



City of **HOBART**

## **INSTRUMENT OF CERTIFICATION**

**TASMANIAN PLANNING SCHEME – HOBART LOCAL PROVISIONS SCHEDULE**

**DRAFT AMENDMENT PSA-25-3**

The Hobart City Council relevantly resolved at its Planning Authority committee meeting on the 10 June 2026 that the draft amendment to the *Tasmanian Planning Scheme - Hobart Local Provisions Schedule* ('LPS'), being "Amendment PSA-25-3" comprised of the following instruments 1 and 2 to be inserted into the LPS:

1. Meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993* ('Act'); and
2. In accordance with section 40F(2)(a) of the Act, certifies that the draft amendment meets those requirements.

**Instrument 1 – HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan Overlay Maps**

1. Insert the HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan overlay, as shown in Maps 1-13 below:



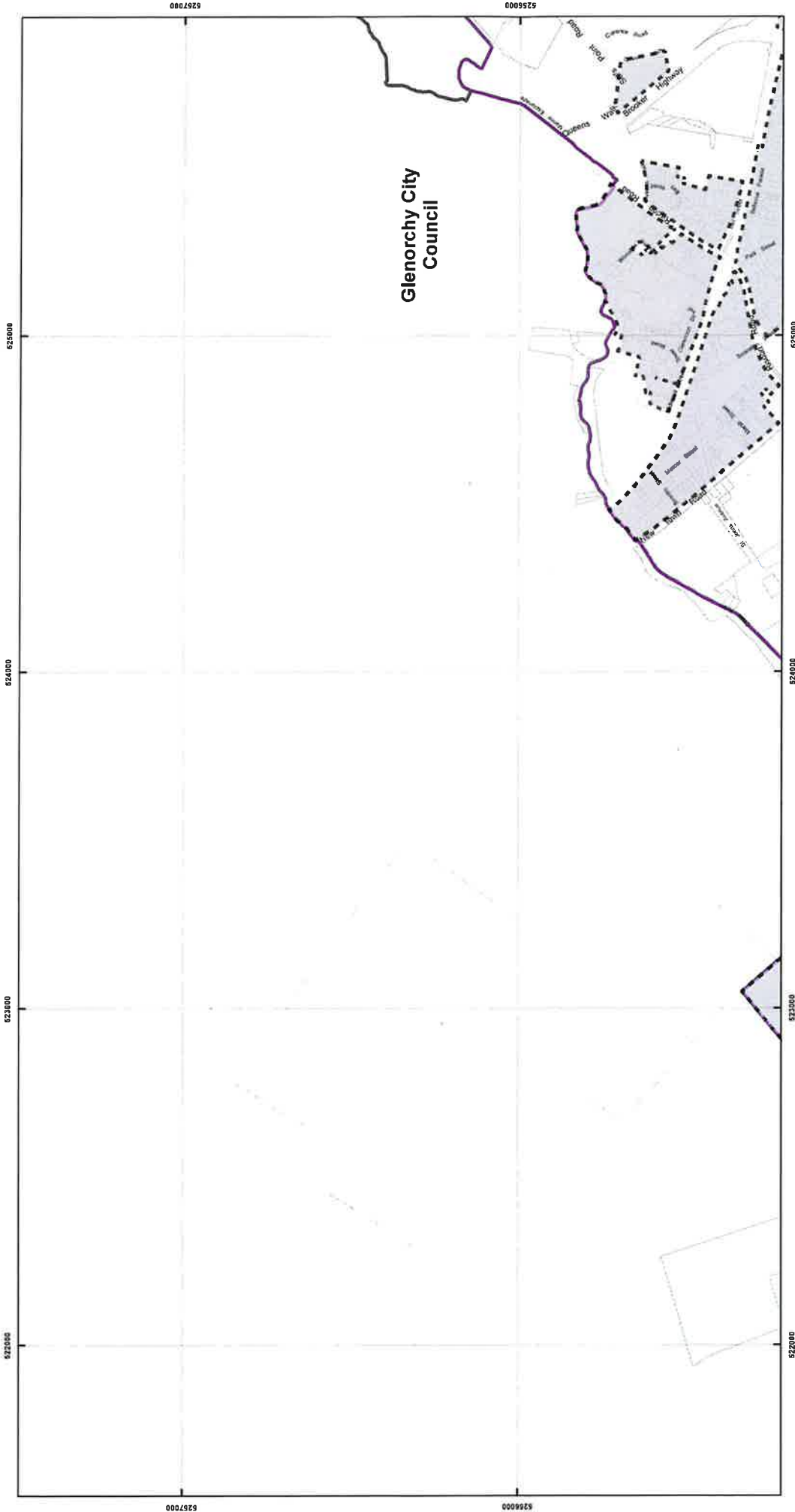
The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution on 10 June 2026 in the presence of:

  
Michael Stretton  
Chief Executive Officer

Date: 16/06/2026

  
Bryn Hannan  
Manager Legal and Corporate Governance

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



**Legend**

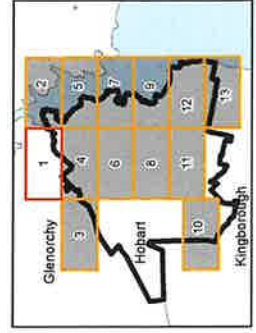
- Specific Area Plan
- LPS Boundary
- Property Parcels

