

Property

27/1 COLLINS STREET HOBART TAS 7000



People

Applicant *

Gregory Hurford
14 Clarence Street
BELLERIVE TAS 7018
0402069397
ghurford@gmail.com

Owner *

Toni Hurford
14 Clarence Street
BELLERIVE TAS 7018
0402069397
toni000hurford@gmail.com

Owner *

Gregory Hurford
14 Clarence Street
BELLERIVE TAS 7018
0402069397
ghurford@gmail.com

Entered By

GREGORY HURFORD
0402 069 397
ghurford@gmail.com

Use

Visitor accomodation

Details

Have you obtained pre application advice?

No

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

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

Yes

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the

number of signs under Other Details below. *

No

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

Details

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

Residential

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

The proposal is to permit short term visitor accommodation at the premises, in addition to its current use as residential..

Estimated cost of development *

0.00

Existing floor area (m2)

86.00

Proposed floor area (m2)

86.00

Site area (m2)

Carparking on Site

Total parking spaces

1

Existing parking spaces

1

N/A

Other (no selection chosen)

Other Details

Does the application include signage? *

No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

No

Documents

Required Documents

Title (Folio text and Plan and FolioText-143029-27.pdf
Schedule of Easements) *

Plans (proposed, existing) * FolioPlan-143029-27.pdf

Covering Letter Hurford 27-1 Cover Letter 20221214.pdf

Building self assessment Hurford 27-1 Visitor Accommodation application 20221214.pdf
Form permitted visitor accommodation

GDH Super
14 Clarence Street
Bellerive TAS 7018

14 December 2022

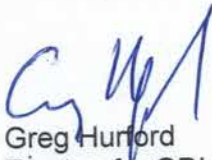
Planning Department
City of Hobart
16 Elizabeth Street
Hobart TAS 7000

Re: Application for Visitor Accommodation permit at 27/1 Collins St Hobart

We wish to apply for a Visitor Accommodation permit for our property at 27/1 Collins Street Hobart. The current rental lease on the property expires early next year, and we are hoping to have all options available to us to occupy the property once it becomes vacant.

If you require further information, please contact me at gdhurford@gmail.com or 0402 069 397.

Kind Regards



Greg Hurford
Trustee for GDH Super

GDH Super
14 Clarence Street
Bellerive TAS 7018

14 December 2022

Michael McClenahan
Planning Department
City of Hobart
16 Elizabeth Street
Hobart TAS 7000

Re: Further Information re PLN-22-842 planning application

Dear Michael

Thank you for our phone discussion this afternoon re the planning application for our property at 27/1 Collins Street Hobart – as a result, I have attached additional information as requested to progress this application, as follows:

- Folio text for the common property (CT 143029/0)
- Written advice to the Strata Manager for 1 Collins Street (and their response) that this planning application is being made.
- A marked-up copy of the plan to clarify the location of the apartment (on the ground floor) and associated carpark in the basement. The relevant pages are #6 (carpark) and #10 (apartment), with markups in red.

We have also paid the advertising fee as advised..

If you require further information, please contact me at gdhurford@gmail.com or 0402 069 397.

Kind Regards



Greg Hurford
Trustee for GDH Super



Greg Hurford <ghurford@gmail.com>

FYI: Planning application to be lodged for 27/1 Collins Street

TSPG Info <info@taspropertygroup.com.au>
To: Greg Hurford <ghurford@gmail.com>

14 December 2022 at 14:37

Good Afternoon Greg,

Thank you, we will make note of this.

Kind Regards,



Emma Taylor

Receptionist

Phone: 03 6223 1701

Fax: 03 6223 1959

Email: info@taspropertygroup.com.au

Level 2/29 Salamanca Place

Battery Point TAS, 7004

www.taspropertygroup.com.au



Office Hours: Tuesday to Thursday 9.00am to
5.00pm

Please note, I will be on leave from 12pm Friday 23rd December 2022 and back in the office Tuesday 3rd January 2023 at 9.00am.

I will have no access to my emails during this time, however they will be monitored by a team member in the office and you will be responded to accordingly.

If your matter is urgent please call 6223 1701



From: Greg Hurford <ghurford@gmail.com>
Sent: Wednesday, 14 December 2022 11:52 AM
To: TSPG Info <info@taspropertygroup.com.au>
Subject: FYI: Planning application to be lodged for 27/1 Collins Street

Good morning

I write to advise that we will be submitting a planning application to the City of Hobart for our property at [27/1 Collins Street](#) - this application will seek permission to allow the property to be used for Visitor Accommodation in addition to its existing permitted use as Residential.

If you have any questions or need further information please let me know.

Kind regards

Greg Hurford

MB: 0402 069 397

<p>STRATA PLAN NEW SHEET 5 C 728338</p>	<p>STRATA TITLES ACT 1998</p>	<p>Registered Number 143029</p>
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<p>NAME OF BODY CORPORATE: ONECOLLINS, STRATA CORPORATION No. 143029 ADDRESS FOR THE SERVICE OF NOTICES: * The Body Corporate SP 143029 C/- Tas Strata & Property Group P/L 83 Main Road MOONAH TAS 7008</p>	<p>* The Body Corporate, Strata Plan No. 143029 C/- Tas Strata & Property Group Pty Ltd Level 2/29 Salamanca Place Battery Point TAS 7004</p>
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<p style="text-align: center;">SURVEYORS CERTIFICATE</p> <p>I, <u>Anthony Owen Carrick</u> of <u>Hobart</u> a surveyor registered under the Land Surveyors Act 1909 certify that the building erected on the site and drawn on sheet 1 of this plan is within the external boundaries of the folio stated on sheet 1.</p> <p><u>Ray Bauwick</u> 21/06/06 04244 Registered Land Surveyor Date Ref No.</p>	<p style="text-align: center;">Council Certificate</p> <p>I certify that the <u>Sullivan's Cove Waterfront Authority</u> has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998.</p> <p><u>[Signature]</u> 21.07.06 Manager Surveying Services date ref no CHIEF EXECUTIVE</p>
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GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
1.	480	18	469	35	379	52	496
2.	479	19	489	36	499	53	579
3	479	20	519	37	495	54	585
4	479	21	499	38	489	55	599
5	450	22	509	39	509	56	589
6	450	23	499	40	529	57	529
7	450	24	509	41	489	58	509
8	450	25	499	42	479	59	535
9	450	26	519	43	519		
10	450	27	395	44	489	68	1450
11	450	28	499	45	509	6970	2845
12	475	29	449	46	529	71	1495
13	389	30	459	47	539	72	1474
14	489	31	489	48	529	73	1598
15	469	32	499	49	519	100	2
16	469	33	509	50	489		
17	469	34	499	51	499		

TOTAL ENTITLEMENTS FOR STRATA PLAN = 37910

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

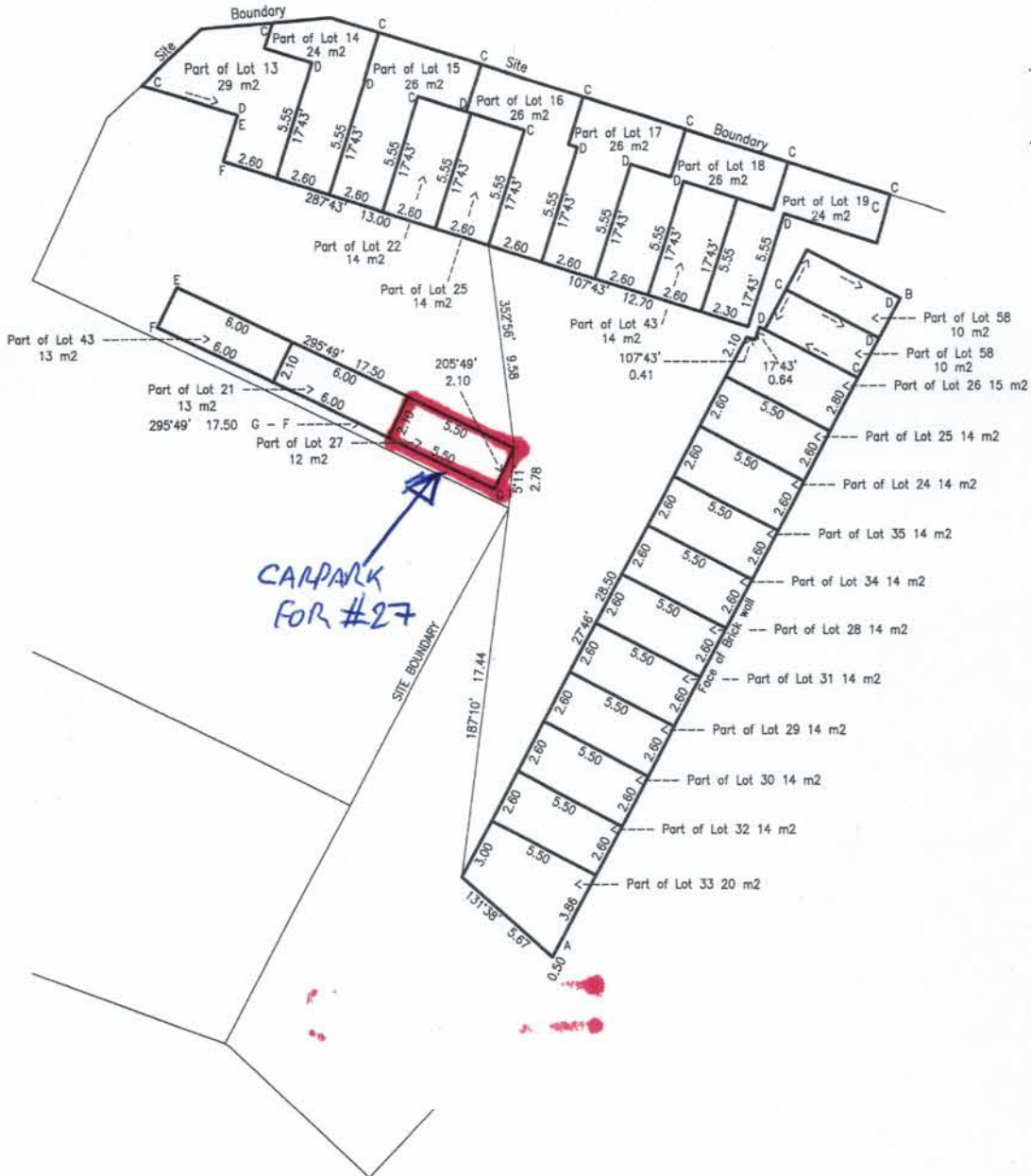
NEW SHEET 6
M526718

David Miller
Council Delegate Date 30-6-2015

143029

Scale 1:200
DATUM SP 142611

Building C – Ground Floor (Level 1)



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- FACE OF BRICK WALL LABELLED AB
- CENTRELINE OF WALL LABELLED CD
- FACE OF WALL LABELLED EF
- MEASUREMENT WHERE BOUNDARY IS OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE FLOOR ABOVE, OR PROLONGATION THEREOF.

