


Application Information

Application Details PLN-22-328 Change of Use to Visitor Accommodation 
 Submitted on: 24/05/2022
 Accepted as Valid on: 24/05/2022
 Target Time Frame: 42 Days.
 Elapsed Time: 9 Days (*Stopped: 4 Days*) = 5 Days Expiry date: 09/07/2022
 Officer: Adam Smee

Have you obtained pre application advice?

Yes

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

no number provided

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation information button for definition. If you are not the owner of the property you MUST include signed confirmation of awareness 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 amount in 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 accommodation

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

Visitor accommodation

Estimated cost of development *

0.00

Existing floor area (m2)

58.00

Proposed floor area (m2)

58.00

Site area (m2)

58

Carparking on Site

Total parking spaces

Existing parking spaces

N/A

 Other (no selection chosen)

Other Details

Does the application include signage? *

 No

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

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

 No

To whom it may concern.

I live in this community and am committed to supporting my community in the residential setting as well as our local businesses.

Background

- 18 Grosvenor Street is a one-bedroom property which has a very steep narrow stair case leading up to the attic bedroom which means it is not ideal for families /children or elderly people.
- This property as a rental does not fall into affordable housing category
- It was built in the 1800's and as a result, does not have off street parking as Cars were not a consideration at that time. There is all day parking in close proximity to the property on Regent street, and on some of the surrounding streets.
- Access to 18 Grosvenor street does not impact on privacy of other residents as this property has its own front and rear access with yard. (It is not a shared access)
- The property is one of four residential properties in a block of four conjoined properties (16, 18, 20 and 22)
- There is unlikely to be any increase in noise from this property being Airbnb as opposed to it being rented, in fact there is likely to be a reduction in noise with gaps in bookings.
- This property is minutes walk to bus routes/ bus stops (including skybus)
- The property is central and walking distance to our local businesses on Sandy Bay road shopping, cafes, restaurants and a 10 minute walk to Salamanca for access to all amenities.

It is in my interest that guests staying at this property are respectful to my neighbours and the property itself.

I have attached a draft management plan for this application.

SEARCH OF TORRENS TITLE

VOLUME 58202	FOLIO 18
EDITION 8	DATE OF ISSUE 18-Jan-2016

SEARCH DATE : 03-Oct-2019

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

City of HOBART

Lot 18 on Strata Plan 58202 (formerly being STR1865) and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/4 interest

Derived from Strata Plan 58202

Derivation : Part of 10A-0R-0Ps. Gtd. to E. Dumaresq

Prior CT 4209/59

SCHEDULE 1

E9846 TRANSFER to STUART CHARLES LAMOND, ELIZABETH ANN LAMOND and CHRISTOPHER ROSS LAMOND Registered
18-Jan-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

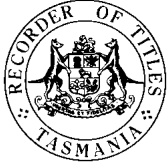
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property

Folio of the Register volume 58202 folio 0

BENEFITING EASEMENT: a right of way for all purposes over the Right of Way shown on D27035

