

From: [REDACTED]
To: [Representation](#)
Subject: Submission on Short Stay Accommodation draft amendment PSA-25-3
Date: Thursday, 16 July 2026 3:12:07 PM
Attachments: [CHCA submission on short stay accommodation.pdf](#)

Please accept and acknowledge the attached submission from the Council of Hobart Community Associations with regard to the draft amendment PSA-25-3 to include HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan in the *Tasmanian Planning Scheme - Hobart Local Provisions Schedule* ('LPS') be certified and exhibited in accordance with the *Land Use Planning and Approvals Act 1993*.

Yours sincerely
Margaret Taylor
Hon Secretary
CHCA

Council of Hobart Community Associations Inc.

<http://chca.net.au/>

c/- [REDACTED]

Chief Executive Officer,
Hobart TAS 7001

Submission in support of the the draft amendment PSA-25-3 to include HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan in the *Tasmanian Planning Scheme - Hobart Local Provisions Schedule* ('LPS')

The Council of Hobart Community Associations strongly supports the draft amendment to insert HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the LPS as proposed by the Council Planning Authority. We understand the proposal is that 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 of Hobart.

We understand that exemptions would be granted :

- to those looking to turn part of their property, such as a spare room or a granny flat, into visitor accommodation.
- To those looking to list their home as short-stay accommodation while they go on holiday would also still be allowed to do so.

The Australian Housing and Urban Research Institute [AHURI]¹ found that *the case of Hobart illustrates attempts to monitor and regulate STRA that have fallen short in the absence of a robust legal framework for local intervention*_(p30).

Their major concerns were:

- *In Hobart, Tasmania, the lack of a robust regulatory framework has resulted in the demonstrable loss of long-term rental accommodation, despite local council efforts*_(p54)
- *For instance, in Hobart, the number of whole properties available for short-term rental in December 2024 was around 36 times the number of rental vacancies in the long-term rental market*_(p74)

They recommended *'that local governments in high-demand areas must be supported in developing and implementing effective policy responses that limit the conversion of permanent accommodation to STRA, increase properties for long-term rental supply, protect long-term renters from displacement, and offset housing market and infrastructure impacts of high visitor demand'*_(p78)

¹ **AHURI** Final Report No. 460 Short-term rental accommodation: models, impacts and policy responses May 2026. DOI 10.18408/ahuri7333501

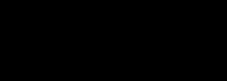
Submission in support of the the draft amendment PSA-25-3 to include HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan in the *Tasmanian Planning Scheme - Hobart Local Provisions Schedule* ('LPS')

Thus, The Council of Hobart Community Associations would contend that the Local Planning Scheme requires the legislative authority provided by the proposed SAP.

Professor Phipps in his Submission to the Planning Authority, reported that attractive tourist destinations like Hobart needed *to retain housing in residential zones for long term residents rather than visitors*². In his conclusions he contends that *'The proposed SAP is an ideal mechanism because it enables the planning system to target particular locations where the growth of STR has generated negative outcomes. The introduction of the proposed SAP would reduce upward pressure on rents, increase the availability of long term rental properties, support the re-use of existing dwellings to cater for future urban growth and potentially increase the amenity of properties located in the residential zones.'*

The Council of Hobart Community Associations acknowledges Council should support tourism ventures but not at the expense of those who wish to rent long term nor of local amenity and welfare. Therefore, we support the implementation of this SAP planning proposal within Hobart's Local Planning Scheme.

Yours sincerely



Margaret Taylor



Hon Secretary

The Council of Hobart Community Associations

² Short Term Rental Accommodation and its impact on the Hobart Rental Market. Feb 2026