



City of **HOBART**

INSTRUMENT OF CERTIFICATION

TASMANIAN PLANNING SCHEME – HOBART LOCAL PROVISIONS SCHEDULE

DRAFT AMENDMENT PSA-25-3

The Hobart City Council relevantly resolved at its Planning Authority committee meeting on the 10 June 2026 that the draft amendment to the *Tasmanian Planning Scheme - Hobart Local Provisions Schedule* ('LPS'), being "Amendment PSA-25-3" comprised of the following instruments 1 and 2 to be inserted into the LPS:

1. Meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993* ('Act'); and
2. In accordance with section 40F(2)(a) of the Act, certifies that the draft amendment meets those requirements.

Instrument 1 – HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan Overlay Maps

1. Insert the HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan overlay, as shown in Maps 1-13 below:



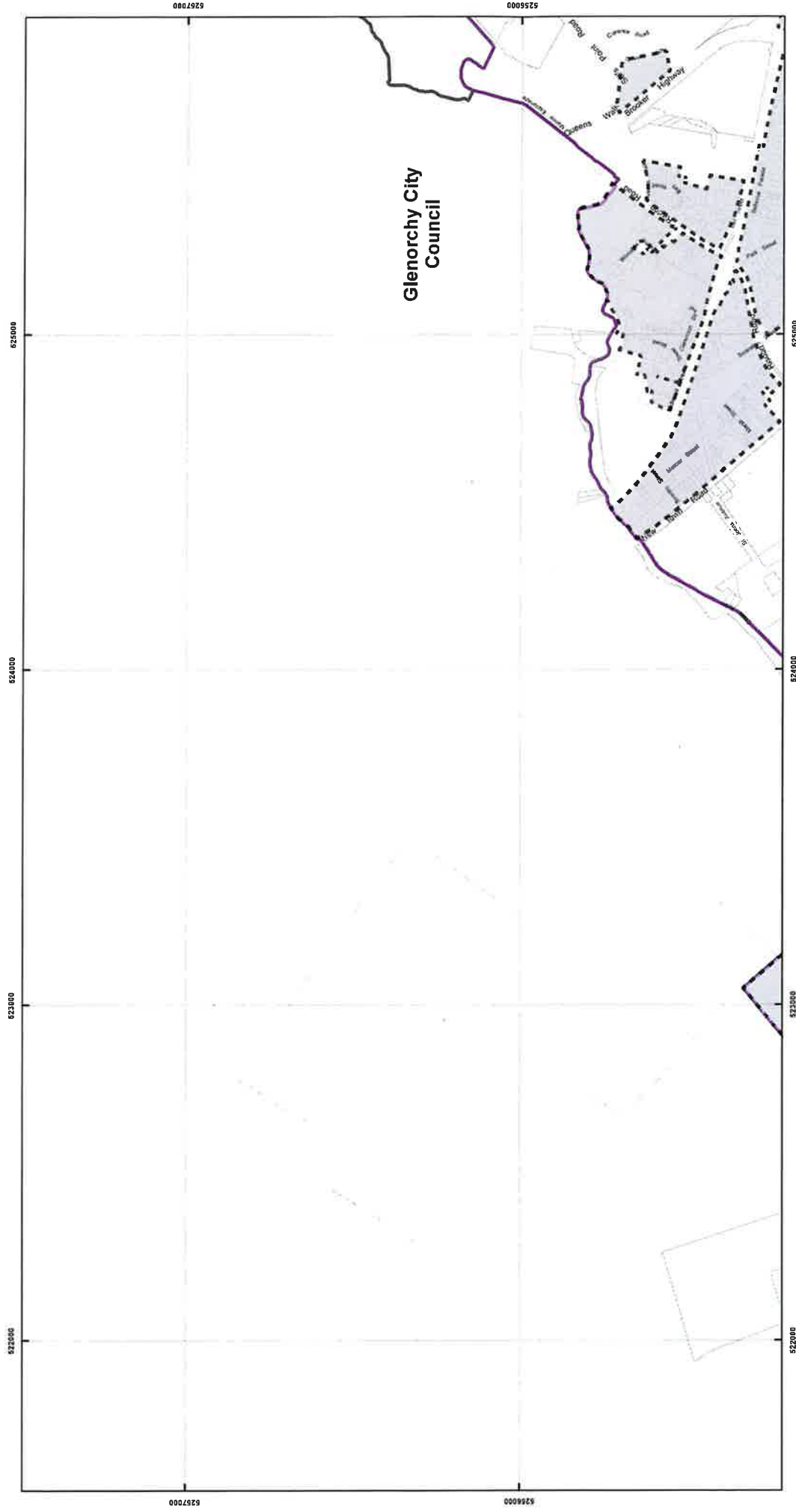
The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution on 10 June 2026 in the presence of:


Michael Stretton
Chief Executive Officer

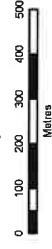

Bryn Hannan
Manager Legal and Corporate Governance

Date: 16/06/2026

Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



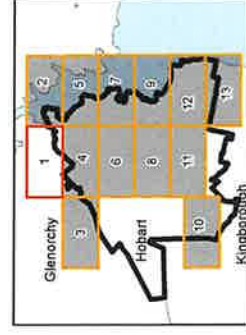
HOB-11.0 Specific Area Plan
Map 1 of 13



Coordinate System: GDA 94 MGA Zone 55
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 14/01/2026

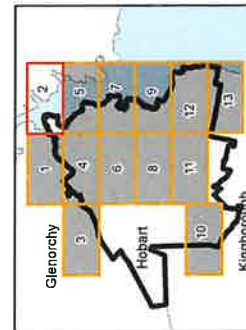
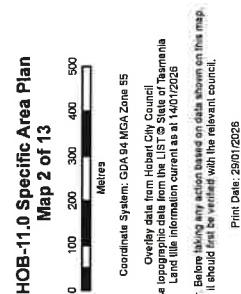
Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2026