**HOB-11.0 Specific Area Plan  
Map 1 of 13**

Meters

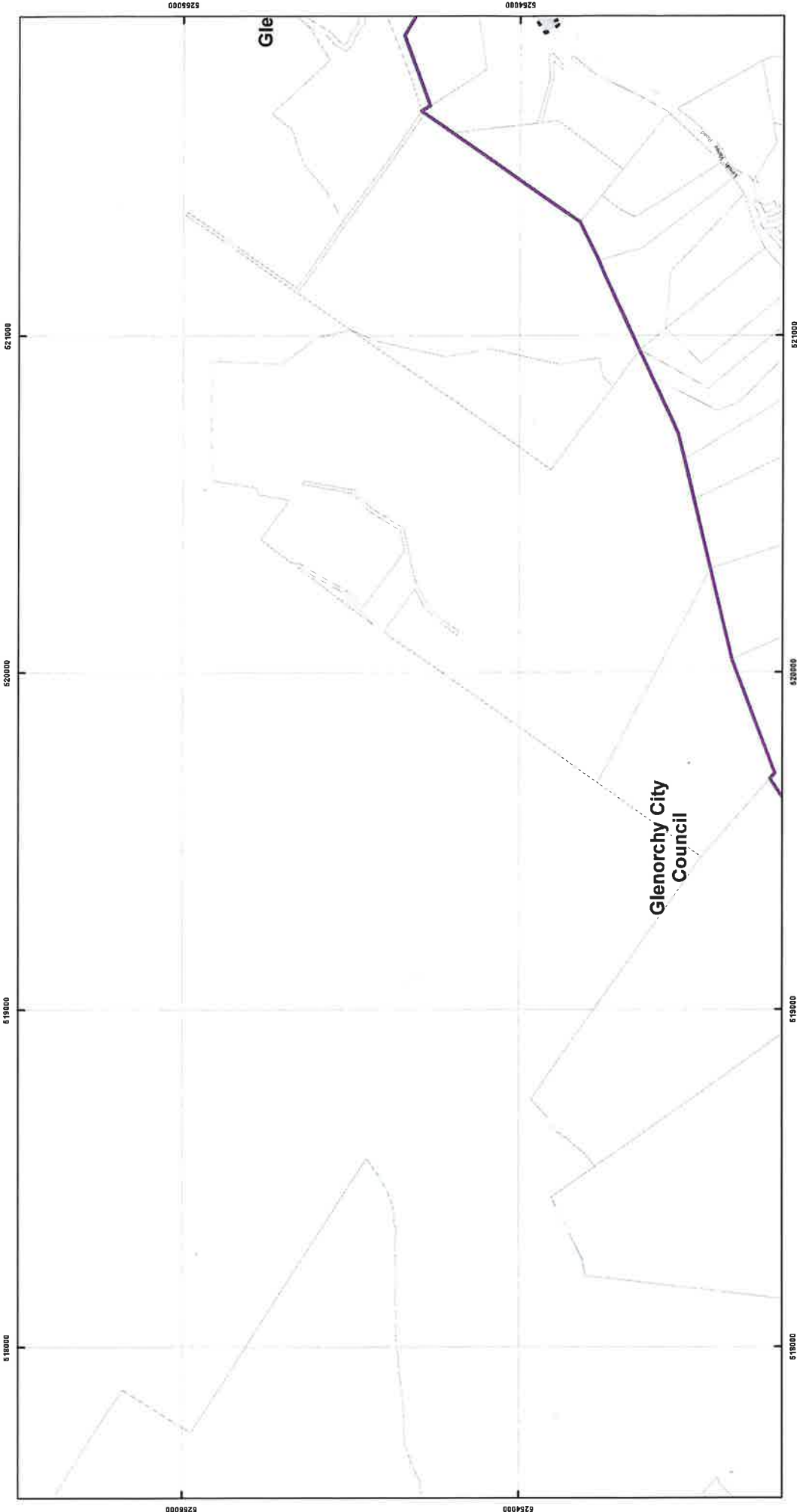
Coordinate System: GDA 84 MGA Zone 55  
 Overlay data from Hobart City Council  
 Base geographic data from the LIST CD State of Tasmania  
 Land file information current as at 14/01/2025

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.  
 Print Date: 29/01/2025





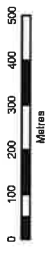
# Tasmanian Planning Scheme - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

## HOB-11.0 Specific Area Plan Map 3 of 13

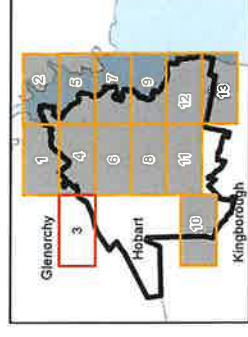


Coordinate System: GDA 94 MGA Zone 55  
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 Base topographic data from the LIST 20 State of Tasmania  
 Land title information current as at 14/01/2028

