

PLEASE QUOTE

Your Ref:

Our Ref: SP:CF 6128742-01

Enquiries: S Pearce

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	DA 2023/81
Development Site: -	62-64 Wilmot Street BURNIE CT 198091/1 & CT 196888/1
Proposal: -	Change of Use to Visitor Accommodation
Discretionary Matter: -	Reliant on performance criteria for grant of permit - under Clause 16.3.2 (P1 & P2)

Notice of the above application is served on you as an adjoining land owner or occupier.
The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **17 July 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact Miss L Small on (03) 6430 5700.

S Pearce

EXECUTIVE MANAGER DEVELOPMENT SERVICES

Date of Notice: - **3 July 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No DA 2023 / 81

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address 62-64 Wilmot Street, Burnie, TAS, 7320

Certificate of Title Reference CT 198091/1 CT 196888/1 CT 64483/2

Applicant

First Name Kenneth

Second Name Wallace

Surname Dorsey

Owner (note – if more than one owner, all names must be indicated)

First Name Kenneth

Second Name Wallace

Surname Dorsey

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, *Ken Dorsey*, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant _____ Date *24/6/24*

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

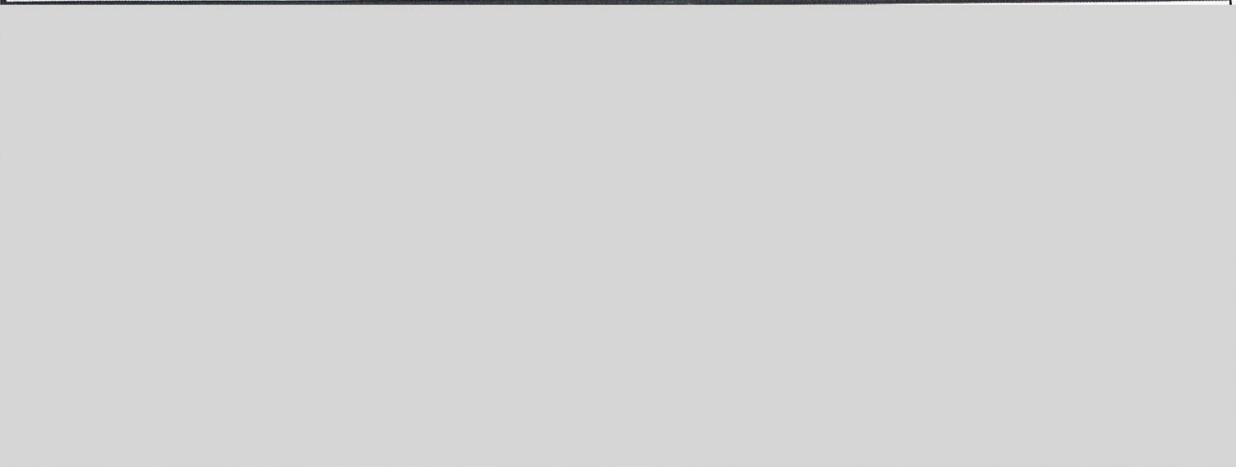
Minister (Signature) _____ Date _____

Applicant Declaration

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

Signature of Applicant _____ Date *31/8/2023*

Office use only



Permit Information
Proposed Use:

(NB if insufficient space, please attach separate document)

Use Class

Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

NA

Provisions and Standards relied upon for grant of a Permit

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

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SEARCH OF TORRENS TITLE

VOLUME 196888	FOLIO 1
EDITION 1	DATE OF ISSUE 13-Sep-1995

SEARCH DATE : 31-Aug-2023

SEARCH TIME : 02.04 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan 196888
 Derivation : Part of 50,000 Acres Gtd to The Van Diemens Land
 Company
 Prior CT 3225/9