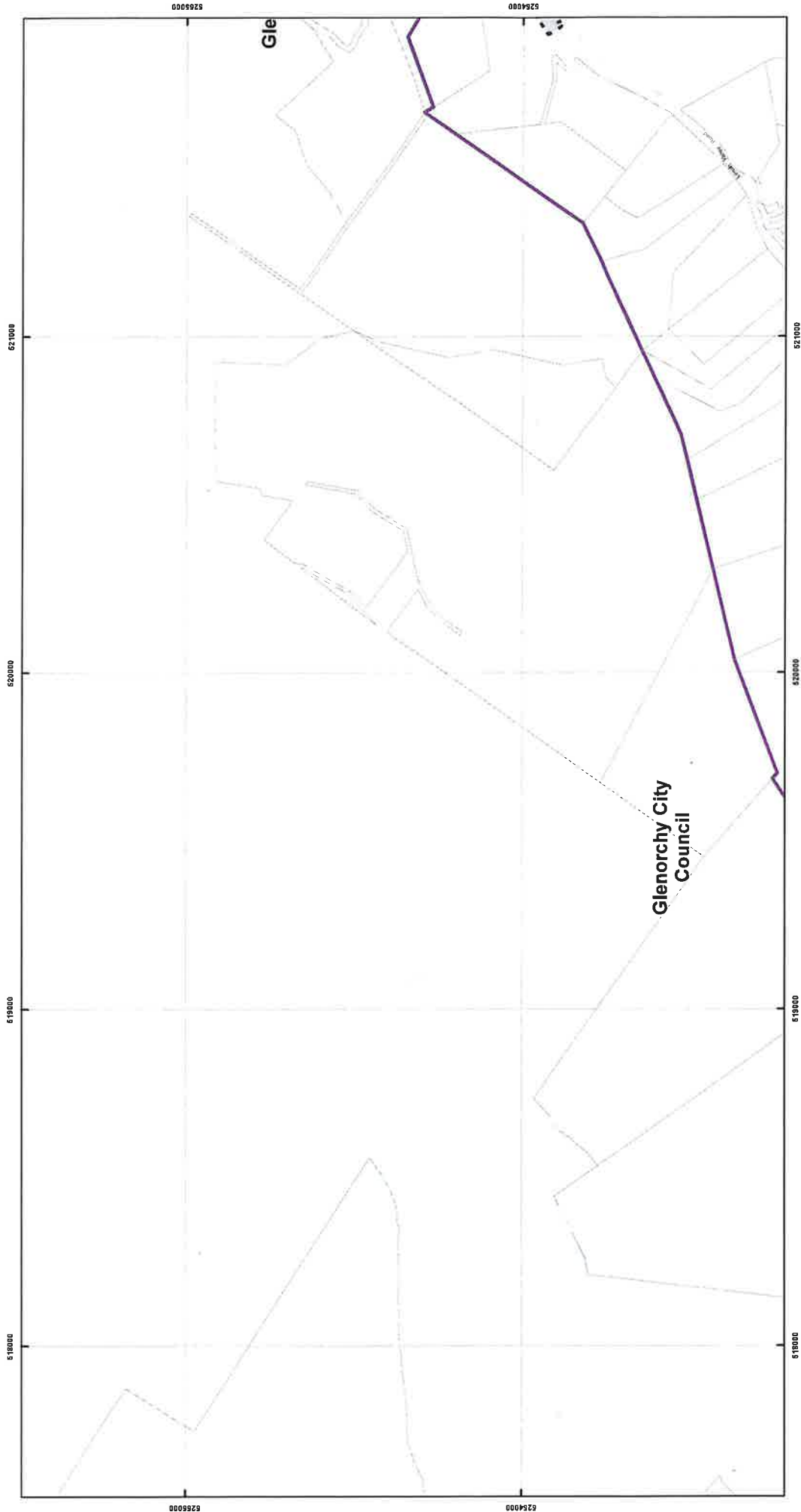


The map displays the Clarence City Council area, which is outlined in a thick purple line. The city is situated in the lower right portion of the map. Key features include:

- City Boundary:** A thick purple line delineates the city's extent.
- Major Roads:**
 - Highway 1:** Shown as a thick black line running vertically along the right edge of the map.
 - Highway 2:** Shown as a thick black line running horizontally across the middle of the map.
 - Other Roads:** Labeled roads include Richmond Parade, Denison Street, and various local streets like Park Road, Main Road, and others.
- Geographical Features:**
 - Water Bodies:** The Tasman Sea is labeled to the west of the city.
 - Islands:** Several islands are shown, including the Clarence River, and other smaller islands like the Tasman Peninsula.
- Administrative Regions:** The map is divided into several administrative regions, each labeled with a number (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).



Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Specific Area Plan**

**Property Parcels**

**LPS Boundary**

Legend

HOB-11.0 Specific Area Plan
Map 3 of 13


0 100 200 300 400 500
Metres


N

Coordinate System: GDA 84 MGA Zone 55

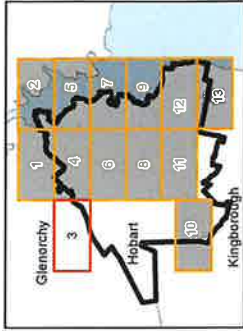
Quality data from Hobart City Council

Base topographic data from the LST © State of Tasmania

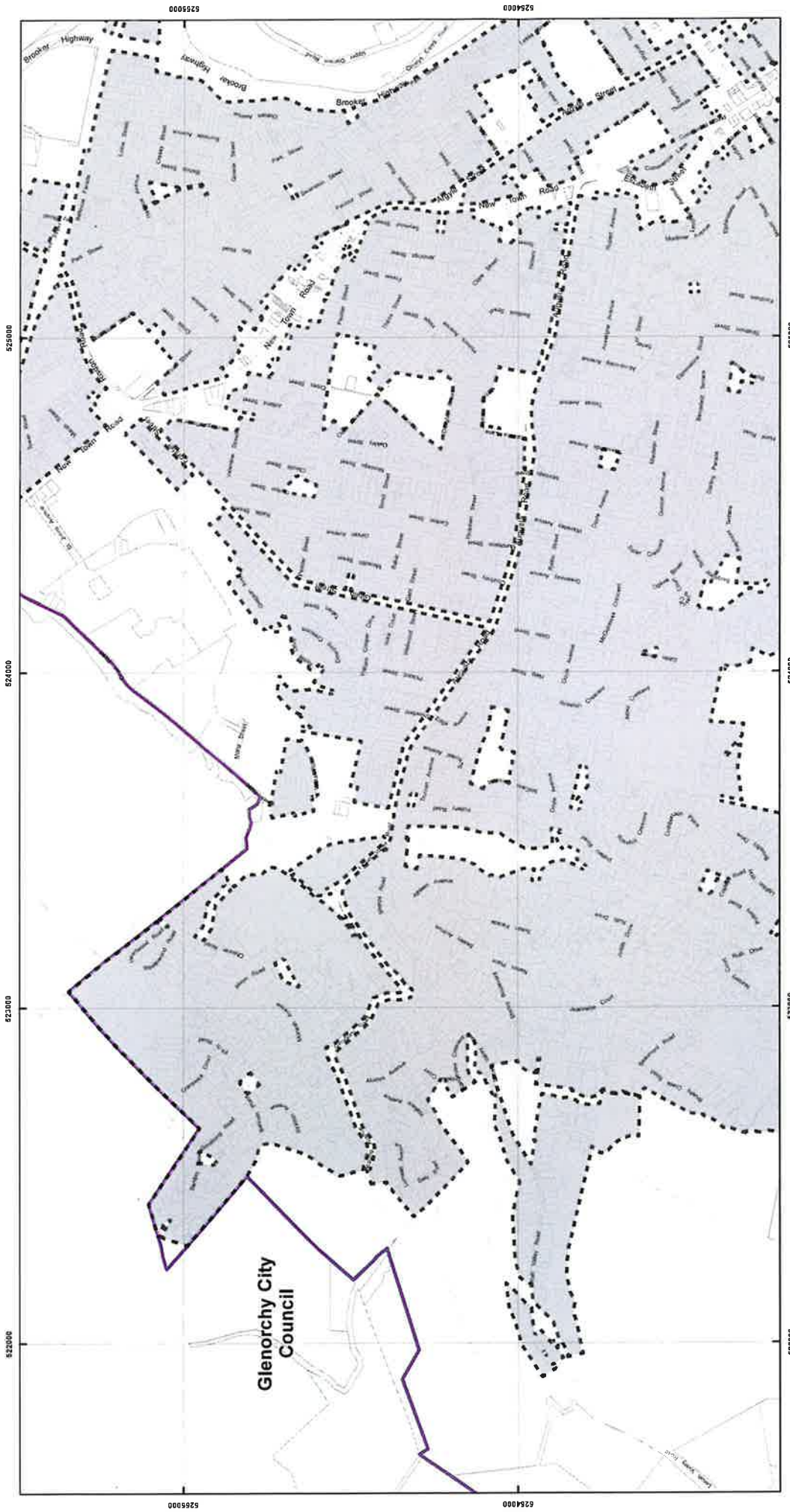
Land title information current as at 14/01/2026