David Miller
Registered Land Surveyor Date 06/05/2015

STRATA PLAN
NEW Sheet 10

STRATA TITLES ACT 1998

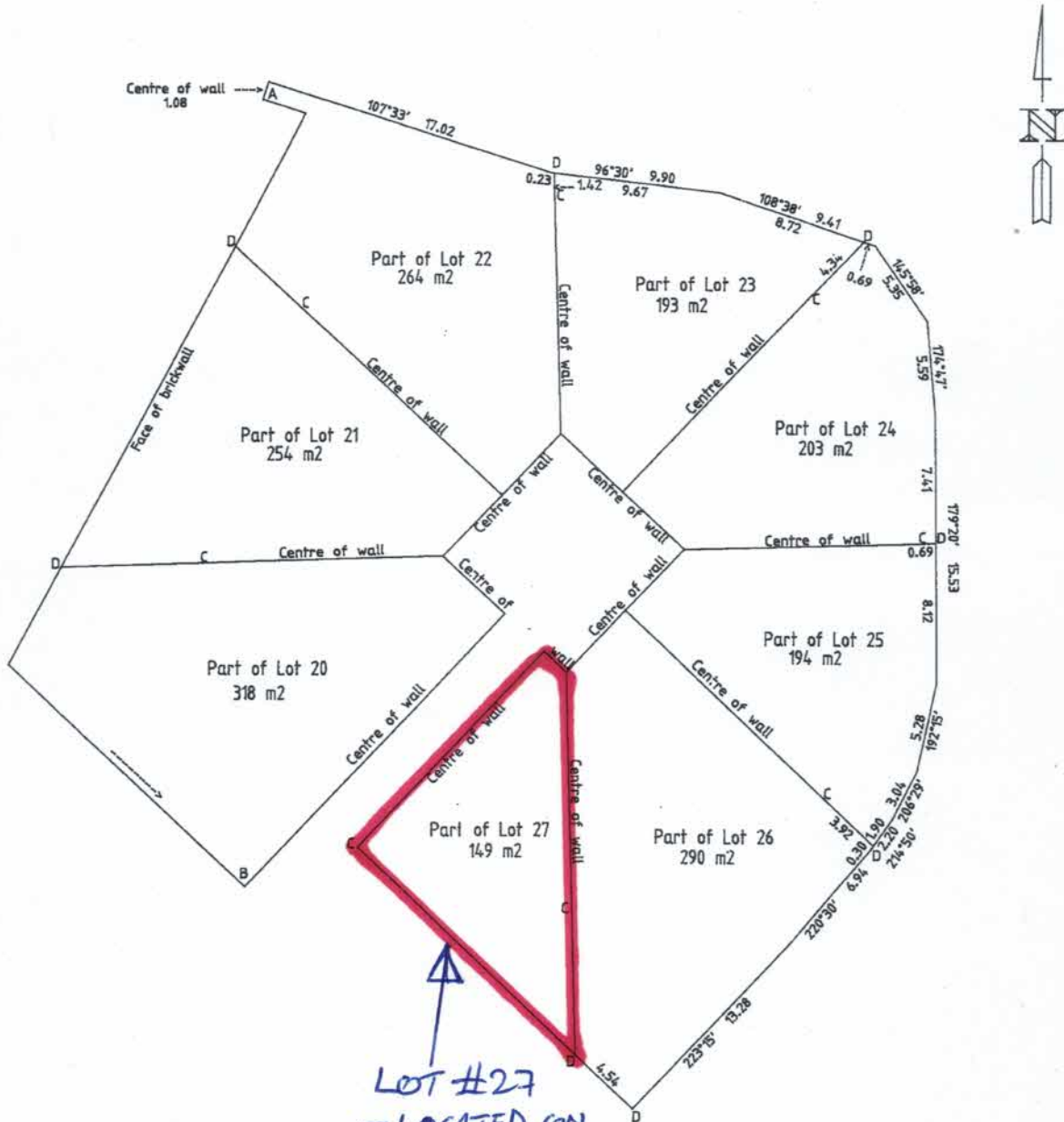
Registered Number:

143029

Planning 19/8/2005
SURVEYING SERVICES MANAGER

Scale 1:250

Building B - Ground Floor - (Level 1)



LOT #27
- LOCATED ON
GROUND
FLOOR

The horizontal lot boundaries are shown by heavy unbroken lines defined by:
Open boundary defined by bearing & distance.
Face of brick wall labelled AB
Centre of fence line labelled CD
Centre of wall

The vertical boundaries of the lot extend vertically from 2.00 metre below ground level to the centre of the floor, or prolongation thereof, above.

SEARCH OF TORRENS TITLE

VOLUME 143029	FOLIO 27
EDITION 8	DATE OF ISSUE 13-Dec-2017

SEARCH DATE : 21-Jan-2020

SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

City of HOBART

Lot 27 on Strata Plan 143029 and a general unit entitlement operating for all purposes of the Strata Scheme being a 395 undivided 1/37910 interest

Derived from Strata Plan 143029

Derivation : For grantees see Sealed Plan No. 142611

SCHEDULE 1

M668307 TRANSFER to GREGORY DAVID HURFORD, TONI LEE HURFORD and KATE ALEXANDRA HURFORD Registered 13-Dec-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
 Folio of the Register volume 143029 folio 0
 SP 142611 EASEMENTS in Schedule of Easements
 SP 142611 COVENANTS in Schedule of Easements
 A164683 FENCING CONDITION in Transfer
 C579899 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 143029	FOLIO 0
EDITION 3	DATE OF ISSUE 29-Aug-2005

SEARCH DATE : 21-Jan-2020

SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 143029

Derivation : For grantees see Sealed Plan No. 142611

Prior CT 142611/1

SCHEDULE 1

STRATA CORPORATION NUMBER 143029, ONE COLLINS

SCHEDULE 2

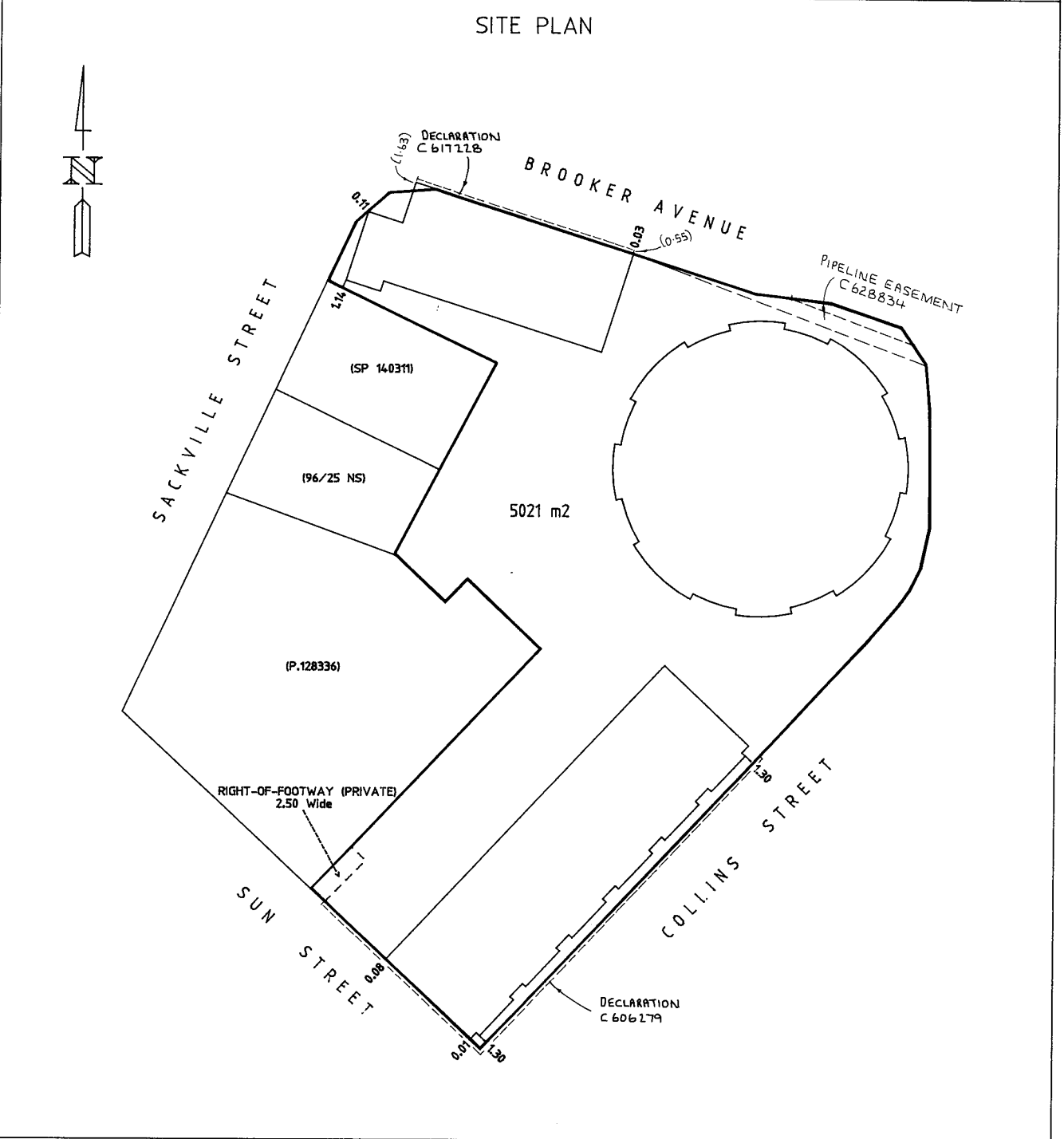
Reservations and conditions in the Crown Grant if any
 143029 FIRST BY-LAWS lodged with the strata plan
 SP 142611 EASEMENTS in Schedule of Easements
 SP 142611 COVENANTS in Schedule of Easements
 A164683 FENCING CONDITION in Transfer
 C579899 FENCING CONDITION in Transfer
 C606279 DECLARATION pursuant to Section 75CA of the
 Conveyancing and Law of Property Act 1884 Registered
 04-Jan-2005 at noon
 C559634 APPLICATION by body corporate to amend strata plan
 Registered 01-Mar-2005 at noon
 C617228 DECLARATION pursuant to Section 75CA of the
 Conveyancing and Law of Property Act 1884 Registered
 01-Mar-2005 at noon
 C628834 BURDENING EASEMENT: Pipeline Easement for the Hobart
 City Council over the Pipeline Easement shown on
 Strata Plan No.143029 Registered 29-Aug-2005 at noon
 C866786 APPLICATION by owners to amend strata plan 143029 by
 deleting area of Lot 100 and increasing area of Lot
 23 Registered 06-Aug-2009 at 12.01 PM
 C947677 APPLICATION by owners to amend strata plan 143029 by
 amending Lots 31 & 33 by exchanging car parks
 Registered 09-Jun-2010 at noon
 C987724 APPLICATION for registration of change of by-laws
 Registered 01-Nov-2010 at noon
 C949798 APPLICATION by owners to amend strata plan 143029 by
 decreasing area of Lot 100 & increasing areas of Lots

