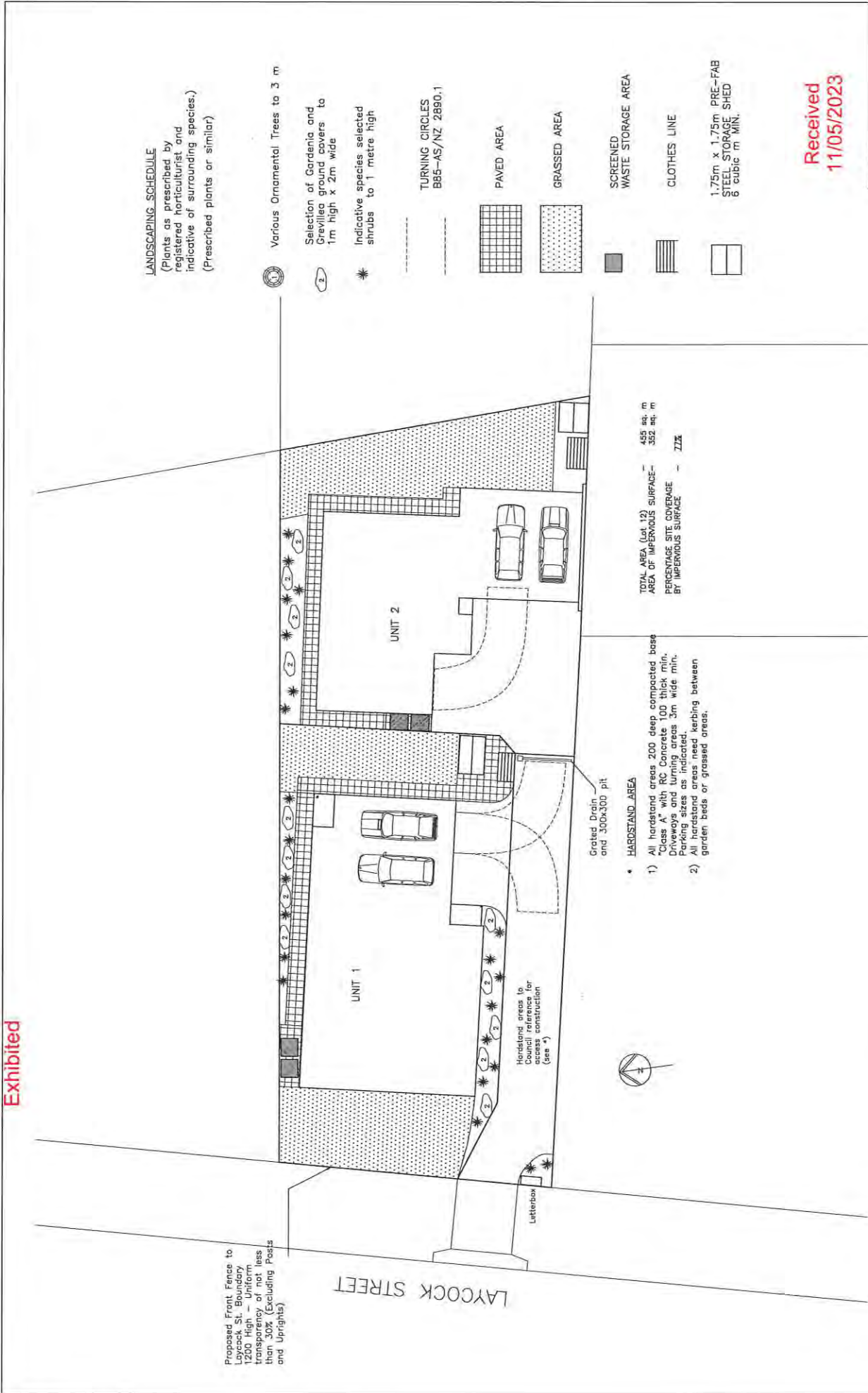


Exhibited



**LANDSCAPING SCHEDULE**  
 (Plants as prescribed by registered horticulturist and indicative of surrounding species.)  
 (Prescribed plants or similar)

① Various Ornamental Trees to 3 m

② Selection of Gardenia and Grevillea ground covers to 1m high x 2m wide

\* Indicative species selected shrubs to 1 metre high

--- TURNING CIRCLES  
 BB5-AS/NZ 2890.1

▢ PAVED AREA

▨ GRASSED AREA

■ SCREENED WASTE STORAGE AREA

▤ CLOTHES LINE

▩ 1.75m x 1.75m PRE-FAB STEEL STORAGE SHED

Received  
 11/05/2023

PRINT DATE:

SCALE: 1:200 (A3)  
 Check dimensions: Dimension table  
 Drawing No: P08  
 DRAWN BY: ME  
 SHEET NO.: 8 of 12

DRAWING TITLE(S):  
**LANDSCAPING PLAN**

CLIENT: **K. TURMINE**  
 PROJECT: **PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD**

ISSUE: DATE: DESCRIPTION:  
 P1 JAN. 2023 FOR PLANNING APPROVAL ONLY  
 P2 FEB. 2023 AMENDMENT TO P1

**Mark Evans**  
 Building Designs & Drafting  
 11 Barkly Place  
 Longford 7250  
 Mob: 0427071492  
 info@buildingdesigns.com.au  
 Acct No: 6255027824  
 ABN: 6255027824

TOTAL AREA (Lot 12) 455 sq. m  
 AREA OF IMPERVIOUS SURFACE = 352 sq. m  
 PERCENTAGE SITE COVERAGE BY IMPERVIOUS SURFACE = 77%

- \* HARDSTAND AREA
- 1) All hardstand areas 200 deep compacted base "Class A" with RC Concrete 100 thick min. Driveways and turning areas 3m wide min. Parking sizes as indicated.
  - 2) All hardstand areas need kerbing between garden beds or grassed areas.

Hardstand areas to Council reference for access construction (See 4)

Grated Drain and 300x300 pit

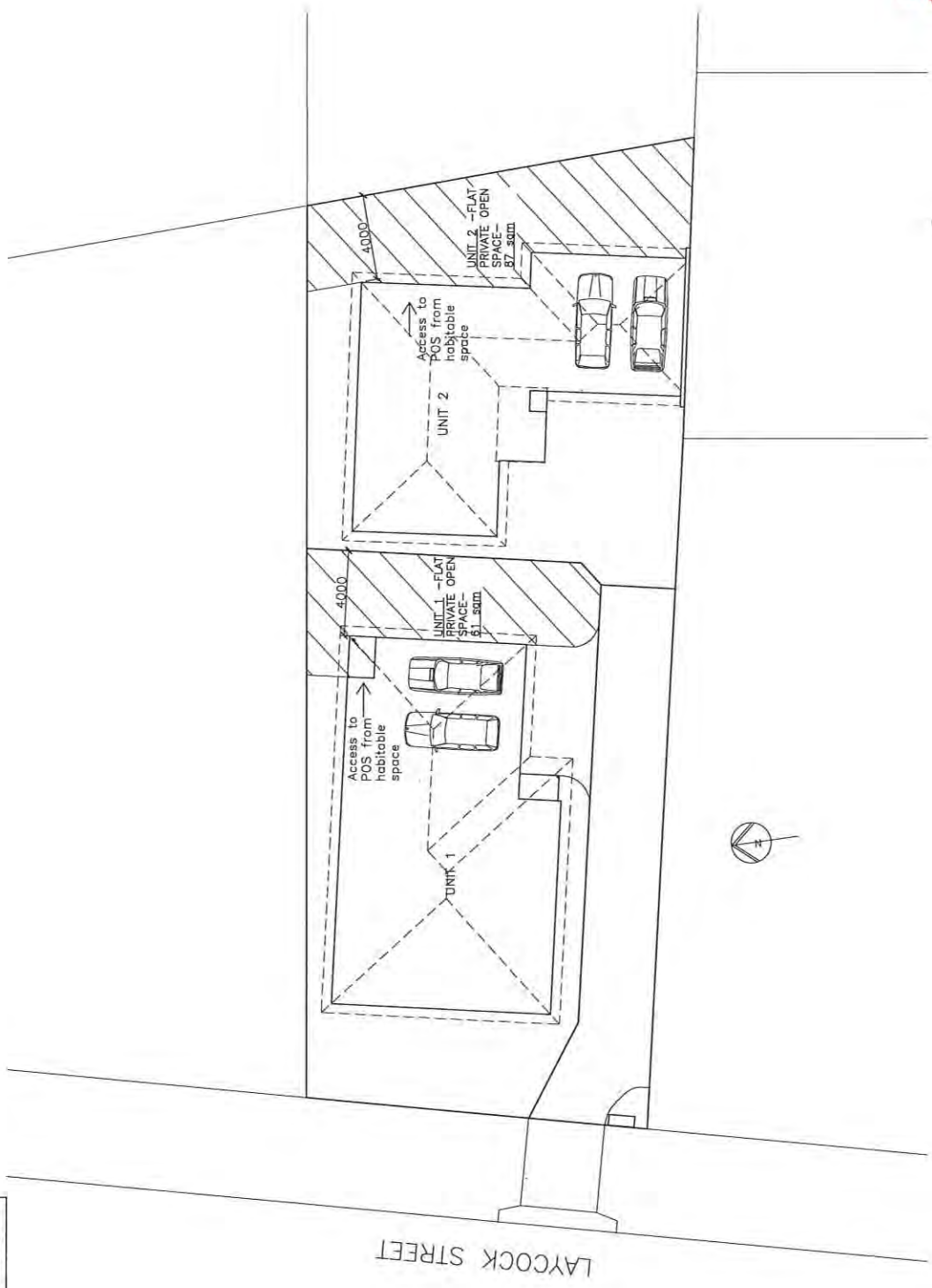


Proposed Front Fence to Laycock St. Boundary  
 1200 High - Uniform transparency of not less than 30% (Excluding Posts and Uprights)

LAYCOCK STREET

Exhibited

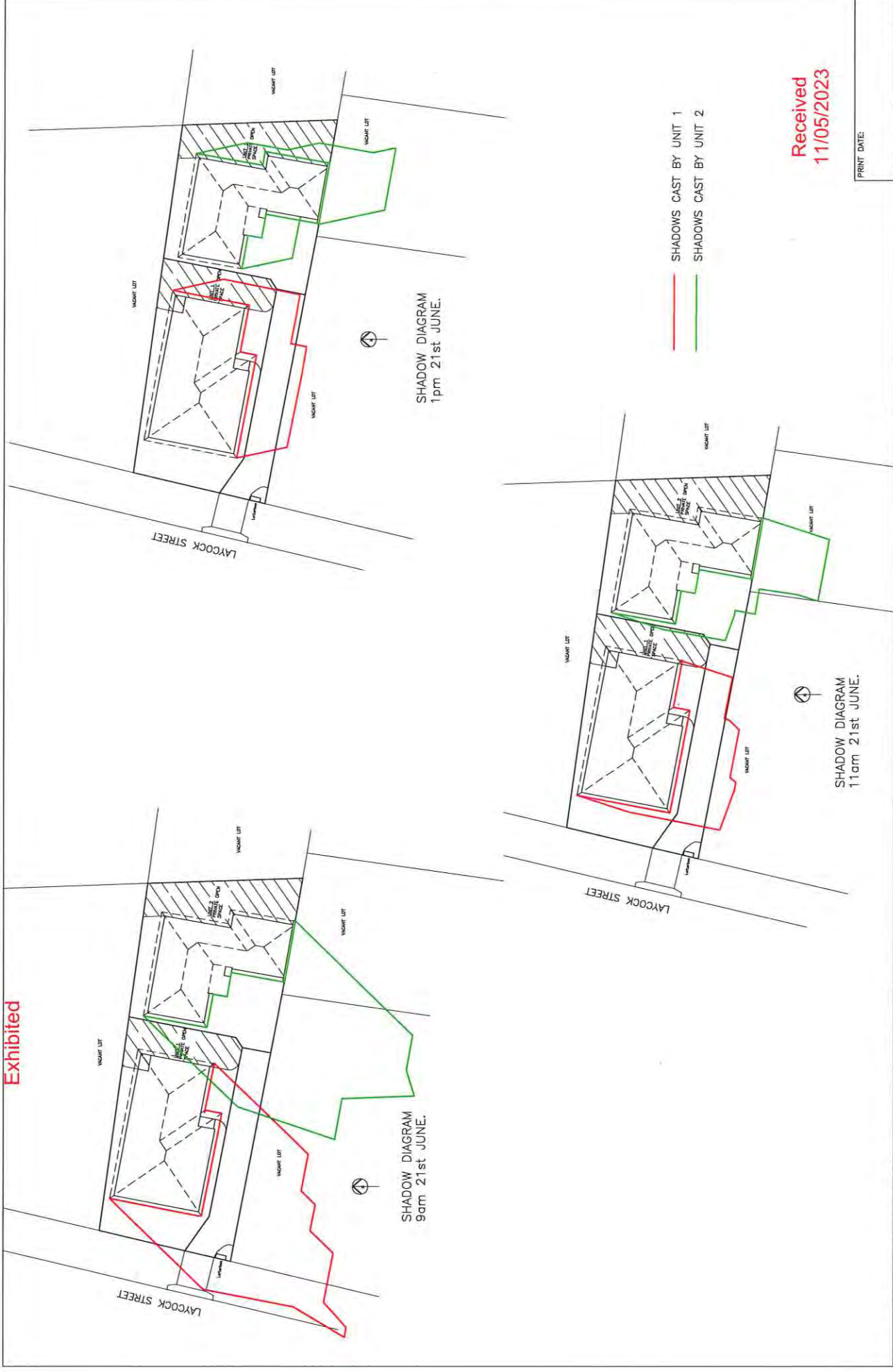
THIS PLAN HAS BEEN DRAWN BY THIS OFFICE TO COMPLY WITH THE BUILDING ACT 2011 AND THE BUILDING REGULATIONS 2012. THE CLIENT HAS APPROVED THE PLAN AND HAS PROVIDED ALL NECESSARY INFORMATION FOR THE OFFICE TO COMPLETE THE PLAN. THE OFFICE HAS CONDUCTED VISUAL CHECKS AND VERIFIED THE DIMENSIONS AND INFORMATION PROVIDED BY THE CLIENT. THE OFFICE HAS CONDUCTED VISUAL CHECKS AND VERIFIED THE DIMENSIONS AND INFORMATION PROVIDED BY THE CLIENT. THE OFFICE HAS CONDUCTED VISUAL CHECKS AND VERIFIED THE DIMENSIONS AND INFORMATION PROVIDED BY THE CLIENT.



Received  
11/05/2023

SCALE: 1:200 Check dimensions. Dimension table precedence over text.		DRAWING NO: P09 DRAWN BY: ME SHEET NO. 9 of 12	
PRINT DATE:		DRAWING TITLE(S):	
CLIENT: K. TURMINE		PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD	
ISSUE: F1	DATE: JAN. 2023	DESCRIPTION: FOR PLANNING APPROVAL ONLY	PRIVATE OPEN SPACE
ISSUE: P2	DATE: FEB. 2023	DESCRIPTION: AMENDMENT TO P1	
Building Designs & Drafting 11 Bulwer Place Longford, Co. Wick, Ireland Tel: 047271482 info@buildingdesigns.ie www.bds.ie		Building Designs & Drafting 11 Bulwer Place Longford, Co. Wick, Ireland Tel: 047271482 info@buildingdesigns.ie www.bds.ie	

Exhibited



Received  
11/05/2023

 Mark Evans Building Designs & Drafting 11 Bulwer Place Longford, 7250 Mob: 040271482 mel@markevansdesign.com.au 08 828557924 ABN 628557924	ISSUE: P1 DATE: JAN. 2023 DESCRIPTION: FOR PLANNING APPROVAL ONLY	ISSUE: P2 DATE: FEB. 2023 DESCRIPTION: AMENDMENT TO P1	CLIENT: K. TURMINE PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD	DRAWING TITLE(S): SHADOW DIAGRAMS 1	SCALE: 1:400 (A3) Check Dimensions: Dimension line precedence over scale	DRAWING NO: P10 DRAWN BY: ME SHEET NO.: 10 of 12
	PRINT DATE:			DRAWING NO: P10 DRAWN BY: ME SHEET NO.: 10 of 12		



Exhibited



- SHADOWS CAST BY UNIT 1
- SHADOWS CAST BY UNIT 2

Received  
11/05/2023

<p>PRINT DATE:</p>		<p>SCALE: 1:400 (A3) Check dimensions. Proceedance over scale</p>		<p>DRAWING NO: P11</p>	
<p>CLIENT: K. TURMINE</p>		<p>PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD</p>		<p>DRAWING TITLE(S): SHADOW DIAGRAMS 2</p>	
<p>ISSUE: P1</p>		<p>DATE: JAN. 2023</p>		<p>DESCRIPTION: FOR PLANNING APPROVAL ONLY</p>	
<p>ISSUE: P2</p>		<p>DATE: FEB. 2023</p>		<p>DESCRIPTION: AMENDMENT TO P1</p>	
<p>Building Designs &amp; Drafting 11 Bellvue Place Longford, 7256 Mob. 0407071402 info@buildingdesigns.com.au</p>		<p>Mark Evans 10/01 Building Design Licence No. 021825 D ABN 6285079824</p>		<p>SHEET NO.: 11 of 12</p>	



Exhibited

**NOTES**  
 LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS  
 CONFIRM CONNECTION DEPTHS PRIOR TO COMMENCEMENT OF SITE WORKS.  
 DEPTHS MAY DICTATE SLAB HEIGHT.  
 COLD WATER TO HOUSE USE 25mm CLASS 12 POLYETHYLENE INSIDE HOUSE USE 20mm CLASS 'B' WITH 15mm CLASS 'B' COPPER BRANCH LINES  
 FROM HWC USE 18mm CLASS 'B' WITH 15mm COPPER BRANCH LINES TO FIXTURES. INSTALL 'RMC' OR EQUAL TEMPERING VALVE SET TO 50 deg. C  
 SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 9500.