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2026



Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



Legend

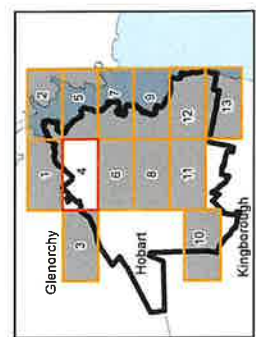
Specific Area Plan

Property Parcels

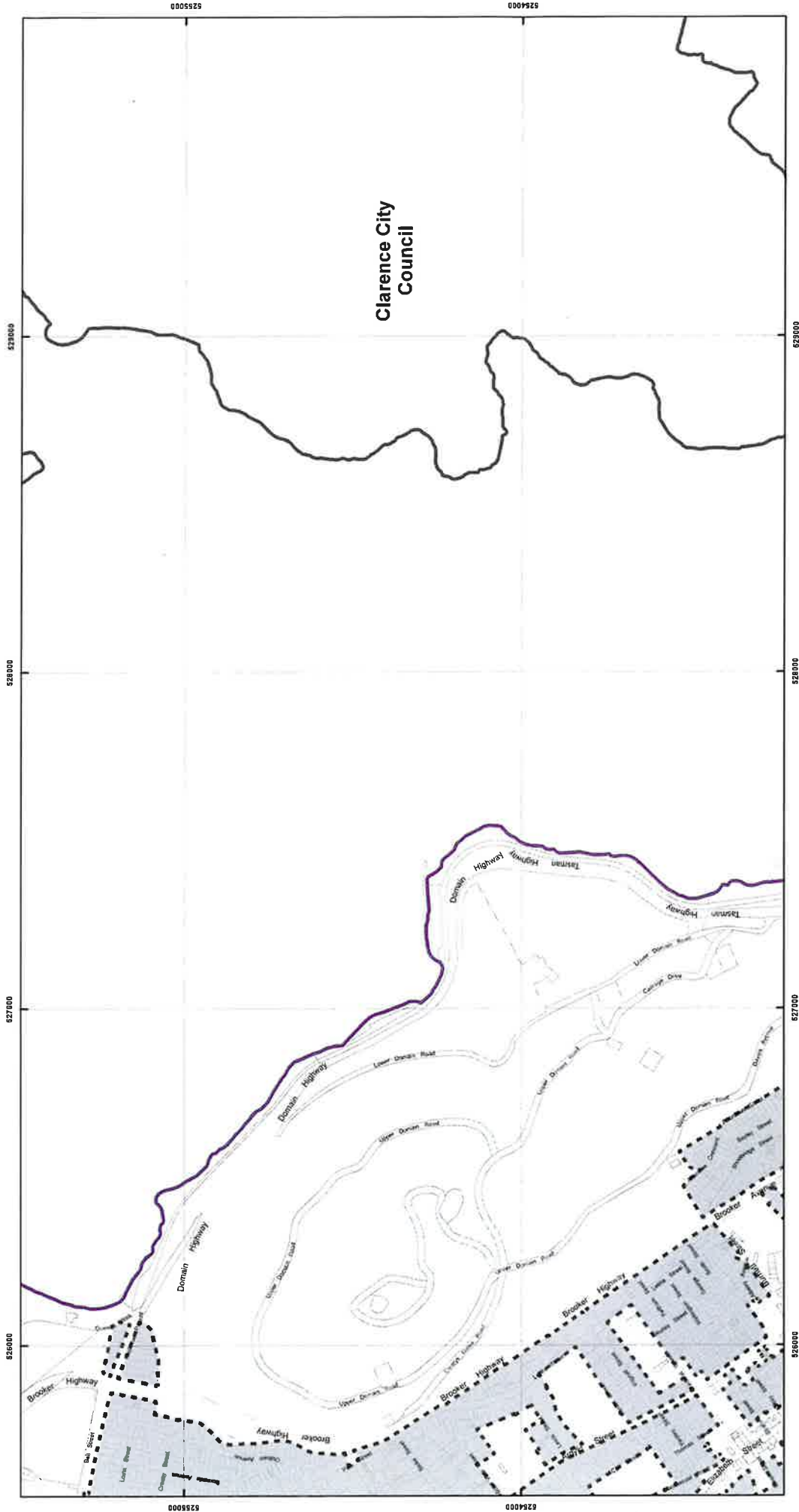
LPS Boundary

**HOB-11.0 Specific Area Plan
Map 4 of 13**

Coordinate System: GDA 94 MGA Zone 55
 Overlay data from Hobart City Council
 Base topographic data from the LIST © State of Tasmania
 Land title information current as at 14/01/2026
 Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.
 Print Date: 29/01/2026



Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



Specific Area Plan

Property Parcels

LPS Boundary

Legend

HOB-11.0 Specific Area Plan

Map 5 of 13

0

100

200

300

400

500

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council

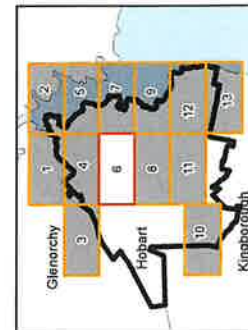
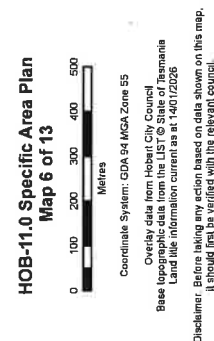
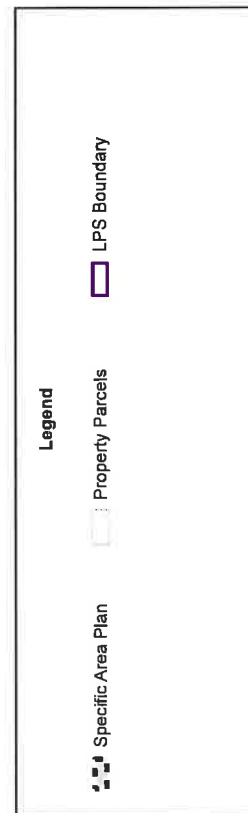
Base topographic data from the LIST @ State of Tasmania

Land title information current as at 14/01/2026

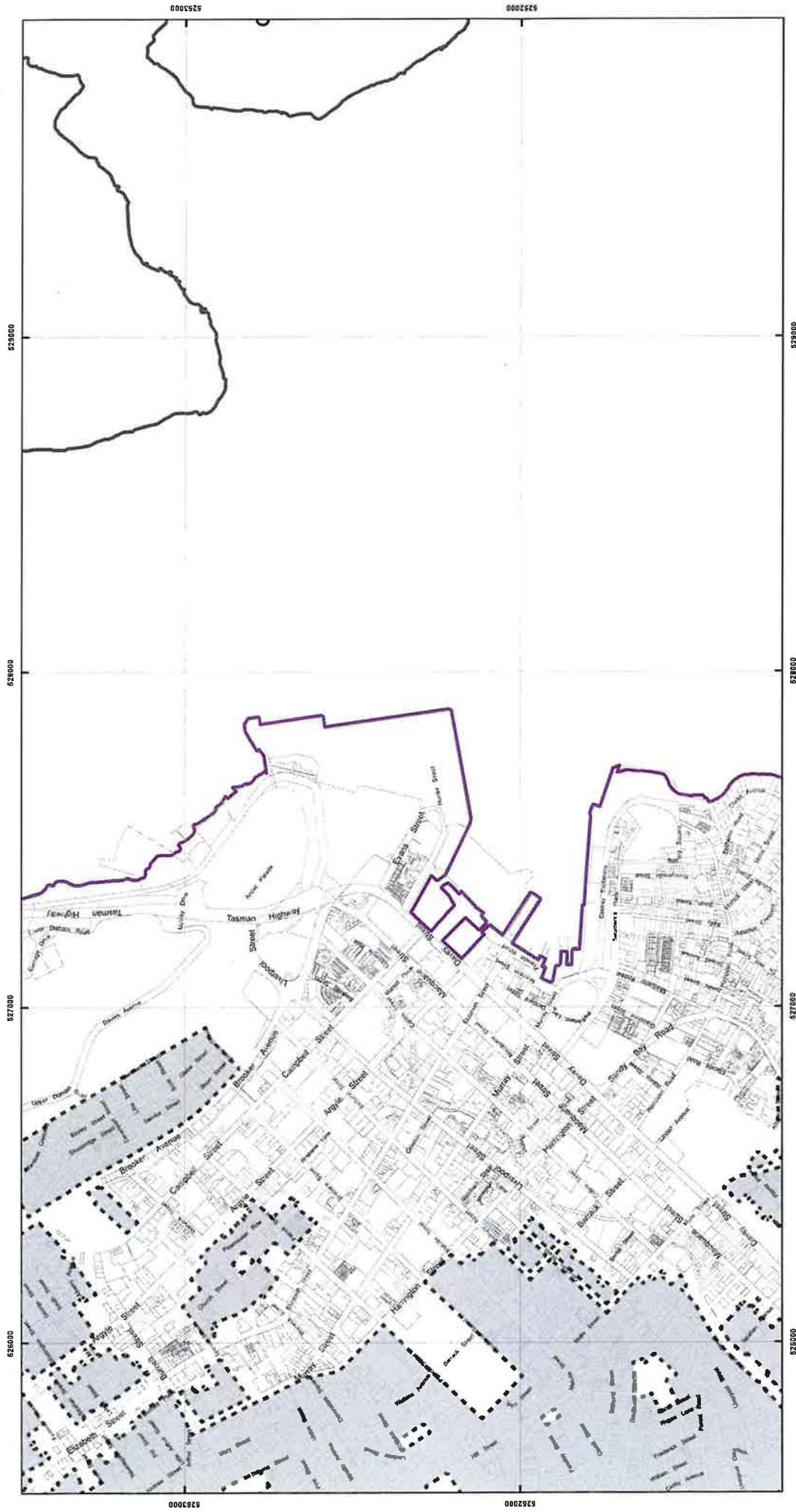
Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2026