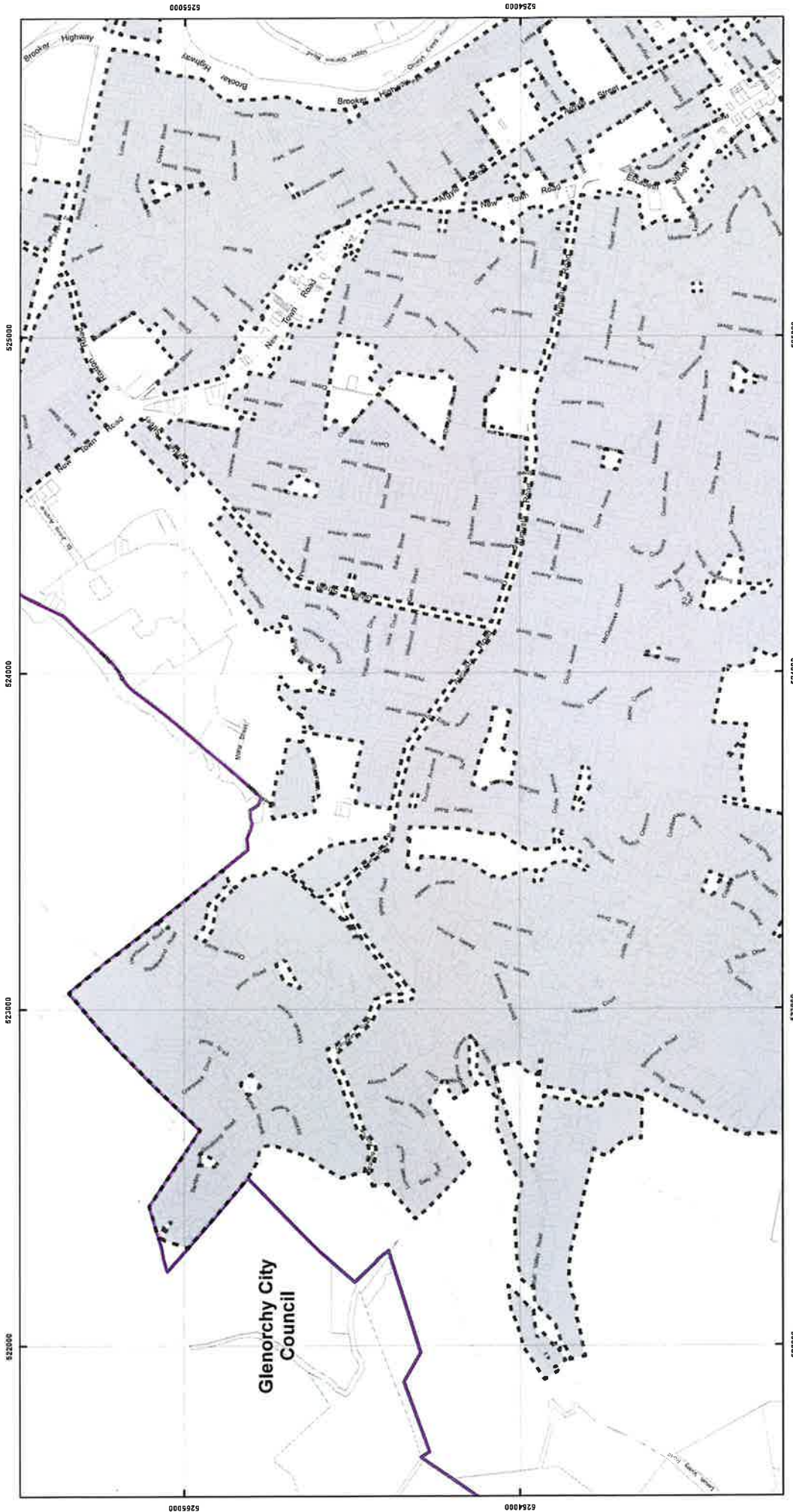


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Print Date: 29/01/2028



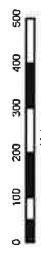
# Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



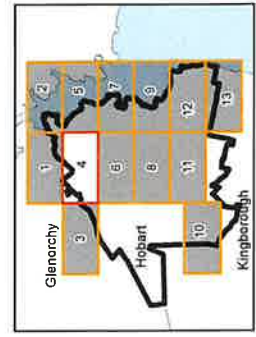
**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

