



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 10 June 2026
at 4.00pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ELECTED MEMBER COMMITMENTS

Respectful and Cooperative Behaviour	We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.
Conduct and media use	We will advocate using transparent, evidence-based arguments, respect majority decisions, avoid public criticism of employees, and maintain workplace safety by refraining from harmful communication.
Objective, evidence-based communication:	Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.
Roles and responsibilities:	We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

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**Planning Authority Committee Meeting (Open Portion) held Wednesday,
10 June 2026 at 4.00pm in the Council Chamber, Town Hall.**

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

COMMITTEE MEMBERS

Councillor M S C Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor W F Harvey
Councillor R J Posselt
Councillor B Lohberger
Councillor G H Kitsos

Apologies:

Leave of Absence:

Nil.

NOMINEE MEMBERS

Alderman M Zucco
Councillor J L Kelly
Alderman L A Bloomfield
Councillor W N S Coats

1 ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 20 May 2026](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF CONFLICTS OF INTEREST

Ref: Part 2, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*.

Members of the Committee are requested to indicate where they may have, or are likely to have, interest in the agenda.

5. TRANSFER OF AGENDA ITEMS

Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 17(2) of the above regulations.

In the event that the Committee transfers an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 10(4) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 29, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 29(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE TASMANIAN PLANNING SCHEME

7.1.1 53 WARWICK STREET HOBART - ALTERATIONS AND EXTENSION PLN-HOB-2026-0096 - FILE REF: F26/28856

Address:	53 Warwick Street, Hobart
Proposal:	Alterations and Extension
Expiry Date:	10 June 2026
Extension of Time:	Not applicable
Author:	Christopher Phu

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for Alterations and Extension at 53 WARWICK STREET HOBART for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 Final Planning Documents except where modified below.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the Council's website, which may assist you in understanding the relevant requirements.




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FEES AND CHARGES

[Click here](#) for information on the Council's fees and charges.

BEFORE YOU DIG

[Click here](#) for before you dig information.

- Attachment A: PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 Committee Planning Report [↓](#) 
- Attachment B: PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 Attachment A -Conditions [↓](#) 
- Attachment C: PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 - Planning Committee Agenda Documents [↓](#) 



PLANNING COMMITTEE REPORT

Type of Report:	Committee <i>The development has been assessed under the Tasmanian Planning Scheme – Hobart.</i>
Delegated:	25 May 2026
Expiry Date:	10 June 2026
Application No:	PLN-HOB-2026-0096
Address:	53 WARWICK ST HOBART TAS 7000
Proposal:	Alterations and Extension
Applicant:	Mr William Darling
Advertisement:	The application was advertised between 6 May 2026 and 20 May 2026.
Representations:	A total of six (6) representations were received during the statutory advertising period.
Zone:	9.0 Inner Residential Zone
Performance criteria:	9.4.2 Setbacks and building envelope for all dwellings – P1 and P3
Delegation:	Committee
Recommendations:	Pursuant to the <i>Tasmanian Planning Scheme – Hobart</i> , the application is recommended for approval from the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.
Attachments:	Attachment A: Conditions Attachment B: Planning Committee Agenda Documents

EXECUTIVE SUMMARY

- 1.1. Planning approval is sought for Alterations and Extension at 53 WARWICK ST HOBART TAS 7000.
- 1.2. More specifically, the proposal includes:
 - Construction of a 4.4m² enclosure of the deck on the north elevation of the existing two-storey studio outbuilding;
 - Construction of a 9.5m² attic storage above the front entry at the front façade; and
 - Repainting of roof and timber framed windows of the dwelling.
- 1.3. The proposal relies on the following criteria to comply with the acceptable standards:

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- 1.3.1. 9.4.2 Setbacks and building envelope for all dwellings – P1 and P3
- 1.4. A total of six (6) representations were received during the statutory advertising period between 6 May 2026 and 20 May 2026
- 1.5. The proposal is recommended for approval, subject to conditions.
- 1.6. The final decision is delegated to the Planning Authority Committee.

REPORT

1. Proposal

- 1.1. Planning approval is sought for the Alterations and Extension.
- 1.2. More specifically, the proposal includes:
- Construction of a 4.4m² enclosure of the deck on the north elevation of the existing two-storey studio outbuilding;
 - Construction of a 9.5m² attic storage above the front entry at the front façade; and
 - Repainting of roof and timber framed windows of the dwelling.

2. Site Detail

- 2.1. The subject site is Lot 1 of Title 134188, or is more commonly known as 53 WARWICK ST HOBART TAS 7000, and is a typical-shaped allotment comprising of one-storey dwelling and a detached two-storey ancillary dwelling.
- 2.2. The site is within the DOT. Designed Objects Tasmania and Nick Randall Design Furniture Designer + Maker Attenuation Area Buffers.



Figure 1: Aerial of Site (in blue)

Source: Council GIS Map

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Figure 2: Site in Attenuation Buffers (in light blue)

Source: Council GIS Map

3. Background

- 3.1. On 19 August 2009, Council approved PLN-15-00800-01 for a Studio. More specifically, the construction of a two-storey studio at the rear private open space on the northwest corner of the site.
- 3.2. On 5 October 2015, Council approved PLN-15-00692-01 for the Change of Use to Visitor Accommodation.
- 3.3. In 2025 Council Compliance Officers under NCA-25-25 determined that the enclosure of the studio was undertaken without the required planning permission and direction was made to the owner to seek retrospective approval for the works.

4. Representation

- 4.1. The table below summarises all the concerns raised by representors during the statutory advertising period.

<p>Insufficient Information and Documentation</p> <ul style="list-style-type: none"> • Plans lack essential detail (dimensions, scale, north point, accurate elevations). • Drawings appear conceptual rather than construction-resolved. • Prevents proper assessment of scale, bulk, height, setbacks, and impacts. • Does not meet the evidentiary standard required for performance-based assessment. 	<p>It is considered that the submitted plans and documentation provide sufficient details for an assessment against the relevant provisions of the Scheme.</p>
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<p>Front Setback (Clause 9.4.2 P1)</p> <ul style="list-style-type: none"> • Proposed setback appears significantly reduced and poorly justified. • No clear measurements or comparative streetscape analysis provided. • Development appears inconsistent with prevailing street pattern. • No evidence demonstrating compatibility with surrounding character. 	<p>This concern has been addressed in Section 6 of this report, specifically in the assessment against the performance criteria in clause 9.4.2.</p>
<p>Front-Facing Window and Glazing</p> <ul style="list-style-type: none"> • No dimensions, design details, or material specifications provided. • Appears visually dominant and disproportionate to the façade. • Excessive glazing for a “storage” space raises concerns about intended use. • Potential impacts: <ul style="list-style-type: none"> ○ Streetscape dominance ○ Visual intrusion ○ Reflectivity affecting neighbours and traffic • Alternative, less intrusive design options not adequately explored. 	<p>This concern has been addressed in Section 6 of this report, specifically in the assessment against the performance criteria in clause 9.4.2.</p>
<p>Amenity Impacts (Clause 9.4.2 P3)</p> <ul style="list-style-type: none"> • Insufficient detail to assess impacts on adjoining properties. • Potential for adverse visual bulk and overlooking/reflectivity. • Lack of measurable data prevents proper evaluation of compliance. 	<p>This concern has been addressed in Section 6 of this report, specifically in the assessment against the performance criteria in clause 9.4.2.</p>
<p>Streetscape and Visual Bulk</p> <ul style="list-style-type: none"> • Attic addition highly visible above roofline with minimal setback. • Creates an overbearing and disproportionate built form. • Inconsistent with established streetscape character. • No justification for not setting the structure further back. 	<p>This concern has been addressed in Section 6 of this report, specifically in the assessment against the performance criteria in clause 9.4.2.</p>

5. Assessment

- 5.1. The *Tasmanian Planning Scheme – Hobart* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.

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- 5.2. This site is located within the 9.0 Inner Residential Zone of the *Tasmanian Planning Scheme – Hobart*.
- 5.3. The proposal has been assessed against:
 - 5.3.1. 9.0 Inner Residential Zone
- 5.4. The proposal relies on the following criteria to comply with the acceptable standards:
 - 5.4.1. 9.4.2 Setbacks and building envelope for all dwellings – P1 and P3
- 5.5. Each of the performance criteria is assessed in Section 6 of this report.

6. Performance Criteria

- 5.1. 9.4 Development Standards for Dwellings
- 5.2. 9.4.2 Setbacks and building envelope for all dwellings
 - 5.1.1. The acceptable solution at clause 9.4.2 A1 requires a minimum 3m setback to the primary frontage.
 - 5.1.2. The setback from the frontage to the constructed attic extension is measured less at approximately 100mm i.e. a decreased front setback from the existing façade setback on the ground floor.
 - 5.2.1. As such, the proposal relies upon assessment against performance criteria P1 at clause 9.4.2, which reads:

P1

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

- 5.2.2. The objectives of the clause read as follows:

That the siting and scale of dwellings:

- (a) *provides reasonably consistent separation between dwellings and their frontage within a street;*
- (b) *provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and*
- (c) *provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.*

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Figure 3: Streetscape view (subject site on the left)

Source: Site visit



Figure 4: Streetscape view (subject site adjacent power pole)

Source: Site visit

- 5.2.3. The proposed attic extension is minor in nature and is integrated with the existing dwelling, maintaining consistency in scale, bulk, massing and proportion. The extension does not appear visually dominant when viewed from the street and improves the presentation and articulation of the building.
- 5.2.4. The proposal maintains appropriate separation from adjoining properties and does not result in overshadowing or unreasonable impacts on daylight and sunlight to neighbouring habitable rooms or private open space. Overall, the development satisfies the intent of the frontage setback provisions while protecting streetscape character and residential amenity.

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- 5.2.5. A number of representations were submitted raising concerns regarding compatibility with the prevailing street pattern, visual bulk and streetscape dominance.

Warwick street and the immediate surrounding properties are characterised by predominantly single and double storey dwellings with a range of traditional pitched roof forms, including simple gable and hipped roofs with moderate pitches. More contemporary development incorporates articulated roofscapes with multiple projecting gables, while ancillary elements such as skillion verandah roofs. The proposed attic extension is considered consistent with the established character, which includes dwellings incorporating dormer and gable roof elements.

The streetscape demonstrates a varied pattern of front setbacks, with dwellings positioned at differing distances from the front boundary and no uniform building line. This variation is reinforced by projecting elements such as verandahs, balconies, and garages, which contribute to an irregular and articulated streetscape presentation.

The proposal complies with the performance criteria. The proposal is not considered to deviate from the overall streetscape presentation of the immediate surrounds.

- 5.2.6. The acceptable solution at clause 9.4.2 A3(b) requires a dwelling to:
- Be contained within the building envelope illustrated in Figure 9.1, and
 - Only have a setback of 1.5m of a side or rear boundary if the dwelling does not extend beyond 200mm of an existing building of the boundary of the adjoining property.
- 5.2.7. The proposed attic / roof extension projects beyond the building envelope illustrated in Figure 9.1 as it will extend beyond the front of the existing dwelling.
- 5.2.8. The application also seeks retrospective approval for the enclosure of the deck of the studio outbuilding. The existing studio is within 200mm of the side (southwestern) boundary. The rear setback to the enclosed deck is 750mm.
- 5.2.9. As such, the proposal relies upon assessment against performance criteria P3 at clause 9.4.2, which reads:

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P3*The siting and scale of a dwelling must:*

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining property;*
 - (iii) *overshadowing of an adjoining vacant property; and*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and*
- (b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.*

- 5.2.10. Due to the orientation of the proposed attic / roof extension, it is not considered that the proposal would result in their being reduced sunlight or overshadowing into the private open spaces or habitable areas of the adjoining side and rear properties. More specifically, the shadows cast by the proposed attic / roof extension will be predominantly over Warwick Street, with minor overshadowing onto 55 Warwick Street during the mornings. Similarly, the shadows cast by the enclosed deck is negligible due to the height of the enclosed deck and setback to the adjoining properties. As such the proposal satisfies subclauses (a)(i) and (a)(ii).
- 5.2.11. Subclause (a)(iii) does not apply as the subject site does not adjoin any vacant land.
- 5.2.12. The proposed attic / roof extension represents a small addition that is less than half the width of the front façade. In addition, the front setback of the proposed attic is compatible with the existing ground floor setback. As such the proposal satisfies subclause (a)(iv) and (b).
- 5.2.13. A number of representations was submitted raising concerns regarding amenity impacts, visual dominance and overlooking.
For the reasons outlined above, the proposed attic windows will not result in overlooking of adjoining living room windows or private open space. While the planning scheme does not include specific provisions relating to overlooking of the streetscape, the proposal is not considered to diminish streetscape amenity, noting the established variation in building form and setbacks within the surrounding area.
- 5.2.14. The proposal complies with the performance criteria.

7. Discussion

- 7.1. As discussed in Section 5 and Section 6 of this report, the proposal relies upon performance criteria to satisfy the standards and codes of the relevant planning scheme. The proposal has been assessed against the provisions of section 57 of the *Land Use Planning and Approvals Act 1993* and is considered to perform well.
- 7.2. *Representations received raised objection to the accuracy of the plans and detail included within them. The plans and documentation provided was determined by officers to be of sufficient detail to properly describe and illustrate details of the location of the proposed development as required under clause 6.1.2 (c). The plans are scaled*

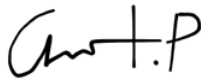
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and include finished floor and ceiling levels to the Australian Height Datum which allow for sufficient assessment against the relevant performance criteria. If approval is granted then further detailed design drawings will be required for approval under the Building Act 2016, condition GEN will also be of relevance here in that any further detailed designs would need to be substantially in accordance with the documents assessed by Council at planning stage.

- 7.3. The application was referred and found to be acceptable by Council's Environmental Development Planning Officer, without conditions.

8. Conclusion

- 8.1. The proposed Alterations and Extension at 53 WARWICK ST HOBART TAS 7000 for the reasons outlined in the officer's report satisfies the relevant provisions of the *Tasmanian Planning Scheme – Hobart* and as such is recommended for approval, subject to the conditions contained within Attachment A.



Christopher Phu

Development Appraisal Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Michael McClenahan

Senior Statutory Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 Delegated Report

ATTACHMENT A: CONDITIONS

See Planning Permit.

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0096 53 WARWICK ST HOBART TAS 7000 Final Planning Documents except where modified below.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

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FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](#) for before you dig information.



PlanBuild
 TASMANIA

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2026-0096

Address

53 WARWICK ST HOBART TAS 7000

Titles

12538/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Elizabeth Wilson

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

12538/1

Total Area: 186m²

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Anca Corbu

Enter the date that the last owner, joint or part owner was notified

05/03/2026

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary
- Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Retrospective approvals as per the building order.
Alterations and additions to he Existing House.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
 No - continue to the next section
 Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
150000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	22 Feb 2026	Cover Letter	Cover Letter	Mr Monty East
1	26 Feb 2026	Architectural Plans	Planning Drawings	Mr Monty East
1	3 Mar 2025	Building Notice - Building Surveyor Permit Authority (Form 14)	Building Order	Hobart City Council
1	6 Mar 2026	Property Title Document	COT_53WarwickSt.pdf	Mr William Darling

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
12538	1
EDITION	DATE OF ISSUE
7	10-Nov-2020

SEARCH DATE : 01-Sep-2025

SEARCH TIME : 03.59 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram [12538](#)

Being the land described in Conveyance No. 24/8802

Derivation : Part of 0A-1R-20Ps. Section F.2. Gtd. to J.T.

Wherrett.

