
From: Joanne Hickman <joanne.hickman@hobartcity.com.au>
Sent: Tuesday, 16 June 2026 3:34 PM
To: TPC Enquiry
Cc: Jennifer Lawley; Alysia Bennett
Subject: RE: Dropbox for submission of City of Hobart Instrument of Certification for the draft amendment PSA-25-3 HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

Good afternoon,

Please be advised that the signed and sealed Instrument of Certification has now been uploaded into the TPCs sharepoint file shared with me earlier today.

I have also provided a copy of:

- the Planning Authority Committee meeting agenda with the council report and supporting reports included.
- the Planning Authority Committee meeting minutes.
- A copy of the advertisement to be placed in The Mercury on the 19 June.
- Era Advisory Planning Report
- Professor Peter Phibbs Report Short Term Rental Accommodation and its impact on the Hobart Rental Market
- SGS Cost Benefit Analysis
- The draft amendment text
- HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan maps

We will provide the additional documents required over the coming day/s, including:

- A copy of the advertisement placed in The Mercury on the 19 June.
- Copies of the letters of notification of the exhibition of the draft amendment to other relevant state agencies as per the requirement under section 40FA of the Land Use Planning and Approvals Act 1993

Please let me know if there is any problem with this approach.

Kind regards,



Joanne Hickman

Strategic Planner

P [03 6238 2485](tel:0362382485)

E joanne.hickman@hobartcity.com.au

W hobartcity.com.au

From: TPC Enquiry <tpc@planning.tas.gov.au>

Sent: Tuesday, 16 June 2026 11:41 AM

To: Joanne Hickman <joanne.hickman@hobartcity.com.au>

Subject: RE: Dropbox for submission of City of Hobart Instrument of Certification for the draft amendment PSA-25-3 HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

Good morning Joanne,

Thank you for your email.

We use SharePoint instead of Dropbox. I have created a folder and shared the link with you to save the documents. The link is also attached for your convenience.

Once the documents have been uploaded, please respond to the TPC enquiry email to confirm.



Thank you.

Kind Regards,
Vish Hettiarachchi
Executive Officer

TASMANIAN PLANNING COMMISSION

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We act with **Integrity** **Respect** **Accountability** Our workplaces are **Inclusive** **Collaborative**

Vish Hettiarachchi

From: Joanne Hickman <joanne.hickman@hobartcity.com.au>

Sent: Tuesday, 16 June 2026 10:59 AM

To: TPC Enquiry <tpc@planning.tas.gov.au>

Subject: Dropbox for submission of City of Hobart Instrument of Certification for the draft amendment PSA-25-3 HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

Good morning,

The City of Hobart will later today be submitting the Instrument of Certification for the draft amendment PSA-25-3 following its decision on the *Tasmanian Planning Scheme – Hobart, Local Provisions Schedule* (LPS). Specifically, the draft amendment PSA-25-3 proposes to implement HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan.

I believe that a dropbox is the appropriate method of providing documents to the TPC. If you could please provide me with the details to enable this to occur I would appreciate it.

Thank you.

Kind regards,



Joanne Hickman

Strategic Planner

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The City of Hobart acknowledges and pays respect to Tasmanian Aboriginal people as the Traditional Owners and ongoing custodians of the land upon which Hobart was built.

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8. REPORTS

8.1 Visitor Accommodation SAP PSA File Ref: F26/21100; 26/9

Report of the Strategic Planner, the Manager Strategic Land Use Planning and the Director Strategic and Regulatory Services of 5 June 2026 and attachments.

Delegation: Committee

REPORT TITLE: VISITOR ACCOMMODATION SAP PSA

REPORT PROVIDED BY: Strategic Planner
Manager Strategic Land Use Planning
Director Strategic and Regulatory Services

1. Report Summary and Key Issue

- 1.1. The Planning Authority has before it a draft amendment to the Hobart Local Provisions Schedule (LPS) that seeks to restrict the circumstances in which there can be a new use for whole dwellings for Visitor Accommodation within the residential zones.
- 1.2. The draft amendment is progressed through the introduction of a new Specific Area Plan (SAP) that substitutes the existing Visitor Accommodation use standards that apply to those zones under the State Planning Provisions (SPPs). This is an amendment which responds to the unique and local conditions present in the Hobart Local Government Area.
- 1.3. The primary purpose of the proposed amendment is to limit the impact of Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City of Hobart (the City) and maintain character of local residential communities.
- 1.4. The draft amendment seeks to restrict the circumstances in which there can be a new use of whole dwelling visitor accommodation in residential areas that are zoned Inner Residential, General Residential and Low Density Residential. It does not affect the status of Visitor Accommodation in any other zones, such as the Local Business Zone, General Business Zone, Central Business Zone, Urban Mixed Use Zone or any other SAP, such as the Hobart Commercial Zone SAP or Battery Point SAP.
- 1.5. The draft amendment does not apply to the use of part of a person's primary residence or a secondary residence for Visitor Accommodation, which will continue to be allowable under existing exemptions in the State Planning Provisions.
- 1.6. Era Advisory was engaged to undertake this assessment against the LPS, according to the requirements outlined in section 34 of the *Land Use Planning and Approvals Act 1993* (LUPA Act). The assessment is contained in this report at **Attachment A**.
- 1.7. The draft amendment is to insert a new SAP, HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan, into the Hobart LPS. The proposed SAP is available at **Attachment B**.

- 1.8. The draft amendment is generally in accordance with the requirements of the LUPA Act, and it is recommended that the Planning Authority prepare the amendment.
- 1.9. This report is informed by extensive background analysis, including data on housing and rental markets, tourism trends, existing visitor accommodation supply and planning approvals. Supporting expert advice prepared by Professor Peter Phibbs, see **Attachment C**, and SGS Economics and Planning, see **Attachment D**, has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 1.10. The cost–benefit analysis undertaken by SGS Economics and Planning concludes that, on a per-dwelling basis, restricting further conversion of dwellings to short stay visitor accommodation in residential zones delivers a clear net community benefit.
- 1.11. A separately available supporting report has been prepared by Professor Peter Phibbs, an urban economist and housing researcher. It examines the impacts of short stay visitor accommodation on housing availability, affordability and residential amenity in the Hobart LGA. Key findings in Professor Phibbs report included:
 - High financial incentive for short stay use: Hobart has an unusually high concentration of short stay accommodation, with strong tourism returns encouraging owners to convert long-term rentals.
 - Loss of long-term rental supply: Many dwellings approved for visitor accommodation since 2018 were previously long-term rentals, particularly in residential zones, with 2017 planning changes having the greatest impact on rental supply.
 - Demonstrated market impact: COVID-19 showed that returning short stay properties to the long-term market increased vacancies and reduced rents, especially in areas with high short stay concentrations.

2. Recommendation

That:

1. ***The Planning Authority receive and note this report, Visitor Accommodation SAP PSA, prepared by the Manager Strategic Land Use Planning dated 10 June 2026.***

2. ***Pursuant to section 40D(b) of the Land Use Planning and Approvals Act 1993 ('the Act'), the Planning Authority, of its own motion, prepares a draft amendment of the Hobart Local Provisions Schedule ('LPS'), being "Amendment PSA-25-3" to insert "HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan" at Attachment B into the LPS of the Tasmanian Planning Scheme - Hobart.***
3. ***Pursuant to section 40F(1) of the Act, the Planning Authority considers whether Amendment PSA-25-3 meets the LPS Criteria in section 34 of the Act and that:***
 - a. ***pursuant to section 40F(2)(a), is satisfied that Amendment PSA-25-3 meets the LPS Criteria and the requirements of the Act; and***
 - b. ***pursuant to section 40F(2)(a) of the Act, certifies that draft amendment, Amendment PSA-25-3, meets the requirements of the Act; and***
 - c. ***pursuant to section 40F(3) of the Act, authorises affixing of the Planning Authority's common seal to the certificate.***
4. ***Pursuant to section 6(3) of the Act, the Planning Authority delegates all of its functions and powers pursuant to Part 3B of the Act to the Planning Authority's Chief Executive Officer with respect to Amendment PSA-25-3.***
5. ***The Planning Authority authorises the Lord Mayor to sign an instrument of delegation to record the Planning Authority's delegation.***
6. ***In accordance with Section 40G of the Land Use Planning and Approvals Act 1993, the Planning Authority places the amendment on public exhibition for a period of 28 days.***

3. Discussion and Background

- 3.1. The draft amendment is to insert HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the LPS. This SAP will be applied by way of overlay and seeks to substitute the existing Visitor Accommodation use standards in the residential zones that are used in the City of Hobart.
 - 3.1.1. The primary purpose of the proposed amendment is to limit the impact of new Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City. This is an amendment which responds to the unique and local conditions present in the Local Government Area (LGA).

- 3.1.2. This report is informed by extensive background analysis, including data on housing and rental markets, tourism trends, existing visitor accommodation supply and planning approvals.
- 3.1.3. Supporting technical evidence prepared by Professor Peter Phibbs and SGS Economics and Planning has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 3.1.4. The SAP will be applied by way of overlay and seeks to substitute the existing Visitor Accommodation use standards in the residential zones that are used in the City which arise from the State Planning Provisions (see Figure 1 for the spatial extent of the SAP overlay and residential zones). These use standards are:
- General Residential Zone – Clause 8.3.2 Visitor Accommodation
 - Inner Residential Zone – Clause 9.3.2 Visitor Accommodation
 - Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation.
- 3.1.5. The draft amendment does not affect the status of Visitor Accommodation in any other zones, such as the Local Business Zone, General Business Zone, Central Business Zone, Urban Mixed Use Zone or any other SAP, such as the Hobart Commercial Zone SAP.
- 3.1.6. The SAP use standard seeks to limit the approval of Visitor Accommodation to limited circumstances through an acceptable solution with no performance criteria. A detailed outline of the draft amendment is provided at section 3.1 of Attachment A.
- 3.1.7. The draft amendment allows for new Visitor Accommodation where it arises due to a new development: this is to encourage the redevelopment of underutilised sites.
- 3.1.8. It is important to note that the draft amendment does not affect existing Visitor Accommodation exemptions at Clause 4.1.6 of the SPPs. There is no mechanism for Council to substitute or modify exemptions in the SPPs.
- 3.1.9. A detailed analysis of the proposed amendment is contained in section 2 of Attachment A.

3.2. Background

3.2.1. Planning Directive No. 6

In mid-2017, the then Minister for Planning and Local Government, directed the Tasmanian Planning Commission (TPC) to undertake an assessment of draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes. At the same time, the Minister issued those standards as Interim Planning Directive No. 2, bringing the standards into effect on 1 July 2017. Even though the new standards were already in effect through being given interim status there was a public exhibition period which occurred in August and October 2017, and hearings were held in November 2017. The TPC issued its report on the new standards in May 2018 and the final Planning Directive No. 6 was issued on 1 July 2018 replacing the Interim Planning Directive.

3.2.2. PSA-22-1

On 21 March 2022 the Planning Authority decided to initiate an amendment to its planning scheme which sought to qualify the provisions concerning visitor accommodation in three residential zones in the city. Following the public exhibition the Planning Authority resolved to proceed with its draft amendment as exhibited.

The TPC received the draft amendment and the representations on 18 July 2022 and subsequently scheduled a hearing to consider the draft amendment and representations.

A directions hearing into jurisdictional issues raised by the planning authority was held at the Commission's office on the 28 November 2022.

The TPC determined that it should not proceed with an assessment of the proposed draft amendment to the Hobart Interim Planning Scheme 2015), draft amendment PSA-22-1 (the draft amendment) on 17 February 2023.

3.2.3. Council representation to our LPS

Council staff prepared a representation to our LPS which was endorsed by the elected members on 1 June 2023.

The representation was considered as part of the S35f report on 28 February 2024.

The representation was re-endorsed by the elected members at the Planning Committee meeting on 31 July 2024.

On 14 August 2024, the City of Hobart acting as a planning authority, wrote to the Commission seeking to progress a representation made by the Council of the City of Hobart that it had made to its draft LPS. That representation was -

Ensure Visitor Accommodation use status under the draft LPS is consistent with the proposed Council endorsed HIPS Planning Scheme amendment to prohibit new, whole dwelling Visitor Accommodation (unless an ancillary dwelling) in the residential zones within Hobart.

Proposed Resolution

Implemented through a Specific Area Plan (SAP) applying a prohibited use status to Visitor Accommodation within the Inner residential Zone, General Residential Zone and Low Density Residential Zone.

A hearing into the Council and the Airbnb representations was scheduled for Thursday 22 August.

On 21 August, the Commission issued advice to the planning authority, that the hearing scheduled for 22 August would not deal with the merits of the planning authority submission, but would seek submissions on a number of factual and procedural aspects on how the Commission should progress what the planning authority submitted in its 14 August submission.

In particular, the planning authority submitted that a modified section 35F Report, can and should be considered by the Commission as part of the hearing.

Following a submission from Airbnb to the effect that the *Land Use Planning and Approvals Act 1993* makes no provision for the modification of a section 35F report once submitted to the Commission The planning authority responded to the direction on 30 September. It abandoned reliance on a modified section 35F Report in relation to its representation and withdrew reference to a modified section 35F report in its previous submissions at this stage of the proceedings.

In its submission of 30 September 2024, the planning authority requested that the Commission proceed to a hearing on the merit of the original representation made by the Council and the Commission is obliged to do so in accordance with section 35H of the Act.

The Commission considered the request of the planning authority of 30 September and formed the tentative view that it could not meet the requirements of procedural fairness if it were to proceed to further consider the planning authority submissions.

A decision was made by the Commission on the 19 December 2024.

While the Commission accepted that the Council sought to act in the best interests of the constituents of the City of Hobart, in the planning processes established by the *Land Use Planning and Approvals Act 1993*, it determined that the constituents of the City of Hobart have an independent right to have their interests considered. Their interests may coincide with the interests of the Council or they may not. They have equal rights to procedural fairness.

In the case of a SAP concerning a matter of planning policy of significant public interest, which was not publicly exhibited, the Commission did not consider it possible to meet the requirements of procedural fairness in the described process or through a process that may lead to directing a substantial modification of the LPS.

For the reasons outlined in the Direction of the 18 October 2024 and the above reasons, the Commission declined to further consider the request from the Planning Authority to consider the Hobart Short Stay Visitor Accommodation SAP presented to the Commission on 14 and 16 August 2024.