**LEGEND OF DIAMETERS**  
 B - BASIN TROUGH = 50mm  
 Bg - BATH SINK = 50mm  
 S - SINK = 40mm  
 T - LAUNDRY TUB BATH = 40mm  
 SH - SHOWER = 50mm  
 WC - WATER CLOSET = 50mm  
 FW - FLOOR WASTE = 100mm  
 DP - DOWN PIPE  
 V - VENT  
 IO - INSPECTION OPENING  
 RE - RODDING EYE  
 HWC - HOT WATER CYLINDER  
 X - EXTERNAL TAP

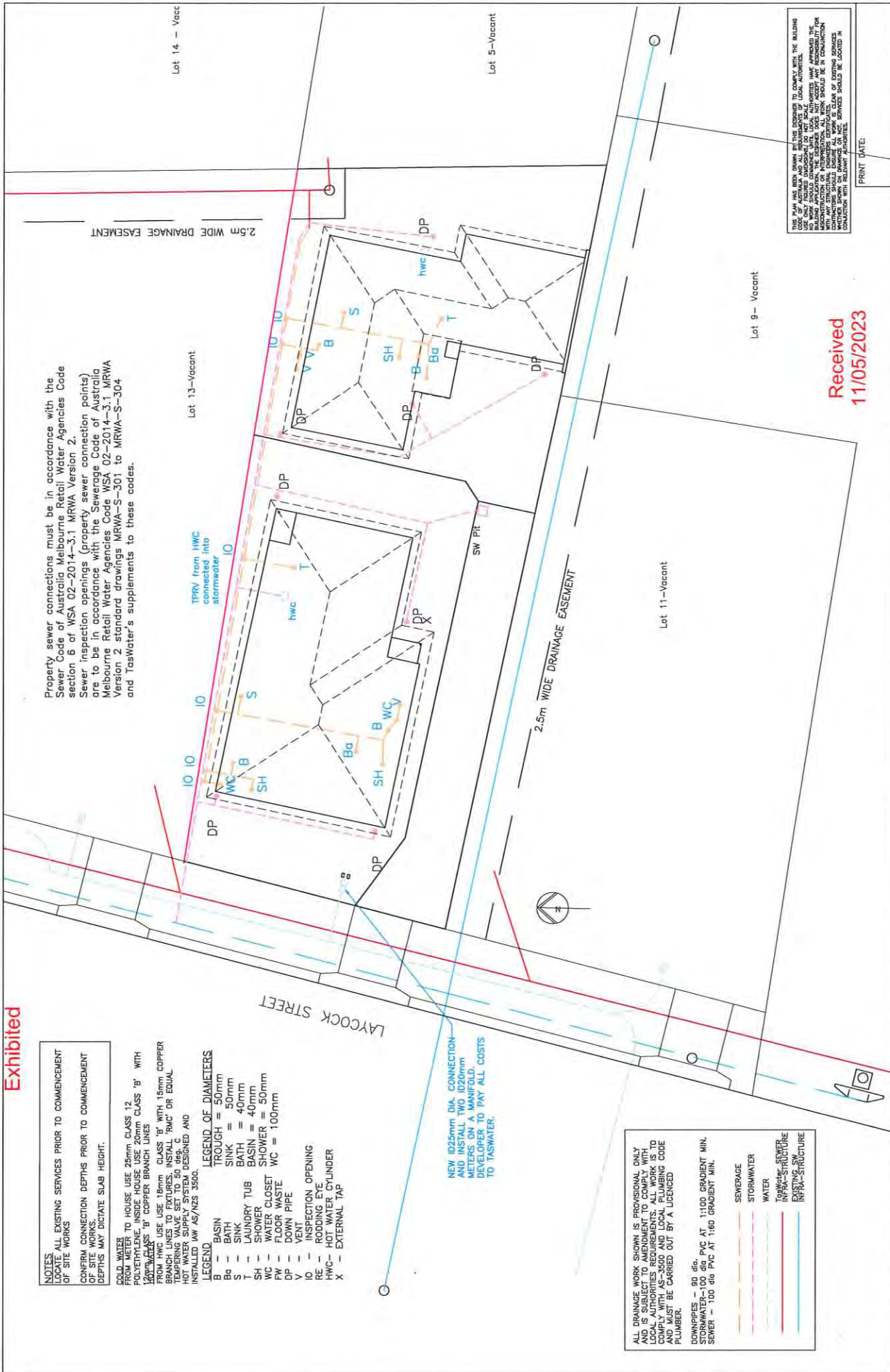
NEW 1025mm DIA. CONNECTION TO ALL 1025mm METERS ON A MAIN L.L. DEVELOPER TO PAY ALL COSTS TO TASMATER.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE REQUIREMENTS. ALL WORK TO BE CARRIED OUT BY A LICENCED PLUMBER.  
 DOWNPIPES - 90 dia. PVC AT 1:100 GRADIENT MIN.  
 SEWER - 100 dia PVC AT 1:60 GRADIENT MIN.

SEWERAGE  
 STORMWATER  
 WATER  
 TAPWATER SEWER INFRA-STRUCTURE  
 EXISTING SW INFRA-STRUCTURE

Property sewer connections must be in accordance with the Sewer Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02-2014-3.1 MRWA Version 2. Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplements to these codes.

2.5m WIDE DRAINAGE EASEMENT



THE NEW WORK SHOWN IN THIS DRAWING IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE SECTION 6 OF WSA 02-2014-3.1 MRWA VERSION 2. THE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE REQUIREMENTS. ALL WORK TO BE CARRIED OUT BY A LICENCED PLUMBER. DIMENSIONS SHOWN ON DRAWING OR NOTED OTHERWISE SHOULD BE LOCATED IN CONSULTATION WITH RELEVANT AUTHORITIES.

Received  
 11/05/2023

PRINT DATE:

SCALE: 1:200 (A3)  
 Check dimensions. Dimension in mm.  
 DRAWING NO: P12  
 DRAWN BY: ME  
 SHEET NO. 1.2 of 1.2

DRAWING TITLE(S):  
 CONCEPT SERVICES PLAN

CLIENT: K. TURMINE  
 PROJECT: PROPOSED 2 UNIT DEVELOPMENT (Lot 12) LAYCOCK STREET LONGFORD

ISSUE: DATE: DESCRIPTION:  
 P1 JAN. 2023 FOR PLANNING APPROVAL ONLY  
 P2 FEB. 2023 AMENDMENT TO P1

Building Designs & Drafting  
 11 Bulwer Road  
 Longford, TAS 7250  
 Mob: 0427071482  
 info@buildingdesigns.com.au  
 Accredit: No. CC1023 D  
 AIN: 025527824



Our ref: 0; PLN-23-0008;  
Enquiries: Ryan Robinson

24/01/2023

36 Acropolis Drive  
LEGANA 7277  
via email: [klturmine@gmail.com](mailto:klturmine@gmail.com)

Dear Kyle Turmine

**Additional Information Required for Planning Application PLN-22-0008 - Multiple Dwellings x 2 (2 new) at Lot 12, 7 Laycock Street, Longford**

I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the Tasmanian Planning Scheme – Northern Midlands.

1. A copy of the Certificate of Title and, if applicable, Schedule of Easements; and
2. A response to Clause NOR-S6.7.4 Windows
  - 2.1. Window heads must be a minimum of 300mm below the eaves line on each dwelling.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and referenced with the planning application number PLN-22-0008. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely

Ryan Robinson  
**Planner**





## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0008	Council notice date	11/05/2023
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2023/00597-NMC	Date of response	16/05/2023
TasWater Contact	Rachael Towns	Phone No.	0436 615 228
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	5A LAYCOCK ST, LONGFORD	Property ID (PID)	9624598
Description of development	Multiple dwellings x 2		
<b>Schedule of drawings/documents</b>			
	<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>
		<b>Date of Issue</b>	
	Mark Evans Building Designs & Drafting	P12 Sheet 1 of 12	P2
			Feb 2023
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
<b>56W CONSENT</b>			
4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
5. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			





### Advice

#### Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ([www.taswater.com.au](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

#### General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

#### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### 56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

This planning application is open for  
public comment until  
26 May 2023

This application is being assessed under the Tasmanian  
Planning Scheme - Northern Midlands

Reference no	<b>PLN-23-0079</b>
Site	<b>4 WILLIAM ST &amp; 38 GEORGE ST LONGFORD</b>
Proposed Development	<b>Boundary Adjustment (Vary Lot Size; Longford SAP)</b>
Zone	<b>8.0 General Residential - S6.0 Longford Specific Area Plan, C6.0 Local Historic Heritage - Local Heritage Precinct, C6.0 Local Historic Heritage - Local Heritage Place, C16.0 Safeguarding of Airports - Obstacle Limitation Area, C9.0 Attenuation</b>
Use class	<b>Residential</b>
Development Status	<b>Discretionary</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 Proposal

**Description of proposal:** ..... Boundary adjustment allocating 216m2 from 38 George Street (FR 16260/1)  
to 4 William Street (FR 64239/1)  
.....  
.....  
.....  
.....

*(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..... 2..... 3.....

**Site address:** ..... 4 William Street and 38 George Street, Longford  
.....

CT no: ..... 64239/1 and 16260/1

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 ..... Residential

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

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

*(attach additional sheets if necessary)*

Is any signage required? .....  
*(if yes, provide details)*

**Exhibited**





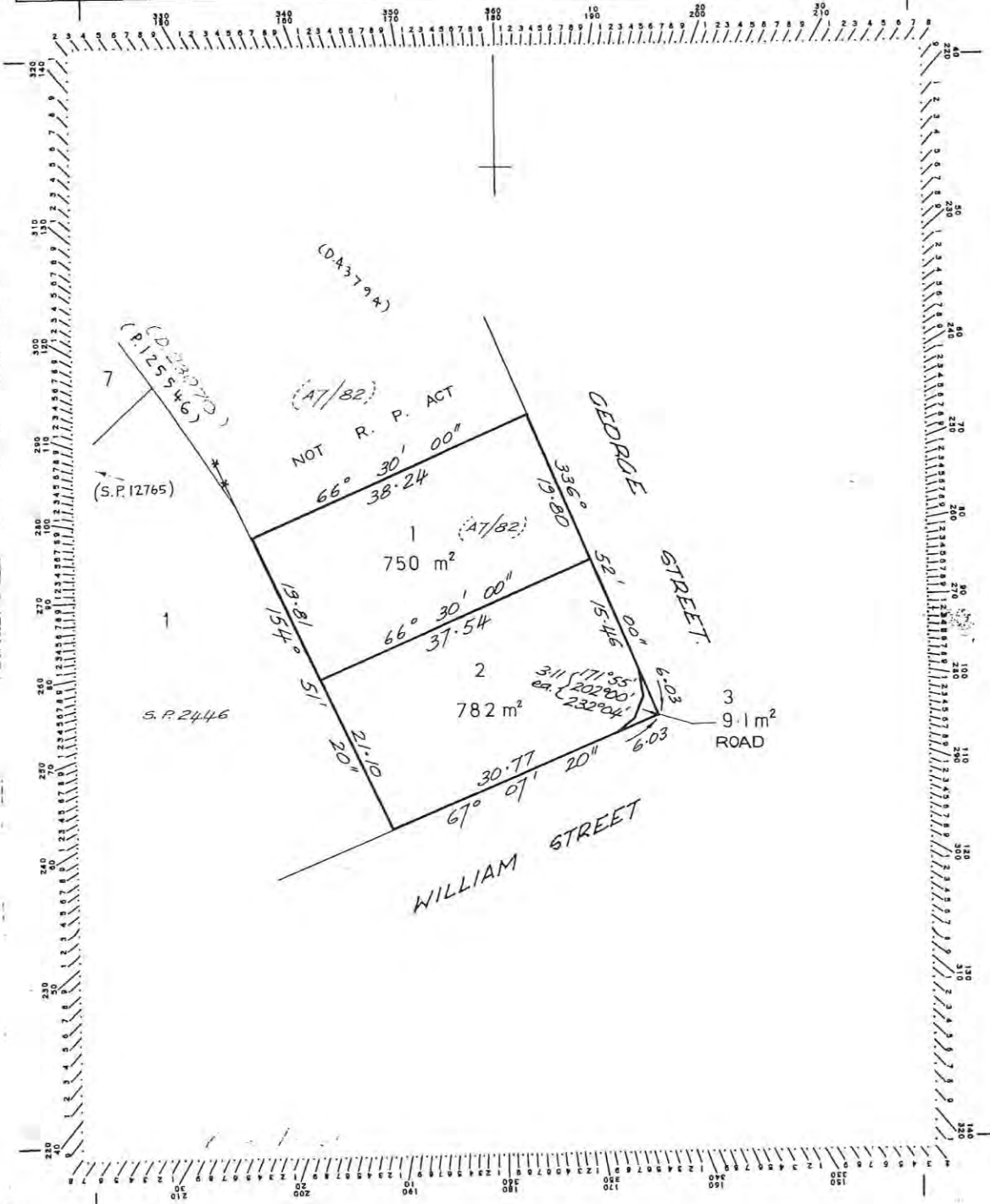
**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



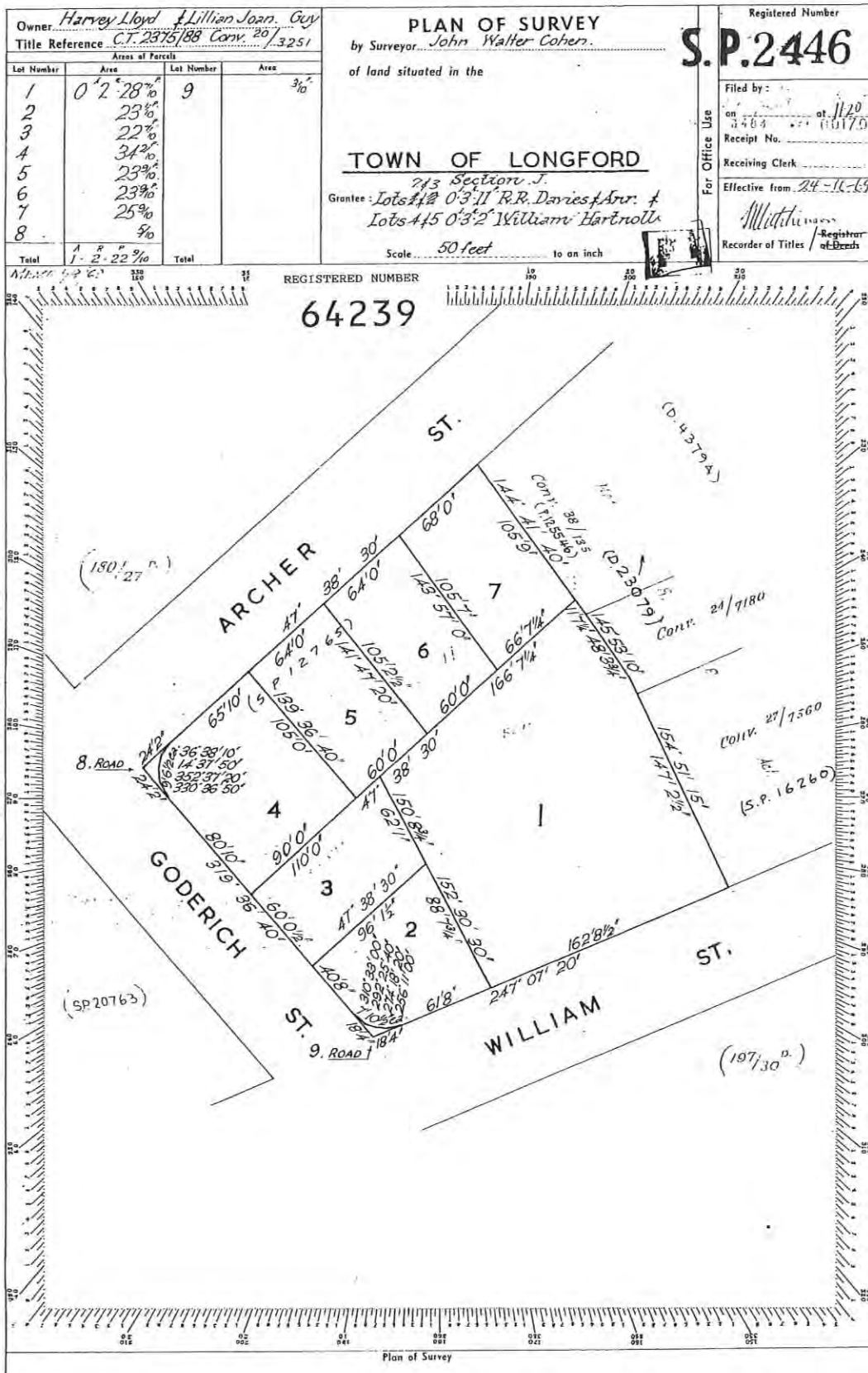
Owner: <i>Maxwell John Kidd and Lila Jean Kidd</i>	PLAN OF SURVEY by Surveyor <i>C. S. Walker</i> of land situated in the	Registered Number: <b>S.P. 16260</b>
Title Reference: <i>Conv 55/9186</i> <i>6.1.29</i>		TOWN OF LONGFORD SECTION "J"
Grantee: <i>Part of Lot 6, Rowland Robert Davies and Fitzherbert Adams Marriott Pty.</i>	SCALE 1: 500 MEASUREMENTS IN METRES	ACTING DEPUTY: <i>[Signature]</i> Recorder of Titles



Exhibited



**FOLIO PLAN**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980



Exhibited





**COHEN & Associates Pty. Ltd.**  
LAND & AERIAL SURVEYORS  
Operating in Tasmania Since 1946

ADRIAN R. FAIRFIELD, DIRECTOR  
103 Cameron Street  
PO Box 990 Launceston TAS 7250  
Office: (03) 6331 4633  
admin@surveyingtas.com.au  
www.surveyingtas.com.au

Our ref: 83-46 (8515)

4 May 2023

Planning and Development  
Northern Midlands Council  
P O Box 156  
LONGFORD TAS 7301

**Via Email**

To Whom it May Concern,

**Re: Development Application**  
**Boundary Adjustment - 4 William Street and 38 George Street, Longford**

We are pleased to submit this Development Application for the proposed boundary adjustment at the above address obo A & E. Tsaloukis – owners.

The application has been discussed previously with Rebecca Green (NMC Consultant Planner).

We enclose:

- PDF copy of the proposed Plan of Subdivision
- Copy of the relevant titles
- Application for Planning Approval

The purpose of the subdivision is to transfer ~216m<sup>2</sup> from F.R. 16260-1 to F.R. 64239-1 as shown on the attached Plan of Subdivision.

Each lot includes existing service connections and no site works or relocation of services is required.

8.0 General Residential

8.6 Development Standards for Subdivision

8.6.1

A1 (a) (i & ii) both lots comply with the dimensional requirements. (b), (c) & (d) N/A.

A2 – Both lots comply having greater than 12m frontage.

A3 – Both lots comply having existing vehicular access.

A4 – N/A

8.6.2 – Roads

A1 – NA

8.6.3. Services

A1 – Each lot has existing water supply service.

**Exhibited**



A2 - Each lot has existing sewer supply service.  
A3 - Each lot has existing stormwater connections.

NOR-S6.0 Longford Specific Area Plan

NOR-S6.8.2 Lot design - urban

P1 – (a) ... (f) Both lots have existing dwellings and the minor change to transfer ~216m<sup>2</sup> will not require any building site works and be in keeping with the pattern of development in the area.  
(g) Lot 2 proposed lot area of 534m<sup>2</sup> is greater than the minimum 510m<sup>2</sup>.

NOR-6.1.301 Local Heritage Place

The proposal has been forwarded to Tasmanian Heritage Council for comments and they expect to supply an exemption when referred by Council. The existing heritage listing relates to the whole of the title and this will be updated to reflect the new Lot 1 title following issue of new title plans. There will be no impact on the heritage listing as a result of this application.

NOR-C6.2.3 Longford Heritage Precinct

The proposed Boundary adjustment will have no impact on the precinct

C9.0 Attenuation Code

The code does not apply given the both lots include existing dwellings.

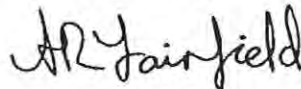
C16.0 Safeguarding of Airports Code

No development above RL 316 AHD therefore this application is exempt from this code.

Please forward the invoice for the planning application to [admin@surveyingtas.com.au](mailto:admin@surveyingtas.com.au).

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully,



Adrian Fairfield of  
Cohen & Associates Pty. Ltd.

Encl.