39 & 58 Registered 25-May-2011 at noon
D110502 ORDER FOR RELIEF by the Recorder of Titles
Registered 10-Jan-2014 at noon
D160965 APPLICATION for registration of change of by-laws
Registered 14-Apr-2015 at noon
M526718 APPLICATION by owners to amend strata plan 143029 by
transferring car park space from Lot 23 to Lot 25
Registered 01-Dec-2015 at noon
E81379 ORDER of the Recorder of Titles under Part 9 Strata
Titles Act 1998 Registered 12-Apr-2017 at noon
C628684 APPLICATION to amend strata by adding new lots 20 to
59 Registered 29-Aug-2005 at noon
C630415 APPLICATION by lot owners to amend strata plan by
amending Lot 100 and adding Lots 68, 71 & 6970
Registered 13-Jan-2006 at noon
C728338 APPLICATION by body corporate to amend strata plan by
amending Lot 100, adding Lots 72 & 73 and increasing
common property Registered 06-Mar-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN HOBART SUBURB/LOCALITY HOBART FOLIO REFERENCE C.T.142611/1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. S.P.142611		STRATA PLAN NEW SHEET 1 OF 16		Registered Number 143029
NAME OF STRATA SCHEME ONECOLLINS		STRATA TITLES ACT 1998 REGISTERED 1-4 JAN 2005 <i>Alice Kawa</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 114 (5225-42)	LAST UPI No.	SCALE 1: 500	LENGTHS IN METRES	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	19/8/2005 Date	<i>[Signature]</i> Registered Land Surveyor	02/08/05 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			
LODGED BY : Wong, McDermott & White				

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

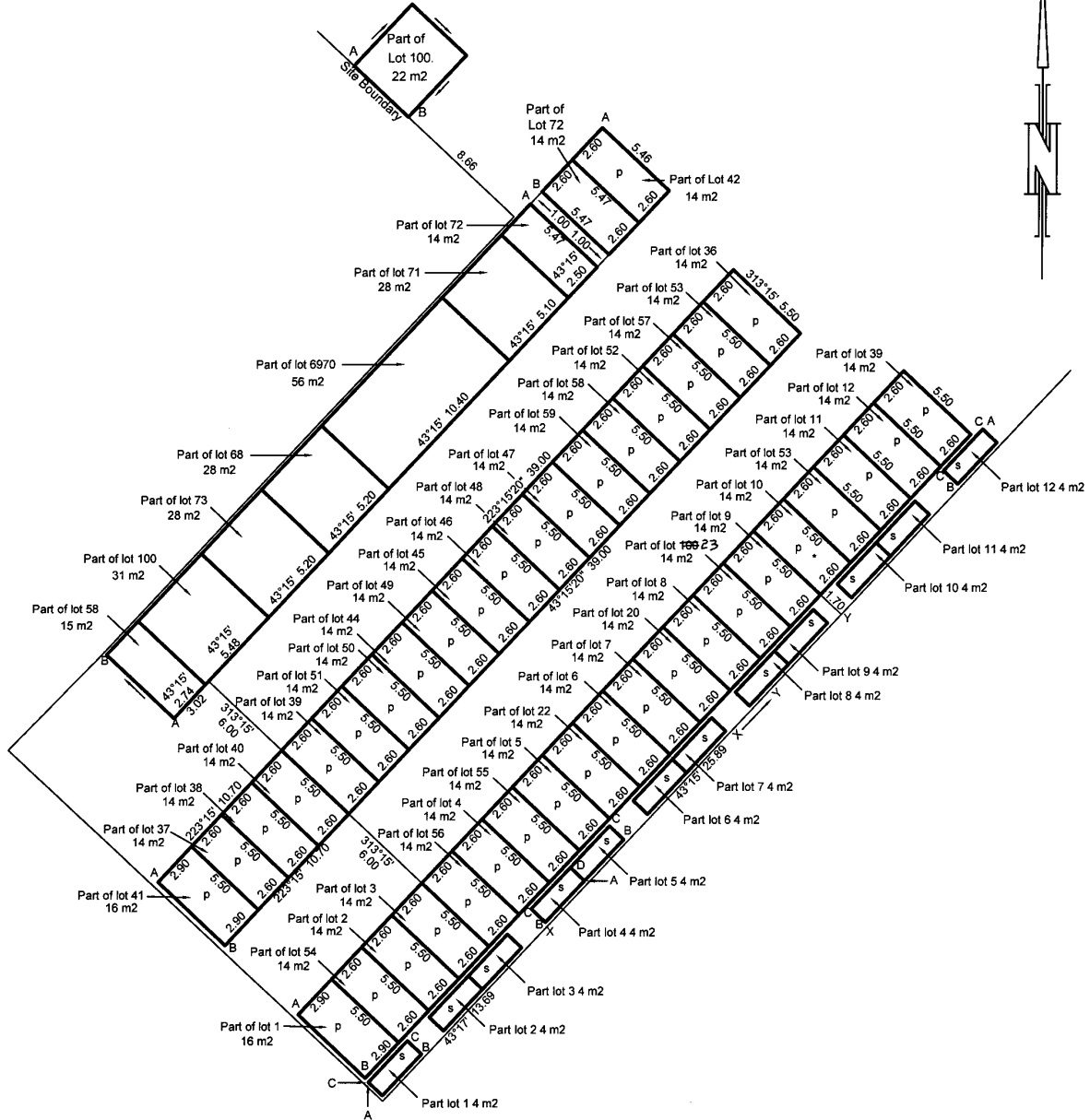
NEW SHEET 2
C949798

David Kelly 19-1-2011
Council Delegate Date
CHIEF EXECUTIVE OFFICER

143029

Scale 1:250
DATUM SP 142611

Ground Floor - Building A



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- FACE OF BRICK WALL LABELLED AB
- CENTRE OF WALL WITH CEMENT CLADDING LABELLED AD
- FACE OF CONCRETE (REAR OF STEPS) LABELLED BC
- FACE OF CEMENT SHEETING WALL LABELLED CC
- MEASUREMENT WHERE BOUNDARY IS OPEN

NOTE: LETTERING OF LOTS 4, 5 TYPICAL FOR STORAGE AREAS DENOTED WITH A s. LOTS MARKED WITH A p DENOTE PARKING BAY.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE FLOOR ABOVE, OR PROLONGATION THEREOF.

David Kelly
Registered Land Surveyor 24/11/2010 Date

STRATA PLAN

Sheet 3

[Signature]
17/12/04
SURVEYING SERVICES MANAGER

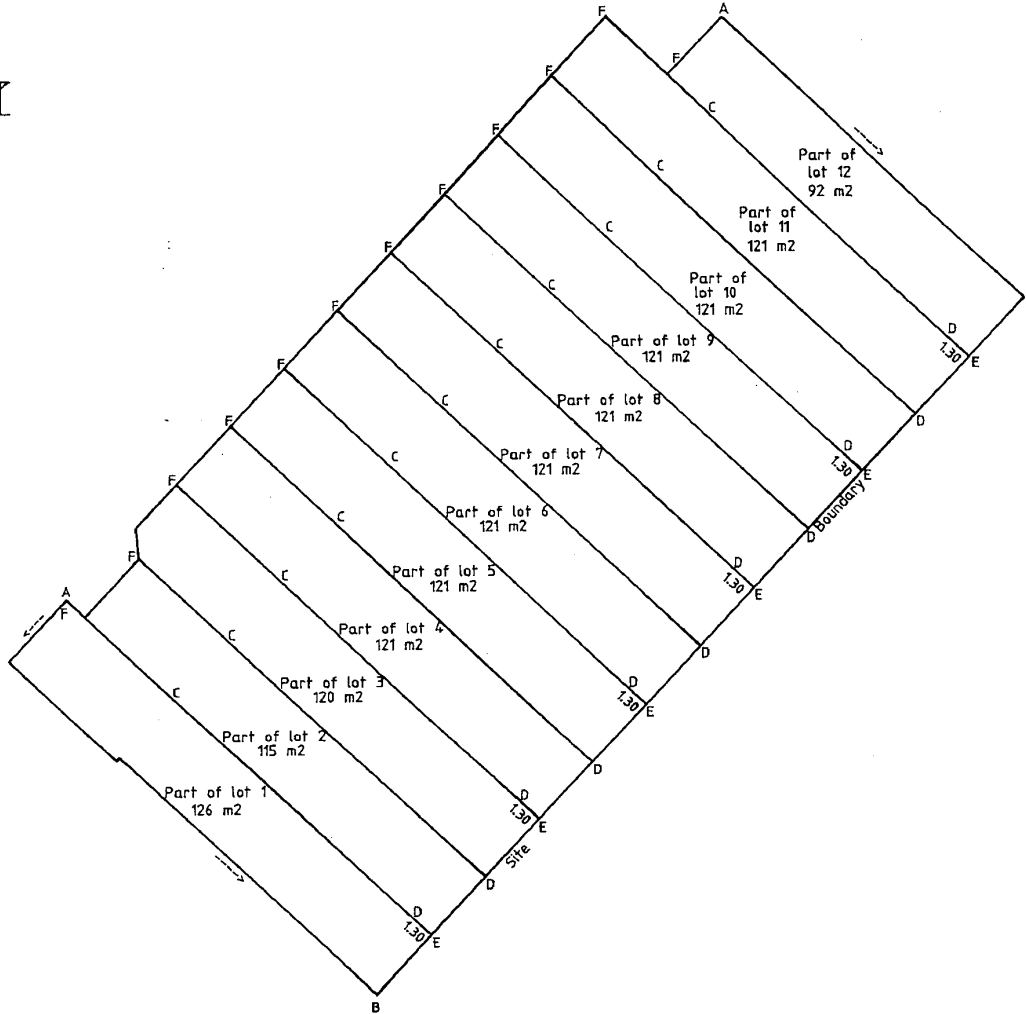
STRATA TITLES ACT 1998

Registered Number

143029

Scale 1:250

First Floor - Building A



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Site boundaries
- Face of wall labelled AB
- Centre of wall labelled CD
- Face of concrete planter box labelled AF
- Fence line labelled FF

Measurements where the boundary is open.

