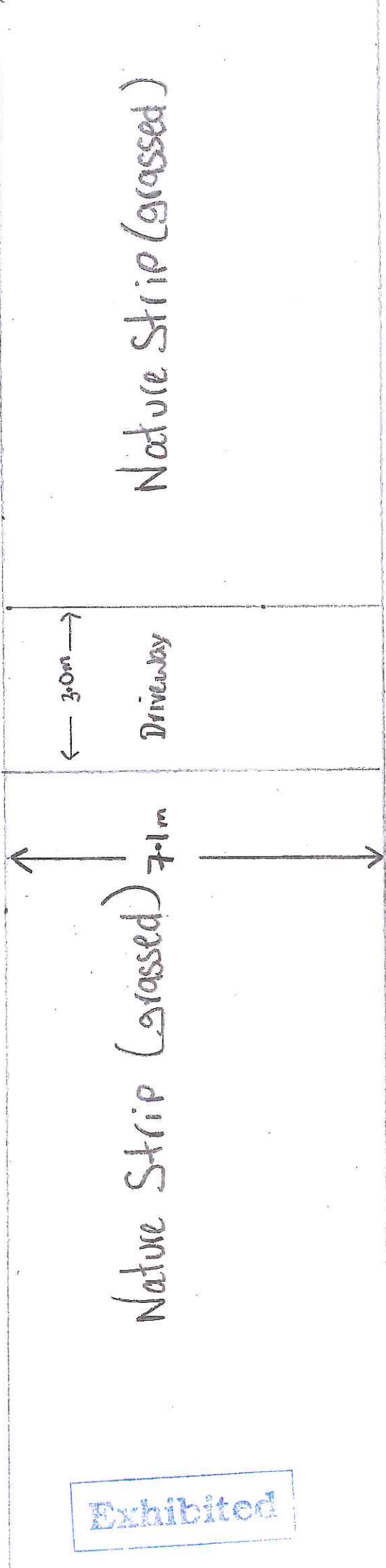
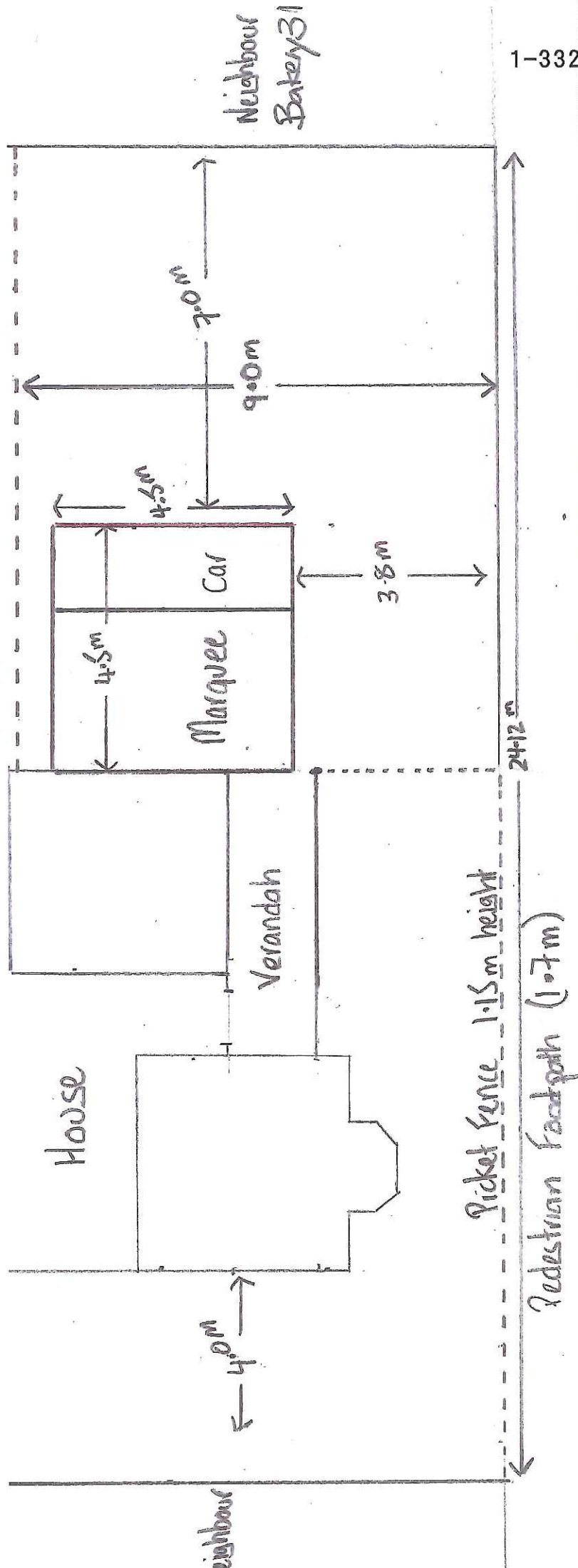


Owners: Ronald William Reginald Lewis & Melina Lorraine Lewis, Edmund John Lewis & Jean Lewis, Sally Anne Langridge.	PLAN OF SURVEY By Surveyor <u>A. N. Peacock</u> of land situated in the	Registered Number <b>S. P 22258</b>
Title Reference: Conv 27/0054, Conv 39/5025 CT 4022/51	<b>TOWN OF ROSS</b> (SEC R.)	Effective Issue <b>15 JUN 1984</b>
Grantee: Part of Lot 5 Sect R 4-2-37 Gld to James Hogg. Part of Lot 5 Sect R 4-2-37 Gld to Denis Bacon.	SCALE 1:1000 MEASUREMENTS IN METRES	<i>E. R. Thorp</i> Recorder of Titles



**Exhibited**

*S.P.*



Exhibited

Exhibited

6 Burner  
Gas BBA

Table 1

Table 2.