Prior CT [3762/82](#)SCHEDULE 1[M851738](#) TRANSFER to ANCA MARIELLA CORBU Registered
10-Nov-2020 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E239422](#) MORTGAGE to Commonwealth Bank of Australia

Registered 10-Nov-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

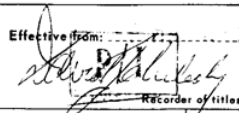


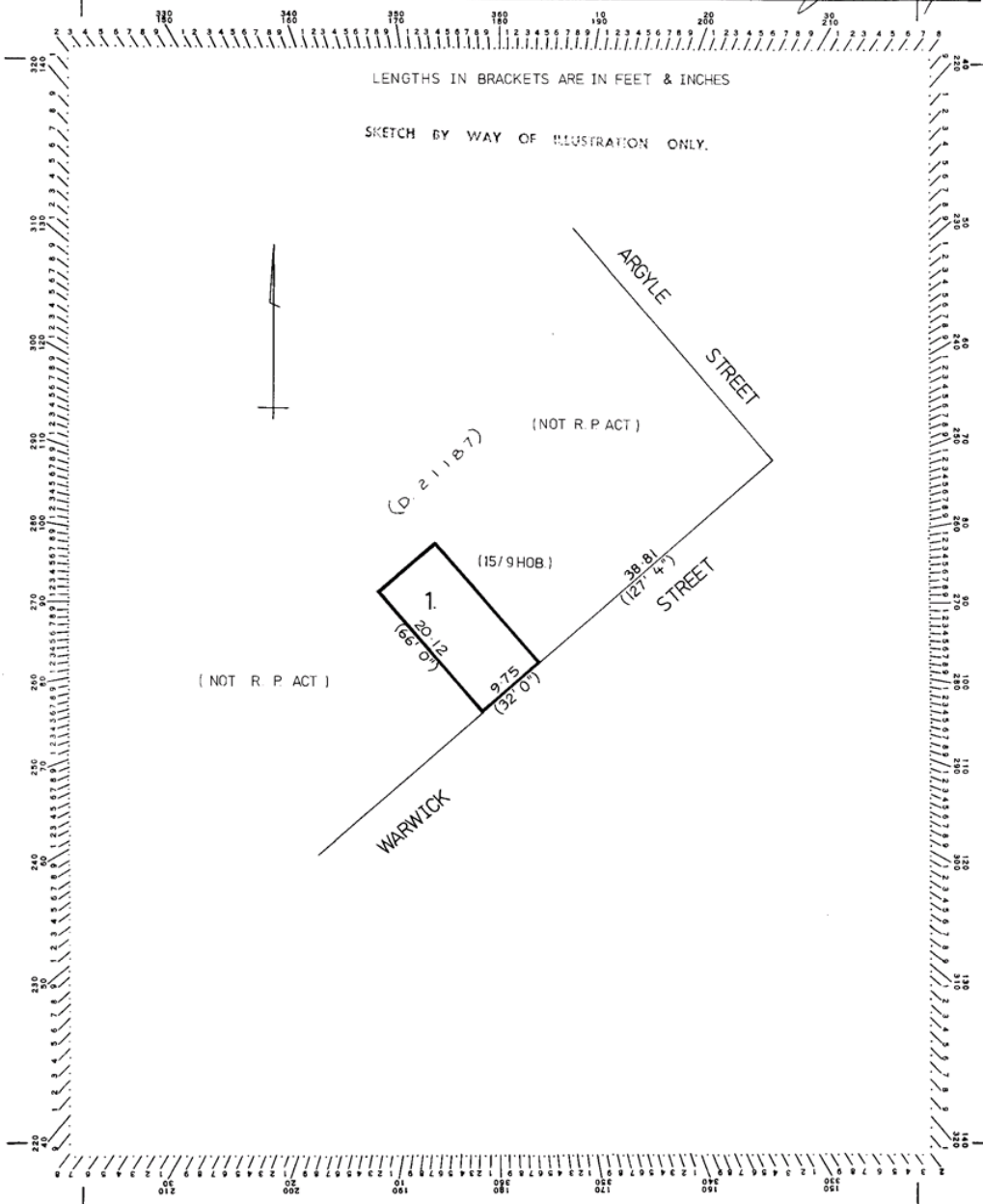
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor _____ of land situated in the _____	Registered Number: D. 12538
Title Reference: Z.187	CITY OF HOBART SEC. F2 NOT TO SCALE SCALE 1: _____ MEASUREMENTS IN METRES	Effective from: _____  Recorder of Titles
Grantee: PART OF O.A.1R. 20P. GRANTED TO JOHN THOMAS WHERRETT		



design.EAST

Building design and interior architecture

STUDIO 153
153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805

27 February 2026

Hobart City Council
16 Elizabeth Street
Hobart
TASMANIA 7000Att: **Senior Statutory Planner**Re: **53 Warwick Street**
Proposed additions and alterations, and NCA-25-25

Dear Sir/Madam,

Please find attached an application for Development Approval of a roof space addition and alterations at 53 Warwick Street Hobart, and resolution of Building Notice NCA-25-25.

Building Notice NCA-25-25

An existing one storey addition to the approved two storey building at the rear of 153 Warwick Street is the subject of a building order.

The addition is 4.4m² and sits within the planning envelope.

The addition is 750mm at its closest to the existing boundary.

The addition serves as an airlock to the existing building.

This requires development approval so that the building order can be resolved.

Comment has inferred that the new deck between the two buildings requires approval however it is less than 1m high, not adjacent to boundaries and in my view does not require development approval.

Proposed addition and Alterations

The site is in the 11.0 Inner Residential Zone of the Tasmanian Planning Scheme, and is subject to City of Hobart Local Provisions Schedule.

The site is neither listed as an heritage place or in an heritage precinct.

The proposed roof extension is for storage with a pull down ladder.

The proposed fenestration for the roof extension is to provide some headroom to the space and some interest to the facade which over time has had various in-appropriate alterations made to it.

If you have any questions please call me on ☎ (03) 6223 6740

Yours Faithfully**Monty East**
Director Design East Pty Ltd



REQUEST FOR INFORMATION

Reference
PLANNA-HOB-2026-1086

Application Reference
PLN-HOB-2026-0096

Address
53 WARWICK ST HOBART TAS 7000

Titles
12538/1

Information Requested

#	Reason	Origin
1	<p>PLN-Fi DWE 1 - Planning - Development Standards for Dwellings (Setbacks and building envelope for all dwellings) To enable the Council to assess the application against the Development Standards for Dwellings at clause 9.4.2 in the in the 9.0 Inner Residential Zone of the <i>Tasmanian Planning Scheme – Hobart</i>, please :</p> <ol style="list-style-type: none"> 1. Address all the requirements stipulated in the performance criteria P1 and P3, and 2. Clarify that the proposed attic / roof extension is not existing. <p><i>Advice:</i></p> <ul style="list-style-type: none"> • <i>Building length, at setback less than 1.5m, not greater than 9m or one third the length of the side boundary is deemed to meet the acceptable solutions.</i> 	LUPAA 1993
2	<p>PLN-Fi GEN - Planning - Further Information Please confirm that the door and window changes at the front facade forms part of the application.</p>	LUPAA 1993

Response comments

Response to Request for Further Information

RFI – 1

P1 – Frontage Setback

The dwelling is sited with a frontage setback that is consistent with, and compatible with, the prevailing streetscape character. The proposal reflects the varied setback pattern within the locality, where dwellings are not uniformly aligned but instead respond to site conditions and existing built form.

The subject site presents minor topographical and contextual constraints, and the proposed siting responds appropriately by adopting a modest offset from the frontage. The extension is small in scale and improves the presentation and articulation of the existing building when viewed from the street, without appearing visually dominant or out of character.

Accordingly, the proposal satisfies the intent of P1 by maintaining consistency with the established streetscape pattern.

P3 – Amenity of Adjoining Properties

The siting and scale of the proposed extension have been carefully considered to ensure there is no unreasonable loss of amenity to adjoining properties, as follows:

Sunlight to habitable rooms: The limited scale of the extension, combined with generous side boundary setbacks, ensures there is no measurable reduction in sunlight to habitable rooms of adjoining dwellings.

Overshadowing of private open space: The development will not result in additional overshadowing of private open space on adjoining properties, given its modest height, scale, and separation distances.

Overshadowing of vacant land: No impacts on adjoining vacant land are anticipated in terms of overshadowing.

Visual bulk and scale: The extension is of a small domestic scale and is appropriately articulated, ensuring it does not present excessive bulk or proportion when viewed from neighbouring properties.

Separation distances: Adequate and consistent separation from adjoining dwellings is maintained, in keeping with the established pattern of development in the area.

Overall, the proposal is minor in scale, incorporates substantial boundary setbacks, and will not result in overlooking, overshadowing, or visual bulk impacts. It therefore satisfies the amenity objectives of P3.

RFI – 2

Refer to the revised plans (elevation schedule).

Documents

No Documents.

Submitted on **01/05/2026**

Form published: 28/11/2024 08:21

RETROSPECTIVE APPROVALS			
at 53 WARWICK STREET, HOBART 7000 for ANCA CORBU			
ISSUE: PLANNING DRAWINGS 01 May 2026			
DWG. No.	DRAWING NAME	DATE	REVISION
A01	COVER PAGE	01/05/2026	A
A02	SITE PLAN	01/05/2026	A
A03	PROPOSED FLOOR PLANS	01/05/2026	A
A04	ELEVATIONS 1 OF 2	01/05/2026	A
A05	ELEVATIONS 2 OF 2	01/05/2026	A

GENERAL INFORMATION	
Accredited Building Designer: Accreditation Number:	Monty East CC 191 O
Land title reference number:	C. T. 12538 / 1
Site area:	183 +- m ²
Climate zone:	7
Bushfire-prone area BAL rating:	N/A
Alpine area (900m above AHD):	N/A
Corrosion environment:	N/A
Other known site hazards:	N/A

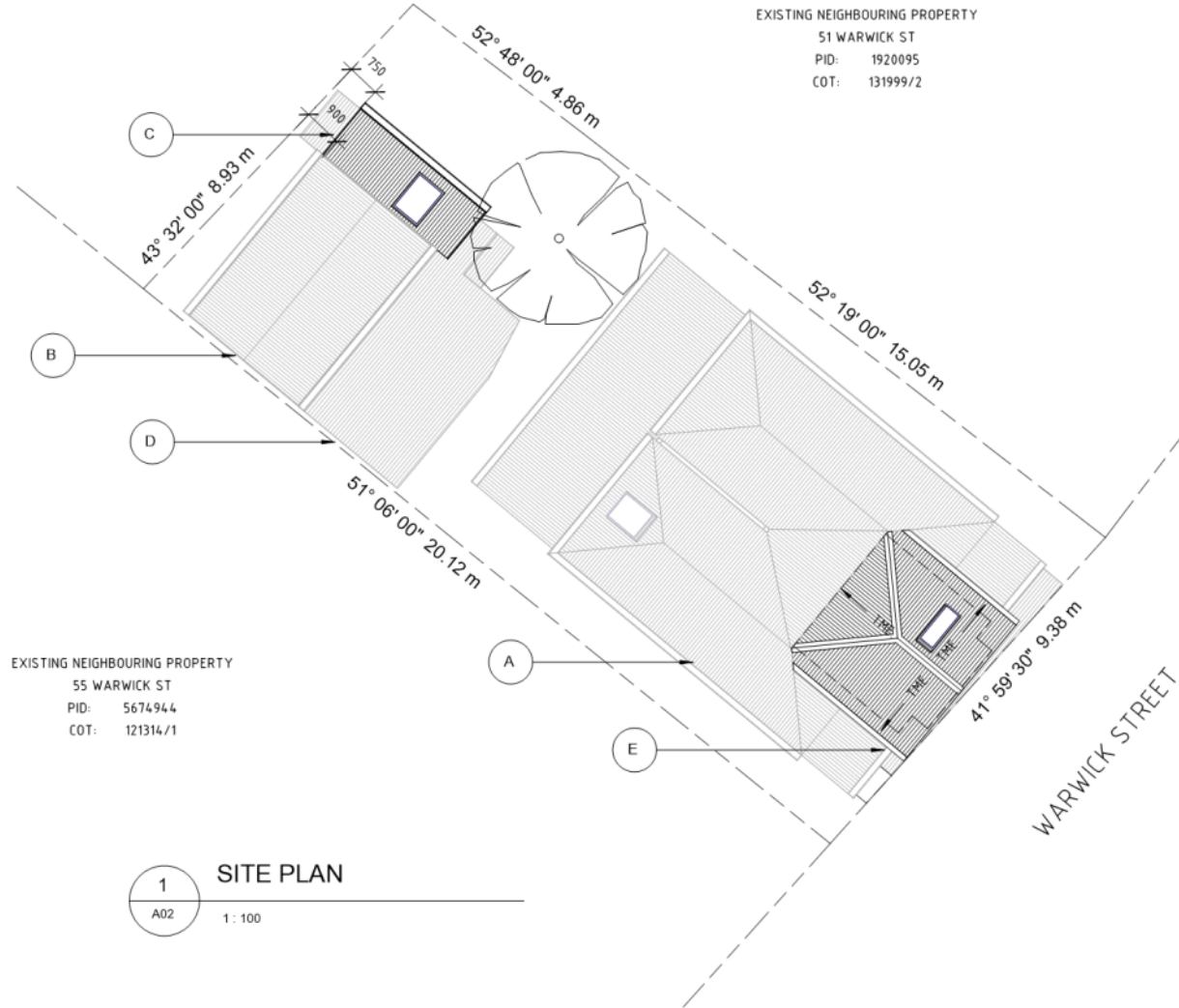
COVER PAGE

153a Dorey Street Hobart
 Tasmania 7000
 Phone (03) 6223 6740
 Email design@designeast.com.au
 www.designeast.com.au
 Accreditation No. CC191O



SITE NOTES	
Property Address:	53 WARWICK STREET, HOBART 7000
Property ID:	5674952
Title Reference:	12538 / 1
Site Area:	183 +/- m ²
Municipality:	HOBART CITY COUNCIL
Owner:	ANCA CORBU

SITE KEY	
A	EXISTING RESIDENCE. TO BE RE-CLAD - SHADOWCLAD. PAINT FINISH TO BE CONFIRMED.
B	EXISTING SECONDARY DWELLING
C	AREA OF EXTENSION SUBJECT TO RETROSPECTIVE APPROVAL.
D	EXISTING DECKED AREA.
E	PROPOSED TIMBER FRAMED, ATTIC STORAGE. HARDIES FINE TEXTURE CLADDING. PAINT FINISH - TBC.



EXISTING NEIGHBOURING PROPERTY
 55 WARWICK ST
 PID: 5674944
 COT: 121314/1

EXISTING NEIGHBOURING PROPERTY
 51 WARWICK ST
 PID: 1920095
 COT: 131999/2

1 SITE PLAN
 A02 1:100

Job No. 5723

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PLANNING APPLICATION	01.05.26	

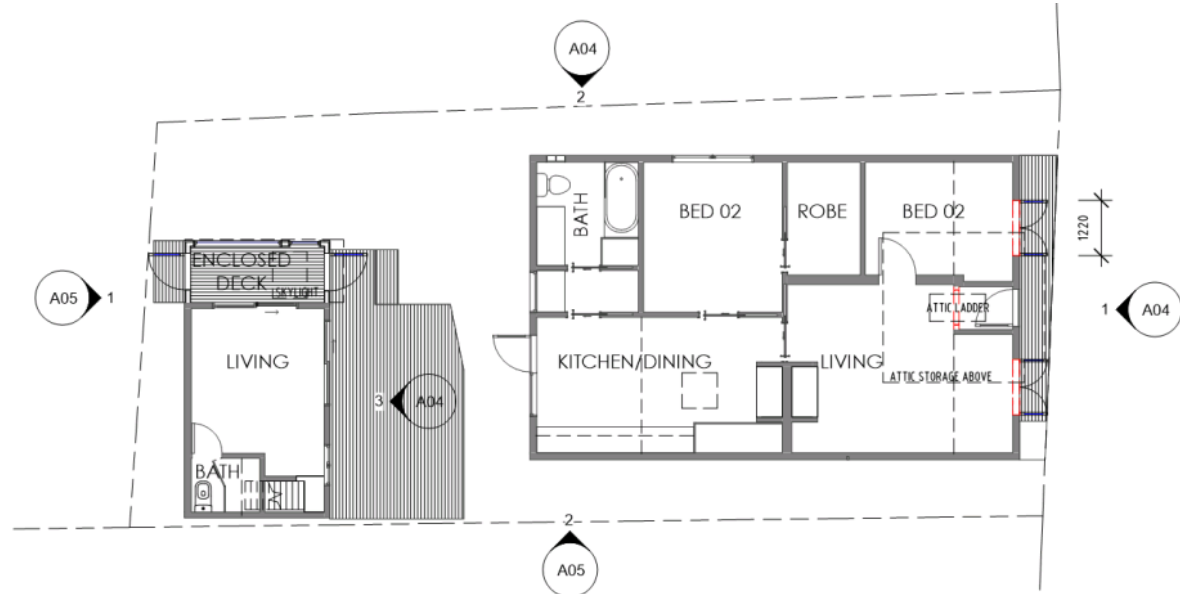
Project:	RETROSPECTIVE APPROVALS 53 WARWICK STREET, HOBART 7000
Drawing:	ANCA CORBU SITE PLAN

SCALE:	DRG NO:	CHK BY:
A4 indicated @ A3	A02	ME
DRAWN:		ME

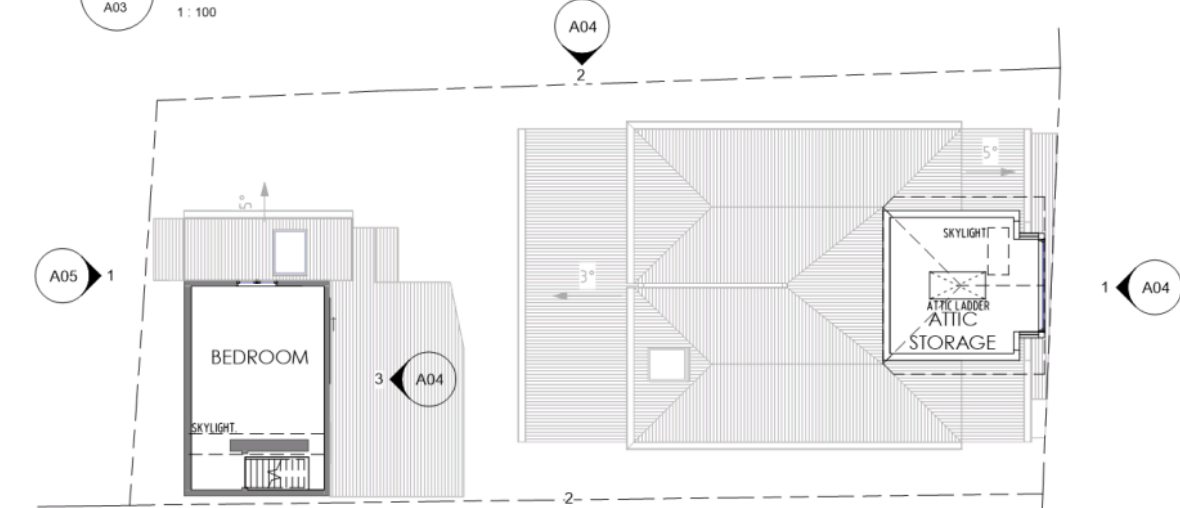
15a Davey Street Hobart
 Phone (03)6223 6740
 Email design@designeast.com.au
 Web www.designeast.com.au
 Accreditation No: GC1910

WALL LEGEND	
	90mm TIMBER STUD WALLS.
	EXISTING WALLS.