Note: DE prolongation of CD, CF prolongation of DC.

The vertical boundaries of the lot extend vertically from the centre of the floor below or prolongation thereof, to the centre of the floor above or prolongation thereof.

STRATA PLAN

Sheet 4

Planning 17/12/04
SURVEYING SERVICES MANAGER

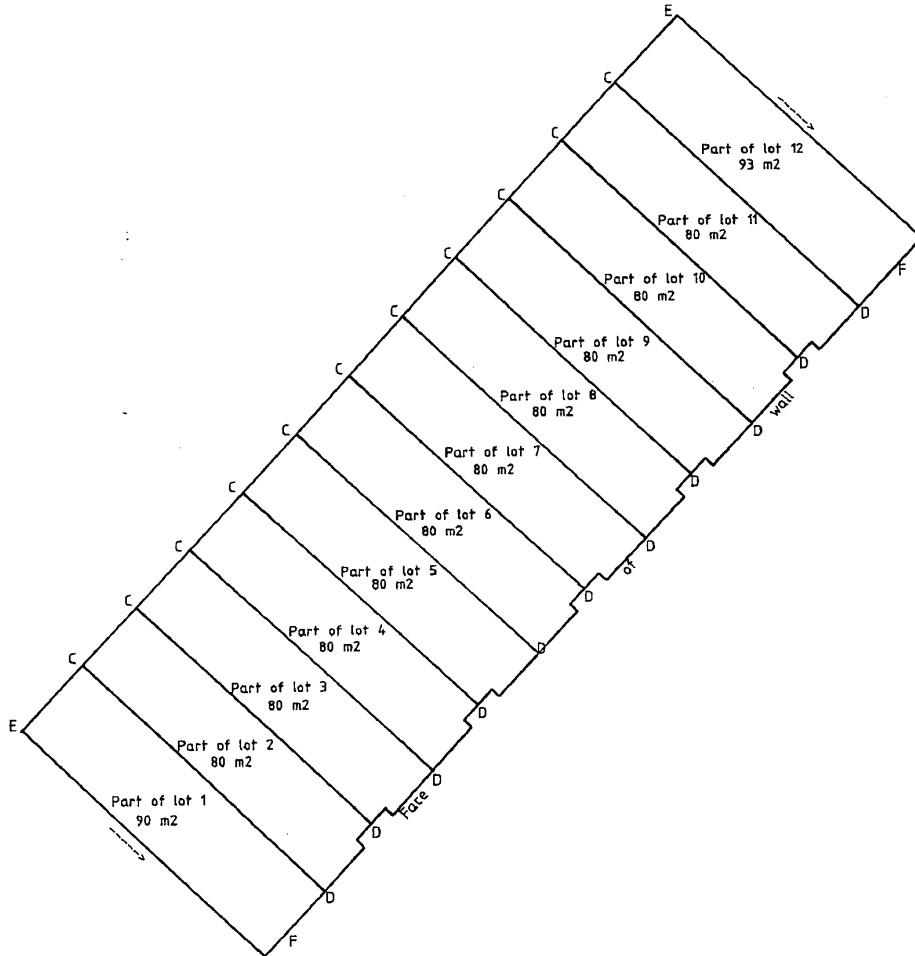
STRATA TITLES ACT 1998

Registered Number

143029

Scale 1:250

Second Floor - Building A



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- ~~Site boundaries~~ FACE OF WALL F-F
- Centre of wall labelled CD
- Face of wall
- Edge of Eaves labelled EF.
- Face of concrete panels labelled EE.

The vertical boundaries of the lot extend vertically from the centre of the floor below or prolongation thereof, to 6.00 metres above.

<p>STRATA PLAN NEW SHEET 5 C 728338</p>	<p>STRATA TITLES ACT 1998</p> <p style="text-align: right;">Registered Number 143029</p>																																																																																																																																																						
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STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

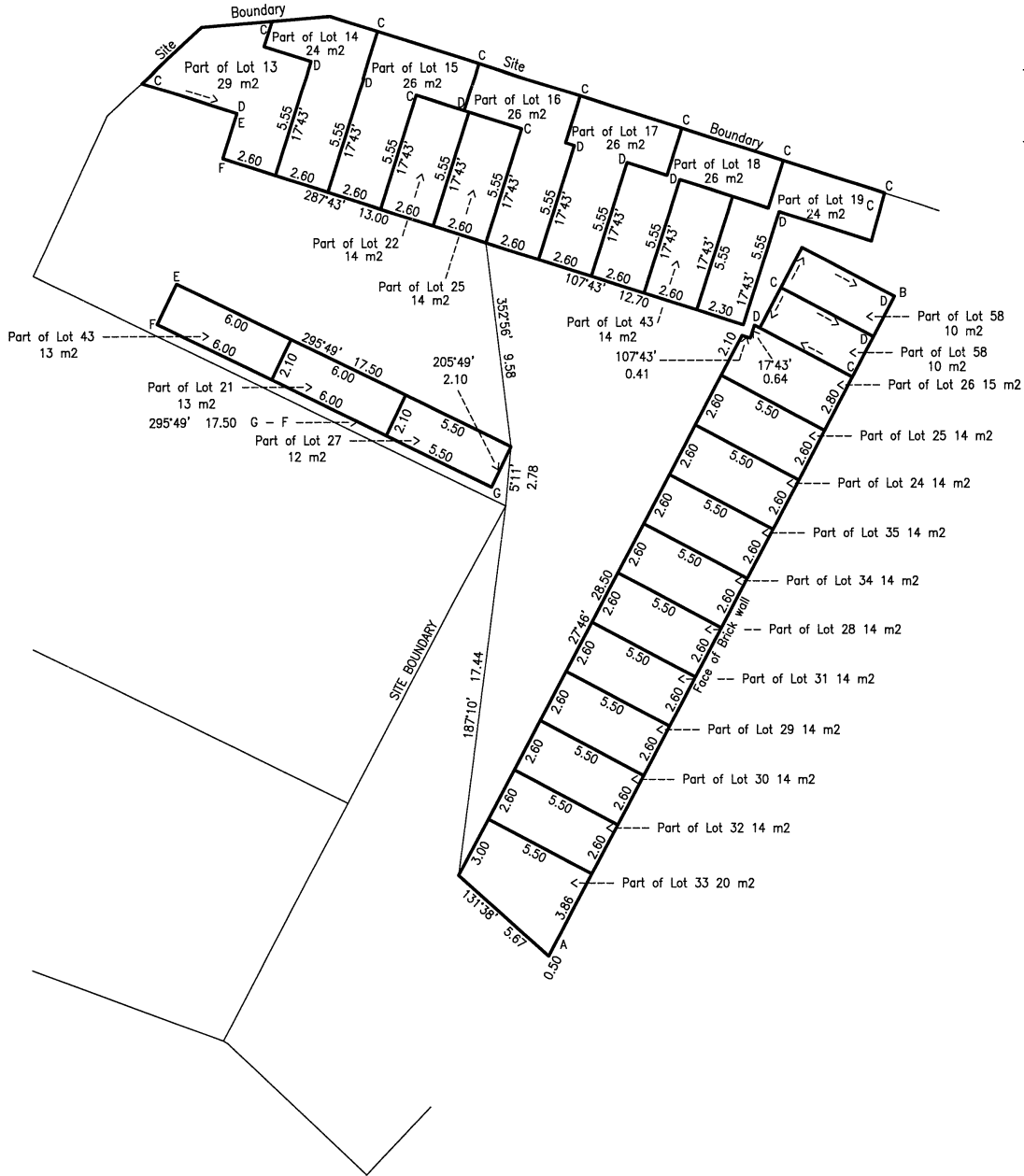
M526718 NEW SHEET 6

David M. O'Connell
Council Delegate 30-6-2015
Date

143029

Scale 1:200
DATUM SP 142611

Building C – Ground Floor (Level 1)



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- FACE OF BRICK WALL LABELLED AB
- CENTRELINE OF WALL LABELLED CD
- FACE OF WALL LABELLED EF
- MEASUREMENT WHERE BOUNDARY IS OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE FLOOR ABOVE, OR PROLONGATION THEREOF.