Car  
Reg Number  
"Kombi K"

Table 3

Cold Bain Marie  
Salad Fridge

P2

Scale 4cm = 1m.

Exhibited



7/08/2017

1:300

Site Plan - 29 Church Street, Ross

Base data from the LIST, © State of Tasmania. For actual boundaries refer Title Plan.  
 Base Image by TASMAP, © State of Tasmania  
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.  
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

PO Box 156  
 13 Smith Street  
 Longford TAS 7301  
 Email: council@nmc.tas.gov.au  
 Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303  
 FAX: 03 6397 7331



Exhibited

**X** ← the area where we plan to  
 ← in our registered temporary food business

P3



Exhibited



**NORTHERN MIDLANDS COUNCIL**

**REPORT FROM:** HERITAGE ADVISER, DAVID DENMAN  
**DATE:** 18-Aug-2017  
**REF NO:** P17-207; 400600.34  
**SITE:** 29 Church Street, ROSS  
**PROPOSAL:** Use of property for food services operating from mobile food van & ancillary signage (vary parking, heritage precinct)  
**APPLICANT:** D and L Dennis  
**REASON FOR REFERRAL:** HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

This proposal does not involve any permanent development. The only concern I have is with the proposed colour scheme. It would be more appropriate for the colours associated with the operation to be more complimentary with the traditional heritage colour pallet. If the bright violet colour was substituted with Indian Red or a strong Ochre colour, it would still be prominent, but more in keeping with the Heritage Streetscape. I recommend a condition that the colour scheme be reconsidered and approved by Council prior to commencing the use.



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David Denman (Heritage Adviser)

Date: 8/09/2017

Rosemary Jones

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**From:** candy&brian Hurren <classwoodtas@gmail.com>  
**Sent:** Monday, 28 August 2017 2:41 PM  
**To:** NMC Planning  
**Subject:** P17-207 - 29

Good afternoon

I was just worried about this planning application P17-207 - 29 Church Street, Ross: (CT 22258/1) - Use of property for food services operating from mobile food van & ancillary signage (vary parking, heritage precinct. I'm all for new buisness to open in Ross, but I have seen the van they are wanting to operate out of and it is bright purple, it is not heritage looking and doesn't suit the main street of Ross it's more for markets. If they want to start a new buisness why not operate out of the little box at 6 bridge st, just a thought. I'm just worried for the whole heritage look of Ross and losing it.

Yours sincerely  
Candy hurren

28 August 2017

The General Manager  
PO Box 156  
LONGFORD TAS 7301

Dear Sir/Madam

**29 Church Street Ross – Ref no: P17-207**

We would like to make a submission against the Proposed Development Application at 29 Church Street Ross.

We feel it is totally out of character with the Main Street of Ross. Ross is an Early Colonial Village with a high number of Early Colonial Buildings that are in keeping with its Georgian Streetscape. As a property owner in Church Street we as do many others take great care and pride to maintain this ambience.

This type of application would be more suited to a Festival or Market type setting not on the Main Street of one of Tasmania's Premier Tourist Villages which so many people come to admire.

We hope Council consider these issues before making a decision.

Yours faithfully

Michael McCartney  
27 Church Street  
Mobile: 0421-047-507

1-339

Planning Department

Northern Midlands Council

Re: Planning application P17-207

New businesses are welcome in Ross provided they conform to the heritage code.

This proposal is for a purple market stall eatery to be set up in a driveway in the main street of a heritage precinct amid heritage listed buildings and as such is inappropriate for Ross.

Storing of this setup behind the existing building when not in use for the purpose intended (i.e. travelling to markets and outdoor events) is not a problem or alternatively operating inside the existing building would also be appropriate.

The owners of this property are welcome in Ross and the above comments are not intended to be taken personally.

Yours sincerely  
Christine Robinson  
7 Bridge Street Ross  
0409580232

31 August 2017

### Comment on Planning Application P17-207

I would like to register an objection to the planning application reference P17-207, for the site at 29 Church Street Ross.

The proposed mobile food van is inappropriate to a heritage village with beautiful Georgian buildings. I refer to the council's own assessment of the importance of Ross' heritage precinct. As Stated in Council documents "The Ross Heritage Precinct is unique because it is the intact core of a 19<sup>th</sup> century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character."<sup>1</sup> This unique character relies on respect for the village and its environs, all business should be encouraged if it is indeed sympathetic to the visual aesthetic of the village. There are many vacant buildings in Ross which could be used for just this purpose.