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



46
Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 1865

REGISTERED NUMBER

Sheet 1 of 3 Sheets

City or Town HOBART

58202

9434 208600

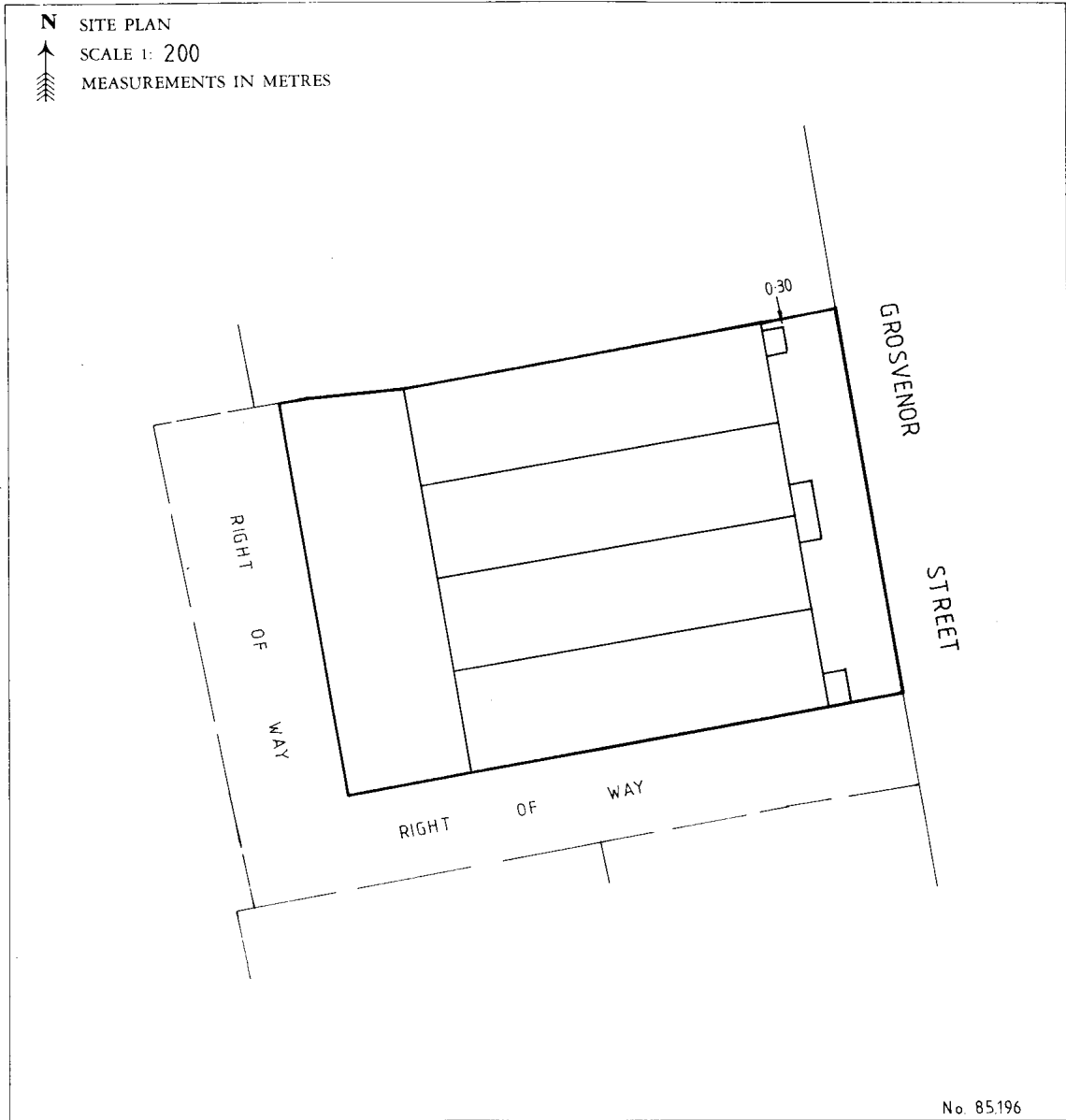
Locality SANDY BAY

Reference to Title C.T. 3514/65

Site comprises the whole of Lot 1 on Plan Diagram No. D. 27035 in the

Lands Titles Office

The name of the building is No. 16-22 Grosvenor Street, Hobart



REGISTERED this 17th day of OCTOBER 1985, No. 1865

This plan is lodged for registration by

A. R. JACOBS
C/- CROWN LAW.

E. R. Thompson
Recorder of Titles

OS-D 754

Sheet 3 of 3 Sheets

No. 1865

[Signature]
Town Clerk/Council Clerk

The address for service of notices on the company is:—

16 - 22 GROSVENOR STREET
HOBART. 7000

SURVEYOR'S CERTIFICATE

I, John Brian Medbury
of Cambridge
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this First day of July 1985

[Signature]
Registered Surveyor

UNIT ENTITLEMENTS

Flat	Unit Entitlement	FOR OFFICE USE ONLY	
16	1	4209	58
18	1		59
20	1		60
22	1		61
TOTAL			4

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan has been approved by the

[Signature] Council
Dated this 19th day of July 1985

[Signature]
Town Clerk/Council Clerk

FOR OFFICE USE ONLY

SEARCH OF TORRENS TITLE

VOLUME 58202	FOLIO 0
EDITION 3	DATE OF ISSUE 22-Aug-2001

SEARCH DATE : 03-Oct-2019

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 58202 (formerly being STR1865)

Derivation : Part of 10A-0R-0Ps. Gtd. to E. Dumaresq

Prior CT 3514/65

SCHEDULE 1

STRATA CORPORATION NO 58202, 16-22 GROSVENOR STREET, HOBART.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a right of way for all purposes over the

Right of Way shown on D27035

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS:18 Grosvenor Street, Sandy Bay

PLANNING PERMIT REF.:

CONDITION NO.:

CURRENT MANAGER'S NAME: Stuart Lamond

CURRENT MANAGER'S NO.:0419 131 469

It is in the interest of the manager of this property that Guests are respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property. It is also in the interest of the manager that guest treat this property with respect and that it is not used for parties or functions.