Exhibited



# PLAN OF SUBDIVISION SHEET 1 OF 1

**COHEN & ASSOCIATES P/L**  
LAND & AERIAL SURVEYORS

102 CAMERON STREET  
PO BOX 990 LAUNCESTON 7250 TAS  
TELEPHONE : 03 6331 4533  
www.surveyingtas.com.au  
EMAIL : admin@surveyingtas.com.au

ABN 70 686 298 535

Municipality:  
Site Address:  
Planning Scheme:  
Zone:  
Overlays:

NORTHERN MIDLANDS COUNCIL  
4 WILLIAM STREET & 38 GEORGE STREET LONGFORD  
TASMANIAN PLANNING SCHEME  
GENERAL RESIDENTIAL  
AIRPORT OBSTACLE LIMITATION AREA (ENTIRE SITE)  
ATTENUATION CODE (ENTIRE SITE)  
LOCAL HERITAGE PRECINCT (ENTIRE SITE)  
LONGFORD SPECIFIC AREA PLAN

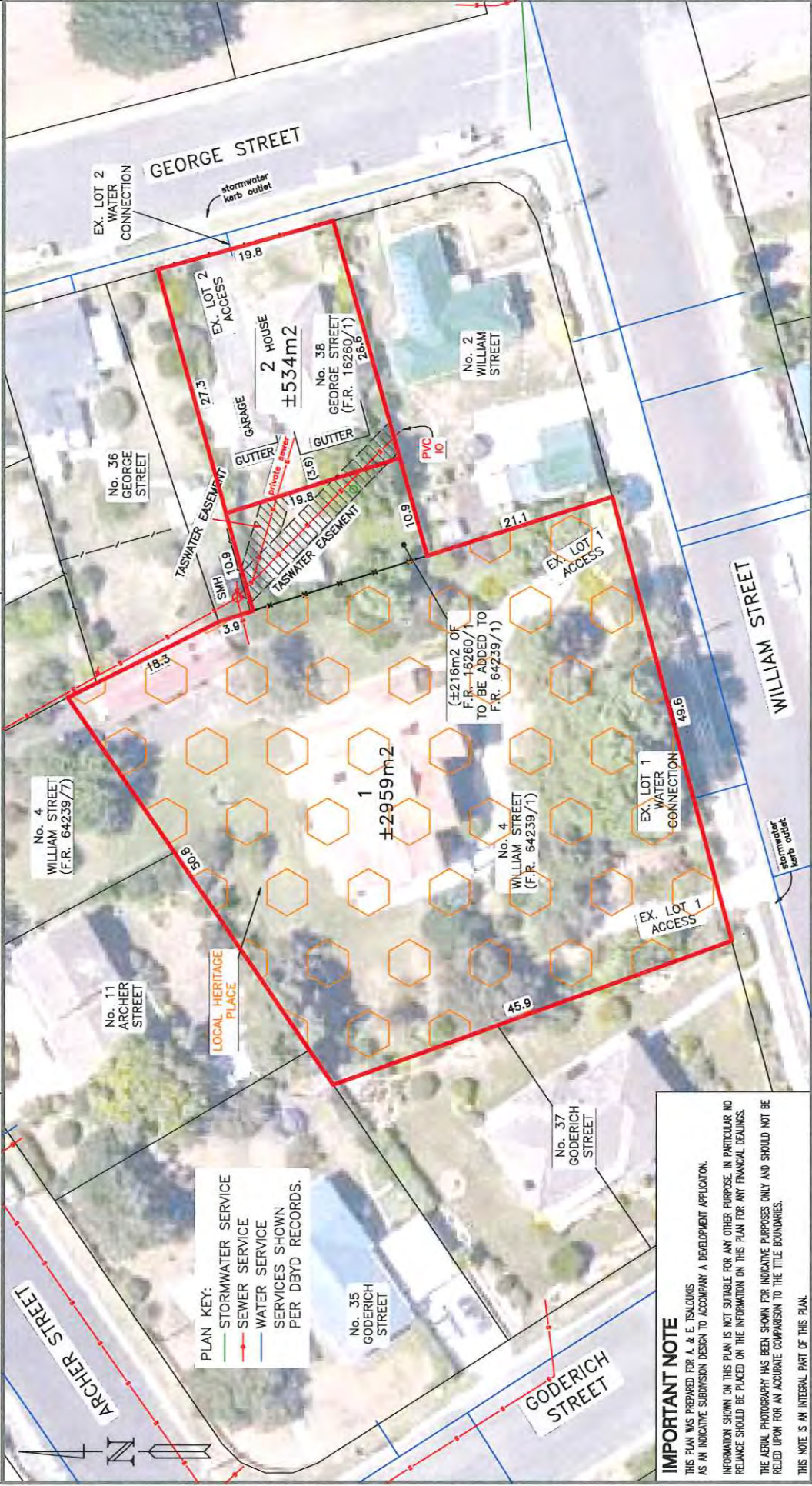
REF: **83-46**  
**(8515-01)**

Owners:  
Title Refs:  
Date:  
Scale:

A. & E. TSALOUKIS  
64239/1 & 16260/1  
02-05-23 Revision: 4  
1 : 400 @ A3

**Exhibited**

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. This plan is not to be copied unless this note is included.



**PLAN KEY:**  
 - STORMWATER SERVICE  
 - SEWER SERVICE  
 - WATER SERVICE  
 - SERVICES SHOWN PER DBYD RECORDS.

**IMPORTANT NOTE**  
 THIS PLAN WAS PREPARED FOR A. & E. TSALOUKIS AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION. INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.





## Request for Additional Information

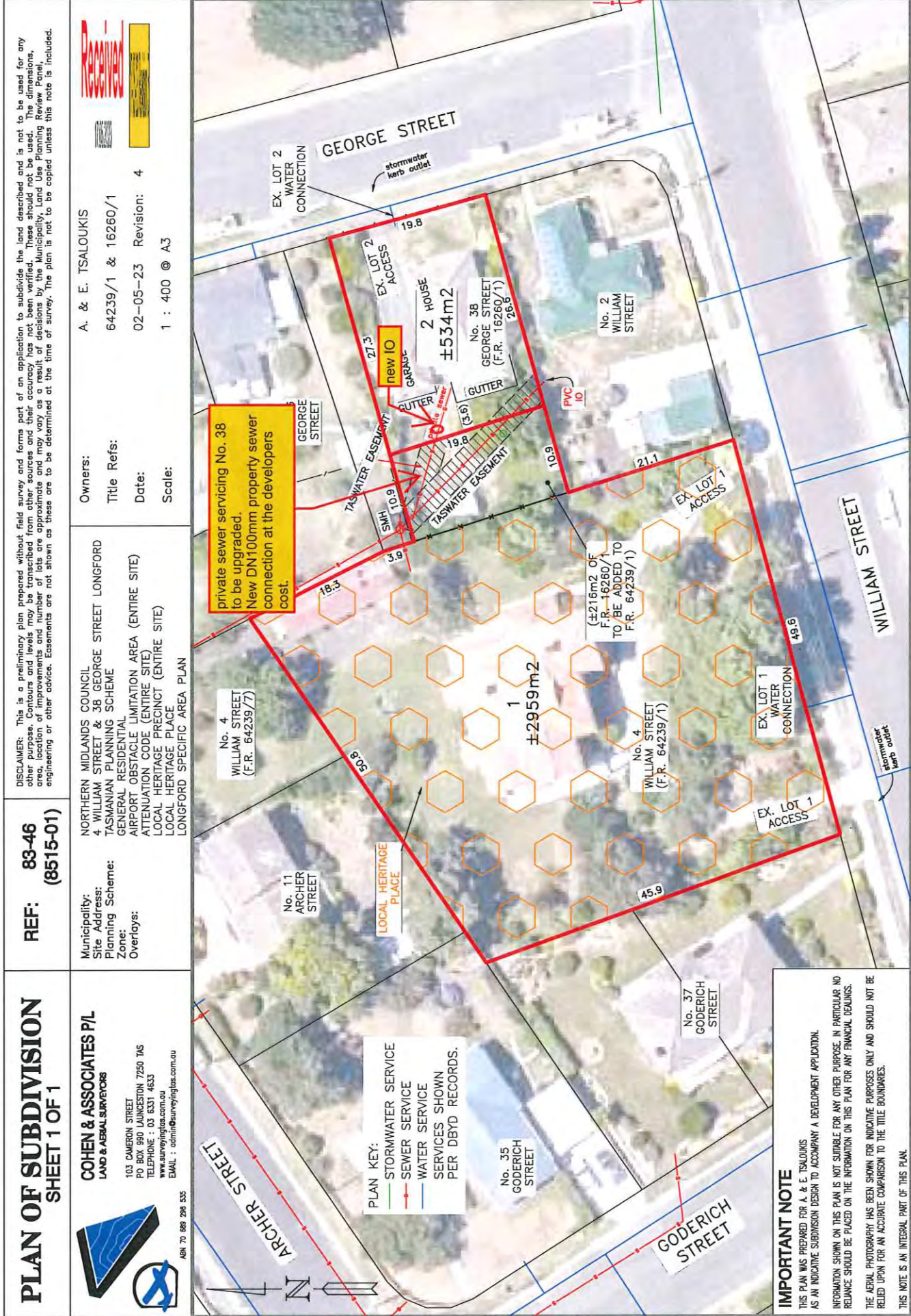
For Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-23-0079	<b>Application date</b>	11/05/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00598-NMC	<b>Date of response</b>	12/05/2023
<b>TasWater Contact</b>	David Boyle	<b>Phone No.</b>	0436 629 652
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	4 WILLIAM ST, LONGFORD	<b>Property ID (PID)</b>	6738831
<b>Description of development</b>	Boundary Adjustment (Vary Lot Size; Longford SAP)	<b>Stage No.</b>	
<b>Additional information required</b>			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> <li>1. Note, TasWater doesn't take over existing private plumbing to be considered TasWater's infrastructure. This connection would be over 50 years old.</li> <li>2. The existing private plumbing for sewage that services No. 38 George St, will need to be replaced with modern pipe (e.g. uPVC) to be consider a TasWater property connection. Need to show a new inspection opening that is contained within No. 38 George St new boundary.</li> <li>3. Notate plan to state "New DN100mm Ø property sewer connection by TasWater at the developer's cost"</li> </ol>			
<b>Advice</b>			
<b>Service Locations</b>			
<p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <ul style="list-style-type: none"> <li>• A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</li> <li>• TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies</li> <li>• Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</li> </ul>			
<p>To view our assets, all you need to do is follow these steps:</p> <ol style="list-style-type: none"> <li>1) Open up webpage - <a href="http://maps.thelist.tas.gov.au/listmap/app/list/map">http://maps.thelist.tas.gov.au/listmap/app/list/map</a></li> <li>2) Click 'Layers'</li> <li>3) Click 'Add Layer'</li> <li>4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.</li> <li>5) Search for property</li> <li>6) Click on the asset to reveal its properties</li> </ol>			





TASWATER CONTACT DETAILS			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		







## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0079	Council notice date	11/05/2023
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2023/00598-NMC	Date of response	23/05/2023
TasWater Contact	David Boyle	Phone No.	0436 629 652
<b>Response issued to</b>			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
<b>Development details</b>			
Address	4 WILLIAM ST, LONGFORD	Property ID (PID)	6738831
Description of development	Boundary Adjustment (Vary Lot Size; Longford SAP)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cohen & Associates Pty Ltd	Plan of Subdivision / 83-46 (8515-01)	5	17/05/2023
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. A suitably sized connection for Lot 2 (38 George St) as part of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
<b>Note:-</b> TasWater's compliance officer will need to inspect this upgraded private property sewer connection to TasWater's standards prior to backfilling. This requirement only applies if a registered plumber, other than our panel member(s), carries out the work before TasWater takes it over, from the sewer main to the new inspection opening.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
<b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b>			
3. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.			
<i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i>			
4. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.			
5. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:			
a. the exact location of the existing sewerage infrastructure,			



- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged

**DEVELOPMENT ASSESSMENT FEES**

- 6. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

**Advice**

**General**

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

**Declaration**

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



Exhibited

This planning application is open for  
public comment until  
26 May 2023

This application is being assessed under the Tasmanian  
Planning Scheme - Northern Midlands

Reference no	<b>PLN-23-0017</b>
Site	<b>35 CHURCH STREET ROSS</b>
Proposed Development	<b>Alterations &amp; additions to the Ross Hotel including partial demolition, ground based solar panels, gardens, realignment of parking in Church St and Bridge St, realignment of footpath in Church St</b>
Zone	<b>14.0 Local Business - S8.0 Ross Specific Area Plan, C6.0 Local Historic Heritage - Local Heritage Place, C6.0 Local Historic Heritage - Local Heritage Precinct</b>
Use class	<b>Hotel Industry</b>
Development Status	<b>Discretionary</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 Proposal

**Description of proposal:** .....

Refer to attached document 'Planning Application - Description of Proposal'

.....

.....

.....

*(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:** 35 Church St, Ross 7209 TAS .....

.....

CT no: .....

**Estimated cost of project**      \$ 2.85m .....      *(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 Hotel, pub and bistro .....

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

Justifications for any variation to planning scheme provisions are included in documents  
as listed above

.....

.....

*(attach additional sheets if necessary)*

Is any signage required? Indicative locations and dimensions of signage are provided on Architectural elevations A500-A503 *(if yes, provide details)*





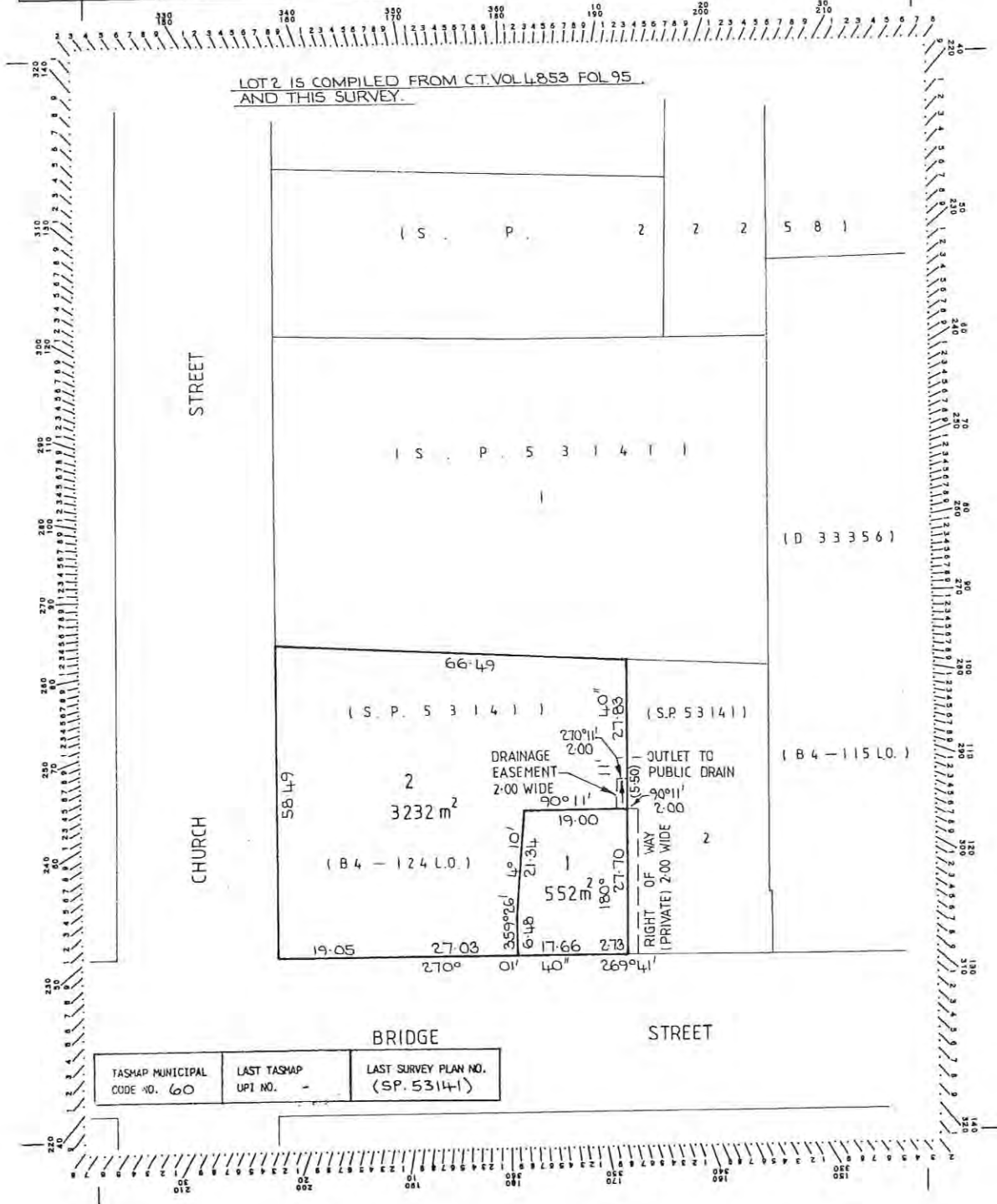
**FOLIO PLAN**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980

Exhibited



(2144) 175769

Owner: THEODORUS JANSEN HELEN ISOBEL JANSEN	<b>PLAN OF SURVEY</b> by Surveyor: R. V. TAIT OF COHEN & of land situated in the ASSOCIATES PTY. LTD.	REGISTERED NUMBER <h1 style="margin: 0;">SP102674</h1>
Title Reference: C.T. VOL. 4853 FOL. 95 C.T. VOL. 4853 FOL. 94	TOWN OF ROSS SECTION R	Approved: 11 JAN 1993 Recorder of Titles
Grantee: PART OF LOT 1, 3 ACRES GRANTED TO WILLIAM SADDLER.	SCALE 1: 750    MEASUREMENTS IN METRES	



**J22106 MAN O'ROSS HOTEL ALTERATIONS & ADDITIONS**

CU 301

**PROJECT INFORMATION**

**ARCHITECT**  
ACCREDITED DESIGNER PETER WALKER  
ACCREDITATION N° CC2143E  
SUITE 2, LEVEL 2, 147 MACQUARIE STREET  
HOBART, TAS 7000 +61(3) 6231 4841

**OWNER / PRINCIPAL**  
MALCOLM MILLER  
FOUR CORNERS LAND GROUP PTY LIMITED

**LOCATION**  
PROJECT N° J22106  
PROJECT NAME MAN O'ROSS HOTEL  
ALTERATIONS & ADDITIONS  
PROJECT ADDRESS 35 CHURCH ST ROSS TAS 7209

**DETAILS**  
USE HOTEL, PUB, BISTRO  
CONSTRUCTION TYPE TYPE C  
TITLE REFERENCE 102674/2  
DESIGN WIND SPEED REFER ENG.  
SOIL CLASS REFER ENG.  
CLIMATE ZONE ZONE 7  
ALPINE AREA NO  
CORROSION LEVEL C2

**SIZE**  
SITE AREA 3232 sqm  
EXISTING FLOOR AREAS  
GF 471 sqm  
LI 284 sqm  
EXISTING TOTAL 755 sqm  
PROPOSED FLOOR AREAS  
GF 654 sqm  
LI 277 sqm  
PROPOSED TOTAL 931 sqm  
UNCONDITIONED SPACES HAVE NOT BEEN INCLUDED IN sqm TOTALS

**HERITAGE NOTES:**

**INSTALLATION OF NEW SERVICES (PLUMBING, ELECTRICAL & MECHANICAL):**  
OUR APPROACH TO THE INSTALLATION OF ALL NEW SERVICES IS TO CONCEAL ALL SERVICES WITHIN THE PROPOSED WORK VIA INTERNAL VERTICAL SERVICE CAVITIES AND JOINERY. WHERE POSSIBLE, TO REMOVE ALL EXISTING SERVICES FROM THE EXTERIOR OF THE BUILDINGS AND REPAIR ALL PENETRATIONS. WITH REGARD TO ELECTRICAL WORK WE DO NOT PROPOSE ANY SERVICES TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING. ALL SERVICES INTO JOINERY AND DESIGNED WALL MOUNTED SERVICE PANEL TO BE INSTALLED TO THE INTERIOR OF THE BUILDING.

**EXISTING ROOF STRUCTURES:**  
AT THE SUBMISSION OF THIS DA THE EXTENT OF EXISTING GEORGIAN ROOF STRUCTURE PRESERVED WITHIN THE LATER FEDERAL CHARLED ROCK STRUCTURES IS UNKNOWN. HOWEVER IT IS OUR INTENTION TO RETAIN AND PRESERVE THE EXISTING ROOF STRUCTURE AND DESIGN THE NEW STRUCTURE AND SERVICE PENETRATION TO AVOID DISRUPTION AND ENSURE MINIMAL IMPACT.

**CONNECTING FIXINGS INTO EXISTING STRUCTURES:**  
WHERE NEW FIXINGS INTO EXISTING FABRIC (WALLS, CEILING & FLOORS) IS REQUIRED WE WILL CONSULT WITH HERITAGE TASMANIA AS TO THEIR PREFERRED AND ACCEPTED METHOD. SPECIFICALLY, WE PROPOSE TO USE STAINLESS STEEL FIXINGS INTO MORTAR JOINTS RATHER THAN MAKING PENETRATIONS INTO SANDSTONE OR FACE BRICKWORK.

