

Colin & Laurel Trevena
“Beau Monde”
41 Runnymede Street
Arthur Circus
Battery Point Tasmania 7004

Phone (03) 6224 1424 Fax (03) 6224 0213
Mobile Colin 0408 139 748 Mobile Laurel 0438 139 748
E-mail colin@trevena.net and laurel@trevena.net

**A submission to The Legislative Council Select Committee on
SHORT STAY ACCOMMODATION IN TASMANIA**

The Legislative Council has established a Legislative Council Select Committee to inquire into and report upon the short stay accommodation industry in Tasmania with particular reference to —

- (1) The growth of short stay accommodation in Tasmania and the changing character of the market including recent trends in online letting of short stay accommodation;
- (2) The impact of short stay accommodation on the residential housing sector;
- (3) The impact of short stay accommodation on the tourism sector;
- (4) Regulatory issues including customer safety, land use planning, neighbourhood amenity and licensing conditions compared to other jurisdictions in Australia and worldwide; and
- (5) Any other matter incidental thereto.

We are owner occupiers of an Arthur Circus home. We presume the Select Committee members are familiar with Arthur Circus and its unique qualities in Australia, not just Hobart.

We wish to address item 4 of the Terms of Reference and particularly the adverse effect the Liberal Government's unilateral land use planning change to Battery Point's long term prohibition of Self Contained Visitor Accommodation on neighbourhood amenity.

In previous times we have made submissions to the Tasmanian Planning Commission's review of IPD6 Planning Directive 2 and appeared before that committee to present supplementary material all of which is available on the TPC website at
<http://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=645>

What is not included on that website is the material we presented personally to the committee members. We attach the handwritten notes Mrs. Laurel Trevena used, with some emotion, to highlight to the committee, the neighbourhood amenity issues exposed by the IPD6 land use planning change to the Battery Point community. The numbers of leasehold properties have been drastically reduced. The numbers of permit applications for self-contained short stay bear no resemblance to the actual number of properties being used commercially as short stay.

Those issues continue today and in fact have worsened since the November TPC hearing as more residences were converted from residential accommodation to commercial short term self-contained visitor accommodation almost exclusively owned by non-Tasmanian resident owners.

Previous to the TPC review, an Arthur Circus cottage that had been illegally operating commercial self-contained short stay accommodation had applied to build a 2nd storey addition/extension that was approved by the Tasmanian Heritage Council but rejected by the Hobart City Council. The interstate owner appealed to the RMPAT. The appeal was contested by the HCC with the support of three owner occupier couples (cost the owners \$27,000) to protect the unique single storey nature of Arthur Circus.

Concurrent with the TPC review two further absentee Arthur Circus cottage owners expressed their intention to lodge development applications for 2nd storey extensions to fit their short stay visitor accommodation objectives. Hence the focus in the following notes on the concurrent affect of commercializing Arthur Circus.

Should the committee wish to hear further examples of the commercializing of Battery Point we would be happy to share some of the examples we have found in Battery Point such as where single cottages satisfactorily occupied as residential homes for more than 150 years have been irreparably changed to multiple motel style units without kitchens.

Colin and Laurel Trevena

GOOD AFTERNOON.

THERE ARE 16 PROPERTIES IN ARTHUR CIRCUS & ONLY 6
OWNER OCCUPIED).

WE ARE REPRESENTING 8 OWNER OCCUPIERS (4 COUPLES) &
OURSELVES - ALL RESIDENTS OF HISTORIC ARTHUR CIRCUS
WHICH WE LOVE

ONE COUPLE, THE WIFE HAS LIVED HERE 67 YEARS, HER
HUSBAND 47 YEARS - HER SISTER HAS LIVED ONE STREET
AWAY HER WHOLE LIFE - 87 YEARS. WE HAVE LIVED IN BATTERY
POINT IN NAPOLEON ST. FOR 17 YEARS & DOWNSIZED TO
ARTHUR CIRCUS ALMOST 7 YEARS AGO. THERE IS ANOTHER
GENTLEMAN WHO HAS LIVED IN THE CIRCUS FOR 60 YEARS.