4. Legal, Risk and Legislative Considerations

- 4.1. The amendment represents a balanced planning response that aligns with the objectives of the Resource Management and Planning System. It is evidence-based, locally responsive and coordinated with the statutory planning framework. On this basis, the draft amendment is considered to satisfy the relevant legislative criteria and to warrant certification and progression through the planning scheme amendment process.
- 4.2. The amendment is prepared under Part 3 of the *Land Use Planning and Approvals Act 1993* and has been assessed against the Local Provisions Schedule criteria in section 34 of the Act.
- 4.3. The draft amendment:
 - is consistent with the form and content requirements of the State Planning Provisions,
 - does not extinguish lawful existing uses,
 - appropriately applies locally specific controls through a Specific Area Plan and represents a balanced planning response that is evidence-based and locally responsive,

- is consistent with State Policies and emerging Tasmanian Planning Policies, and
 - aligns with relevant regional and municipal strategic documents.
- 4.4. Key risks relate to potential stakeholder opposition during exhibition and scrutiny by the TPC. These risks are mitigated by the extensive evidence base and robust statutory assessment supporting the amendment.

5. Strategic Planning and Policy Considerations

5.1. Having regard to the evidence and the statutory framework, the planning assessment concludes that the draft amendment has a sound and reasonable planning basis. It is consistent with the objectives of the Resource Management and Planning System, aligns with relevant State policies, regional strategies and emerging Tasmanian Planning Policies, and supports the City of Hobart's strategic objectives for housing, liveability and balanced growth.

5.2. The draft amendment aligns with:

5.2.1. Objectives of the resource management and planning system

Section 34(2)(c) requires that the amendment furthers the objectives of the resource management and planning system set out in Schedule 1 of the LUPA Act. An assessment of the proposal against these objectives is provided in section 4.4 of Attachment A.

5.2.2. Emerging Tasmanian Planning Policies

The TPPs were declared by the Minister for Planning on 12 November 2025 and come into effect on 1 July 2026. While technically not applicable to the draft amendment at this point in time, it is highly likely that this draft amendment, if certified, will not yet have been determined by the TPC at the time the TPPs come into effect. Therefore, they have been considered as part of this assessment.

An assessment has been undertaken of the following Tasmanian Planning Policies, (see 4.6.2 of Attachment A for further detail):

- Settlement
 - Growth
 - Housing

- Sustainable Economic Development
 - Tourism
- Planning Processes
 - Strategic Planning

5.3. State Policies

Section 34(2)(d) requires that the amendment be consistent with each State policy. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. Additionally, the National Environmental Protection Measures (NEPMs) are taken to be State Policies.

The relevance of these policies to the proposed scheme amendment is addressed in section 4.5 of Attachment A.

5.4. Southern Tasmanian Regional Land Use Strategy

Section 34(2)(e) requires the amendment, as far as practicable, be consistent with the regional land use strategy that applies to the area, being the Southern Tasmania Regional Land Use Strategy (STRLUS).

- 5.4.1. An assessment has been undertaken against the current STRLUS. It is considered that there are limited implications in relation to regional policies under the STRLUS. This is because the scale of impact arising from the draft amendment does not have a substantive impact at the metropolitan or regional scale.
- 5.4.2. Overall, the draft amendment gives effect to the STRLUS by balancing tourism growth with settlement strategy objectives, infrastructure efficiency, and long-term liveability outcomes. See section 4.7 of Attachment A for more detail.
- 5.4.3. It is acknowledged that the STRLUS is subject to a review and a new draft has been recently made available for public comment. An assessment has not been made against the draft due to the stage of the review process it is currently at.

6. Financial Viability

6.1. Financial Considerations:

- 6.1.1. There are no direct financial costs associated with certifying the draft amendment beyond normal operational resources. Exhibition and assessment costs can be met within existing budgets.

6.2. Consultants

- 6.2.1. Era Advisory was engaged to undertake this planning assessment against the LPS, according to the requirements outlined in section 34 of the LUPA Act.
- 6.2.2. Supporting technical evidence prepared by Professor Peter Phibbs and SGS Economics and Planning has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 6.2.3. Once the public exhibition period is completed, a report on the merits of each representation will be prepared by Era Advisory and provided to Council for its consideration. The report will consider whether the draft amendment should be modified to take into account any representation and whether it is still considered that the draft amendment meets the LPS criteria.
- 6.2.4. Representatives of Council will be present during the public hearings that follow, through which there is likely to be an opportunity for additional information or further evidence from any representations to be provided, as well as any responses by Council to that further evidence. It is intended that Council will have legal representation at the public hearings to advocate for its position.

7. Climate and Sustainability Considerations

- 7.1. By retaining housing in well-located areas, the amendment supports climate and sustainability outcomes through reduced travel demand, efficient use of existing infrastructure and a compact urban form

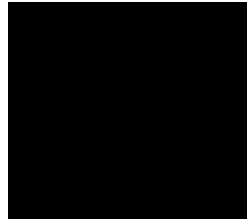
8. Community and Business Engagement and Collaboration

- 8.1. The amendment will be subject to statutory public exhibition, providing opportunities for community, industry and stakeholder input.
- 8.2. All representations received during public exhibition are forwarded to the TPC for consideration, and the Commission may invite representors to appear at any subsequent hearings.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Joanne Hickman
STRATEGIC PLANNER



Jennifer Lawley
**MANAGER STRATEGIC LAND USE
PLANNING**



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 June 2026
File Reference: F26/21100; 26/9

- Attachment A: ERA Advisory supporting report ↓ 
- Attachment B: Draft Planning Scheme Amendment ↓ 
- Attachment C: Professor Phibbs Report ↓ 
- Attachment D: SGS Cost Benefit Analysis ↓ 
- Attachment E: HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan Map ↓ 
- Attachment F: HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan map on A3 page ↓ 
- Attachment G: Visitor Accommodation Specific Area Plan - Suburbs and zoning shown ↓ 
- Attachment H: Instrument of Certification ↓ 

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

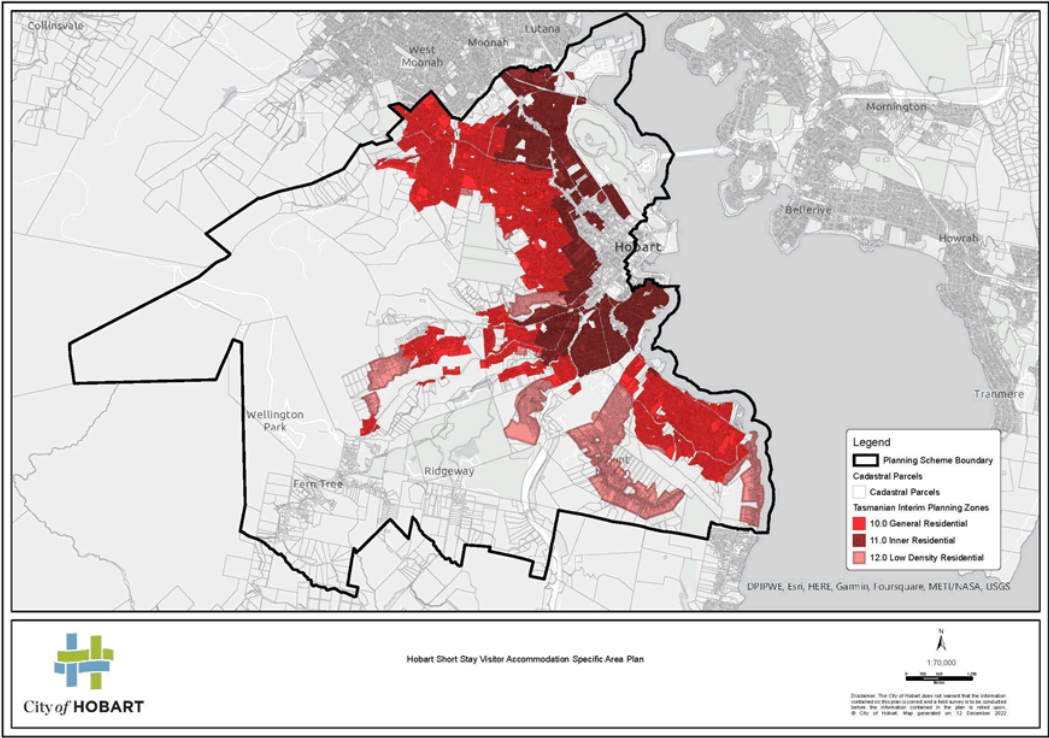
This clause is in substitution for:

- (a) General Residential Zone - Clause 8.3.2 Visitor Accommodation
- (b) Inner Residential Zone – Clause 9.3.2 Visitor Accommodation

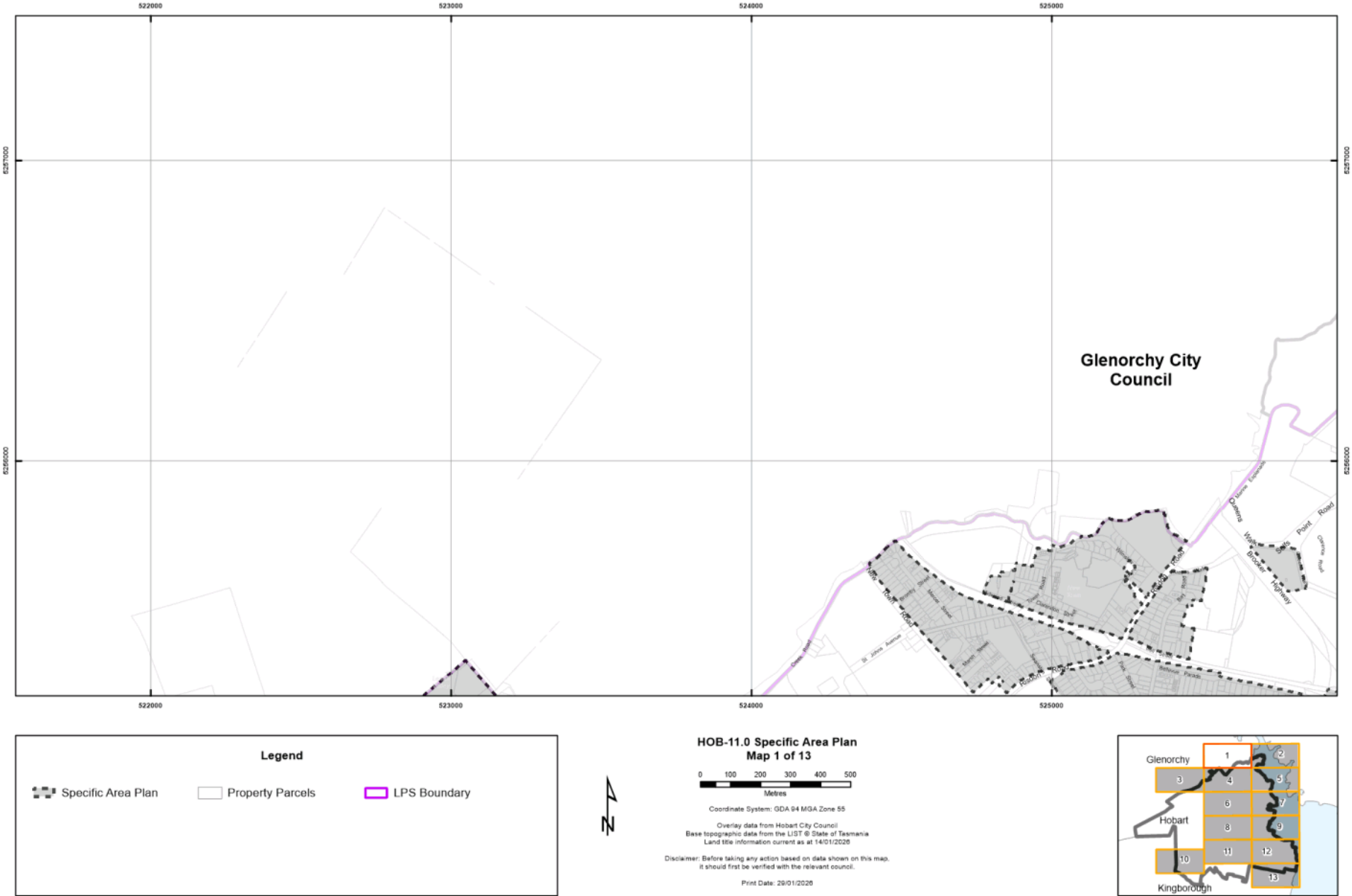
(c) Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation

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.

HOB-
HOB-S11.4 Figures
Hobart Visitor Accommodation Specific Area Plan
<>



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



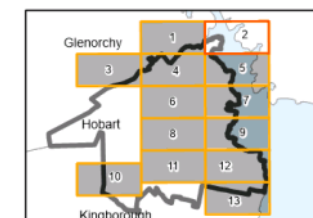
The map displays the Clarence City Council area, bounded by the Clarence River to the north and east. The council's jurisdiction is outlined in purple. Key roads include Sells Point Road, Gas Road, and the M10 Motorway. The Clarence City Council building is marked with a black square and labeled. The map also shows the location of the Clarence River and the Clarence City Council building. The map is overlaid with a grid showing coordinates from 526000 to 529000 on the x-axis and 5260000 to 5270000 on the y-axis.