**Exhibited**

**DRAWING LIST**

No	COVER PAGE	REV	ISSUE DATE
A000	COVER PAGE	DA-04	5/5/2023, 11:04 am
A003	PROPOSED SITE PLAN	DA-03	26/4/2023, 4:19 pm
A004	3D VIEWS - SHEET 1/2	DA-02	26/4/2023, 4:19 pm
A005	3D VIEWS - SHEET 2/2	DA-02	26/4/2023, 4:19 pm
A053	DEMOLITION PLAN GROUND FLOOR	DA-04	5/5/2023, 11:04 am
A054	DEMOLITION PLAN LEVEL 01	DA-03	26/4/2023, 4:19 pm
A055	DEMOLITION ROOF	DA-03	26/4/2023, 4:19 pm
A100	PROPOSED PLAN GROUND FLOOR	DA-03	26/4/2023, 4:19 pm
A101	PROPOSED PLAN LEVEL 01	DA-03	26/4/2023, 4:19 pm
A102	PROPOSED ROOF	DA-03	26/4/2023, 4:19 pm
A103	PROPOSED LANDSCAPE PLAN	DA-02	26/4/2023, 4:19 pm
A300	NORTH ELEVATIONS	DA-03	26/4/2023, 4:19 pm
A301	EAST ELEVATIONS	DA-03	26/4/2023, 4:19 pm
A302	SOUTH ELEVATIONS	DA-03	26/4/2023, 4:19 pm
A303	WEST ELEVATIONS	DA-03	26/4/2023, 4:19 pm
A500	PROPOSED SECTION DETAILS	DA-03	26/4/2023, 4:19 pm
A501	PROPOSED SECTION DETAILS	DA-03	26/4/2023, 4:19 pm
A502	PROPOSED SECTION DETAILS	DA-03	26/4/2023, 4:19 pm
A503	PROPOSED SECTION DETAILS	DA-03	26/4/2023, 4:19 pm

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REV	DATE	PURPOSE
01	19/12/2022	CONCEPT DESIGN
DA-01	24/01/2023	DEVELOPMENT DESIGN
DA-02	06/02/2023	DEVELOPMENT DESIGN
DA-03	26/4/2023	DEVELOPMENT APPLICATION
DA-04	5/5/2023	DEVELOPMENT APPLICATION

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HOBART  
SUITE 2, LEVEL 2, 147 MACQUARIE ST.  
HOBART TAS 7000  
PH: 6231 4841

LANCASTER  
LANCASTER TAS 7250  
PH: 6332 0000  
SUITE 2, 120 W. HENDWATE LN.  
HOBART TAS 7000  
PH: 6231 4841

ASELADE  
416 O'CONNELL ST  
HOBART TAS 7000  
PH: 6231 1000  
110 PUGHAMUS STUDIO  
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HOBART  
SUITE 2, LEVEL 2, 147 MACQUARIE ST.  
HOBART TAS 7000  
PH: 6231 4841

PROJECT NAME  
MAN O'ROSS HOTEL  
ALTERATIONS &  
ADDITIONS

PROJECT ADDRESS  
35 CHURCH ST  
ROSS  
TAS 7209

PROJECT STAGE  
DA

DRAWING TITLE  
COVER PAGE

ARCHITECT  
PETER WALKER, CC2143E

CHECKED BY  
OP  
LW, CA

DATE  
5/5/2023  
ORIGINAL SIZE  
A3

DRAWING N°  
J22106-A000  
REVISION  
DA-04



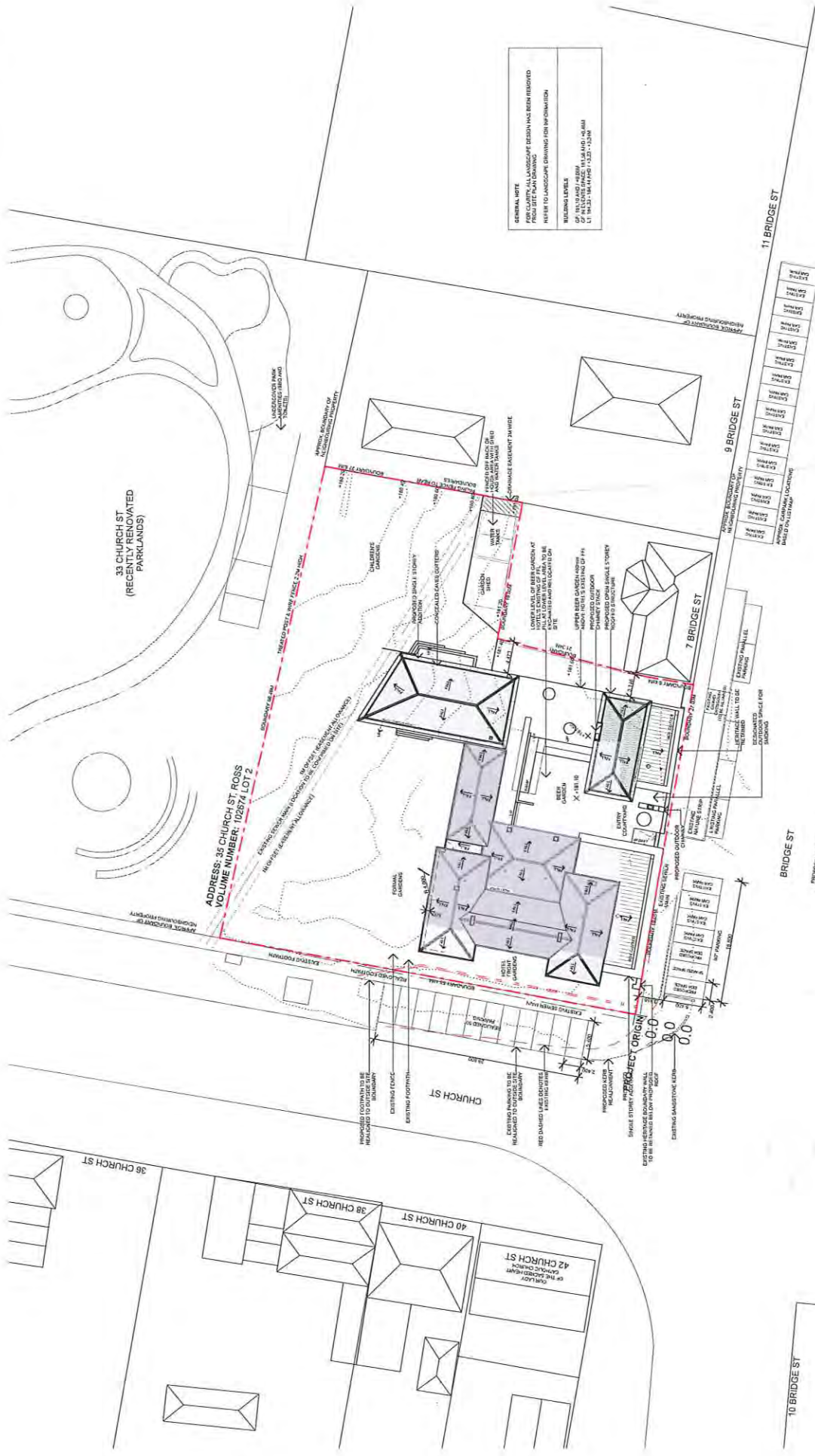
1 PERSPECTIVE



2 LOCATION PLAN 1:2000

Received  
08/05/2023





GENERAL NOTE  
 LANDSCAPE DESIGN HAS BEEN PROVIDED  
 FOR THIS PLAN DRAWING  
 REFER TO LANDSCAPE DRAWING FOR INFORMATION

VERTICAL LEVELS  
 OF ALL LEVELS (FINISH, FINISH AND -0.00)  
 TO BE AS SHOWN UNLESS OTHERWISE NOTED

PROPOSED SITE PLAN  
 15060

PROJECT STAGE	DA
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	CP
CHECKED BY	LW & AG
DRAWING NO	J22106-A003
REVISION	DA-03

PROJECT NAME  
**MAN O' CROSS HOTEL  
 ALTERATIONS & ADDITIONS**

PROJECT ADDRESS  
 35 CHURCH ST  
 ROSS  
 TAS 7208

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 AUTHORITY SHALL BE OBTAINED TO THE APPROPRIATE DRAWING SET OUT TO  
 BE USED FOR CONSTRUCTION OF THE PROJECT.

MELBOURNE, VICTORIA 3123  
 MELBOURNE, VICTORIA 3123  
 ADELAIDE  
 ADELAIDE  
 4151 1671 1685

CHRISTUS RUDOLF PTY LTD  
 110-120 GARDENS ROAD  
 ROSS, TAS 7208  
 081 333 3333

REV	DATE	PURPOSE
01	19/12/22	CONCEPT
02	13/02/23	CONCEPT
03	24/02/23	DEVELOPMENT APPLICATION
04	03/03/23	DEVELOPMENT APPLICATION
05	26/02/23	DEVELOPMENT APPLICATION

CU MUL

**Exhibited**





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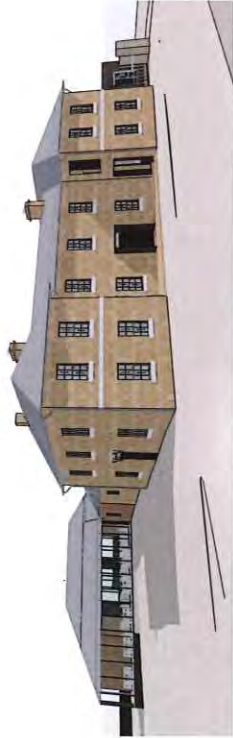
AERIAL VIEW OF PROPOSED WORKS



VIEW FROM GARDENS TOWARDS PROPOSED EVENTS SPACE



VIEW ALONG BRIDGE STREET



VIEW ALONG CHURCH ST STREET

REV	DATE	PURPOSE
DA-01	03/23	DEVELOPMENT APPLICATION
DA-02	28/023	APPLICATION

CINERUS STUDIO PTY LTD  
 40 DECAULUS STREET  
 40 DECAULUS STREET  
 MELBOURNE VIC 3000  
 TEL: 03 9439 1111  
 WWW.CINERUSSTUDIO.COM.AU

LAUNCESTON  
 LAUNCESTON SA 5206  
 TEL: 08 8521 4141  
 WWW.PETERWALKER.COM.AU

LAUNCESTON SA 5206  
 TEL: 08 8521 4141  
 WWW.PETERWALKER.COM.AU

LAUNCESTON SA 5206  
 TEL: 08 8521 4141  
 WWW.PETERWALKER.COM.AU

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 WWW.PETERWALKER.COM.AU

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 WWW.PETERWALKER.COM.AU

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 TEL: 08 8521 4141  
 WWW.PETERWALKER.COM.AU

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 08/05/2023

Exhibited

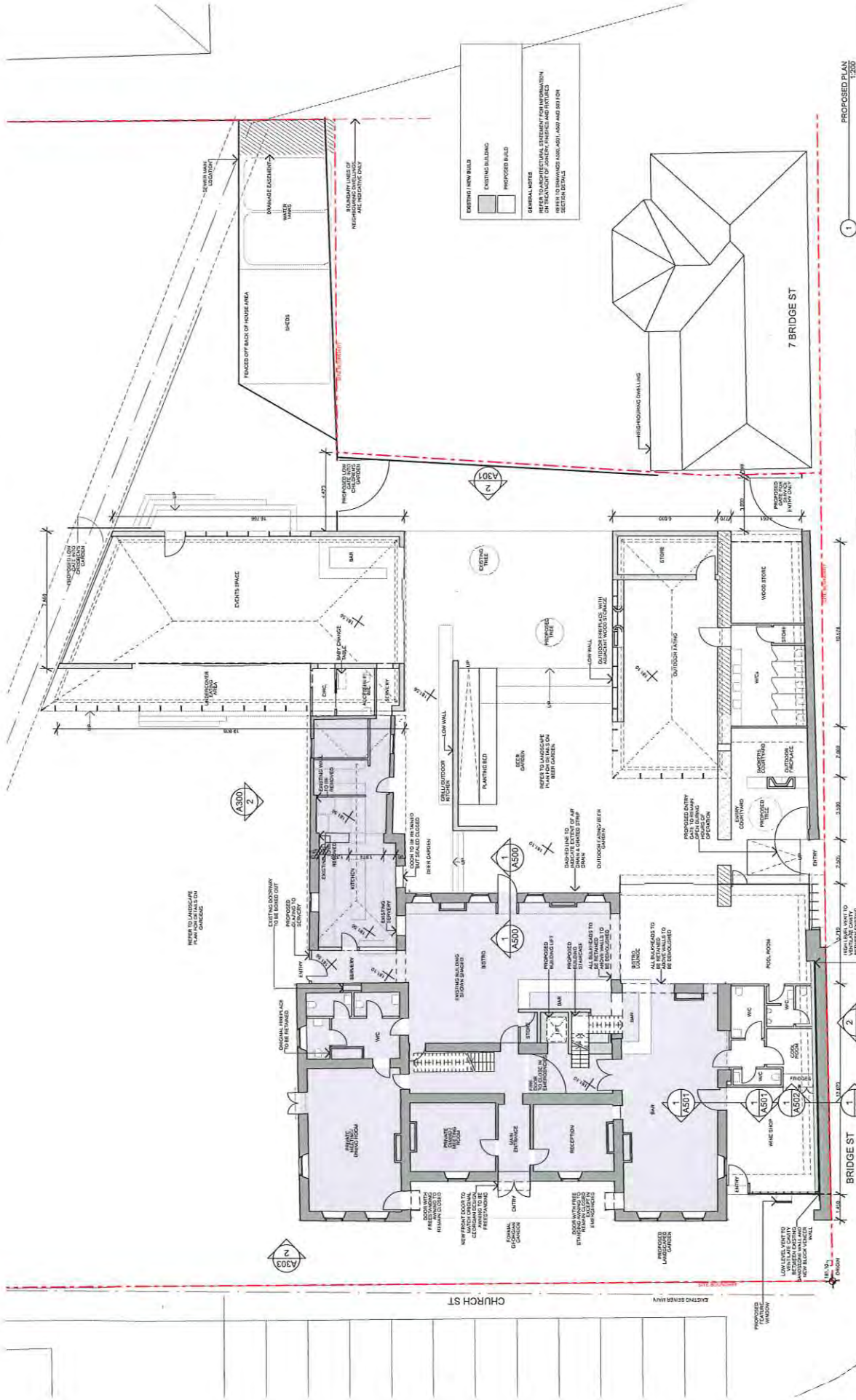












PROJECT NAME	MAN CROSS HOTEL ALTERATIONS & ADDITIONS	PROJECT STAGE	DA	DRAWING TITLE	PROPOSED PLAN GROUND FLOOR
PROJECT ADDRESS	3C CHURCH ST TAS 7209	ARCHITECT	PETER WALKER, CC1143E	DATE	28/4/23
DESIGNED BY	Op	DRAWN BY	Op	ORIGINAL SIZE	A3
CHECKED BY	LW & AG	REVISION		DRAWING N°	J21106-A100
					DA-03

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MEASUREMENTS TO FACE UNLESS OTHERWISE STATED.

ALL DIMENSIONS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL COUNCIL REQUIREMENTS. THE ARCHITECT'S DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CHAMBERS STUDIO PTY LTD  
 10/100 DUNDAS ST S SUITE 10  
 MELBOURNE VIC 3000  
 PH: 03 9412 1111  
 WWW.CHAMBERSSTUDIO.COM.AU

REV	DATE	PURPOSE
01	18/12/22	CONCEPT DESIGN
DA-01	24/1/23	DESIGN APPLICATION
DA-02	6/2/23	DESIGN APPLICATION
DA-03	28/4/23	DEVELOPMENT APPLICATION

CU MUL

**Exhibited**

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CU 151 2011

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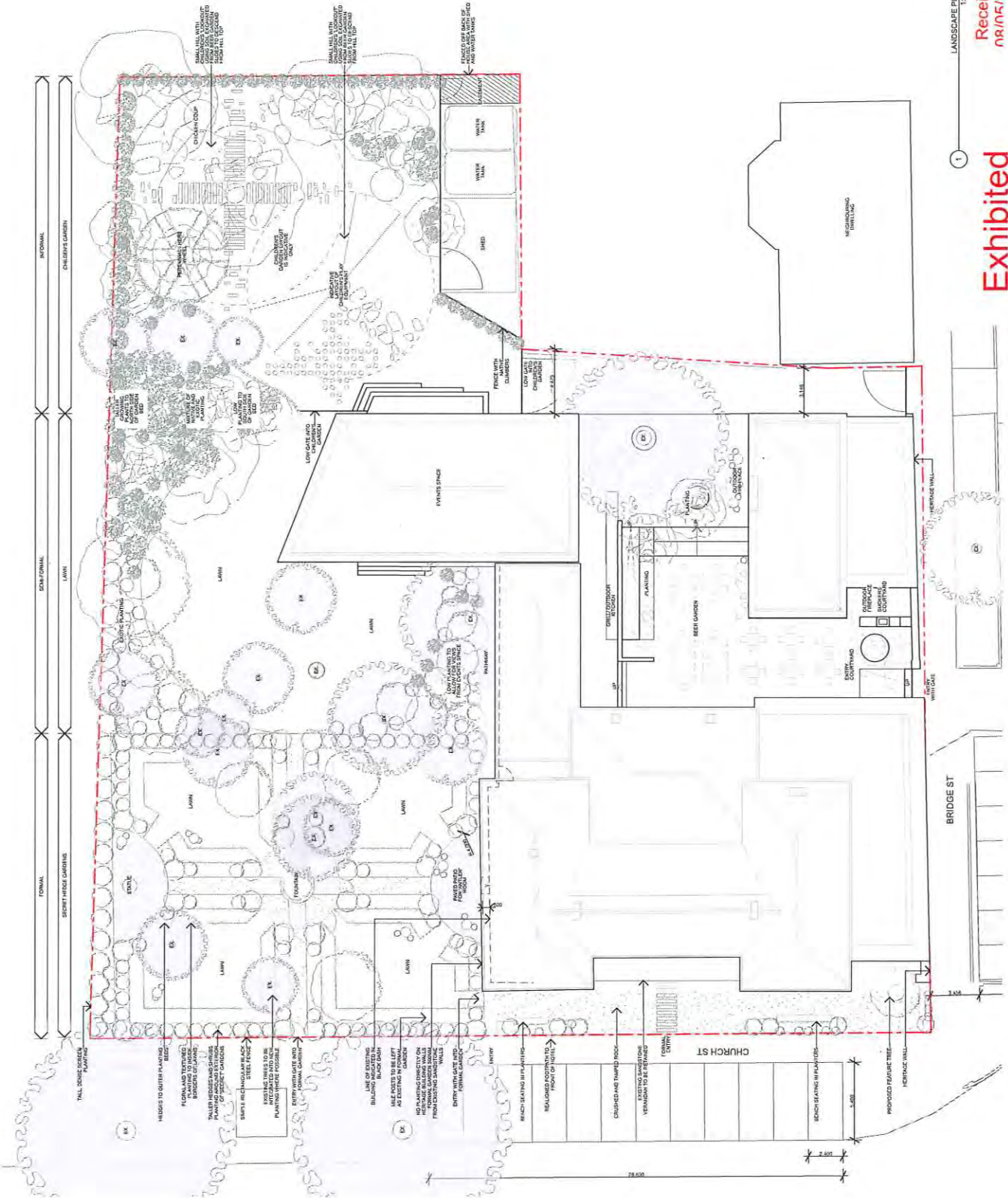
US

REF	DATE	PURPOSE
DA-01	20/02/23	DEVELOPMENT APPLICATION
DA-02	20/02/23	APPLICATION

CAMPUS STUDIO PTY LTD  
 80 POGGIOHILLS ST/100  
 POGGIOHILLS VIC 3089  
 AND SPECIFICATIONS RELATES TO  
 THE PROPOSED LANDSCAPE PLANS  
 WHICH ARE TO BE CONSTRUCTED  
 WITHOUT THEIR WRITTEN PERMISSION.  
 20/02/23 LEVEL 1, 4/1 MCGOWAN ST.  
 LAURENCEON  
 LAURENCEON 3/12 756  
 MELBOURNE  
 MELBOURNE VIC 3000  
 +61 3 951 931 4518  
 +61 3 951 931 4518  
 +61 3 951 931 4518

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 ONLY. THE CONTRACTOR SHALL BE  
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 NECESSARY PERMITS AND APPROVALS  
 FROM THE RELEVANT AUTHORITIES  
 PRIOR TO COMMENCING CONSTRUCTION.  
 THE CONTRACTOR SHALL BE RESPONSIBLE  
 FOR OBTAINING ALL NECESSARY  
 PERMITS AND APPROVALS FROM THE  
 RELEVANT AUTHORITIES PRIOR TO  
 COMMENCING CONSTRUCTION.