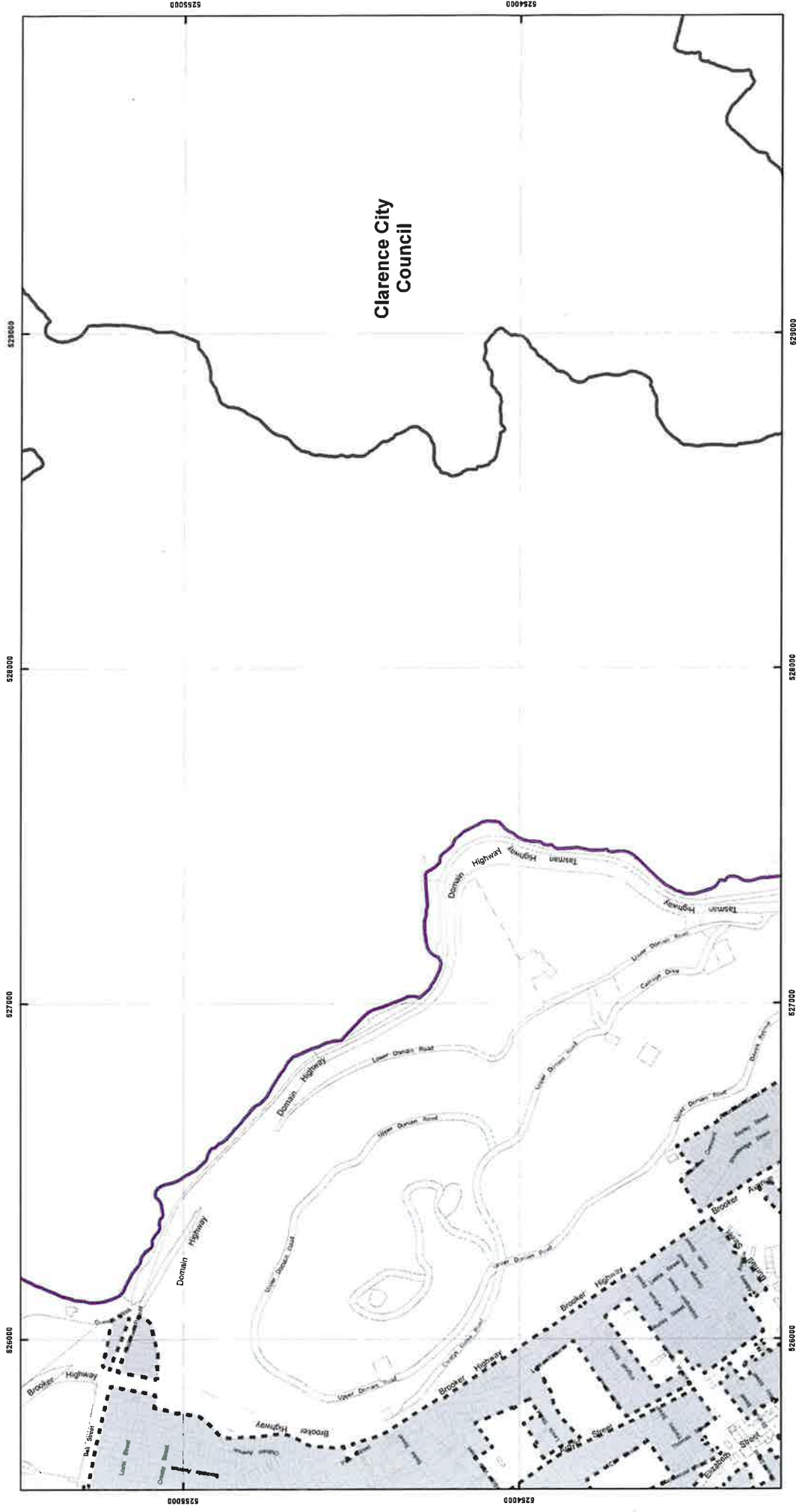
**HOB-11.0 Specific Area Plan  
Map 4 of 13**



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 14/01/2025  
 Disclaimer: Before taking any action based on data shown on this map,  
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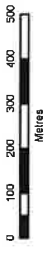
# Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

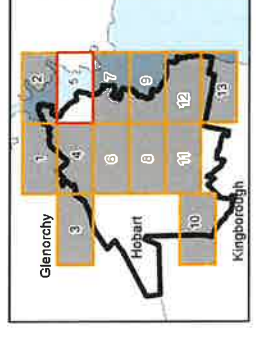
**HOB-11.0 Specific Area Plan  
Map 5 of 13**



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 14/01/2026

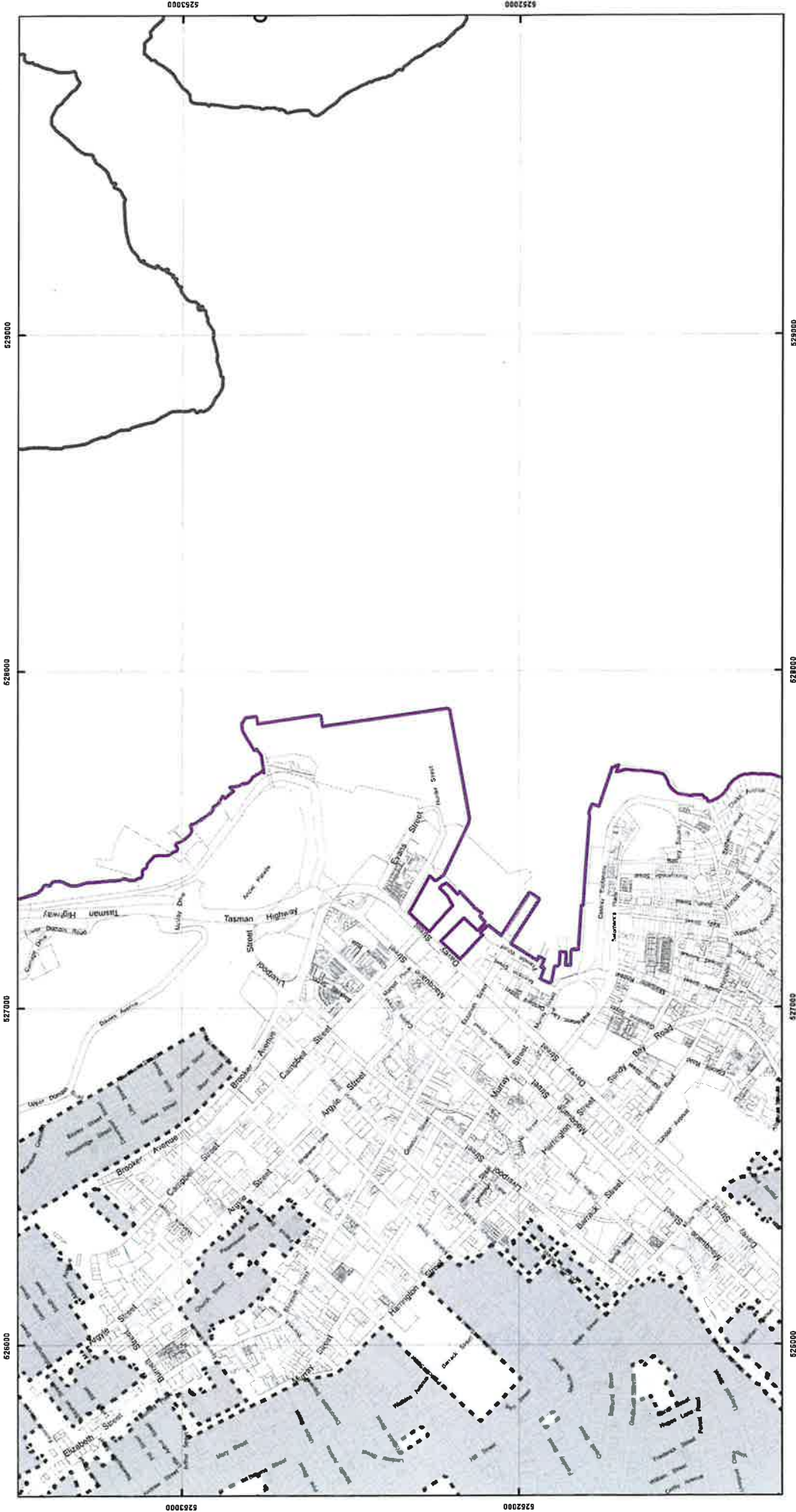
Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