SCHEDULE 1

59540 HILDA HARRIETT FLOWER

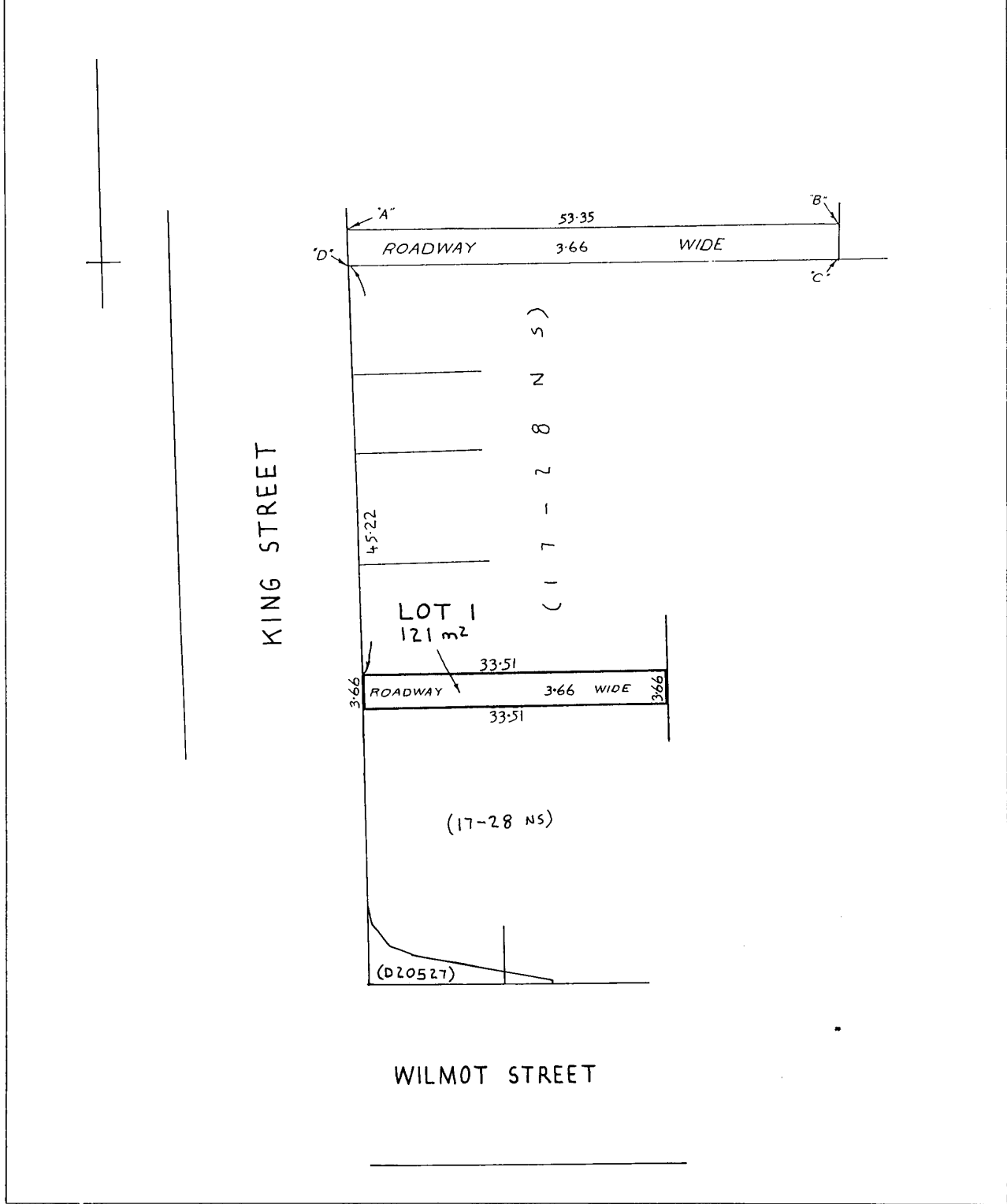
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: A right of carriageway over the Roadway
 marked A.B.C.D. on Plan No. 196888
 BURDENING EASEMENT: A right of carriageway (appurtenant to
 Lots 1 to 4 on Diagram No. 17/28NS, 14.7/10Ps on
 Diagram No. 46/9NS and the land comprised in
 Certificate of Title Vol. 387 Fol. 5) over the said
 land within described
 BURDENING EASEMENT: A right of way (appurtenant to Lot 6 on
 Diagram No. 17/28NS) over the said land within
 described

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE C.T. 3225-9				P196888	
GRANTEE		LOCATION CITY OF BURNIE		APPROVED 22 SEP 1997	
		FIRST SURVEY PLAN No. 17-28 N.S.		<i>M. Phillips</i>	
		COMPILED BY L.T.O.		Recorder of Titles	
		SCALE 1:400		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 103(4045-22, 32 & 33)	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



A 143

Ac

SEARCH OF TORRENS TITLE

VOLUME 198091	FOLIO 1
EDITION 1	DATE OF ISSUE 10-Aug-1995

SEARCH DATE : 27-Jun-2022

SEARCH TIME : 12.05 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 1 on Plan 198091
 Derivation : Part of 50000 Acres Granted to the Van Diemens
 Land Company
 Prior CT 2846/99

