



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 7 May 2025
at 4.00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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Planning Authority Committee Meeting (Open Portion) held Wednesday, 7 May 2025 at 4.00 pm in the Council Chamber, Town Hall.

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

APPOINTED MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z E Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

Apologies:

Leave of Absence: Nil.

NOMINEE MEMBERS

Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

1 ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 23 April 2025](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the Committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Committee has resolved to deal with.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 250 MACQUARIE STREET, HOBART - PARTIAL CHANGE OF USE TO VISITOR ACCOMMODATION (FIVE UNITS) CVO-HOB-2025-0024 - FILE REF: F25/32458

Address:	250 Macquarie Street, Hobart
Proposal:	Partial Change of Use to Visitor Accommodation (Five Units)
Expiry Date:	14 May 2025
Extension of Time:	Not applicable
Author:	Deanne Lang

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee in accordance with the delegations contained in its terms of reference approve the application for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise CVO-HOB-2025-0024- 250 MACQUARIE STREET HOBART TAS 7000- FINAL PLANNING DOCUMENTS except where modified below.

PLN 15 - Visitor Accommodation Management Plan

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a condition endorsement, to the satisfaction of the Council's Director Strategic and Regulatory Network. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
- To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.

- To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- To specify the maximum permitted occupancy of the visitor accommodation.
- To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (3), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 1 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
- To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The management plan must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated management plan (in accordance with 6, above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before

submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](#).

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.


If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health Group on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information, or call our Environmental Health Group on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

Attachment A: CVO-HOB-2025-0024 - 250 MACQUARIE STREET
HOBART TAS 7000 - Planning Committee Report ↓



Attachment B: CVO-HOB-2025-0024 - 250 MACQUARIE STREET
HOBART TAS 7000 - Planning Committee Agenda
Documents ↓ 



PLANNING ASSESSMENT REPORT

Type of Report: Committee
Committee: 7 May 2025
Expiry Date: 14 May 2025
Application No: CVO-HOB-2025-0024
Address: 250 MACQUARIE ST HOBART TAS 7000
Applicant: Mr Montague East
153A Davey Street, Hobart, Tasmania, Australia, 7000
Proposal: Partial Change of Use to Visitor Accommodation (Five Units)
Representations: One (1)
Performance criteria: E6.0 Parking and Access Code

1. Executive Summary

- 1.1. Planning approval is sought for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000
- 1.2. More specifically the proposal includes:
 - Change of use of five (5) approved multiple dwellings to visitor accommodation;
 - Unit 1 will consist of four (4) bedrooms and two (2) bathrooms. It is proposed that a maximum of eight (8) guests may occupy this unit;
 - Unit 2 will consist of three (3) bedrooms and two (2) bathrooms. It is proposed that a maximum of eight (8) guests may occupy this unit
 - Unit 3 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Unit 4 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Unit 5 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Visitor accommodation units 2,3 and 4 will have one designated car parking space each, with access via a shared right of way from Davey Street;
 - The basement of the existing building facing Macquarie Street will continue to be used as an office;

- No amendments to the plans approved under previous planning permits are required to enable the change of use from multiple dwellings to visitor accommodation units; and
 - A visitor management plan has been submitted with the application which specifies the rules visitors must adhere to and how the visitor accommodation will be run by the owner.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1. E:6.0 Parking and Access Code
- 1.4. One (1) representation objecting to the proposal was received within the statutory advertising period between 10-24 April 2025.
- 1.5. The proposal is recommended for approval subject to conditions.
- 1.6. The final decision is delegated to the Planning Committee.

2. Site Detail

2.1. Site Background

The subject site is sqm and contains a three storey building, currently used as a dwelling at ground and first floor level and an office occupying the lower ground level. There are four multiple dwellings which have recently been completed or nearing completion. Access to the rear of the property is via a right of way shared with 153,155 and 159 Davey Street. The surrounding properties are occupied by a number of different uses, including single and multiple dwellings, visitor accommodation, offices, consulting room, cafes and restaurants.

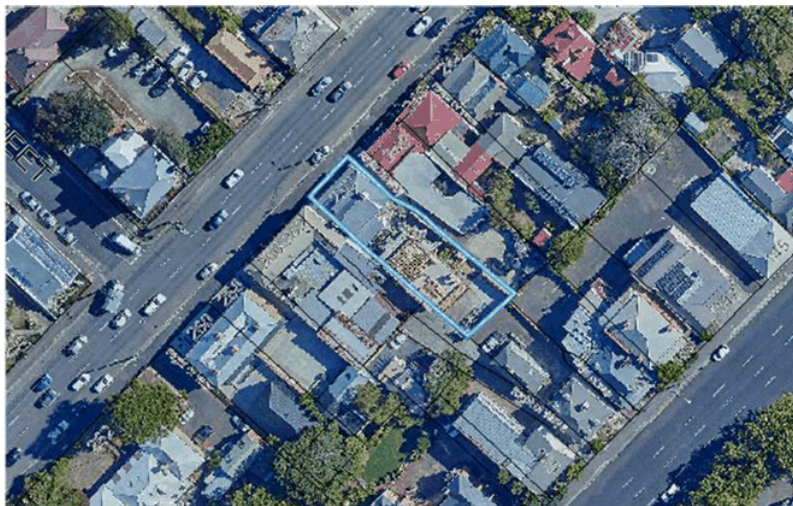


Fig. 1 – the subject site is bordered in blue



Fig. 2 – the subject site facing Macquarie Street. Partially constructed visitor accommodation unit 2 is visible to the rear. proposed visitor 2 The basement of the building fronting Macquarie Street will continue to be used as an office. The first and second floors will be used as visitor accommodation. Image taken by Council's Development Appraisal Officer.



Fig 3 – access to the rear of the site is via a right of way between 153-157 Davey St. Image taken by Council's Development Appraisal Officer.

3. Proposal

- 3.1. Planning approval is sought for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000
- 3.2. More specifically the proposal is for:
- Change of use of five (5) approved multiple dwellings to visitor accommodation;
 - Unit 1 will consist of four (4) bedrooms and two (2) bathrooms. It is proposed that a maximum of eight (8) guests may occupy this unit;
 - Unit 1 will consist of three (3) bedrooms and two (2) bathrooms. It is proposed that a maximum of eight (8) guests may occupy this unit
 - Unit 3 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Unit 4 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Unit 5 will consist of one (1) bedroom and one (1) bathroom. It is proposed that a maximum of four (4) guests may occupy this unit
 - Visitor accommodation units 2,3 and 4 will have one designated car parking space each, with access via a shared right of way from Davey Street;
 - The basement of the existing building facing Macquarie Street will continue to be used as an office;
 - No amendments to the plans approved under previous planning permits are required to enable the change of use from multiple dwellings to visitor accommodation units; and
 - A visitor management plan has been submitted with the application which specifies the rules visitors must adhere to and how the visitor accommodation will be run by the owner.

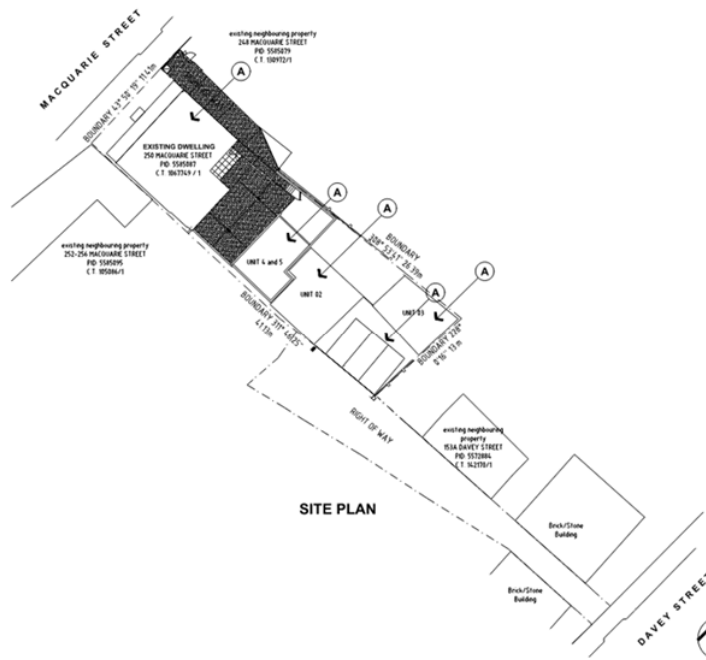


Fig. 4 – proposed site plan

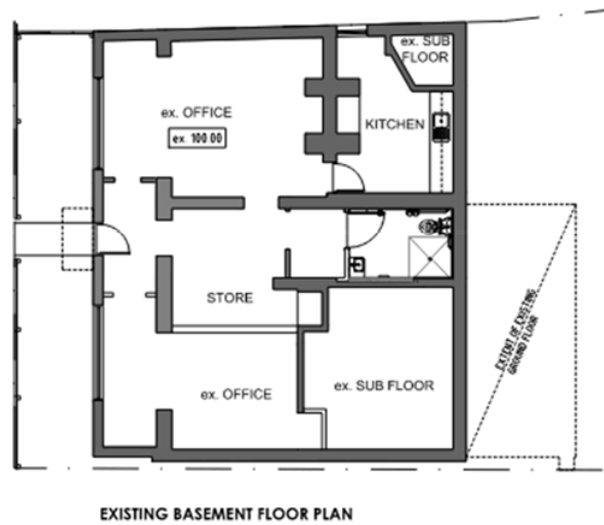
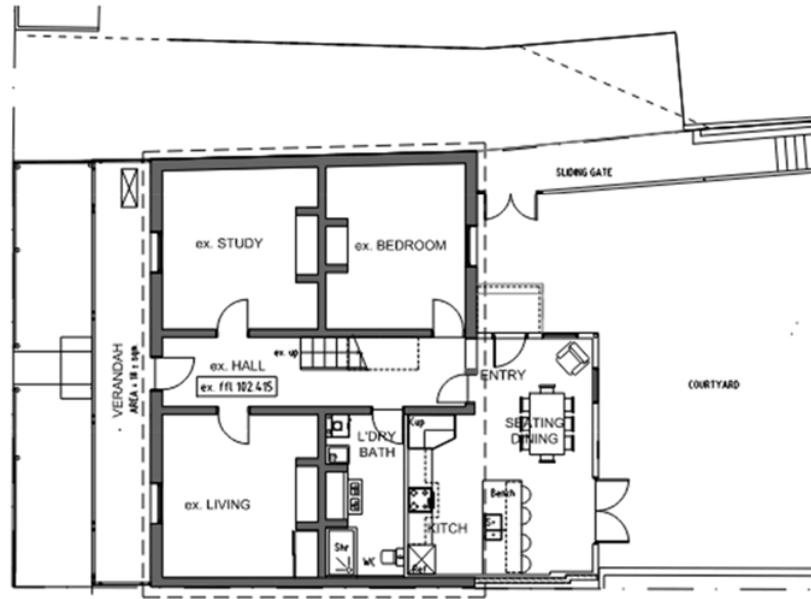
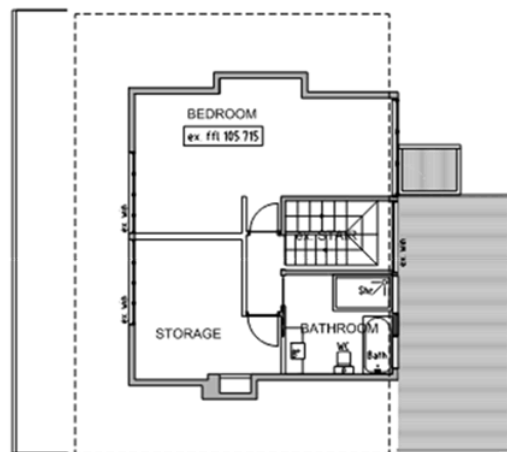


Fig. 5 – existing/proposed floor plan – basement (will remain as an office)