FLOOR AREAS	
EXISTING DWELLING FLOOR AREA	= 71.3 +/- Sqm
EXISTING CHALET FLOOR AREA	= 28.6 +/- Sqm
ENCLOSED CHALET DECK AREA	= 4.4 +/- Sqm
PROPOSED ATTIC STORAGE AREA	= 9.5 +/- Sqm



1
 A03 1 : 100
PROPOSED GROUND FLOOR LEVEL



2
 A03 1 : 100
PROPOSED FIRST FLOOR LEVEL

Job No. 5723

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PLANNING APPLICATION	01.05.26	

Project: RETROSPECTIVE APPROVALS
 53 WARWICK STREET,
 HOBART 7000
 Drawing: ANCA CORBU
 Proposed Floor Plans
design EAST registered trading name for design EAST Pty. Ltd.

SCALE	DRG NO.	CHK BY:
1 : 100 @ A3	A03	ME
DRAWN:		ME

155a Davey Street Hobart
 Phone (03) 6223 6740
 Email design@designeast.com.au
 Web www.designeast.com.au
 Accreditation No. GC1910

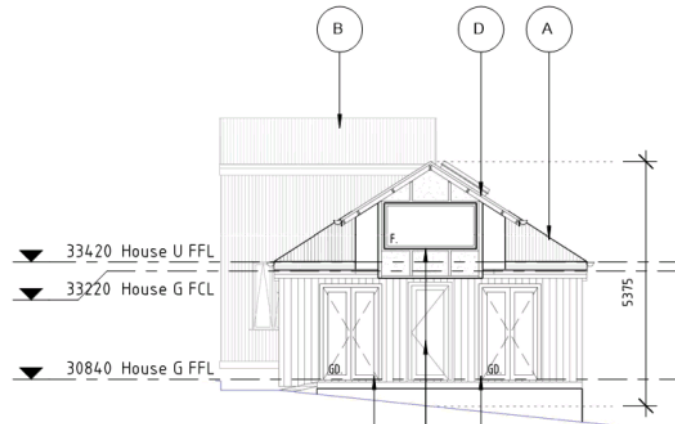
WARWICK STREET

WARWICK STREET

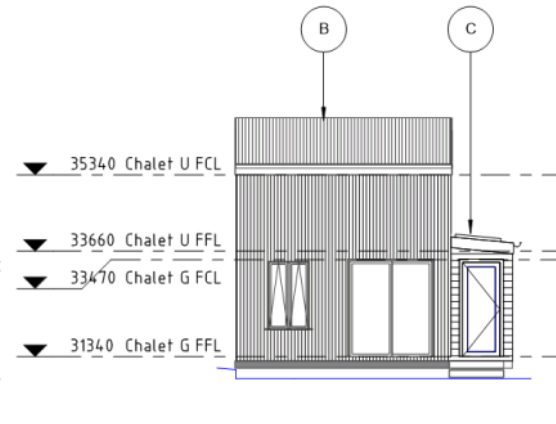
Job No. 5723

EXTERNAL FINISHES	
(A)	EXISTING WEATHERBOARD DWELLING. PITCHED ROOF. RE-CLAD - SHADOWCLAD PAINT FINISH TO BE CONFIRMED.
(B)	EXISTING DOUBLE STOREY COLORBOND CHALET. TIMBER FRAMED. CUSTOMORB STEEL ROOF.
(C)	WORK SUBJECT TO RETROSPECTIVE APPROVAL. ENCLOSURE OF EXISTING DECK. WEATHERBOARD.
(D)	PROPOSED MAIN HOUSE EXTENSION. ATTIC STORAGE. TIMBER FRAMED. HARDIES FINE TEXTURE CALDDING - PAINT FINISH TBC. CUSTOM ORB ROOF PITCH TME.
(E)	PROPOSED TIMBER FRAMED WINDOWS AND DOORS. DOUBLE GLAZED, WHITE PAINT FINISH.

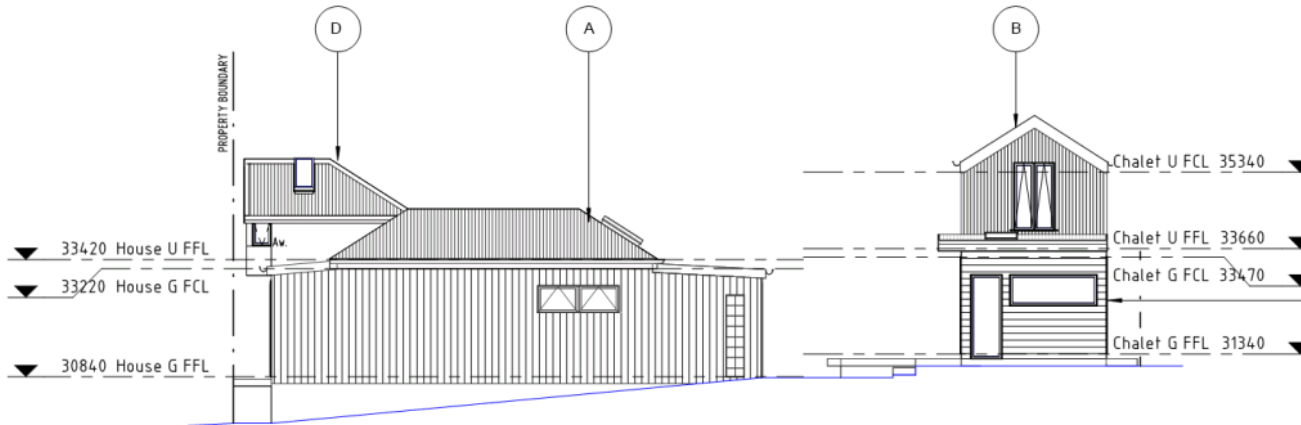
LEGEND	
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
GD.	- GLAZED HINGED DOOR.
GS.	- GLAZED SLIDING DOOR.
TP.	- TILT PANEL GARAGE DOOR.



1 East Elevation
 A04 1:100



3 East Elevation - Chalet
 A04 1:100



2 North Elevation
 A04 1:100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PLANNING APPLICATION	01.05.26	

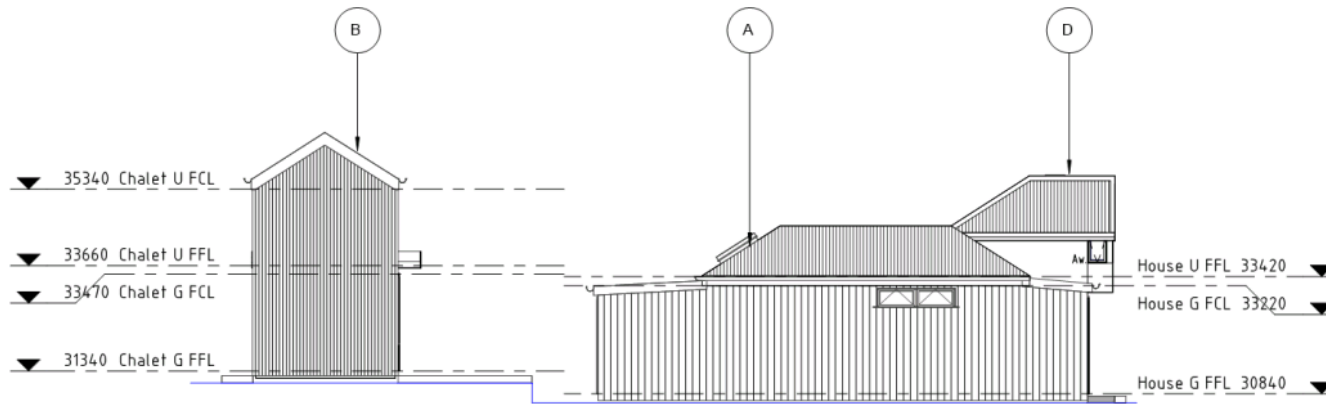
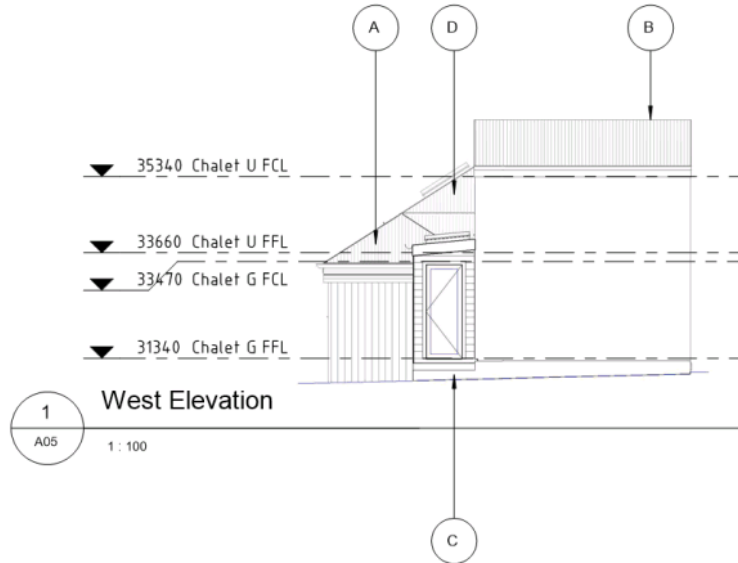
Project: RETROSPECTIVE APPROVALS
 53 WARWICK STREET,
 HOBART 7000
 ANCA CORBU
 Drawing: ELEVATIONS 1 OF 2
design EAST registered trading name for design EAST Pty. Ltd.

DRG NO:	A04	CHK BY:	ME
SCALE:	1:100 @ A3	DRAWN:	ME

15a Davey Street Hobart
 Phone (03) 6223 6740
 Email design@designeast.com.au
 Web www.designeast.com.au
 Accreditation No: GC1910

Job No. 5723

EXTERNAL FINISHES	
(A)	EXISTING WEATHERBOARD DWELLING. PITCHED ROOF. RE-CLAD - SHADOWCLAD PAINT FINISH TO BE CONFIRMED.
(B)	EXISTING DOUBLE STOREY COLORBOND CHALET. TIMBER FRAMED. CUSTOMORB STEEL ROOF.
(C)	WORK SUBJECT TO RETROSPECTIVE APPROVAL. ENCLOSURE OF EXISTING DECK. WEATHERBOARD.
(D)	PROPOSED MAIN HOUSE EXTENSION. ATTIC STORAGE. TIMBER FRAMED. HARDIES FINE TEXTURE CALDDING - PAINT FINISH TBC. CUSTOM ORB ROOF PITCH TME.
(E)	PROPOSED TIMBER FRAMED WINDOWS AND DOORS. DOUBLE GLAZED, WHITE PAINT FINISH.
LEGEND	
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
GD.	- GLAZED HINGED DOOR.
GS.	- GLAZED SLIDING DOOR.
TP.	- TILT PANEL GARAGE DOOR.



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PLANNING APPLICATION	01/05/26	

Project: RETROSPECTIVE APPROVALS
 53 WARWICK STREET,
 HOBART 7000
 ANCA CORBU
 Drawing: ELEVATIONS 2 OF 2
design EAST registered trading name for design EAST Pty. Ltd.

DRG NO:	A05	CHK BY:	ME
SCALE:	1:100 @ A3	DRAWN:	ME

15a Davey Street Hobart
 Phone (03)6223 6740
 Email: design@designeast.com.au
 Web: www.designeast.com.au
 Accreditation No: GC1910

2 South Elevation
 A05 1:100

**7.1.2 136 WENTWORTH STREET AND 112 CASCADE ROAD, SOUTH HOBART - NEW BUILDING FOR RESIDENTIAL (COMMUNAL RESIDENCE) AND ASSOCIATED WORKS
PLN-HOB-2025-0664 - FILE REF: F26/29104**

Address:	136 Wentworth Street and 112 Cascade Road, South Hobart
Proposal:	New Building for Residential (Communal Residence) and Associated Works
Expiry Date:	12 June 2026
Extension of Time:	Not applicable
Author:	Michaela Nolan

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for a New Building for Residential (Communal Residence) and Associated Works at 136 WENTWORTH STREET and 112 CASCADE ROAD, SOUTH HOBART for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0664 - 136 WENTWORTH ST SOUTH HOBART TAS 7004 - Advertised Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2026-0037 dated 13 March 2026 as attached to the permit.

PLN s1 – Special

Lighting at the rear of the site and to the south elevation of the buildings must be designed and installed to minimise light spill onto the adjoining council reserve.

SURV 16

The land comprised in the 1548 m² title that Homes Tasmania is creating from Hobart City Council's land comprised in CT 94118/1 at 136 Wentworth Street and CT 174389/1 (112 Cascade Road) , are to be adhered in accordance with the provisions of Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the satisfaction of the Council prior to the issue of any occupancy permit for the proposed housing development that is located on the 1548 m² title and partially on 112 Cascade Road.

Reason for condition

To ensure compliance with statutory provisions.

Advice

The application for an adhesion order to the Council has a fee of \$366. Evidence will be required that the owners and mortgagees do not object to the adhesion and the condition is considered completed when a copy of the receipt for the Land Titles Office lodgement slip for the adhesion order has been received by the Council.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

It is recommended that the developer liaise with the Council's Waste & Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

TR 2 - Traffic - Construction Management

A construction traffic and parking management plan must be implemented throughout the construction works.

The construction traffic and parking management plan (CTPMP) (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) must be submitted and approved as a condition endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The CTPMP must be prepared by a suitably qualified expert and must include:

1. a communications plan to advise the wider community of the traffic and parking impacts during construction,

2. start dates and finish dates of various stages of works,
3. times that trucks and other traffic associated with the works will be allowed to operate; and
4. the name of a superintendent, or the like, to advise the City of Hobart of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved CTPMP.

ENV 2 - Stormwater - Erosion & Sediment Control Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion & Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The ESCP must be prepared by a suitably qualified person and be in accordance with Erosion And Sediment Control, The Fundamentals for Development in Tasmania and associated guideline documents (TEER & DEP, 2023), available from the Derwent Estuary Program's website. The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted.

All work required by this condition must be undertaken in accordance with the approved ESCP.

Advice

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,

2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The post-construction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner/developer.

ENG SW1 - Stormwater - Design

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

Advice

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council-approved outlet.

SW 6 - Stormwater - General Design

New public stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Piped public stormwater infrastructure must contain runoff from the contributing drainage catchment during minor storms (5% AEP).

The design (including defined overland flow paths) should safely communicate flows from major storms (1% AEP at 2100, including climate change) across the site without concentrating flows to other properties.

Prior to any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings in plan and long-section must be approved as a Condition Endorsement.

The drawings must be certified by a suitably qualified civil engineer and include:

1. Detail distinguishing between public and private infrastructure;
2. Detail sufficient to fully describe the system. This may include, but is not limited to:
 1. important features (e.g. connections and inspection openings);
 2. flow behaviour (e.g. flows, velocities)
 3. system analysis (e.g. hydraulic & energy grade lines);
 4. arrangement (e.g. gradients, clearances, cover);
 5. description (e.g. sizing, material, pipe class, easements);
3. Working detail contributing to the design, including but not limited to:
 1. design calculations;
 2. for the minor storm, a plan of the areas drained to the piped system;
 3. for the major storm, a catchment area plan of the full catchment draining to the system;

All work required by this condition must be undertaken in accordance with the approved drawings.

Advice

The development proposes to modify existing council stormwater systems. Detail of the final proposed arrangement of these systems is needed.

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. connections which are free-flowing gravity driven;

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

SW 8 - Stormwater - Cost Contribution

A cost estimate for the design, provision and installation of a system that meets the City of Hobart's Stormwater Management Policy for Development for the whole proposed development must be provided and agreed upon. A sum equivalent to the cost estimate is to be paid to the Council in accordance with Councils Stormwater Policy. The contribution must be paid prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

Advice

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To avoid the possible pollution of drainage system and natural watercourses and to comply with relevant state legislation.

T 8

The three existing street trees east of the subject site must not be removed or damaged to the satisfaction of the Director Infrastructure and Assets. No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the Notational Root Zone (NRZ) identified on the submitted plan, except for the 1% encroachment shown on the plan. There must be no pruning, lopping or damage to the street trees (including its trunk and roots), unless otherwise approved in writing.

ENVHE 1 - Environmental Health - Site Assessment and Contamination Management Reports

Recommendations in the report GES Geo-Environmental Solutions - Environmental Site Assessment (Version 3) - 136 Wentworth Street AND GES Geo-Environmental Solutions - Contamination Management Plan - 136 Wentworth Street must be implemented prior to, during and after the construction works as directed by the timeframes within the report(s).

ENVHE s1 - Environmental Health - Special

A Landfill Gas Assessment must be conducted by a suitably qualified and experienced person, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

The Landfill gas assessment is to be used to inform the watching brief for managing worker safety during the construction works.

The Landfill Gas Assessment must be submitted and approved prior as a condition endorsement to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

Reason for condition

A Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site.

ENVHE s2 - Environmental Health - Special

A Landfill Gas Assessment is to be completed at the completion of earthworks involving soil disturbance to assess if any soil disturbances have altered the Landfill Gas risk at the site.

The post construction Landfill Gass Assessment must be submitted and approved prior as a condition endorsement to occupancy or the commencement of the use (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

Reason for Condition: A post construction Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site for future site users.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found [here](<https://www.hobartcity.com.au/Development/Condition-endorsement>).

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](<https://www.hobartcity.com.au/Council/Fees-and-charges>).

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist

[here.](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

ADVICE - Relevant Design Standards & Codes

Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing.

Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of:

- The [Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>) ,
- Any departures from those drawings noted in [City of Hobart's Departures from LGAT Standard Drawings](<https://www.hobartcity.com.au/Development-and-Business/Planning/Standard-engineering-drawings>) , and
- the [Tasmanian Infrastructure Design Guidelines](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>).