SCHEDULE 1

B121398 TRANSFER to SUZON INVESTMENTS PROPRIETARY LIMITED

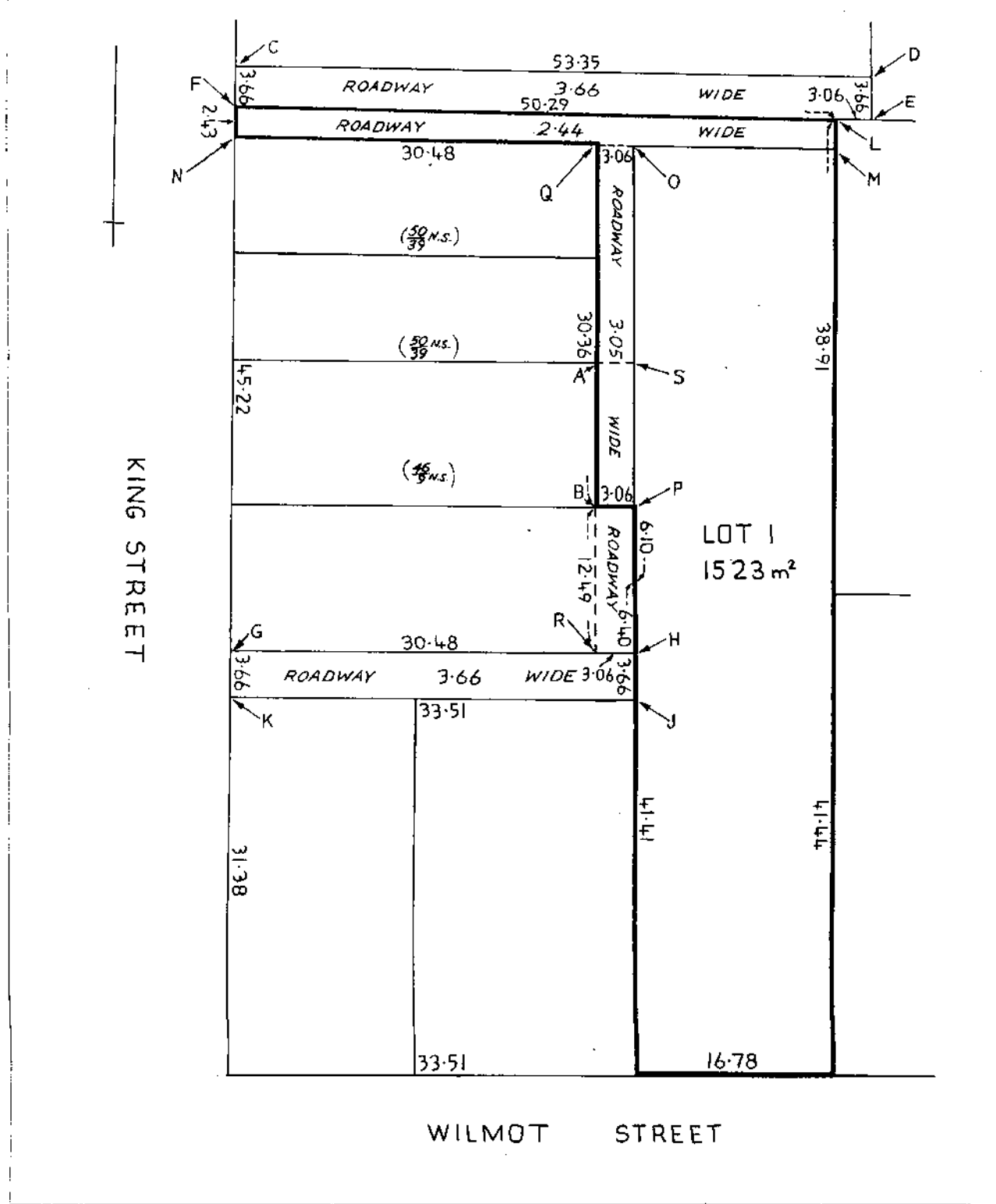
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: A right of carriageway (in common with
 all others having a like right) over the roadway
 marked C.D.E.F. on Plan No. 198091
 BENEFITING EASEMENT: A right of foot and carriageway (in
 common with all others having a like right)
 (appurtenant to Lots 1 & 7 shown on Plan No. 198091)
 over the roadway marked B.P.H.R. on Plan No. 198091
 BENEFITING EASEMENT: A right of carriageway over the roadway
 marked G.H.J.K. on Plan No. 198091
 BURDENING EASEMENT: A right of way for Hilda Harriett Flower
 and Cyril Acres over the roadway marked B.P.O.Q. on
 Plan No. 198091
 BURDENING EASEMENT: A right of way for Cecil James Summers
 over the roadway marked A.S.P.B. on Plan No. 198091
 BURDENING EASEMENT: A right of carriageway for the said Hilda
 Harriett Flower and Cyril Acres over the roadway
 marked F.L.M.N. on Plan No. 198091