THE OTHER 3 COUPLES HAVE LIVED HERE 4 YEARS, 4 YEARS
AND 3 YEARS.

OVER THAT TIME WE KNEW ALL THE RESIDENTS & EVERY ONE
WOULD STOP & CHAT

ANOTHER LADY & MYSELF HELP THE COUNCIL LOOK
AFTER THE GARDENS IN THE VILLAGE GREEN - WE HAVE
PLANTED FLOWERS, SEEDS, BULBS PROVIDED BY US & CARRY
WATERING CANS BACK & FORTH TO KEEP THE SMALL PLANTS
ALIVE. WE WEED, WE PRUNE, FEED & DEADEN THE ROSES.
WE PICK UP ANY RUBBISH LEFT BY TOURISTS

COLIN & I PICK UP THE ELDERLY LADY & TAKE HER
TO THE HAIRDRESSER EVERY WEEK - THEN WHEN SHE
IS READY, WE PICK HER UP. WE ALSO TAKE HER & HUSBAND
TO MEDICAL APPOINTMENTS & BRING THEM HOME AS HE CAN'T
DRIVE ANYMORE & HAS SOLD HIS VEHICLE

I HAVE HAD 2 HEART OPERATIONS IN MELBOURNE IN
THE LAST 3 YEARS. WE HAVE COME HOME TO FLOWERS, MEATS
PROVIDED EVERY DAY, THE GROUND'S SWEEP, CARDS & PHONE CALLS.

WE DO THE SAME FOR ANYONE WHO IS NOT WELL
WE COLLECT PAPERS & MAIL FOR NEIGHBOURS WHO ARE AWAY, &
LOOK AFTER THEIR JOBS

WE LOOK AFTER A JOG WHO IS NOT WELL EVERY DAY
AS WELL AS OURS BECAUSE HER OWNER WORKS. WE BRING
IN THE WASHING ^{FOR HER} IF IT LOOKS LIKE RAIN.

WE RECEIVE FLOWERS & FRESH PRODUCE WHEN NEIGHBOURS VISIT
THE FARMERS MARKET

WE CLEAN THE FOOTPATHS & THE GUTTER IN OUR AREA

2
THE OWNER OCCUPIERS ARE ALL HAVING LUNCH ON XMAS DAY IN A NEIGHBOUR'S HOME & WE HAVE DECIDED WHAT WE WILL ALL CONTRIBUTE TO MAKE IT REALLY SPECIAL. WE HAD A CHRISTMAS LUNCH LAST YEAR TOO.

I TELL YOU THIS TO SHOW THIS HAS REALLY BEEN A WONDERFUL CARING & SUPPORTIVE VILLAGE COMMUNITY. ^{NOT ANYMORE} ARTHUR CIRCUIS & BATTERY POINT IS BEING DESTROYED BY VISITOR ACCOM. YOU CAN WALK UP THE STREET. NOW I SEE NO FAMILIAR FACES, ONLY LOTS OF VISITOR ACC. PEOPLE WHEELING THEIR SUITCASES OUT THE GATES WHO A FAIR BIT OF THE TIME DON'T EVEN WANT TO ACKNOWLEDGE YOUR GREETING!

THIS DOES NOT MAKE A COMMUNITY.

THIS BEAUTIFUL HISTORIC AREA THAT TOURISTS FLOCK TO TO ADMIRE AND THE RESIDENTS LOVE, AND ARE PASSIONATE ABOUT - IS BEING DESTROYED AT AN ALARMING RATE

THERE ARE NOW 2 V. ACC. SITES IN ARTHUR CIRCUIS AND 1 AT EACH ENTRANCE. IN THE CIRCUIS ONE OF THESE IS OWNED BY A WOMAN WHO LIVES IN SYDNEY, WHO ARRIVES ONCE OR TWICE A YEAR TO DO A BIT OF GARDENING, THEN LEAVES. THE OTHER IS A "GLORIFIED SHED" OUT THE BACK OF A HOUSE OWNED BY PEOPLE FROM GRETNA WHO SEAL THE WHOLE GARDEN AREA AT THE FRONT OF THE PROPERTY AND THEY DO NOTHING.

