

Planning: #161207

Property

55 RUNNYMEDE STREET BATTERY POINT TAS 7004



People

Applicant

*

MAREE BOCK

0438 131 684

hugobock@live.com

Owner

*

Rosemary Redmayne

55 Runnymede Street

BATTERY POINT TAS 7004

0438131684

hugobock@live.com

Entered By

MAREE BOCK

0438 131 684

hugobock@live.com

Use

Visitor accomodation

Details

Have you obtained pre application advice?

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

*

Yes

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

*

No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?

*

residential

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

*

Short term accommodation (only using two bedrooms)

Estimated cost of development

*

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

N/A

Total parking spaces

Existing parking spaces

Other (no selection chosen)

1

1

Other Details

Does the application include signage?

*

No

How many signs, please enter 0 if there are none involved in this application?

*

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

Yes

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)

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SKMBT_C284e18090715041.pdf

Plans (proposed, existing)

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SKMBT_C284e18090715040.pdf

Building self assessment Form permitted visitor accommodation

SKMBT_C284e18090715042.pdf

DEVELOPMENT APPLICATION

Proposed Use

The application is to change the use of part of the dwelling to accommodate a bed and breakfast establishment (1 bedroom).

The existing and proposed floor plans are included in Appendix B.

The bed and breakfast will occupy an area of approximately 55 m² at the front of the dwelling including a private entrance, a sitting room and one (1) bedroom.

The remainder of the dwelling will be used as a manager's residence. It will include one (1) bedroom one (1) dining room, one (1) living / kitchen room, one (1) shared bathroom/ laundry. The manager's residence will be accessible at the rear of the dwelling.

Provision will be made for Guests to prepare tea/coffee and light continental breakfast with in the Sitting room in the bed and breakfast establishment.

It is not anticipated that all guests will have vehicles. However, those that do will have access to a car parking space within the property.

The application does not include advertising signage.

Zoning

Use Standards

Non -Residential Use (Clause 11.3.1)

Objective - to ensure that non-residential use does not unreasonably impact residential amenity.

Complies - The proposed low-intensity use will not generate noise emissions during normal operations over and above those normally associated with a residential use.

The application does not include new external lighting.

Commercial vehicles will not access the site.

VISITOR ACCOMMODATION (Clause 11.3.2)

Objective -To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.

Complies with Performance Criteria

The proposed use will be accommodated in an existing building and will have a floor area of well under 160m². It therefore complies.

The proposed change of use will be able to provide the necessary parking .

The proposed bed and breakfast use will not adversely impact the residential amenity and privacy of adjoining properties because it will be located with an existing dwelling, it is surrounded by numerous self contained establishments next door 53 Runnymede, adjacent and surrounding (The Olde Duke).

The has been has been assessed as compliant with the relevant performance criteria for car parking in the Parking and Access Code.

The proposed bed and breakfast use will include one (1) bedroom only and is therefore of an intensity that respects the character and use of the area.

The proposed low-intensity use will have little or no impact on the safety and efficiency of the local road network.

A2

In the Battery point Heritage Precinct any self-contained visitor accommodation must be in a building previously or currently used for non-residential purposes.

Not applicable

The proposed bed and breakfast establishment will not be a self-contained form of visitor accommodation.

DEVELOPMENT STANDARDS

The standards in Clause 11.4 do not apply because the application will not alter the external building envelope.

PARKING AND ACCESS CODE (clause E6.0)- Number of Car Parking Spaces.

Objective - To ensure that:

- (a) There is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.
- (b) A use or development does not detract from the amenity of users or the locality by:
 - (1) preventing regular parking overspill;
 - (2) minimising the impact of car parking on the heritage and local character.

Complies with Performance Criteria

Car parking demand will be minimal given that the proposed bed and breakfast establishment will include one (1) bedroom only. It is anticipated that not all guests will have vehicles.