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOURTH REFERENCE CT 2846 /99 GRANTEE	PLAN OF TITLE		Registered Number P.198091
	LOCATION CITY OF BURNIE		APPROVED 24 JUN 1998 <i>M. J. O'Brien</i> Recorder of Titles
FIRST SURVEY PLAN No. COMPILED BY L T O SCALE 1:300 LENGTHS IN METRES			
PARISH & MUNICIPAL COUNTY No. 103 (4045 32)	LAST UPF No 4206866	LAST PLAN No 17/28 N-S	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



MD

SEARCH OF TORRENS TITLE

VOLUME 64483	FOLIO 2
EDITION 2	DATE OF ISSUE 25-Aug-2022

SEARCH DATE : 25-Jun-2024

SEARCH TIME : 02.23 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 2 on Sealed Plan 64483 (formerly being SP2752)
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land
 Company
 Prior CT 2602/12

SCHEDULE 1

M978856 TRANSFER to KENNETH WALLACE DORSEY Registered
 25-Aug-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 64483 EASEMENTS in Schedule of Easements
 E314217 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 25-Aug-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Harold William Tattersall (741-516.7)

Owner <i>Urban Matthias Alexander</i>		PLAN OF SURVEY		Registered Number
Title Reference <i>272-140.F</i>		by Surveyor <i>M. G. Dincey</i>		S.P. 2752
Area of Parcel		of land situated in the		
Lot Number	Area	Lot Number	Area	Filed by: <i>Louise Walsh</i> on <i>BURNIE</i> at <i>2922</i> Receipt No. <i>1870</i> Receiving Clerk Effective from <i>9/2/70</i> <i>W. H. King</i> Registrar of Deeds
1	$1\frac{1}{2}^P$			
2	$22\frac{1}{2}^P$			
Total	$24\frac{1}{2}^P$	Total		

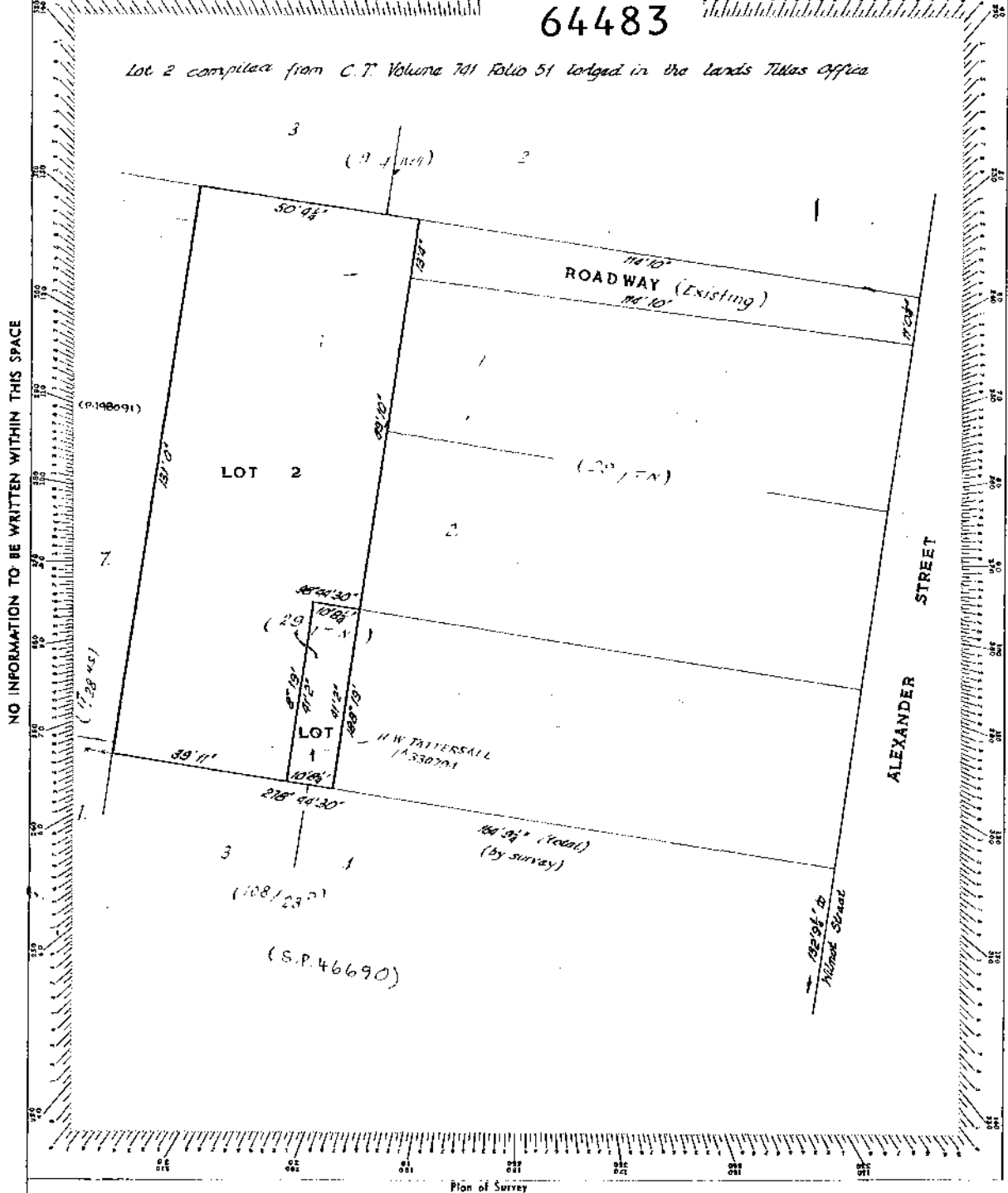
Grantee: *Portion of 50,000 Acres granted to the Peri Diamonds Land Company*