THERE IS HARDLY AN OWNER OCCUPIED OR LONG TERM RENTAL PROPERTY IN HAMPTON RD. THERE ARE LARGE NUMBERS OF NON-PERMITTED AND PERMITTED VISITOR ACCOM. PROPERTIES WITH A LARGE NUMBER OF THESE OWNED BY INTERSTATE OR INTRASTATE OWNERS WHO NEVER COME & WHO DO NOT CARE ABOUT HERITAGE OR UPRKEEP OR RESIDENTS FOR THAT MATTER - & IT SHOWS.

3

THE HERITAGE HOMES IN BATTERY POINT REQUIRE A GREAT DEAL OF UPKEEP, BOTH IN THE STRUCTURE & THE GARDENS & THIS IS NOT HAPPENING NOW.

TOURISTS ALWAYS COMMENTED HOW BEAUTIFULLY KEPT THE HOMES & GARDENS WERE BUT WE HAVE NOT HEARD THAT FOR AGES.

BECAUSE THE ROSES IN MY GARDEN CAN BE SEEN ABOVE THE FENCE WE HAVE LOTS OF TOURISTS, ESPECIALLY FROM THE CRUISE SHIPS ^{ASK} COULD THEY PLEASE HAVE A LOOK AT THE GARDEN. AS A KEEN GARDENER I LOVE TO SHARE MY GARDEN WITH LIKE-MINDED PEOPLE & THEY USUALLY WANDER AROUND ASKING THE NAMES OF THE ROSES & SMELLING THEM & STAYING FOR SOMETIMES UP TO 20 MINS ESPECIALLY THE PEOPLE FROM QUEENSLAND AS THEIR HUMILITY MAKES IT VERY HARD TO GROW ROSES NOT FULL OF DISEASE. THEY GO AWAY WITH A NICE MEMORY OF ARTHUR CIRCUS.

TASMANIA HAS ALWAYS BEEN KNOWN FOR ITS WARM WELCOMING HOSPITALITY, THIS IS ALMOST A THING OF THE PAST.

WHEN VIS. ACC. GUESTS ARRIVE AT THE ADDRESS THEY ARE GIVEN, THEY ARE NOT WELCOMED BY A SOUL. THEY FIND THEIR KEY OR ENTRY BY PUSHING BUTTONS ON A PANEL.

THERE IS NO-ONE LIVING ON THE PREMISES TO PROVIDE BREAKFAST OR INFORMATION ON WHAT TO SEE & WHERE TO GO. THE GUESTS ARE EXPECTED TO PUT OUT THE GARBAGE BINS ON COLLECTION DAY & IF THEY DON'T THE GARBAGE IS THERE SMELLING FOR ANOTHER WEEK. THE BINS STAY OUT FOR DAYS SOMETIMES - NOT A GOOD LOOK. FOR THAT PRIVILEGE THEY PAY \$250 - \$275 A NIGHT. DOES NOT MAKE NICE MEMORIES.

HAVING NO HOST LIVING ON THE PREMISES CAUSES MORE PROBLEMS. THERE IS NO-ONE TO MONITOR THE TOURISTS BEHAVIOUR NOR MODIFY IT IF IT IS ADVERSE, AND EFFECTS THE RESIDENTS, AS IT QUITE OFTEN DOES

4

THE GUESTS PARK ON THE NARROW FOOTPATHS,
ON YELLOW LINES BLOCKING ACCESS TO ¹⁾DRIVEWAYS &
EXCEED THE 2 HOUR LIMIT FOR PARKING

A VERY LARGE PROPORTION OF THESE VIS. ACC.
PROPERTIES HAVE NO OFF STREET PARKING. SOME OF
THESE HOMES PARTICULARLY IN SOUTH ¹⁾KELLY STS.
ARE TINY AND CONJOINED, BUT HAVE ^{BEEN}MADE INTO 2 OR MORE
APARTMENTS BY BUTCHERING THESE OLD HOMES WHICH
PUTS HUGE PRESSURE ON PARKING EVERYWHERE AS THEY
SPILL OVER INTO OTHER AREAS SUCH AS ARTHUR CIRCUS,
WHOSE RESIDENTS ALREADY BATTLE TO FIND A PARKING SPOT,
EVEN THOUGH THEY PAY AN ANNUAL FEE OF \$50.