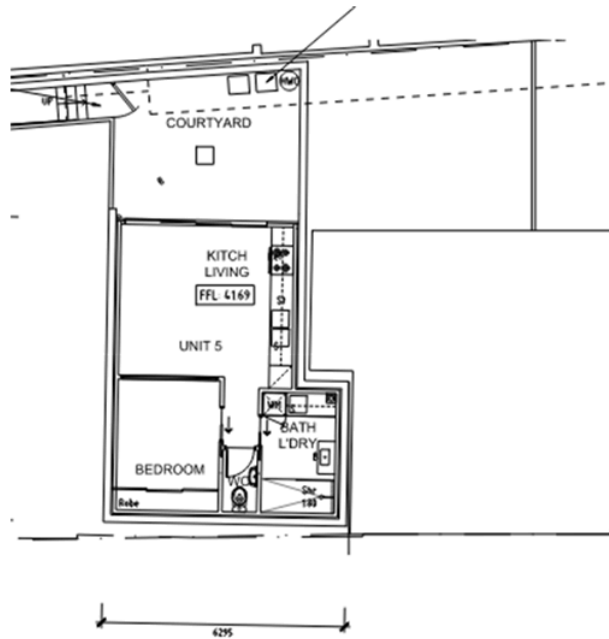


EXISTING GROUND FLOOR PLAN



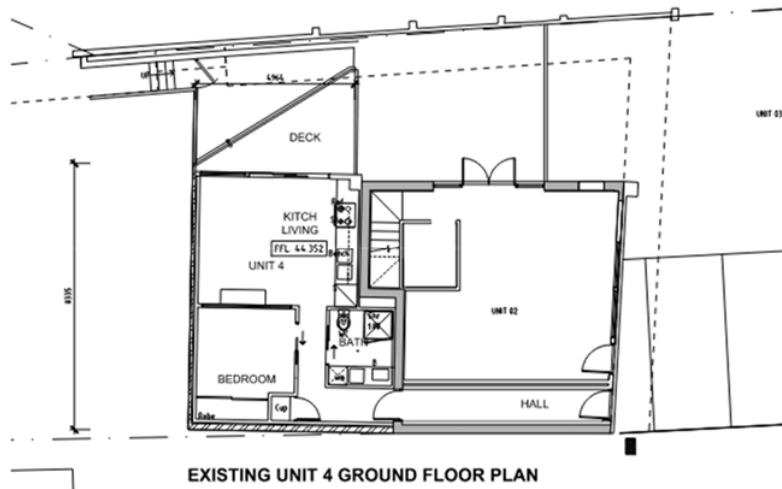
EXISTING FIRST FLOOR PLAN

Fig. 6 – existing/proposed ground and first floor plans – unit 1



EXISTING UNIT 5 LOWER GROUND FLOOR PLAN

Fig.7 existing/proposed lower ground floor – unit 5



EXISTING UNIT 4 GROUND FLOOR PLAN

Fig. 8 – existing/proposed lower ground and ground floor plans – unit 4

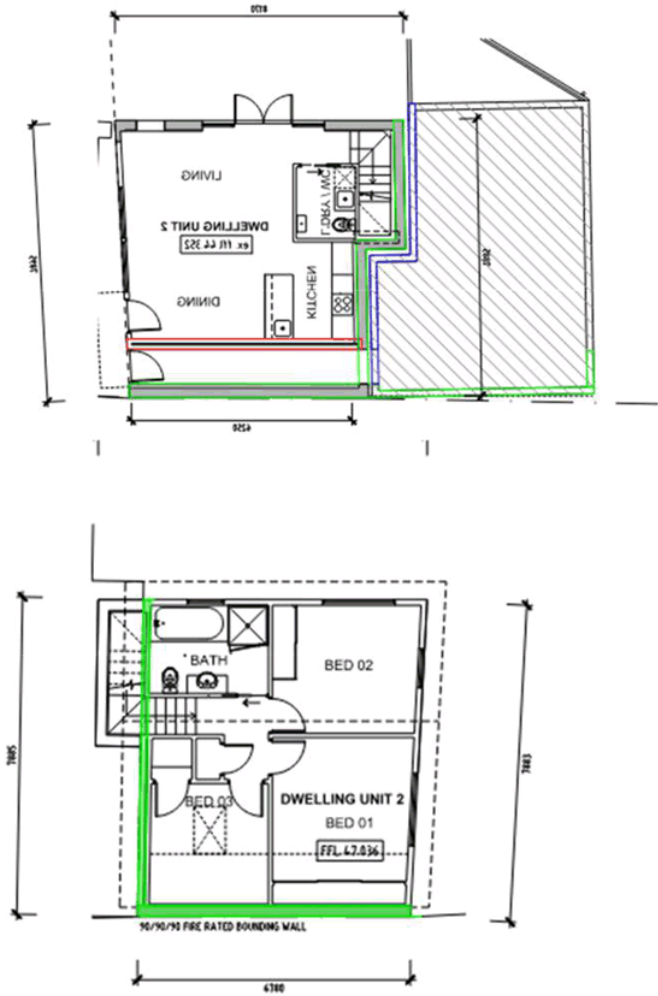


Fig. 9 Existing ground and first floor plans – unit 2

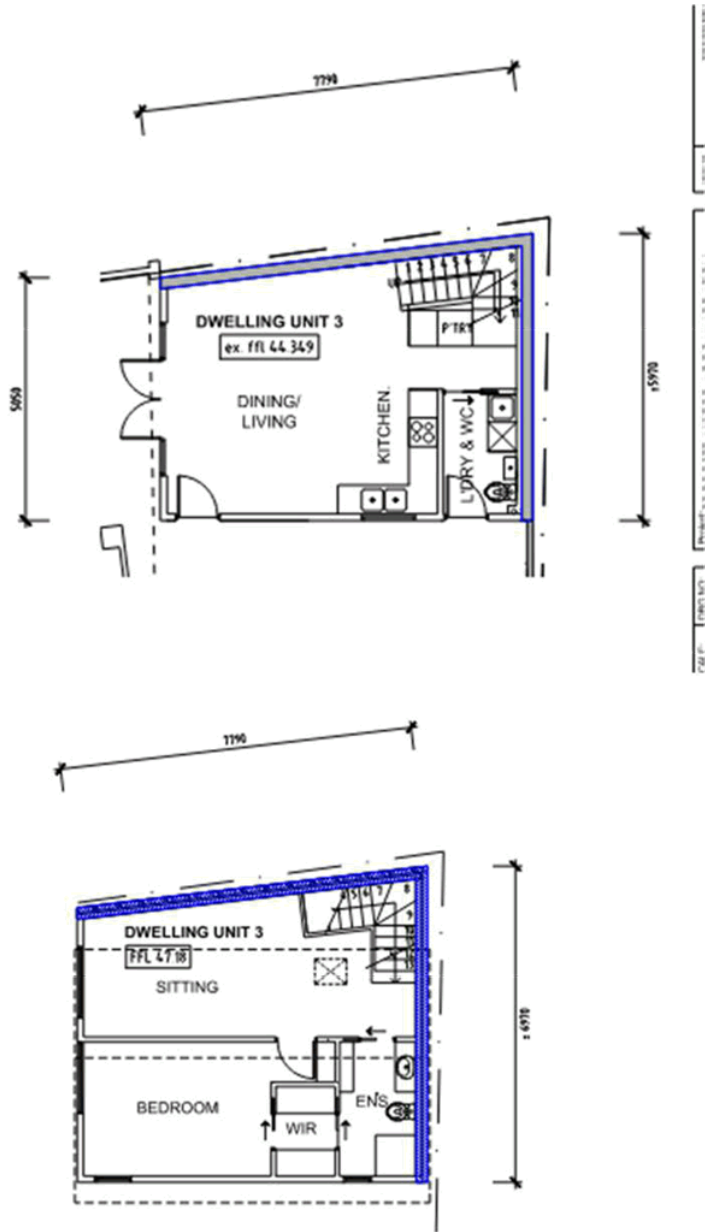


Fig. 10 Existing ground and first floor plans – unit 3



Fig. 11 proposed visitor accommodation units 2 and 3, which are accessed via the right of way, are currently under construction. Three onsite carparking spaces will be located in the existing paved area. Image taken by Council's Development Appraisal Officer.



Fig. 12– proposed visitor accommodation units 1, 2, 4 and 5 – image taken by Council's Development Appraisal Planner

- Unit 1 – (original building) located within the existing building in the background
- Unit 2 – partially constructed with blue sisilation

- Units 4 and 5 – partially constructed between units 1 and 2

4. Background

- 4.1 There have been a number of planning permits which are relevant to this application which have been issued in recent times including:
- PLN-19-841 (and further Minor Modification to a Planning Permit -PAM -22-103) - Partial Demolition and Alterations for three multiple dwellings (one existing, two new)
 - PLN-21-772- works to the original house/office + gates
 - PLN-22-546 – Change of Use to Four Multiple Dwellings (one existing, two approved, one new)
 - PLN-22-832 - Partial Demolition, New Building, and Partial Change of Use to Five Multiple Dwellings (one existing, two approved and two new)
- 4.2 A previous application (CVO-HOB-2024-0032) for the same proposal was to be considered by the Planning Committee on 9 April 2025. This application was withdrawn due to a clerical error. There has been no change to the previous application.

5. Concerns raised by representors

- 5.1. One (1) representation objecting to the proposal was received within the statutory advertising period between 10-24 April 2025..
- 5.2. The following outlines the concerns raised in the representation received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Abbreviations:

- 250 – refers to 250 Macquarie Street (the subject site)
- 248 – refers to 248 Macquarie Street
- ROW – right of way either between 248 and 250 Macquarie Street or that accessing the rear of the site from Davey Street
- PA – planning application

Change of Use

This application proposes to reduce residential accommodation in the City of Hobart by converting a family home with office, to short-stay residences (Dwelling Units 1 to 5) and a separate office.

This proposal does not provide additional residential accommodation for the City of Hobart -in reality it decreases it, as prior to the purchase by the Local Property Group (transfer 19 August 2021), the existing property was occupied by a family business with a basement office and the family residence (ground and first floors), accessed from the back of the ground floor or the stairs from

the basement office. The only access to the residence (Dwelling Unit 1) is now from the rear of the ground floor, rather than the originally proposed front stairs.

While the application is for a Partial Change of Use to Visitor Accommodation (Five Dwelling Units) the Office (currently advertised for sale) is an integral part of the development.

There is already a plethora of short stay properties in the immediate vicinity of 248 Macquarie Street. (including 240, 246, 244, 251, 1/258, 2/258, 260 and 266 Macquarie Street).

There is no provision for visitor servicing staff for Dwelling Units 1 and 5 to safely service those Units from the even numbered street houses on Macquarie Street. This is compounded by the need to bring in cleaning equipment, on a per service visit basis, from the other side of Macquarie Street. These staff would have no direct access to Dwelling units 2,3 and 4 from the Macquarie Street side and carrying cleaning equipment including vacuum cleaners would be dangerous across Macquarie Street and possibly in breach of a duty of care by the owner/s and managers of the visitor accommodation.

Response to the Visitor Management Plan submitted with the application

There is no provision or undertaking in the Application or the Visitor management plans submitted, to cover damage to the property at 248 resulting from the exercise of access to 250.

The visitor management plan is ineffective and therefore inadequate in that:

- no consultation or input had been sought from the most directly affected party, namely the owner and occupier of 250 prior to this development application being submitted.
- There is no provision or undertaking for on-site management of waste.
- There is no provision or plan to indicate what measures will be put in place to *effectively prevent* vehicular access to, and along the ROW, by clients taking advantage of the ROW.
- The plan discloses that up to twelve people may be accessing and using the ROW daily for the duration of their stay, as well as any visitors they may have. This is a major and significant increase in the number that historically used the residence at 250 Macquarie Street, the previous occupant was a family of four (4).

Privacy

There will be a decrease in privacy to unit 1/250 Macquarie Street.

Dwelling Units 1, 2, 3 and 5 directly overlook 250's current outdoor

entertainment and gym areas (Dwelling Unit 1 previously did so).

The new development, in its proposed and revised guise of temporary visitor accommodation: critically and impactfully, provides no privacy screening and manifestly and significantly, adversely impacts on residential privacy issues at 250; It will similarly adversely impact on the peaceful enjoyment that the Owner / Occupier of 250 currently experiences because of the increased turnover of short stay temporary residents, and their visitors.

Issues relating to services within the right of way

1. The following “services” are provided below ground level in the ROW,
 - Drainage easement.
 - Stormwater
 - Power
 - Water, and
 - Sewerage

Power to several dwelling units is supplied via a sub-ROW conduit feed (See Image 13 in the representation). There is no electrical easement on either of the Titles for 248 or 250 as required and cannot be so implied .

Neither the Owner (and Occupier) of 248, has sought or lodged an application for an electrical easement – advice from TasNetworks at Attachment A refers. At no time has the Objector been approached to do so.

The only discussion with the Objector, prior to the installation of these services, was about the shaping of the driveway, replacement of a post and a rain-water run-trap. No advice regarding the provision of additional services under the ROW was ever provided to the Objector.

The Certificate of Title, on the reading of the Objector, does not include any details of an electrical easement in the ROW. Image 13 Shows the services that have been installed in the ROW. The Objector has received advice from TasNetworks that such an easement is required. (See Attachment A)

Parking and access to the site and modes of transport within Macquarie Street

The proposed change of use will increase the number of moped style transport “vehicles” that will be parked on Macquarie Street, especially in front of 250, obstructing pedestrians and cyclists using the footpath at best, or blocking it at worst.

It is also more likely that for visitor convenience reasons, two-wheel style “vehicles” will be parked in front of 248 to prevent doubling back to directly use the ROW as the access way to Dwelling Units 1 and 5.

Parking facilities accessed from Davey Street are not accessible directly from

Dwelling Units 1, 5 and the Office.

There is no safe vehicular access to, or parking for, office staff or office clients and no access to the front of the property from the area of Dwelling Units 2,3 and 4.

Were the application for visitor accommodation to receive approval, the proposed change of use of 250 will further aggravate the safety risk. This risk would be mitigated by the installation of a movable bollard, activated wirelessly by the owner of 250 (the only person able to safely traverse the ROW). This would prevent vehicles of guests of 250 entering the ROW.

The only vehicles that can safely use the ROW are those transiting into the rear of the property at 248 as they can turn to face Macquarie Street before entering the ROW to exit into Macquarie Street.

The installation of a wireless controlled bollard at the Macquarie Street entrance to the ROW is the only way vehicular access can be effectively controlled. The control would have to be vested in the Owner/Occupier of 248 as only vehicles exiting 248 would be able to do so safely. To do otherwise could, at some time in the future, be deemed negligent should an accident occur.

It is not feasible for a manually operated bollard to be installed as any vehicle entering the ROW would effectively block the foot path and impede the flow of traffic in the lane immediately adjacent to the footpath.

In recent periods, especially since there is no street parking in this area of Macquarie Street, patrons and delivery drivers (e.g. UberEATS or DoorDash or even Dominos) servicing / using the restaurant at 252 Macquarie Street, which is currently closed, have been attempting to park in the ROW when either collecting a takeaway or collecting or undertaking a delivery. Frequently, delivery vehicles stand on the footpath or try and park in the ROW to effect a delivery or pick-up.

Concerns raised in response to previously approved applications

The periodic lodgement of ever-changing planning applications does not provide confidence that what is detailed and applied for in this PA will be finalised in accordance with the plans submitted (notwithstanding the unenforceable undertaking provided).

This application fundamentally changes the basis on which the original development received approval. The current objector saw the changes, as detailed in the plans as only having a minimal impact on the amenity and used of 248. On that basis, objections were not lodged.

Any objection to the retrospective approval (removal of front staircase, removal of first floor deck, installation of full height window, and conversion of gate facing ROW as well as the switchboard location,) would have incurred a significant imposition and costs to the Objector.

The application PLN-24-132 was for retrospective approval for the switchboard. The assessing officer concluding that the siting was unfortunate and poorly chosen but there was not sufficient justification to refuse the placement.

No *reasons* for this decision, other than “insufficient justification” were ever received by the Objector, and clearly the line of-site issue was either not even considered at worst or disregarded at best. Despite the planning requirement, the approval that was provided was, and remains so, clearly in breach of this planning requirement.

The installation of the switchboard has already had a negative impact online-of-sight from the ROW to Macquarie Street. (Previous vegetation in front of 250 did not have this impact and vegetation would be much easier, and cost effectively cleared.) The impediment to the line of sight can be clearly seen in the following image.

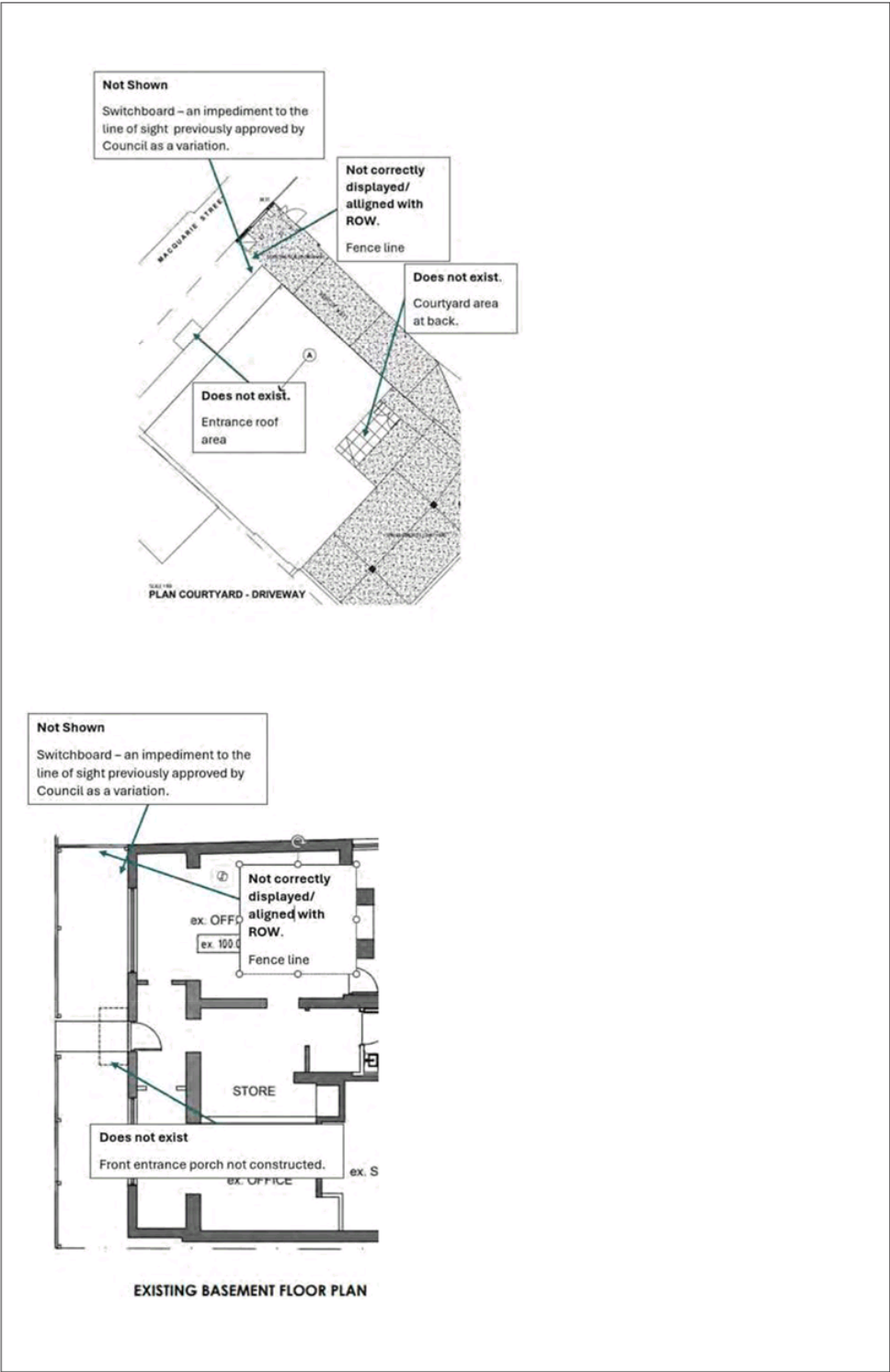


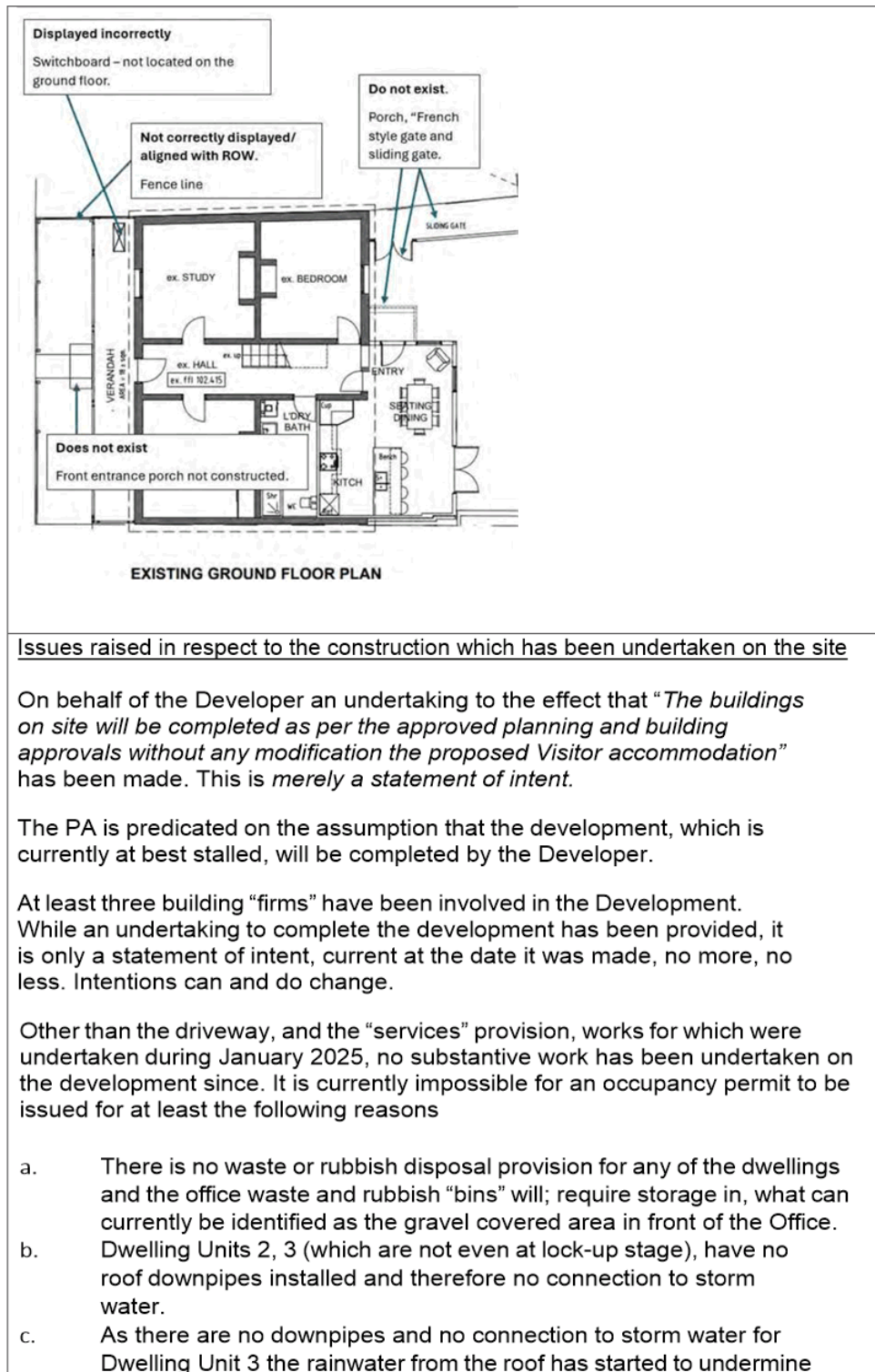
Information provided

The planning application includes information which is inaccurate, misleading or incomplete.