Scale *20 Feet* to an inch

P/I

REGISTERED NUMBER
64483

Lot 2 compiled from C.T. Volume 741 Folio 51 lodged in the Lands Titles Office



NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

Plan of Survey

7



SCHEDULE OF EASEMENTS PLAN NO.

S.P.2752

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

LOT 21 IS TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE CARWAY SHOWN HEREON.

No ^{OTHER} easements, ^{COVENANTS} or profits a preponder are created to benefit or burden any lots shown on the plan

SIGNED by URBAN MATTHIAS ALEXANDER the registered owner of the land comprised in Certificate of Title Volume 272 Folio 14 in the presence of:

U. Alexander

J. ...

Solicitor for the said Registered Proprietor.

CERTIFIED correct for the purposes of the Real Property Act, 1862 as amended.

J. ...
SOLICITOR FOR THE REGISTERED PROPRIETOR

This is the schedule of easements attached to the plan of Lots 1 and 2

H.M. Tattersall, Alexander St. comprising part of the land in

Certificate of Title Volume 272 Folio 14
(Insert Title Reference)

Sealed by BURNIE MUNICIPAL COUNCIL on 4th November 1969.

14482


Council Clerk/Town Clerk

Attention: Development Services, Burnie City Council

Re: Change of Use Proposal for Visitor Accommodation / Serviced Apartment

Introduction: This proposal outlines the conversion of an existing property into a serviced apartment. The concept of serviced apartments has gained prominence as a flexible and accommodating solution for modern urban living. This proposal aims to demonstrate the feasibility, benefits, and potential impact of repurposing the property to meet the growing demand for temporary, comfortable, and fully equipped living spaces.

Property Overview: The property under consideration, formerly an office space with private off-street parking, is accessible via a lane way from King St. The property features three bedrooms and study, each room with natural light and ventilation, an existing kitchenette, a full-size bathroom, a very large living space, and a separate dining area make it an ideal candidate for the change of use into visitor accommodation. Also due to its location within the central business district, proximity to the arts centre, the library, the university, transportation hubs, tourist attractions, shops and restaurants.

Rationale for Conversion: The need for adaptable and comfortable living spaces has increased significantly in recent years. This change of use aligns with market trends and addresses the following needs:

- 1. Business Travelers:** The property's strategic location within the CBD positions it to cater to business travellers who require extended stays in proximity to their workplace.
- 2. Tourism:** With tourist attractions in the direct vicinity and a base to explore the surrounding region attract tourists seeking accommodations that provide the comforts of home along with convenient access to local attractions and walking distance to food outlets.
- 3. Temporary Relocation:** The property offers an excellent solution for individuals or families undergoing temporary relocations, providing them with a comfortable and private living environment whilst in the process of securing suitable long term options.
- 4. Corporate Housing:** The rise in corporate assignments and project-based work requires versatile and cost-effective housing solutions for employees.
- 5. Medical Professionals:** The ongoing demand to fill essential medical roles at the Burnie Regional Hospital and the shortage of accommodation for temporary placement of professional into local positions has impacted the medical sector in Burnie in turn effecting within the greater region.