WE HAVE A LOT OF IMAS STUDENTS & LECTURERS
(RECOGNIZABLE BECAUSE OF THERE STICKERS ON THE WIN) SCREENS)
& WHO INVARIABLY EXCEED THE 2 HOUR LIMIT & SOME
STAY 8 HOURS EVERYTIME THEY PARK HERE.

AS WELL AS COMMUTERS, WE HAVE RESTAURANT PATRONS
WHO PARK AS SOON AS THE COMMUTERS LEAVE, AND
TOURISTS. THERE ARE THE FESTIVALS & EVENTS THAT
TAKE PLACE THROUGHOUT THE YEAR & THE TRAFFIC
IS HORRENDOUS, BUMPER TO BUMPER, ALL SEARCHING
FOR PARKING SPOTS THAT DO NOT EXIST.

IF THE LOCALS HAVE BEEN FORTUNATE IN FINDING
A SPOT, THEY DO NOT MOVE THEIR CARS ON THE
WEEKEND AS THEY WILL NOT FIND A SPOT ON THEIR
RETURN, CLOSER THAN 3-4 BLOCKS AWAY

WE DO NOT HAVE MANY VISITORS ^{TO OUR HOMES} AS THEY
CANNOT PARK - NOT GOOD FOR SOCIAL INTERCOURSE
PARTICULARLY THE ELDERLY WHO DON'T GO OUT MUCH
& RELY ON PEOPLE COMING TO SEE THEM.

WE ARE ALL OF THE OPINION THAT IF THERE IS
NO ADEQUATE PARKING ON SITE FOR PROPERTIES SEEKING
VISITOR ALL THERE SHOULD BE NO DISCRETIONARY
APPROVAL BY H.C.C.

AS RESIDENTS WE DO NOT HAVE ANY SAY IN UNWILY
& INCONSIDERATE BEHAVIOUR, AS IT APPEARS THE VIS. ACC
PERMITS ARE FOREVER, UNLESS THEY DON'T FUNCTION FOR 2 YEARS
RIDICULOUS!!

5/ ALL OF US HAVE HAD UNPLEASANT EXPERIENCES WITH VISITOR ALL OWNERS IN OUR IMMEDIATE AREA. - THEY HAVE TOLD SO MANY UNTRUTHS TO HOBART CITY COUNCIL, SHOUTED ABUSE WITH BAD LANGUAGE ACROSS THE VILLAGE GREEN, (FULL OF TOURISTS AT THE TIME, WHO WOULD BE SHOCKED). OTHERS HAVE PHOTOCOPIED PARKING PERMITS, MANY MORE THAN H.C.C. ALLOWED THEM, & WHEN THEY WERE CANCELLED BY H.C.C. THEY ARRIVED NEXT DAY TO THE COUNTER STAFF AT THE COUNCIL & RECEIVED A NEW PERMIT - THEN COPIED THAT ONE. THEY HAVE ADVERTISED ON AIR BBS THEY HAD PARKING ON SITE FOR 3 CARS. IN ACTUAL FACT THERE IS ONE NARROW SPOT FOR A SMALL CAR ON SITE & THERE ARE 3 APARTMENTS. CONSEQUENTLY THEY ALL PARK IN THE CIRCUS, & SOMETIMES THE VEHICLE DOES NOT MOVE FOR A WEEK!!

SANDY BAY IS OUR CLOSEST LARGE SHOPPING CENTRE FOR EVERY DAY THINGS. THERE HAVE BEEN 2 GIFT SHOPS & 1 HOME SHOP CLOSE IN THE LAST 8 MONTHS!