Legend

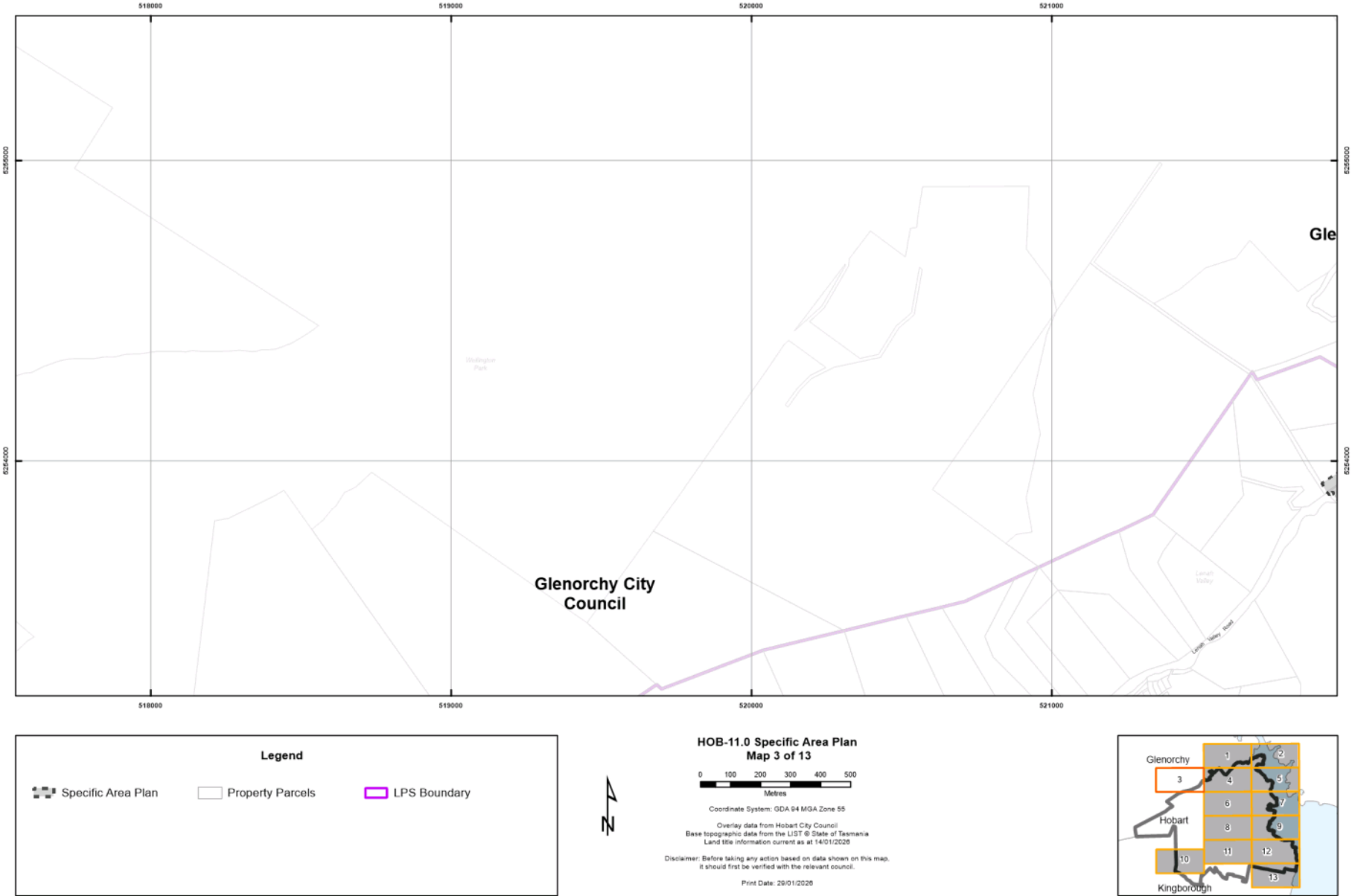
 Specific Area Plan

 Property Parcels

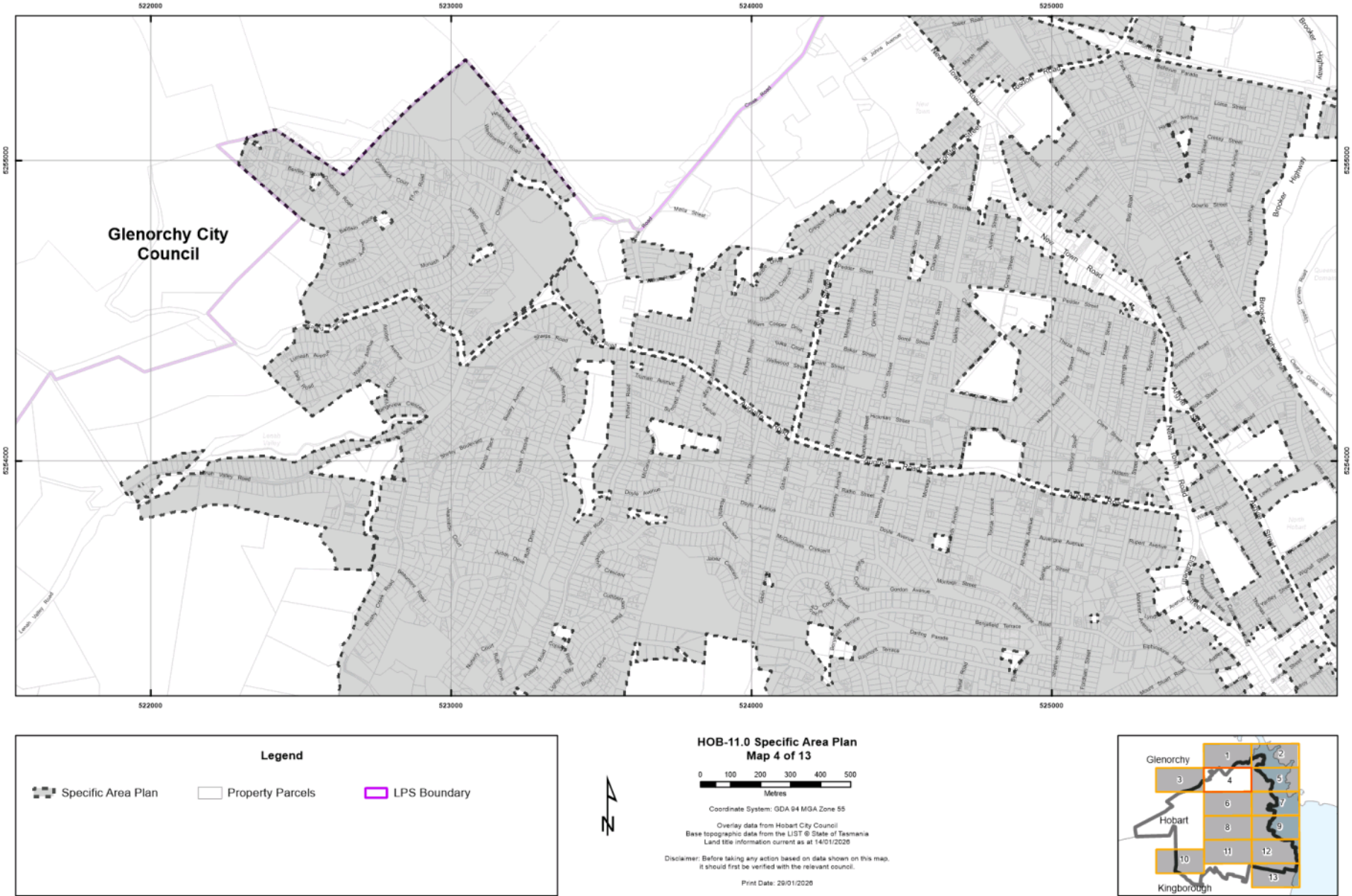
 LPS Boundary



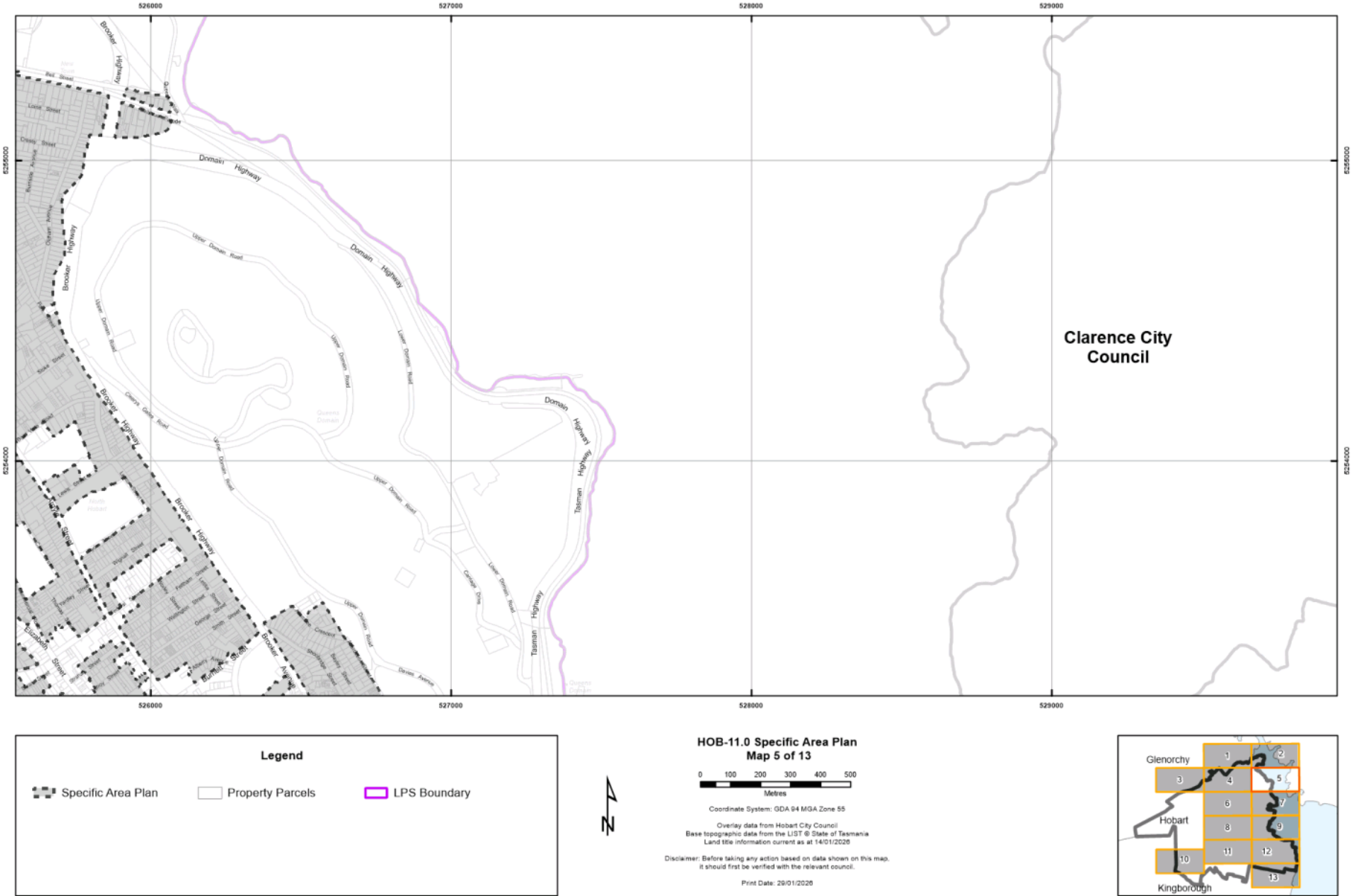
Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



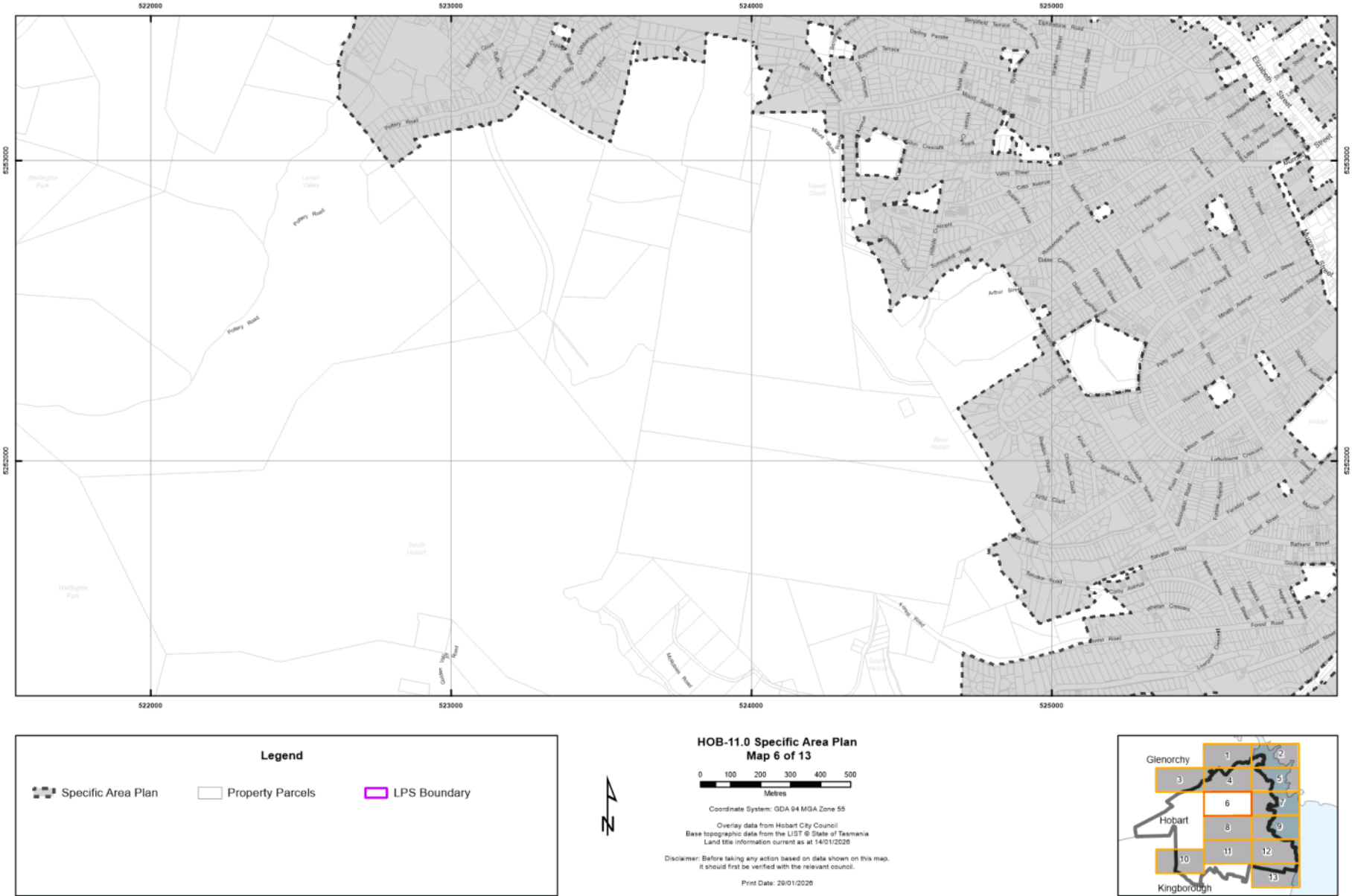
Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