Details on the Application plan pages either do not exist or are not shown correctly.

The plans include the term “EXISTING.” The following images, taken from the plans and annotated by the objector’ clearly establish that certain details on the plan DO NOT REPRESENT THE EXISTING DEVELOPMENT and are therefore not accurate.





the brick fence between 250 and 248 (See Image 10) causing an increased lean of the brick fence into the property at 250.

There was previously a slowly leaking pond where the rainwater now hits the ground at 248, and seepage has now stained part of a structural wall at 248 – (See Images 10, 11 and 12).

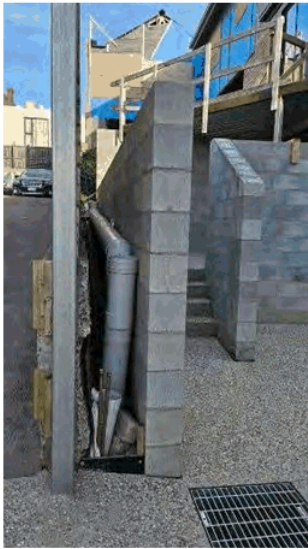
- d. Dwelling Units 4 and 5 which are at lock up stage but with no internal fit out, electrical, or plumbing and with no roof downpipe from unit 4 installed, have no connection to stormwater.
- e. Based on past performance, there is no certainty that the development, to which this PA applies, as did previous ones, will be completed as per any approved planning permits and may therefore not receive and occupancy permit/s.

It is unknown when and whether the development will be finished pursuant to its current or even subsequent approvals by the current Developer.

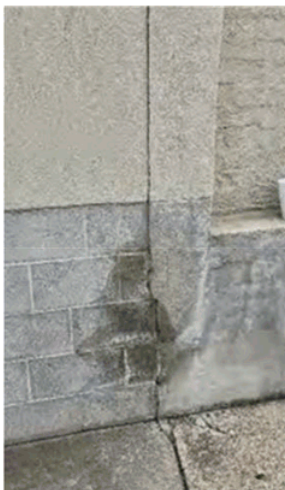
A resumption of work has not been advised by the Developer thus prolonging the inconvenience for the Owner/ Occupier of 248. The building and construction work on the site have an adverse impact on the general amenity of the resident at 250 including noise, unauthorised access to 250, blocking of the ROW and damage to 250, as well as general inconvenience.

Photos testifying to the commencement of construction at 250 are in the PA. These are a misrepresentation as the scaffolding has all been removed and vegetation, which previously was creeping along the scaffolding, was “removed” to enable the dismantling of the scaffolding. (See images below). Vegetation is now starting to creep up the wall of Dwelling Unit 2 and is growing over the wall and into 248. The following images show similar views, but more contemporary (at 23 March 2025) to those presented in the PA.





Vegetation and seepage (into 248 from 250) as a result of a lack of downpipe and storm water capture from part of the roof of Dwelling Unit 2 is thereby undermining the retaining wall as can be seen in Images 10, 11 and 12. This is despite the issues being directly identified to the Developer.



Other issues raised

The owner has previously advised that the development was to be strata titled. This would have provided certainty that, other than the office, there would be permanent, or semi-permanent owners and occupiers of the Dwelling Units with a long-term interest in their properties and with a strata title plan in place and

an overall controlling “body.”

The title for 250, lodged with the application, does not disclose any strata titling for 250 yet the “Office” is advertised for sale. The office is an integral part of 250, even though it is referred to as 250a, but the application expressly excluded the Office part. This application is therefore misleading, and it covers only part of the property on the title for 250. The for sale advertisement of the Office advises that Dwelling Unit 1 is also available for sale (See Attachment B of the representation).

Waste and rubbish facilities (“bin” facilities) for the complete development, to which this application relates, are identified in only one location (courtyard Dwelling Unit 5) and are not accessible from Dwelling units 2, 3 and 4.

In its previous use, waste from the Office was stored at the back of what is now described as Dwelling Unit 1. There is no provision in this application for waste management related to the Office.

Suggested Conditions of Approval

This application should not proceed until such time as:

- an electrical easement has been approved,
- Schedules to titles for 248 and 250 Macquarie Street updated accordingly.
- All legal and associated costs relating to an electrical easement, including any lodgement and application fees as well as compensation to the owner of 250 Macquarie Street, if applicable, are to be born and paid by developer prior to further consideration of the application.
- Privacy screening between 250 and 248 regarding Dwelling units 2, 3 and 4 being installed / constructed.

The visitor management plan is redrafted with the owner and occupier of 248 Macquarie St to include the following details and an undertaking to:

- within 7 days repair and restore any damage inflicted to the property at 248 Macquarie Street resulting from the use of 250 Macquarie Street by any user of 250 Macquarie Street.
- This undertaking needs to be guaranteed, in writing, by the owner/s of the dwelling units at 250.
- Include all contact details for the property management organisation and be updated and advised to the Owner / Occupier of 248 48 hours of a change being made.
- The Manager of the Short Stay property management organisation provide a 24-hour contact number to the Owner / Occupier of 248.
- Any proposed changes to the management plan be provided to the Owner/Occupier of 250 via email, at least 7 days prior to the

proposed changes being implemented.

Should the committee approve the proposal then the Objector would request that any such approval only be granted subject to the following conditions being met.

1. A separate entrance, from Macquarie Street, as detailed in the original 2022 Planning Application be constructed.
(Explanation: This will assist in minimising foot traffic in the ROW)
2. A "radio" controlled bollard or similar, only controllable by the occupier/s of 248 Macquarie Street be installed in the ROW to prevent vehicular access by visitors to Dwelling Units 1 and 5 and employees and clients/visitors to the Office.
(Explanation: Installation of a bollard controlled by the occupier of 248 Macquarie Street would prevent unauthorised vehicular access, while still providing walking, cycle and moped style modes of transport including "E" variants, and prevent Parking and Standing in the ROW.

There is no off-street parking on the property at 250 in respect of the Office and Dwelling Units 1 and 5, nor on the even house numbered side of Macquarie Street.

Visitors, arriving by hire-car, buss, taxi or share ride vehicle would need to unload their luggage:

- a. On the other side of Macquarie Street (Monday to Friday outside peak hours during which a Clearway is in place, or if they can secure a parking spot in a 2-hour parking zone).
- b. By Standing/Parking on yellow lines on the even numbered side of Macquarie Street,
- c. Stopping on the footpath, or
- d. Attempting to drive into the ROW and then backing out into Macquarie Street thereby creating danger to users of the footpath and creating a dangerous situation in the traffic lane.

6. Assessment

- 6.1. The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.

- 6.2. This site is located within the *15.0 Urban Mixed Use Zone* of the *Hobart Interim Planning Scheme 2015*.
- 6.3. The existing use is Residential and Office (latter to remain), the proposed use is Visitor Accommodation. Both residential and business and professional services are permitted uses in the zone. The proposed use of the site is as business and professional services and visitor accommodation, both of which are permitted uses in the zone.
- 6.4. The proposal has been assessed against
- 6.4.1. D:15.0 Urban Mixed Use Zone - HIPS,
- 6.4.2. E:6.0 Parking and Access Code - HIPS
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1. E:6.0 Parking and Access Code
- 6.6. Each performance criteria is assessed below:

6.7.	E:6.6.1 P1 Parking and Access Code – Onsite Car Parking	
	6.7.1.	The Acceptable Solution requires a minimum of one onsite car parking space per visitor accommodation.
	6.7.2.	The proposal includes change of use to five visitor accommodation units. Three onsite car parking spaces are proposed to be provided.
	6.7.3.	The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on
	6.7.4.	The performance criterion at clause 6.6.1P1 provides as follows:
		<p><i>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <p><i>(a) car parking demand;</i></p> <p><i>(b) the availability of on-street and public car parking in the locality;</i></p> <p><i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i></p>

		<p><i>(d) the availability and likely use of other modes of transport;</i></p> <p><i>(e) the availability and suitability of alternative arrangements for car parking provision;</i></p> <p><i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i></p> <p><i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i></p> <p><i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i></p> <p><i>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i></p> <p><i>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</i></p> <p><i>(k) any relevant parking plan for the area adopted by Council;</i></p> <p><i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</i></p> <p><i>(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code</i></p>
	6.7.5.	The application was referred to Council's Development Engineer , who advised the following:
		<p>The empirical parking assessment indicates that the provision of 3 on-site car parking spaces will sufficiently meet the likely demands associated with the development, with the exception of onsite visitor parking. The dwellings current use is residential, requiring 1-2 car parking spaces per dwelling (one for 1 Bed and two for 2 or more bed units) . The residential use requires a total of 8 (7 dedicated plus</p>

	<p>1 visitor) on-site car parking spaces, however 3 on-site car parking spaces are provided currently, with the residence relying on on-street parking. The on-site parking requirement for the change of use to visitor accommodation is 5 (five car parking spaces), this results in a net decrease in the sites deficiency. This is a decrease in the demand for on-street parking in the area, and is accepted.</p> <p>There is a supply of on-street parking in the surrounding road network. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that there is a pool of parking that would be available to meet the potential demands of visitor and overflow parking, particularly after normal working hours. metered parking surrounds the site meaning visitors can utilise this service during the on-peak hours and have access to on-street parking overnight</p> <p>Metro Tasmania operate regular bus services along Macquarie St which is within 400 metres of the subject site and the site is located a convenient walking distance from shops, schools and services.</p> <p>No alternative parking provision is available or considered necessary.</p> <p>The existing residential use requires a total of 8 (7 dedicated plus 1 visitor) on-site car parking spaces, however 3 on-site car parking spaces are provided currently, with the residence relying on on-street parking. The on-site parking requirement for the change of use to visitor accommodation is 5 (five car parking spaces), this results in a net decrease in the sites deficiency. This is a decrease in the demand for on-street parking in the area.</p> <p><u>Response to the representation submitted:</u></p> <p>There was one representation during the advertising period. The representation can be found summarised in the planning report, however the main concerns raised by the representor were works that have not been completed, services within the ROW and diminished sightings in the ROW approved by previous permit.</p>
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		<p>The basis of the representation is against works that have already been approved and has been constructed and are currently under construction.</p> <p>As the proposal is only seeking for a change of use to an existing approved permit (dwellings and parking spaces) and no development is proposed the only applicable use standard for the parking and access code is E6.6.1 parking numbers. The representor has not raised any issues against this specific use standard.</p> <p>This application does not fundamentally change the basis on which the original development received approval against E6 the parking and access code</p> <p>Any shortfalls in construction against any existing permit for parking and access standards may be a matter for enforcement or a civil matter between landowners at the time that occupancy commences for any approved use.</p> <p><u>CONCLUSION:</u></p> <p>Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. It is expected that the three car parking spaces can be accommodated within the surrounding road network through metered parking and public parking.</p>
	6.7.6.	The proposal complies with the performance criterion.

7. Discussion

- 7.1. Planning approval is sought for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000
- 7.2 The application was advertised and received one (1) representation. The representation was very detailed and raised the issues of:
- provided background of the planning/building approvals and construction works on the subject site;
 - objection on change of use
 - access to the site from Macquarie and Davey Streets, in particular the right of way to the site from Davey Street;
 - facilities which were absent from the site/proposal

- loss of residential amenity to owners/occupiers within adjoining properties;
 - recommended conditions of approval;
 - comments on the visitor accommodation management plan; and
 - incomplete/inaccurate information
- 7.2. Many of the concerns raised relate to development that has already been approved and are either under construction or have been constructed. There is no proposal to change the rights of way as they currently exist on the property. There is no proposal before Council regarding any establishment of a strata, therefore this is not a matter for planning consideration. The proposal before Council is for a change of use only and does not relate to any development on the site.
- 7.3. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and relies on performance criteria to satisfy the scheme's relevant standards and codes. As such, the proposal must be assessed in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993*. The proposal is considered to perform well.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Development Engineer and Cultural Heritage Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5. The proposal is recommended for approval.

8. Conclusion

- 8.1. The proposed Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000 satisfies the relevant provisions of the Hobart Interim Planning Scheme 2015, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the Hobart Interim Planning Scheme 2015, the Planning Committee in accordance with the delegations contained in its terms of reference approve the application for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise CVO-HOB-2025-0024- 250 MACQUARIE STREET HOBART TAS 7000- FINAL PLANNING DOCUMENTS except where modified below.

PLN 15 - Visitor Accommodation Management Plan

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a condition endorsement, to the satisfaction of the Council's Director Strategic and Regulatory Network. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- * To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
 - * To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
 - * To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
 - * To specify the maximum permitted occupancy of the visitor accommodation.
 - * To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (3), and detail where the parking spaces are located and how the spaces are to be accessed.
- Additionally, at the booking stage, guests should be discouraged from bringing more than 1 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
- * To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The management plan must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated management plan (in accordance with 6, above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via

the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](#).

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.

If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health Group on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information, or call our Environmental Health Group on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.



(Deanne Lang)

DEVELOPMENT APPRAISAL OFFICER

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 1 May 2025

design.EAST

Building design and interior architecture

STUDIO 153153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805

29 January 2025

Hobart City Council
PO Box 503
Hobart
Tasmania 7001Att: **Ms Deanne Lang**Re: **250 Macquarie Street – Proposed Visitor Accommodation**

Dear Deanne,

Further to the latest RFI and our conversation I offer the following:-

- I have notified the owner of 250 Macquarie Street and user of the ROW that he asked me to make this application on his behalf.
- I have notified myself (owner of 153 Davey Street and user of the adjacent ROW) and Mrs Michelle Glancy of 147 Davey Street.
- Total area of buildings for accommodation use – 296m².
- No signage will be provided on site.
- No part of the development will have permanent residency – The basement level of the front building will remain as it's approved use – Office.
- The buildings on site will be completed as per the approved planning and building approvals without any modification for the proposed Visitor accommodation.
- Ground Floor deck to Unit 4 – I need clarification on this. My assessment is that the planning permit and the building permit match.
- The attached photos indicate that the whole project has commenced and as of now the front building has final completion.

Any questions about this proposal - please call on M: 0418 381 075.

Yours Faithfully**Montague S East**
Director Design East Pty Ltd



VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS: Units 1-5, 250 Macquarie Street, Hobart
APPLICATION REF:
MANAGING COMPANY: Wolf Short Stay Management & Consulting
CONTACT NAME: Dannielle Campbell
CONTACT PHONE: 0457 857 691
CONTACT EMAIL: dannielle@wolfproperty.com.au

MANAGEMENT

All properties on the site will be professionally managed by the Managing Company specified above. If the Managing Company and/or their phone number changes, the new name and/or phone number will be provided within 24 hours to; The City Planning Division of the City of Hobart by emailing planning@hobartcity.com.au.

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

CLEANING AND WASTE MANAGEMENT

The properties will be maintained by a professional cleaning company. all guest check-in notices will state the following:

- Please leave the property in a tidy condition.
- Garbage and recycling should be disposed of thoughtfully in the provided bins.
- Cigarette butts should be fully extinguished and disposed of appropriately.

RESIDENTIAL IMPACT

The properties must be used in a way that 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:

- Please treat our home with respect.
- Please be respectful of the residential setting of the property at all times, and keep noise to a minimum, especially when using any outdoor areas of the property including the property's decks and balconies.
- The property is not to be used for parties or functions.

If any neighbours make any complaint to the Managing Company, they will do their best to effectively manage the situation with the guests and neighbours to seek a resolution. If a resolution cannot be found, the booking may be terminated immediately.