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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



Specific Area Plan

Property Parcels

LPS Boundary

Legend

HOB-S11.0 Specific Area Plan

Map 7 of 13

0

100

200

300

400

500

Meters

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council

Base topographic data from the LIST 6 State of Tasmania

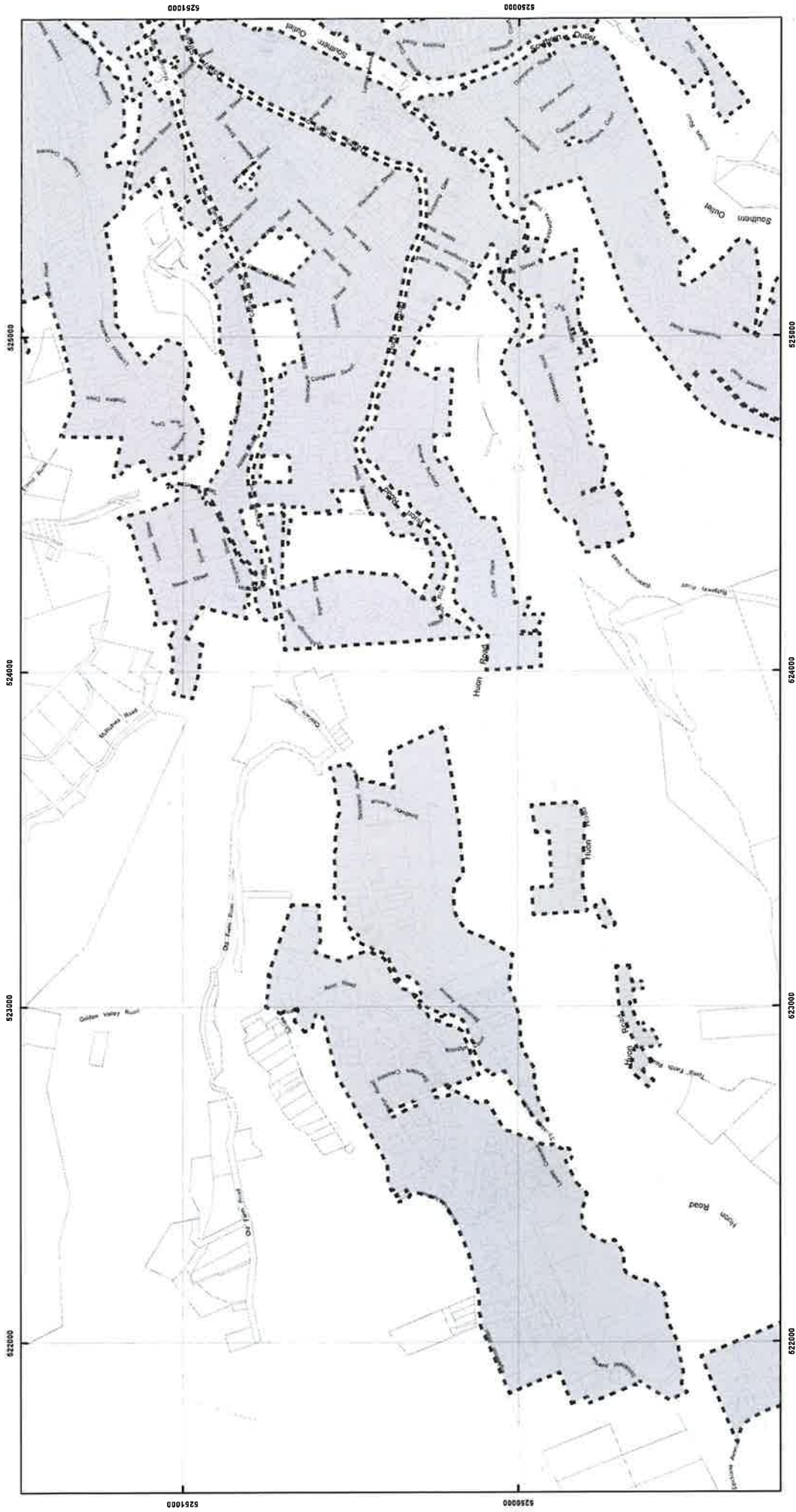
Land title information current as at 1/01/2026