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



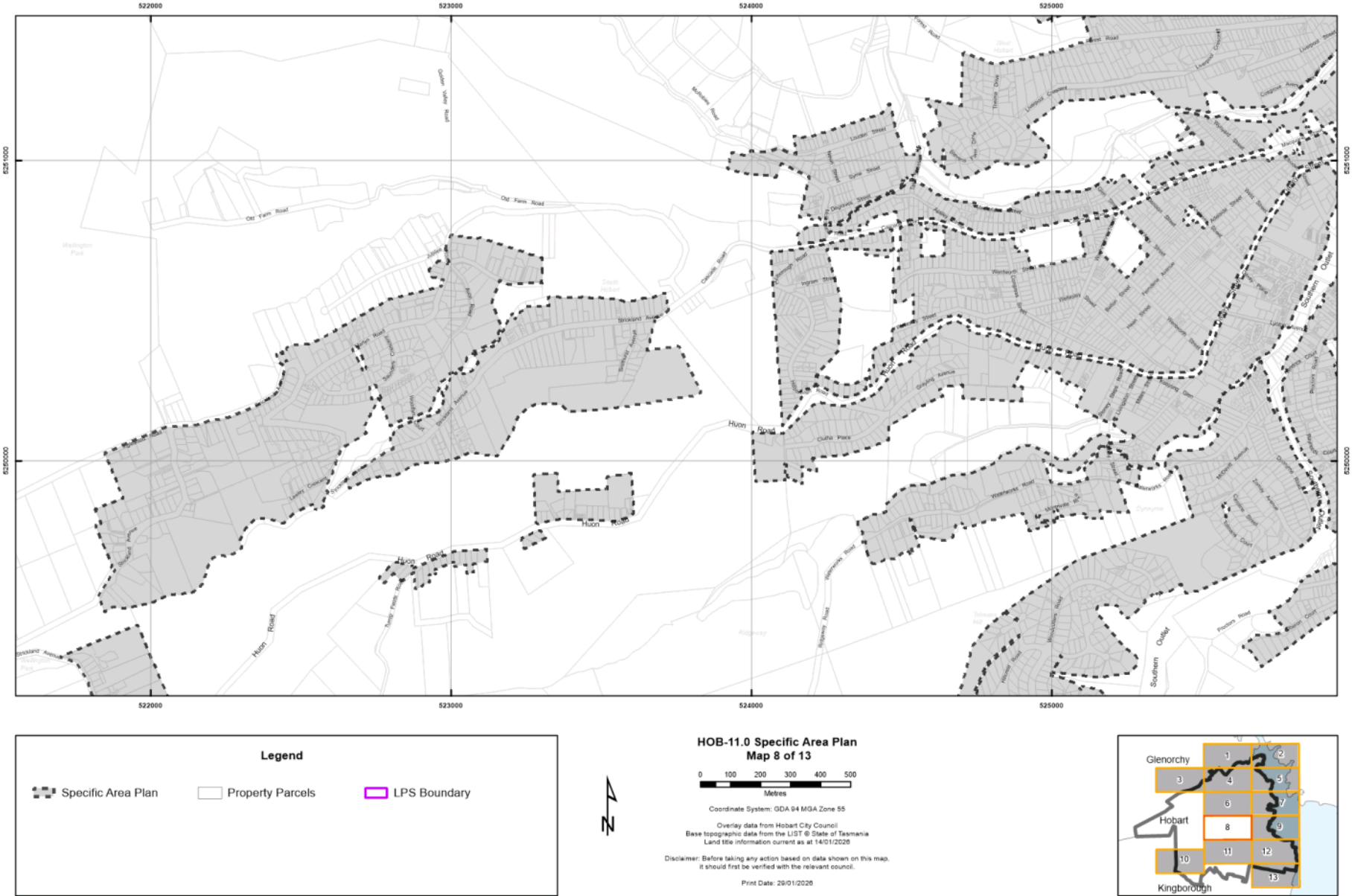
Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



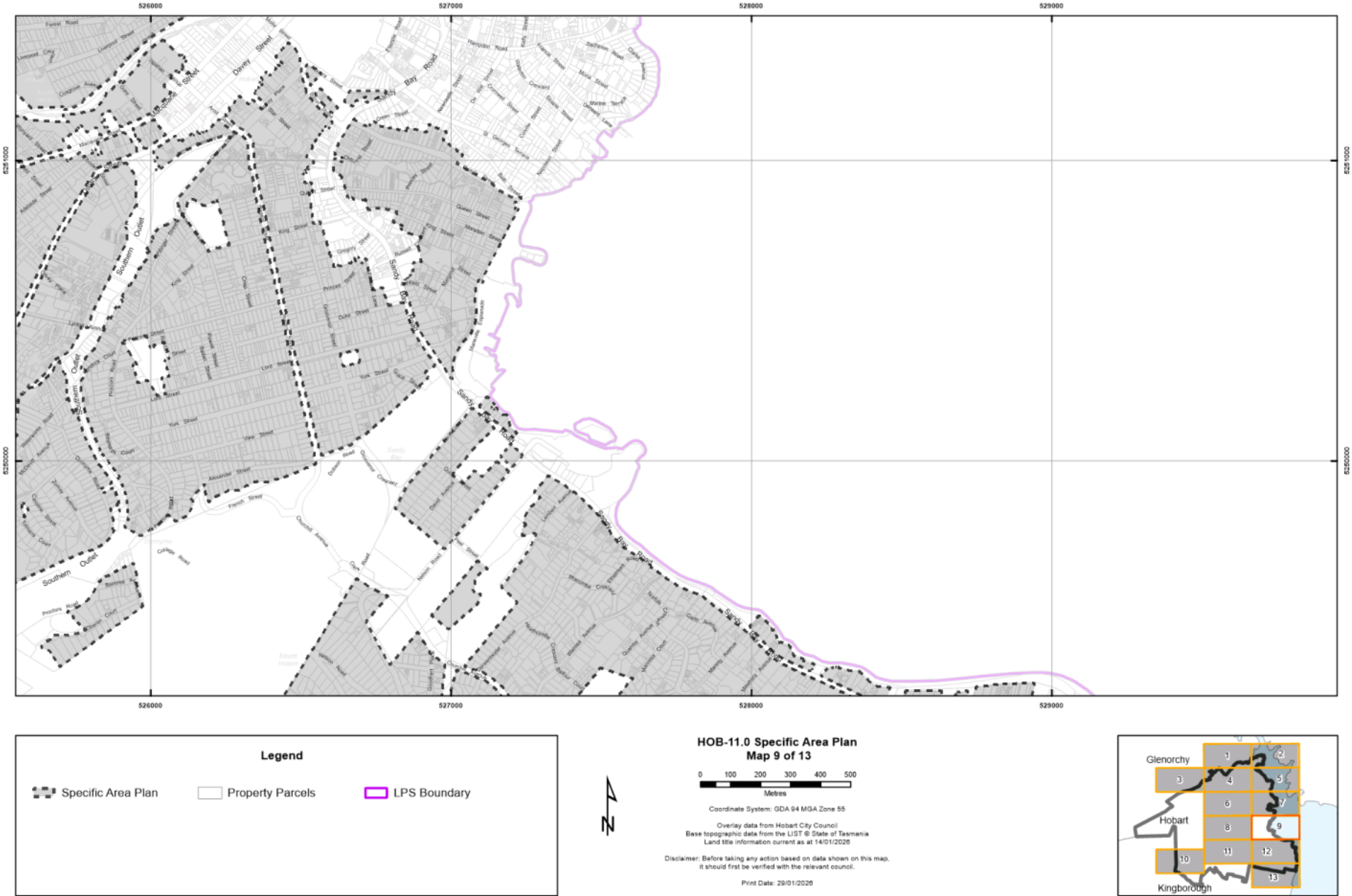
Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



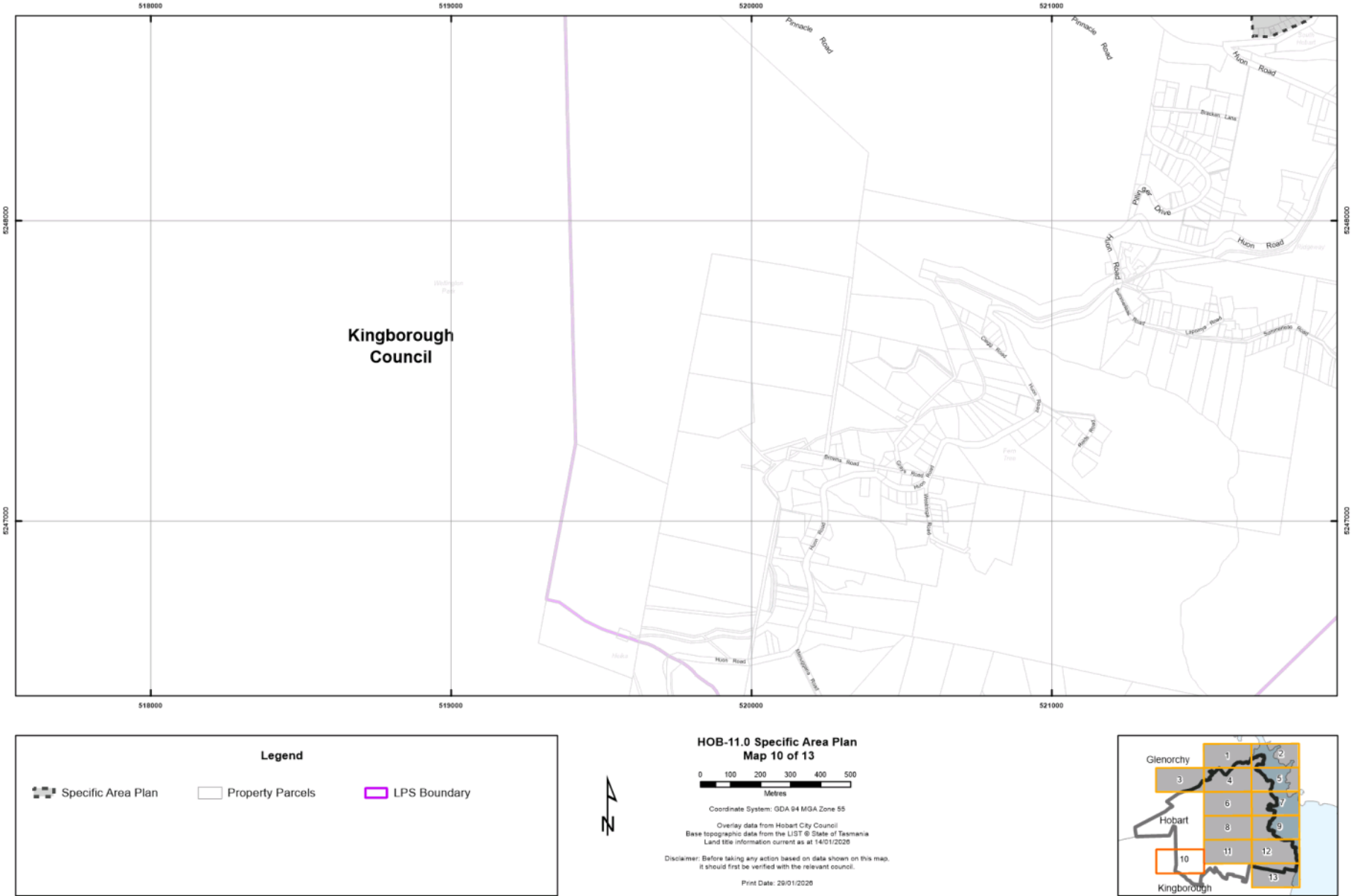
Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

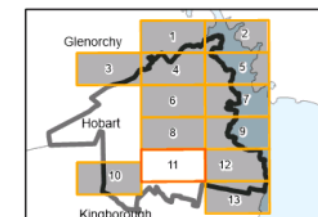
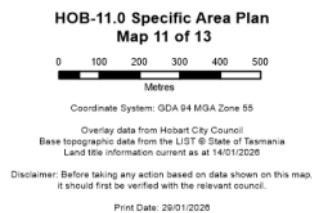


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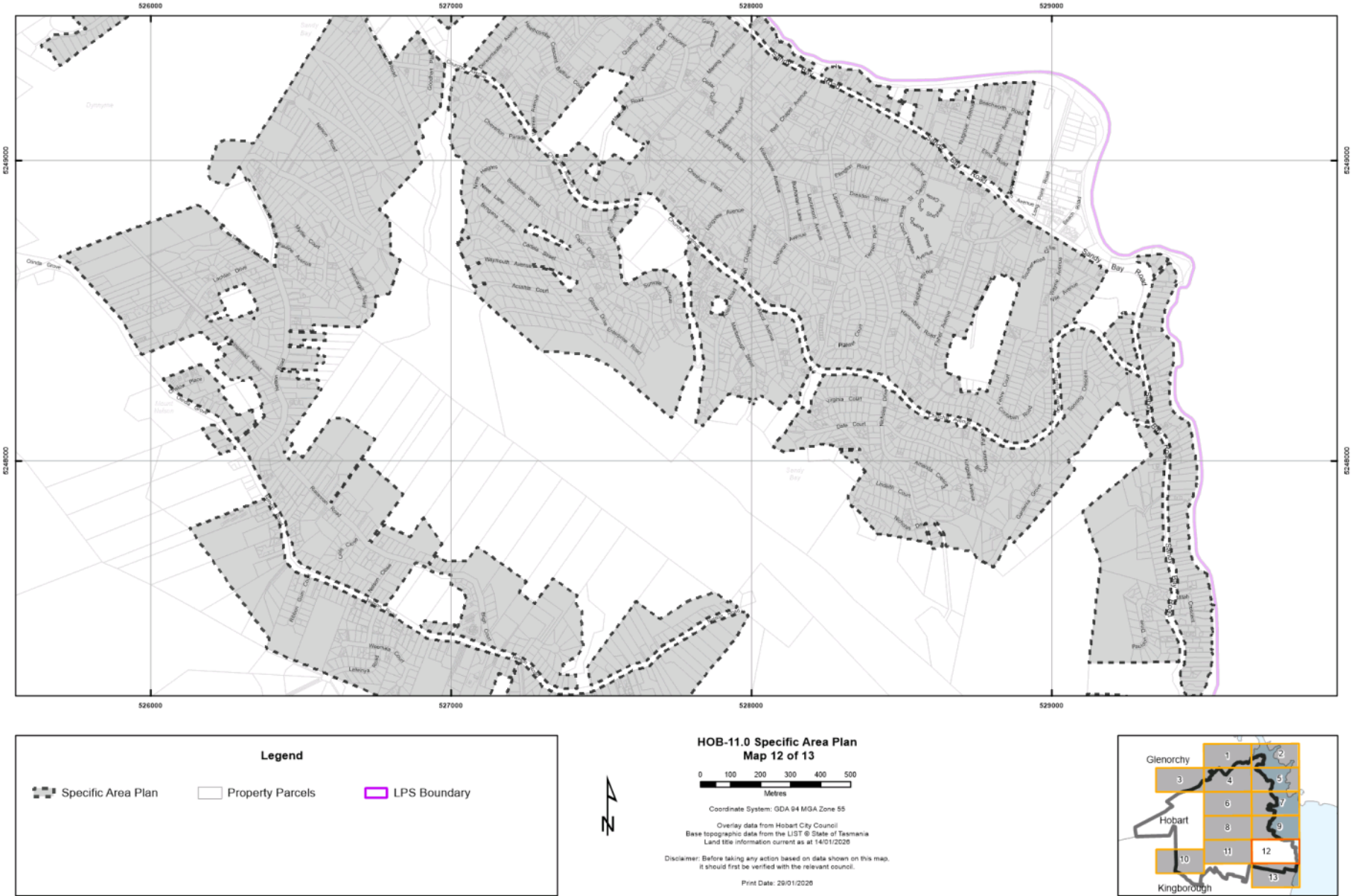