Proposed Serviced Apartment Features: The converted property will offer a range of features designed to provide a seamless and enjoyable living experience:

- 1. Unit Configuration:** The property has no need to undergo any changes in configuration due to the existing layout which provides ample living area, well-lit and ventilated bedrooms, a modern bathroom and upgraded kitchenette.
- 2. Fully Furnished:** The apartment will be fully furnished with modern and tasteful furniture and decor to create a comfortable and inviting atmosphere.
- 3. Kitchen Facilities:** The apartment features a fully equipped kitchenette, including appliances and utensils, allowing guests to prepare their meals.
- 4. Housekeeping Services:** Regular housekeeping services will be provided to maintain cleanliness and ensure a pleasant stay.
- 5. Security:** Enhanced security measures, including secure access, security lighting at night and surveillance, will ensure the safety of guests and increase safety in the general area.
- 6. Ample Parking:** Secure and off-street parking is provided with direct access to the apartment entrance.

Benefits and Impact:

- 1. Economic Growth:** The serviced apartment will contribute to the local economy by attracting business travellers and tourists, boosting local businesses.
- 2. Property Value Enhancement:** The conversion will potentially increase the property's value due to its updated amenities and market relevance.
- 3. Job Creation:** The establishment and management of the serviced apartment will generate job opportunities in hospitality, management, and maintenance.
- 4. Community Integration:** Engaging with the local community through partnerships with businesses and events can foster positive relationships and community integration.

Conclusion: This proposal presents a compelling case for the change of use of the property into a serviced apartment. The concept aligns with current market trends and addresses the growing demand for comfortable, flexible, and well-equipped living spaces. By repurposing the property, we aim to contribute to the local economy, enhance property value, and provide a valuable service to traveller's and temporary residents alike.

Attention: Development Services, Burnie City Council

Subject: Statement Relative to Performance Criteria

The transformation of the existing office building into visitor accommodation aligns rigorously with a set of essential performance criteria, ensuring the successful conversion while meeting the needs of guests, adhering to regulatory standards, and promoting a sustainable and enriching visitor experience. The following statement outlines how the project is guided by these performance criteria:

1. **Adaptive Design and Functional Excellence:** The redesign focuses on creating a seamless transition from office spaces to comfortable and functional visitor accommodations. Every design choice is geared toward optimizing the layout, ensuring privacy, and providing a welcoming ambiance for guests.
2. **Safety, Accessibility, and Guest Well-being:** Safety and guest well-being are paramount in our project. The conversion adheres to building codes and accessibility standards, with an emphasis on fire safety measures, emergency exits, and ensuring that all accommodations are universally accessible.
3. **Infrastructure and Comfort:** The project takes into account the essential infrastructure required for visitor accommodations, including reliable utilities, effective heating, natural light and ventilation.
4. **Sustainability and Guest Experience:** Sustainability is interwoven throughout the project to minimize its ecological impact. Energy-efficient lighting, water-saving fixtures, and waste reduction measures are integrated to enhance the guest experience while aligning with responsible practices.
5. **Regulatory Compliance and Guest Safety:** The conversion adheres strictly to local zoning regulations, building codes, and legal requirements. This ensures the safety and security of guests while contributing to the overall urban planning framework.
6. **Operational Efficiency and Guest Satisfaction:** The project includes a comprehensive operational plan to ensure efficient management of visitor accommodations. This plan enhances the guest experience, contributes to positive reviews, and supports the long-term viability of the accommodations.
7. **Parking:** The conversion of the existing office building into visitor accommodation places a significant emphasis on addressing parking requirements in alignment with key performance criteria. The parking site is such that it does not impede on any of the neighbouring buildings and has no impact on the daily operations of the local business in direct proximity.