Print Date: 29/01/2026





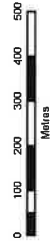
# Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Legend**

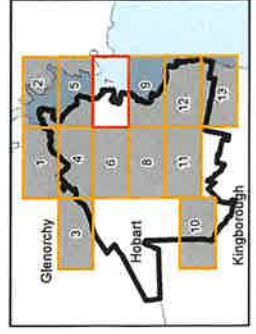
- Specific Area Plan
- Property Parcels
- LPS Boundary

## HOB-11.0 Specific Area Plan Map 7 of 13

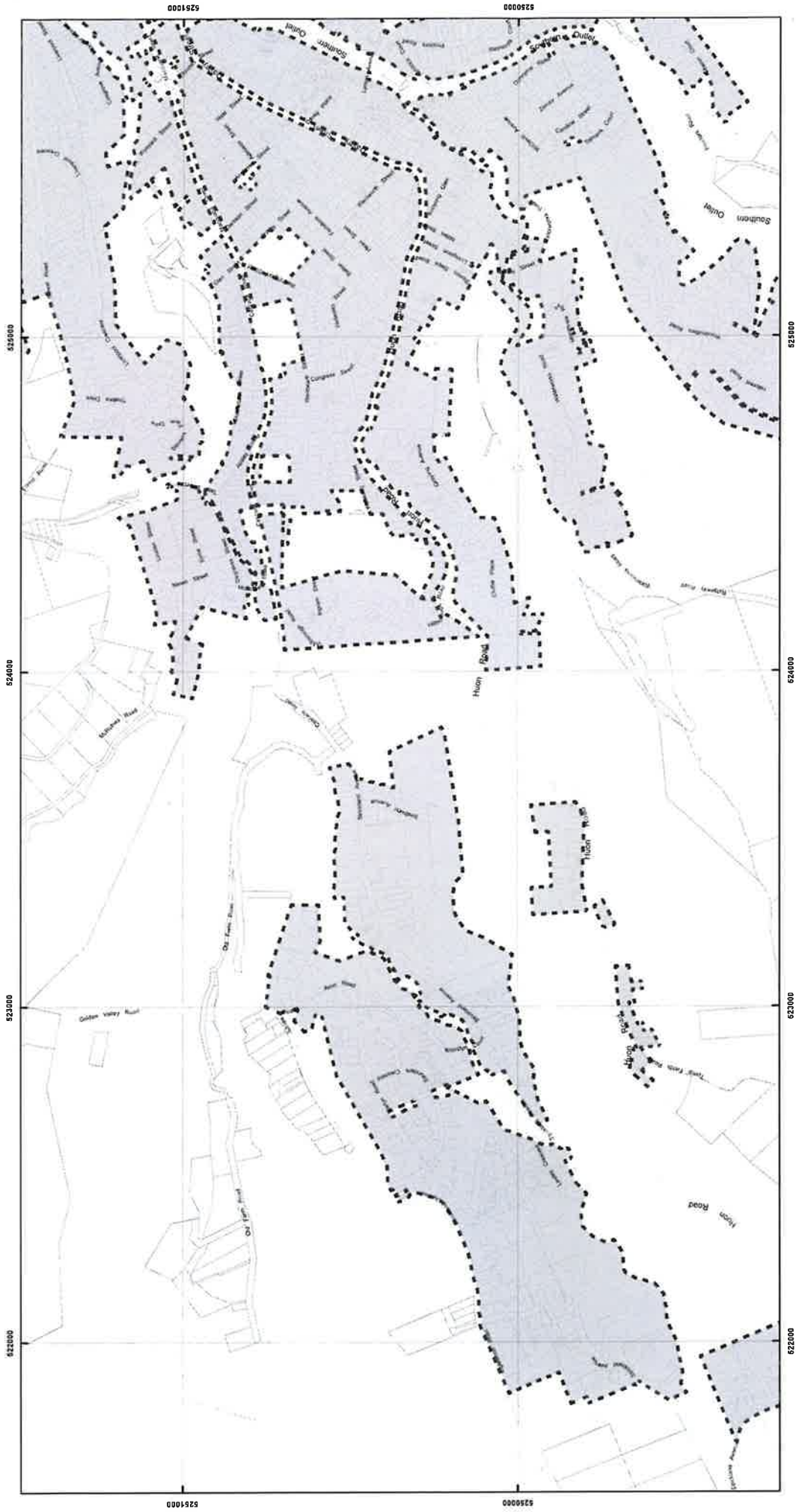


Coordinate System: GDA 94 MGA Zone 55  
 Overlay date from Hobart City Council  
 Base topographic data from the LIST 6 State of Tasmania  
 Land file information current as at 14/01/2026  
 Disclaimer: Public Works Pty. Ltd. is not liable for errors shown on this map.  
 It should first be verified with the relevant council.