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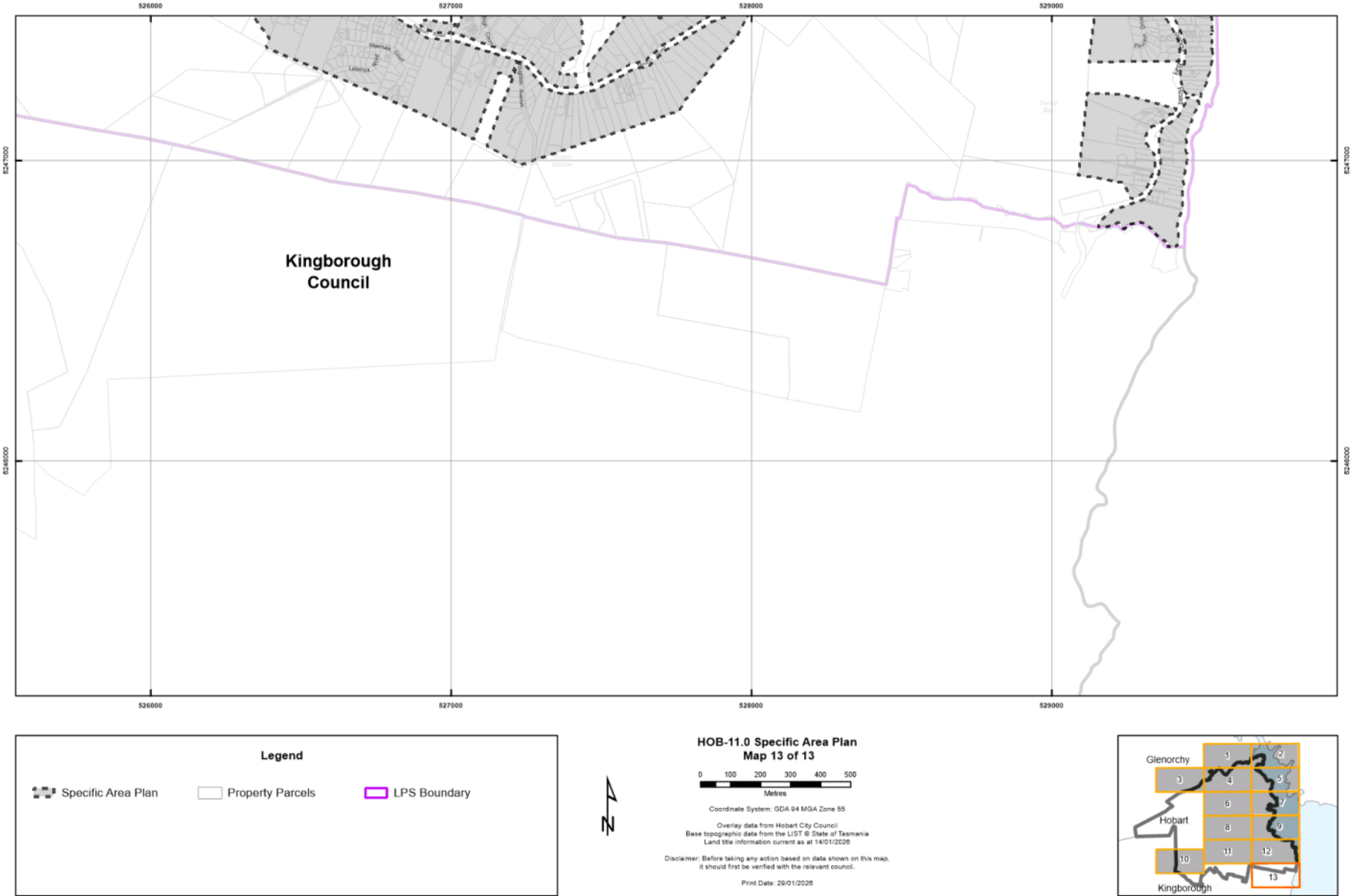


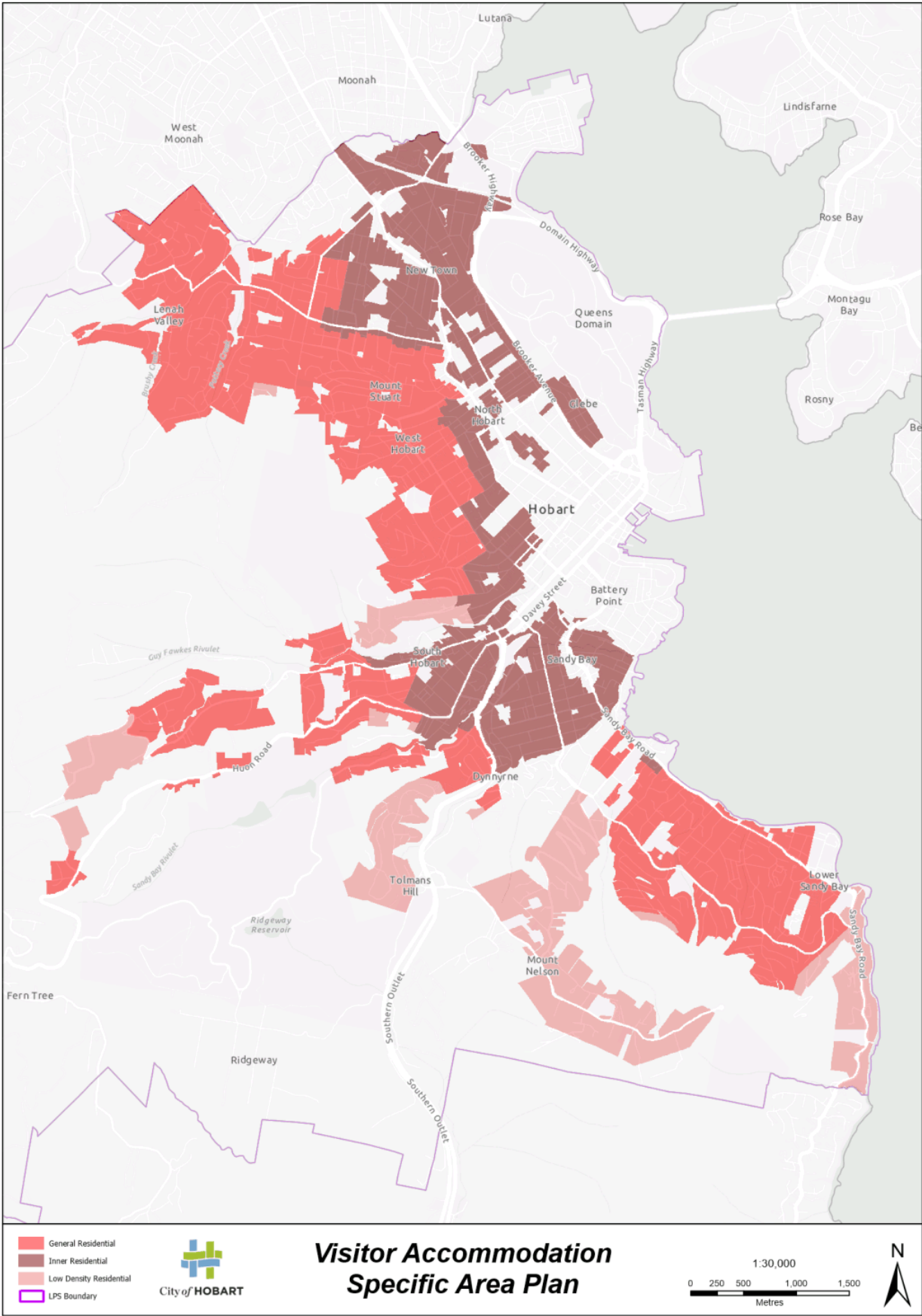
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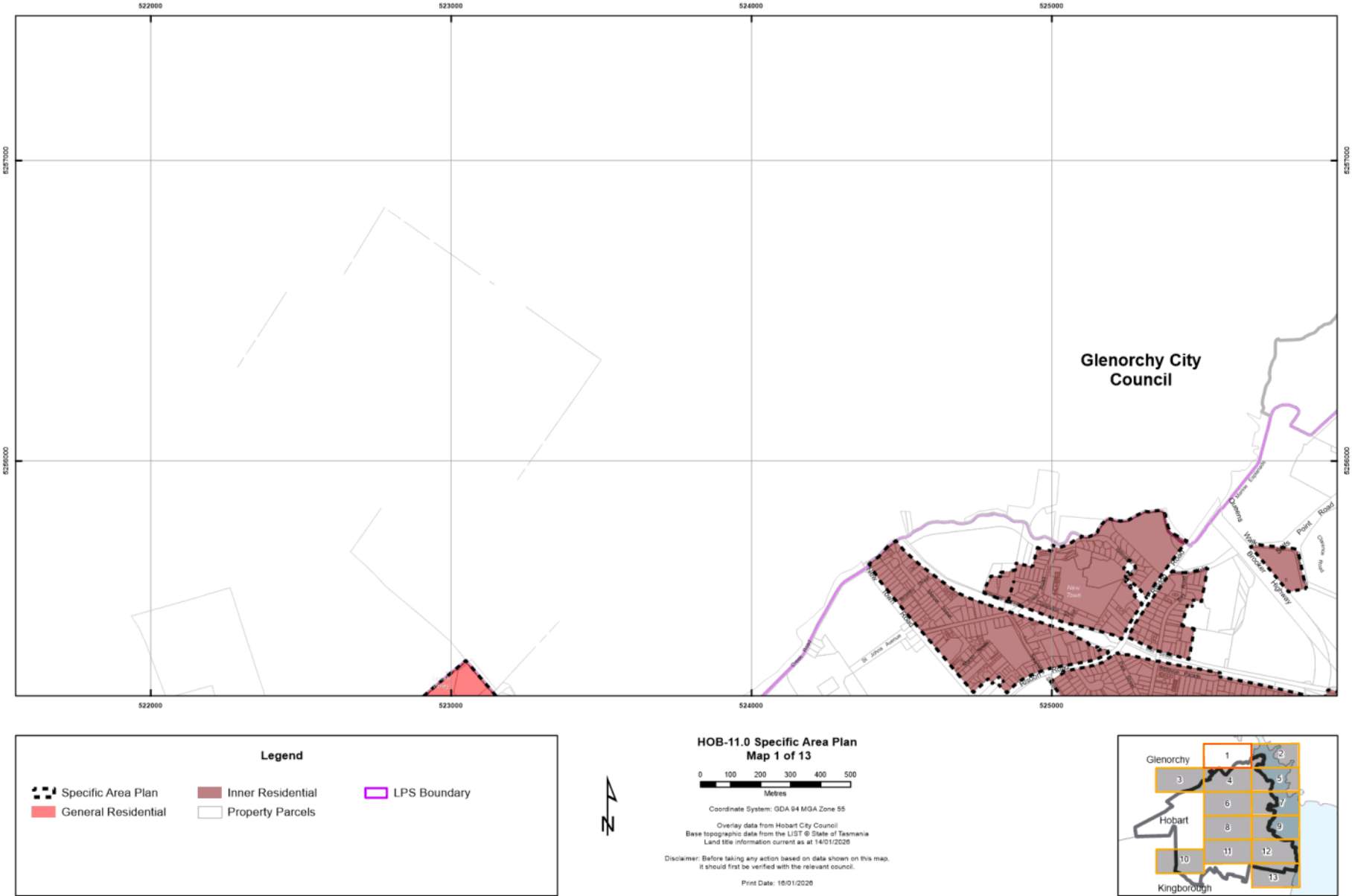