G

David M. O'Connell
Registered Land Surveyor

06/05/2015
Date

STRATA PLAN

SHEET 7

STRATA TITLES ACT 1998

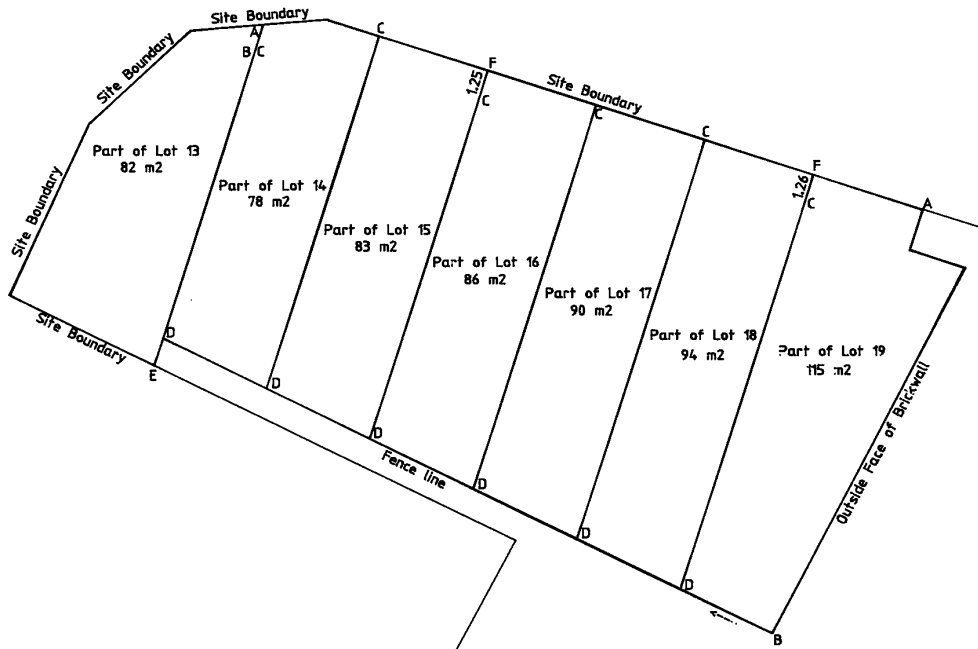
Registered Number

David Miller
Council Delegate
8/12/2005
Date

143029

Scale 1:200

Building C - First Floor (Level 2)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Site Boundaries
- Outside face of wall labelled AB
- Centreline of wall labelled CD
- Fence line labelled BE
- CF is the prolongation of DC

Measurements where the boundary is open.

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or the prolongation thereof

Measurements in brackets are for boundary fixation only.

Ray Banick
Registered Land Surveyor
12/01/05
Date

STRATA PLAN

SHEET 8

STRATA TITLES ACT 1998

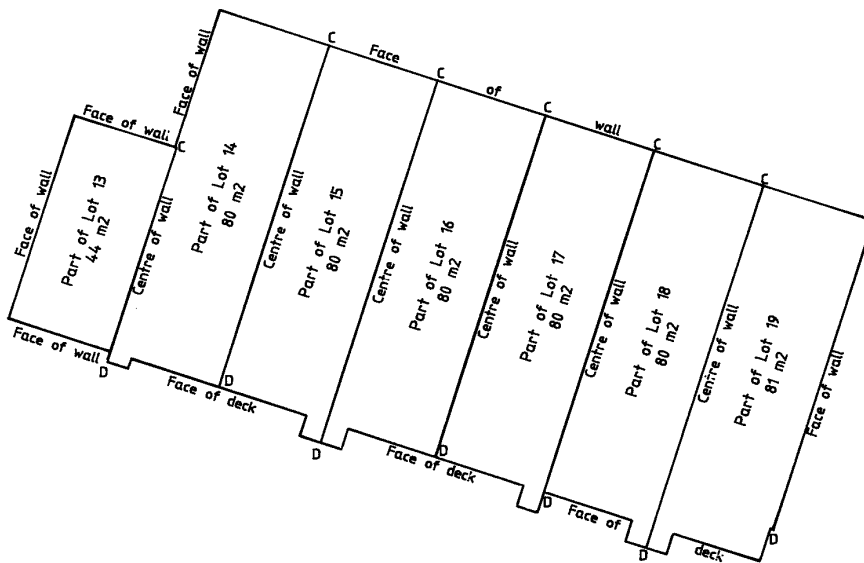
Registered Number

David Miller
Council Delegate Date

143029

Scale 1:200

Building C - Second Floor (Level 3)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Face of wall
- Centreline of wall labelled CD
- Face of deck labelled DD

Measurements where the boundary is open.

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or the prolongation thereof

Measurements in brackets are for boundary fixation only.

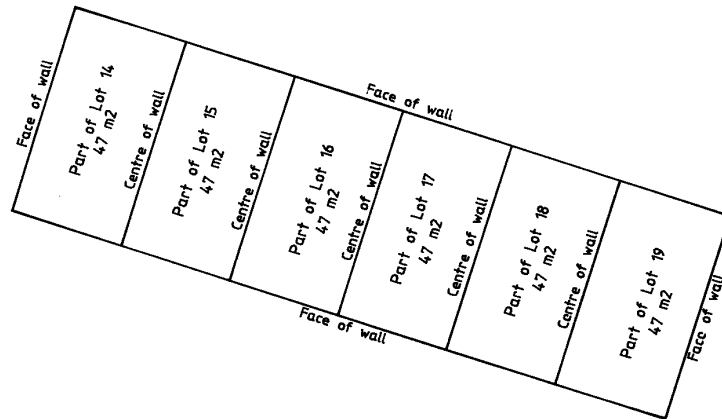
Sybauick
Registered Land Surveyor Date

12/01/05
Date

<p>STRATA PLAN</p> <p>SHEET 9</p>	<p>STRATA TITLES ACT 1998</p> <p><i>David Miller</i> Council Delegate</p>	<p>Registered Number</p> <p>143029</p>
		<p><i>8/2/2005</i> Date</p>

Scale 1:200

Building C - Third Floor (Level 4)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Face of wall
- Centreline of wall

Measurements where the boundary is open.

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to 6.00 metres above.

Measurements in brackets are for boundary fixation only.

<p><i>Key Bauick</i> Registered Land Surveyor</p>	<p><i>12/01/05</i> Date</p>
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STRATA PLAN

NEW Sheet 10

STRATA TITLES ACT 1998

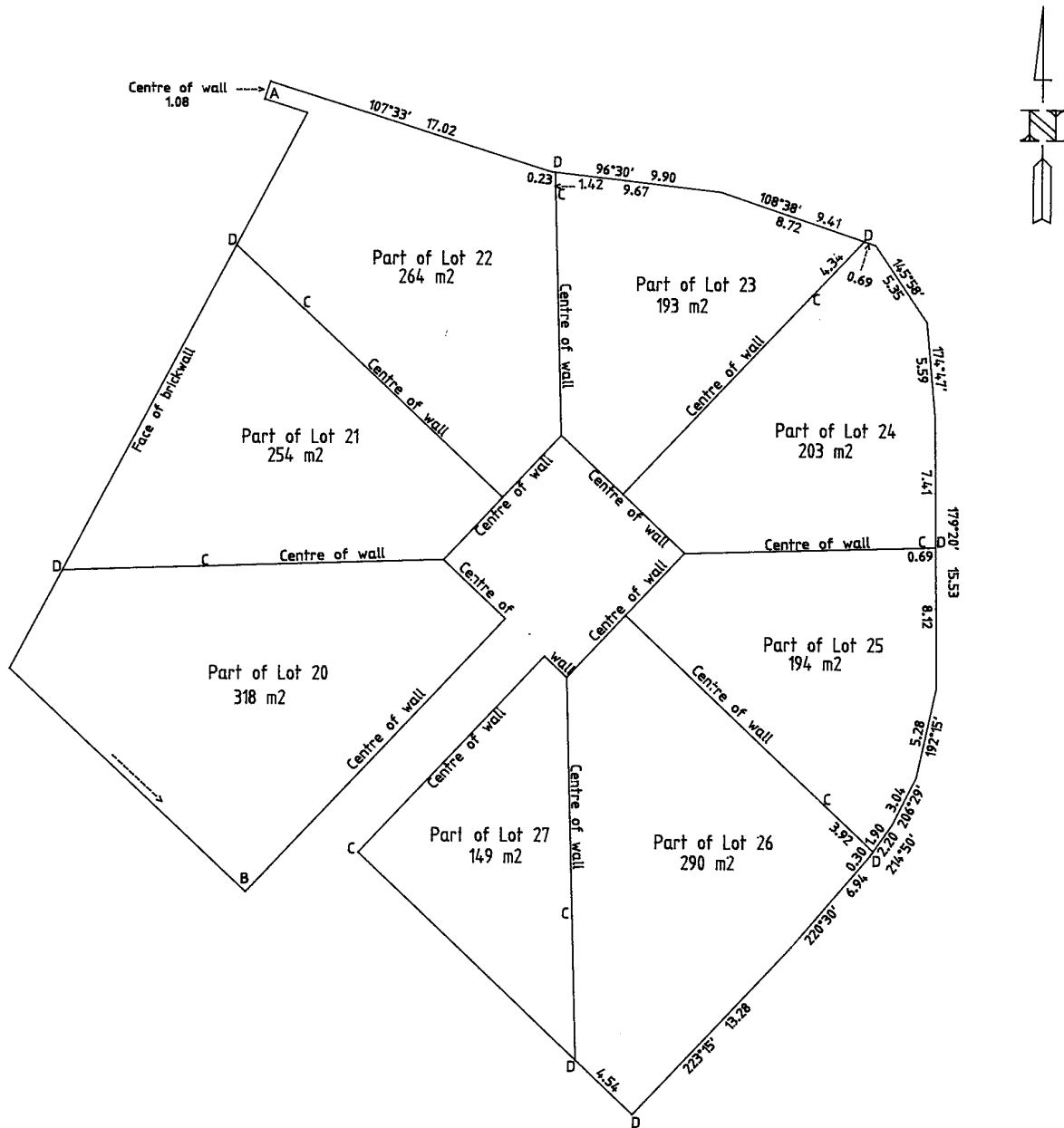
Planning 19/8/2005
SURVEYING SERVICES MANAGER

Registered Number:

143029

Scale 1:250

Building B - Ground Floor - (Level 1)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Open boundary defined by bearing & distance.
- Face of brick wall labelled AB
- Centre of fence line labelled CD
- Centre of wall

The vertical boundaries of the lot extend vertically from 2.00 metre below ground level to the centre of the floor, or prolongation thereof, above.