8. **Amenity:** The conversion of the existing office building into visitor accommodation is undertaken with a steadfast commitment to maintaining and even enhancing the amenity of properties in adjoining zones. The project recognizes the importance of harmonious coexistence within the community and aims to ensure that the change in building use does not result in any negative impacts on the well-being, privacy, and quality of life of neighbouring properties.
9. **Intensity:** The conversion of the existing office building into visitor accommodation is carried out with a firm commitment to maintaining an intensity that respects and enhances the character of the surrounding area. The project recognizes the intrinsic value of preserving the unique identity and ambiance of the locality while introducing a new function to the building. As visitor accommodation the intensity relating to the use will be greatly reduced with less daily activity than its former use as offices.
10. **Discretionary uses:** Is guided by a dedicated commitment to adhering to performance criteria, particularly in cases where the proposed use falls within discretionary considerations. Our project recognizes the significance of such criteria in ensuring that the change in use aligns harmoniously with the surrounding environment and does not compromise or distort the activity centre hierarchy, having respects to the following.
 - a) The Characteristics of the site: Will be unchanged due to the building being a permanent structure.
 - b) The need to encourage activity at pedestrian levels: The location of entry is situated away from the pedestrian sidewalk on King St and is located in a very low pedestrian area of the CBD. The location will not cause any disruption or affect local pedestrian activity.
 - c) The size and scale of the proposed use: There has no change in the size or scale in relation to the change of use. As the offices were previously fully staffed the proposed use has been reduced significantly from its former occupancy and this will have no impact to the local area and adjoining businesses.
 - d) The functions of the activity centre and surrounding activity centres: As visitor accommodation the property will offer a positive impact to the surrounding area and integrate seamlessly within the urban fabric, enhance the surrounding area, and foster positive coexistence with the surrounding activity centres.

In conclusion, the transformation of the existing office building into visitor accommodation is a comprehensive endeavour guided by a steadfast commitment to a range of critical performance criteria. Through a meticulous evaluation of various factors, including contextual compatibility, site characteristics, activity centre hierarchy, and potential impacts on neighbouring zones, our project ensures that the proposed change in use aligns harmoniously with its surroundings.

We recognize the significance of addressing discretionary considerations and potential impacts on neighbouring activity centres. By fostering open communication and collaboration, we endeavour to strike a balance that respects the aspirations of the community while contributing positively to the urban environment.

Elevation Plan



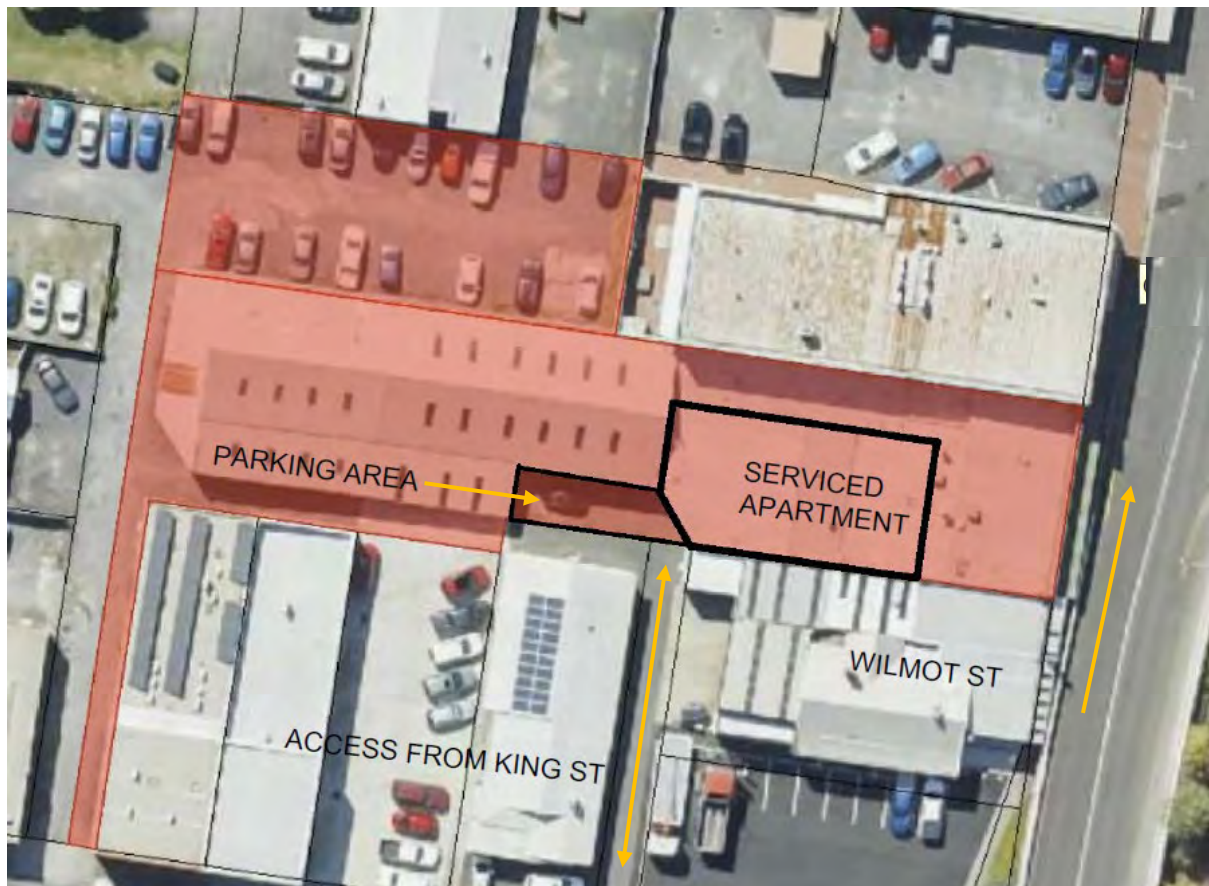
Proposal: Change of use for visitor accommodation / serviced