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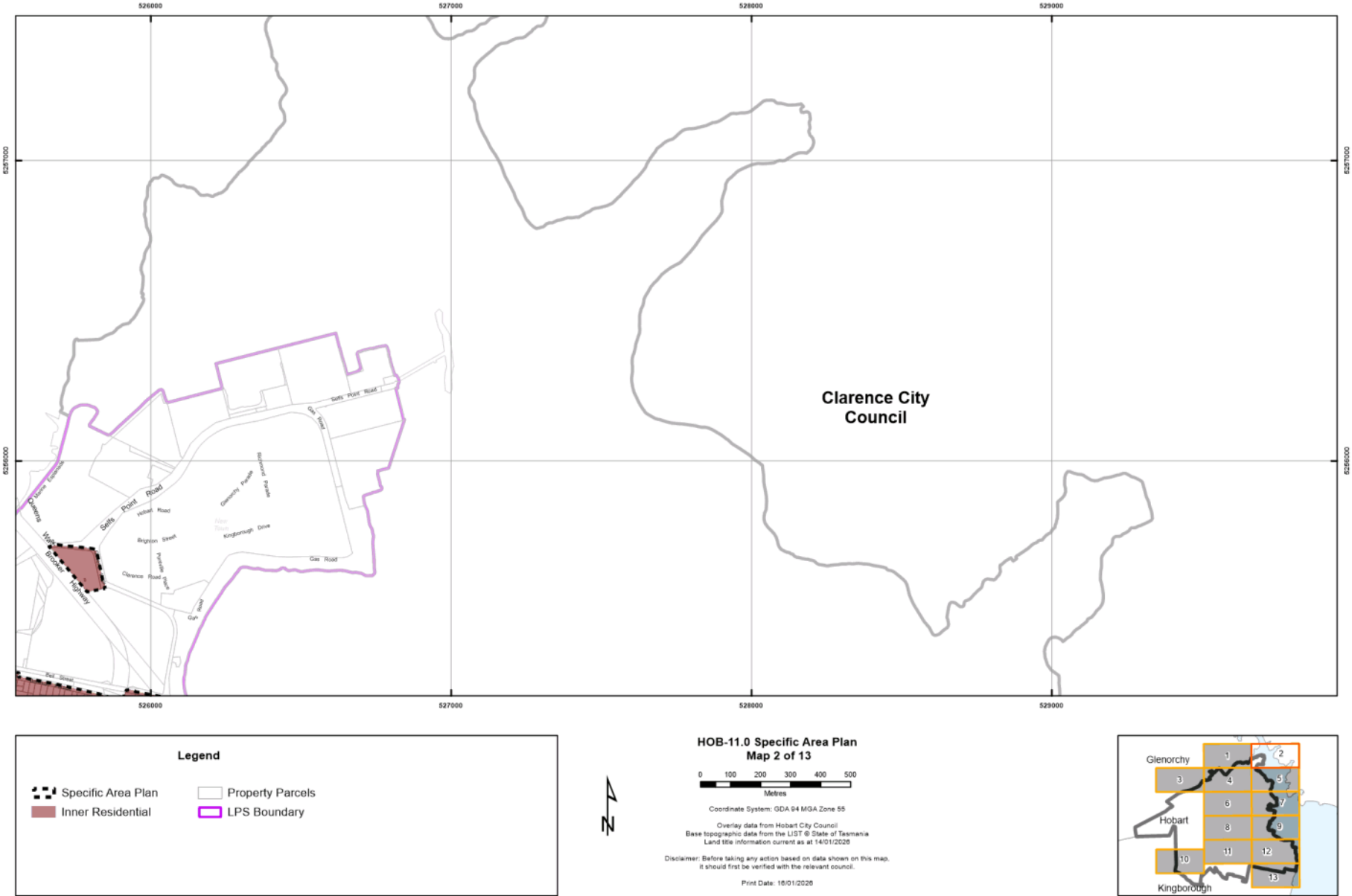