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2026

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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



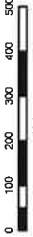
 Specific Area Plan

 Property Parcels

 LPS Boundary

Legend

HOB-11.0 Specific Area Plan
Map 8 of 13

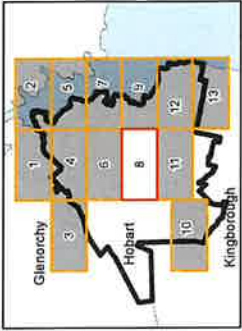


0 100 200 300 400 500
Metres

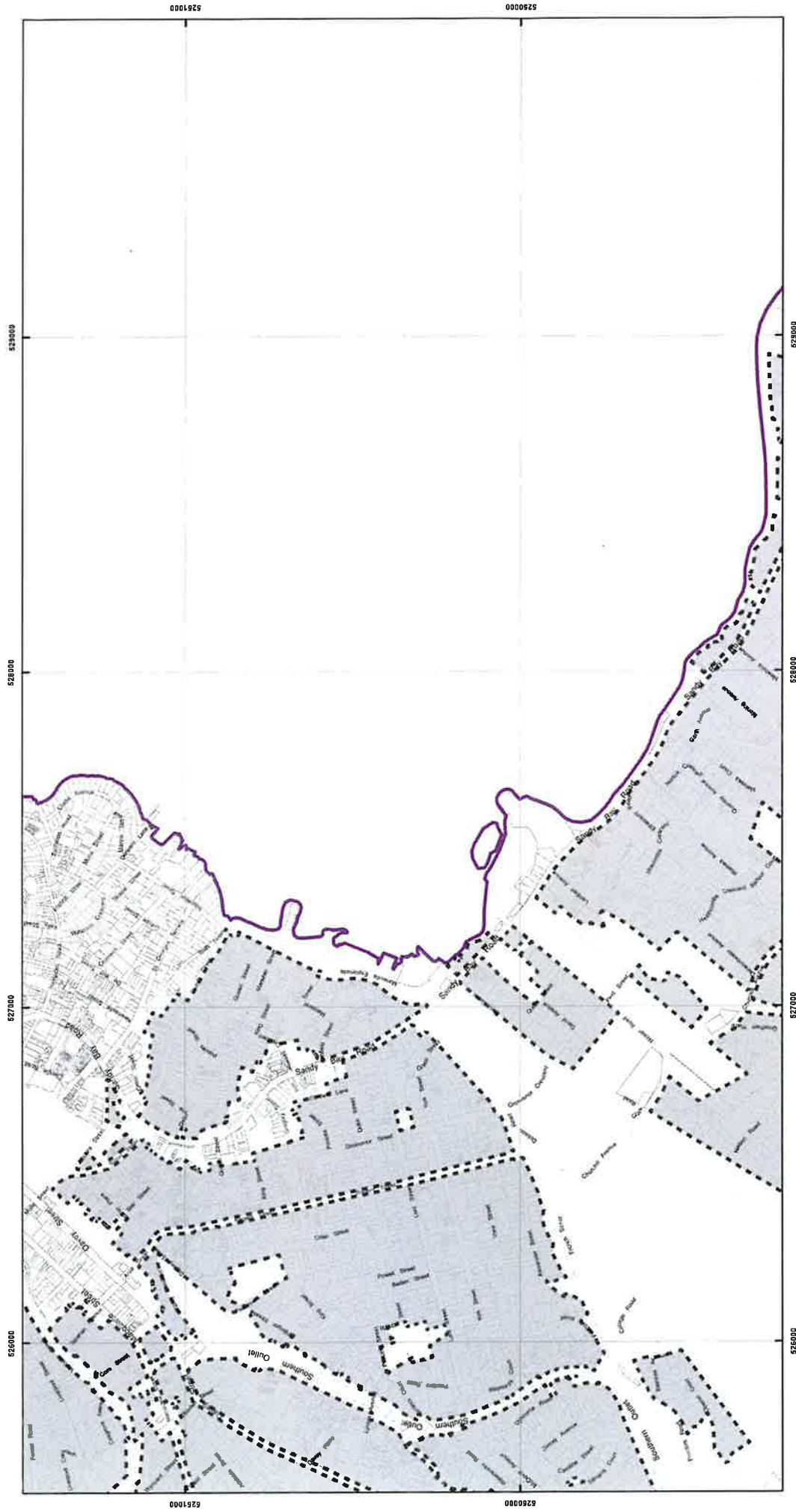
Coordinate System: GDA 94 MGA Zone 55
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land file information current as at 1/4/2026

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Print Date: 29/01/2026



Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



 Specific Area Plan

 Property Parcels

 LPS Boundary

Legend

HOB-11.0 Specific Area Plan

Map 9 of 13



Meters

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council

Base topographic data from the LIT © State of Tasmania

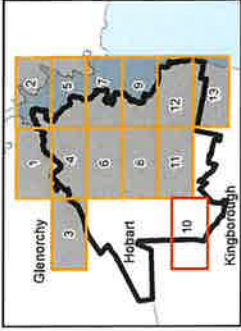
Land title information current as at 1/4/2025

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2025

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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