STRATA PLAN

Sheet 11

Planning 19/8/2005
SURVEYING SERVICES MANAGER

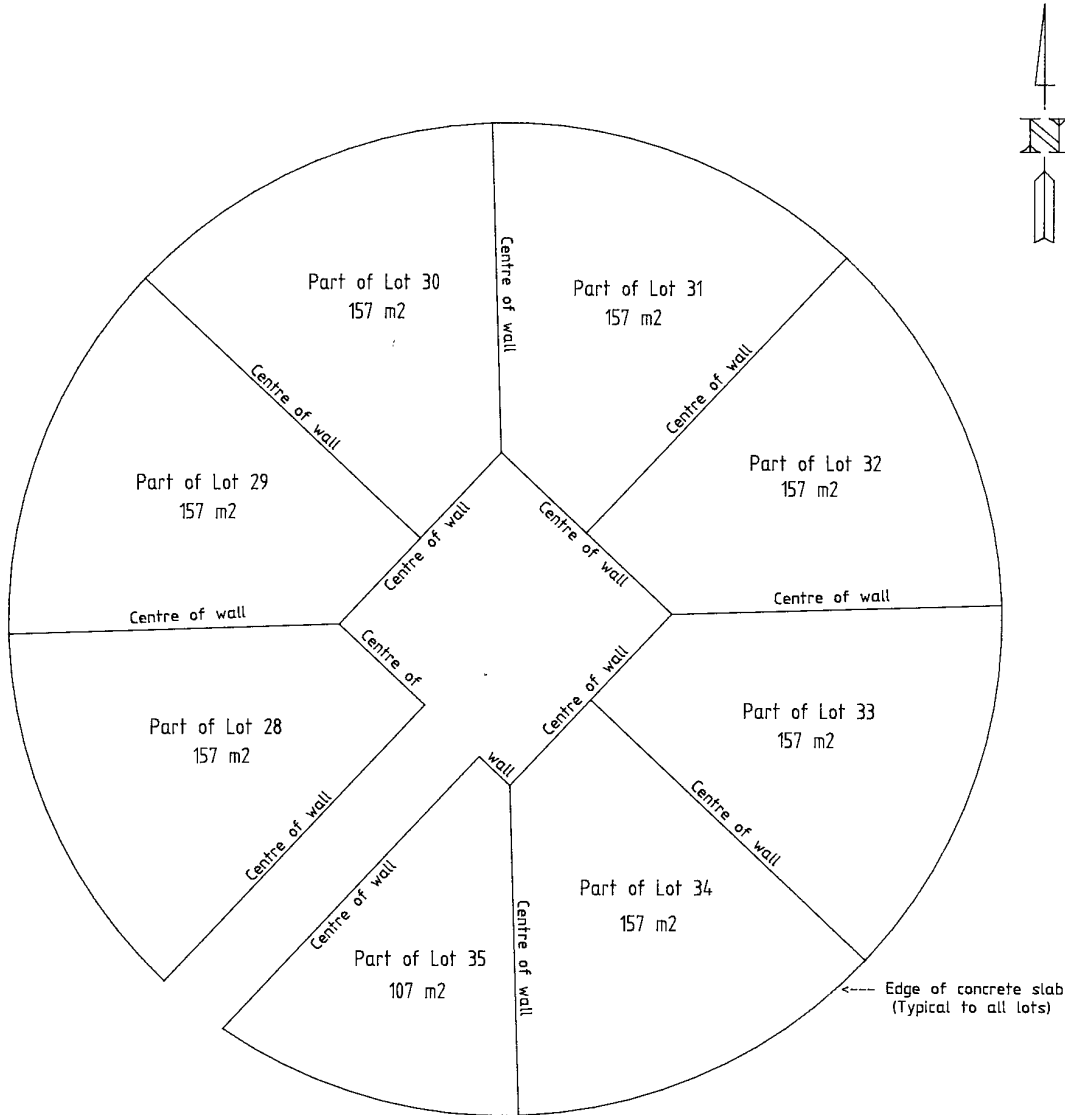
STRATA TITLES ACT 1998

Registered Number

143029

Scale 1:200

Building B - First Floor (Level 2)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- ^ Edge of concrete slab
- Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or prolongation thereof.

STRATA PLAN

Sheet 12

Planning 19/8/2005
SURVEYING SERVICES MANAGER

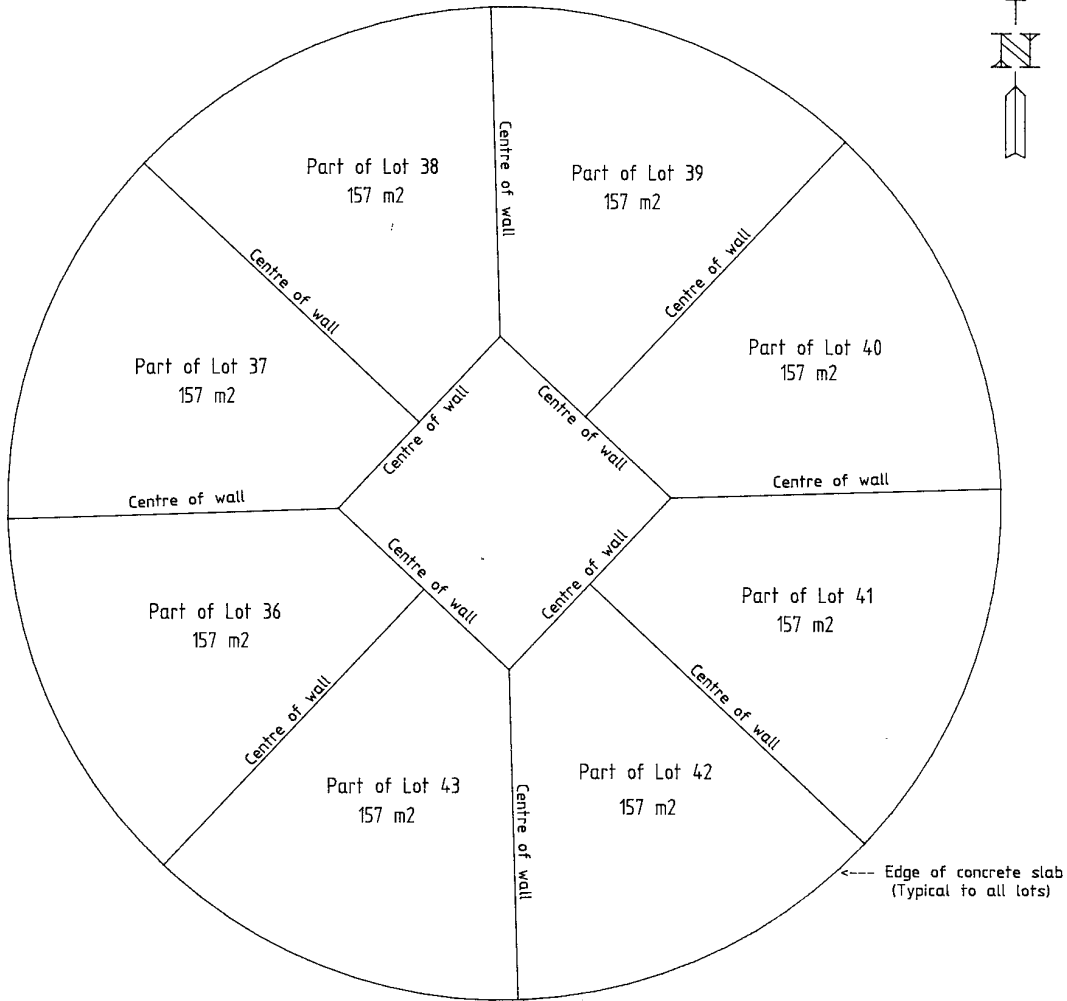
STRATA TITLES ACT 1998

Registered Number

143029

Scale 1:200

Building B - Second Floor (Level 3)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- ^ Edge of concrete slab
- Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or prolongation thereof.

STRATA PLAN

Sheet 13

STRATA TITLES ACT 1998

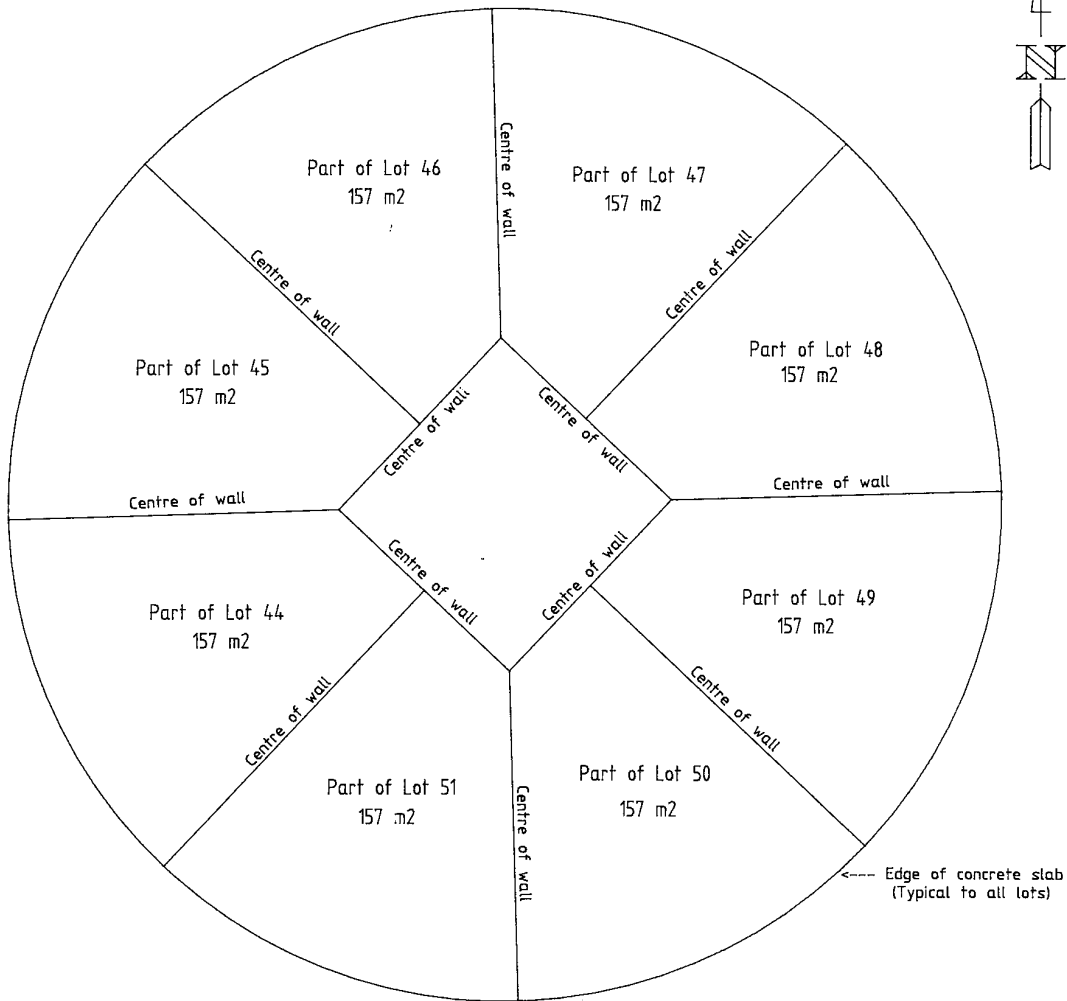
Planning 19/8/2005
SURVEYING SERVICES MANAGER

Registered Number

143029

Scale 1:200

Building B - Third Floor (Level 4)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

- Edge of concrete slab
- Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or prolongation thereof.