Print Date: 29/01/2026



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



**Legend**

-  Specific Area Plan
-  Property Parcels
-  LPS Boundary

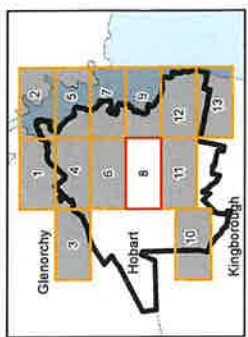
## HOB-11.0 Specific Area Plan Map 8 of 13



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 1/4/1/2028

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

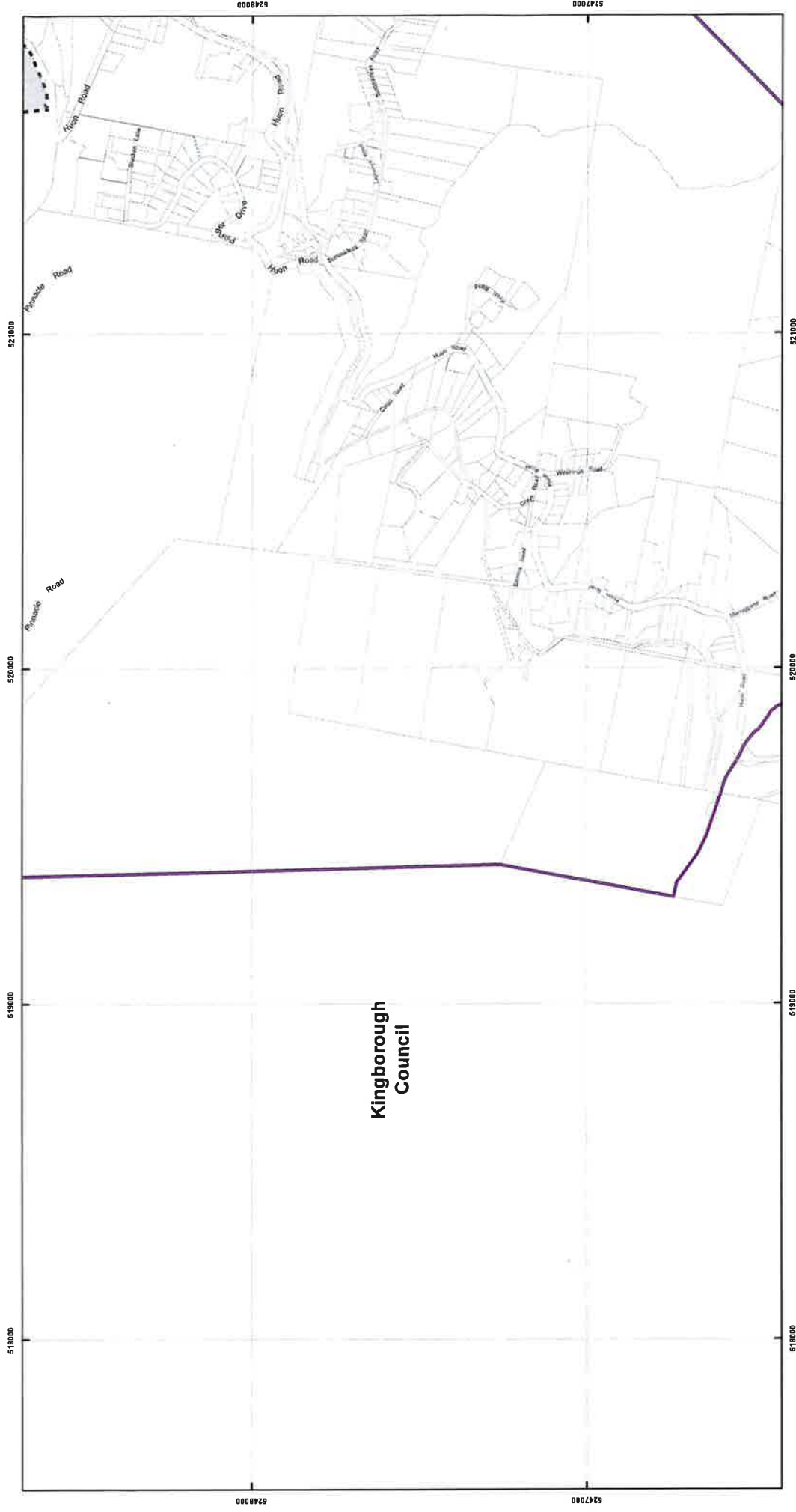
Print Date: 29/01/2026





# Tasmanian Planning Scheme - Hobart Local Provisions Schedule

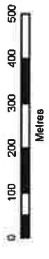
## HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



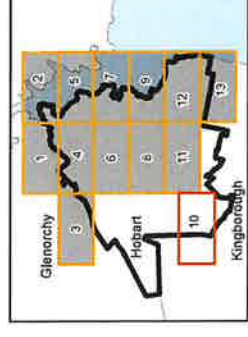
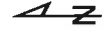
**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