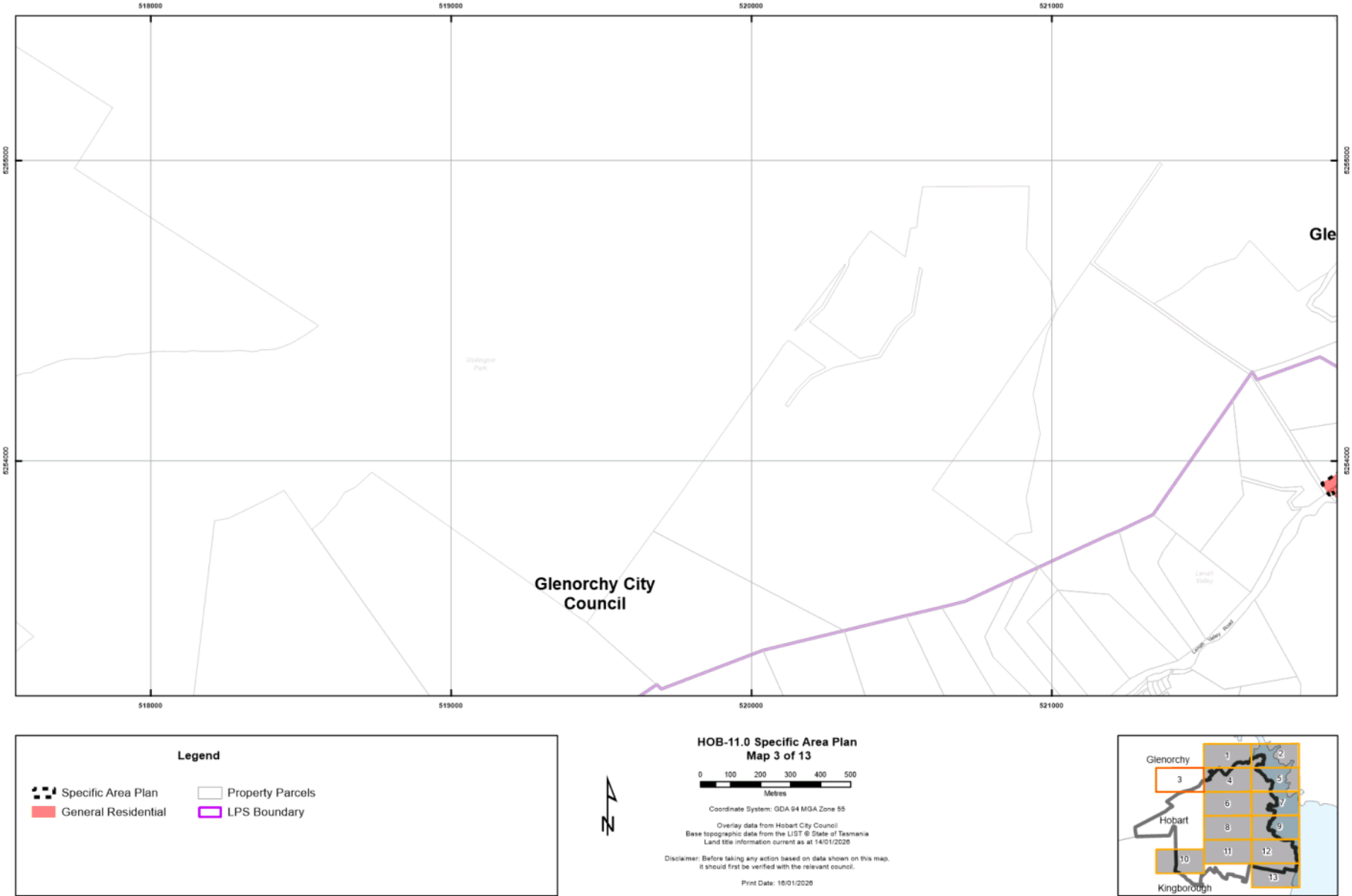
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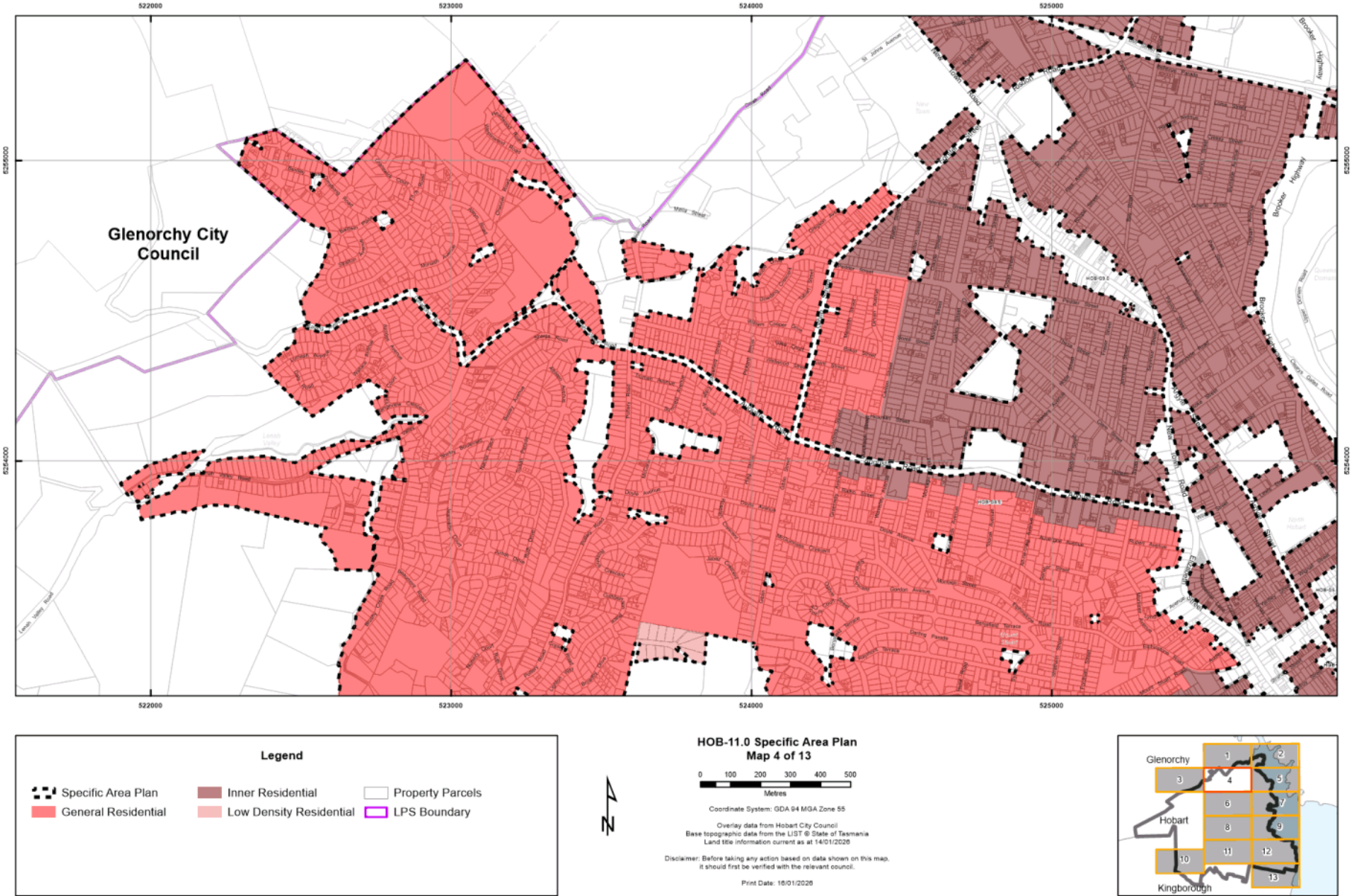
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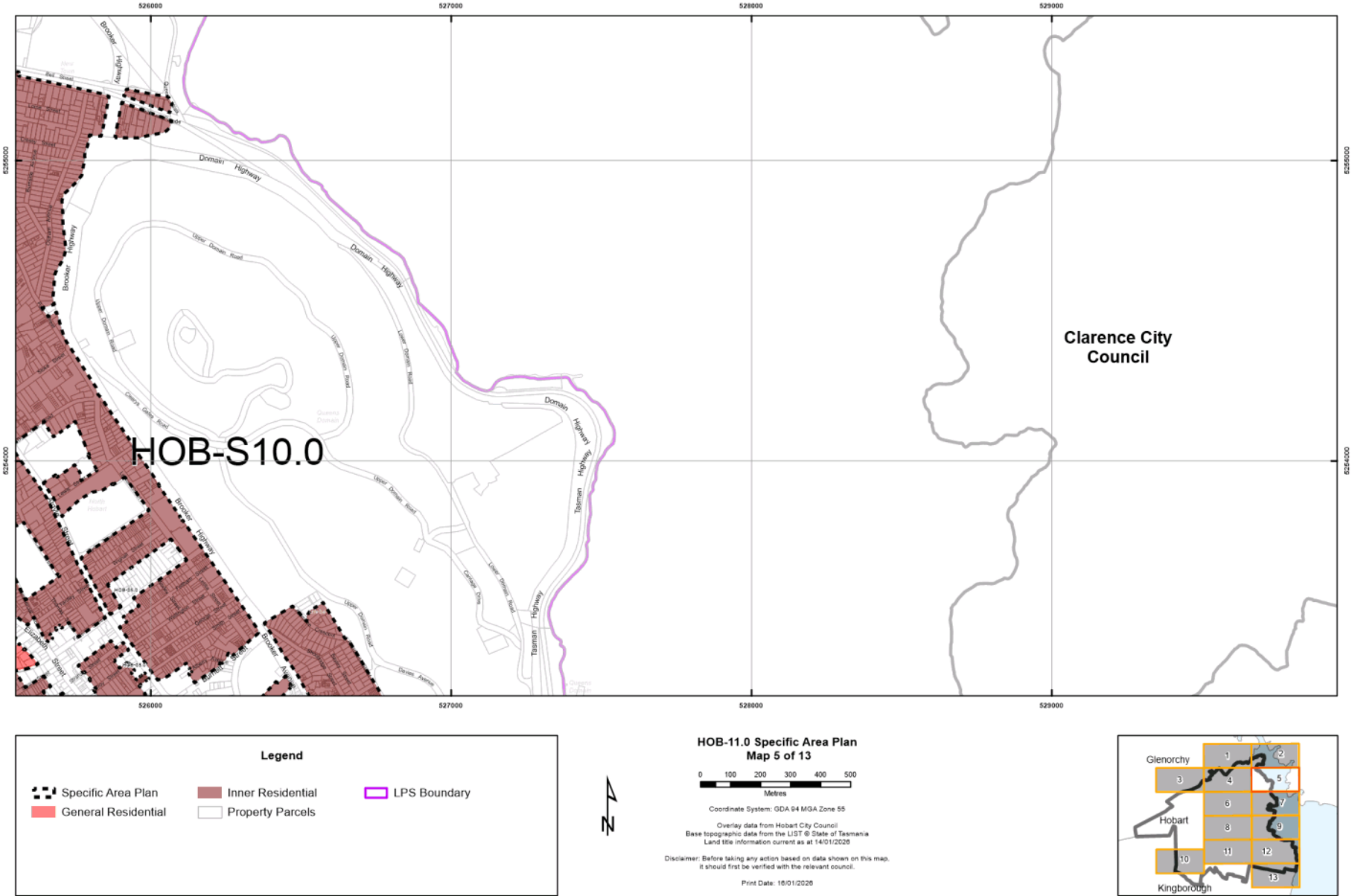
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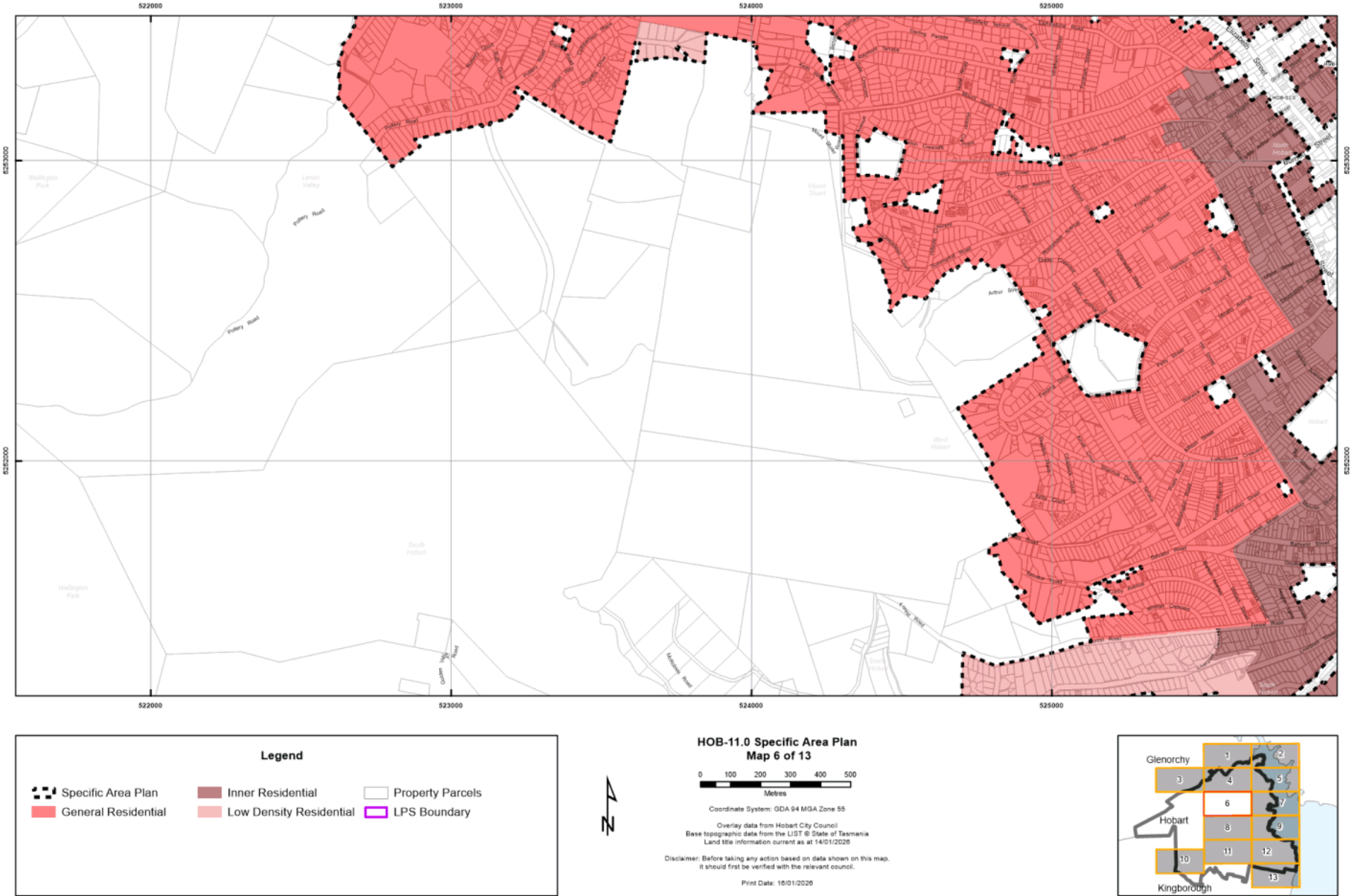
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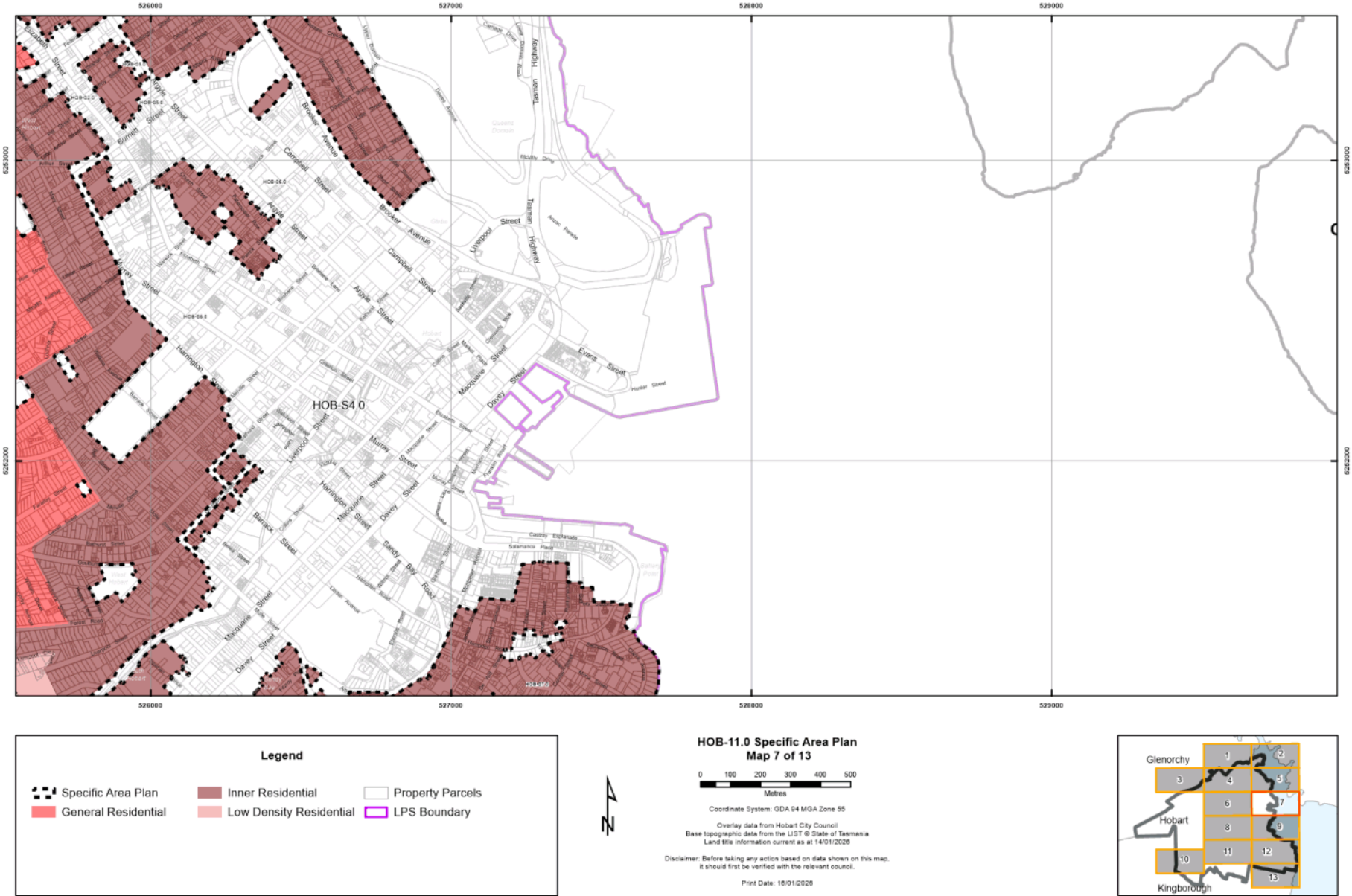
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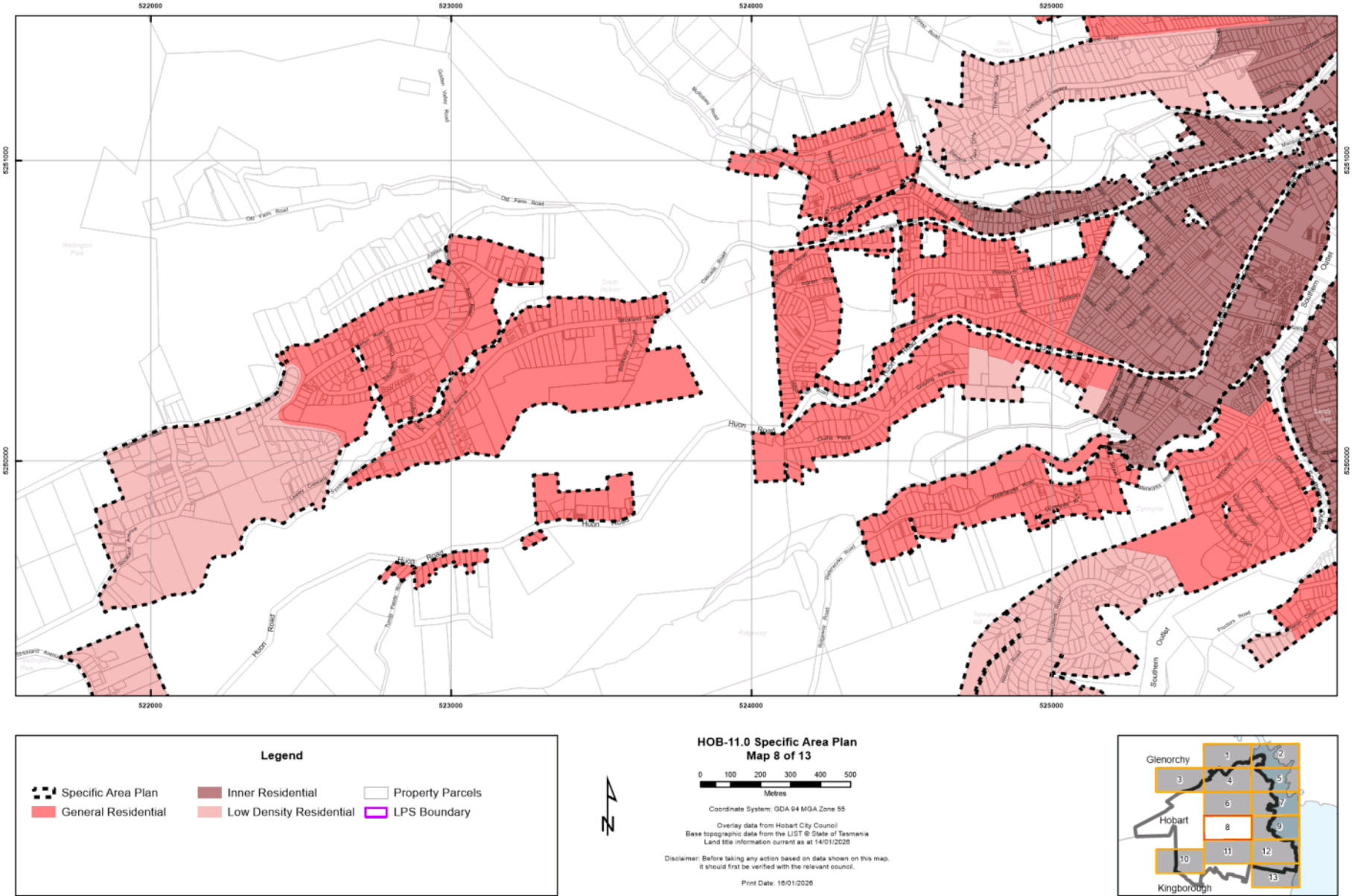
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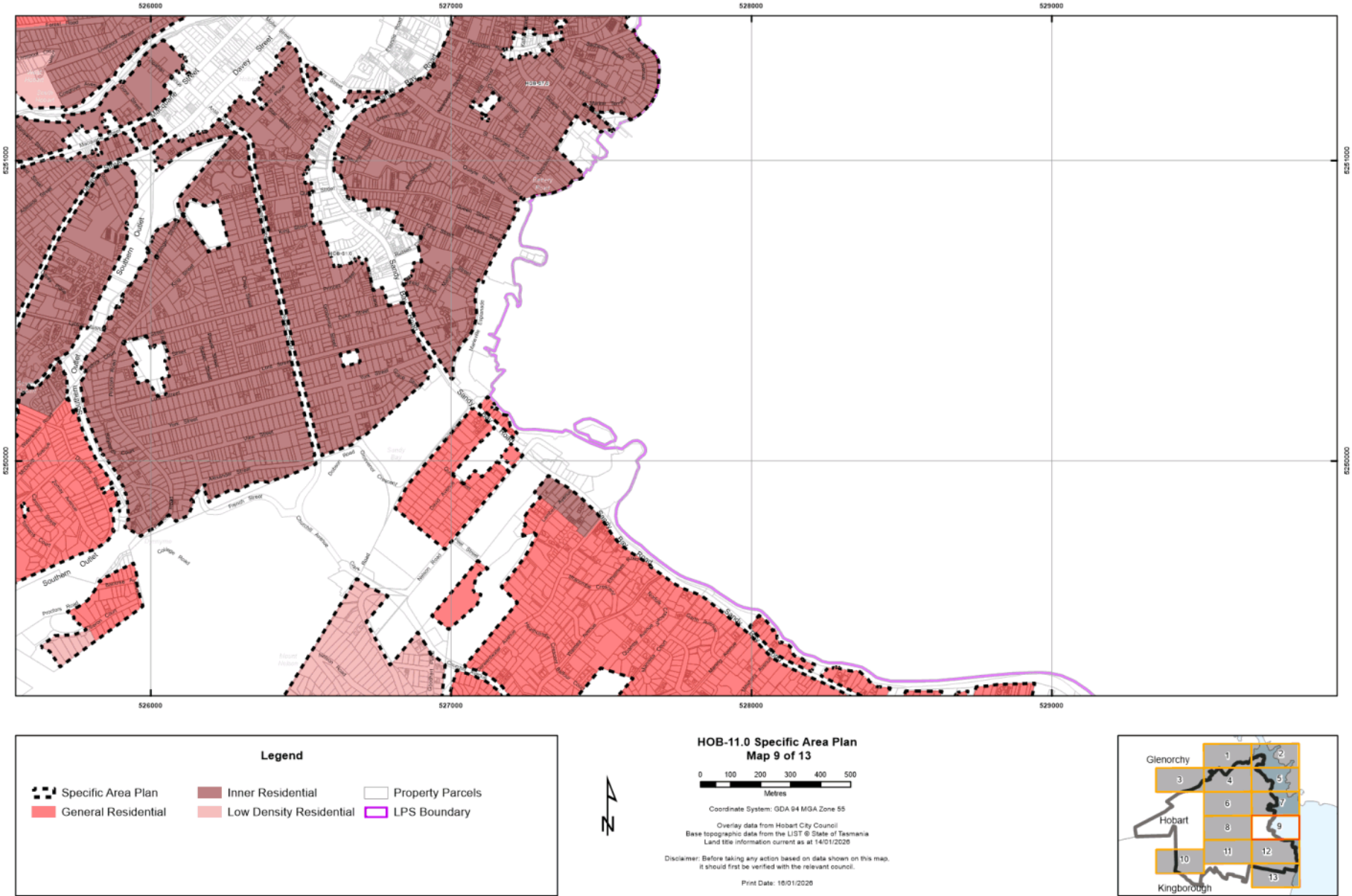
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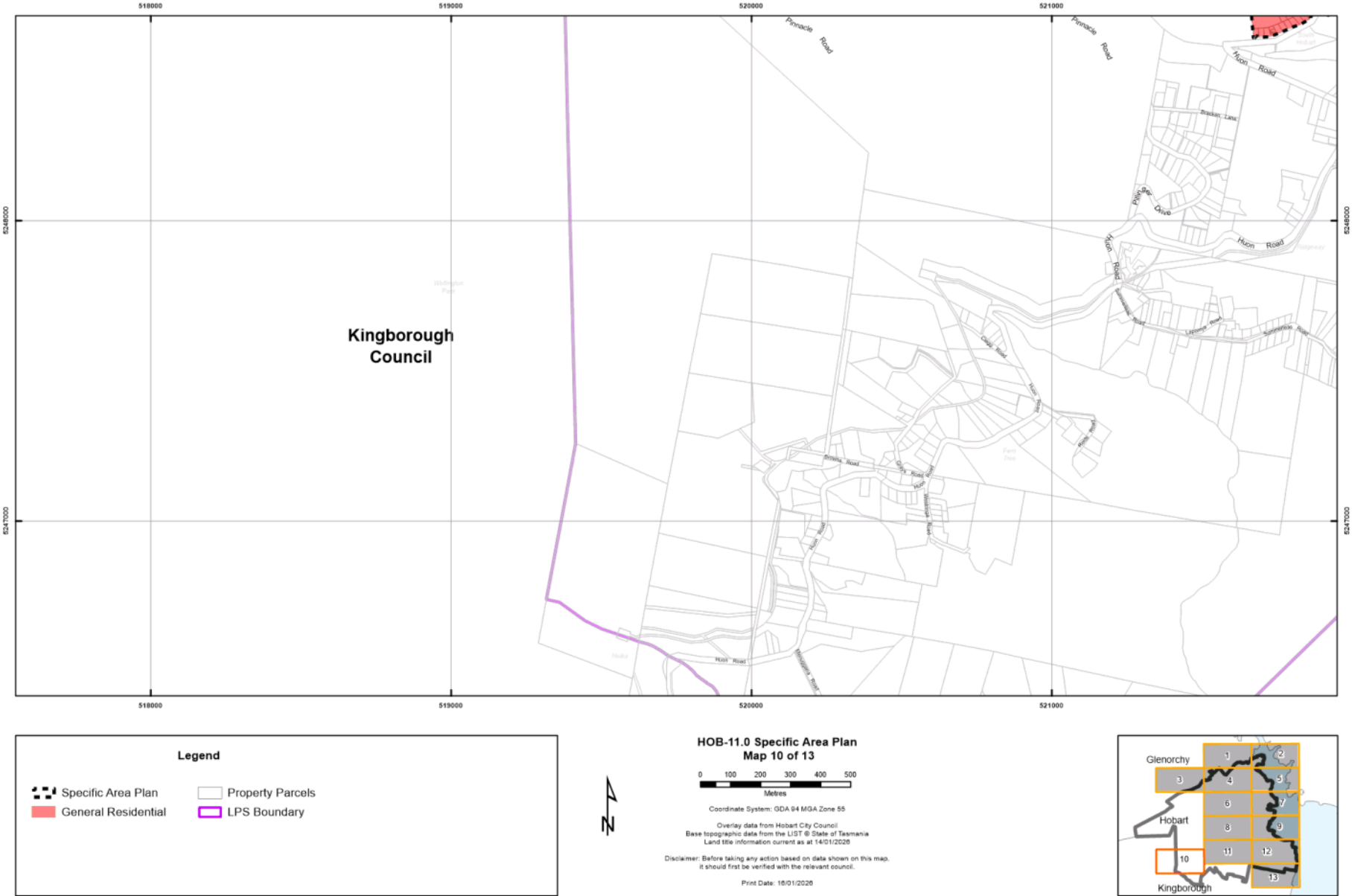
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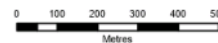