Address: 62 – 64 Wilmot St, Burnie CBD

Wall Cladding: Masonry Besser Blocks, Standing Seam metal sheets.

Roof Cladding: Zincalume Steel sheets.

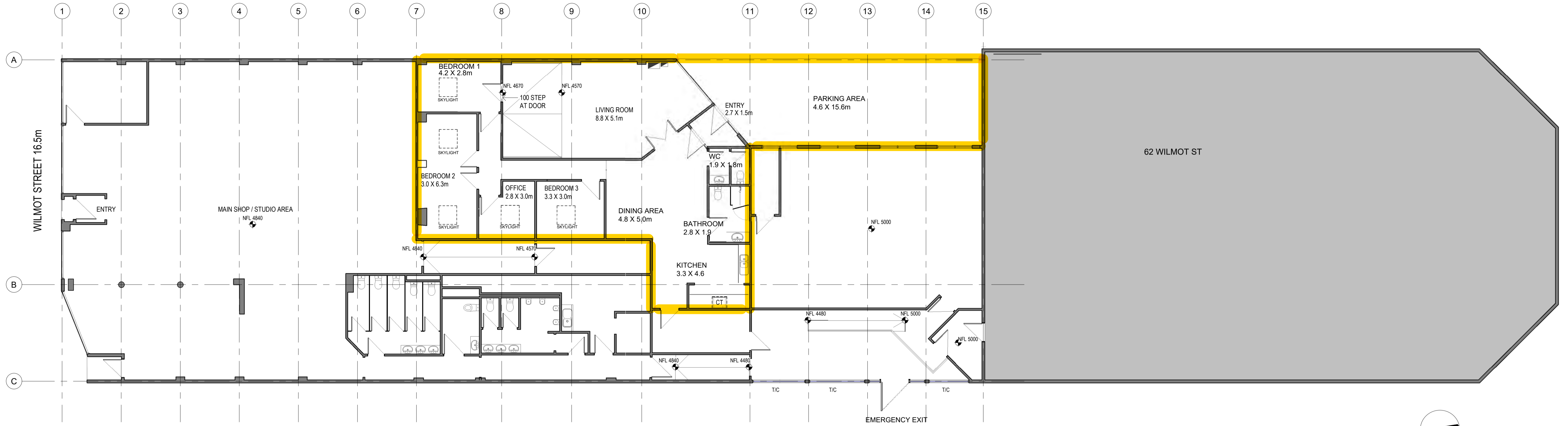
Site Plan



Proposal: Change of use for visitor accommodation / serviced apartment

Address: 62 – 64 Wilmot St, Burnie CBD

Type: Existing building within title boundaries



① GROUND LEVEL - EXISTING
1:100

LEGEND
— EXISTING WALLS



Rev	Description	Dwn	Date

PHILIP LIGHTON ARCHITECTS PTY LTD
49 SANDY BAY ROAD HOBART TASMANIA 7004
E HOBART@PHILIPLIGHTON.COM.AU
P 03 6223 2333
W PHILIPLIGHTON.COM.AU
ABN 82 009 515 182
ACN 009 515 182

ACCREDITED DESIGNERS
ANTHONY DALGLIESH 567913835
PETER GAGGIN CC997A
THOMAS FLOYD 611728668

PHILIP LIGHTON ARCHITECTS

Project
DORSEY, K & P
62-64 WILMOT STREET, BURNIE, TAS
7320

Title
GROUND LEVEL PLAN - EXISTING

Issue
FLOOR PLAN

Drawn by	ER	Appr	PG	Project Number
Scale	1:100 @ A1	Date		049.23112
Drawing No	SKA1000	Rev		

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