

APPLICATION FOR PLANNING PERMIT CHANGE OF USE TO VISITOR ACCOMMODATION

Status:

Reference

CVO-HOB-2025-0067

Address

88 ARGYLE ST HOBART TAS 7000

Titles

149233/1

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

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate of Title(s)

Selected Titles

149233/1

Total Area: 346m²

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.

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

Intend to use this property for short stay visitor accomodation. It has 3 bedrooms and 3 bathrooms and a guest toilet. New wired smoke detectors updated within the last 6 month.

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:

If yes, how will the road reserve be affected?

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 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	9 Oct 2025	Floor Plan	88 Argyle Street	Mr Robert Williams

1	9 Oct 2025	Floor Plan	88 Argyle Street	Mr Robert Williams
1	9 Oct 2025	Floor Plan	88 Argyle Street	Mr Robert Williams

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: 14/05/2025 15:57

Brisbane Lane

Garage

Garden

Kitchen
Dining

stairs

Court yard

Living Room

WC

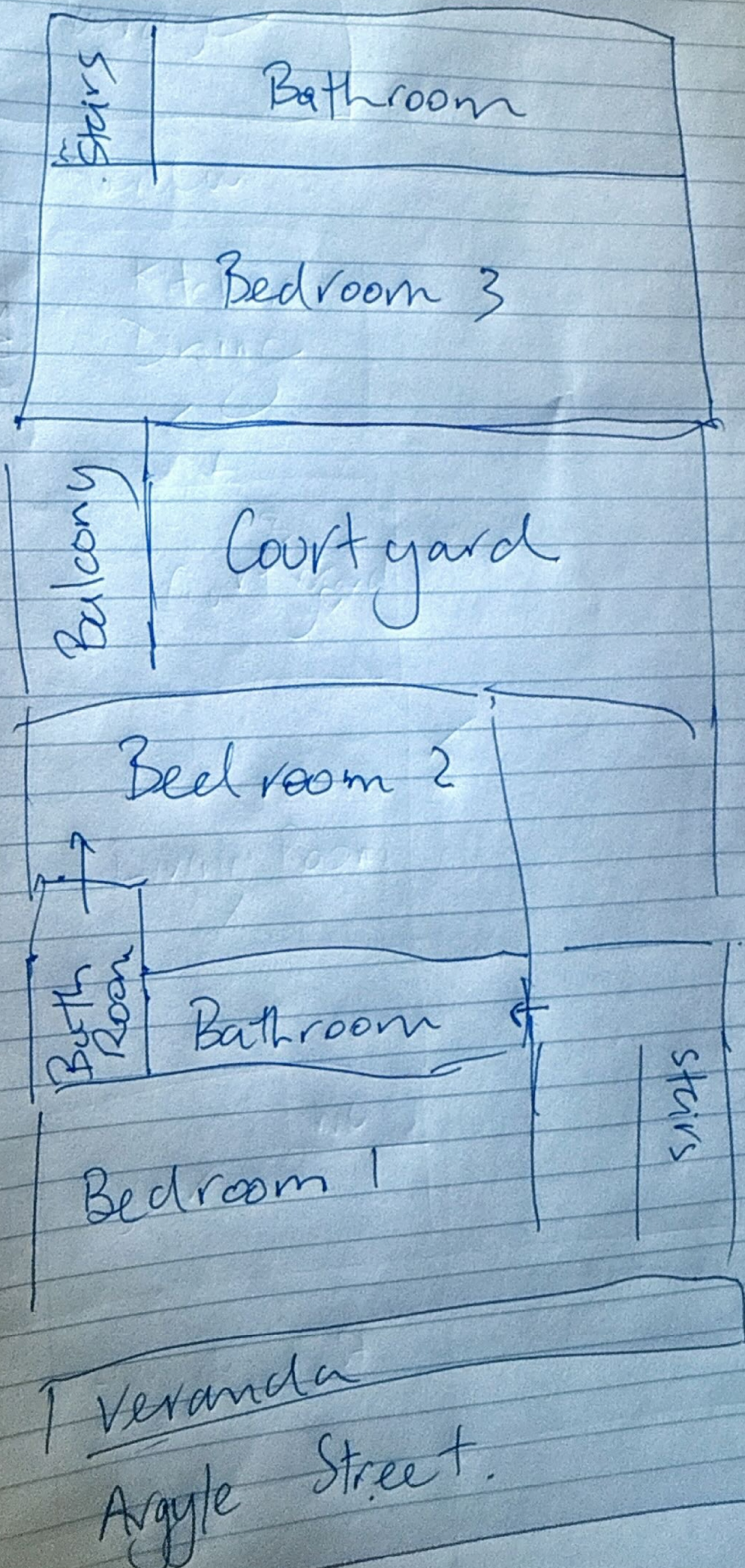
Foyer

Veranda

Argyle St

Ground Floor

Floor Plan SE Argyle St



Upper Floor
88 Argyll Street

Argyll Street.