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets>) for more information.



You may require a road closure permit for construction. Click [here](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms>) for more information.

FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.

- Attachment A: PLN-HOB-2025-0664 - 136 WENTWORTH ST
SOUTH HOBART TAS 7004 - Planning Committee
Report ↓ 
- Attachment B: PLN-HOB-2025-0664 - 136 WENTWORTH ST
SOUTH HOBART TAS 7004 - Conditions ↓ 



SECTION 57 C REPORT DISCRETIONARY PLANNING PERMIT

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

Type of Report:	Committee <i>The development has been assessed under the Tasmanian Planning Scheme – Hobart.</i>
Committee date:	10 June 2026
Expiry Date:	12 June 2026
Application No:	PLN-HOB-2025-0664
Address:	136 Wentworth Street and 112 Cascade Road, South Hobart
Proposal:	New Building for Residential (Communal Residence) and Associated Works
Applicant:	ERA Advisory
Advertisement:	The application was advertised between 15 May 2026 and 29 May 2026.
Representations:	A total of three (3) representations were received during the statutory advertising period.
Zone:	8.0 General Residential Zone
Performance criteria:	Zone Development Standards, Parking and Sustainable Transport Code, Attenuation Code and Potentially Contaminated Land Code
Delegation:	Committee
Recommendations:	Pursuant to the <i>Tasmanian Planning Scheme – Hobart</i> , the application is recommended for approval from the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.

REPORT

1. Proposal

- 1.1. Planning approval is sought for the New Building for Residential (Communal Residence) and Associated Works.
- 1.2. More specifically, the proposal includes:
 - Construction of new larger housing units and associated works to replace the previous temporary housing.
 - The proposal would consist of two buildings sited at the rear of the existing facility at 112 Cascade Road. The buildings would be two storeys and would contain a total of 15 two-bedroom units, two laundries, shared office spaces and a multipurpose room and would be connected by a roofed walkway and stairwell.

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- The ground floor would contain seven units with a central laundry
- The first floor would contain eight units with a central laundry and the combined office spaces and multipurpose room at the eastern end
- The proposed buildings would have a roofed area of 842m² (including covered walkways and stairwells) and a maximum height of 11.5m
- No additional car parking or waste storage areas would be provided on site.
- Access steps and ramp would connect the proposed units with the existing facility on 112 Cascade Road.
- Excavation and associated retaining walls beneath and behind the proposed units
- Fencing to enclose the area to be occupied by the proposed use and development with the location reflecting the future title boundary. The proposed fence would be a 2.4m high paling fence with 12.5% transparency and mesh on the lower 0.3m to allow for overland flow of stormwater.

2. Site Detail

- 2.1. The subject site consists of two lots at 112 Cascade Road and 136 Wentworth Street. The proposed buildings would be sited on 136 Wentworth Street, with the walkways crossing the boundary to 112 Cascade Road. The lots are located on the southern side of Cascade Road, between McRobies Road and Apsley Street. 112 Cascade Road contains the existing Homes Tasmania facility with access from Cascade Road. 136 Wentworth Street is Council owned open space containing a sports field and walking paths.
- 2.2. The area is predominantly residential and recreation, with medium density residential development surrounding the subject site, along with the badminton centre, community garden and council carpark.



Figure 1: Location of the subject site at 136 Wentworth Street and 112 Cascade Road., South Hobart (outlined in blue)

Source: Council GIS Maps

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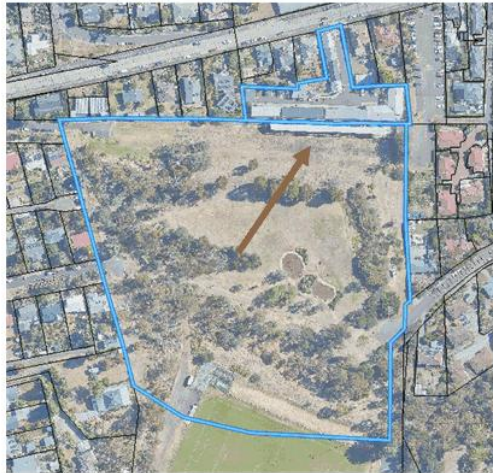


Figure 2: Aerial photograph of the subject site at 136 Wentworth Street and 112 Cascade Road., South Hobart (outlined in blue). The previous temporary housing is visible where the two lots join (red arrow).

Source: Council GIS Maps



Figure 3: The previous temporary housing development as viewed from the council carpark adjoining the subject site.

Source: officer photograph



Figure 4: The previous temporary housing development as viewed from the council Wentworth Park and looking in a north-west direction (left). The current site with the temporary housing removed (right)

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Source: officer photograph



Figure 5: The previous temporary housing development as viewed from the council Wentworth Park and looking in a north east direction (left) and the current site with the temporary housing removed, looking in a north-east direction (right).

Source: officer photograph



Figure 6: The previous temporary housing development as viewed from Cascade Road outside 119 Cascade Road and looking in a south-south-east direction, and the current site with the temporary housing removed (right).

Source: officer photograph

3. Background

- 3.1. The first temporary housing development on the land at 136 Wentworth Street was for 10 units and was approved in November 2019 under PLN-19-564. The development was approved under Interim Planning Directive 3 – Permits for Temporary Housing and was valid for a maximum period of 12 months.
- 3.2. A second permit was granted in June 2022 under PLN-22-133. This permit extended the original permit to allow the temporary housing to remain onsite for a further three years from the end of the initial permit. This permit was assessed under Planning Directive No.7 – Permits for Temporary Housing.
- 3.3. A third permit was granted in September 2023 under PLN-23-378. This permit approved the removal of the previous temporary housing and construction of new, larger temporary housing with 15 units. This permit was assessed under Planning Directive 7 – Permits for Temporary Housing.
- 3.4. The temporary housing approved under PLN-22-133 has been removed from the site. However the buildings approved under PLN-23-378 have not been constructed. An extension of time to commence PLN-23-378 was granted in 2025 so the permit will now expire on 22 September 2027.
- 3.5. The area within the proposed fence is currently part of 136 Wentworth Street. Housing Tasmania are in the process of acquiring this land to be amalgamated into 112 Cascade Road. This is expected to be finalised in 2026. If planning approval is required for this process, it will be assessed under a separate future application.

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4. Representation

4.1. The table below summarises all the concerns raised by representors during the statutory advertising period.

Concerns	Response
Access to Wentworth Park	
<ul style="list-style-type: none"> • Concerns regarding loss of access to walking paths at Wentworth Park. The paths are used by walkers and the Kunyanyi Mountain Run • A pathway along the previous back fence of 112 Cascade Road has already been lost. • There is a walkway from a dead end on Hillborough Road to the end of Wentworth Street. 	<p>The fence is shown to extend only to the top of the first slope, and not into the levelled part. Walking paths along this area would be maintained.</p>
Car and Bicycle Parking	
<ul style="list-style-type: none"> • Clients are not allowed to parking onsite because of safety concerns. • There are 5-6 cars parked in the street at any one time. This limits parking opportunities in the area • Parking up to and over residential driveways. • There needs to be greater control of car parking – yellow lines, parking bays painted on the road and signs, restricting spaces for permanent residents only. • With increased clients, there will be less parking available in Cascade Road • No additional car parking is required • Bicycle parking should be provided. There are studies that show the beneficial impact of cycling on mental health and self confidence. • Whilst people may not arrive with a bicycle, should not preclude the possibility of using bicycles. Close to the rivulet track and there should be opportunity for residents and children to enjoy recreational cycling or provide alternative transport choice. • A minimum of parking rails or undercover storage space should be provided for four bikes • Opportunity for collaboration with a bike shop. 	<p>This concern has been addressed in Section 6 of this report.</p>
Lighting	
<ul style="list-style-type: none"> • There is no reference to external lighting • The previous units had bright lights with light spill onto the open space at the rear. There should be a condition that any external lighting facing the south and west must be directed downward. 	<p>A condition has been included with relation to light spill to the council reserve.</p>
Use	
<ul style="list-style-type: none"> • Support for the use of the site • Support for expansion onto underutilised land at the foot of the slope. 	<p>Concerns regarding noise, litter and parking over driveways can be</p>

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<ul style="list-style-type: none"> • There has been loss of amenity to adjacent neighbours • Intensification of the use would only increase existing problems <ul style="list-style-type: none"> ○ Noise and confrontation from vehicles and passengers ○ Parking over driveways ○ Litter left outside house and in gutter ○ Items throw over the fence to adjoining residential property ○ Noise from the existing units 	addressed as part of the ongoing management of the site.
General	
<ul style="list-style-type: none"> • Primary frontage would be to Wentworth Street or Ingram Street where there is formal access • Agree with the proposed contribution for the future stormwater detention system 	Noted.

5. Assessment

5.1. The *Tasmanian Planning Scheme – Hobart* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.

5.2. This site is located within the 8.0 General Residential Zone of the *Tasmanian Planning Scheme – Hobart*.

5.3. The table below summarises the existing and proposed development in accordance with the Use Table of the zone:

	Existing Use	Proposed Use
Use	Temporary Housing	Residential (communal residence)
Zone status	Discretionary	Permitted

5.4. The proposal has been assessed against:

- 5.4.1. 8.0 General Residential Zone
- 5.4.2. C2.0 Parking and Sustainable Transport Code
- 5.4.3. C3.0 Road and Railway Assets Code
- 5.4.4. C9.0 Attenuation Code
- 5.4.5. C14.0 Potentially Contaminated Land Code

5.5. The proposal relies on the following criteria to comply with the acceptable standards:

- 5.5.1. General Residential Zone
 - *Non-dwelling development – Clause 8.5.1.P2*
- 5.5.2. Parking and Sustainable Transport Code
 - Car parking numbers – Clause C2.5.1.P1
 - Bicycle parking numbers – Clause C2.5.1.P1

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Motorcycle parking numbers – Clause C2.5.3.P1

5.5.3. *Attenuation Code*

– *Sensitive Use within an Attenuation Area – Clause C9.5.2.P1*

5.5.4. *Potentially Contaminated Land Code*

– *Suitability for Intended Use – Clause C14.5.1.P1*

5.6. Each of the performance criteria is assessed in in Section 6 of this report.

6. Performance Criteria

6.1. *General Residential Zone – Non-dwelling development – Clause 8.5.1.P2*

6.1.1. The acceptable solution at clause 8.5.1.A1 requires buildings to be sited within the prescribed building envelope. This includes, among other things, a maximum height of 8.5m.

6.1.2. The proposal includes buildings with a maximum height of 11.54m.

6.1.3. As such, the assessment relies upon assessment against performance criterion at clause 8.5.1.P2 which reads:

P2:

The siting and scale of a building that is not a dwelling must:

a) *Not cause an unreasonable loss of amenity, having regard to:*

i. *Reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;*

ii. *Overshadowing the private open space of a dwelling on an adjoining property;*

iii. *Overshadowing of an adjoining vacant property' and*

iv. *Visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and*

b) *Provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.*

6.1.4. The proposed development is sited on the northern part of Wentworth Park, directly behind the existing facility at 112 Cascade Road. There would be no overshadowing of habitable rooms or private open space.

6.1.5. There are no adjoining vacant properties that would be affected by the proposed development

6.1.6. With regard to visual impact, part (a)(iv) refers to the impact when viewed from adjoining properties. The proposed development would be sited on the side of the hill in the lower part of Wentworth Park. It would be separated from adjoining properties to the south and the west by distance and topography. It is considered that this separation would minimise the visual impact of the proposal and it would not be detrimental to residential amenity or to the amenity of users of other parts of Wentworth Park.

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- 6.1.7. The property to the east of the proposed development is a council carpark and community garden. Two existing large trees would predominantly conceal the buildings from the carpark, and the community garden sits at a higher elevation, beside a step up in the topography of Wentworth Park. It is considered that this would minimise the visual bulk of the proposed buildings and they would not be unreasonably detrimental to the amenity of the users of this land.
- 6.1.8. Adjoining properties to the north, fronting Cascade Road, from 108 to 118 Cascade Road would be separated from the proposed development by the existing buildings on the lot at 112 Cascade Road. This separation would be a distance of at least 21m. Behind the proposed development sits the hillside of the remainder of Wentworth Park. It is considered that the proposed buildings would not be significantly higher than the previous temporary housing development and would sit within this existing landscape without appearing unreasonably visually bulky (figure 6). 120 Cascade Road is a larger lot that extends alongside 112 Cascade Road to adjoin 136 Wentworth Street. As such it would sit closer to the proposed development. Nevertheless, the proposed building would not sit directly behind this dwelling and would be set in behind the existing buildings on 112 Cascade Road. It is considered that this would help to screen the proposed building and minimise the visual impact.
- 6.1.9. With regard to the separation between buildings, the proposal is unusual in that it is a larger development that is connected to the existing larger development at 112 Cascade Road. It is not consistent with the existing pattern of single dwellings on medium sized residential lots. Nevertheless, it is considered that the separation provided by the open space of the remainder of 136 Wentworth Street would maintain the separation between buildings that adjoin the park.
- 6.1.10. The proposal complies with the performance criteria.
- 6.2. *General Residential Zone – Non-dwelling development – Clause 8.5.1.P6*
- 6.2.1. The acceptable solution at clause 8.5.1.A6 requires air conditioning units for a building that is not a dwelling to have a setback from the boundary of a property containing a sensitive use of not less than 10m.
- 6.2.2. The proposal includes air conditioning units at the southern end of the proposed development. This would be 8.5m from the boundary to the residential use at 112 Cascade Road.
- 6.2.3. As such, the assessment relies upon assessment against performance criterion Clause 8.5.1.P6 which reads:

P6

Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:

- a) The characteristics and frequency of any emissions generated;*
- b) The nature of the proposed use;*

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- c) *The topography of the site and location of the sensitive use; and*
- d) *Any mitigation measures proposed.*

- 6.2.4. The proposed air conditioning units would be for a residential use and would be sited on the opposite side of the proposed building to the sensitive use at 112 Cascade Road. As such it is considered that the scale of the air conditioning units would be of a similar size and would be buffered by the bulk of the building. It is considered that this location would ensure that there would not be an unreasonable loss of amenity.
- 6.2.5. The proposal complies with the performance criteria.
- 6.3. Parking and Sustainable Transport Code – Car parking numbers – Clause C2.5.1.P1
- 6.3.1. The acceptable solution at clause C2.5.1.P1 requires the number of car parking spaces to be either one space per bedroom or two spaces per two bedrooms plus one visitor space per ten bedrooms.
- 6.3.2. The proposal does not include any additional onsite carparking beyond the 10 existing car parking spaces. With the additional 15 two-bedroom units, the car parking requirement would increase to 43 onsite spaces.
- 6.3.3. As such, the assessment relies upon assessment against performance criterion C2.5.1.P1, which reads:

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the [use](#), having regard to:

- (a) *the availability of off-street public car parking spaces within reasonable walking distance of the [site](#);*
- (b) *the ability of multiple users to share spaces because of:*
 - (i) *variations in car parking demand over time; or*
 - (ii) *efficiencies gained by consolidation of car parking spaces;*
- (c) *the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) *the availability and frequency of other transport alternatives;*
- (e) *any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (f) *the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
- (g) *the effect on streetscape; and*
- (h) *any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) *the nature and intensity of the use and car parking required;*

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- (b) *the size of the dwelling and the number of bedrooms; and*
- (c) *the pattern of parking in the surrounding area.*

- 6.3.4. The proposal was referred to the Council's Development Engineer who has provided the following assessment:

Performance Criteria - P1.1: - NOT APPLICABLE (Dwellings)

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use:

Performance Criteria - P1.2: - ACCEPTED AS MEETING THE PERFORMANCE CRITERIA

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) the nature and intensity of the use and car parking required;

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"The site operates under a secure access model, with controlled entry and minimal vehicle movements. Staff are not permitted to park on-site and instead utilise the adjacent public car park, which has demonstrated capacity. The proposal does not involve an increase in staff numbers, and the existing ten on-site spaces (including two for facility-operated vehicles) are sufficient to meet the expanded operational needs."

"The proposal involves the development of an additional 15 two-bedroom emergency housing units to be included within the existing secured site. The facility operates under a controlled access model, with both vehicular and pedestrian movements managed internally.

The site currently provides ten on-site parking spaces, of which two are allocated to facility-operated vehicles used to transport occupants to and from the site as required. Based on client-provided information and site observation, the existing parking supply is under-utilised, and the additional units are not expected to generate additional private vehicle demand.

Staff are not permitted to park on-site and instead utilise public parking available in a nearby public car park that has sufficient

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capacity. The proposal does not involve an increase in staffing levels, as the existing operational model and staff capacity are sufficient to manage the expanded facility.

Given the low car ownership profile of occupants, the internal transport arrangements, and the absence of staff parking demand, the proposal satisfies the intent of Performance Criteria P1.2 by demonstrating that the parking demand generated by the development can be met without adverse impact on the surrounding road network or residential amenity.”

(b) the size of the dwelling and the number of bedrooms; and

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

“The proposed units are compact, self-contained units of 48m² to 61m² Each unit includes two bedrooms, but the... short-term nature of the use do not support conventional car ownership or parking demand.”

“The proposed development comprises 15 housing units, each containing two bedrooms. Of these, 12 units will have a floor area of 48 square metres, while the remaining three units will be 61 square metres in size.

The modest floor areas ... are not intended to support conventional household vehicle ownership.”

(c) the pattern of parking in the surrounding area.