PROJECT NAME	IMAN CROSS HOTEL ALTERATIONS & ADDITIONS
PROJECT ADDRESS	35 CHURCH ST ROSS VIC 3089
PROJECT STAGE	DA
DRAWING TITLE	PROPOSED LANDSCAPE PLAN
ARCHITECT	PETER WALKER, CC21/02
DRAWN BY	OP
CHECKED BY	LW, CA
DATE	26/02/23
ORIGINAL SIZE	A3
DRAWING NO	J22106A103
REVISION	DA-02



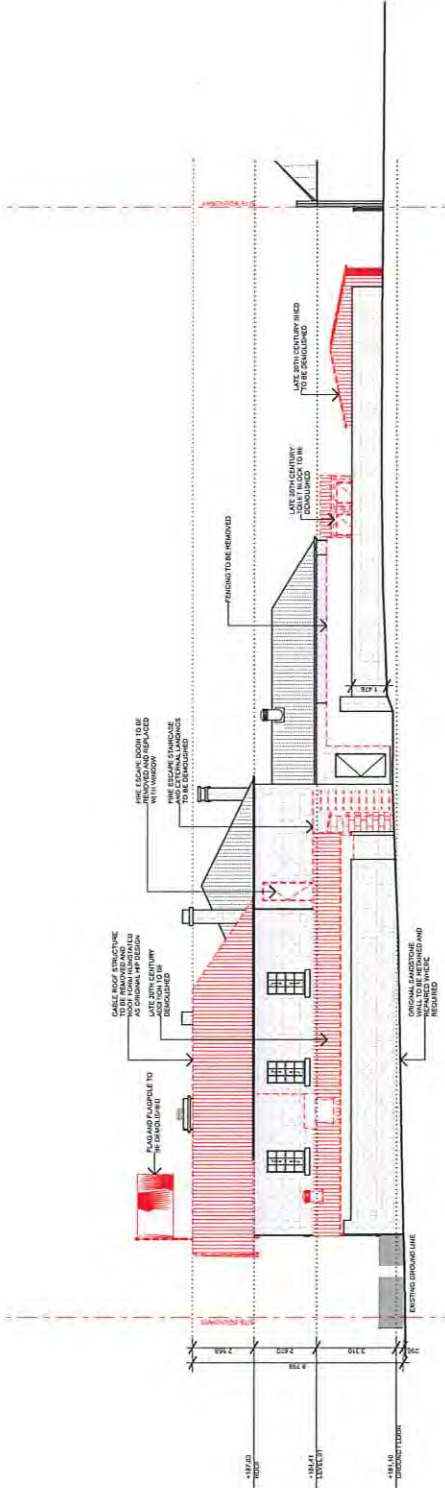
LANDSCAPE PLAN  
 1:300  
 Received  
 08/05/2023  
**Exhibited**



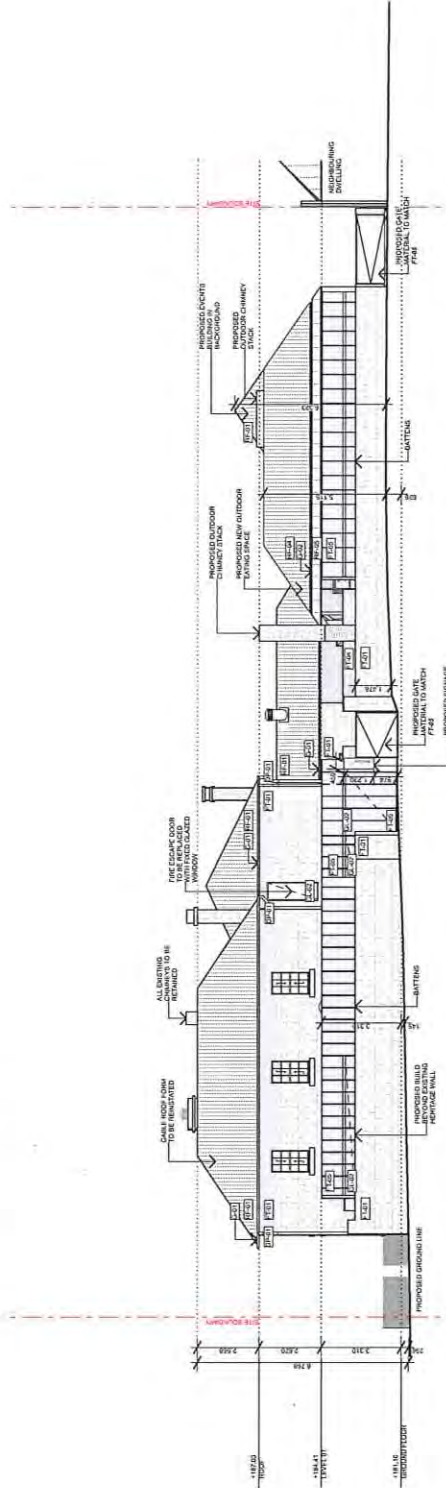








1 DEMOLITION SOUTH ELEVATION 1:200



2 PROPOSED SOUTH ELEVATION 1:200

REV	DATE	PURPOSE
01	19/12/22	CONCEPT
01	24/07/23	DEVELOPMENT APPLICATION
02	03/07/23	DEVELOPMENT APPLICATION
03	28/07/23	DEVELOPMENT APPLICATION

PROJECT NAME	MAN O'ROSS HOTEL ALTERATIONS & ADDITIONS
PROJECT ADDRESS	88 CHURCH ST TAS 7208
PROJECT STAGE	DA
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	OP
CHECKED BY	LW & AG
DRAWING NO	J22105A302
DATE	28/07/23
ORIGINAL SIZE	A3
REVISION	DA-03

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CHUMLEY STUDIO PTY LTD  
110 GARDNER ST, SUITE 101  
HOBART TAS 7000  
HERBERT, IVY & M'ACQUARRIE ST  
HOBART TAS 7000  
LAURENCE & M'ACQUARRIE ST  
LAUNCESTON TAS 7290  
+61 8 533 8989

MELBOURNE, HAWKESBURY VIC  
MELBOURNE VIC 3033  
RELEASE DATE: 14/01/2023  
+61 3 9593 8989

CU MUL  
**Exhibited**  
US







CUL

MUL

US

REV	DATE	PURPOSE
DA-01	24/7/23	RELINQUISH APPLICATION
DA-02	09/23	DEVELOPMENT APPLICATION
DA-03	26/4/23	DEVELOPMENT APPLICATION

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 PROJECT NO: 23/016  
 SITE NO: 1/111-113 CHURCH ST  
 SITE AREA: 1,474 SQM

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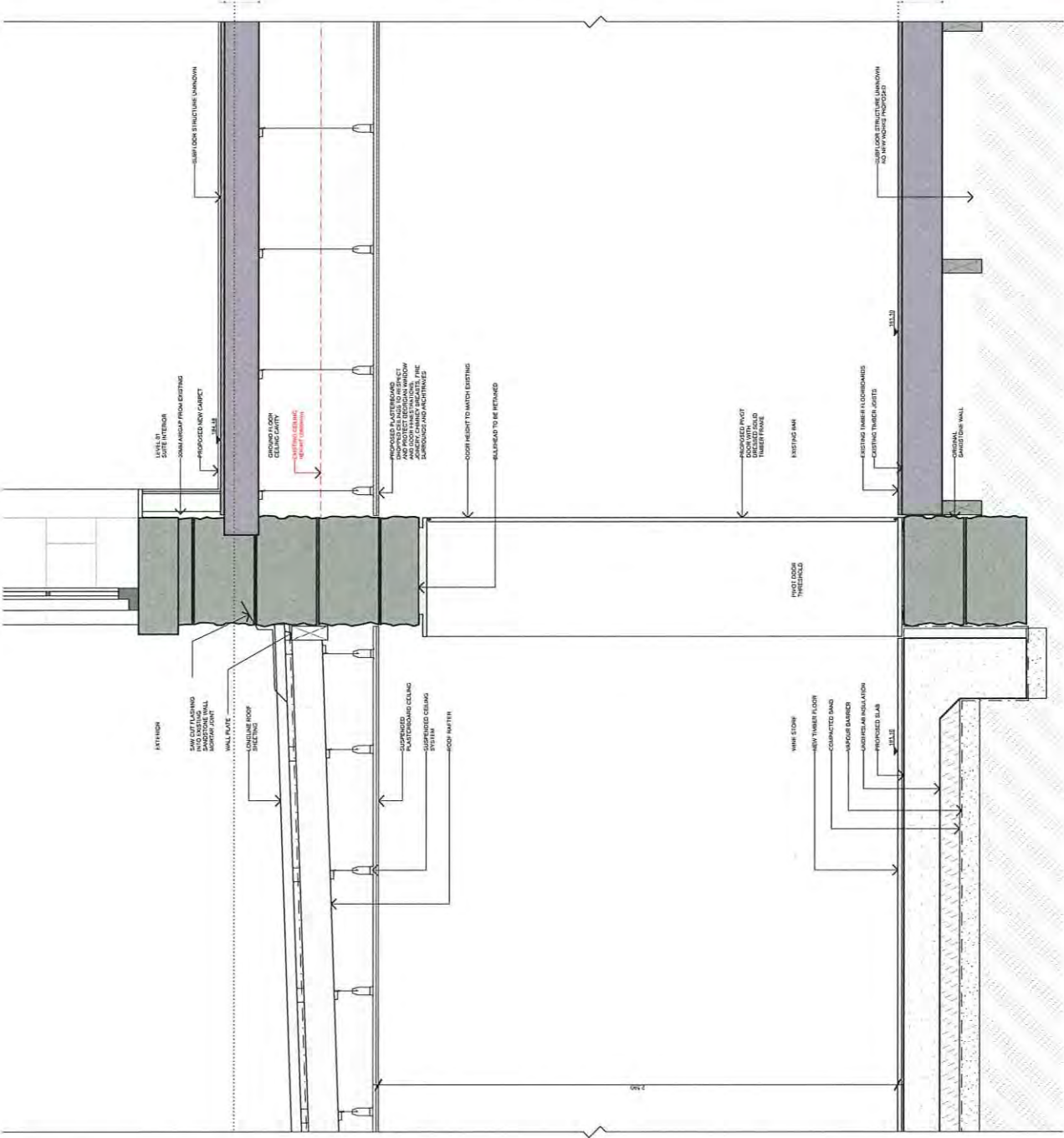
PROJECT NAME	MAN CROSS HOTEL ALTERATIONS & ADDITIONS
PROJECT ADDRESS	35 CHURCH ST ROSS TAS 7209
PROJECT STAGE	DA
DRAWING TITLE	PROPOSED SECTION DETAILS
ARCHITECT	PETER WALKER, CJ2143E
DRAWN BY	OP
CHECKED BY	LW, CA
DATE	26/4/23
ORIGINAL SIZE	A3
DRAWING NO	J22106-A501
REVISION	DA-03

**EXISTING NEW BUIL**

**SECTION 1/2**

**INTENT**

- PROPOSED SAWN TIMBER SHOP TO BE SEPARATED FROM EXISTING STRUCTURE THROUGH THE PROPOSED WALL FOR CLEAR ACCESS TO THE PROPOSED BAR AREA.
- EXISTING STRUCTURE TO REMAIN AS IS.
- EXISTING STRUCTURE TO BE REINFORCED WITH NEW CONCRETE TO MATCH EXISTING.
- EXISTING STRUCTURE TO BE REINFORCED WITH NEW CONCRETE TO MATCH EXISTING.
- EXISTING STRUCTURE TO BE REINFORCED WITH NEW CONCRETE TO MATCH EXISTING.



Received 08/05/2023

SECTION THROUGH BAR INTO WINE STORE 1/20





















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17 March 2023

Continued from Planning Application Form *J22106 ROSS HOTEL\_Application Form\_Rev 02***Description of Proposal:**

**Alterations and Additions to the Ross Hotel** as described in Architectural drawing set ROSS HOTEL DA\_Rev 01 Drawings A000, A003-A005, A053-A055, A100-102, A300-A303 and A500-A503.

This proposal is to be read in conjunction with J22106 ROSS HOTEL DA\_Architectural Statement, P-22.1730-TRA-REP-001-Rev01 and 20230303\_Man O Ross Report V3.

**Footpath and parking changes** comprising of:

- The realignment of the public footpath to outside the property boundary at 35 Church St including:
  - New footpath and kerb
- The realignment of the 90° parking bays on the eastern side of Church St at the Church/ Bridge St intersection including:
  - Road markings to delineate the 90° 2.4m x 5.4m parking bays as per AS2890.5:2020
- The addition of two 15-minute parking bays along Bridge St for hotel guests to transport their luggage into the hotel including:
  - Street signage to assign and road markings to delineate the two dedicated 90° 2.4m x 5.4m parking bays as per AS2890.5:2020
- The addition of two accessible parking spaces along Bridge St, including:
  - Street signage to assign and road markings to delineate the two 90° dedicated accessible spaces 2.4m x 5.4m parking bays and 2.4m x 5.4m shared space between bays as per AS2890.6:2022
  - Safety bollard within the shared space as per AS2890.6:2022
- Road markings for two 90° parking bays along Bridge St, including:
  - Road markings to delineate the 90° 2.4m x 5.4m parking bays as per AS2890.5:2020

The planning application includes the following documents to assist in understanding the proposed works:

1. Application Form (J22106 ROSS HOTEL\_Application Form.pdf)
2. Title (FolioText-102674-2.pdf)
3. Folio Plan (FolioPlan-102674-2.pdf)
4. Survey (220312\_Detail\_220420.pdf)
5. Conservation Planning Brief and Heritage Impact Assessment (202330303\_Man O Ross Report V3)
6. Architectural Drawings (J22106 ROSS HOTEL DA\_Rev01.pdf)
7. Architectural Statement (J22106 ROSS HOTEL\_Architectural Statement.pdf)
8. Traffic Impact Assessment (P.22.1730-TRA-REP-001\_Rev02.pdf)

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Cumulus Architecture Studio on behalf of  
Four Corners Land Group Pty. Ltd.

March 2023

## MAN O ROSS HOTEL | ARCHITECTURAL STATEMENT ON PROPOSED ALTERATIONS AND ADDITIONS TO HERITAGE LISTED HOTEL

### INTRODUCTION AND INTENT

*The Man O Ross Hotel sits on the land of the Stony Creek Nation, where Ross is known as 'Makala'.*

Since the early 1830s, the Man O Ross Hotel has stood as one of the town's 'four corners', providing people travelling through lutruwita's (Tasmania's) midlands a landmark at which to rest, dine, drink, and connect.

190 years later, the pub remains integral to Ross' streetscape. Its Georgian solidity, symmetry and simplicity is housed within a late Georgian / early Victorian façade and fenestration. It speaks with volume of Tasmania's early colonial settlement history.

Today, the hotel is listed on the Tasmanian Heritage Register (THR ID Number 5296), is a Local Heritage Place (NOR-C6.1.430) and part of a Local Heritage Precinct within the Northern Midland Council area. Significant trees line the Church St median strip along the northern section of the site boundary. The hotel's cultural significance is well established and documented.

The proposed alterations and additions reinstate the intrinsically austere and stark character of the Georgian style while creating a welcoming and warm landing place for locals and travellers of all demographics. To inform design decisions, the project team has and continues to work closely with Heritage Consultant, Brad Williams, ensuring works respect and protect the hotel's heritage significance.

The proposed alterations and additions to the Ross Hotel present a wonderful opportunity to honour and celebrate a Georgian building central to Tasmania's heritage. These works will ensure its longevity and conservation as a central pillar of the Ross township and seek to bring the hotel carefully and sensitively into step with leading rural contemporary food and drink offerings around Australia.

### HOTEL'S SIGNIFICANCE

A key landmark in Ross' built fabric, the Man O Ross Hotel contributes significantly to the history of Tasmanian Hotels and Georgian sandstone buildings. The Hotel's Tasmanian Heritage Register listing (THR ID Number 5296) describes the building as displaying 'principal characteristics of a two-storey sandstone Old Colonial Georgian hotel building'. The register also describes the building as being 'important to the community's sense of place'. Confirmation of the hotel's value to the Ross Community is evident in the many and varied interactions between the local community at the hotel.

Praxis' "Statement of Historic Heritage Significance" (see attached) highlights that the hotel represents transport route development through Tasmania. The building 'demonstrates principal characteristics of a substantial Georgian/ Victorian hotel, which has evolved to adapt to changing needs and hospitality practices'<sup>1</sup>. The building holds 'substantial landmark presence'<sup>2</sup> and is likely to have 'strong community associations'<sup>3</sup>.

<sup>1</sup> Conservation Planning Brief. Praxis Environment, May 2022. P16.

<sup>2</sup> Conservation Planning Brief. Praxis Environment, May 2022. P17.

<sup>3</sup> Conservation Planning Brief. Praxis Environment, May 2022. P17.

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Archaeological potential in the existing beer garden may reveal a broader understanding of the natural and cultural history of Tasmania.

#### PROCESS

Our approach to planning and managing changes to the heritage listed Hotel follow the Burra Charter process. Led with the acknowledgement that 'places of cultural significance should be conserved' and that 'conservation aims to retain the cultural significance of a place'<sup>4</sup>, beginning at our initial sketches, our proposal sought to ensure safeguarding of the hotel for now and the future. We worked from the understanding that 'places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences.'<sup>5</sup> Prior to any design work, we worked to recognise and appreciate the cultural significance of the Hotel.

We have:

1. Checked and confirmed the hotel's Tasmanian Heritage Register status and obtained existing research documents on the hotel from the Northern Midlands Council.
2. Worked closely with Heritage Consultant Brad Williams from Praxis Environment. Praxis Environment issued a draft Conservation Planning Brief in May 2022. This brief, issued early in the architectural design process, acted as a set of foundational guidelines to inform design choices while functioning as a key reference document.
3. Spoke with the Northern Midlands Council in an informal DA meeting (October 2022), answering questions around proposed works.
4. Liaised with Ian Boersma from Heritage Tasmania, meeting both Brad and Ian on site (November 2022) to walk through the proposal. We provided Heritage Tasmania a draft of the DA submission in January 2023. We attended site regularly, using historical photographs and the clients' own research to understand changes to the hotel through time.

We have taken all available pathways to ensure the protection and amplification of the building's cultural significance.

#### ARCHITECTURAL RESPONSE

*Refer to Architectural Drawing Set*

#### DESIGN APPROACH

Alterations and additions to the Ross Hotel's fabric have been carefully designed to ensure the two-storey sandstone hotel building remains as the prominent landmark on the corner of Church St / Bridge St. Existing hotel elements are given primary visual weight while additions to the sandstone building have been designed to be recessive through their dark materiality and single-storey nature. Setbacks (particularly to the Wine Store) have been employed to emphasise the corner landmark importance of the existing Hotel.

Employing a language of 'outbuildings' and 'lean-tos', new single-storey fabric contrasts to the double-storey pitched roof forms of the existing hotel. New buildings and alterations are separated and offset from the existing hotel contributing clear legibility between old and new.

A key architectural decision has been to propose the reconstruction of the existing hotel building roof to its earliest state – hipped short-sheet galvanised Georgian roofing, in conjunction with removing the Federation style filigree, finials, details and veranda elements to the primary façade of the hotel. The original Georgian character will be largely

<sup>4</sup> The Burra Charter, 2012. P3.

<sup>5</sup> The Burra Charter, 2013. P1.

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reinstated. The removal of material added to the building since the beginning of the 20<sup>th</sup> century will also return the hotel to its original, simple intent, while the proposed fabric has been designed to be subservient to the original solid, symmetrical sandstone buildings.



#### PLANNING DECISIONS

Where possible, the hotel's use is to remain as existing. The hotel's kitchen remains in situ, alongside the bistro, private dining rooms, pub and BOH/ storage areas. The existing bottle shop on the Bridge St/ Church St corner will remain in the same location. Where building program extends past existing fabric, it is in locations concealed from and sensitive to the heritage streetscape. Existing hotel openings are used as locations of opportunity; new program uses these existing openings to extend past the original building's footprint.

To meet the National Construction Code (NCC), Australian Standards (AS) and current community expectation around equal access, a new lift is proposed in the centre of the existing hotel paired with a new staircase. While the existing heritage staircase will be retained, primary stair use will be diverted to the compliant staircase.

The proposed program extends into the hotel's gardens. The events space is set well back in the site, discrete and barely visible and projects parallel to the formal garden, acting as an object in the garden. New works seek to better utilise and connect to the site's established greenspaces while remaining as secondary elements in the environment.

On the first floor, eight suites with ensuites are proposed to replace the 12 existing suites. The design proposes a mix of suites to cater for single and group bookings.

Bathroom blocks will be a mixture of non-gendered and gendered, again, working to meet current community expectations.

#### DETAIL DESIGN

*Refer to Architectural Section Details A500, A501, A502 and A503 in Architectural Drawing Set*

The main strategy to protect heritage elements of the hotel is to separate and offset any new elements from original building fabric. Wherever possible, new construction is designed to be reversed if required. The proposal follows a 'common-sense approach', using airgaps, air, ag and threshold drains with vertical venting and natural materials (e.g., lime mortar where touching existing) to allow the hotel's original material to breathe and prevent cracking. Proposed

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new slabs will be separated from existing sandstone blockwork by sufficient air gaps and rigid insulation, with proposed timber door frames and infill pieces to cover connections. Where sections of wall are required to be demolished, bulkheads will be retained to allow for a clear reading of the original building's fabric.

