

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

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| Objective: | <p>That Visitor Accommodation:</p> <ul style="list-style-type: none"> (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 |
| <p>A1</p> <p>Visitor Accommodation must be:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. | <p>P1</p> <p>No performance criteria</p> | |
| <p>A2</p> <p>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.</p> | <p>P2</p> <p>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:</p> <ul style="list-style-type: none"> (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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HOB-S11.4 Figures
Hobart Visitor Accommodation Specific Area Plan
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