GUESTS

Unit 1 (4 bed, 2 bath) - The maximum number of guests allowed to stay at the property is 8.
Unit 2 (3 bed, 2 bath) - The maximum number of guests allowed to stay at the property is 8.
Unit 3 (1 bed, 1 bath) - The maximum number of guests allowed to stay at the property is 4.
Unit 4 (1 bed, 1 bath) - The maximum number of guests allowed to stay at the property is 4.
Unit 5 (1 bed, 1 bath) - The maximum number of guests allowed to stay at the property is 4.

All online booking platforms listing the visitor accommodation will state the following:

- The maximum number of guests who are permitted to stay at the property.
- If you are planning to have more visitors at the property during your stay, please discuss your plans with us before check-in.

PARKING

Unit 1 - There is no off-street parking available with the listing. Guests will be advised of this in the listing and at the time of booking.
Unit 5 - There is no off-street parking available with the listing. Guests will be advised of this in the listing and at the time of booking.

Unit 2 - Off street parking available for 1 vehicle.
Unit 3 - Off street parking available for 1 vehicle.
Unit 4 - Off street parking available for 1 vehicle.

For all units with parking, the maximum number of vehicles to be associated with guests is 1 standard vehicle that is capable of being driven onto the site. All online booking platforms listing the visitor accommodation and all guest check-in notices will state the following:

- Guests are requested to use on-site parking.
- Parking is available for 1 vehicle in the designated spot.

SHEET No. 1 of 10

PROPOSED VISITOR ACCOMMODATION at No. 250 MACQUARIE STREET, HOBART, 7000 for LOCAL PROPERTY GROUP PTY LTD		DE JOB No 5305
ISSUE: AMENDED PLANNING SET - 19.01.24		
DWG. No.	DRAWING	ISSUE
5305 - A01	DRAWING INDEX	A
5305 - A02	SITE PLAN	A
5305 - A03	SITE PLAN DETAIL	A
5305 - A04	RESIDENCE - BASEMENT FLOOR PLAN	A
5305 - A05	RESIDENCE - GROUND FLOOR PLAN	A
5305 - A06	RESIDENCE - FIRST FLOOR PLAN	A
5305 - A07	UNIT 4 + 5 - LOWER FLOOR PLAN	A
5305 - A08	UNIT 4 + 5 - UPPER FLOOR PLAN	A
5305 - A09	UNIT 2 + 3 - GROUND FLOOR PLAN	A
5305 - A10	UNIT 2 + 3 - FIRST FLOOR PLAN	A


design

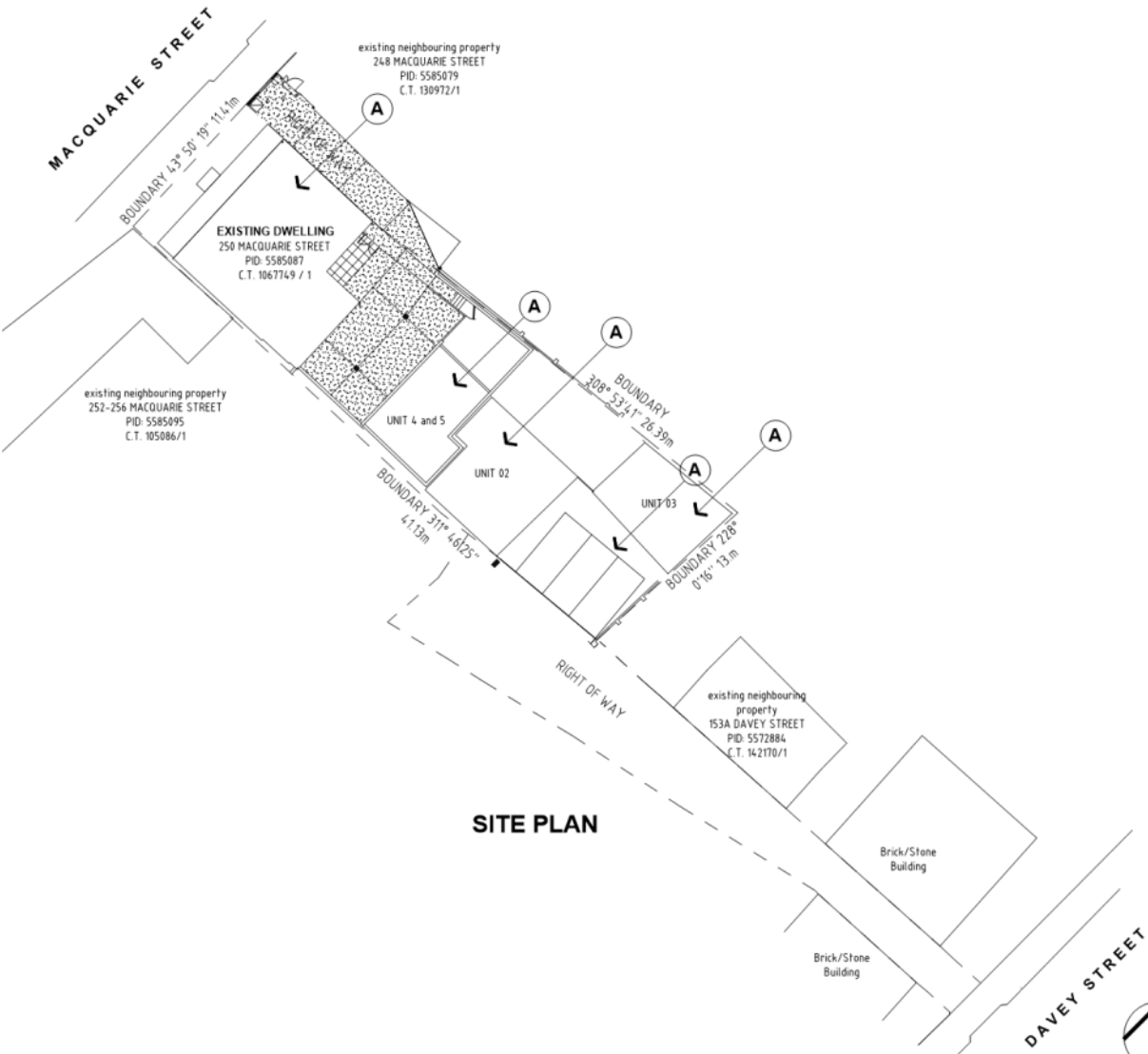
EAST

building design and interior architecture

151A Davey Street Hobart
Tasmania 7000
Phone (03) 9223 8740
Email design@designeast.com.au
Website www.designeast.com.au
Accreditation No. CC19110

SITE NOTES	
Property Address:	250 Macquarie Street, HOBART 7000
Property ID:	5585087
Title Reference:	1067749 / 1
Site Area:	5312m²
Municipality:	Hobart City Council
Owner:	LOCAL PROPERTY GROUP P/L

SITE KEY	
	OUTLINE OF EXISTING BUILDINGS.



Project PROPOSED VISITOR ACCOMMODATION	
250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD	
Drawn:	PROPOSED SITE PLAN
design EAST registered trading name for design EAST Pty Ltd	

SCALE:	DRG NO:
1:500 @ A3	5486 A05
DRAWN:	DATE:
ME	15/12/24

153 Davey Street Hobart Tasmania 7000 Phone (03) 6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC19170
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SITE NOTES	
Property Address:	250 Macquarie Street, HOBART 7000
Property ID:	5585087
Title Reference:	1067749 / 1
Site Area:	5312m ²
Municipality:	Hobart City Council
Owner:	LOCAL PROPERTY GROUP P/L

SITE KEY	
	OUTLINE OF EXISTING BUILDINGS.



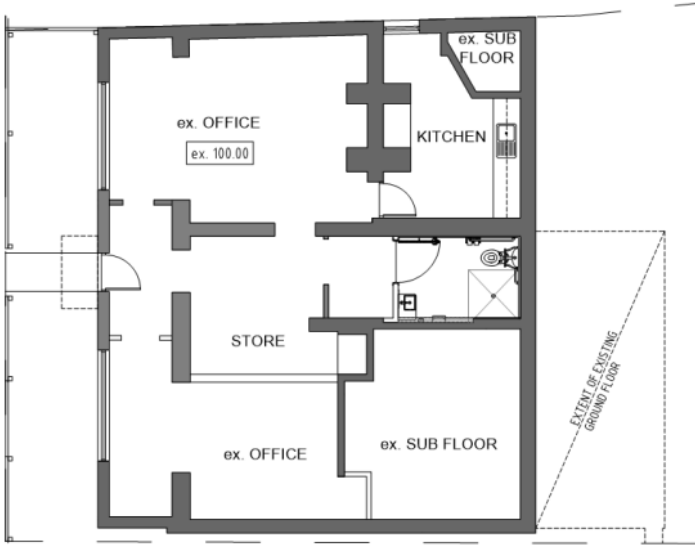
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250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD	
Drawn:	PART SITE PLAN
design EAST registered trading name for design EAST Pty Ltd	

SCALE:	DRG NO:
1:100 @ A3	5486 A06
DRAWN:	DATE:
ME	15/12/24

153 Davey Street Hobart Tasmania 7000 Phone (03) 6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC19110
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EXISTING DWELLING AREA
EXISTING DWELLING AREA 108 ± sqm



EXISTING BASEMENT FLOOR PLAN

SHEET No. 4 OF 10

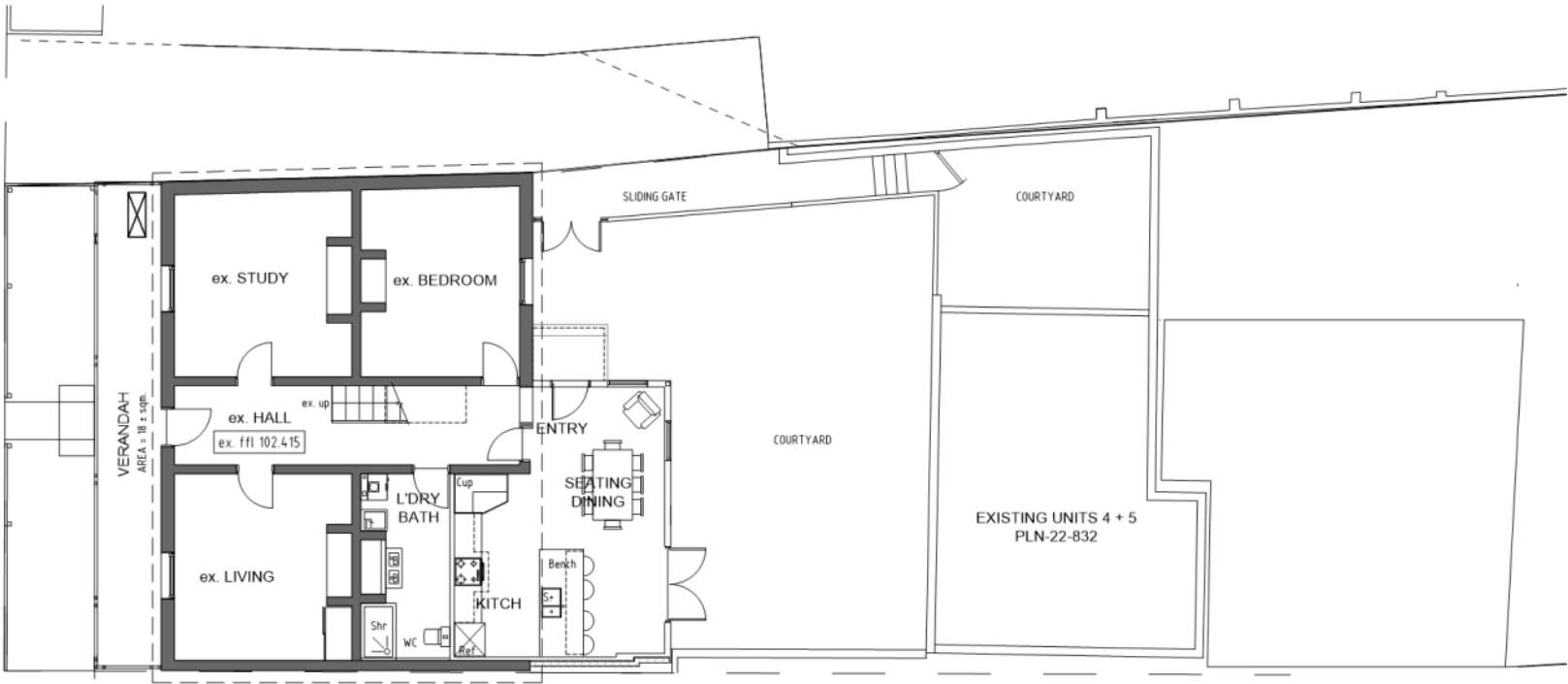
ISSUE	DESCRIPTION	DATE	DRAWN

Project: PROPOSED VISITOR ACCOMMODATION
250 MACQUARIE STREET, HOBART TAS 7000
LOCAL PROPERTY GROUP PTY LTD
Drawn: RESIDENCE - BASEMENT FLOOR PLAN
design EAST registered trading name for design EAST Pty Ltd

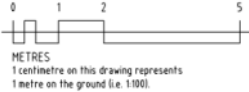
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@ A3	A04
DRAWN:	DATE:
ME	15/12/24

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC19170

PROPOSED DWELLING AREA
EXISTING DWELLING AREA 114 ± sqm



EXISTING GROUND FLOOR PLAN



SHEET No. 5 OF 10

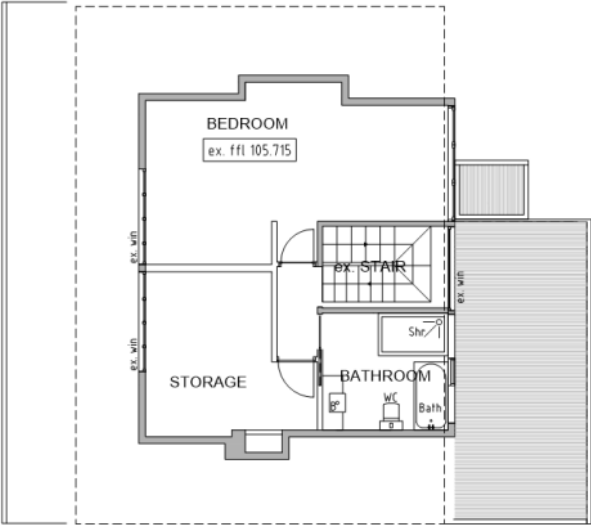
ISSUE	DESCRIPTION	DATE	DRAWN

Project: PROPOSED VISITOR ACCOMMODATION
250 MACQUARIE STREET, HOBART TAS 7000
LOCAL PROPERTY GROUP PTY LTD
Drawn: RESIDENCE - GROUND FLOOR PLAN
design EAST registered trading name for design EAST Pty Ltd

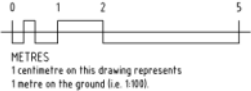
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DRAWN:	DATE:
ME	15/12/24

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC19110

EXISTING DWELLING AREA
EXISTING DWELLING AREA 49 ± sqm



EXISTING FIRST FLOOR PLAN



building design and interior architecture

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1917 0

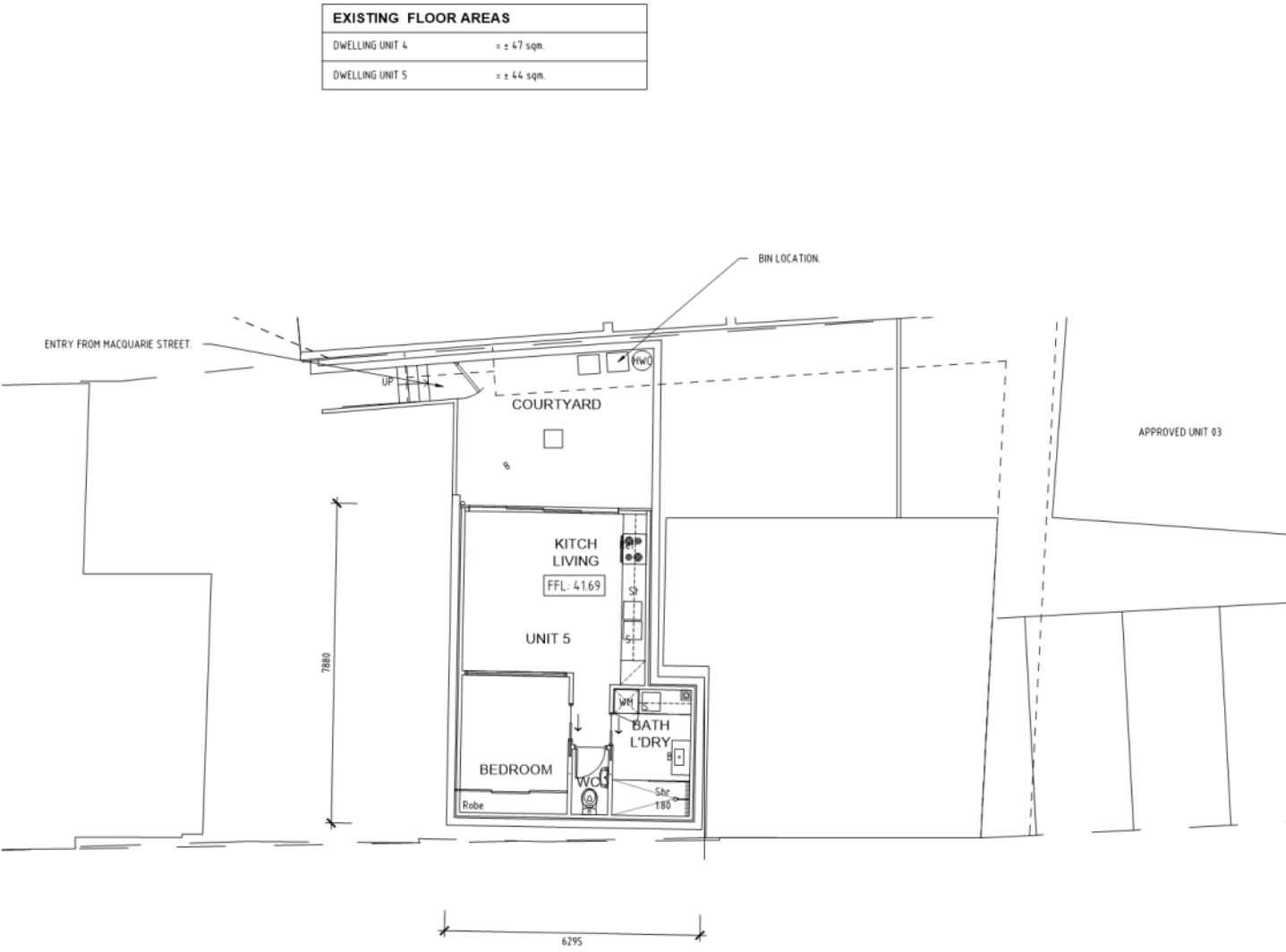
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DRAWN:	ADG
ME	DATE:
	15/12/24

Project:	PROPOSED VISITOR ACCOMMODATION
250 MACQUARIE STREET, HOBART TAS 7000	
LOCAL PROPERTY GROUP PTY LTD	
Drawn:	RESIDENCE - FIRST FLOOR PLAN

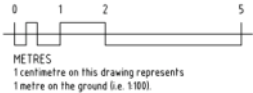
design EAST registered trading name for design EAST Pty Ltd

SHEET No. 6 OF 10

ISSUE	DESCRIPTION	DATE	DRAWN



EXISTING UNIT 5 LOWER GROUND FLOOR PLAN



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design

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EXISTING FLOOR AREAS	
DWELLING UNIT 4	≈ ± 47 sqm.
DWELLING UNIT 5	≈ ± 44 sqm.