- a) Guests that do arrive by private vehicle will have access to a car parking space within the property. It is expected that the resident of the managers residence will have on-going access to an on-street car parking space under the terms of a resident parking scheme.
- b) Battery Point and surrounds is well served by public transport.
- c) There are various transport options available for tourists into Hobart CBD, and the subject site is located within close proximity of Salamanca Place (5 minute walk) and the CBD (20 minute walk)

E13.0 HISTORIC HERITAGE CODE

To ensure that development at a heritage place is

undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance: and

- a) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

Consistent

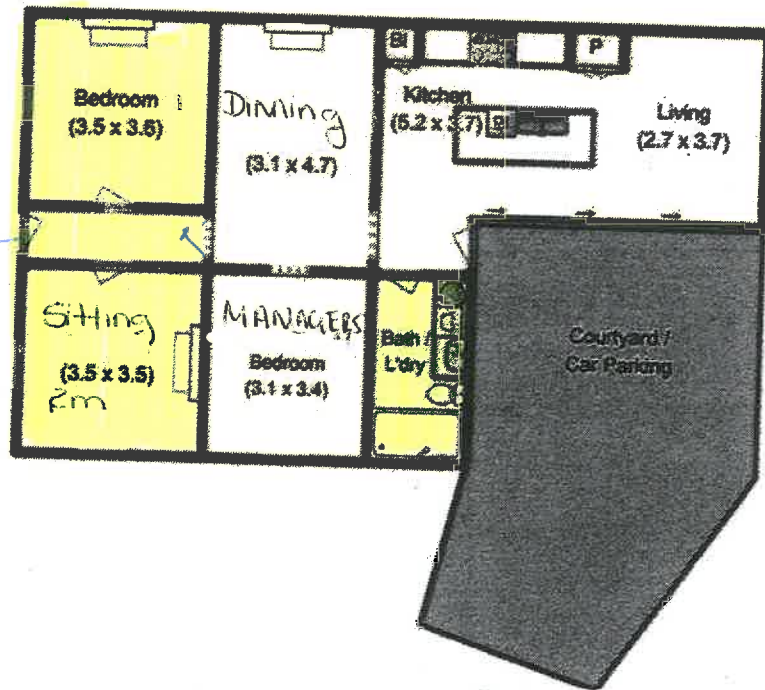
The application does not include any external or internal alterations and therefore will not detract from the historic cultural heritage values of the place.

CONCLUSION


The proposed one (1 bedroom) bed and breakfast use is within a permitted use class in the Inner Residential Zone and Parking and Access Code and Historic Heritage Code.

The proposed change of use is therefore assessed as compliant the applicable standards and provisions of the Interim Scheme and is submitted for approval.

FRONT DOOR



All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

Approx. house size 100 sqm

**Charlotte Peterswald
Property Management**

N



Proposed Bed & Breakfast Area

Addition Information : 13/09/2018

1. Confirm whether or not the Manager will be living on the site permanently.

Yes the Manager will be living permanently on site . I intend to have a single female to live on sight and manage B & B.

Regards Maree Bock



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
100076	
EDITION	DATE OF ISSUE
7	05-Jul-2013

SEARCH DATE : 30-Jul-2018

SEARCH TIME : 10.08 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 100076

Being the land described in Conveyance No. 67/8423

Derivation : Part of 2A-2R-28P Gtd. to W.T. Parramore

Derived from Statement No. Y. 15,314

SCHEDULE 1

M424374 TRANSFER to ROSEMARY ANNE REDMAYNE and GARY ROBERT
MALCOMSON Registered 05-Jul-2013 at 12.01 PM

SCHEDULE 2

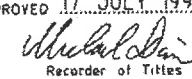
Reservations and conditions in the Crown Grant if any

22/3617 GRANT BURDENING BASEMENT: Right to pass & repass
[appurtenant to land in Conveyance No. 21/8294] over
the land shown marked Right of Way on Diagram No.
100076

D94955 MORTGAGE to Westpac Banking Corporation Registered
05-Jul-2013 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER Y.15314 GRANTEE PART OF Z-2-28 GTD. TO WILLIAM THOMAS PARRAMORE	CONVERSION PLAN		Registered Number D.100076
	LOCATION CITY OF HOBART SECTION X9	CONVERTED FROM 67/8423	APPROVED 17 JULY 1996  Recorder of Titles
NOT TO SCALE		LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No. 114	LAST UPD No. /	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN J.V.
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