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

“Cascade Road provides on-street parking on both sides, with sufficient carriageway width to support two-way traffic flow. A 65 space public car park adjoins the site and is used by staff and visitors. Parking surveys confirm that this facility operates well within capacity during peak periods, including concurrent use by the adjacent Badminton Centre and community garden.”

“Cascade Road provides sufficient carriageway width to accommodate a single traffic lane in each direction, while maintaining on-street parking along both sides. The surrounding residential properties are serviced by individual driveways and off-

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street parking facilities, ensuring that on-street parking remains available for short-term visitor use without displacing residential demand.

In addition, a public car park operates within close proximity of the site, which has direct access from Cascade Road via a two-way driveway. A portion of the development site shares a boundary with the car park's eastern edge, where a controlled pedestrian access point connects to the facility's administration area.

The car park contains at least 65 marked parking spaces and serves a range of local uses, including:

- community garden located at the southern end of the car park.
- Badminton Centre situated opposite the site on Cascade Road, and
- staff of the subject site, who are not permitted to park on-site.

While the parking demand survey was limited to a single weekday and midday Saturday, all surveys were conducted during the operational hours of the Badminton Centre. On all occasions, the public car park had spare capacity and consistently accommodated demand generated by the surrounding land uses. In addition to using the public car park, the Badminton Centre also generated a modest level of on-street parking demand directly adjacent to its frontage.

The site's proximity to a well-utilised public parking facility, combined with the availability of on-street parking and the low private vehicle demand associated with the proposed use, supports compliance with the Planning Scheme. The proposal is considered to meet the performance criteria by ensuring sufficient parking availability without adversely affecting the surrounding network."

"Given the low parking demand generated by the expanded use, the availability of on-site and nearby public parking, and the absence of adverse impacts on the surrounding network, the proposal is considered to satisfy the Performance Criteria of Clause C2.5.1."

- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.

"According to the Traffic Impact Assessment provided, the increase in units will

have minimal impact on the existing traffic and surrounding parking conditions."

Based on the documentation submitted to date and given the above assessment, the car parking numbers is accepted as meeting the Performance Criteria P1.2:C2.5.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

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- 6.3.5. A number of representations was submitted raising concerns regarding car parking. The following comments were provided in response to the representors concerns:

“Clients are not allowed to parking onsite because of safety concerns.”

Under C2.0 (Clause C2.5.1 – Car Parking Numbers and Provision), the acceptable solutions establish parking rates, however Performance Criteria P1 allows variation where demand is demonstrably lower.

The Traffic Impact Assessment (TIA) indicates that parking restrictions for clients are part of the operational model, not a land use constraint.

From a planning perspective, the site still provides 10 compliant spaces, and the internal management of who uses them does not constitute non-compliance with C2.0.

Under C3.0, there is no evidence that this restriction adversely affects the safe and efficient operation of the road network, which is the key test.

Conclusion: This is an operational matter rather than a planning non-compliance.

“There are 5-6 cars parked in the street at any one time. This limits parking opportunities in the area”

- C2.0 does not protect on-street parking availability for existing residents; rather, it ensures developments provide appropriate on-site parking or justify reductions under performance criteria.

- The TIA demonstrates:

- o Low car ownership among residents / clients
- o Availability of a nearby 65-space public car park
- o Existing under-utilisation of on-site parking

- Under C3.0 (Clause C3.6.1 – Traffic Generation and Road Function), the proposal must not have a material impact on road capacity or function. The City Transport Group confirmed minimal traffic impact.

Conclusion: While some on-street parking pressure may occur, the evidence indicates no unacceptable impact under C2.0 or C3.0.

“Parking up to and over residential driveways.”

- Parking across driveways is a traffic enforcement issue under road rules, not directly controlled by the Planning Scheme.

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- Under C3.0, the relevant test is whether the development creates unsafe access conditions. The TIA confirms:

- o No changes to access arrangements
- o No increase in traffic that would compromise safety

Conclusion: This concern falls outside planning assessment and relates to compliance/enforcement.

“There needs to be greater control of car parking / yellow lines, parking bays painted on the road and signs, restricting spaces for permanent residents only.”

- Such measures are local traffic management tools, not requirements under C2.0 or C3.0.
- Under C3.0, Council may consider these separately if required to maintain safety or efficiency of the road network.
- The City Transport Group has not identified a need for additional controls arising from this proposal.

Conclusion: Not a requirement of this development; may be considered separately by Council.

“With increased clients, there will be less parking available in Cascade Road”

- The proposal seeks reliance on Performance Criteria P1 (C2.5.1), supported by:
 - o Demonstrated low vehicle ownership
 - o No increase in staff
 - o Availability of public parking supply
- Under C3.0, the test is whether traffic and parking impacts compromise road function this is not supported by evidence.

Conclusion: The projected increase does not result in an unreasonable impact under the Scheme.

“No additional car parking is required”

- This aligns with the applicant’s position under C2.5.1 P1, which allows reduced provision where justified.
- The TIA provides sufficient justification:

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o Existing supply exceeds observed demand

o Use characteristics significantly differ from standard residential assumptions

Conclusion: Supported under performance-based assessment.

6.3.6. The proposal complies with the performance criteria.

6.4. Parking and Sustainable Transport Code – Bicycle parking numbers – Clause C2.5.2.P1

6.4.1. The acceptable solution at clause C2.5.2.A1 requires the number of bicycle parking numbers to be provided on the site and no less than one space per five bedrooms.

6.4.2. The proposal includes no onsite bicycle parking.

6.4.3. As such, the assessment relies upon assessment against performance criterion at clause C2.5.2.P1, which reads:

P1

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and

(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

6.4.4. The proposal was referred to the Council's Development Engineer who has provided the following assessment:

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle;

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"The proposal will accommodate up to 30 units,... Bicycle ownership and use within this demographic is

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negligible, with transport needs met by facility-operated vehicles. Given the secure access model and limited external travel, there is no identified demand for bicycle parking, and the absence of such infrastructure is considered appropriate.”

and

(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

“There are no existing or planned bicycle parking facilities in the immediate area. Given the absence of demand and infrastructure, bicycle parking is not considered necessary.”

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

“Table C2.1 of the Planning Scheme prescribes a bicycle parking rate of one space per five bedrooms for residential uses. With the proposed increase to 56 bedrooms, the development would ordinarily require ten bicycle parking spaces. However, assessment under Performance Criteria P1 of Clause C2.5.1 is sought, on the basis that the prescribed rate does not reflect the operational characteristics or transport needs of the proposed use. The following factors support this position:

- Operational experience from the client indicates that bicycle ownership and use within this demographic is extremely low.
- The facility operates under a controlled access model, with secure internal movement and limited external travel. Occupants transport needs are primarily met by facility-operated vehicles, further reducing the relevance of bicycle infrastructure.
- While the surrounding area offers pedestrian and public transport access, there is no identified demand for bicycle parking from current or prospective occupants. The inclusion of bicycle parking would not enhance accessibility or utility for this specific use.

Based on these considerations, the proposal satisfies the intent of Performance Criteria P1 by demonstrating that the likely demand for bicycle parking is negligible, and that the absence of dedicated bicycle spaces will not compromise the functionality, safety, or accessibility of the communal housing facility.”

Based on the documentation submitted to date and given the above assessment, the bicycle parking numbers is accepted as meeting the Performance Criteria P1:C2.5.2 of the Planning Scheme.

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- 6.4.5. A representation was submitted raising concerns regarding onsite bicycle parking. The Councils Development Engineer has provided the following response:

“Bicycle parking should be provided. There are studies that show the beneficial impact of cycling on mental health and self confidence.”

“Whilst people may not arrive with a bicycle, should not preclude the possibility of using bicycles. Close to the rivulet track and there should be opportunity for residents and children to enjoy recreational cycling or provide alternative transport choice.”

“A minimum of parking rails or undercover storage space should be provided for four bikes”

- Under C2.5.2 – Bicycle Parking, the acceptable solution requires ~10 spaces for 56 bedrooms.
- The applicant seeks Performance Criteria P1, arguing negligible demand.
- While health benefits are acknowledged, C2.0 assesses demand and functional need, not aspirational benefits.
- However, the Code intent includes supporting sustainable transport options, which can include cycling where practical.

Conclusion: Strictly, the proposal can justify non-provision under P1.

“Opportunity for collaboration with a bike shop.”

- This is not a planning requirement under C2.0 or C3.0.
- However, it is consistent with broader sustainable transport objectives and could complement limited bicycle provision.

Conclusion: Not required, but a positive ancillary initiative.

- 6.4.6. The proposal complies with the performance criteria.

- 6.5. Parking and Sustainable Transport Code – Motorcycle parking numbers – Clause C2.5.3.P1

- 6.5.1. The acceptable solution at clause C2.5.3.A1 requires the number of motorcycle parking spaces to be one.

- 6.5.2. The proposal includes no onsite motorcycle parking spaces.

- 6.5.3. As such, the assessment relies upon assessment against performance criterion C2.5.3.P1 which reads:

P1

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Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;*
- (b) the topography of the site;*
- (c) the location of existing buildings on the site;*
- (d) any constraints imposed by existing development; and*
- (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.*

- 6.5.4. The proposal was referred to the Council's Development Engineer who has provided the following assessment:

Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"The proposal comprises an expansion ... for short-term accommodation ... , (for a) a demographic that does not typically utilise motorcycles as a mode of transport."

- (b) the topography of the site;

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"Although the site is elevated above Cascade Road, the existing flat parking area is connected via an internal driveway with a consistent vertical grade of approximately

10%."

- (c) the location of existing buildings on the site;

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the

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applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"The site is fully occupied by existing built form and parking infrastructure, with limited opportunity for further expansion within the current title boundaries."

(d) any constraints imposed by existing development; and

- Acceptable, documentation submitted to date can meet this requirement by accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"To accommodate the additional housing units, a minor portion of adjoining land at the rear of the site is being adhered to the development title, which is occurring

separately to this application. This land exhibits a steep grade, which presents design and access challenges."

(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

The submitted Traffic Impact Assessment provided by the applicant's traffic engineer contained the following statements;

"None"

"Consistent with the assessment of bicycle parking demand, the nature of the proposed use is not expected to generate motorcycle ownership or use.

Given the low likelihood of motorcycle use, the provision of dedicated motorcycle parking is not considered necessary. The proposal is therefore considered to satisfy the intent of the relevant performance criteria by demonstrating that the absence of motorcycle parking will not compromise

the functionality, safety, or accessibility of the communal housing facility."

- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.

"According to the Traffic Impact Assessment provided, the increase in units will

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have minimal impact on the existing traffic and surrounding parking conditions.”

Based on the documentation submitted to date and given the above assessment, the motorcycle parking numbers is accepted as meeting the Performance Criteria P1:C.2.5.3 of the Planning Scheme.

6.5.5. The proposal complies with the performance criteria.

6.6. *Attenuation Code – Sensitive Use within an Attenuation Area – Clause C9.5.2.P1*

6.6.1. There is no acceptable solution for a sensitive use within an attenuation area under clause C9.5.2.A1.

6.6.2. The proposal includes a sensitive use (residential) within the attenuation areas of the Cascade Brewery (131 Cascade Road) and metal fabrication sites (1 Tara and 32 Syme Street).

6.6.3. As such, the assessment relies upon assessment against performance criterion at clause C9.5.2.P1, which reads:

P1
Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:

- (a) *the nature of the activity with potential to cause emissions including:*
 - (i) *operational characteristics of the activity;*
 - (ii) *scale and intensity of the activity; and*
 - (iii) *degree of hazard or pollution that may be emitted from the activity;*
- (b) *the nature of the sensitive use;*
- (c) *the extent of encroachment by the sensitive use into the attenuation area;*
- (d) *measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;*
- (e) *any advice from the Director, Environment Protection Authority; and*
- (f) *any advice from the Director of Mines.*

6.6.4. The proposal was referred to the Council's Environmental Development Planner who has provided the following assessment:

Cascade Brewery is a large manufacturer of alcoholic and non-alcoholic drinks and is a Level 2 Activity under EMPCA.

32 Syme Street includes 'AirCon Industries' which installs, repairs and maintains heating, cooling, ventilation and dust extraction systems and provides general sheet metal manufacturing services. This appears to be a small-medium-sized business.

1 Tara Street is adjacent 32 Syme Street and is identified in Council's GIS as hosting 'RetroSteel', a manufacturer of steel furniture.

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A review of Streetview and the internet suggests that Retrosteel may no longer operate at the site.

Cascade Brewery would generate some noise and odour emissions. The metal fabricators would generate some noise emissions and also potentially airborne particulates.

The proposed use would be short-medium term residential accommodation.

The proposed development site is located approximately 420m from Cascade Brewery and 240m from the metal fabricators.

No particular measures are evident in the proposed development to eliminate, mitigate or manage effects of emissions of the activities.

No advice has been received from the EPA Director or the Director of Mines.

A review of Council's property files did not reveal any complaints related to the activities at 1 Tara Street or 32 Syme Street. There are some complaints on record relating to Cascade Brewery from properties near to that site.

Given the separation distances involved, the nature of activities at the attenuation sites, and the lack of complaint histories from properties near the proposed development site, significant impacts on residential amenity from the attenuation sites are not considered to be credible

6.6.5. The proposal complies with the performance criteria.

6.7. Potentially Contaminated Land Code – Suitability for Intended Use – Clause C14.5.1.P1

6.7.1. The acceptable solution at clause C14.5.1.A1 requires an application for a sensitive use to be certified that the land is suitable for the intended use or a plan to manage contamination and associated risk to human health or the environment.

6.7.2. The proposal includes a sensitive use (residential) on a historic landfill site.

6.7.3. As such, the assessment relies upon assessment against performance criteria at clause C14.5.1.P1, which reads:

P1

For a sensitive use, or a specified use listed in Table C14.1, the land is suitable for the intended use, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;*
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or*

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(c) *an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes:*

- (i) *any specific remediation and protection measures required to be implemented before any use commences; and*
- (ii) *a statement that the land will be suitable for the intended use.*

6.7.4. The proposal was referred to the Council's Environmental Health Officer who has advised that the proposal would comply with part (c) and provided the following assessment:

The application is assessed against the change of use as the proposed use is a sensitive use.

The property of 136 Wentworth street has a previous use of a historical landfill with previous contamination reporting confirming contamination is present in the landfill site.

An Environmental Site Assessment and Contamination Management Plan has been supplied by GES Geo-Environmental Solutions. As GES does not employ any person who is a suitably qualified person under E2 Potentially Contaminated Land Code in accordance with the Tasmanian Planning Scheme a third party CEnVP qualified person has endorsed the report.

The Environmental Site Assessment and Contamination Management Plan identify that there is a risk of landfill gas intrusion at the proposed development and a potential risk to construction workers and future site users.

Conclusions by GES include:

"As the risk to human health receptors from potential LFG in the vicinity of the Site has not yet been assessed and the extent of the risk is unknown, it will be required that a LFG assessment of the site be conducted by a suitably qualified and experienced scientist both prior to commencement of proposed works, and also at the conclusion of works, to assess if any soil disturbances have altered the LFG risk at the site. An LFG assessment will also be required to form part of the watching brief during excavation and soil disturbance at the site, this will also require the attendance of a suitably qualified and experienced environmental scientist, and monitoring tools such as a Landfill Gas Analyser."

The Contamination Management Plan by GES directs that:

"Measures that must be undertaken to manage expose of site workers to these contaminants include:

1. An LFG assessment must be undertaken by a suitably qualified and experienced environmental scientist prior to the commencement of works.

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2. A watching brief must be arranged prior to the commencement of any works. A suitably qualified and experienced consultant must be involved in preparing the watching brief, and to be present at the site during earthworks.

3. Landfill gas monitoring must be conducted with a suitable calibrated Landfill Gas Analyser (LGA). The environmental consultant will need to determine safe work limit threshold levels for landfill gasses prior to earthworks in accordance with BPEM (2015) and other applicable guidance. The environmental consultant will also need to conduct monitoring with an LGA after the completion of earthworks to assess any ongoing risks to future site users.

An Environmental Site Assessment has been provided as well as a contamination management plan and a statement that the site will be suitable for the intended use / development if all recommendations to manage risk are completed.

The application is considered acceptable subject to conditions relevant to the completion of further landfill gas assessment and reporting to determine the level of risk, and any actions required to reduce the risk to onsite works and future site users.

6.7.5. The proposal complies with the performance criteria.

7. Discussion

- 7.1. As discussed in Section 5 and Section 6 of this report, the proposal relies upon performance criteria to satisfy the standards and codes of the relevant planning scheme. The proposal has been assessed against the provisions of section 57 of the *Land Use Planning and Approvals Act 1993* and is considered to perform well.
- 7.2. The representations received during the statutory advertisement period have been discussed in Section 6 of this report.

8. Conclusion

- 8.1. The proposed New Building for Residential (Communal Residence) and Associated Works at 136 Wentworth Street and 112 Cascade Road, South Hobart for the reasons outlined in the officer's report is recommended for approval, subject to the conditions contained within Attachment A.



Michaela Nolan

Development Appraisal Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

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Michael McClenahan

Senior Statutory Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

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ATTACHMENT A: CONDITIONS

See Planning Permit

Conditions:**Recommendation**

That pursuant to the Tasmanian Planning Scheme – Hobart the Council approve the application for a New Building for Residential (Communal Residence) and Associated Works at 136 WENTWORTH STREET and 112 CASCADE ROAD, SOUTH HOBART for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0664 - 136 WENTWORTH ST SOUTH HOBART TAS 7004 - Advertised Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2026-0037 dated 13 March 2026 as attached to the permit.

PLN s1 - Special

Lighting at the rear of the site and to the south elevation of the buildings must be designed and installed to minimise light spill onto the adjoining council reserve.