SHEET No. 7 OF 10

ISSUE	DESCRIPTION	DATE	DRAWN

Project: PROPOSED VISITOR ACCOMMODATION	
250 MACQUARIE STREET, HOBART TAS 7000	
LOCAL PROPERTY COMPANY PTY LTD	
Drawn:	UNIT - 5 LOWER GROUND FLOOR PLAN
design EAST registered trading name for design EAST Pty Ltd	

SCALE	DRG NO.
1:100 @ A3	566 AD7
DRAWN	DATE
ME	15/12/24

153 Davey Street Hobart Tasmania 7000 Phone (03) 6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC1917 0

EXISTING FLOOR AREAS	
DWELLING UNIT 4	≈ ± 47 sqm.
DWELLING UNIT 5	≈ ± 44 sqm.

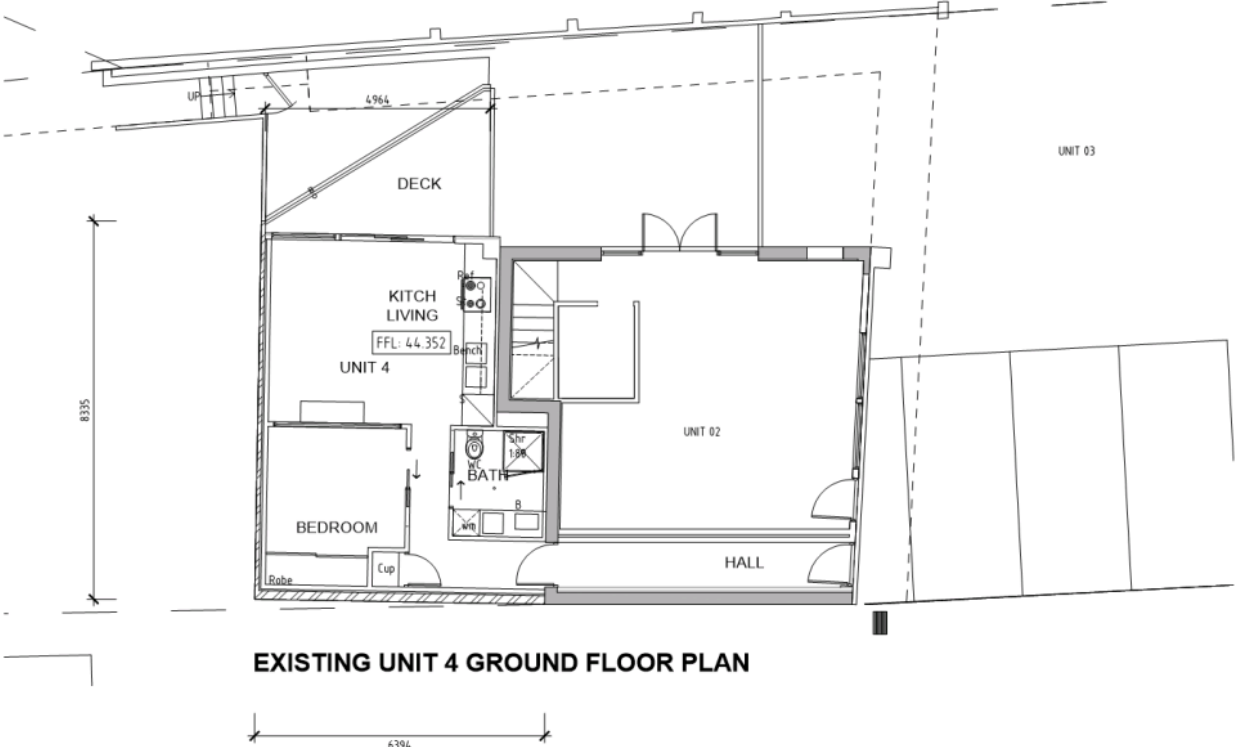
SHEET No.8 OF 10

ISSUE	DESCRIPTION	DATE	DRAWN

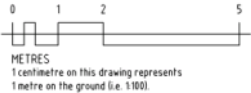
Project: PROPOSED VISITOR ACCOMMODATION	
250 MACQUARIE STREET, HOBART TAS 7000	
LOCAL PROPERTY COMPANY PTY LTD	
Drawn: UNIT 4 - UPPER LEVEL FLOOR PLAN	
design EAST registered trading name for design EAST Pty Ltd	

DRG NO:	566
SCALE:	1:100
	@ A3
DRAWN:	ME
DATE:	15/12/24

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC19110



EXISTING UNIT 4 GROUND FLOOR PLAN

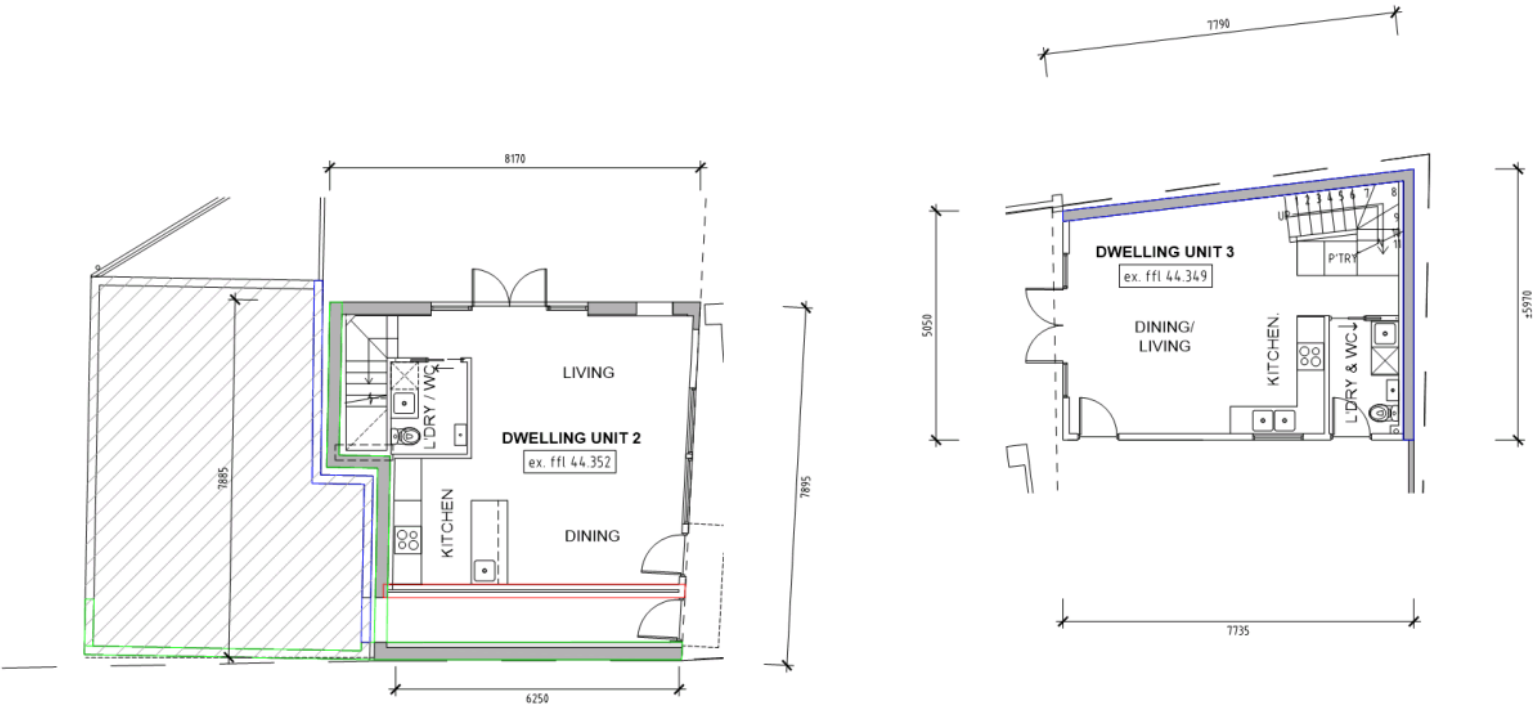




design EAST

building design and interior architecture

EXISTING GROUND FLOOR AREAS	
DWELLING UNIT 2	± 82.76 sqm.
DWELLING UNIT 3	± 50.33 sqm.



EXISTING GROUND FLOOR PLAN

SHEET No. 9 OF 10

ISSUE	DESCRIPTION	DATE	DRAWN

Project: PROPOSED VISITOR ACCOMMODATION 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY COMPANY PTY LTD	Drawn: PROPOSED GROUND FLOOR SETOUT PLAN design EAST registered trading name for design EAST Pty Ltd
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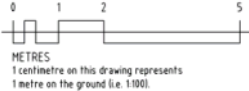
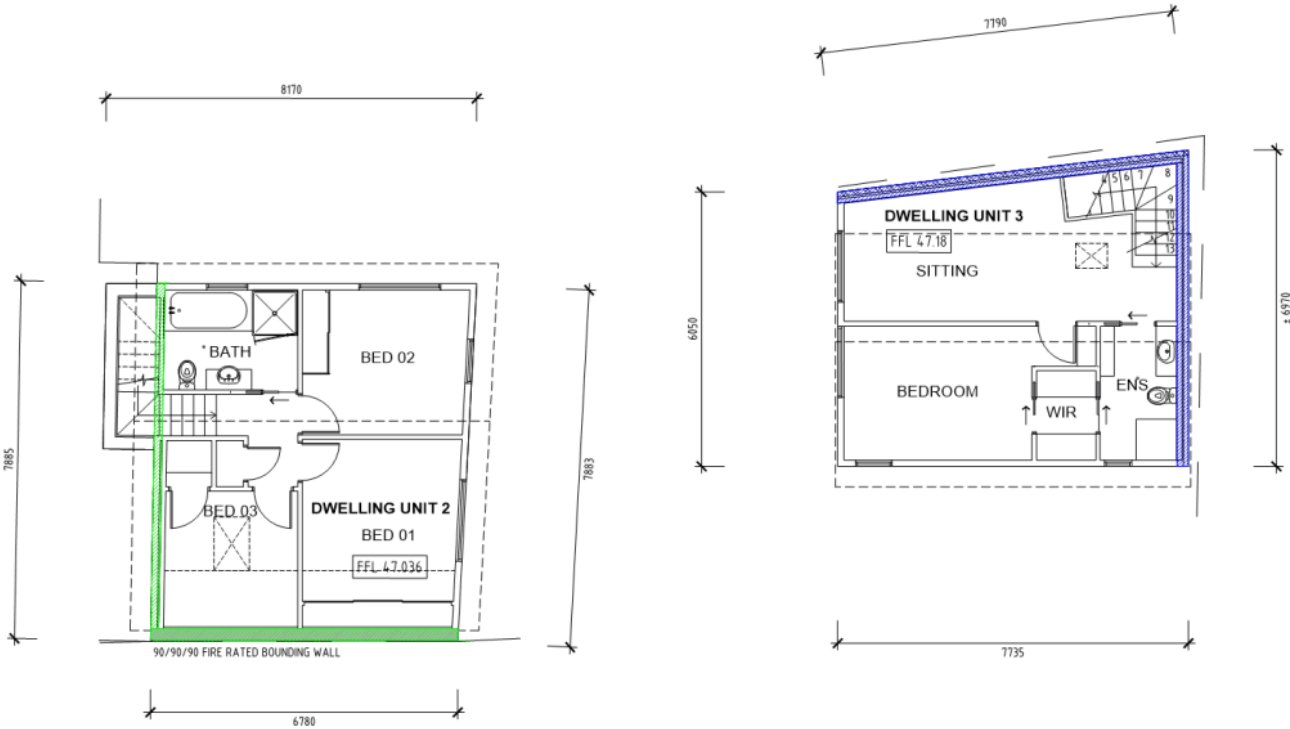
DRG NO:	5686
SCALE:	1:100 @ A3
DATE:	15/12/24
DRAWN:	ME

153 Davey Street Hobart Tasmania 7000 Phone (03) 6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC19170
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design
building design and interior architecture

EXISTING FIRST FLOOR AREA	
PROPOSED DWELLING UNIT 2	= ± 55.1 sqm.
PROPOSED DWELLING UNIT 3	= ± 50.3 sqm.

EXISTING FIRST FLOOR PLAN



EAST
design

building design and interior architecture

153 Davey Street Hobart
Tasmania 7000
Phone (03) 6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC19110

SCALE:	DRG NO:
1:100 @ A3	5686 A10
DRAWN:	DATE:
ME	15/12/24

Project:	PROPOSED VISITOR ACCOMMODATION
250 MACQUARIE STREET, HOBART TAS 7000	
LOCAL PROPERTY COMPANY PTY LTD	
Drawn:	PROPOSED FIRST FLOOR PLAN
design EAST registered trading name for design EAST Pty Ltd	

ISSUE	DESCRIPTION	DATE	DRAWN

SHEET No. 10 OF 10



PlanBuild
TASMANIA

APPLICATION FOR PLANNING PERMIT CHANGE OF USE TO VISITOR ACCOMMODATION

Status:

Reference

CVO-HOB-2025-0024

Address

250 MACQUARIE ST HOBART TAS 7000

Titles

182337/1

Before you start

Planning requirements to host short stay and visitor accommodation in Tasmania may require you to apply for a permit from the relevant local council.

This form is to be used when applying to change the use of an existing habitable building where it is 'Permitted' under [Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes](#). It applies to councils where an interim planning scheme, or the Sullivans Cove Planning Scheme are in effect.

Before you start your application, you should review the [Planning Reform website](#) for information on short stay accommodation and to confirm whether you should use this form or if you should use the standard 'Planning Application' form.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Pre-Application Advice

Have you spoken with anyone at Council about this application?



Yes - enter details below



No - continue to the next section

If yes, provide the name of the person you contacted

Deanne Lang

Applicant

PERSONAL INFORMATION REMOVED

Owners

PERSONAL INFORMATION REMOVED

Certificate of Title(s)

Selected Titles

182337/1

Total Area: 0m²

Select Scheme

Select Scheme

Interim Planning Scheme



Sullivans Cove Planning Scheme 1997

Proposed Use or Development

What is the reason for your planning application?

- ☐ I want to change how the property is used
- ☒ I want to use the property for visitor accommodation
- ☐ I want to subdivide
- ☐ I want to undertake a new development or alteration
- ☐ I want to do a minor boundary adjustment
- ☐ I want to put up a sign(s)
- ☐ I want to demolish
- ☐ I want to do works only
- ☐ Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

0

Is the property a Tasmanian Heritage Listed Property?

- ☐ Yes
- ☒ No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- ☐ Yes
- ☒ No
- ☐ Unsure

Is the proposed use or development permitted or discretionary?

- ☐ Permitted
- ☒ Discretionary
- ☐ Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Visitor accommodation

Will the proposed use or development involve a road reserve?

- ☒ Yes - complete the section below
- ☐ No - continue to the next section
- ☐ Unsure

If yes, enter the address(es) or locations below:

ROW adjacent to 153, 159 and 157 Davey Street

If yes, how will the road reserve be affected?