Ross is not a Market Town and this development is definitely a market stall and as such would be more appropriate to markets such as the Growers Market in Launceston, Salamanca Market or the Evandale Market. A market stall such as this with a kombi van and tent would seriously detract from the current heritage feel of the village. "The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village."<sup>1</sup>

Finally, food trucks are a 21<sup>st</sup> century invention and are finding their way into Hobart and Launceston however they are not allowed to set up near Heritage areas and are relegated to back streets far from the city hub. In a 19<sup>th</sup> century town I think it would be extremely inappropriate, and devastating to the aesthetics of the town to set up a 21<sup>st</sup> century food truck in the main historic precinct.

Kind Regards

*Gwyneth Jenkinson*

Gwyneth Jenkinson  
29 Waterloo Street  
Ross

<sup>1</sup>Northern Midlands Interim Planning scheme 2013 Instrument of certification dated 26<sup>th</sup> June 2017

5 September 2017

Ms Rosemary Jones  
Administration Officer  
Northern Midlands Council  
[Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au)

Dear Ms Jones

**29 Church Street Ross**  
**Planning Application P17-207**

Thank you for your letter dated 4 September 2017 regarding representations received relating to our recent Planning Application.

We wish to advise that we do wish to pursue this matter to mediation and request that, whilst we gather evidence against some of the representations submitted, you do what is required for this matter to be taken further.

It is our intention to pursue this matter for the following reasons:

- Our trading is of a temporary nature and when not trading there would be no "evidence" of our business' existence. To say "*I have seen the van they are wanting to operate out of and it is bright purple, it is not heritage looking and doesn't suit the main street of Ross*" (Redacted Rep. 4) is ludicrous as the car is our mode of transport, we do not operate out of it, and as it is one of our everyday modes of transport it will be in our driveway irrespective of whether our business operates or not;
- It is not our intention to be a 7 day operation, more an occasional operation during the warmer months when there is an event or influx of people in the main street of Ross looking for something to eat. Our product is a fresh and healthy alternative to deep fried food or pies and pastries.
- Our planning application came about from a number of Ross residents suggesting we trade from our "front lawn" as they felt there was a need for an alternative as there is nowhere, other than the Man o Ross Hotel, to eat after 5pm.

We will be gathering photographic evidence of numerous permanent "non heritage" structures visible on and from Church Street which we will present at mediation.

Our residence itself is **not** a heritage listed building and is zoned business/residential. We believe our business, when set up, is discreetly set back on our land from the footpath/road and does not detract from the ambiance of the historical village that Ross is. Furthermore, what signage we operate with is minimal and is not a permanent fixture, unlike other businesses in the street. A photo of our set up will be available at mediation.

We are sympathetic to the concerns of all those who responded to our Planning Application and wish to make it known that we plan to make Ross our home until we "drop off the perch". We take all their concerns very seriously and wish to reassure everybody that we do not wish to detract from Ross as a historical village but show case Ross as a town that embraces it's history and is welcoming of those who wish to visit and stop to appreciate its history.

We purchased our property in Ross with the intention of bringing the 1910 federation house on our property back to life and reinstate the cottage garden with the end result being a beautiful little historic home in a beautiful historic village. We too take great pride in where we live and how our home is presented. The property 29 Church Street, Ross has not seen any "care" or had any pride taken in it for a long time. It was a blemish on the town prior to our purchase with overgrown shrubs, unmown lawns and no maintenance externally (or internally) for years. We plan to change that and have been receiving nothing but praise from passers by who, for at least 4 years, have seen nothing "going on" at the property.

We look forward to hearing from you further regarding how we proceed with the matter.

Kind regards

James and Leonie Dennis  
29 Church Street, Ross  
Ph: 6381 5204

**Erin Boer**

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**From:** Erin Boer  
**Sent:** Monday, 11 September 2017 1:19 PM  
**To:** Erin Boer  
**Subject:** FW: Planning Application P17-207  
**Attachments:** street view of set up.jpg; internal view showing set back.jpg; next door Bakery 31 loads of non heritage signage.jpg; sign and flag outside Bakery 31.jpg; flags outside general store & fuel stop.jpg; flag and A frame outside Wisteria Cafe.jpg

**From:** Leonie & James Dennis [mailto:jamesdennis1@bigpond.com]  
**Sent:** Monday, 11 September 2017 10:00 AM  
**To:** Erin Boer <erin.boer@nmc.tas.gov.au>  
**Subject:** RE: Planning Application P17-207

Hi Erin

We thought a couple of photos may help to show how unobtrusive our set up is and how little it impacts on the street scape. We have also attached a number of other photos of signage (both permanent and temporary) used by other businesses in Ross.

We are happy for you (or your representative) to use any or all of these photos if you think it will help our application.

Could you please send us the time and date of the Council meeting, and any other information that may be of assistance to us, so that we can present our case at Council's meeting.

Thank you very much for all the assistance you have given us in our application. We hope you enjoy your well earned holiday.

Kind regards

James and Leonie Dennis  
The Kombi Kitchen  
29 Church Street, Ross 7209  
Ph: 6381 5204