STRATA PLAN

Sheet 14

Blair
19/8/2005
SURVEYING SERVICES MANAGER

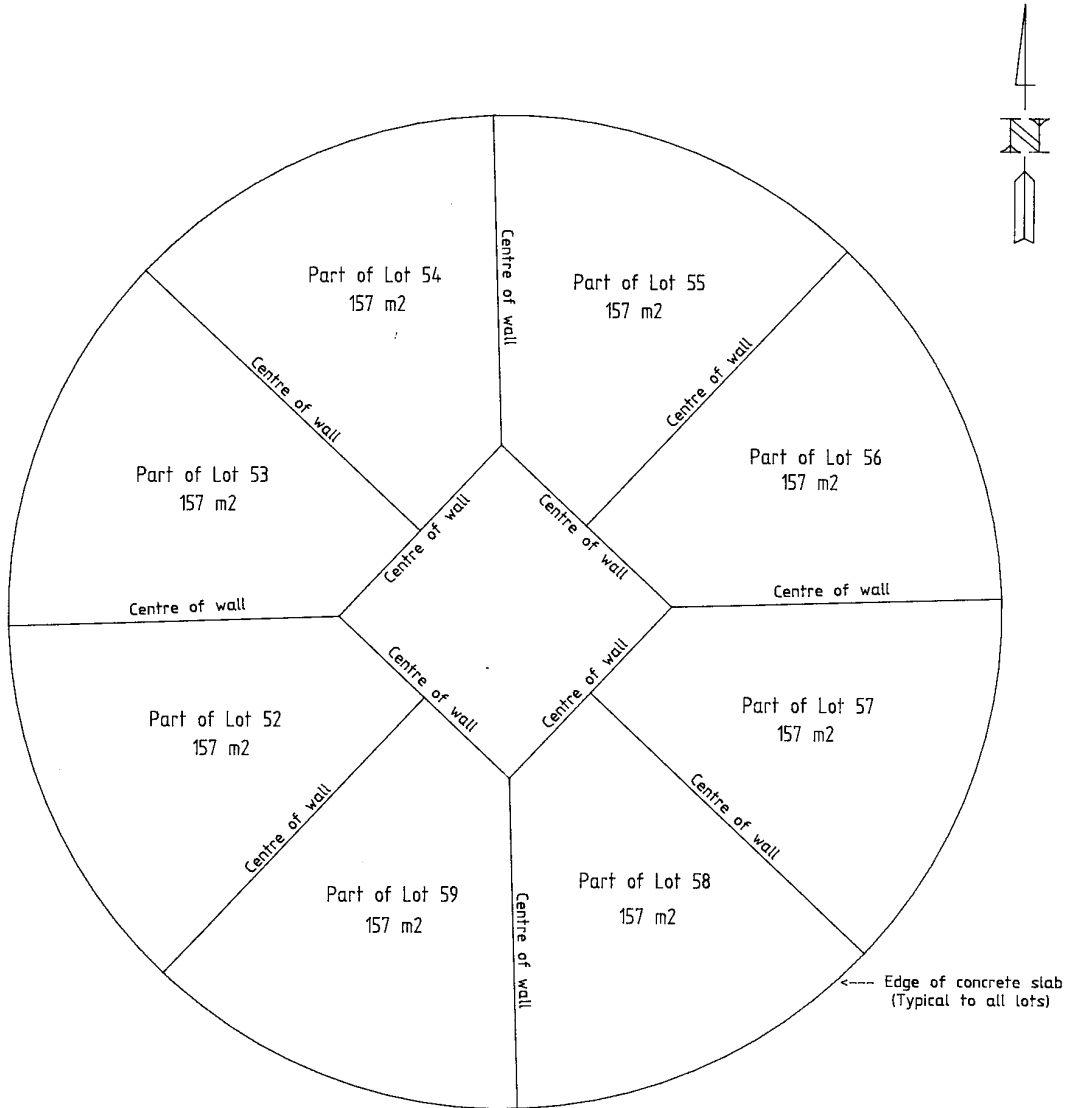
STRATA TITLES ACT 1998

Registered Number

143029

Scale 1:200

Building B - Fourth Floor (Level 5)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:

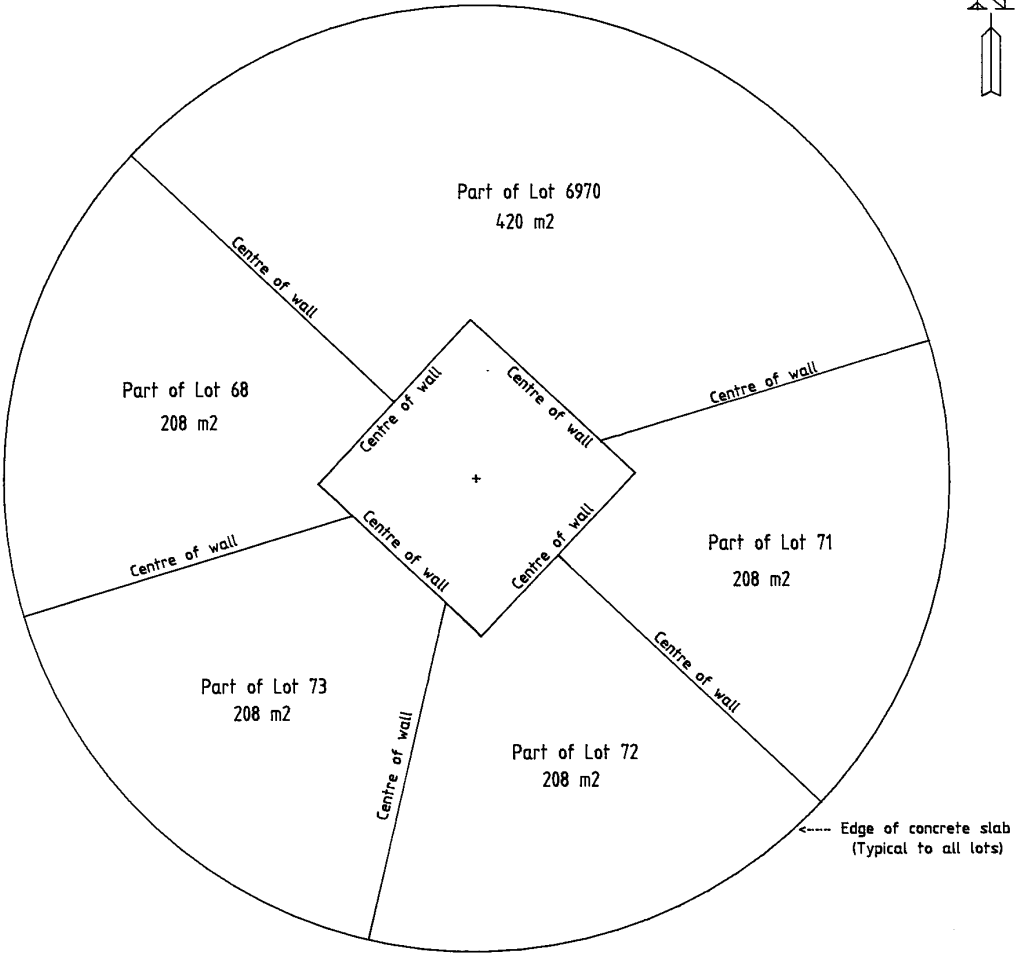
- ^Edge of concrete slab
- Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the ceiling below or prolongation thereof to the centre of the ceiling above or prolongation thereof.

<p>STRATA PLAN NEW SHEET 15 C 728338</p> <p>STRATA TITLES ACT 1998 <i>[Signature]</i> 21.07.06 SCWA DELEGATE DATE</p>	<p>Registered Number 143029</p>
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Scale 1:200

Building B - Fifth Floor (Level 6)



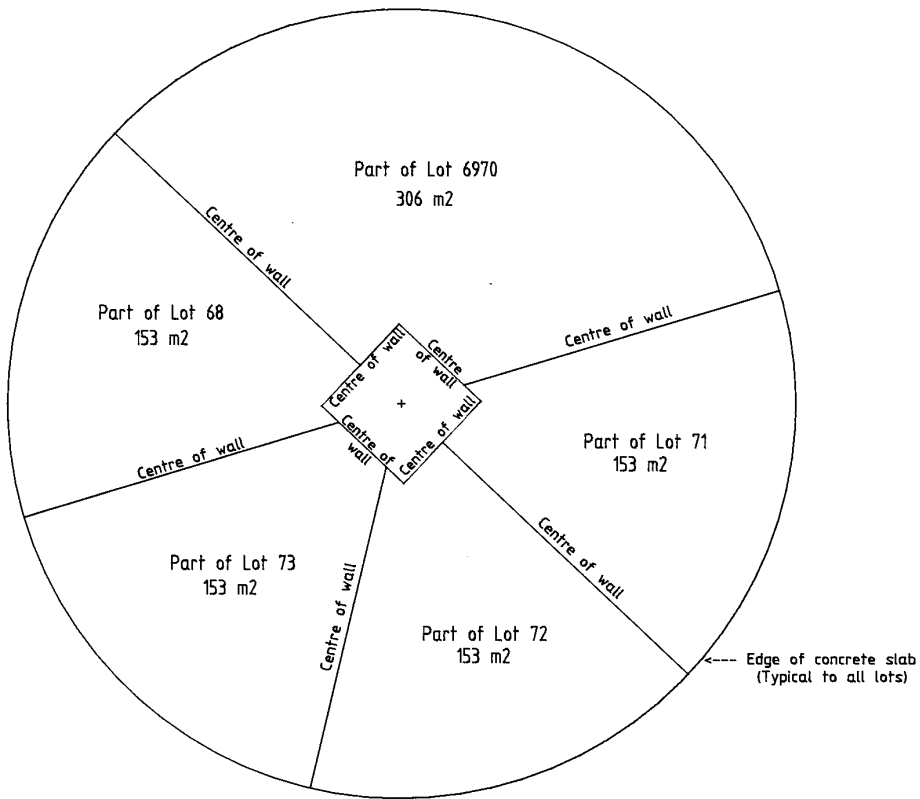
The horizontal lot boundaries are shown by heavy unbroken lines defined by:
Edge of concrete slab
Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the floor below or prolongation thereof to the centre of the floor above or prolongation thereof.