ACCESS

Owner Notification

Are you the sole owner of the land?

- ☒ Yes - continue to the next section
- ☐ No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- ☐ Yes - enter owner details below
- ☐ No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:**Enter the date that the last owner, joint or part owner was notified****Declaration**

- ☐ I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- ☐ Yes - complete question below
- ☒ No - continue to the next section - see further information below
- ☐ Unsure

If yes, has written Crown Land consent been obtained?

- ☐ Yes - upload written consent
- ☐ No - application will not be progressed until consent has been provided

Council General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- ☐ Yes - complete question below
- ☒ No - continue to the next section
- ☐ Unsure

If yes, has written consent been obtained from the Council General Manager?

- ☐ Yes - upload written consent
- ☐ No - application will not be progressed until consent has been provided

Building Self-Assessment Form

Occupancy Permit - The owner or occupier is to declare that –

- ☐ A - if an occupancy permit has been issued, the building is fit for occupation consistent with that permit, and the maximum number of occupants stated on the permit will not be exceeded; or
- ☐ B - an occupancy permit or occupancy certificate was not required (as the premises was constructed/ altered before 1994);

Plumbing - The owner or occupier is to declare that –

- ☐ A - the premises is connected to a reticulated sewerage system; or
- ☐ B - the premises is connected to an on-site wastewater management system that:
- is in good working order and will be maintained to perform to the same standard as it was designed; and
 - has a land application distribution area designed, installed and in good serviceable condition; and
 - the maximum number of occupants of the premises the system is designed for is not exceeded; and
 - there is a maintenance contract in place for the servicing of the system.

The owner or occupier is to declare that -

- ☐ C - the premises is connected to a reticulated drinking water supply system;
- ☐ D - a private drinking water supply (including from a tank, well, dam, etc.) is provided for that meets the requirements of the Public Health Act 1997.

Essential Building Services - The owner or occupier is to declare that –

- ☐ A - Regarding Essential Building Services, the premises has an approved schedule of maintenance, and fire safety features are maintained in accordance with Part 7 (regulations 72 to 78) of the Building Regulations 2016 and the Director's Maintenance of Prescribed Essential Building Services Determination; or
- ☐ B - the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with the manufacturer's instructions:

Please note that if you have selected Option B above, the following is required -

- a smoke alarm with a 10-year non-removable lithium battery, or
 - a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);
1. if any storey of the premises contains a bedroom –
- (i) in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and
- (ii) if there is no corridor, or hallway, situated in the storey, that is associated with a bedroom, between that part of the between that part of the premises containing the bedroom and the remainder of the premises; and
2. in any other storey of the premises that does not contain a bedroom.
- If multistorey buildings are let for visitor accommodation:
- i. emergency evacuation lighting is provided; and
- ii. exists that are clearly marked and mapped for the visitor.

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	30 Jan 2025	Floor Plan	Drawing set	Mr Montague East
1	30 Jan 2025	Floor Plan	Title	Mr Montague East

Next Steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Form published: 12/03/2025 09:37

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182337	1
EDITION	DATE OF ISSUE
3	04-Apr-2024

SEARCH DATE : 29-Jan-2025

SEARCH TIME : 11.12 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 182337
Being the land described in Conveyance No. 59/0192
Derivation : Part of 0-1-0 gtd. to C Butler & J Harris
Derived from A12173
Prior CT 106749/1

SCHEDULE 1

M904613 TRANSFER to LOCAL PROPERTY GROUP PTY LTD Registered
19-Aug-2021 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
7/5860 CONVEYANCE: Benefiting Easement: Right of Carriageway
over the Right of Way 3.22 Wide shown on Plan No.
182337
65/6745 CONVEYANCE: Burdening Easement: Drainage Right
(appurtenant to land comprised in Certificate of
Title Vol:4254 Folios: 41 & 42) over the strip of
land marked Drainage Easement Variable width and
Drainage Easement 1.20 Wide shown on Plan No.182337
Benefiting Easement: Right of Carriageway over the strip of
land marked Right of Way 'A' Variable Width shown on
Plan No.182337
Benefiting Easement: Right of Carriageway over the strip of
land marked Right of Way 'B' Variable Width shown on
Plan No.182337
E375104 MORTGAGE to Westpac Banking Corporation Registered
04-Apr-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

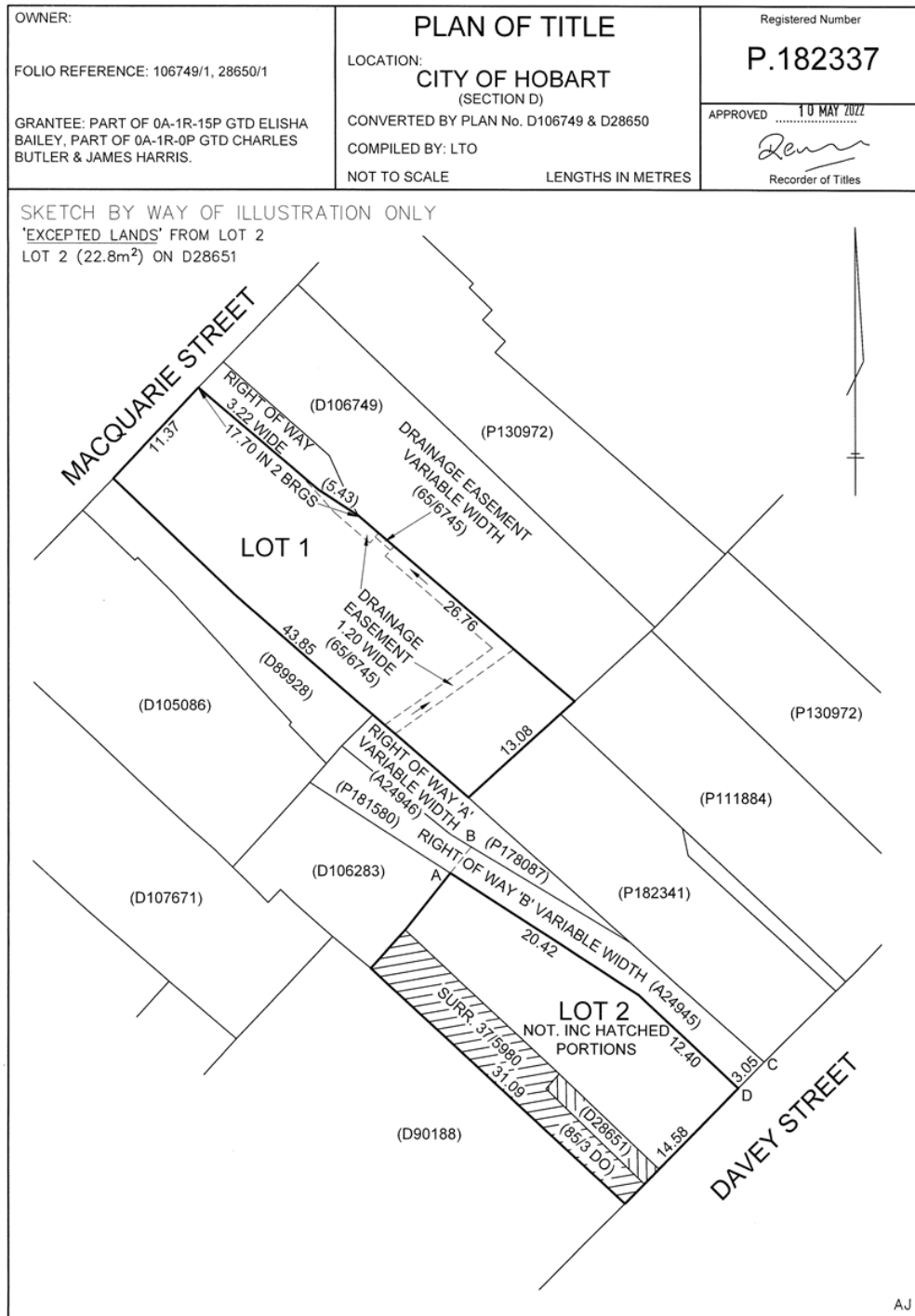
No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



design.EAST

Building design and interior architecture

STUDIO 153
153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805**Report to Determine Current Ownership of Right of Carriage Way Between 153 and 159 Davey Street.**By: Elbie Matthews
Date: 15/11/2019The General Law search in this report was conducted by Andrew Rostron of E.R. HENRY,
WHERRET & BENJAMIN**Attachments enclosed –**

Conveyances	03/9029
	03/9623
	04/3011
	15/0176
	15/0439
Mortgage	15/0177

History of the Right of Way

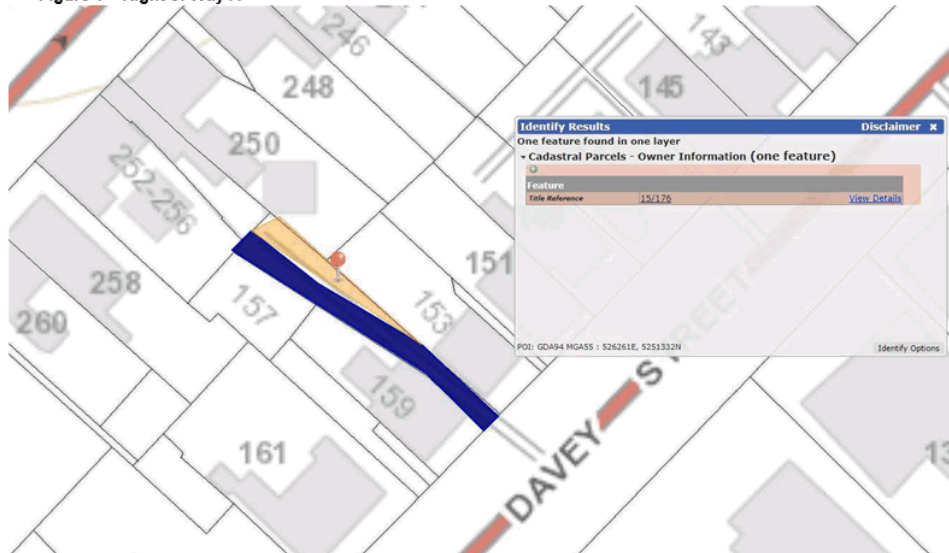
The history of Right of Way commences with the development of the block of land between Macquarie and Davey Street (what was then known as 70, 70A and 70B Macquarie Street) in the early 1830's by Elisha Bayley, and is summarised as follows:

- In 1845 Elisha Bailey put the Macquarie Street block up for auction, which was purchased by George Salier.
- In 1853 Conveyance 3/9029 shows George Salier sold the property to Richard William Butler.
- In 1856, Richard William Butler subdivided the property, separating the Macquarie Street and Davey Street frontages. The Macquarie Street frontage was sold to John Symons, however Butler retained the Davey Street frontage. *The Right of Way B was noted in conveyance 04/3011 between Richard William Butler and John Symons being the land Front Macquarie Street.*
- Richard William Butler died 18/01/1913 appointing Vivian Larchin Butler and Arthur Larchin Butler as his executors.
- Vivian Larchin Butler and Arthur Larchin Butler conveyed the rear piece of land adjoining the land conveyed to John Symons by conveyance 15/0176.

At this point the history of the Right of Way is divided and will be referred to as Right of Way A and Right of Way B.

History of Right of Way A

Figure 1 – Right of Way A

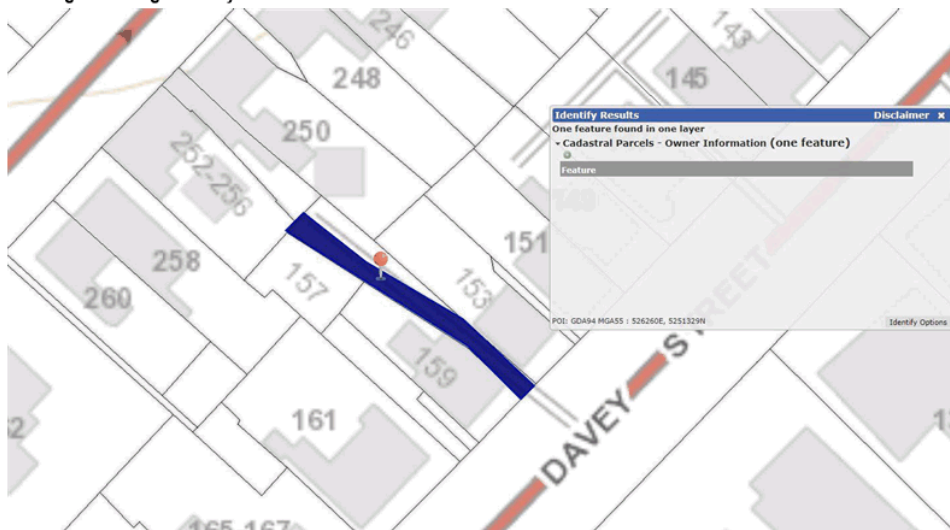


- Right of Way A (the land coloured brown) is described in conveyance 15/0176 between Vivian Larchin Butler and Arthur Larchin Butler to Albert Edward Baker of Dromedary in Tasmania Farmer.
- Mortgage 15/0177 describes a transfer from Albert Edward Baker of Dromedary in Tasmania Farmer, to Ernest Rinold Muller of Birchs Bay in Tasmania Farmer.
- At this point a search could not locate a Conveyance (Discharge of Mortgage or a Conveyance (Transfer to another party)).
- Albert Edward Baker, later of Oriellton in Tasmania Farmer, died on the 7/11/1955, appointing Robert Henry Llewellyn Roberts his executor.
- Robert Henry Llewellyn Roberts died on the 13/04/1976, appointing Mabel Maysie Roberts and Perpetual Trustees and National Executors of Tasmania Limited (now Tasmanian Perpetual Trustees Limited) his executor.
- Mabel Maysie Roberts died on the 22/08/2010.
- Ernest Rinold Muller of Birches Bay in Tasmania Farmer in his will was described as Ernest Rinold Miller of Birches Bay in Tasmania Farmer (with his middle name being Rinold, he may be the same person) died 23/11/1955 appointing Bertha Miller as his executor.
- Bertha Miller died 14/12/1962, appointing Rupert Oscar Miller of Birches Bay in Tasmania Farmer and Peter Benson Walker (Solicitor) as her executor.
- Peter Benson Walker (Solicitor) died 14/07/1987.
- No date of death for Rupert Oscar Miller could be located.

The conclusion of the search pertaining to the current owner of Right of Way A, is therefore that the existing owner cannot reasonably be obtained.

History of Right of Way B

Figure 2 – Right of Way



- Right of Way B (the land coloured blue) was noted in conveyance 15/0439 which indicates Vivian Larchin Butler and Arthur Larchin Butler conveying the balance land.
- Vivian Larchin Butler Died on the 11/7/1939.
- Arthur Larchin Butler Died on the 12/6/1946 appointing Dora Winifred Butler as his executor.
- Dora Winifred died in 1966 having appointed National Executors and Agency Company Limited, now known as Tasmanian Perpetual Trustees Limited as her Trustee.

The estate of Richard William Butler still holds the fee simple as he and his trustees have given benefit to use the Right of Carriage Way. In the chain of dealing, Tasmanian Perpetual Trustees

Limited (the registered proprietor of the Right of Way) was the executor of the last survivor of Richard William Butler.

In conclusion, the search has also determined that the last surviving heir of Richard William Butler cannot reasonably be obtained.