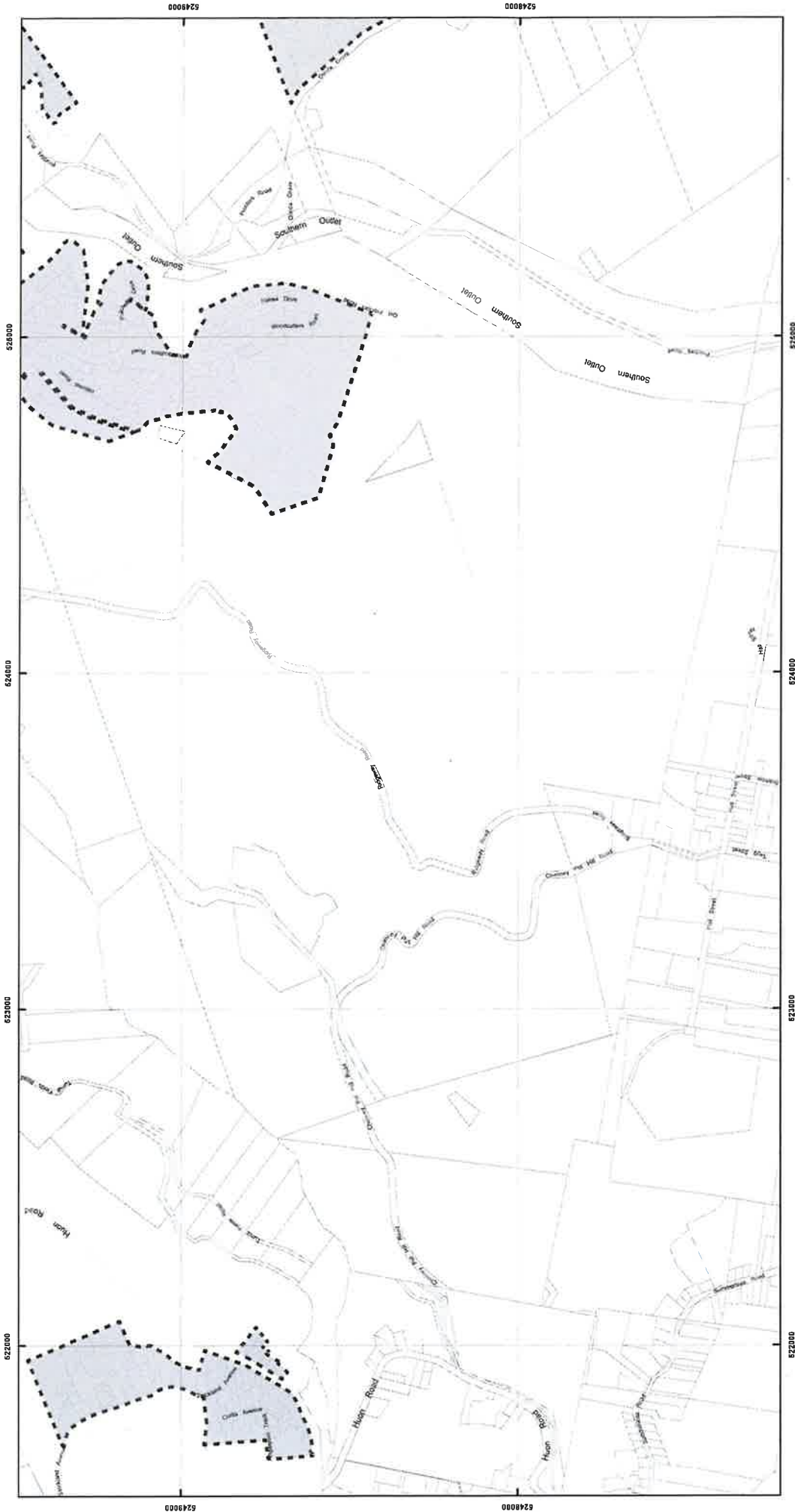
**HOB-11.0 Specific Area Plan**  
**Map 10 of 13**



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 14/01/2025  
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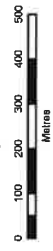
# Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

## HOB-11.0 Specific Area Plan Map 11 of 13

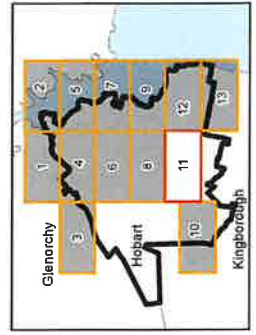


Coordinate System: GDA 94 MGA Zone 55  
 Overlay data from Hobart City Council  
 Base topographic data from the LIST © State of Tasmania  
 Land title information current as at 1/4/01/2028