BATTERY POINT HAS BECOME A VISITOR ALL AREA TO THE DETRIMENT OF THE RESIDENTS THAT ARE LEFT. WE ARE A SMALL COMMUNITY GROWING IN MASSES OF CAFES, RESTAURANTS & OTHER BUSINESSES SCANTED TO TOURISM & CATERING FOR PEOPLE WHO ARE HERE TODAY & GONE TOMORROW.

ONE LADY RESIDENT OF THE CIRCUS TOLD ME SHE WORRIES ABOUT FIRES IN THESE VISITOR ALL PROPERTIES THROUGH SMOKERS FALLING ASLEEP, OR HEATERS, IRONS, STOVES LEFT ON & A HIGH PROPORTION ARE FROM OTHER COUNTRIES & CAN'T SPEAK ENGLISH. DO THE OWNERS OF THESE PROPERTIES HAVE ADEQUATE INSURANCE? PARTICULARLY ON A HOT WINDY DAY, A FIRE COULD TURN BATTERY POINT INTO A PILE OF ASHES IN A VERY SHORT TIME, AS THE HOUSES ARE CLOSER BY TOWER.

TWO OF THE LADIES, ONE 50 & ONE NEARLY 90 SAID THEY DON'T FEEL SAFE ANYMORE LIVING NEXT TO VIS. ALL. PROPERTIES AS YOU DO NOT KNOW WHO IS STAYING THERE FOR ONE OR TWO NIGHTS & COMING & GOING AT ALL HOURS - THIS IS NOT A COMMUNITY, BUT A GROWING

6.
COMMERCIAL AREA WHERE IT HAS ALWAYS BEEN A RESIDENTIAL AREA.

THERE IS A GREAT DEAL OF TALK ABOUT THE "SHARING ECONOMY". IN BATTERY POINT THERE ARE ABOUT 4 PROPERTIES THAT MEET THIS CRITERIA. WE HAVE DOZENS & DOZENS THAT ARE JUST PLAIN ^{SELF-CONTAINED} VISITOR ACCOM. THAT HAVE BEEN PURCHASED TO BE RUN AS SUCH. WE ALSO HAVE THE HOMES THAT HISTORICALLY HAVE BEEN LEASED TO LONG TERM TENANTS - WHO HAVE NOW BEEN GIVEN THEIR MARCHING ORDERS SO THAT THE OWNER CAN MAKE ~~A VERY~~ LARGE WINDFALL PROFIT, WHICH IN SO MANY CASES ALL GOES BACK TO THE (LAND) LORD. INTERSTATE.

THE GOVERNMENT OF THE DAY ^{MUST} ~~HAVE TO~~ PUT TASMANIANS FIRST. WE HAVE NOTHING AGAINST TOURISM AND NOTHING AGAINST BED & BREAKFAST PLACES WHERE THERE IS A RESIDENT HOST. WHAT WE DO OBJECT TO IS THE GOVERNMENT GIVING PERMISSION FOR ALL THIS SELF-CONTAINED VISITOR ^{TO BE CONDUCTED} ACC. IN HOMES THAT HISTORICALLY HAVE ALWAYS BEEN RESIDENTIAL & FOR FAMILIES TO LIVE IN WHO LOVE BATTERY POINT. THIS IS PUTTING TOURISTS & INTERSTATE (LAND) LORDS FIRST, NOT TASMANIANS. RENTAL PROPERTIES FOR LONG TERM ARE NON-EXISTANT.

THE GOVERNMENT SHOULD LEARN FROM THE MANY COUNTRIES OVERSEAS THAT HAVE FOUND OUT THE HARD WAY BY LOSING THE VERY COMMUNITIES THAT TOURISTS CAME TO EXPERIENCE, & HAVING THEM TURNED INTO TOURIST MELLS AT THE EXPENSE OF THEIR OWN RESIDENTS.