Memorial

8
3957

Witness

Petitioner / Object



of a conveyance dated the twentieth day of September 1930 made between Wesley Larcher Butler and Arthur Larcher Butler both of Hobart in Tasmania solicitors of the one part and Henry Robinson & Co of having their Hobart-aforded Corporation Employees of the other part

J. H. Ledwith Clerk to Records Young Butler John Hobart

Whereas in memorializing Indenture Recited that at the death of her death hereinafter mentioned Richard William Butler of Hobart aforesaid deceased was seized of the lands thereby assigned for an immediate estate or for mortgage or possession And that by his Will dated the first day of March 1886 the said Richard William Butler gave and devised all the lands tenements hereditaments and real estate which he then had or possessed or which at the time of his decease should or might have or pass or come or pass to the use and to the use of the said Wesley Larcher Butler and Arthur Larcher Butler for their own use and benefit or equal share And that the said Richard William Butler died on the eighth day of January 1913 without having altered or revoked his said Will which was proved by the said Wesley Larcher Butler and Arthur Larcher Butler in the Supreme Court of Tasmania the eighteenth day of February 1916 and registered in the Registry of Deeds Office of Hobart aforesaid the 10th day of March 1916 under No. 1000 And that by an instrument hereinafter called the said Hotgate dated the 16th day of September 1930 and registered under No. 1931 between the said Wesley Larcher Butler and Arthur Larcher Butler of the one part and the Hobart Mutual Investment and Building Society of the other part and their joint called the said Society of the other part reciting that the said Wesley Larcher Butler and Arthur Larcher Butler had applied to the said Society for a loan of two hundred pounds and the said Society had agreed to lend the said loan and the said Wesley Larcher Butler and Arthur Larcher Butler had agreed to the said Society to secure repayment of the loan of two hundred pounds by the mortgaging and on the days therein mentioned And that the said Wesley Larcher Butler and Arthur Larcher Butler had agreed with the said Henry Robinson for the sale to him of the lands and hereditaments therein after directed subject to the said Hotgate and the sum thereby received and the interest thereon to be used and shown which was to be borne and paid by the said Henry Robinson for the sum of three pounds fifteen shillings And by the now memorializing Indenture the said Wesley Larcher Butler and Arthur Larcher Butler as Beneficial Owners did and each of them did grant and assign the lands and hereditaments therein and hereafter directed unto and to the use of the said Henry Robinson or for simple sale to the said Hotgate and to the payment of the sum therein secured

Description

All that allotment of piece of land being portion of one acre and fifteen perches assigned to the said Richard William Butler by an Indenture dated 2 October 1886 and registered in Registry made by George Larcher

Wesley Larcher

L139

of the one part and the said Richard William Butler of the other parts situate in the City of Hobart upon a
 cord bounded on the South East by a straight line of 50 feet or thereabouts commencing at the South West angle of
 land formerly belonging to Thomas Oliver and extending South Easterly along a right of way leading from being
 that to other land formerly belonging to the said Richard William Butler and into a plot known as the
 South West by 33 feet 11 inches or thereabouts along the East mentioned land to land belonging to R. H.
 Cooby on the South West by 13 feet 11 inches South Easterly along the East mentioned land and thence on
 the South East by 5 feet 5 inches South Easterly along the East mentioned land and thence on the South West
 by 35 feet 11 inches or thereabouts in turn bearings along the East mentioned land to the point of
 commencement on the same is shown on the plan drawn hereon and accompanied by red line together with
 feet for and consideration right of way for the said Henry Robinson his heirs and assigns and others in common
 and other in common with the owner and occupier for the time being of the other house situate in
 the said right of way and all other persons who have a heretofore may have the like right at all
 times with or without carts and other vehicle laden or unladen to get go where from and return
 and to draw cattle and other beasts in road along or upon all that strip of land extending from
 being that along the land occupied by a building to Thomas Oliver and the land hereby conveyed to
 land conveyed by the said Richard William Butler to John Symonds what said right of way is shown on
 the plan drawn hereon and then colored brown

Consideration The sum of three pounds fifteen shillings paid to the said Richard William Butler and John Symonds
 by the said Henry Robinson.

I Ethel Bevine Clerk to Rev. Mr. Henry Butler of Hobart in
 Insurance Solicitor now read and say that the before
 under Memorial written and particular of the instrument
 of which it purports to contain particulars

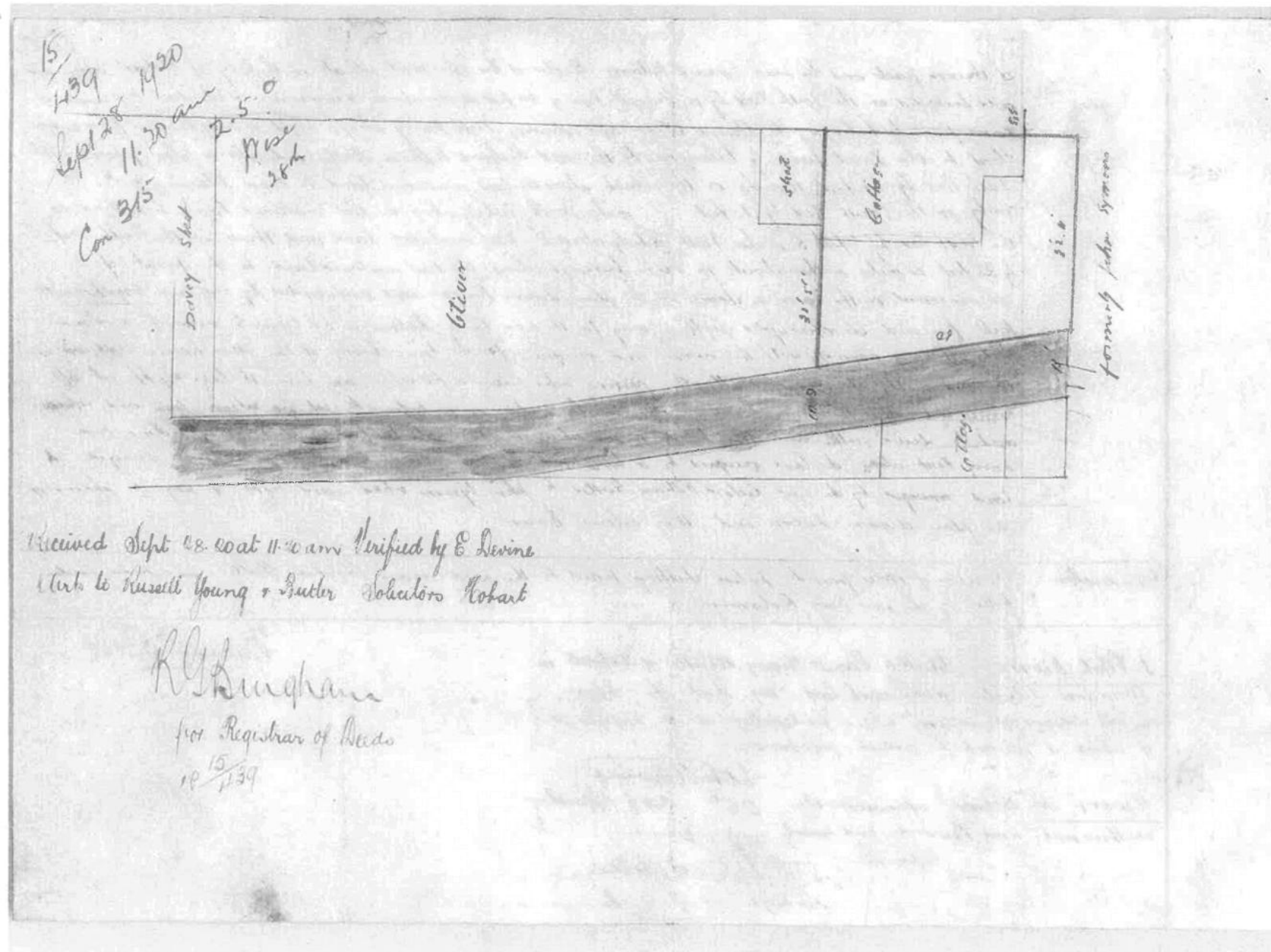
Ethel Bevine.

Witness at Hobart this 28th day of September
 on the one and heretofore and hereby

Before me

W. D. Dugham
 So Registered of Deeds

Thomas L. Butler



Memorial

of a conveyance made the 10th day of September 1920 between Virian
Larchin Butler and Arthur Larchin Butler both of Tobago on
Vasmanua legal claimants (themselves and heirs after called the Vendors) of the one part and Albert Edward Baker
of L'Anse-au-Loup Vasmanua claimant (themselves and heirs after called the Purchaser) of the other part.

21 June 1864. Wm. H. Mallory. Secy. of War. Wash. D. C.

Value and Object: The said conveyance recites that by an Indenture dated the 3rd day of October 1853 registered C^o 37/1089 and made between George Mackie Thomson described of the one part and Richard William Butler Thomson described of the other part certain lands and hereditaments situate in Dorset at the City of Dorset specified in the said and indentments then made and hereafter decided and intended to be thereby conveyed forthwith were granted and released by the said George Mackie Thomson and a theme of the said Richard William Butler his heirs and assigns forever And that by his last Will and Testament dated the 9th day of October 1856 the said Richard William Butler gave and devised all lands tenements hereditaments and that which he then owned or was possessed of at the time of his death he might have any power of disposition in and to the use of the Trustees for their own use and benefit in common or several shares And that the said Richard William Butler died on the 8th day of January 1915 without having executed or altered his said Will which was duly proved in Supreme Court of the Madras by the Trustees on the 17th day of February 1915 and registered in the Registry of Wills at Madras on the tenth day of March 1916 C^o 37/1090. And that the Trustees had agreed with the Purchaser for the absolute sale to him of the lands and hereditaments therein and hereafter decided Together with the right of way for the sum of £150 It was undressed that for the consideration therein said hereafter set out they the Trustees as hereafter named and named them as to his several estates and interest in the lands and hereditaments therein and hereafter described did thereby grant and convey unto the Purchaser And that the said lands therein and hereafter described He have and to hold the same unto and to the use of the Purchaser his heirs and assigns forever.

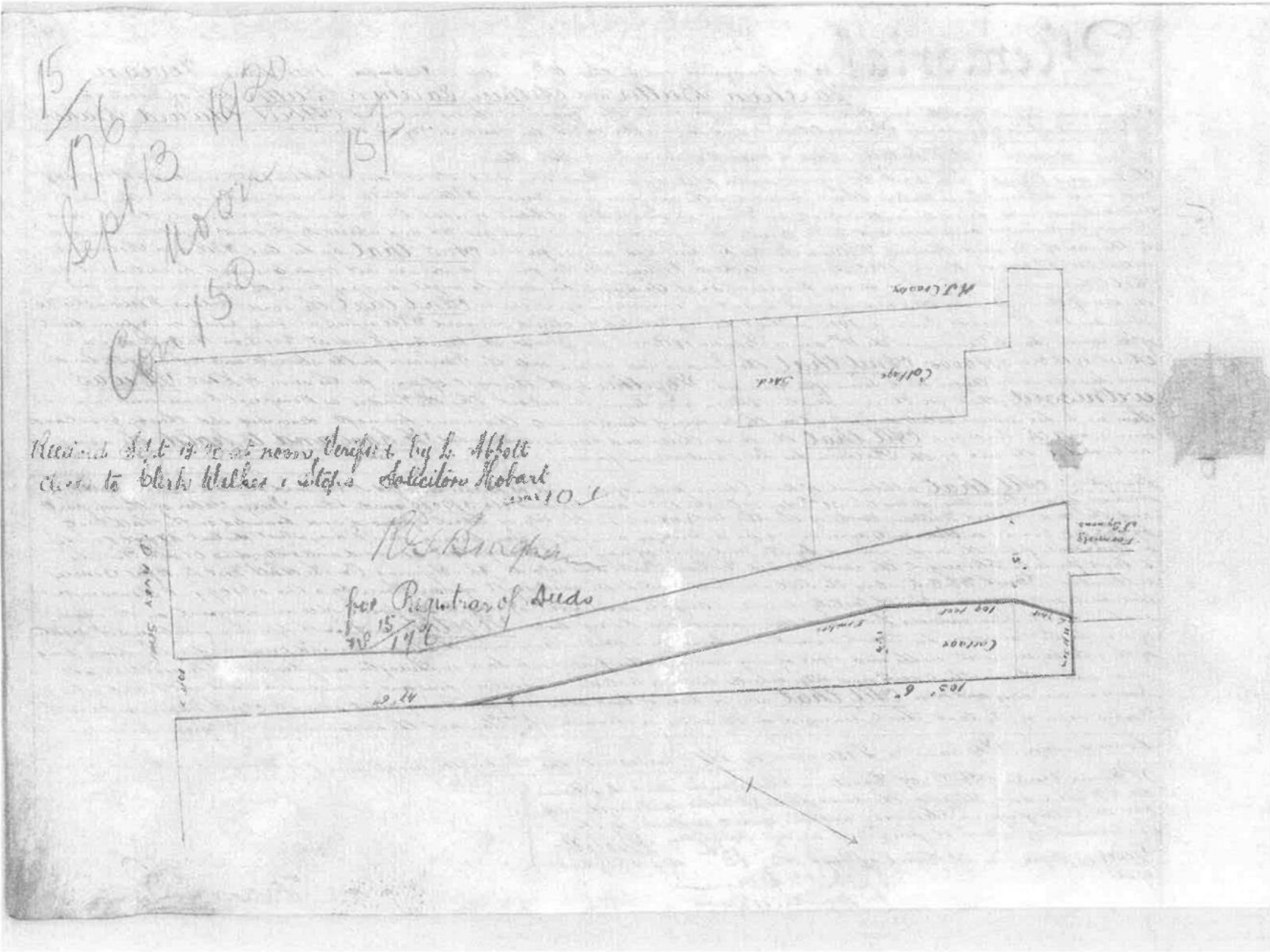
Deception: coll that allotment of land (being portion of and road 15 acres surveyed to the said Richard William Butler) claimed by a vendition, to wit the 31st day of October 1883 and registered C/O 39029 made between George Slater of the one part and the said Richard William Butler of the other part) situated on the City of West Adelaide and bounded on the North East by 103 ft. land of the said Butler's commencing at a point on a right of way leading from the said street that is 17 ft 6 inches in thickness from the south, measured by the said right of way with Damp street a private and extending North West to a land parcel belonging to the said Richard William Butler and sold to John Symonds on the 21st day of April 1884 and thence South West to the last mentioned land to the said right of way thence by a line of 109 feet 8 inches or thereabouts in bearing in a South Easterly direction along the said right of way to the point of commencement as the same is shown in the plan enclosed here and then measured by two lines. Vegetable with fallow and unsurveyed part of the other house estate on the said right of way and all other powers we have or thereafter may have the right at all times and with or without such any other which have a relation to go upon said and to pass and to pass cattle and other beasts on over any and upon coll that strip or piece of land extending from Damp street along the North Western and South Western sides of the land. And is conveyed as the same is shown in the ^{plan} plan and there surrounded by green lines

Considerations. The sum of £150 paid by the Paulsen's to the Vondra, the receipt whereof is hereby acknowledged.

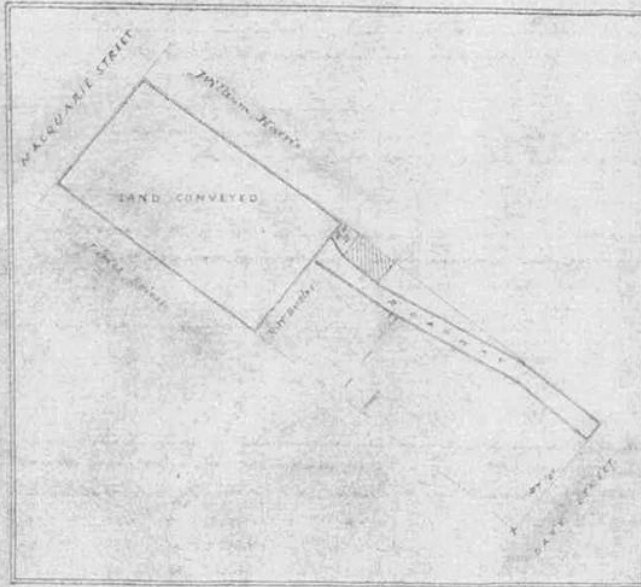
[illegible]

1920

Veran Lee



[illegible]



3071
1 Ph
30/5/86

Rec'd 30/5/86 at 10.10. Verified by William
Craigholm Clerk to Robert Selwyn of
Robert Town Solicitors.