The approach to protecting the two sandstone heritage walls along Bridge St is to offset proposed elements above them, allowing the heritage walls to remain unaltered and unchanged by new construction.

Where saw cut flashing is required in the existing sandstone wall for the Wine Store, where practicable, the incision will be into mortar joints. Cuts will be neat, minimal, and clean. The proposed roof for the Wine Store will be supported by new timber construction as per the detail of the existing lean-to building, allowing the wall to remain untouched in its existing condition.

The proposal involves minimal demolition of external walls, while proposed internal walls of the hotel suites on Level 1 will be separated from existing sandstone walls with 30mm air gaps.

On Level 1 of the hotel, it is proposed to notch the original floor joists to allow for plumbing. This is to create level flooring in wet areas for equal access. Notching of the original joists will only be in locations where necessary.

#### INTERNAL FINISHES AND JOINERY APPROACH

It is our intent to sympathetically insert new joinery and internal finishes to the hotel to complement its existing internal character. New joinery will take cues from the symmetry, simplicity, and rich timber finishes of Georgian furniture design.

Paints will be medium gloss and low sheen in colours appropriate to the Georgian period. Timbers will be treated with natural oils and waxes. Timber floorboards will be left with their pitted texture intact through using steel wool and natural oil to restore them. Butt joints between floorboards will be filled with an acrylic based caulk for thermal comfort.

Details can be provided if required during the documentation stage of the project.

#### LANDSCAPE DESIGN

The proposed alterations and additions are intended to draw attention to the contrast between the existing Georgian style and the contemporary work. The gardens surrounding the hotel have been designed to echo this concept. An endemic contemporary landscape style is proposed to provide a counterbalance to the contained, formal and orderly nature of a Georgian landscape design.

*Selora Gardens* have provided a list of natives from the Ross / Oatlands area. It is intended to use native species at the hotel to regenerate and reintroduce endemic and Indigenous plants back into the town centre. The formal garden would be planted with European species which then blend into a native landscape carpet elsewhere.

General planting is conceptualised as a series of grassland clusters with feature trees, benches, and seating within. As the hotel will often be active after dark, significant thought has been given to the look and feel of the garden at night with up lighting designed for selected trees.

Key landscape concepts include the following:

- Circle motif taken from the original formal garden to the north of the Hotel
- Gradients of formality

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- Garden spaces connected with 'journey line'
- Where spaces are more geometric, this journey line functions as a counterbalance - the more geometric, the more the journey line meanders

#### Front Garden / Streetscape

The front façade is designed to be simple and pared back. Planters are proposed to run in line with the building façade. Consideration will be given to using Australian native feature trees along the facade with selected flora being solid and 'rough'. Consideration will also be given to foot traffic through use of pavers / pebbles.

#### Children's Garden

The Children's Garden and playscape will be created through natural elements. Tree trunks, rocks and boulders will form an imaginative play area with concentric planting for a sensory garden and some fruit trees. Free-range chickens will provide eggs for the hotel.

#### Beer Garden

Low planting, rocks and feature trees interspersed with paving designating seating areas will form the basis of the beer garden. Trees, once established, will produce shade cover.

#### SUSTAINABILITY

The proposal is committed to sustainable and responsible architectural design by aiming to:

- Reduce operational and embodied carbon
- Ensure the legacy of the heritage building
- Increase the performance of the existing building
- Work above minimum code standards for the new build
- Design for longevity
- Design healthy buildings for everyone

This has been achieved by:

- Solar panel array to offset energy requirements integrated into landscape design
- Energy efficient appliances (details can be provided during documentation if required) & construction methodologies
- Electricity-first approach where appropriate
- Passive design strategies by removing contemporary sheds to increase daylight (natural ventilation, thermal mass, daylight, etc.)
- Double glazed / thermally broken window and door frames
- High levels of insulation
- Reduced carbon building materials such as hempcrete (or similar)
- Considering thermal bridging & airtightness in detailing
- Shading strategies for all seasons (including planting, roof overhangs and outdoor covered eating spaces)
- Investigation of the existing structure to determine inefficiencies & improvements
- Showcasing & celebrating heritage craftsmanship
- Using local materials where possible (i.e. sandstone pavers and hempcrete)
- Natural & honest materials and products (see finishes)

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- Minimising toxic chemicals and off gasses in material selection
- Re-use and reconditioning of existing furniture and linings
- Robust and fit-for-purpose selections
- Minimise overall construction & operational waste
- Water conservation & management strategy
- Suitable landscape and planting schedule for shading and promoting biodiversity
- Electric hot water system to hotel Level 1 suites
- Maximise sunlight by design

#### CONCLUSION

Proposed works to the Man O Ross Hotel seek to create a welcoming destination in Tasmania's midlands through considered architectural gestures. The heritage significance of the Ross Hotel relates largely to its continued use as a hotel. The design proposes sensitive change to the 1830s building to sustain and support the building's enduring use as a hotel into the future.

Please contact us if any additional written information is required to support the design proposal.

Yours Sincerely,

**Olivia Potter**  
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Conservation Planning Brief and  
Heritage Impact Assessment  
The Ross Hotel  
35 Church Street, ROSS TASMANIA

Brad Williams  
Heritage Consultant

For Cumulus Architects, obo Four Corners Land Group

May 2022  
(Heritage Impact Assessment February 2023)



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This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management) Historical Archaeologist, Heritage Consultant and Principal Heritage Consultant of Praxis Environment.

Praxis Environment is a division of Praxis Synergy Pty. Ltd. ACN 623 700 818.

Unless otherwise stated, all photographs were taken by Brad Williams, May-June 2022.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page – project north is designated as the front garden side of the building.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor. Rectified aerial imagery has not been used; therefore the actual location as depicted in aerial images may differ to that of actual survey.

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# Exhibited

## 1. Introduction

This document has been commissioned by Cumulus on behalf of Four Corners Land Group Pty. Ltd. in order to provide conservation planning input to inform any future development process regarding the Man O Ross Hotel – 35 Church Street, Ross, Tasmania (the *place*).



Figure 1.1 – Cadastral layout of the place and surrounds. From [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

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Figure 1.2 – Aerial image of the place and surrounds ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)).



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Figure 1.3 – Key site features (adapted from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)).

The following brief was provided for this document:

- Provide a tool for the development, restoration and ongoing maintenance of the building, to ensure best-practice heritage management guides any future project. This will include an inventory and assessment of:
- Significant fabric, forms, spaces, views etc.
- A list of recommendations for short/medium/long term works, focusing on any critical works and essential works/actions to maintain heritage values.
- Methodology for recommended works.
- Provision of policy guidance upon which any future proposal for the place can be measured against in a heritage impact assessment.

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Following conceptual development design as guided by the results of the above brief, a second brief was provided which included:

- Provision of a heritage impact assessment for the proposed development against the identified statutory heritage requirements and the formulated conservation policy and recommendations.
- Provision of an archaeological impact assessment for the proposed development.
- 

A note on nomenclature: The hotel has traditionally been known as the 'Ross Hotel'. Historically, the 'Man O Ross Hotel' was the first hotel (early 1820s) that was situated on the western bank of the Macquarie River. It was in the 1970s under the ownership of Mathews Tyson that the name was re-badged to the 'Man O Ross Hotel'. The most recent owners have reverted to 'Ross Hotel' which is the name which will be used in this report, except where direct historical (or other) sources are quoted.



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### 2. Statutory heritage requirements

The following heritage listings and overarching legislative provisions are relevant to the management of the historic cultural heritage values of the place:

#### **Tasmanian Planning Scheme – Northern Midlands.**

The Man O Ross Hotel (and milestones) are included on Table C6.1 of the Local Provisions Schedule of the scheme (Place NOR-C6.1.430).

Clause C6.2.3 of the scheme states that *This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.*

Given that the place is included on the Tasmanian Heritage Register, then the Local Historic Heritage Code does not apply.

The site is contained within the area affected by Clause NOR-S8.2.1 – Ross Specific Area Plan. In relation to historic heritage, NOR-S8.1.1 includes the Plan Purpose Statement *To protect and enhance the unique and intact history and character of the town.*

NOR-S8.7 provides Development Standards for Buildings and Works. These specific Performance Criteria are detailed here in Section 9 as aligned to the conservation policy formulated in this document.

#### **Historic Cultural Heritage Act 1995**

The place is listed on the Tasmanian Heritage Register. Part 6 of the HCHA (Heritage Works) sets the process by which approvals for works may be gained from the Tasmanian Heritage Council (THC):

##### **35. Heritage works require heritage approval**

*(1) A person must not carry out any heritage works unless those heritage works have heritage approval.*

*(2) For the purposes of subsection (1), heritage works are taken to have heritage approval if, and only if –*

*(a) in a case where a certificate of exemption has been issued, the heritage works are carried out in accordance with –*

*(i) that certificate of exemption; and*

*(ii) if a discretionary permit or other permit is required for the heritage works under the Planning Act, that discretionary permit or other permit; or*

*(b) in a case where a certificate of exemption has not been issued, the heritage works are carried out in accordance with a discretionary permit.*

## Exhibited

*(3) It is a defence in proceedings for an offence under subsection (1) if the defendant establishes that –*

- (a) the heritage works were carried out in response to an emergency; and*
- (b) the heritage works were, both as to nature and extent, reasonably necessary for the purposes of responding to the emergency; and*
- (c) in the circumstances, it was not practicable to seek a certificate of exemption; and*
- (d) the defendant, before, while or as soon as practicable after carrying out the heritage works, notified the Heritage Council, in writing, of the emergency and the details of the heritage works.*

Sections 36-41 set the process for the lodgement and assessment of applications for a heritage works permit, via a Discretionary Development Application under the Land Use Planning and Approvals Act 1993.

Section 42 describes the process whereby certain works may be exempt from the requirement of s.35:

#### **42. Certificates of exemption for heritage works**

*(1) A person may apply to the Heritage Council for a certificate of exemption for heritage works.*

*(2) The exemption certificate application –*

- (a) is to be in a form provided or approved by the Heritage Council; and*
- (b) is to be supported by such information as the Heritage Council requires, either at the time of lodgment or subsequently.*

*(3) The Heritage Council may –*

- (a) approve the exemption certificate application; or*
- (b) refuse the exemption certificate application.*

*(4) Without limiting its discretion, the Heritage Council must approve the exemption certificate application if it is reasonably satisfied that the heritage works –*

- (a) are identified in the works guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance of the relevant registered place or heritage area; and*
- (b) are capable of being carried out in accordance with the works guidelines.*

Whilst the HCHA provides no specific detail as to how particular proposals are considered, nor does it provide any indicative thresholds of what may be considered to have *no or negligible* heritage impact, the THC/Tasmanian



## Exhibited

Government publication *Works Guidelines for Historic Heritage Places* (November 2015)<sup>1</sup> provides further detail on the application process, guiding principles and the basis for decisions made by the THC.

In addition, the THC has a series of practice notes and technical guides, available via [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au) which provide useful guiding principles for how the THC are expected to assess and determine applications for heritage works.

### **Environment Protection & Biodiversity Conservation Act 1999**

The place is not included on the National or Commonwealth Heritage Lists, therefore the historic cultural heritage provisions of the Environment Protection and Biodiversity Conservation Act 1999 are not applicable.

### **Other statutory heritage registers/lists**

The subject site is not listed on any of the following statutory registers:

- The National Heritage List
- The Commonwealth Heritage List
- The World Heritage List

Nor is it included in any buffer zones arising from those lists, therefore is not subject to the historic heritage provisions of the respective Acts which enable statutory input into development of places on those lists.

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<sup>1</sup> [http://heritage.tas.gov.au/Documents/Works\\_Guidelines\\_FINAL\\_Nov2015.pdf](http://heritage.tas.gov.au/Documents/Works_Guidelines_FINAL_Nov2015.pdf)

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### 3. Heritage Management Process

Further to the responsibilities arising from the statutory heritage requirements above, the approach to management, planning and works on the site must follow appropriate industry standards in order to meet those statutory requirements. In accordance with the process endorsed and required by planning authorities, Praxis Environment follows the conservation planning process espoused by the ICOMOS Australia Burra Charter, which is illustrated below, and in the following process chart and which provides the basis for the general structure of the proposed heritage input into the planning process. The statutory provisions and consequent responsibilities as outlined in Section 2 have also been considered in formulating this document.

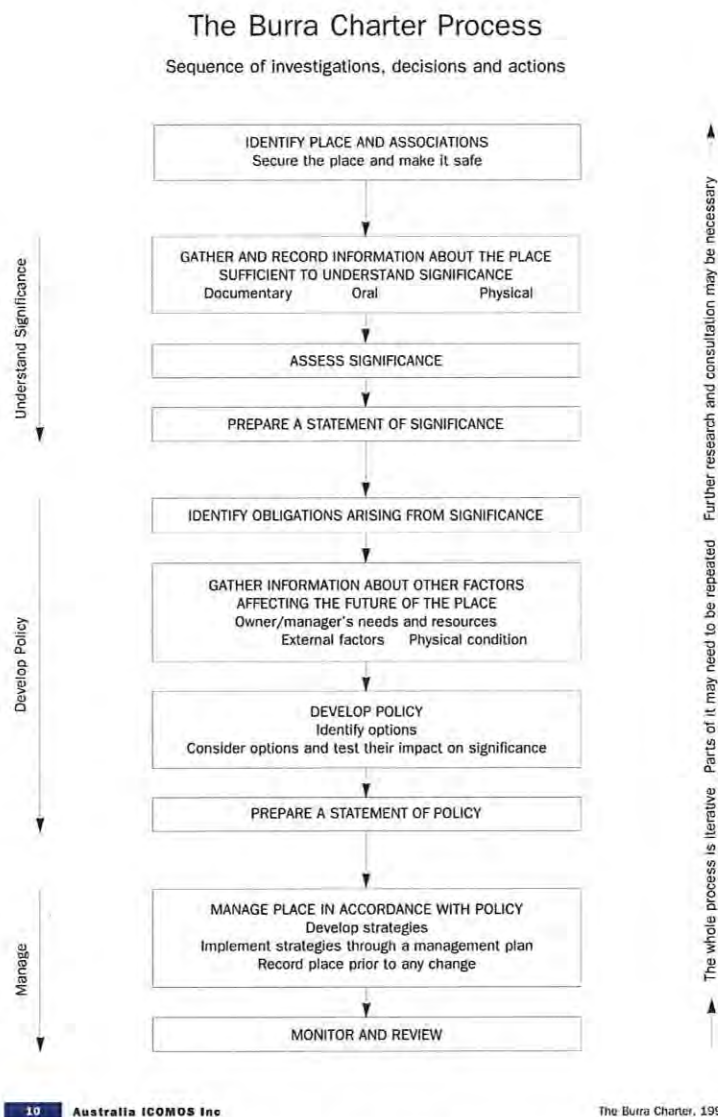
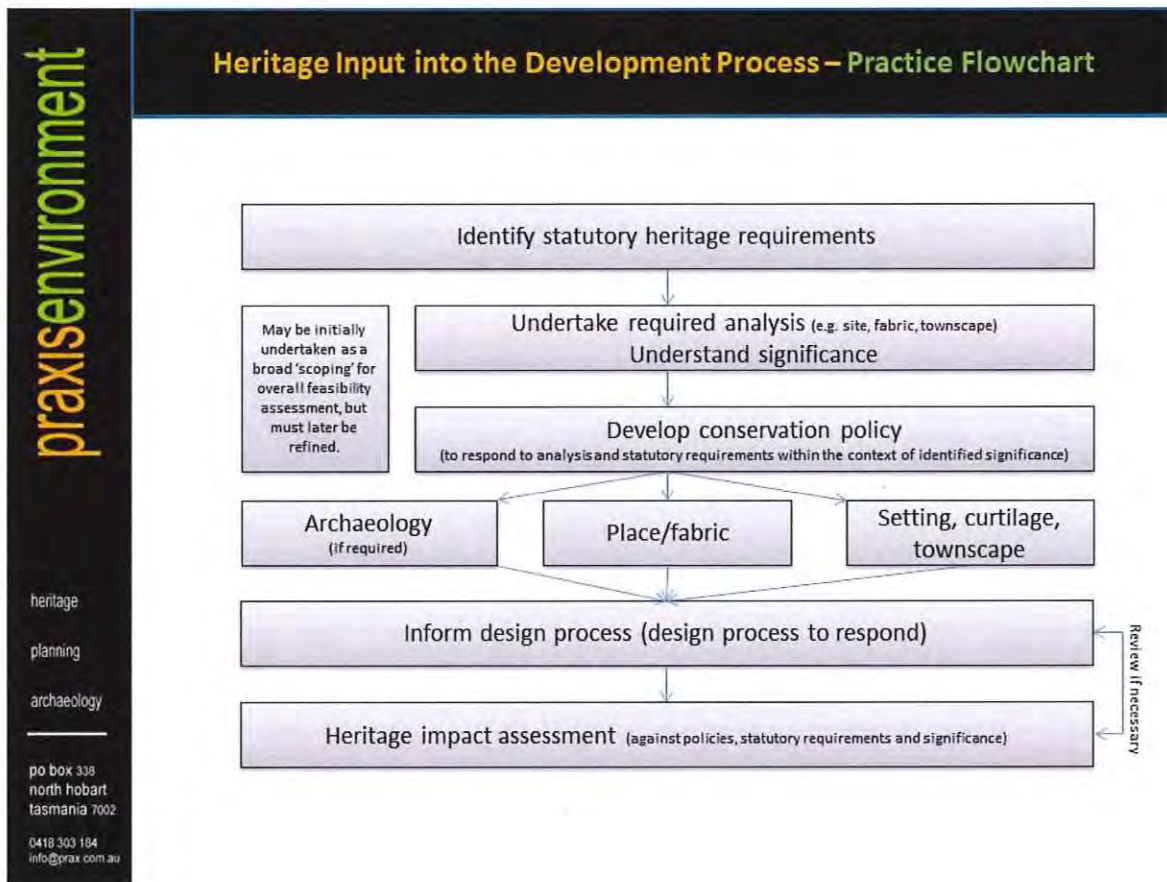


Figure 3.1 – The Burra Charter Process. ICOMOS Australia.



## Exhibited

Whilst this document does not intend to be a comprehensive conservation management plan that relates to the built fabric of the place, it takes the basic principles of conservation planning, as outlined in J.S. Kerr's *The Conservation Plan*<sup>2</sup>, in order to develop the policies upon which the conservation of the place (and assessment of development impact) is based. This document has also been developed with regard to the standard content of conservation management plans as detailed by the New South Wales Heritage Office's *A Suggested Table of Contents for a Conservation Management Plan*<sup>3</sup>, as well as the New South Wales Heritage Office guidelines for the preparation of brief conservation management strategies.<sup>4</sup>



<sup>2</sup> KERR, J. (2000): *The Conservation Plan*. National Trust of NSW, Sydney.

<sup>3</sup> [http://www.heritage.nsw.gov.au/docs/cmp\\_contents2.pdf](http://www.heritage.nsw.gov.au/docs/cmp_contents2.pdf)

<sup>4</sup> [http://www.heritage.nsw.gov.au/docs/CMS\\_part1investigation.pdf](http://www.heritage.nsw.gov.au/docs/CMS_part1investigation.pdf)

## Exhibited

### 4. Historical Background of the Site and Environs

#### 4.1. Historical research methodology

As outlined in the methodology in Section 1.3, the key to assessing historic heritage significance is to gain an understanding of the history of the place, the context of it within its surrounds, associated thematic contexts, and other intangible values (e.g. community value, value associated with people, events etc.). The scope of the current assessment did not allow a full and comprehensive historical research project into the place, it has been commissioned to provide sufficient understanding of the physical context of the building and surrounds upon which decisions regarding the management of heritage values can be made. This has largely been limited to a pictorial depiction of the evolution of the site – a raft of further research could be undertaken to better understand the significance of the place – however the research undertaken here is considered sufficient as a broad basis going forward. Where relevant, this document suggests where further research may be required to further clarify or articulate particular points.