SURV 16

The land comprised in the 1548 m2 title that Homes Tasmania is creating from Hobart City Council's land comprised in CT 94118/1 at 136 Wentworth Street and CT 174389/1 (112 Cascade Road), are to be adhered in accordance with the provisions of Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993, to the satisfaction of the Council prior to the issue of any occupancy permit for the proposed housing development that is located on the 1548 m2 title and partially on 112 Cascade Road.

Reason for condition

To ensure compliance with statutory provisions

Advice:

The application for an adhesion order to the Council has a fee of \$366. Evidence will be required that the owners and mortgagees do not object to the adhesion and the condition is considered completed when a copy of the receipt for the Land Titles Office lodgement slip for the adhesion order has been received by the Council.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

* Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and

* Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

It is recommended that the developer liaise with the Council's Waste & Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

TR 2 - Traffic - Construction Management

A construction traffic and parking management plan must be implemented throughout the construction works.

The construction traffic and parking management plan (CTPMP) (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) must be submitted and approved as a condition endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The CTPMP must be prepared by a suitably qualified expert and must include:

1. a communications plan to advise the wider community of the traffic and parking impacts during construction,
2. start dates and finish dates of various stages of works,
3. times that trucks and other traffic associated with the works will be allowed to operate; and
4. the name of a superintendent, or the like, to advise the City of Hobart of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved CTPMP.

ENV 2 - Stormwater - Erosion & Sediment Control Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion & Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. The ESCP must be prepared by a suitably qualified person and be in accordance with *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents *(TEER &DEP, 2023)*, available from the Derwent Estuary Program's website. The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted.

All work required by this condition must be undertaken in accordance with the

approved ESCP.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for Condition:

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to

have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,

2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The post-construction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner/developer.

ENG SW1 - Stormwater - Design

All stormwater from the proposed development (including but not limited to: roofed areas, g drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

Advice:

Under section 23 of the Urban Drainage Act 2013 *it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council-approved outlet.

SW 6 - Stormwater - General Design

New public stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Piped public stormwater infrastructure must contain runoff from the contributing drainage catchment during minor storms (5% AEP).

The design (including defined overland flow paths) should safely communicate flows from major storms (1% AEP at 2100, including climate change) across the site without concentrating flows to other properties.

Prior to any approval under the Building Act 2016 or commencement of works (whichever occurs first), detailed engineering drawings in plan and long-section must be approved as a Condition Endorsement.

The drawings must be certified by a suitably qualified civil engineer and include:

1. Detail distinguishing between public and private infrastructure;

2. Detail sufficient to fully describe the system. This may include, but is not limited to:
 1. important features (e.g. connections and inspection openings);
 2. flow behaviour (e.g. flows, velocities);
 3. system analysis (e.g. hydraulic & energy grade lines);
 4. arrangement (e.g. gradients, clearances, cover);
 5. description (e.g. sizing, material, pipe class, easements);
3. Working detail contributing to the design, including but not limited to:
 1. design calculations;
 2. for the minor storm, a plan of the areas drained to the piped system;
 3. for the major storm, a catchment area plan of the full catchment draining to the system;

All work required by this condition must be undertaken in accordance with the approved drawings.

Advice: The development proposes to modify existing council stormwater systems. Detail of the final proposed arrangement of these systems is needed.

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. connections which are free-flowing gravity driven;

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

SW 8 - Stormwater - Cost Contribution

A cost estimate for the design, provision and installation of a system that meets the City of Hobart's Stormwater Management Policy for Development for the whole proposed development must be provided and agreed upon. A

sum equivalent to the cost estimate is to be paid to the Council in accordance with Councils Stormwater Policy. The contribution must be paid prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

Advice

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To avoid the possible pollution of drainage system and natural watercourses and to comply with relevant state legislation.

T 8

The three existing street trees east of the subject site must not be removed or damaged to the satisfaction of the Director Infrastructure and Assets. No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the Notational Root Zone (NRZ) identified on the submitted plan, except for the 1% encroachment shown on the plan. There must be no pruning, lopping or damage to the street trees (including its trunk and roots), unless otherwise approved in writing.

ENVHE 1 - Environmental Health - Site Assessment and Contamination Management Reports

Recommendations in the report GES Geo-Environmental Solutions - Environmental Site Assessment (Version 3) - 136 Wentworth Street AND GES Geo-Environmental Solutions - Contamination Management Plan - 136 Wentworth Street must be implemented prior to, during and after the construction works as directed by the timeframes within the report(s).

ENVHE s1 - Environmental Health - Special

A Landfill Gas Assessment must be conducted by a suitably qualified and experienced person, prior to the issue of any approval under the **Building Act 2016** or the commencement of work on the site (whichever occurs first).

The Landfill gas assessment is to be used to inform the watching brief for managing worker safety during the construction works.

The Landfill Gas Assessment must be submitted and approved prior as a condition endorsement to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

Reason for condition

A Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site.

ENVHE s2 - Environmental Health - Special

A Landfill Gas Assessment is to be completed at the completion of earthworks involving soil disturbance to assess if any soil disturbances have altered the Landfill Gas risk at the site.

The post construction Landfill Gas Assessment must be submitted and approved prior as a condition endorsement to occupancy or the commencement of the use (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

Reason for condition

A post construction Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site for future site users.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found [here](<https://www.hobartcity.com.au/Development/Condition-endorsement>) .

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition

endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](<https://www.hobartcity.com.au/Council/Fees-and-charges>) .

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

ADVICE - Relevant Design Standards & Codes

Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing.

Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of:

The [Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>) , Any departures from those drawings noted in [City of Hobart's Departures from LGAT Standard Drawings](<https://www.hobartcity.com.au/Development-and-Business/Planning/Standard-engineering-drawings>) , and the [Tasmanian Infrastructure Design Guidelines](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>) .

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets>) for more information.

You may require a road closure permit for construction. Click [here](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms>) for more information.

FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.

8. REPORTS

8.1 Visitor Accommodation SAP PSA File Ref: F26/21100; 26/9

Report of the Strategic Planner, the Manager Strategic Land Use Planning and the Director Strategic and Regulatory Services of 5 June 2026 and attachments.

Delegation: Committee

REPORT TITLE: VISITOR ACCOMMODATION SAP PSA

REPORT PROVIDED BY: Strategic Planner
Manager Strategic Land Use Planning
Director Strategic and Regulatory Services

1. Report Summary and Key Issue

- 1.1. The Planning Authority has before it a draft amendment to the Hobart Local Provisions Schedule (LPS) that seeks to restrict the circumstances in which there can be a new use for whole dwellings for Visitor Accommodation within the residential zones.
- 1.2. The draft amendment is progressed through the introduction of a new Specific Area Plan (SAP) that substitutes the existing Visitor Accommodation use standards that apply to those zones under the State Planning Provisions (SPPs). This is an amendment which responds to the unique and local conditions present in the Hobart Local Government Area.
- 1.3. The primary purpose of the proposed amendment is to limit the impact of Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City of Hobart (the City) and maintain character of local residential communities.
- 1.4. The draft amendment seeks to restrict the circumstances in which there can be a new use of whole dwelling visitor accommodation in residential areas that are zoned Inner Residential, General Residential and Low Density Residential. It does not affect the status of Visitor Accommodation in any other zones, such as the Local Business Zone, General Business Zone, Central Business Zone, Urban Mixed Use Zone or any other SAP, such as the Hobart Commercial Zone SAP or Battery Point SAP.
- 1.5. The draft amendment does not apply to the use of part of a person's primary residence or a secondary residence for Visitor Accommodation, which will continue to be allowable under existing exemptions in the State Planning Provisions.
- 1.6. Era Advisory was engaged to undertake this assessment against the LPS, according to the requirements outlined in section 34 of the *Land Use Planning and Approvals Act 1993* (LUPA Act). The assessment is contained in this report at **Attachment A**.
- 1.7. The draft amendment is to insert a new SAP, HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan, into the Hobart LPS. The proposed SAP is available at **Attachment B**.

- 1.8. The draft amendment is generally in accordance with the requirements of the LUPA Act, and it is recommended that the Planning Authority prepare the amendment.
- 1.9. This report is informed by extensive background analysis, including data on housing and rental markets, tourism trends, existing visitor accommodation supply and planning approvals. Supporting expert advice prepared by Professor Peter Phibbs, see **Attachment C**, and SGS Economics and Planning, see **Attachment D**, has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 1.10. The cost–benefit analysis undertaken by SGS Economics and Planning concludes that, on a per-dwelling basis, restricting further conversion of dwellings to short stay visitor accommodation in residential zones delivers a clear net community benefit.
- 1.11. A separately available supporting report has been prepared by Professor Peter Phibbs, an urban economist and housing researcher. It examines the impacts of short stay visitor accommodation on housing availability, affordability and residential amenity in the Hobart LGA. Key findings in Professor Phibbs report included:
 - High financial incentive for short stay use: Hobart has an unusually high concentration of short stay accommodation, with strong tourism returns encouraging owners to convert long-term rentals.
 - Loss of long-term rental supply: Many dwellings approved for visitor accommodation since 2018 were previously long-term rentals, particularly in residential zones, with 2017 planning changes having the greatest impact on rental supply.
 - Demonstrated market impact: COVID-19 showed that returning short stay properties to the long-term market increased vacancies and reduced rents, especially in areas with high short stay concentrations.

2. Recommendation

That:

1. ***The Planning Authority receive and note this report, Visitor Accommodation SAP PSA, prepared by the Manager Strategic Land Use Planning dated 10 June 2026.***

2. ***Pursuant to section 40D(b) of the Land Use Planning and Approvals Act 1993 ('the Act'), the Planning Authority, of its own motion, prepares a draft amendment of the Hobart Local Provisions Schedule ('LPS'), being "Amendment PSA-25-3" to insert "HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan" at Attachment B into the LPS of the Tasmanian Planning Scheme - Hobart.***
3. ***Pursuant to section 40F(1) of the Act, the Planning Authority considers whether Amendment PSA-25-3 meets the LPS Criteria in section 34 of the Act and that:***
 - a. ***pursuant to section 40F(2)(a), is satisfied that Amendment PSA-25-3 meets the LPS Criteria and the requirements of the Act; and***
 - b. ***pursuant to section 40F(2)(a) of the Act, certifies that draft amendment, Amendment PSA-25-3, meets the requirements of the Act; and***
 - c. ***pursuant to section 40F(3) of the Act, authorises affixing of the Planning Authority's common seal to the certificate.***
4. ***Pursuant to section 6(3) of the Act, the Planning Authority delegates all of its functions and powers pursuant to Part 3B of the Act to the Planning Authority's Chief Executive Officer with respect to Amendment PSA-25-3.***
5. ***The Planning Authority authorises the Lord Mayor to sign an instrument of delegation to record the Planning Authority's delegation.***
6. ***In accordance with Section 40G of the Land Use Planning and Approvals Act 1993, the Planning Authority places the amendment on public exhibition for a period of 28 days.***

3. Discussion and Background

- 3.1. The draft amendment is to insert HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the LPS. This 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.
 - 3.1.1. The primary purpose of the proposed amendment is to limit the impact of new Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City. This is an amendment which responds to the unique and local conditions present in the Local Government Area (LGA).

- 3.1.2. This report is informed by extensive background analysis, including data on housing and rental markets, tourism trends, existing visitor accommodation supply and planning approvals.
- 3.1.3. Supporting technical evidence prepared by Professor Peter Phibbs and SGS Economics and Planning has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 3.1.4. 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 which arise from the State Planning Provisions (see Figure 1 for the spatial extent of the SAP overlay and residential zones). These use standards are:
- General Residential Zone – Clause 8.3.2 Visitor Accommodation
 - Inner Residential Zone – Clause 9.3.2 Visitor Accommodation
 - Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation.
- 3.1.5. The draft amendment does not affect the status of Visitor Accommodation in any other zones, such as the Local Business Zone, General Business Zone, Central Business Zone, Urban Mixed Use Zone or any other SAP, such as the Hobart Commercial Zone SAP.
- 3.1.6. The SAP use standard seeks to limit the approval of Visitor Accommodation to limited circumstances through an acceptable solution with no performance criteria. A detailed outline of the draft amendment is provided at section 3.1 of Attachment A.
- 3.1.7. The draft amendment allows for new Visitor Accommodation where it arises due to a new development: this is to encourage the redevelopment of underutilised sites.
- 3.1.8. It is important to note that the draft amendment does not affect existing Visitor Accommodation exemptions at Clause 4.1.6 of the SPPs. There is no mechanism for Council to substitute or modify exemptions in the SPPs.
- 3.1.9. A detailed analysis of the proposed amendment is contained in section 2 of Attachment A.

3.2. Background

3.2.1. Planning Directive No. 6

In mid-2017, the then Minister for Planning and Local Government, directed the Tasmanian Planning Commission (TPC) to undertake an assessment of draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes. At the same time, the Minister issued those standards as Interim Planning Directive No. 2, bringing the standards into effect on 1 July 2017. Even though the new standards were already in effect through being given interim status there was a public exhibition period which occurred in August and October 2017, and hearings were held in November 2017. The TPC issued its report on the new standards in May 2018 and the final Planning Directive No. 6 was issued on 1 July 2018 replacing the Interim Planning Directive.

3.2.2. PSA-22-1

On 21 March 2022 the Planning Authority decided to initiate an amendment to its planning scheme which sought to qualify the provisions concerning visitor accommodation in three residential zones in the city. Following the public exhibition the Planning Authority resolved to proceed with its draft amendment as exhibited.

The TPC received the draft amendment and the representations on 18 July 2022 and subsequently scheduled a hearing to consider the draft amendment and representations.

A directions hearing into jurisdictional issues raised by the planning authority was held at the Commission's office on the 28 November 2022.

The TPC determined that it should not proceed with an assessment of the proposed draft amendment to the Hobart Interim Planning Scheme 2015), draft amendment PSA-22-1 (the draft amendment) on 17 February 2023.

3.2.3. Council representation to our LPS

Council staff prepared a representation to our LPS which was endorsed by the elected members on 1 June 2023.

The representation was considered as part of the S35f report on 28 February 2024.

The representation was re-endorsed by the elected members at the Planning Committee meeting on 31 July 2024.

On 14 August 2024, the City of Hobart acting as a planning authority, wrote to the Commission seeking to progress a representation made by the Council of the City of Hobart that it had made to its draft LPS. That representation was -

Ensure Visitor Accommodation use status under the draft LPS is consistent with the proposed Council endorsed HIPS Planning Scheme amendment to prohibit new, whole dwelling Visitor Accommodation (unless an ancillary dwelling) in the residential zones within Hobart.

Proposed Resolution

Implemented through a Specific Area Plan (SAP) applying a prohibited use status to Visitor Accommodation within the Inner residential Zone, General Residential Zone and Low Density Residential Zone.

A hearing into the Council and the Airbnb representations was scheduled for Thursday 22 August.

On 21 August, the Commission issued advice to the planning authority, that the hearing scheduled for 22 August would not deal with the merits of the planning authority submission, but would seek submissions on a number of factual and procedural aspects on how the Commission should progress what the planning authority submitted in its 14 August submission.

In particular, the planning authority submitted that a modified section 35F Report, can and should be considered by the Commission as part of the hearing.

Following a submission from Airbnb to the effect that the *Land Use Planning and Approvals Act 1993* makes no provision for the modification of a section 35F report once submitted to the Commission The planning authority responded to the direction on 30 September. It abandoned reliance on a modified section 35F Report in relation to its representation and withdrew reference to a modified section 35F report in its previous submissions at this stage of the proceedings.

In its submission of 30 September 2024, the planning authority requested that the Commission proceed to a hearing on the merit of the original representation made by the Council and the Commission is obliged to do so in accordance with section 35H of the Act.

The Commission considered the request of the planning authority of 30 September and formed the tentative view that it could not meet the requirements of procedural fairness if it were to proceed to further consider the planning authority submissions.

A decision was made by the Commission on the 19 December 2024.

While the Commission accepted that the Council sought to act in the best interests of the constituents of the City of Hobart, in the planning processes established by the *Land Use Planning and Approvals Act 1993*, it determined that the constituents of the City of Hobart have an independent right to have their interests considered. Their interests may coincide with the interests of the Council or they may not. They have equal rights to procedural fairness.

In the case of a SAP concerning a matter of planning policy of significant public interest, which was not publicly exhibited, the Commission did not consider it possible to meet the requirements of procedural fairness in the described process or through a process that may lead to directing a substantial modification of the LPS.

For the reasons outlined in the Direction of the 18 October 2024 and the above reasons, the Commission declined to further consider the request from the Planning Authority to consider the Hobart Short Stay Visitor Accommodation SAP presented to the Commission on 14 and 16 August 2024.

4. Legal, Risk and Legislative Considerations

- 4.1. The amendment represents a balanced planning response that aligns with the objectives of the Resource Management and Planning System. It is evidence-based, locally responsive and coordinated with the statutory planning framework. On this basis, the draft amendment is considered to satisfy the relevant legislative criteria and to warrant certification and progression through the planning scheme amendment process.
- 4.2. The amendment is prepared under Part 3 of the *Land Use Planning and Approvals Act 1993* and has been assessed against the Local Provisions Schedule criteria in section 34 of the Act.
- 4.3. The draft amendment:
 - is consistent with the form and content requirements of the State Planning Provisions,
 - does not extinguish lawful existing uses,
 - appropriately applies locally specific controls through a Specific Area Plan and represents a balanced planning response that is evidence-based and locally responsive,

- is consistent with State Policies and emerging Tasmanian Planning Policies, and
 - aligns with relevant regional and municipal strategic documents.
- 4.4. Key risks relate to potential stakeholder opposition during exhibition and scrutiny by the TPC. These risks are mitigated by the extensive evidence base and robust statutory assessment supporting the amendment.