1/ FINALLY

IT IS IMPERATIVE THAT ARTHUR CIRCUS BE TOTALLY PROTECTED FROM INAPPROPRIATE SECOND STOREY DEVELOPMENT TO INCREASE ACCOM FOR SELF-CONTAINED UNITS.

THE 16 HOMES ARE INDIVIDUALLY LISTED AS COLONIAL, GEORGIAN, VICTORIAN SINGLE STOREY COTTAGES AND IT IS VERY IMPORTANT FOR OUR HERITAGE THAT THEY REMAIN SINGLE STOREY. THE VILLAGE GREEN WHICH IS SURROUNDED BY THESE COTTAGES IS ALSO LISTED.

THEY ARE NOT SUITABLE FOR VIS. ACC. AS THEY ARE TOO SMALL, & WOULD BE BUTCHERED TO ALLOW THIS TO HAPPEN.

WE HAVE JUST HAD A CASE IN ARTHUR CIRCUS WHERE A VISITOR ACC. BUSINESS, OWNED BY A PERSON LIVING INTERSTATE APPLIED TO BUILD A SECOND STOREY TO ENABLE HER TO INCREASE HER PROFIT FROM THE ONE PROPERTY. THIS BUSINESS HAS BEEN RUN FOR 11 YEARS WHEN IT WAS FORBIDDEN UNDER THE BATTERY POINT PLANNING SCHEME & THE HOBART INTERIM PLANNING SCHEME. THIS PERSON HAS NEVER LIVED HERE BUT PURCHASED THE PROPERTY PURELY TO CONDUCT VISITOR ACCOM.

THE HOBART CITY COUNCIL REFUSED HER D.A. - THE HERITAGE COUNCIL APPROVED IT WITH SOME MINOR CONDITIONS.

SHE APPEALED THE H.C.C. DECISION IN THE RESOURCE MANAGEMENT PLANNING APPEAL TRIBUNAL.

COLIN & I & 2 OTHER COUPLES ^{SUPPORTED THE} H.C.C. BY JOINING THE APPEAL & ENGAGING LEGAL & HERITAGE EXPERTS WHICH COST US \$27,000 TO PROTECT THIS VERY SPECIAL PLACE.

RESIDENTS (ESPECIALLY RETIREES) SHOULD NOT HAVE TO DO THIS. IT IS VERY EXPENSIVE & STRESSFUL.

ARTHUR CIRCUS SHOULD BE PROTECTED BY THE GOVERNMENT AS A MATTER OF URGENCY AS THERE ARE MORE OWNERS OF RENTAL PROPERTIES LOOKING TOWARDS CHANGING TO VIS. ACC. & THE HERITAGE COUNCIL HAS SET A PRECEDENT.

THIS ARTHUR CIRCUS VIS. ACC. BUSINESS OWNER ALSO OWNS ANOTHER SMALL PROPERTY IN SOUTH ST RUN FOR THAT PURPOSE & APPLIED TO THE H.C.C. FOR A SECOND STOREY FOR THAT ONE TOO. THIS WAS REFUSED BY THE H.C.C.

8
ARTHUR CIRCUS IS UNIQUE IN AUSTRALIA.

IT DOES NOT JUST BELONG TO BATTERY POINT, WE ARE MERELY CUSTODIANS, NOR DOES IT ONLY BELONG TO HOBART OR TASMANIA.

IT BELONGS TO THE NATION AND TELLS A STORY OF THE EARLY SETTLERS HERE & MUST BE PROTECTED FOR OUR GRANDCHILDREN & THEIR GRANDCHILDREN. THE TOURISTS ABSOLUTELY LOVE IT & FIND IT FASCINATING & CHARMING & ASK LOTS OF QUESTIONS. SOME SIT FOR QUITE A WHILE IN THE VILLAGE GREEN & DISCUSS THE HOUSES INDIVIDUALLY.

WE IMPLORE YOU TO BE PROUD & PASSIONATE OF ARTHUR CIRCUS & PROVIDE COMPLETE PROTECTION OF THIS UNIQUE & VERY SPECIAL PLACE - BEFORE IT IS LOST FOREVER.

THANK YOU