This document has utilised the following primary sources:

- Artworks, sketches and photographs from a variety of primary (and secondary) sources, including the Tasmanian Archive and Heritage Office (TAHO), State Library of Tasmania, State Library of Victoria etc.
- Early town maps/surveys – held by Lands Tasmania and TAHO.
- Aerial photographs – Lands Tasmania.
- Photographs supplied by the owner, and from the author's collection.

#### 4.2. Historical overview

**C1825:** Survey by Scott shows the layout of the township of Ross, and the site of the Ross Hotel undeveloped and ungranted. The original Man O Ross Hotel is shown on the western side of the river<sup>5</sup> and was last licensed in 1833.

**1833:** Survey by E Edgar shows the site undeveloped, however by this time 3 acres had been granted to Sadler. Sadler had obtained the grant a year earlier on which he intended to *complete a respectable house and stables suited to the accommodation of Gentlemen travelling through the Country for which I hope to obtain a licence in September next*.<sup>6</sup> Sadler gained his license in that month as hoped and the hotel commenced trading.

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<sup>5</sup> Lands Tasmania Map R/40.

<sup>6</sup> Tasmanian Archive and Heritage Office, LDS1/107:796-9.



## Exhibited



Figure 4.1 – An 1833 survey of Ross by E Edgar. Tasmanian Archive and Heritage Office AF721-1-586.

**C1835:** Survey of Ross shows three buildings on Sadler's 3-acre allotment. Note that the building is 'T' shaped, apparently without the Bridge Street wing. It is possible that this wing was built later – although this survey does not appear highly accurate – it implies that the stables were larger than the hotel which is unlikely.

## Exhibited

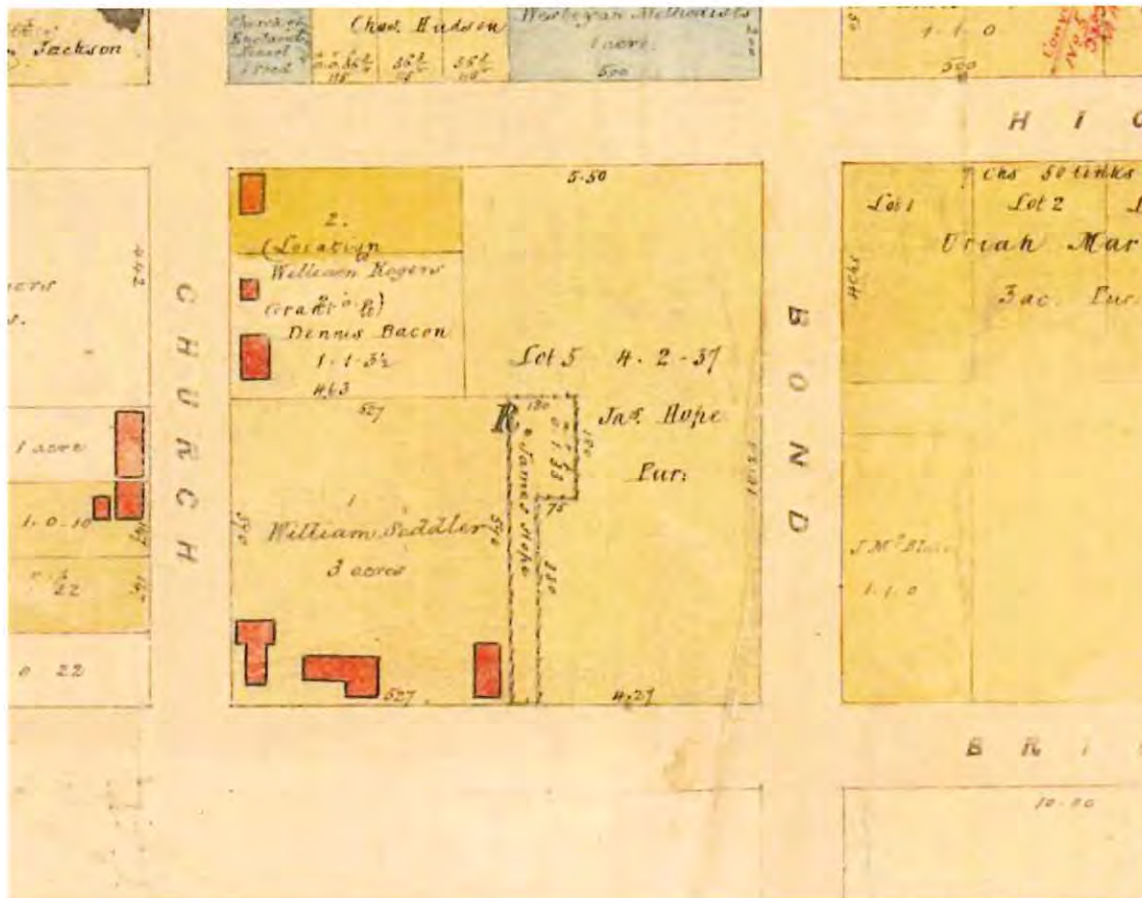


Figure 4.2 – An undated (but probably mid-1830s) survey of Ross. Tasmanian Archive and Heritage Office AF721-1-584.

**1836:** Sadler sold the hotel and returned to England. The new owner was Thomas Hughes.

**1841:** Between 1836 and 1841 ownership was passed to Mr. W. Lewis, who in 1841 offered the hotel for sale. A description of the sale advertisement from the *Hobart Town Courier* of 19<sup>th</sup> January 1841 (note that other land had been adhered to the property, to make a total of eight acres):

**Ross Hotel, Ross Bridge**

*W.T.MACMICHAEL is instructed by the proprietor (Mr W. Lewis) to SELL by PUBLIC AUCTION, on the premises, at the Ross Bridge, on Monday the 8<sup>th</sup> of February next, at 12 o'clock, and with positive instructions to sell without any reserve.*

*The whole of those extensive and well-built premises known as the Ross Hotel, at present in the occupation of Mr Hughes.*

*The Above property is situate in the main street of Ross, facing the Bridge, on a piece of ground containing 8 ½ acres, with a frontage to two of the principal streets. The whole of the buildings are stone, and most*



## Exhibited

*substantial. The stables and outbuildings are suitable for a very large establishment; and attached is a well-stocked garden of one acre, and a paddock of two acres.*

*No situation between the two capitals equals Ross for a well conducted inn for travellers. The present opportunity is one that cannot fail to ensure much competition for so desirable a property, and it may be fairly presumed that the purchaser (if of industrious habits, and one that will give his personal attention to the business of the hotel) will realize a comfortable independence in a few years.*

*The Government being about to send a strong road party to Ross, together with the usual accompaniment of a number of soldiers, will increase the business of the inn materially.*

*To capitalists this affords a very good opportunity for an investment, as it is a description of property that will always command a good rental, and as the colony advances must of necessity increase in value.....*

**1856:** A sketch of the main street of Ross shows the side and part of the rear of the Man O Ross Hotel. This shows the extant servants wing, and a building on the Bridge Street boundary.



Figure 4.3 – Excerpt from an 1856 sketch of the main street of Ross, showing the side (southern) of the Man O Ross Hotel National Library of Australia nla.pic-an4189213.

## Exhibited

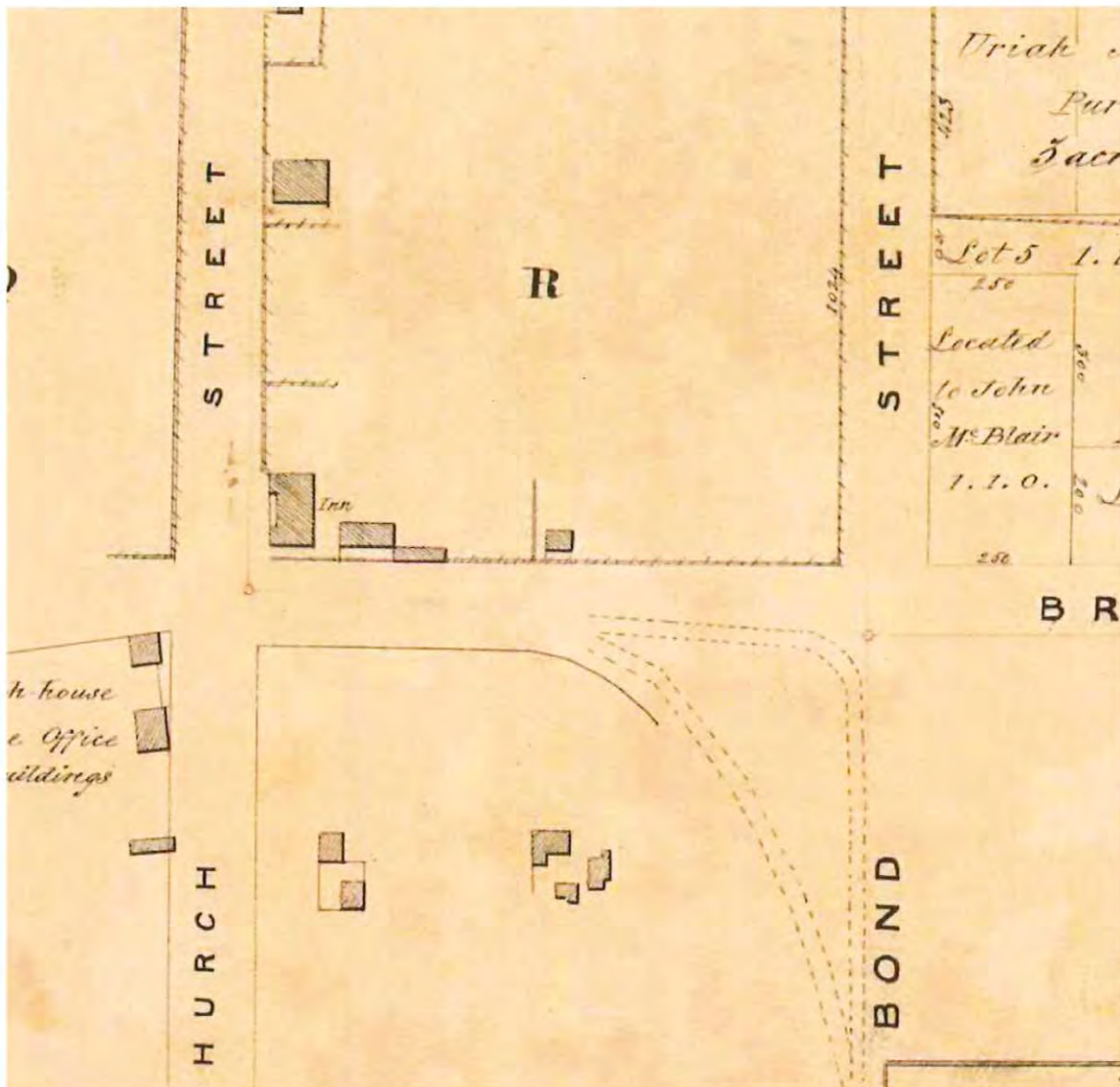


Figure 4.4 – Excerpt from an undated, but probably c1860 survey of Ross, showing the inn with outbuildings at rear. Tasmanian Archive and Heritage Office AF721-1-582. 1856 sketch of the main street of Ross, showing the side (southern) of the Man O Ross Hotel National Library of Australia nla.pic-an4189213.

**1894:** Mr. Joseph Law purchased the hotel. Law and later his son held the license until 1915, when it was passed to a Mr. Eley.



## Exhibited



Figure 4.5 – A c1900 photograph of the hotel. Note the lack of veranda and balcony, and hipped roof form. Note also the door-sized window on the first floor – possibly *anticipating* a balcony from the outset?



Figure 4.6 – A c1900 photograph of the hotel.

**1910s:** The 1910s was a major time of change for the hotel, with an extensive refurbishment of the interior (much of the joinery in principal rooms derives from this period, as well as the 1990s renovations discussed below). The upper-floor of the rear position was extensively remodeled, and an elaborate Federation/Edwardian veranda, balcony and port-



## Exhibited

cochere were added. The Georgian hips on the front roof planes were modified for more imposing forward facing gable ends and a slightly smaller such structure was included with the balcony roof detailing. A 1921 oblique aerial photograph by H.J. King shows the Man O Ross Hotel from the north. The service wing, stables and outbuilding, closely resembling the 1860 plan of the site, can be seen to the rear of the hotel.



Figure 4.7 – A c1915 photograph of the hotel – under the ownership of Mr. Law the veranda, balcony and port-cochere were built and the hipped roof forms extended to forward facing gables with roughcast infill. Weekly Courier.



Figure 4.8 – A 1918 photograph of Church Street (facing north) showing the frontage of the hotel. Note the boundary wall and gates to a courtyard on the Bridge Street frontage. Weekly Courier 20/06/1918.



## Exhibited

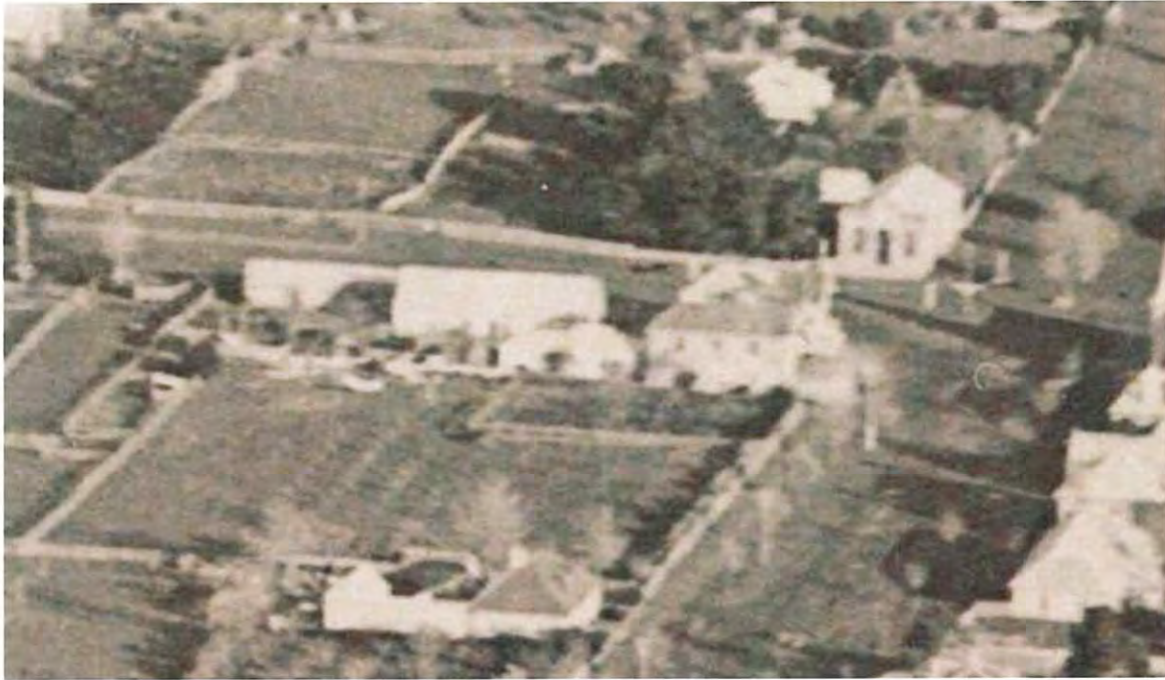


Figure 4.9 – 1921 oblique aerial photograph of Ross, from the north.

1932: A photograph shows that the southern courtyard has been infilled with a garage/store room with a skillion roof off the southern wall of the building (i.e. the current bottle shop and coolroom area).



Figure 4.10 – 1932 photograph of the hotel. Harvey Collection, State Library of Victoria.

## Exhibited

**1946:** A 1946 aerial photograph of Ross shows the hotel, servants wing and part of the stables – the closer portion of that building having been removed since the 1921. A small building is evident to the north of the hotel, which was not evident in the 1921 oblique aerial. That same arrangement is seen through to the 1980s.



Figure 4.11 – Aerial photograph of the hotel and surrounds, 1946. Lands Tasmania, Interlaken 2825.



## Exhibited



Figure 4.12 – Aerial photograph of the hotel, 1969. Lands Tasmania, 0552-184.

## Exhibited



Figure 4.13 – Aerial photograph of the hotel, 1981. Lands Tasmania, 0884-211.

**Present:** With the exception of the removal of the small building to the north of the hotel, and significant modification to the stables (which have now been excised from the Man O Ross Hotel title), the site now is largely in the same form as it was in 1946. A series of modifications have been made to the hotel, such as toilet additions and conversion of an old storage area to a bottleshop, and minor ancillary buildings, such as a colourbond garage, shade structure and small shed have been added to the site. A series of minor landscape elements have been added, such as garden beds and paths. A major refurbishment was undertaken in the 1980s by then owners Ted and Helen Janson. This has provided an attempt at 'restoring' the building, with extensive use of blackwood timbers, some traditional joinery profiles and stripping of walls back to bare sandstone. Although well-intended and generally sympathetic, these later renovations are of no heritage value and should not be confused with original detailing/presentation of the building.



## Exhibited

### 5. Statement of historic heritage significance

As per the assessment methodology detailed in Section 2, understanding the significance of a particular place is the first step in understanding how any particular change or development may have a heritage impact, which can therefore be assessed via a heritage impact assessment.

The following statements of significance are based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand as detailed in this document. Note that natural history and indigenous heritage values have not been assessed here, as these are beyond the scope of this assessment. The wider townscape and contextual significance of the place is also considered.

The assessment methodology for each criterion follows the methodology details in the Tasmanian Government's *Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995* (October 2011) which is considered to represent a sound approach to assessing values (and from which the expanded definitions in the table below are drawn).

<b>A. Importance to the course, or pattern of our cultural or natural history.</b>
A place is of importance to the course or pattern of Tasmania's history if that place is the product of, or is an example of, or was influenced by, or has influenced, or is associated with, or has a symbolic association with, or is the site of – an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which has made a strong, noticeable or influential contribution to the evolution or pattern of the settlement and development of Tasmania.
The Ross Hotel is of historic heritage significance as an early Midlands coaching hotel, critical to the history of Ross and the wider midlands and operating for almost 190 years. Such hotels represent the development of townships and transport routes through Tasmania.

<b>B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.</b>
A place demonstrates rare or uncommon aspects of Tasmania's heritage if that place illustrates in its fabric an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which, or an aspect of which: (i) was considered uncommon or unusual at the time of its origin; (ii) is no longer practised AND is of special interest; or (iii) was once commonplace but for which there is little surviving evidence in Tasmania.
The Ross Hotel is not considered to possess any uncommon, rare nor endangered aspects of Tasmania's cultural or natural history.

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### **C. Potential to yield information that will contribute to an understanding of our cultural or natural history.**

A place has the potential to yield information that will contribute to an understanding of Tasmania's history if, through analysis and further examination or research of the place and its fabric (including artefacts), it can provide information that could not be derived from any other source. While this criterion in Tasmania is most often used to define archaeological research potential, it may also be used for the research potential of architectural design, construction techniques, historical gardens, etc.

The 2009 Praxis Heritage Consultants report *Man O Ross Hotel, Ross Tasmania, Statement of Archaeological Potential*, details areas of the site that are likely to have the potential to yield information on the site and a wider understanding of our natural and cultural history. Figure 6.5 (p.40) of that report proposed an archaeological zoning plan with an area in the courtyard of high potential to yield information on early stables/outbuildings.

Further examination of the building fabric that may assist with sequencing the development of the building has the potential to yield further site-based information which may assist in understanding historical and representative significance also.

### **D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.**

This criterion is concerned with representativeness. A place included under this criterion should demonstrate the principal characteristics of a particular class of cultural place if that place displays the defining features, qualities or attributes of its type, where type or class of place illustrates a range of human activities including a way of life, a custom, an ideology or philosophy, a process, a land use, a function, a form, a design, a style, a technique or some other activity or achievement. To be considered a good representative example, the place should have a high level of intactness.

The Ross Hotel is of historic heritage significance in demonstrating the principal characteristics of a substantial Georgian/Victorian hotel, which has evolved to adapt to changing needs and hospitality practices over an almost 190-year period. The building retains the ability to be discerned as a Georgian/Victorian hotel, with later and distinct Federation remodelling and is a landmark feature of the Ross streetscape.

### **E. Importance in exhibiting particular aesthetic characteristics**

This criterion may be interpreted as a place being important because of its aesthetic significance if that place exhibits sensual qualities that can be judged against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, symbolism or some other quality of nature or human endeavour.



