

From: [REDACTED]
To: [Representation](#)
Subject: Representation re draft amendment PSA-25-3 to the Tasmanian Planning Scheme - Hobart,
Date: Wednesday, 15 July 2026 11:49:33 PM
Attachments: [Submission to CoH re PSA-25-3 Visitor Accommodation SAP.pdf](#)

Attn: Michael Stretton
CEO
City of Hobart

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Dear Mr Stretton,

Please find attached our representation on the draft amendment PSA-25-3 to the *Tasmanian Planning Scheme - Hobart*, proposing to insert HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the Local Provisions Schedule.

Please feel free to contact us if you need to clarify anything within our submission.

Yours sincerely

Ben and Pen Clark
home ph: [REDACTED]

Pen & Ben Clark



South Hobart TAS 7004

15 July 2026

Michael Stretton

CEO

City of Hobart

c/- representation@hobartcity.com.au

Dear Mr Stretton,

Thank you for the opportunity to comment on the draft amendment PSA-25-3 to the *Tasmanian Planning Scheme - Hobart*, proposing to insert HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the Local Provisions Schedule.

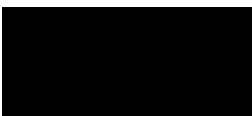
We love living in Hobart, and appreciate the city's relative compactness and convenience of access. When we purchased our first home here two decades ago, housing was affordable. This meant first-home owners and long-term tenants were able to comfortably pay their mortgage or rent. Over the past decade, we have seen many long-term rentals converted into visitor accommodation. We support the visitor economy, but feel that visitor accommodation should not be to the detriment of affordable and well-located housing for our community.

We have read the Instrument of Certification, the Planning Authority Committee Report (10 June 2026), and the ERA Report (Visitor Accommodation amendments to the Hobart LPS, 1 April 2026). They set out a clear and proportionate response to the problems Hobart has faced due to the proliferation of whole -dwelling visitor accommodation in residential zones.

We feel this proposal delivers a clear net community benefit, and does not preclude genuine home-sharing opportunities (as was the original intent behind the 'sharing economy'). Therefore, we strongly support the 'draft amendment PSA-25-3' - and hope that it can proceed to the Tasmanian Planning Commission for further assessment through the planning scheme amendment process.

Please feel free to contact us if you need to clarify anything within our submission.

Yours sincerely



Pen and Ben Clark