

From: [REDACTED]
To: [Representation](#)
Subject: Submission Opposing Draft Amendment PSA-25-3 – Hobart Visitor Accommodation Specific Area Plan
Date: Friday, 10 July 2026 12:07:04 PM

Dear Hobart City Council,

I write on behalf of the Trustee of a trust that owns and operates an approved whole-home short stay accommodation property in Hobart.

We respectfully oppose the proposed planning amendment restricting future whole-home short stay accommodation. While we recognise the importance of improving housing affordability, we do not believe this proposal is supported by sufficient evidence or represents a balanced solution.

Our property was purchased, renovated and fully furnished specifically for visitor accommodation. Considerable investment has been made in furniture, appliances, linen, safety equipment and digital access systems based on Tasmania's existing planning framework. If future policy changes make this use unviable, converting the property to long-term rental would involve significant cost, unnecessary waste and the loss of assets purchased solely for short stay accommodation.

The property also contributes to the local economy. We regularly engage local cleaners, maintenance contractors, gardeners, electricians and plumbers, creating ongoing work for small businesses. Guests staying at the property spend money at Hobart's restaurants, cafés, shops and tourist attractions, supporting businesses across the wider visitor economy.

Responsible investors should be able to rely on a planning system that is stable, transparent and predictable. We respectfully ask Council to reconsider this proposal and continue supporting a balanced planning framework that addresses housing challenges while recognising the important contribution of responsible short stay accommodation.

Thank you for considering our submission.

Yours faithfully,

The Trustee for Westbrook Residence Trust