1. The Manager who actively manages this property.

The Manager who is specified above is the Manager.

The Manager will take steps to ensure that all bookings and use of the property comply with this visitor management plan.

2. The maximum number of guests allowed to use the property is 2 Adults.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

(a) The maximum number of guests who are permitted to use the property is **2**.

3. There is no on site parking for this property.

(a) Free parking can be found on Regent street a few minutes walk from the property.

(b) The property is a three minute walk to Sandy Bay where e-scooters are readily available.

(c) The property is a three minute walk to bus stops which will take you to the city

(d) Uber rides are readily available from the Sandy Bay precinct

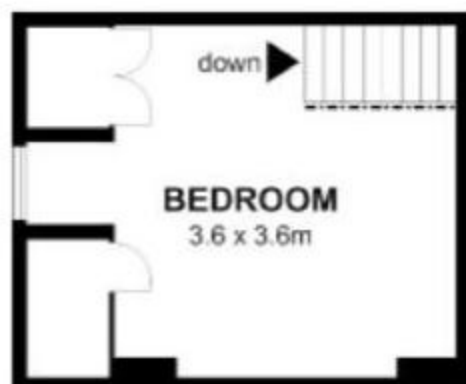
4. The property to be used in a way which is respectful of the residential setting of the property.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) We expect all guests treat our house with respect.
- (b) Guests are advised to be respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property..
- (c) The property is not to be used for parties or functions.
- (d) The Manager of the visitor accommodation will monitor the behaviour of all guests. If any neighbours make any complaint to the Manager of the visitor accommodation, the Manager of the visitor accommodation will immediately visit the site to address that complaint.
- (e) If the Manager's directions are not complied with then the booking may be terminated immediately and/or your security deposit may be retained.

5. **Waste Management**

The Manager will ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used during that week, and return the bins to the property within 24 hours of Council collection.



UPPER LEVEL

18 GROSVENOR ST SANDY BAY

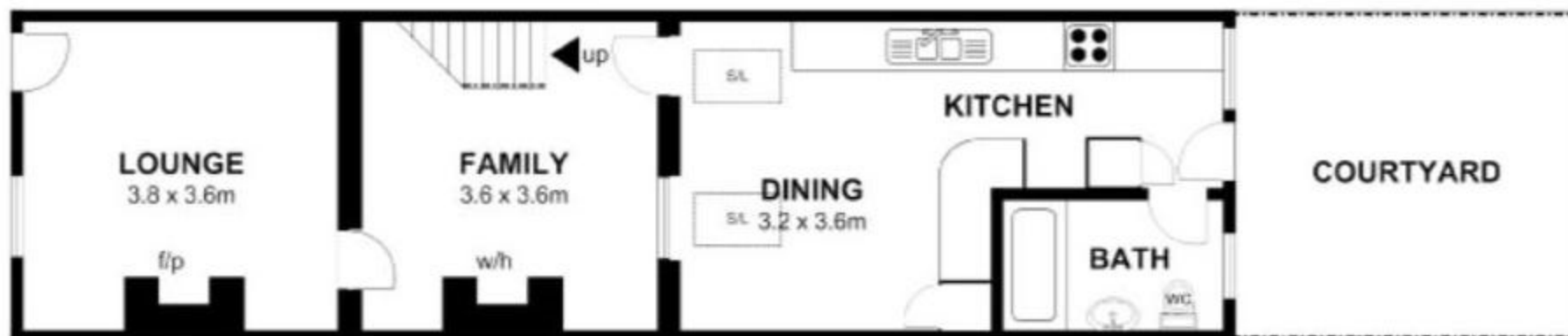
SCALE 1:100 0 1 2 3 metres

This drawing is for illustration purposes only. Sizes are approximate.

HOUSE: 77 m²
COURTYARD: 17 m²

TOTAL USABLE
AREA: 94 m²

- No parking provided
- Rectangle floor plan shown is boundary for this property.
- This plan depicts the change of this full floor plan to visitor accommodation



LOWER LEVEL