SEARCH OF TORRENS TITLE

VOLUME 149233	FOLIO 1
EDITION 3	DATE OF ISSUE 28-May-2007

SEARCH DATE : 16-Nov-2019

SEARCH TIME : 06.17 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 149233 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interest

Derived from Strata Plan 149233

Derivation : Part of 1A-3R-6Ps. Gtd. to J. Thompson

SCHEDULE 1

C784385 TRANSFER to ROBERT WILLIAM DRYLL WILLIAMS
Registered 28-May-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 149233 folio 0

C784386 MORTGAGE to National Australia Bank Limited
Registered 28-May-2007 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 149233	FOLIO 0
EDITION 1	DATE OF ISSUE 23-Nov-2006

SEARCH DATE : 16-Nov-2019

SEARCH TIME : 06.17 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 149233

Derivation : Part of 1A-3R-6Ps. Gtd. to J. Thompson

Prior CT 233452/1

SCHEDULE 1

STRATA CORPORATION NUMBER 149233, 88-90 ARGYLE STREET, HOBART

SCHEDULE 2

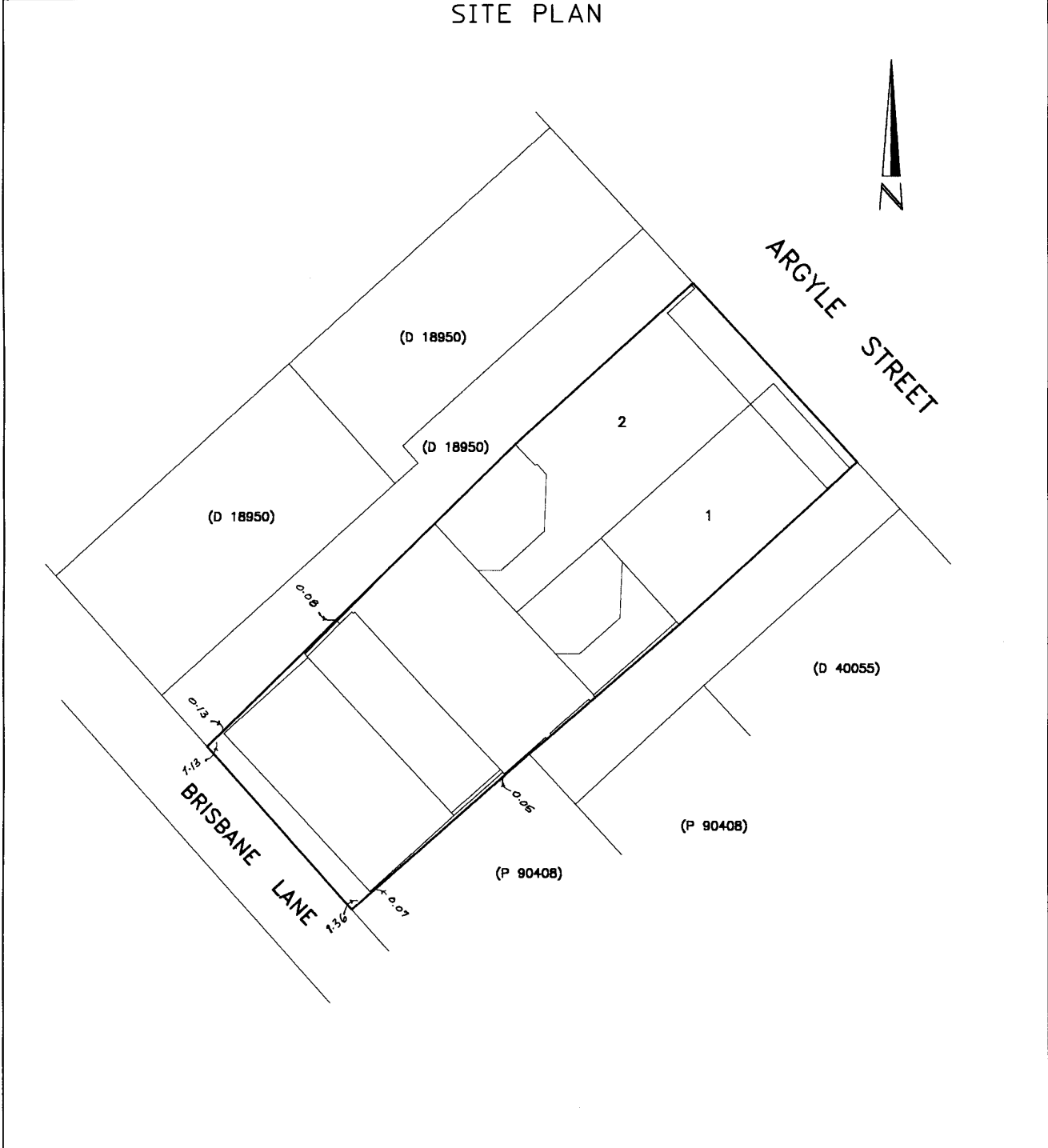
Reservations and conditions in the Crown Grant if any

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CITY/TOWN HOBART		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 149233
SUBURB/LOCALITY				STRATA TITLES ACT 1998 REGISTERED 23 NOV 2006
FOLIO REFERENCE 233452/1		NAME OF STRATA SCHEME 88-90 ARGYLE STREET, HOBART		<i>Alice Kawa</i> Recorder of Titles
SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. 248/11D		SCALE 1: 200	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 14	LAST UPI No. 2100172			

SITE PLAN



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	16/11/2006 Date	<i>[Signature]</i> Registered Land Surveyor	4-10-06 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			

(5-1)

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
149233		1
EDITION	DATE OF ISSUE	
4	24-Aug-2024	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



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