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

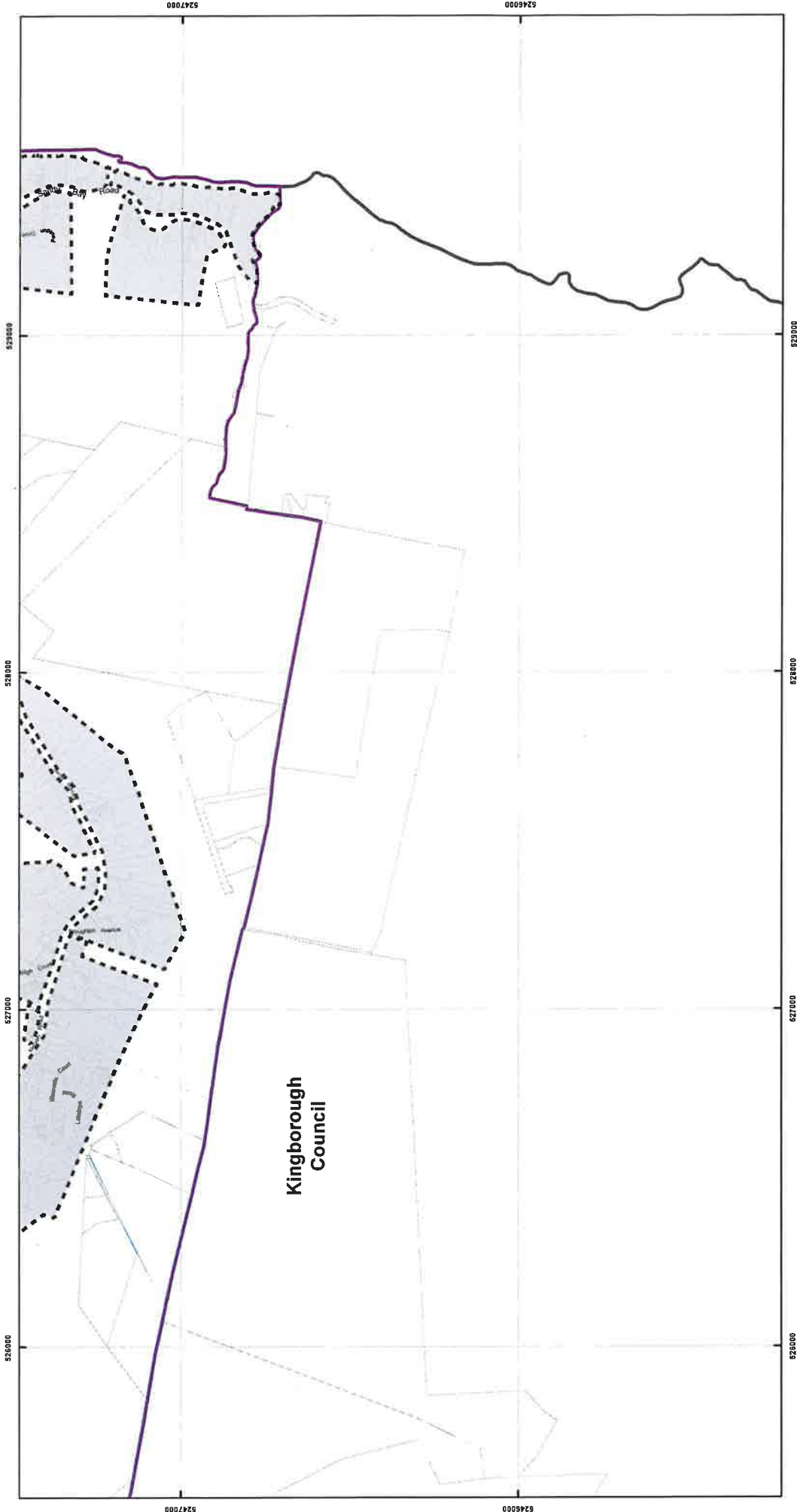
Print Date: 29/01/2025





# Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule

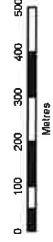
## HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



**Legend**

- Specific Area Plan
- Property Parcels
- LPS Boundary

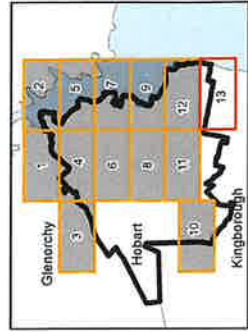
### HOB-11.0 Specific Area Plan Map 13 of 13



Coordinate System: GDA 84 MGA Zone 55  
 Overlay data from Hobart City Council  
 Base topographic data from the LIST @ State of Tasmania  
 Land title information current as at 14/01/2026

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

Print Date: 25/01/2026



**Instrument 2 – HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan**

2. Insert the HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the LPS:



The Common Seal of the Hobart City Council is fixed hereon, pursuant to Council's resolution on 10 June 2026 in the presence of:

Michael Stretton  
Chief Executive Officer

Date: 16/6/2026

Bryn Hannan

Manager Legal and Corporate Governance

## **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

<b>Objective:</b>	That Visitor Accommodation:	
	<ul style="list-style-type: none"> <li>(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</li> <li>(b) maintains the character of local residential communities.</li> </ul>	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	<p>Visitor Accommodation must be:</p> <ul style="list-style-type: none"> <li>(a) Within a dwelling that is used by the operator of the Visitor Accommodation use as their main place of residence;</li> <li>(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</li> <li>(c) Within a new development and: <ul style="list-style-type: none"> <li>(i) the number of Visitor Accommodation units is not greater than the number of residential dwellings on the site; and</li> <li>(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.</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>No performance criteria</p>
<b>A2</b>	<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><b>P2</b></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"> <li>(a) the privacy of residents;</li> <li>(b) any likely increase in noise;</li> <li>(c) the residential function of the strata scheme;</li> <li>(d) the location and layout of the strata lots;</li> <li>(e) the extent and nature of any other non-residential uses; and</li> </ul>

	(f) any impact on shared access and common property.
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**Figure HOB-S11.7 Hobart Visitor Accommodation Specific Area Plan**