Wm C. Craigholm
30/5/86

Memorial of an indenture to be registered pursuant to the Act of Council in such case made and provided

Time of the said Indenture	The ninth day of October in the year of our Lord one thousand eight hundred and seventy nine
Names and addresses of the parties thereto	Thomas Edward Priest formerly of Hobart Town in Tasmania and now of London in the County of Middlesex and Susannah Mary his wife of the one part and Thomas Oliver of Hobart Town aforesaid a slave in the County of Devon of the other part
Name and address of the witness thereto	Mary Haggitt Solicitor in the County of Devon c/o. 2. _____
Nature and object thereof	The new memorializing Indenture is a conveyance by the said Thomas Edward Priest and Susannah Mary his wife to the said Thomas Oliver of the land hereinafter described together with the appurtenances unto and to the use of the said Thomas Oliver his heirs and assigns forever
Description of the land conveyed in or affected by the said Indenture	All that piece of land situate and being in Hobart Town aforesaid and bounded on the South East or front side thereof by forty seven feet ten inches or thereabout South westerly along Henry Street commencing at a point ten feet or thereabout distant from land heretofore occupied by John Thomas on the North West side thereof by a fence line of one hundred and two feet extending along land heretofore occupied by John Thomas and terminating at a brick wall thence on the North West side by the said brick wall to the Roadway hereinafter mentioned and thence on the North East by another brick wall sixty seven feet or thereabout in length terminating at the North West angle of the building hereinafter mentioned and thence by a straight line sixty feet or thereabout extending along the same building hereinafter mentioned and thence by a straight line to the point of commencement in Lane of Street aforesaid Together with the messuages shops and other buildings thereon erected Together also with a full and free right and privilege of way and passage for the said Thomas Oliver his heirs and assigns and his and their servants and others by his or their permission on foot or on horseback and with or without carts waggons and other laden or unladen in or over along and upon All that Roadway or strip of land on the North East side of the land hereby granted and returned being of the width of ten feet or thereabouts at the North East end thereof in Henry Street and extending from Henry Street to land now or heretofore belonging to Richard William Butler
Where Situate	Lane Street in Hobart Town aforesaid
Consideration	The sum of six hundred and seventy five pounds paid by the said Thomas Oliver to the said Thomas Edward Priest as therein mentioned

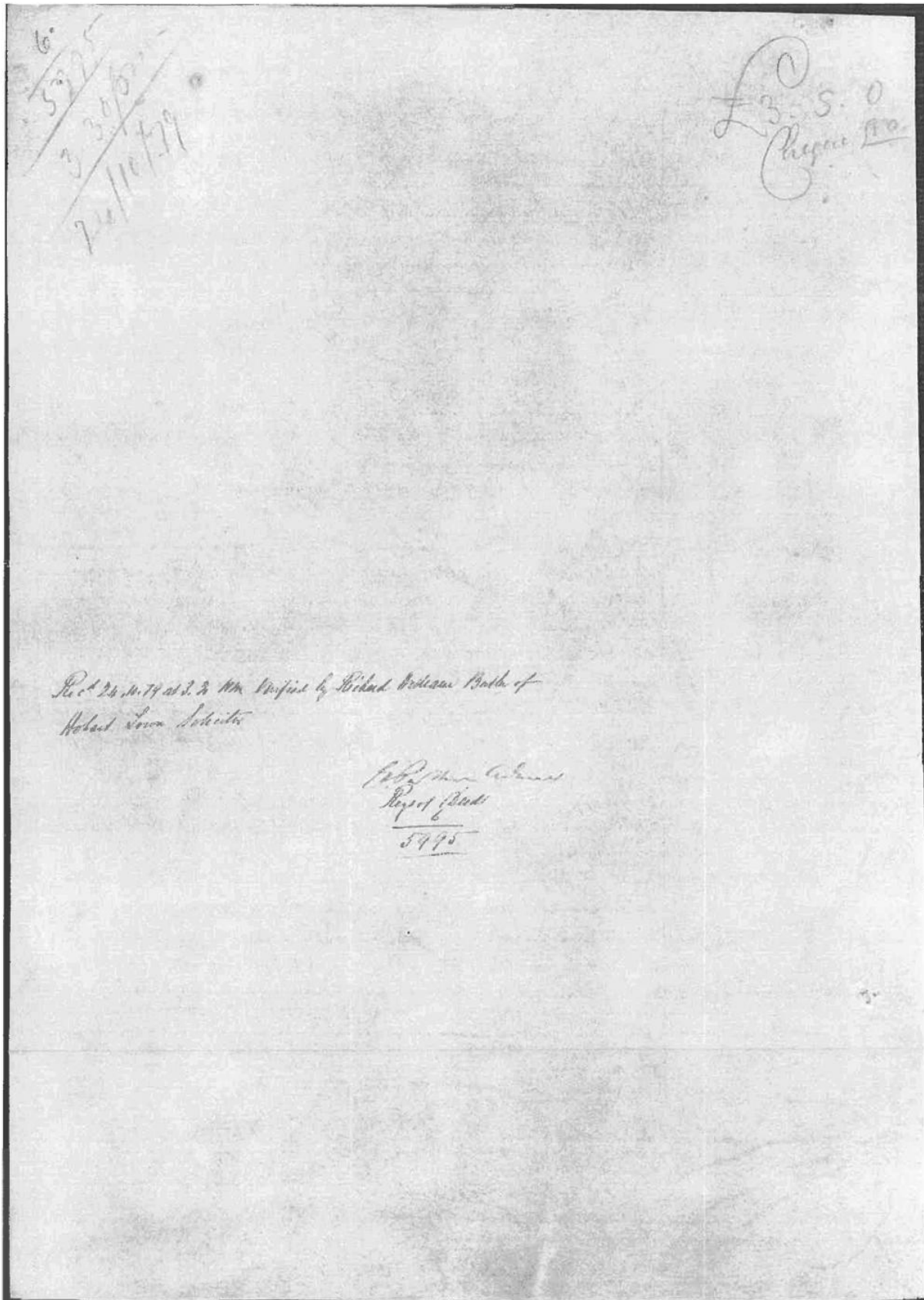
Richard William Butler of Hobart Town Solicitor
maketh oath and saith that he above written memorial contains
a just and true account of the several particulars therein set forth

R. W. Butler

Given at Hobart Town aforesaid this _____ day of _____
one thousand eight hundred and seventy nine

Thomas Edward Priest
Witness of Council

Thos. Priest
S. M. Priest



Memorial of a resolution to be registered pursuant to the Act of Congress in which case
 is to be provided

9523.

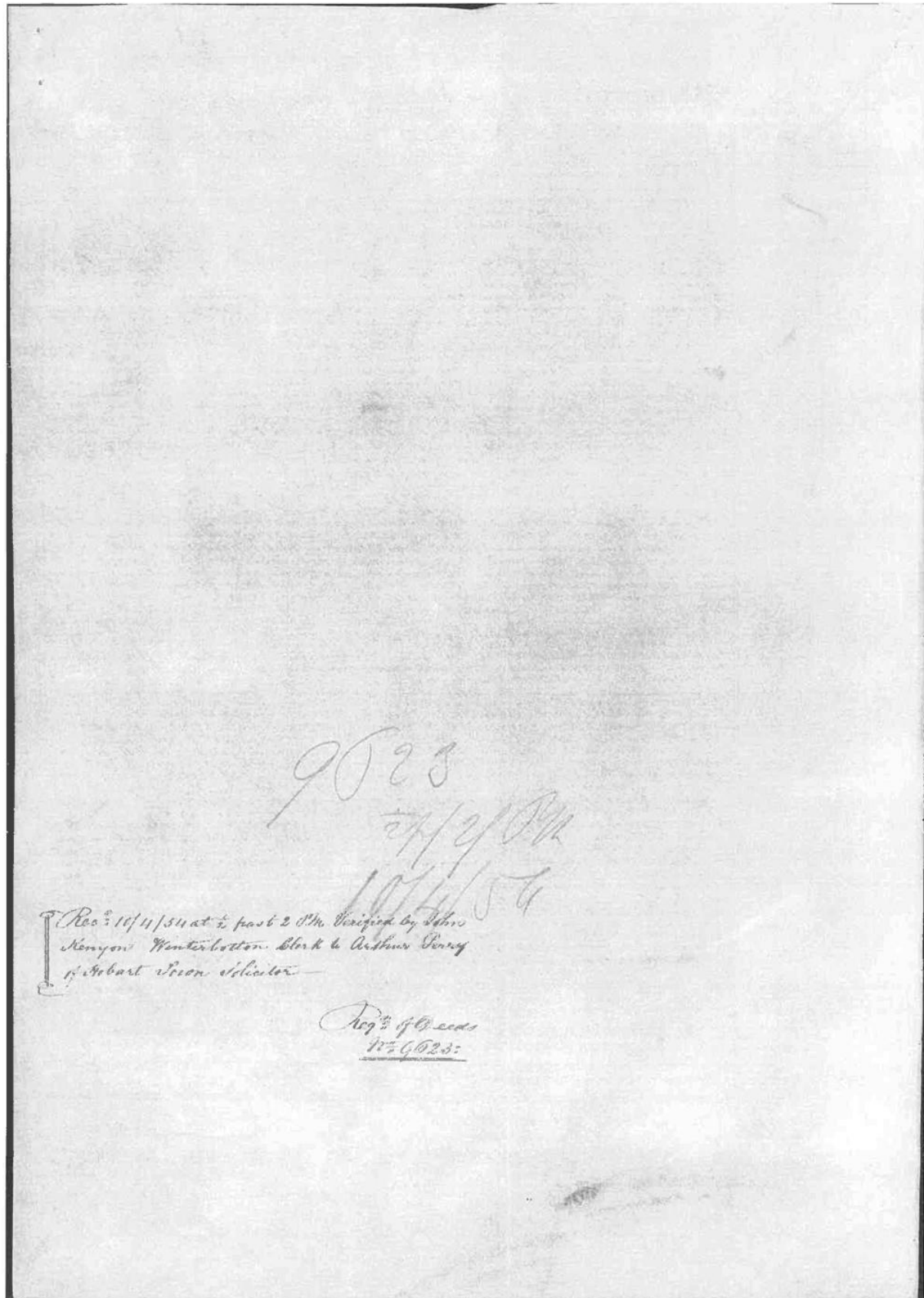
Trade	The Seventh day of April in the year of our Lord One thousand eight hundred and fifty four
Amount all owing the Partner	Robert Wilson Brother of the said James in the said second and fourth of the receipt and from Book of J. West Town of said General Daring, the day past

[illegible][illegible]

In the name of our Lord Jesus Christ

Witnesses Charles Butler, Solicitor Robert Jones &

[illegible]



Memorial	of an Indenture of Release to be registered pursuant to the Act of Council in such case as shall be provided.
Date of the said indenture	The thirty first day of October in the year of our Lord one thousand eight hundred and fifty three
Name and condition of the parties to the said indenture	George Selous of Hobart Town in the County of Van Diemen's Land and Richard Williams of the same place, together of the other part
Name and condition of the witnesses to the said indenture	As attested to the execution of the said Indenture by the said George Selous and Richard Williams in full of Release from said Indenture
Nature and object of the said indenture	By the now memorializing Indenture the said George Selous did give and assign all claim right and conveyance into the said Richard Williams his heirs and assigns the allotment or piece of land hereafter described with the several buildings thereon and the appurtenances to hold the same unto and to the use of the said Richard Williams his heirs and assigns forever free from all incumbrances except the said Rent payable to the Crown in respect thereof
Description of the said conveyance or effect by the said Indenture	All that allotment or piece of land situate and being in Hobart Town aforesaid containing by admeasurement one rood and fifteen perches or thereabout and bounded as follows that is to say - On the North West side by nearly one acre along Macquarie Street - On the South West side by the North East boundary line of an all-wood formerly occupied by John Henty and now occupied by or belonging to James C. W. Priest - To Dancy Street - On the South East side by eighty seven feet along Dancy Street - and on the North East side by the South West boundary line of allotment formerly occupied by J. Smith and Thomas Cole and now belonging to or occupied by Mr. Fenwick and Mr. Francis C. Macquarie Street aforesaid the angle included by the North East and North West boundary lines being nearly two degrees and fifty minutes and that included by the North West and South West boundary lines being eighty nine degrees and three minutes
Name of the District or place where the said land is situate	Hobart Town in Van Diemen's Land
Consideration for the said Indenture and to whom and how paid	The consideration expressed in the now memorializing Indenture is the sum of five thousand and five hundred pounds on the payment thereof paid by the said Richard Williams his heirs and assigns to the said George Selous
Obligations of the parties to the said Indenture	Charles Henry Bishop of Hunter from Harrington Street Hobart Town in Van Diemen's Land clerk to Robert Williams and Charles Butler of the same place Solicitors Mathew Bath and South of the same place within Memorial contained a just and true account of the several particulars therein set forth
Sworn at Hobart Town aforesaid the	thirtieth day of October in the year One thousand eight hundred and fifty three before me
	Robert Williams
	Signature of Deeds

9029

3

29/11/53

Recd: 29/11/53 at 3 PM. Verified by Charles
Henry & Co. Ltd. blank to Bureau of the
Post Office, London.

Recd: 1/12/53
15-9029

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F25/31927

Memorandum of the Director Strategic and Regulatory Services of
30 April 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 15 April 2025 to 28 April 2025.

RECOMMENDATION

That that the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 30 April 2025
File Reference: F25/31927

Attachment A: Delegated Decision Report (Planning) ↕

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0366	Alterations, Additions, and Landscaping (Retaining Walls)	38 POETS RD WEST HOBART TAS 7000	\$ 50,000.00	Approved	17/04/2025
2	PLN-HOB-2024-0396	Change of Use to Multiple Dwellings (One Existing, One New) and Associated Works	442 HUON RD SOUTH HOBART TAS 7004	\$ 550,000.00	Approved	24/04/2025
3	PLN-HOB-2024-0469	Pool	30 TURNIP FIELDS RD SOUTH HOBART TAS 7004	\$ 180,000.00	Approved	24/04/2025
4	PLN-HOB-2024-0662	Private Stormwater Pump Station and Associated Works	64 BURNETT ST NORTH HOBART TAS 7000	\$ 20,000.00	Approved	29/04/2025
5	PLN-HOB-2025-0058	Multiple Dwelling (Two New)	28 WESTINWOOD RD LENAH VALLEY TAS 7008	\$ 850,000.00	Approved	15/04/2025
6	PLN-HOB-2025-0063	Partial Demolition and Alterations to Driveway and Parking	11 LIPSCOMBE AV SANDY BAY TAS 7005	\$ 20,000.00	Approved	24/04/2025
7	PLN-HOB-2025-0085	Partial Demolition and Alterations to Previously Approved Development (Extension, Driveway Access and Front Fence)	24 BEDFORD ST NEW TOWN TAS 7008	\$ 10,000.00	Approved	17/04/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
8	PLN-HOB-2025-0094	Partial Demolition, Alterations and Extension	35 FOREST RD WEST HOBART TAS 7000	\$ 300,000.00	Approved	16/04/2025
9	PLN-HOB-2025-0096	Partial Demolition, Alterations, Signage, and Change of Use to Shop	29 SALAMANCA PL BATTERY POINT TAS 7004	\$ 500,000.00	Approved	28/04/2025
10	PLN-HOB-2025-0098	Partial Demolition and Alterations	34 ADELAIDE ST SOUTH HOBART TAS 7004	\$ 100,000.00	Approved	17/04/2025
11	PLN-HOB-2025-0111	Alterations to Stormwater Infrastructure	1 MCVILLY DR QUEENS DOMAIN TAS 7000	\$ 120,000.00	Approved	17/04/2025
12	PLN-HOB-2025-0117	Partial Demolition, Alterations and Extension	55 PRINCES ST SANDY BAY TAS 7005	\$ 80,000.00	Approved	17/04/2025
13	PLN-HOB-2025-0176	Alterations to Previously Approved Development	18 ASCOT AV SANDY BAY TAS 7005	\$ 16,000.00	Approved	17/04/2025

8.2 Planning - Advertised Applications Report
File Ref: F25/31995

Memorandum of the Director Strategic and Regulatory Services of
30 April 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the delegated planning decisions report for the period 15 April 2025 to 28 April 2025.

RECOMMENDATION

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 30 April 2025
File Reference: F25/31995

Attachment A: Planning - Advertised Applications Report ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0015	Change of Use to Visitor Accommodation	UNIT 4 70 QUEEN ST SANDY BAY TAS 7005	\$0.00	6/05/2025	Director	16/04/2025	5/05/2025
2	CVO-HOB-2025-0022	Change of Use to Visitor Accommodation	UNIT 310 62 PATRICK ST HOBART TAS 7000	\$0.00	24/05/2025	Director	28/04/2025	12/05/2025
3	CVO-HOB-2025-0025	Change of Use to Visitor Accommodation	UNIT 4 12 ELLERSLIE RD BATTERY POINT TAS 7004	\$0.00	17/05/2025	Director	16/04/2025	5/05/2025
4	PLN-HOB-2024-0608	Partial Demolition, Alterations and Extension to Deck	18 SHANNUK DR WEST HOBART TAS 7000	\$5,000.00	23/05/2025	Director	17/04/2025	5/05/2025
5	PLN-HOB-2024-0641	Dwelling and Associated Works	31 MCAULAY RD SANDY BAY TAS 7005	\$750,000.00	23/05/2025	Director	28/04/2025	12/05/2025
6	PLN-HOB-2024-0709	Partial Demolition and Two Multiple Dwellings (One Existing, One New)	110 CASCADE RD SOUTH HOBART TAS 7004	\$350,000.00	22/05/2025	Director	16/04/2025	5/05/2025
7	PLN-HOB-2024-0712	Partial Demolition, Alterations and Extension to Hospital, Alterations to Emergency	48 LIVERPOOL ST HOBART TAS 7000	\$1,500,000.00	18/05/2025	Director	28/04/2025	12/05/2025
8	PLN-HOB-2025-0071	Partial Demolition and Alterations (Carport and Deck)	37B DERWENTWATER AV SANDY BAY TAS 7005	\$150,000.00	21/05/2025	Director	28/04/2025	12/05/2025
9	PLN-HOB-2025-0093	Dwelling	14 TABART ST NEW TOWN TAS 7008	\$900,000.00	12/05/2025	Director	16/04/2025	5/05/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
10	PLN-HOB-2025-0105	Partial Demolition, Alterations, Extension and Deck	4 LINCOLN ST SANDY BAY TAS 7005	\$150,000.00	20/05/2025	Director	16/04/2025	5/05/2025
11	PLN-HOB-2025-0141	Partial Demolition and New Outbuilding	4 BISHOP ST NEW TOWN TAS 7008	\$80,000.00	14/05/2025	Director	17/04/2025	5/05/2025
12	PLN-HOB-2025-0156	Partial Demolition, Alterations and Extension (New Garage)	732 SANDY BAY RD SANDY BAY TAS 7005	\$150,000.00	20/05/2025	Director	17/04/2025	5/05/2025
13	PLN-HOB-2025-0171	Stormwater Works	30 MCROBIES RD SOUTH HOBART TAS 7004	\$600,000.00	22/05/2025	Planning Committee	28/04/2025	12/05/2025

9. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

1. A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the chief executive officer.
2. In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as maybe necessary to explain the question.
3. The chairperson of a meeting must not permit any debate of a question without notice or its answer.
4. The chairperson, councillor or chief executive officer who is asked a question without notice at a meeting may decline to answer the question.
5. The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
6. Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
7. The chairperson of a meeting may require a councillor to put a question without notice in writing.

10. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Minutes of a Closed Committee meeting
- Closed Questions Without Notice

The following items were discussed: -

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Questions Without Notice |