## Exhibited

The Ross Hotel is a prominent and well-recognised element of the Ross streetscape which has wider aesthetic and picturesque characteristics. As an integral part of the folklore of the 'four corners of Ross', the building has a substantial landmark presence.

### **F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.**

A place is important in demonstrating a high degree of creative or technical achievement if that place illustrates artistic or technical excellence, innovation, accomplishment, extension or creative adaptation in a variety of fields of human endeavour including but not exclusive to art, engineering, architecture, industrial or scientific design, landscape design, evolved design, construction, fabrication, manufacture, or craftsmanship.

The Ross Hotel is not considered to exhibit any remarkable creative nor technical achievement.

### **G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.**

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

As a prominent townscape element, the Ross Hotel is likely to have strong community associations as a place of recreation for almost 190 years.

Ross has the famed 'four corners' – Recreation (Town Hall), Salvation (Catholic Church), Damnation (former gaol) and Temptation (the Ross Hotel)<sup>7</sup>. The place therefore makes a contribution to that community folklore.

### **H. Special association with the life or works of a person, or group of persons, of importance in our history.**

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

The Ross Hotel is not known to have any particularly strong association with the life or works of any person or group of persons of importance in our history.

<sup>7</sup> This is sometimes supplemented by 'Commemoration' (cenotaph), 'Administration' (former council chambers), 'Education' (former library) and (with a slight geographic stretch) 'Transportation' (the Ross Bridge).

## Exhibited

### 6. Description of the buildings and site features

#### 6.1. The Hotel itself – broad phasing and significance

The hotel building has evolved in several phases, however it is not clear as to the sequencing. It is possible that the rear infill is an earlier building, with the later addition of the frontage and northern wing, with the southern wing added possibly in quick succession. No plans or maps exist which show the rear infill as a standalone building, however there is evidence of a window at the 'front' of this building on the first floor (which also could be a rear window of the front building – see below). This building would have been of a comparatively small scale – which was not unusual for early hotels to establish, then build-on in fairly quick succession.

The placement of the staircase in what would be the very rear of the 'front' building supports the rear building being earlier – as it would be unusual for that front building to have such a narrow depth unless there were something already at the rear – i.e. why would the stairs be so far back in the building? And essentially the central section would only be one room deep.

It is possible however that the front portion of the building was first, with the intention of adding the rear fairly soon after – hence the shallow depth of the central portion of the building.

The front building appears in the c-mid-1830s survey of Ross, distinctly as a 'T' shape, suggesting the northern wing and central section existed at that time. This would have been an odd building arrangement, with only three rooms plus bar on the ground floor, and only 5-or-so rooms on the first floor – the reliability of that survey probably can't be relied upon, but that would place the northern wing and central part of the frontage as the earliest parts of the building.

Supporting the theory that the southern wing was built later is the fact that the internal wall between that wing and the central section is much thicker than the corresponding wall between the central section and northern wing – i.e. the wall between the central section and southern wing would once have been an external wall. Nonetheless, the 1856 sketch shows the southern wing in existence.

The 1860 survey shows the footprint of the building as a whole (i.e. rear section included – but not the wing – although omission of ancillary parts of buildings on survey plans was not uncommon).

Regardless of sequencing, the building was certainly built in at least three phases (plus outbuilding which now forms the rear service wing – that building also appears to have been built in two phases):

Figure 5.1 depicts the phases/areas of the building/site:



Exhibited



Figure 5.1 – Phase diagram of the hotel and site.

Item/area		Circa	Likely significance
1	Main body of the hotel, probably built in two phases (i.e. the southern wing slightly after the central and northern) and modified in the 1910s with veranda/balcony addition and gables added.	Possibly 1832, certainly pre-mid-1830s (central and northern), southern wing is certainly pre-1854.	High. Further detailed below.
2	Rear portion of the hotel.	<i>Possibly</i> the earliest part of the hotel, which would be early 1830s. See discussion above.	High. Further detailed below.


## Exhibited

3	Kitchen wing (former outbuilding).	Evolved in two stages . Unclear as to age however certainly pre-1854. What is likely to be the earlier (brick) section <i>could</i> be contemporary with first hotel occupation (i.e. 1830s).	High. Further detailed below.
4	Infill to the area formerly detaching the kitchen/service wing.	Probably early c20th.	None. Not further detailed.
5	Infill to side courtyard, converted to bottle shop, keg area and toilets. Toilet extension to rear.	Probably mid to late c20th.	None. Not further detailed.
6	Street boundary wall.	The portion of wall closer to church street is likely post-1854. The section further east may be a remnant wall of an earlier outbuilding (e.g. possibly original stables).	High. Further detailed below.
7	Toilet addition.	Late c20th.	None. Not further detailed.
8	Garage	Late c20th.	None. Not further detailed.




# Exhibited

## 6.1.1. Exterior


Image	Description	
<p data-bbox="758 1960 941 1982">Eastern elevation</p> 	<p>The eastern elevation is dominated by the rear wall of the central portion of the building with its own independent hipped roof. That building has typical Georgian proportions with four windows to the upper and ground floors and a more recent porch and door cur into the ground floor. This part of the building has brick chimneys (as opposed to sandstone). The windows have been replaced (probably c1910s). The southern wing of the hotel is obscured by modern additions and the northern wing is obscured by the rear wing/outbuilding (described below).</p>	
	<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>• General fenestrative pattern.</li> <li>• Stonework.</li> <li>• Chimneys.</li> <li>• Roof form.</li> <li>• Rear wing (see below).</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• Rear porch and door (do not enlarge).</li> <li>• Windows (a more traditional pane configuration would be preferable). Do not enlarge.</li> <li>• Toilet blocks may be modified as desired (preferably not enlarged).</li> </ul>
	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>• Remove modern toilet blocks if desired.</li> </ul>	

## Exhibited


 <p style="text-align: center;">Southern elevation</p>	<p>The southern (Bridge Street ) elevation of the building would have originally had a similar arrangement to the northern elevation, with three windows to the first floor and a door flanked by two windows to the ground floor. The ground floor is now wholly obscured by later additions. The southern wall of the rear section has a later added fire escape door. The ground floor is obscured by later additions – it is not clear if that elevation would have had any now-blocked openings.</p>
<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>• General form and fenestration.</li> <li>• Stone detailing.</li> <li>• Street edge wall.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• Infill building between stone wall and southern side of main hotel building may be modified as desired (but preferably not enlarged).</li> <li>• Toilet blocks may be modified as desired (preferably not enlarged).</li> <li>• Fire escape and associated upper floor door.</li> <li>• Possibility of reinstating lost detailing from ground floor wall of hotel (e.g. window and door).</li> </ul>
	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>• Remove modern toilet blocks if desired.</li> <li>• Remove fire stair in favour of a better resolved system if desired.</li> </ul>



## Exhibited

 <p style="text-align: center;">Western elevation</p>	<p>This elevation has been substantially modified in the 1910s with the addition of the balcony/veranda and forward-facing gable ends, including a central gabled pediment. This gives the hotel a distinct Federation character which is somewhat at-odds with the simple original Georgian design intent of the building. Nonetheless, the original fenestrative pattern and stone detailing has been retained in that renovation.</p>
<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>• General form and fenestration.</li> <li>• Stone detailing.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• A policy decision may be acceptable that the 'Federation' character could be removed to restore the Georgian appearance of the hotel, including removal of the balcony/veranda and central pediment and reinstatement of the front hip planes of the roof.</li> </ul>
	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>• Consider installing more sympathetic front doors.</li> </ul>

**Exhibited**

<p>Northern elevation</p>		<p>This elevation is probably the most intact, offering a formal entrance to the side of the building which may indicate a hierarchy of early spaces. An intrusive toilet window has been later inserted and the forward-facing gable ends has modified the roof form on this elevation.</p> <p>Overall, the original fenestrative pattern is legible on this elevation.</p>
<p><b>Retain (significant elements)</b></p>	<ul style="list-style-type: none"> <li>• General form and fenestration.</li> <li>• Stone detailing.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• Retain doors, but modification for compliance is likely to be acceptable.</li> </ul>
<p><b>Remove (non-significant/intrusive elements)</b></p>	<ul style="list-style-type: none"> <li>• Block additional toilet window.</li> <li>• Rationalise plumbing to remove from face of wall.</li> </ul>	



## Exhibited

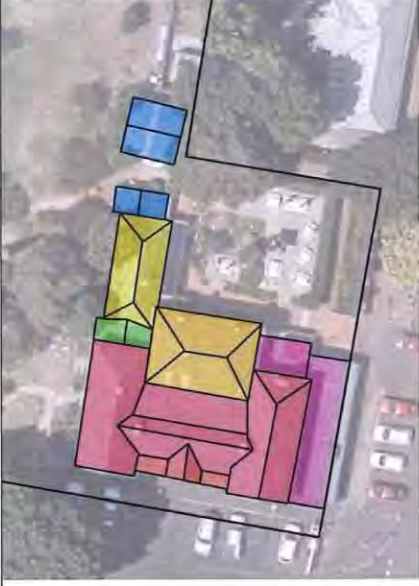
<p>Rear wing</p>		<p>The rear wing has evolved in several phases. It is likely that the brick section is the earliest and represents a very early outbuilding (possibly a kitchen). This building can be seen in the 1854 sketch with the same door and window configuration that still exists (albeit with a gabled roof end, rather than the existing hip?). The sandstone portion which attaches to the rear of the central portion of the hotel appears to be an addition. The wing is joined to the body of the hotel by a later timber section. A modern toilet has been added to the western end.</p>		
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## Exhibited

	Retain (significant elements)	Modify (lower significance elements)	Remove (non-significant/intrusive elements)
	<ul style="list-style-type: none"> <li>• General form and fenestration.</li> <li>• Stone and brick detailing.</li> </ul>	<ul style="list-style-type: none"> <li>• Doors and windows themselves.</li> <li>• Veranda.</li> </ul>	<ul style="list-style-type: none"> <li>• Surrounding concrete and reduce ground level.</li> <li>• Urgently address wall movement and damp issues.</li> <li>• Remove modern toilet block as desired.</li> <li>• Cement render may be causing harm to the brick building (note that the underlying bricks may be in poor condition).</li> </ul>




## Exhibited

<b>Roof form</b>		<p>The building has a complex roof form defining the main spaces and phases of the building. The rear roof plane of the central front section has been modified and it is not clear how this relates to the rear section in terms of sequencing/replacement etc. The attachment of the former rear wing to the body of the building via the infilled link is an awkward roof form.</p>
	<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>Retain the ability of the roof to identify the various areas and evolution of the building (i.e. overall form) – noting there are opportunities to restore earlier forms and better resolve later interventions.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>Replace roof sheeting, rainwater goods etc. for maintenance as required. The Tasmanian Heritage Council’s Practice Note 1 (Roofing) is a good guide to best practice.</li> <li>A policy decision may be acceptable that the ‘Federation’ character could be removed to restore the Georgian appearance of the hotel, including removal of the balcony/veranda and central pediment and reinstatement of the front hip planes of the roof.</li> <li>Roof forms of additions/non-significant areas may be modified and better resolved (preferably not substantially enlarged).</li> </ul>
		<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>The roof of the service areas to the south have the potential for a much better resolved form.</li> </ul>

# Exhibited

## 6.1.2. The interior

### The Ground Floor

Ground floor of the front central section	History of this area	Description and integrity
	<p>This is part of the earliest area of the front portion of the hotel. As per above, it is possible that this is a more grand front addition to the earlier part of the hotel. It appears to largely retain its original form and some detailing, however has had a very heavy-handed 1910s makeover of most of the detailing.</p>	<p>This area comprises of two front rooms with a central hallway now used as a meeting room and office. The northern room retains its original mantelpiece skirting boards and window reveals. Most of the detailing in the hallway and southern room are from the 1910s renovation. The hallway has an ornate pressed metal ceiling from the 1910s renovation. The rear room has been heavily modified as a bar area to service the dining room (through which the cellar is accessed). The stairs appear to be largely original although have probably had some modification. The floor was not inspected due to carpet and c20th linings, cornice, dados and wainscotting are predominant.</p>




**Exhibited**



## Exhibited

Retain (significant elements)	Modify (lower significance elements)	Remove (non-significant/intrusive elements)
<ul style="list-style-type: none"> <li>• General form</li> <li>• Stairs (some modification may be possible for compliance).</li> <li>• Original window reveals, skirtings and mantle in northern room.</li> <li>• Fireplaces and chimney breasts.</li> </ul>	<ul style="list-style-type: none"> <li>• All linings, carpet and surface finishes.</li> <li>• Refitting this area with reproduction Georgian detailing may be a policy decision taken in tandem with decisions on the 'Federation' style exterior.</li> <li>• Bar area may be modified within existing shell as desired.</li> <li>• Woodheaters and fireplace infills.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>





Ground floor of the northern wing	History of this area	Description and integrity
	<p>This is part of the earliest area of the front portion of the hotel. Currently known as the 'Antler Room' and a kitchen prep area. As per above, it is possible that this is a later wraparound wing to the earlier part of the hotel. It appears to largely retain its original form but with practically no original detailing – having had a very heavy-handed 1910s makeover of most of the detailing as well as some later c20th reproduction detailing.</p>	<p>This area comprises of two rooms possibly representing an early bar and dining room area. The larger room has had all original detailing stripped, including plaster back to bare stone. It has a pressed metal ceiling and all joinery has been replaced. The floors were not inspected due to carpet, parquet and tiles.</p>



**Exhibited**

		
<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>• General form</li> <li>• Fireplaces and chimney breasts.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• All linings, floorcoverings and surface finishes. It is possible that the smaller room retains some significant elements under modern finishes.</li> <li>• Refitting this area with reproduction Georgian detailing may be a policy decision taken in tandem with decisions on the 'Federation' style exterior. Otherwise a modern refit is likely to be acceptable.</li> <li>• Replaster walls and ceilings if desired.</li> <li>• Fireplace infills.</li> </ul>	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>• Whilst the fitout of the front room has been done to a high quality, removal of any of the detailing in favour of a better resolved or more sympathetic fitout is likely to be acceptable.</li> <li>• The fitout of the smaller room as a kitchen prep/service area may be stripped out as desired</li> </ul>

# Exhibited

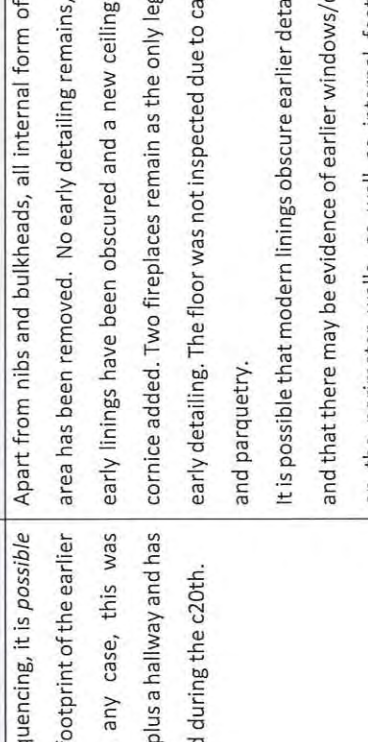


Ground floor of the southern wing	History of this area	Description and integrity
	<p>It is likely that this wing was added later than the central and northern wings of the front of the hotel (but probably not much later). It currently houses the main bar. Apart from window reveals, this area retains no original detailing having had a heavy-handed makeover in the later c20th (noting that as the bar, this area was probably subject to many renovations throughout the life of the hotel).</p>	<p>This area comprises of one large room – it was probably originally two rooms with a section retained behind the bar – and noting the presence of two fireplaces. An opening to the southern addition has been cut into the southern wall in the location of a former window. All linings have been stripped, a timber ceiling added and a timber dado added. Modern joinery has been undertaken to a high quality. The floor was not inspected due to tiles and carpet.</p>
		
<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>• General form</li> <li>• Fireplaces and chimney breasts.</li> <li>• Window detailing.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>• All linings, floorcoverings and surface finishes.</li> <li>• Refitting this area with reproduction Georgian detailing may be a policy decision taken in tandem with decisions on the 'Federation'</li> </ul>	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>• Whilst the fitout of the bar has been done to a high quality, removal of any of the detailing in favour of a better resolved or more sympathetic fitout is likely to be acceptable.</li> </ul>



## Exhibited

	<p>style exterior. Otherwise a modern refit is likely to be acceptable.</p> <ul style="list-style-type: none"><li>• Replaster walls and ceilings if desired.</li><li>• Fireplace infills.</li><li>• Additional openings may be modified or filled (but preferably not enlarged).</li></ul>	
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# Exhibited


Ground floor of the rear portion of the building	History of this area	Description and integrity
	<p>As per the discussion on sequencing, it is possible that this is the ground floor footprint of the earlier portion of the hotel. In any case, this was probably originally 2 rooms plus a hallway and has been very heavily renovated during the c20th.</p>	<p>Apart from nibs and bulkheads, all internal form of this area has been removed. No early detailing remains, any early linings have been obscured and a new ceiling and cornice added. Two fireplaces remain as the only legible early detailing. The floor was not inspected due to carpet and parquetry.</p> <p>It is possible that modern linings obscure earlier detailing and that there may be evidence of earlier windows/door on the perimeter walls, as well as internal features (possible stair opening?) which could give hints as to the evolution of the building.</p>
	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>All linings, floorcoverings and surface finishes.</li> </ul>	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>All existing fitout may be modified as desired.</li> </ul>
	<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>Fireplaces and chimney breasts.</li> </ul>	



## Exhibited




	<ul style="list-style-type: none"><li>• Refitting this area with reproduction Georgian detailing may be a policy decision taken in tandem with decisions on the 'Federation' style exterior. Otherwise a modern refit is likely to be acceptable.</li><li>• Replaster walls and ceilings if desired.</li><li>• Fireplace infills.</li><li>• There may be scope for additional openings for connection to other parts of the building – this might be informed by the possibility of earlier filled openings.</li></ul>	
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## Exhibited

Ground floor infill between kitchen and northern wing	History of this area	Description and integrity
	<p>This infill is likely to be c20th and infilling between what would have been a detached or semi-detached outbuilding/wing. It is poorly architecturally resolved and would have involved demolition of the western wall of that original wing/building.</p>	<p>This is a functional area of the kitchen with no heritage significance.</p>
Retain (significant elements)	Modify (lower significance elements)	Remove (non-significant/intrusive elements)
	<ul style="list-style-type: none"> <li>Modify within existing envelope as desired.</li> </ul>	<ul style="list-style-type: none"> <li>Remove if desired.</li> <li>Removal of this area as part of any scheme to better link the dining room with the northern garden area is likely to be a positive outcome.</li> </ul>



# Exhibited

Kitchen	History of this area	Description and integrity
	<p>This area has been extended into the infill and is housed in a sandstone wing/building. Itself being an extension to the earlier brick building further eastward. The hipped roof form is still legible. It has probably been a kitchen for many decades and has had a substantial amount of adaptation and renovation.</p>	<p>A single (extended) room, this area has no apparent early interior detailing. It is likely that the floor has been concreted. Walls are tiled and a new ceiling has been added. This area would certainly have had a fireplace which has been removed.</p>
		
<p><b>Retain (significant elements)</b></p> <ul style="list-style-type: none"> <li>General exterior form.</li> </ul>	<p><b>Modify (lower significance elements)</b></p> <ul style="list-style-type: none"> <li>All linings, floorcoverings and surface finishes.</li> <li>Replaster walls and ceilings if desired.</li> <li>There may be scope for additional openings for connection to other parts of the building – this might be informed by the possibility of earlier filled openings of adjacent areas.</li> </ul>	<p><b>Remove (non-significant/intrusive elements)</b></p> <ul style="list-style-type: none"> <li>All existing fitout may be modified as desired.</li> </ul>

# Exhibited

Rear wing	History of this area	Description and integrity
	<p>This area is a separate building to the kitchen wing and appears to have been built earlier – with a break in the roof form evident internally, and the 1854 sketch shows a building of similar fenestration in this location. This building is brick as opposed to sandstone.</p>	<p>The western end of this area has been connected to the kitchen for use as a pantry. It is not clear if that is an original connection or what earlier access to that area may have been. The larger eastern end has been fitted as a laundry and cool room. That end retains painted brick walls whilst the pantry has been fully lined. This area has a concrete floor and an early timber ceiling remains in the larger space.</p>
		