HOB-S11.0 Specific Area Plan
Map 10 of 13



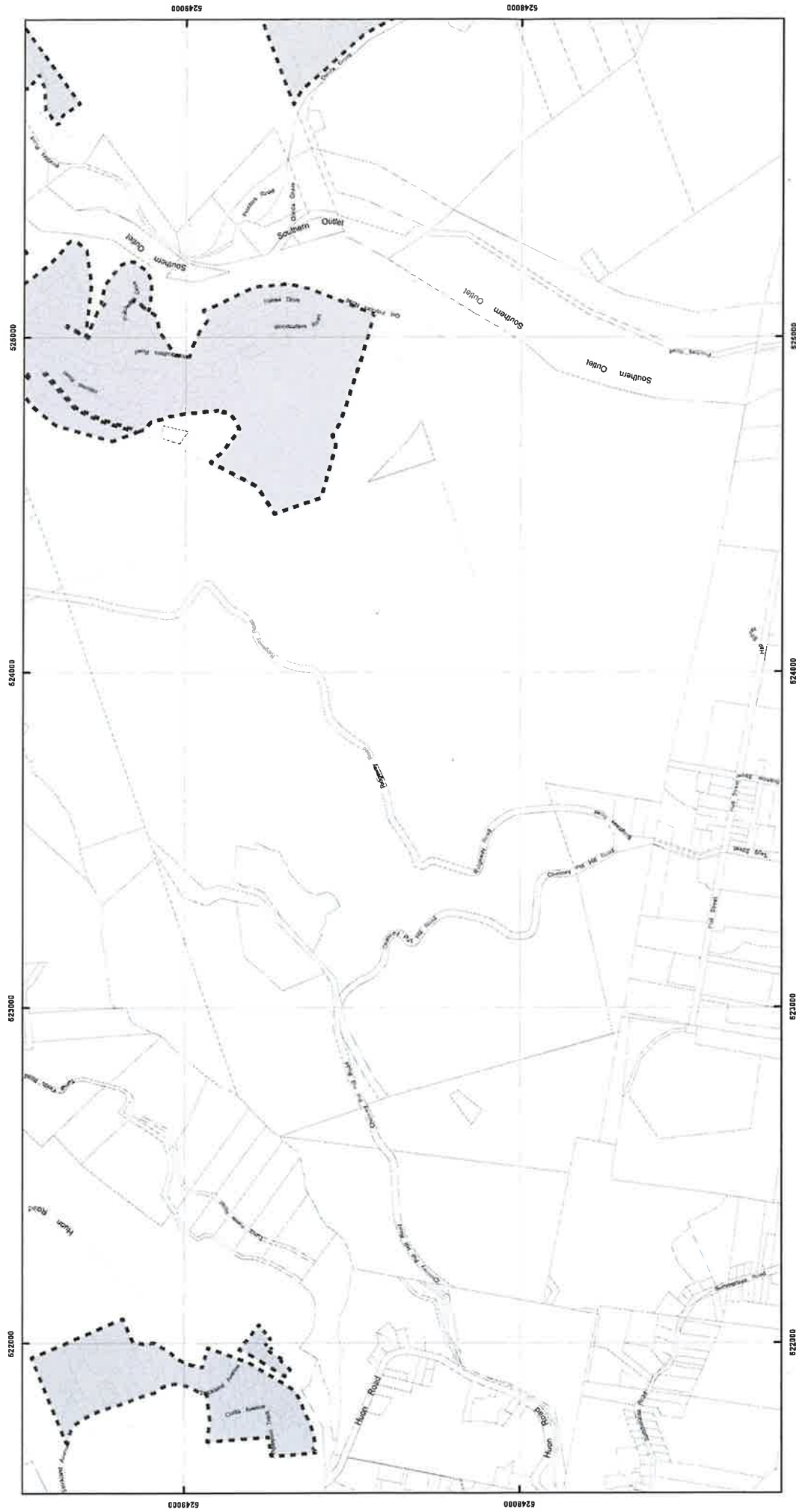
Coordinate System: GDA 94 MGA Zone 55
Overlay data from Hobart City Council
Base topographic data from the LIST @ State of Tasmania
Land title information current as at 14/01/2025
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Print Date: 29/01/2025

Legend

- Specific Area Plan
- Property Parcels
- LPS Boundary

Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



 Specific Area Plan

 Property Parcels

 LPS Boundary

HOB-11.0 Specific Area Plan
Map 11 of 13

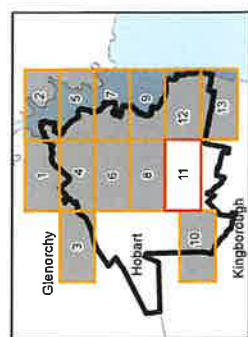
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Overlays data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 14/01/2028

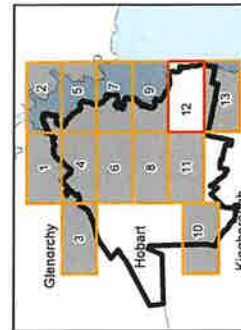
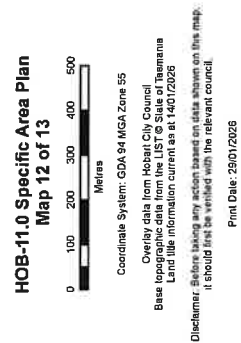
Disclaimer: Before taking any action based on data shown on this map,
it should first be verified with the relevant council.