5. Strategic Planning and Policy Considerations

5.1. Having regard to the evidence and the statutory framework, the planning assessment concludes that the draft amendment has a sound and reasonable planning basis. It is consistent with the objectives of the Resource Management and Planning System, aligns with relevant State policies, regional strategies and emerging Tasmanian Planning Policies, and supports the City of Hobart's strategic objectives for housing, liveability and balanced growth.

5.2. The draft amendment aligns with:

5.2.1. Objectives of the resource management and planning system

Section 34(2)(c) requires that the amendment furthers the objectives of the resource management and planning system set out in Schedule 1 of the LUPA Act. An assessment of the proposal against these objectives is provided in section 4.4 of Attachment A.

5.2.2. Emerging Tasmanian Planning Policies

The TPPs were declared by the Minister for Planning on 12 November 2025 and come into effect on 1 July 2026. While technically not applicable to the draft amendment at this point in time, it is highly likely that this draft amendment, if certified, will not yet have been determined by the TPC at the time the TPPs come into effect. Therefore, they have been considered as part of this assessment.

An assessment has been undertaken of the following Tasmanian Planning Policies, (see 4.6.2 of Attachment A for further detail):

- Settlement
 - Growth
 - Housing

- Sustainable Economic Development
 - Tourism
- Planning Processes
 - Strategic Planning

5.3. State Policies

Section 34(2)(d) requires that the amendment be consistent with each State policy. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. Additionally, the National Environmental Protection Measures (NEPMs) are taken to be State Policies.

The relevance of these policies to the proposed scheme amendment is addressed in section 4.5 of Attachment A.

5.4. Southern Tasmanian Regional Land Use Strategy

Section 34(2)(e) requires the amendment, as far as practicable, be consistent with the regional land use strategy that applies to the area, being the Southern Tasmania Regional Land Use Strategy (STRLUS).

- 5.4.1. An assessment has been undertaken against the current STRLUS. It is considered that there are limited implications in relation to regional policies under the STRLUS. This is because the scale of impact arising from the draft amendment does not have a substantive impact at the metropolitan or regional scale.
- 5.4.2. Overall, the draft amendment gives effect to the STRLUS by balancing tourism growth with settlement strategy objectives, infrastructure efficiency, and long-term liveability outcomes. See section 4.7 of Attachment A for more detail.
- 5.4.3. It is acknowledged that the STRLUS is subject to a review and a new draft has been recently made available for public comment. An assessment has not been made against the draft due to the stage of the review process it is currently at.

6. Financial Viability

6.1. Financial Considerations:

- 6.1.1. There are no direct financial costs associated with certifying the draft amendment beyond normal operational resources. Exhibition and assessment costs can be met within existing budgets.

6.2. Consultants

- 6.2.1. Era Advisory was engaged to undertake this planning assessment against the LPS, according to the requirements outlined in section 34 of the LUPA Act.
- 6.2.2. Supporting technical evidence prepared by Professor Peter Phibbs and SGS Economics and Planning has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.
- 6.2.3. Once the public exhibition period is completed, a report on the merits of each representation will be prepared by Era Advisory and provided to Council for its consideration. The report will consider whether the draft amendment should be modified to take into account any representation and whether it is still considered that the draft amendment meets the LPS criteria.
- 6.2.4. Representatives of Council will be present during the public hearings that follow, through which there is likely to be an opportunity for additional information or further evidence from any representations to be provided, as well as any responses by Council to that further evidence. It is intended that Council will have legal representation at the public hearings to advocate for its position.

7. **Climate and Sustainability Considerations**

- 7.1. By retaining housing in well-located areas, the amendment supports climate and sustainability outcomes through reduced travel demand, efficient use of existing infrastructure and a compact urban form

8. **Community and Business Engagement and Collaboration**

- 8.1. The amendment will be subject to statutory public exhibition, providing opportunities for community, industry and stakeholder input.
- 8.2. All representations received during public exhibition are forwarded to the TPC for consideration, and the Commission may invite representors to appear at any subsequent hearings.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Joanne Hickman
STRATEGIC PLANNER











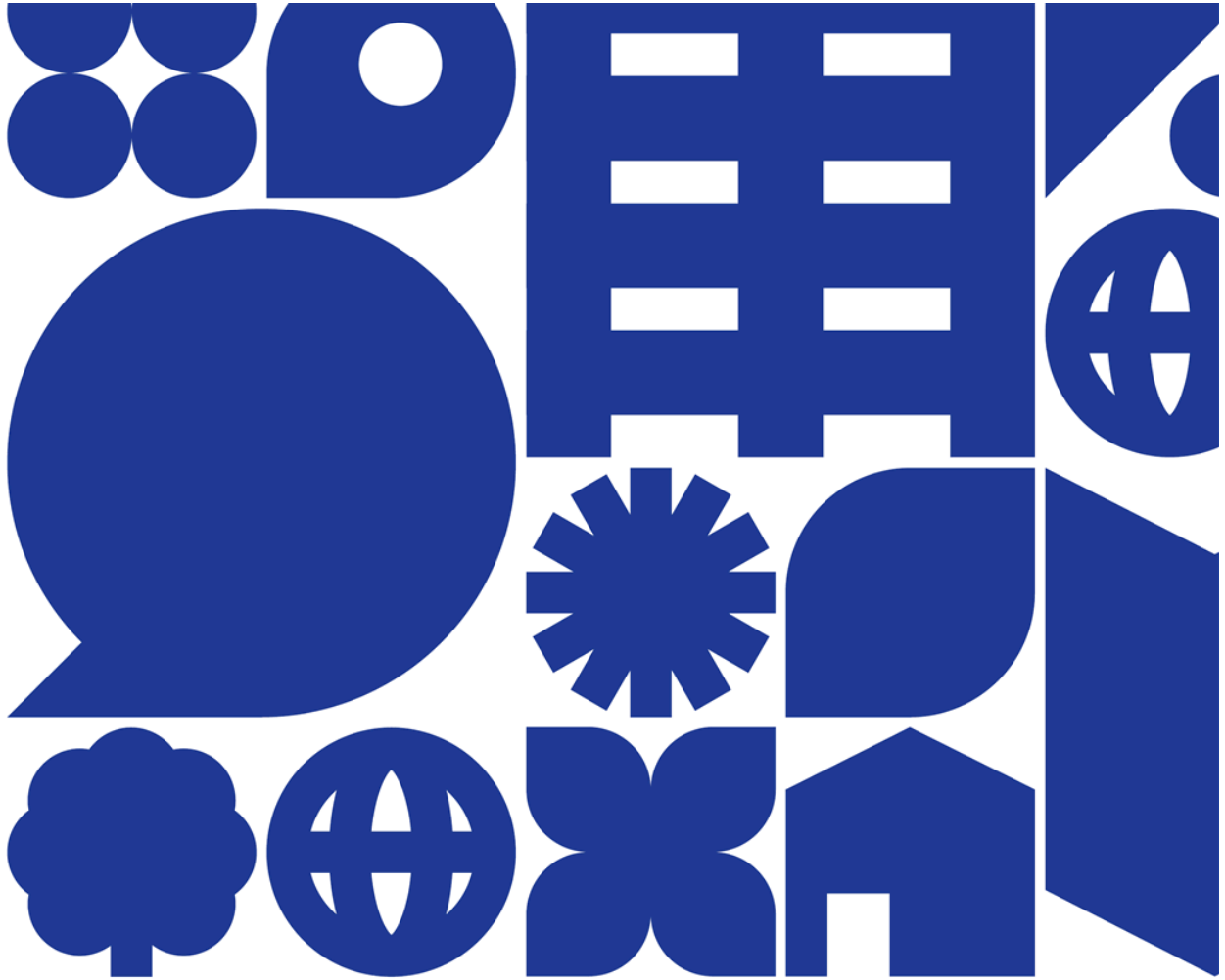
Jennifer Lawley
**MANAGER STRATEGIC LAND USE
PLANNING**



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 June 2026
File Reference: F26/21100; 26/9

- Attachment A: ERA Advisory supporting report ↓ 
- Attachment B: Draft Planning Scheme Amendment ↓ 
- Attachment C: Professor Phibbs Report ↓ 
- Attachment D: SGS Cost Benefit Analysis ↓ 
- Attachment E: HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan Map ↓ 
- Attachment F: HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan map on A3 page ↓ 
- Attachment G: Visitor Accommodation Specific Area Plan - Suburbs and zoning shown ↓ 
- Attachment H: Instrument of Certification ↓ 



Visitor Accommodation amendments to the Hobart LPS

era

FINAL | 1 April 2026

Era Advisory acknowledges palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Era Advisory Pty Ltd

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Document version	FINAL
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Date	1 April 2026
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Author	Emma Riley
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Reviewer	Caroline Lindus
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Job number	2526-027
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Glossary

Abbreviation	Definition
CBA	Cost benefit analysis
LGA	Local Government Area
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
LPS	Local Provisions Schedule
SAP	specific area plan
SPPs	State Planning Provisions
STRLUS	Southern Tasmania Regional Land Use Strategy
TPC	Tasmanian Planning Commission
TPP	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme
TVS	Tasmania Visitor Survey

Executive summary

The City of Hobart has before it a draft amendment to the Hobart Local Provisions Schedule (LPS) that seeks to restrict the use of whole dwellings for Visitor Accommodation within the Inner Residential, General Residential and Low Density Residential Zones. The amendment is progressed through the introduction of a new Specific Area Plan (SAP) that substitutes the existing Visitor Accommodation use standards that apply to those zones under the State Planning Provisions. This is an amendment which responds to the unique and local conditions present in the Hobart Local Government Area and should not be used to justify any broader planning policy position.

Before the draft amendment can be certified in accordance with section 40F of the *Land Use Planning and Approvals Act 1993*, Council, as the Planning Authority, must be satisfied that the amendment meets the LPS criteria set out in section 34 of the Act. This report provides an evaluation of the draft amendment against the statutory requirements of the LUPA Act and the relevant planning policy framework.

The draft amendment does not apply to the use of part of a person's primary residence or a secondary residence for Visitor Accommodation, which will continue to be allowable under existing exemptions in the State Planning Provisions. It also allows Visitor Accommodation where it arises as part of new development in residential zones, provided that there is the same number of Visitor Accommodation units as Residential dwellings and there is no net loss in the number of existing dwellings on a site, should they exist. The amendment does not affect the status of Visitor Accommodation in any other zones within the City of Hobart local government area, nor does it alter existing locally specific provisions applying to Battery Point.

The primary purpose of the draft amendment is to limit the impact of whole-dwelling Visitor Accommodation on the availability and affordability of housing for long-term residents within the City of Hobart. The amendment responds to the particular and locally specific conditions present in the municipality, including a constrained rental market, very low vacancy rates and strong demand for short stay accommodation in well-located residential areas close to central Hobart. It is not intended to establish or justify a broader policy position for visitor accommodation management beyond the Hobart LGA.

This report is informed by extensive background analysis, including data on housing and rental markets, tourism trends, existing visitor accommodation supply and planning approvals. Supporting technical evidence prepared by Professor Peter Phibbs and SGS Economics and Planning has been relied upon to understand the impacts of short stay accommodation on rental housing supply, affordability and broader urban outcomes.

The evidence demonstrates that since the introduction of the current Visitor Accommodation provisions in 2017, there has been a material increase in the conversion of long-term rental dwellings to short stay accommodation within residential zones of the Hobart LGA. In the context of an already tight rental market, even relatively small losses of rental stock have had a disproportionate effect on affordability and availability, particularly in inner urban areas that are strategically important for meeting housing needs and supporting a compact, accessible settlement pattern.

The cost-benefit analysis undertaken by SGS Economics and Planning concludes that, on a per-dwelling basis, restricting further conversion of dwellings to short stay visitor accommodation in residential zones

delivers a clear net community benefit. Using discounted cash flow analysis over an assumed 40-year economic life, the analysis identifies a Net Present Value of approximately \$298,500 per dwelling and a Benefit–Cost Ratio of 2.11:1, indicating that for every dollar of cost incurred, more than two dollars of benefit accrue to the community as a whole. Sensitivity testing demonstrates that these results are robust under a wide range of assumptions.

Having regard to the evidence and the statutory framework, the assessment concludes that the draft amendment has a sound and reasonable planning basis. It is consistent with the objectives of the Resource Management and Planning System, aligns with relevant State policies, regional strategies and emerging Tasmanian Planning Policies, and supports the City of Hobart’s strategic objectives for housing, liveability and balanced growth. On this basis, the draft amendment is considered to satisfy the LPS criteria and to warrant certification and progression through the planning scheme amendment process.

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1 Introduction

1.1 Purpose of this report

The City of Hobart has before it a draft amendment to the Hobart LPS that seeks to prohibit the use of whole dwelling visitor accommodation in residential areas that are zoned Inner Residential, General Residential and Low Density Residential.

Before the draft amendment can be certified in accordance with section 40F of the *Land Use Planning and Approvals Act 1993* (the LUPA Act), Council as the Planning Authority must be satisfied that the draft amendment meets the LPS criteria.

Era Advisory has been engaged to undertake this assessment against the LPS, according to the requirements outlined in section 34 of the LUPA Act. The assessment is contained in this report.

The draft amendment does not impact apply to the use of part of a person's primary residence or a secondary residence for Visitor Accommodation. These will continue to be allowable uses. The draft amendment also allows for new Visitor Accommodation where it arises due to a new development: this is to encourage the redevelopment of underutilised sites. The draft amendment also does not impact the status of a Visitor Accommodation use in all other zones within the City of Hobart Local Government Area (LGA). A detailed analysis of the proposed amendment is contained in section 2 of this report.

The primary purpose of the proposed amendment is to limit the impact of Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City of Hobart. It is important to state upfront that the proposed amendment and this report, do not seek to put a case for how visitor accommodation use is managed anywhere other than in residential zones in the City of Hobart. This is an amendment which responds to the unique and local conditions present in the LGA and should not be used to justify any broader policy position.

The assessment of the proposed amendment against the legislative criteria is contained at section 0 of the report. The conclusions of the assessment are in section 5.

1.2 The planning scheme

The relevant planning scheme is the *Tasmanian Planning Scheme – Hobart*.

The Tasmanian Planning Scheme (TPS) comprises two components: the State Planning Provisions (SPPs) and the Local Planning Provisions. Local Planning Provisions are required to be contained in the Local Provisions Schedule (LPS) for each LGA.

The TPS comes into effect when the respective LPS is approved and brought into effect by the Tasmanian Planning Commission (TPC). The Hobart LPS came into effect on 22 October 2025.

1.3 Summary of draft amendment

The draft amendment is to insert a new specific area plan (SAP) into the Hobart LPS. The proposed SAP is available separately.

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 which arise from the State Planning Provisions (see Figure 2 for the spatial extent of the SAP overlay and residential zones). These use standards are:

- General Residential Zone – Clause 8.3.2 Visitor Accommodation
- Inner Residential Zone – Clause 9.3.2 Visitor Accommodation
- Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation.

The SAP use standard seeks limit the approval of Visitor Accommodation to limited circumstances through an acceptable solution with no performance criteria. A detailed outline of the draft amendment is provided at section 3.1

It is important to note that the draft amendment does not affect existing Visitor Accommodation exemptions at Clause 4.1.6 of the SPPs. There is no mechanism for Council to substitute or modify exemptions in the SPPs.

The draft amendment does not affect the status of Visitor Accommodation in any other zones, like the Commercial Zone, Local Business Zone, General Business Zone, Central Business Zone and Urban Mixed Use Zone.

1.4 Planning scheme amendment process

The LUPA Act allows Council as a Planning Authority to prepare draft amendments to an LPS of its own motion in accordance with section 40D(b) of the Act. Draft amendments to the LPS must be in a form prescribed by the SPPs.

Once Council has certified the draft amendment in accordance with section 40F, the planning scheme amendment process (see Figure 1) in broad terms is as follows:

- Notices to specific agencies and authorities are prepared and a copy of the draft amendment is provided to the TPC.
- The draft amendment is placed on public exhibition for a period of 28 days, during which time any persons or bodies may make a representation in relation to the draft amendment.
- Once the public exhibition period is completed, a report on the merits of each representation will be prepared and provided to Council for its consideration. The report will consider whether the draft amendment should be modified to take into account any representation and whether it is still considered that the draft amendment meets the LPS criteria.
- Council is required to consider the report and make an appropriate resolution, before then providing the draft amendment and the report on representations, along with copies of the representations to the TPC. At this point the TPC's assessment begins and the draft amendment is now in its jurisdiction.
- The TPC will then appoint an assessment panel to which its powers are delegated and who will assess and determine the draft amendment. If representations were received during the public exhibition period, the TPC must hold public hearings.
- Representatives of Council will be present during the public hearings, through which there is likely to be an opportunity for additional information or further evidence from any representations to be provided as well as any responses by Council to that further evidence. It is intended that Council will have legal representation at the public hearings to advocate for its position.
- Once the public hearings are completed, the assessment panel will finalise its report and decision.

Some steps in the planning scheme amendment process have statutory timeframes, including 90 days for the TPC to complete its assessment; however, there is no overall timeframe. Given the likely interest in

this application and based on previous experience, it is likely that the assessment of this amendment will take many months to complete.