<p>STRATA PLAN NEW SHEET 16 C72833B</p> <p>STRATA TITLES ACT 1998 <i>[Signature]</i> 21-07-06 SCWA DELEGATE DATE</p>	<p>Registered Number 143029</p>
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Scale 1:200

Building B - Sixth Floor (Level 7)



The horizontal lot boundaries are shown by heavy unbroken lines defined by:
Edge of concrete slab
Centre of wall

The vertical boundaries of the lot extend vertically from the centre of the floor below or prolongation thereof to the centre of the floor above or prolongation thereof.

<p>Office Use Only</p> <p>[insert council branding and contact details]</p> <p>Application no.</p> <p>Date received:</p> <p>Fee:</p> <p>Paid:</p>

Guidance Information

**Visitor Accommodation Use in Existing Habitable Buildings
Standard Application Package**

The Standard Application Package has been approved by the Minister for Planning to provide a simple pathway for seeking approval for the use of existing homes or habitable buildings for Visitor Accommodation as prescribed below. It comprises an Application for Planning Permit and a building self-assessment Form.

Completed forms must be lodged with the relevant planning/permit authority.

Application for Planning Permit

The Application for Planning Permit form relates to *Planning Directive No.6 – Exemption and Standards for Visitor Accommodation in Planning Schemes*, issued by the Minister for Planning under former sections 13(1)(a) and (4) of the *Land Use Planning and Approvals Act 1993*, and effective from 1 July 2018 and as modified on 1 August 2018.

The Application for Planning Permit form applies to the change of use of an existing habitable building where it is 'Permitted' under Planning Directive No. 6, as set out below:

Planning Scheme	Requirements
Interim planning schemes	Change of use to Visitor Accommodation if: <ul style="list-style-type: none"> • located within the General Residential Zone; Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, or Village Zone; • not located within the Battery Point Heritage Precinct (BP1); • guests are accommodated within existing habitable buildings; • the use occupies not more than 200m² gross floor area per lot; • the use is not within a strata scheme¹ that includes another lot, as defined in section 3 of the <i>Strata Titles Act 1998</i>, that is used for Residential use; and • all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.
Sullivans Cove Planning Scheme 1997	Change of use to Bed and Breakfast Establishment or Visitor Accommodation if: <ul style="list-style-type: none"> • located within Activity Area 1.0 Inner City Residential (Wapping); • guests are accommodated within existing habitable buildings; • the use occupies not more than 200m² floor area per lot; and • all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.

¹ Strata scheme is defined in section 3 of the *Strata Titles Act 1998*.

The Application for Planning Permit form does not apply if:

- the use is exempt from requiring a planning permit under Planning Directive No.6, as set out below:

Planning Scheme	Exempt Qualification	
Interim planning schemes	Visitor Accommodation use in a dwelling (including an ancillary dwelling) if...	(i) it is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation or temporarily absent; or (ii) it is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.
<i>Flinders Planning Scheme 2000</i>	Visitor Accommodation use in a House, House and Ancillary Apartment or Grouped House if...	
<i>Sullivans Cove Planning Scheme 1996</i>	Bed and Breakfast Establishment or Visitor Accommodation uses in a dwelling if...	

- the use requires a 'Discretionary' planning permit under the planning scheme. For example, a change of use to Visitor Accommodation that does meet the requirements for a 'Permitted' use under Planning Directive No. 6, or other provisions in the planning scheme apply requiring discretionary assessment, such as off-street parking, bushfire planning, heritage, or non-residential use standards in zones (e.g. external lighting requirements).

Applicants should use the standard Council planning application form.

- other uses or if any development (not otherwise exempt) is proposed, in addition to the change of use to Visitor Accommodation.

Applicants should use the standard Council planning application form.

Building self-assessment form

The building self-assessment form is mandated under the *Director's Determination – Short or Medium Term Visitor Accommodation*, issued by the Director of Building Control under section 20(1)(e) of the *Building Act 2016*, and effective from 1 July 2018.

This Determination applies only to existing dwellings or residential premises where a fee is being charged for the use of short or medium term visitor accommodation.

The building self-assessment form must be completed in the following situations where the property is used or intended to be used as visitor accommodation:

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² used for visitor accommodation.

The building self-assessment form requires the owner or occupier to declare that the property meets the minimum building standards with respect to an occupancy permit, plumbing, and essential building services.

The Determination and the building self-assessment form apply, irrespective of the planning requirements. The planning and building requirements are mutually exclusive. If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

APPLICATION FOR PLANNING PERMIT CHANGE OF USE TO VISITOR ACCOMMODATION

Section 58 of Land Use Planning and Approvals Act 1993

To:

Planning Authority

The Proposal:

(Must tick one)

Interim Planning Schemes:

Change of use to Visitor Accommodation if:

- guests are accommodated in existing habitable buildings;
- the use has a gross floor area of not more than 200m² per lot;
- the use is not within a strata scheme² that includes another lot, as defined in section 3 of the *Strata Titles Act 1998*, that is used for Residential use; and
- the land is within one of the following zones:
 - General Residential;
 - Inner Residential, excluding land within the Battery Point Heritage Precinct 1 (BP1);
 - Low Density Residential;
 - Rural Living;
 - Environmental Living;
 - Village.

Sullivans Cove Planning Scheme 1997:

Change of use to Bed and Breakfast Establishment or Visitor Accommodation, where guests are accommodated in existing habitable buildings and the use has a floor area of not more than 200m² per lot, and the land is within the Activity Area 1.0 Inner City Residential (Wapping).

Description:

Brief description of the proposed change of use, including whether the whole or part of the building(s) are to be used:

This proposal is to permit the use of the apartment at 27/1 Collins Street Hobart as Visitor Accommodation.

Applicant: Who is making the application?

Applicant Name:

Business /
Company Name:

Postal Address:

Phone
No:

Email address:

² Strata scheme means the complex of lots and common property (together with the system of administration and management) created on the registered strata plan.

The Land: Detail address and title particulars of the land for the proposed change of use

Street Address: Unit 27, 1 Collins Street
Hobart TAS 7000
Certificate of Title Reference No. 143029/27

Describe the way the land is used now:
The property is currently leased to the Royal Hobart Hospital, who accommodate staff there - this lease expires end-January 2023.

The Owner: Owner's name and address, if land is not in applicant's ownership

(If more than one owner, all names and addresses must be provided)

Owner Name: Gregory David Hurford and Toni Lee Hurford and
Business / Company Name: Trustees for GDH Super
Postal Address: 14 Clarence Street Bellerive TAS 7018
Phone No: 0402069397
Email address: gdhurford@gmail.com

The Applicant: Is the applicant the owner of the land?

(Must tick one)

Yes - please complete Section A below.

No - please complete Section B below, and if relevant Sections C and D.

Section A: Owner's Verification

I/we am/are the owner(s) of the land.

Owner(s): Gregory David Hurford and Toni Lee
Signed: [Signature] Date: 14/12/2022

Section B: Applicant's Verification

I/we, the applicant declare that the owner /each of the owners of the land have been notified of the intention to make this application.

Applicant: [Name: [print]] [Signed] [Date]

Section C: If the application involves land owned or administered by a council

The [] consents to the making of this permit application.


General Manager: [Name: [print]] [Signed] [Date]

Section D: If the application involves land owned or administered by the Crown

The application must be signed by the Minister or relevant delegate responsible for the land and accompanied with written permission.

Declaration (to be completed for all applications)

I declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Applicant: Name: [print] Signed Date
Gregory David Hurford  14/12/2022

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1. Personal information is managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates, on request to the relevant planning authority.
2. Information can be used for other purposes permitted by the *Local Government Act 1993* and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of the relevant planning authority.

Planning Application Checklist

The Planning Authority requires the following to assess this Planning Application, with all documentation provided as required by the planning authority:

- (a) Completed Planning Application Form - all relevant sections filled in and signed by land owner (if required) and applicant.
- (b) A copy of the current certificate of title for all land to which the permit sought is to relate (available from Service Tasmania or from www.thelist.tas.gov.au).
- (c) Either:
 - (i) a basic floor plan of the existing habitable building(s) to scale, including identification of the gross floor area for the proposed change of use to visitor accommodation, or
 - (ii) a signed declaration by the applicant confirming the area of the existing habitable building(s) for the proposed change of use to visitor accommodation has a gross floor area³ of not more than 200m²
- (d) Payment of the prescribed fee (up to \$250.00).

Failure to provide the required information may result in your application not being able to be accepted or processed.

³ Or floor area in the case of the Sullivans Cove Planning Scheme 1997.

BUILDING SELF-ASSESSMENT FORM

Director's Determination – Short or Medium Term Visitor Accommodation

Section 20(1)(e) of *Building Act 2016*

This building self-assessment form must be completed in the following situations where the property is used or intended to be used for visitor accommodation, and a fee is being charged for such use:

- > owner occupiers of residential premises of more than four bookable rooms, or
- > investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² per lot used for visitor accommodation.

The completed form must be lodged with the relevant Permit Authority.

If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

To: Permit Authority
 Address
 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner / Occupier:
(Delete one not applicable)
Postal Address: Phone No:

Email address:

Address of Property used or intended to be used for Visitor Accommodation:

Street Address:

Certificate of Title Reference No.

Owner / Occupier Declaration:

I/we, as the owner / occupier of the property, declare that the property meets the following minimum building requirements, as set out below:

Owner/Occupier: *(Delete one not applicable)* Signed Date

Occupancy Permit:

(Must tick one)

The owner or occupier is to declare that –

- (a) if an occupancy permit has been issued, the premises 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:

(Must tick (a) or (b) and (c) or (d))

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.

- (c) the premises is connected to a reticulated drinking water supply system;

OR

- (d) a private drinking water supply (including from a tank, well, dam, etc.) is provided for the premises that meets the requirements of the *Public Health Act 1997*.

Essential Building Services:

(Must tick one)

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 manufacturer's instructions:

- 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);

- (a) if any storey of the premises contains a bedroom –

- (i) installed 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 premises containing the bedroom and the remainder of the premises; and
- (b) in any other storey of the premises that does not contain a bedroom.
 - If multistorey premises are let for visitor accommodation:
 - i. emergency evacuation lighting is provided; and
 - ii. exits are provided that are clearly marked and mapped for the visitor.