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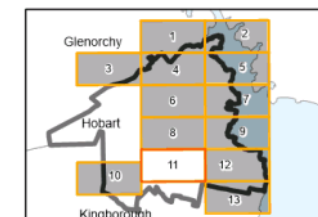


Coordinate System: GDA 94 MGA Zone 55

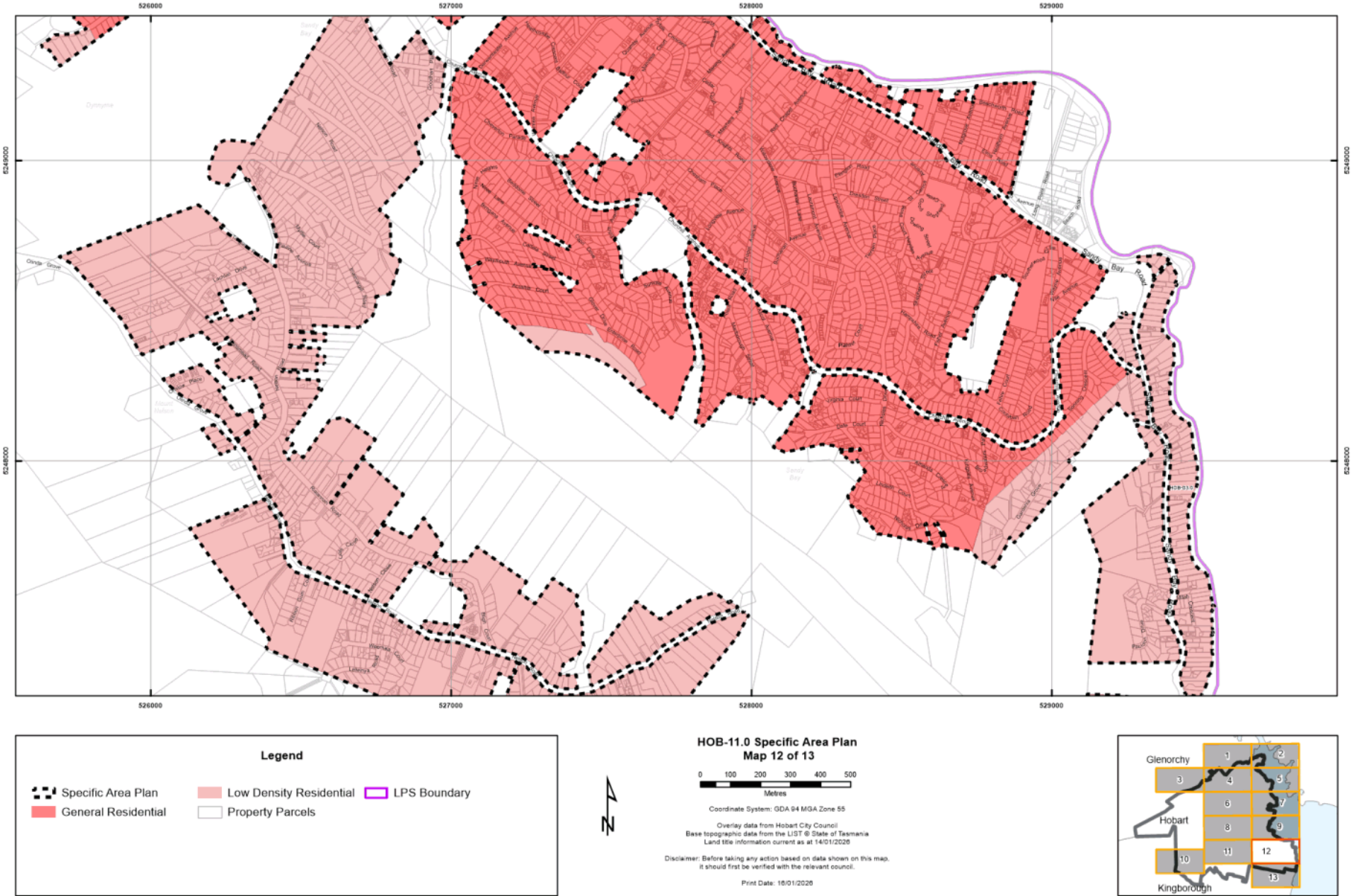
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 14/01/2020

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

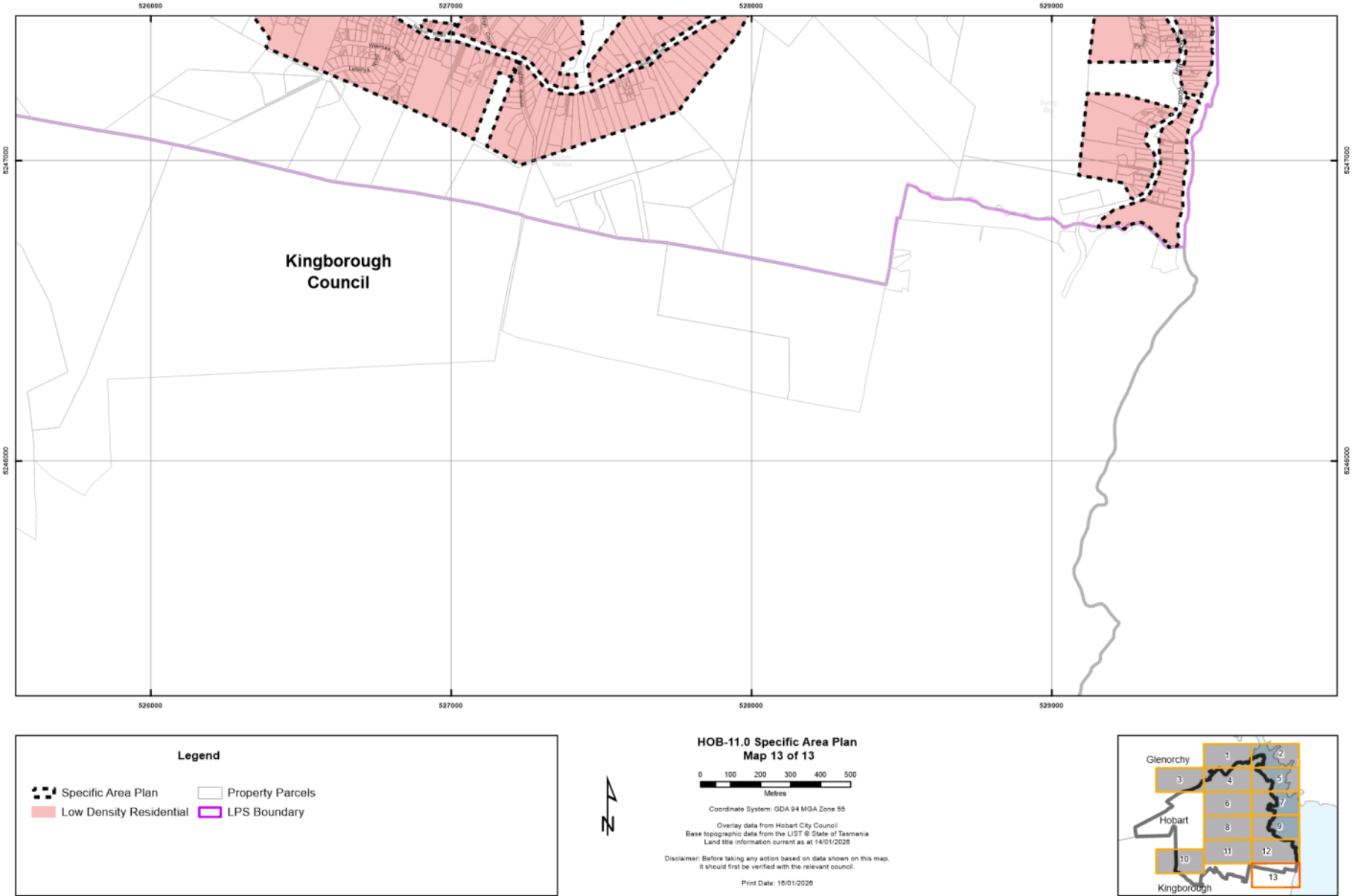
Print Date: 16/01/2026



Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
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INSTRUMENT OF CERTIFICATION

DRAFT AMENDMENT PSA-25-3 TO THE *TASMANIAN PLANNING SCHEME - HOBART*

The Hobart City Council resolved at its planning authority committee meeting on the 10 June 2026 that PSA-25-3 meets the requirements of the *Land Use Planning and Approvals Act 1993* and accordingly the draft amendment PSA-25-3 to the *Tasmanian Planning Scheme - Hobart* to insert a new SAP, HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan, into the *Hobart Local Provisions Schedule* is certified.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS criteria specified in Section 34 of the *Land Use Planning and Approvals Act 1993*; and
- in accordance with Section 40F (2) of the *Land Use Planning and Approvals Act 1993* certifies that the draft amendment meets those requirements.

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

Michael Stretton

Chief Executive Officer

Date:

8. REPORTS

The Chairperson invited Professor Peter Phibbs to address the Committee and answer questions in relation to item 8.1.

8.1 Visitor Accommodation SAP PSA File Ref: F26/21100; 26/9

REYNOLDS

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 10 June 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Bloomfield

COMMITTEE RESOLUTION:

That:

1. The Planning Authority receive and note this report, Visitor Accommodation SAP PSA, prepared by the Manager Strategic Land Use Planning dated 10 June 2026.
2. Pursuant to section 40D(b) of the *Land Use Planning and Approvals Act 1993* ('the Act'), the Planning Authority, of its own motion, prepares a draft amendment of the Hobart Local Provisions Schedule ('LPS'), being "Amendment PSA-25-3" to insert "HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan" at Attachment B into the LPS of the *Tasmanian Planning Scheme - Hobart*.
3. Pursuant to section 40F(1) of the Act, the Planning Authority considers whether Amendment PSA-25-3 meets the LPS Criteria in section 34 of the Act and:
 - a. pursuant to section 40F(2)(a), is satisfied that Amendment PSA-25-3 meets the LPS Criteria and the requirements of the Act; and

- b. pursuant to section 40F(2)(a) of the Act, certifies that draft amendment, Amendment PSA-25-3, meets the requirements of the Act; and
 - c. pursuant to section 40F(3) of the Act, authorises affixing of the Planning Authority's common seal to the certificate.
- 4. Pursuant to section 6(3) of the Act, the Planning Authority delegates all of its functions and powers pursuant to Part 3B of the Act to the Planning Authority's Chief Executive Officer with respect to Amendment PSA-25-3.
- 5. The Planning Authority authorises the Lord Mayor to sign an instrument of delegation to record the Planning Authority's delegation.
- 6. In accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Delegation : Committee

Item 7.1 was then taken.