Print Date: 29/01/2028

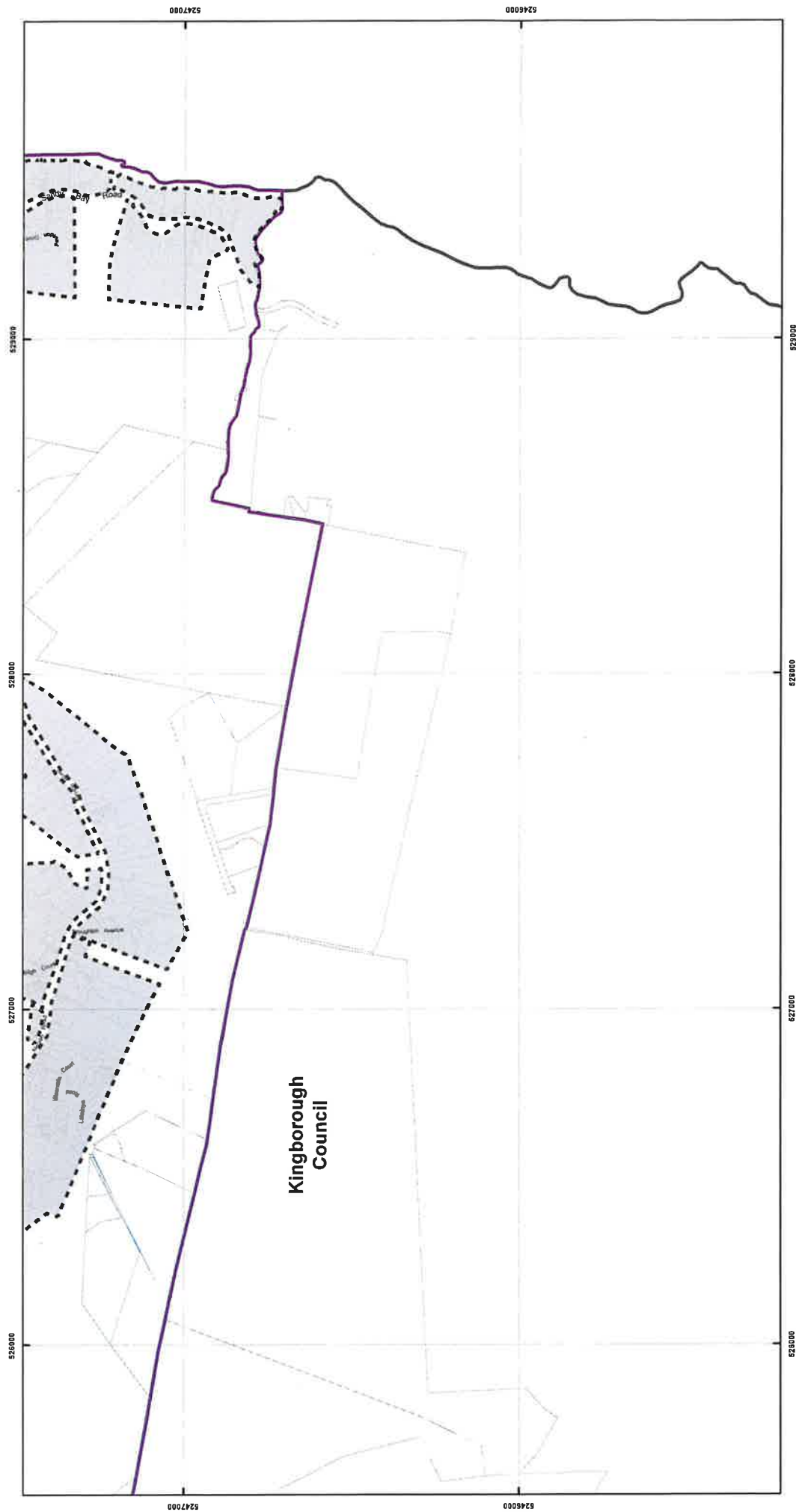
0 100 200 300 400 500
Metres

4
N





Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



Specific Area Plan

Property Parcels

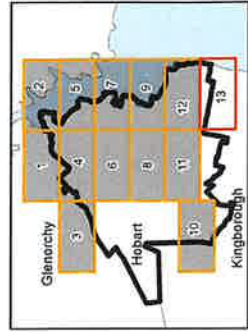
LPS Boundary

HOB-11.0 Specific Area Plan
Map 13 of 13

Coordinate System: GDA 84 MGA Zone 55
Overlay data from Hobart City Council
Base topographic data from the LIST @ State of Tasmania
Land title information current as at 14/01/2026

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 25/01/2026



Instrument 2 – HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

2. Insert the HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the LPS:



The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution on 10 June 2026 in the presence of:

Michael Stretton
Chief Executive Officer

Date: 16/6/2026

Bryn Hannan

Manager Legal and Corporate Governance

HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

HOB-S11.1 Purpose of Specific Area Plan

HOB-S11.1.1 The purpose of this specific area plan is to:

- (a) limit the impact of Visitor Accommodation use on the availability and affordability of housing for long-term residents in residential zones in the City of Hobart; and
- (b) maintain the character of local residential communities.

HOB-S11.2 Application of Specific Area Plan

HOB-S11.2.1 The specific area plan applies to the area of land designated as Hobart Visitor Accommodation Specific Area Plan on Figure F11.1.

HOB-S11.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the:

- (a) General Residential Zone
 - (b) Inner Residential Zone; and
 - (c) Low Density Residential Zone
- as specified in the relevant provisions.

HOB-S11.2.3 This specific area plan applies to the Visitor Accommodation use class only.

HOB-S11.2.4 Notwithstanding clause HOB-S11.2.2, this specific area plan does not apply to the area of land designed as Battery Point Specific Area Plan on the overlay maps and in Figure HOB-S7.4.

HOB-S11.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S11.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S11.5 Use Table

This clause is not used in this specific area plan.

HOB-S11.6 Use Standards

HOB-S11.6.1 Visitor Accommodation

This clause is in substitution for:

- (a) General Residential Zone - Clause 8.3.2 Visitor Accommodation

- (b) Inner Residential Zone – Clause 9.3.2 Visitor Accommodation
- (c) Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) has a limited impact on the availability and affordability of housing for long term residents in residential zones in the City of Hobart; and (b) maintains the character of local residential communities.	
Acceptable Solutions		Performance Criteria
A1 Visitor Accommodation must be: (a) Within a dwelling that is used by the operator of the Visitor Accommodation use as their main place of residence; (b) Within a secondary residence where the operator of the Visitor Accommodation use has, as their main place of residence, the dwelling on the same site; or (c) Within a new development and: (i) the number of Visitor Accommodation units is not greater than the number of residential dwellings on the site; and (ii) If there is an existing Residential use on the site, there is no net loss in the number of residential dwellings on the site.		P1 No performance criteria
A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.		P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and

	(f) any impact on shared access and common property.
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Figure HOB-S11.7 Hobart Visitor Accommodation Specific Area Plan