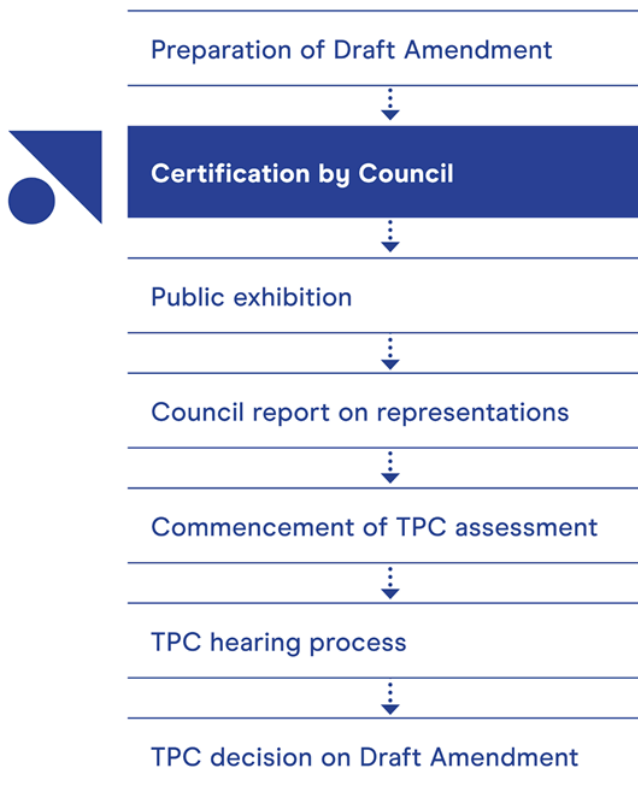


Figure 1 Graphic representation of the planning scheme amendment process. This report is intended to lead to certification by Council of the Draft Amendment

1.5 Supporting documentation

Supporting documentation for the draft amendment has been prepared by Professor Peter Phibbs and SGS Economics and Planning. This supporting documentation is considered in both section 2 and 0 of this report, but is available separately and in full.

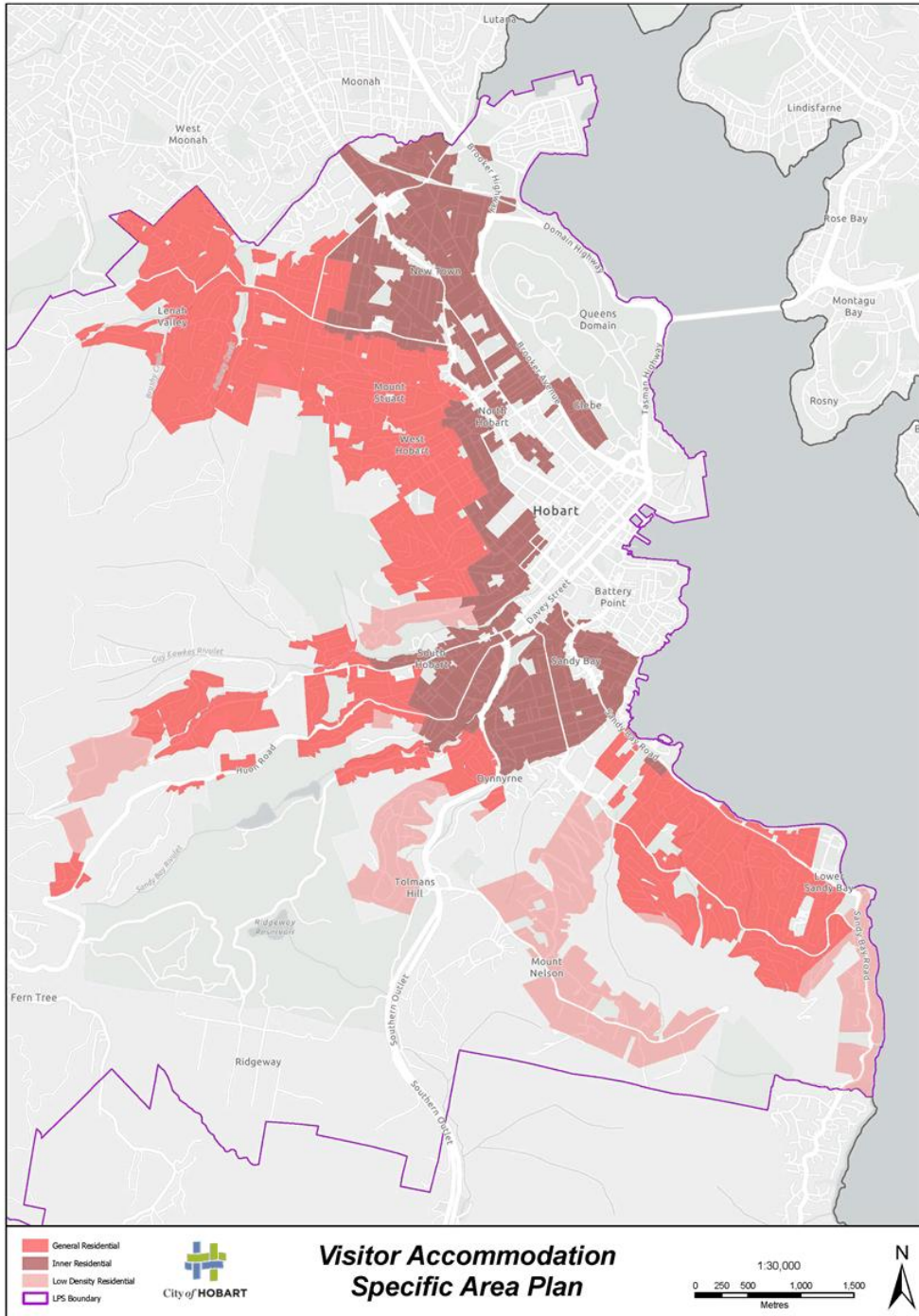


Figure 2 Specific area plan overlay area and residential zones to which the SAP will apply

2 Background

2.1 Background to the State Planning Provisions

In mid-2017, the then Minister for Planning and Local Government, the Hon Peter Gutwein, directed the Tasmanian Planning Scheme to undertake an assessment of draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes. At the same time, the Minister issued those standards as Interim Planning Directive No. 2, bringing the standards into effect on 1 July 2017.

At that time, the new statewide standards for Visitor Accommodation applied to all Interim Planning Schemes as well as the *Flinders Planning Scheme 2000* and *Sullivans Cove Planning Scheme 1997*. The new provisions included:

- exempting Visitor Accommodation in a dwelling subject to not more than 4 bedrooms being used while the owner/occupier is present or when the dwelling is used as the owner/occupiers main place of residence and is let while they are temporarily absent
- giving Visitor Accommodation a permitted status in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone and Village Zone¹
- applying a Use Standard to Visitor Accommodation in those zones. The use standard limited the permitted pathway to existing buildings or where the gross floor area was less than 300m², with corresponding performance criteria (discretionary pathway).

As required by the LUPA Act at that time, the draft Planning Directive was subject to an assessment by the TPC including provision for public exhibition and public hearings prior to it being made in its final form by the Minister of Planning, even though the new standards were already in effect through being given interim status.

The public exhibition period occurred in August and October 2017, and hearings were held in November 2017. The TPC issued its report on the new standards in May 2018 and the final Planning Directive No. 6 was issued on 1 July 2018 replacing the Interim Planning Directive.

The TPC in its report made a number of findings and recommendations that resulted in some changes to the standards. These were:

- Modification to the draft standard to reduce the scope of what could be approved through a permitted pathway to an existing habitable building where the gross floor area was less than 200m². Performance criteria were added relating to noise impacts and retaining the primary residential function of an area.
- Inclusion of an additional standard to address the impact of Visitor Accommodation use in strata schemes occupied by permanent residents.

¹ Interim Planning Schemes were based on Planning Directive No. 1 which established a common structure for planning schemes.

- Exclusion of the Battery Point Heritage Area (BP1) from application of the Planning Directive (meaning the underlying provisions of the *Hobart Interim Planning Scheme 2015* remained relevant). Those provisions prohibited Visitor Accommodation in the BP1 precinct where it displaces a residential use except for a bed and breakfast establishment. In addition, the previous Battery Point Planning Scheme 1979 had prohibited Visitor Accommodation in all zones except for Mixed Use.
- Modification to the provisions as they would take effect in Sullivans Cove and Flinders planning areas to fit into the planning scheme operational provisions and structure of those schemes.

The TPC also recommended in its report that:

- The Local Government Division in the Department of Premier and Cabinet monitor the number of dwellings where a residential use is permanently displaced.
- The Department of Justice (then responsible for the State Planning Office) review data to determine the contribution the Planning Directive has on rental housing stock.
- The Department of Justice provide advice on:
 - the desirability of including an amendment to the SPPs to include provisions to facilitate the availability of affordable housing in the SPPs and the LPSs of municipalities
 - development of planning policy designed to facilitate housing affordability through the application of provisions in planning schemes
 - preparation of revised provisions, either in the form of a modified draft Planning Directive or modifications to the SPPs, based on the outcome of its review and any planning policy for housing affordability.

No public information is available about whether these recommendations were adopted and, if so, whether any progress has been made against them.

The final Planning Directive provisions were incorporated in the SPPs.

2.2 Strategic planning context

The strategic planning context for the Hobart LGA as a municipal area is predominantly set out in the Southern Tasmania Regional Land Use Strategy (STRLUS) which is a statutory document within the planning system. Strategic planning outcomes for the Hobart LGA are also expressed in the Greater Hobart Plan and for specific areas in locally specific structure or neighbourhood plans, like the Central Hobart Plan and the North Hobart Neighbourhood Plan.

These documents create a strategic planning framework that specifically aim at delivering compact growth, transport efficiency, economic productivity, infrastructure efficiency and inclusive communities

The inner and surrounding suburbs of central Hobart are identified as critical locations for meeting the region's housing needs, particularly for low- and moderate-income households. The STRLUS emphasises the importance of protecting and efficiently using well-located residential land within existing urban areas, rather than displacing housing demand to the urban fringe. These areas benefit from established infrastructure, access to employment, education, health services and public transport, and play a central role in achieving a compact and sustainable settlement pattern. Maintaining affordable housing opportunities in suburbs close to central Hobart is therefore integral to reducing locational disadvantage, limiting car dependency and avoiding the higher social and infrastructure costs associated with outward expansion of the city.

The 30-Year Greater Hobart Plan reinforces this position by identifying central Hobart and its surrounding suburbs as the primary focus for infill development and housing consolidation. The Plan promotes a compact city model where housing, jobs and services are closely aligned, recognising that affordability is not only a function of dwelling cost but also of household access to employment, transport and essential

services. Locating affordable rental housing near major employment centres reduces transport costs, improves workforce participation and supports broader economic productivity. The Plan also highlights the importance of housing diversity in these locations to ensure that households at different life stages and income levels can continue to live close to the city’s social and economic core.

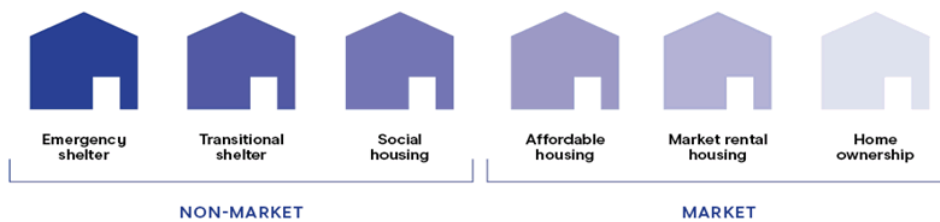
2.3 The housing market

Access to adequate housing is a basic human right. The housing needs of a community are met when housing supply aligns with actual requirements rather than perceived demand. This not only requires consideration of dwelling type and size, but affordability, tenure and location. As evident in public debates across Australia on the current ‘housing crisis’, provision of housing is one of the most significant public issues of our time, affecting millions of people across the country.

With soaring property prices, a shortage of affordable housing, and a growing number of people experiencing homelessness, the crisis is having a profound impact on individuals, families and communities. The current state of the housing market is not only an economic burden but is imposing a social and human cost, as people struggle to find a place to call home.

The lack of suitable housing is affecting all aspects of the housing continuum (see Figure 3). Housing supply challenges across the private market spectrum are pushing pressure onto other parts of the system. The breadth of the challenge is characterised by growing homelessness and social housing wait lists, along with growing rental and mortgage stress.

The significance of the current housing crisis is recognised in the National Housing Accord, in the range of policy solutions (including planning reforms) being considered by state and territory governments, and by its prominence at the Commonwealth level.



Adapted from Link Wentworth

Figure 3 Graphic representation of the housing continuum

There is a significant amount of research available across Australia on the current housing crisis, the impact on Australians and potential solutions. It is not necessary for the purposes of this planning scheme amendment to delve significantly into this research, the nature of the national ‘housing crisis’ or all the factors influencing the adequacy of housing supply. It is, however, important to note some relevant context.

- Public and policy debates often focus narrowly on single levers, oversimplifying the causes of the housing problem and the solution. The reality is that many different actions or changes are required that may impact all of the housing continuum or just one part of it.²
- Fixing housing issues cannot just be resolved through planning systems, and within those systems there is no one solution. However, planning systems have an important role in facilitating the delivery of well-located homes through integrated land use and infrastructure planning and ensuring that regulation is well aligned with key policy priorities.
- It is an accepted, best practice planning principle that well-located homes equates to housing that meets household needs, is affordable and supports high levels of accessibility to services and jobs. Well-planned and dense housing near jobs and services increases productivity, wages and innovation.³
- Hobart LGA is not only geographically at the centre of Greater Hobart but is the economic and social centre for the capital city. Opportunities to ensure diverse households can access housing in the Hobart LGA is important not only to reduce locational disadvantage but also to strengthen community wellbeing and cohesion and improve long-term outcomes for residents. This is an indisputable planning concept that is embedded in policy and strategy work undertaken not only at the Council, but Greater Hobart, regional and statewide level.
- Failures at the market end of the housing continuum move households further along the continuum, creating further reliance on public and community housing. Difficulty buying a house because of affordability issues pushes more households into relying on private rentals, but with increasing affordability issues for private rentals (see section 2.4), this pushes more people into social and community housing to provide a roof over their head. Tasmania currently has over 5,300 applicants on the social housing wait list and an average wait time of over 84 weeks.⁴ Any additional pressure on social and community housing is unlikely to be sustainable in the current environment.

² Planning Institute of Australia, Planning for Productivity: Submission prepared for the Australian Government's Economic Reform Roundtable, 2025.

³ Relevant research includes: the report "Agglomeration effects and housing market dynamics" released by the Australian Housing and Urban Research Institute in 2021; the report of the Australian Productivity Commission in 2017 "Shifting the dial: 5-year Productivity Inquiry report" and the 2023 report of the NSW Productivity Commission "Building more homes where infrastructure costs less".

⁴ Based on Tasmania's State of Housing Dashboard, TasCOSS, 18 February 2026.

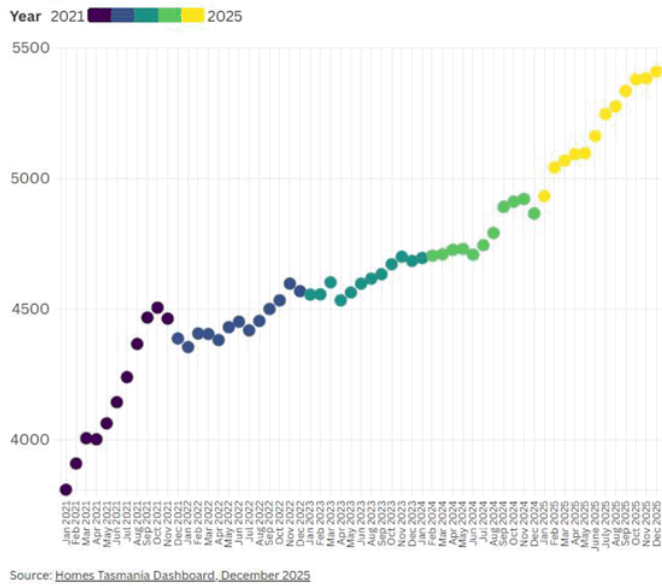


Figure 4 Number of applicants for social housing (Source: TasCoss, February 2026)

2.4 Rental housing

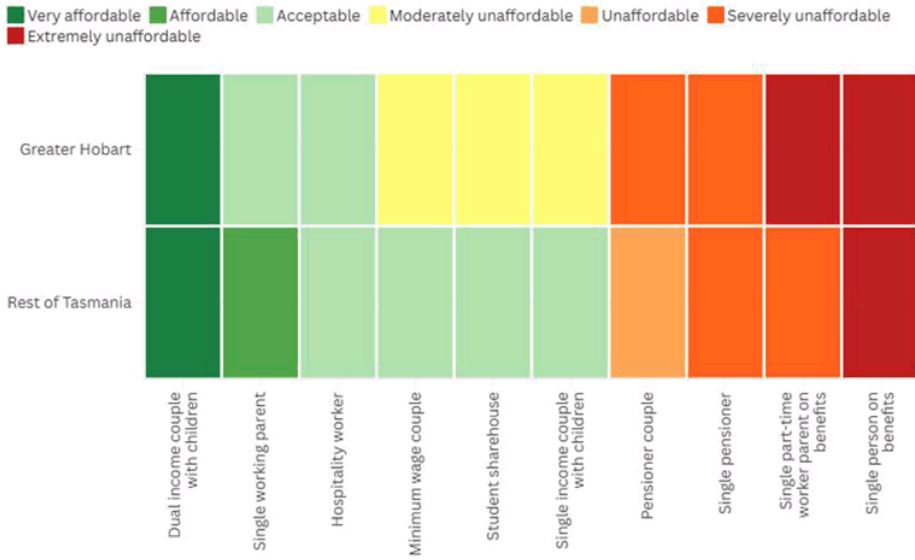
Rental housing provides housing for households who are either unable or unwilling to move into home ownership. It can also provide a temporary solution for households who are moving into home ownership or relocating. In Australia, economic settings at the national level are strongly geared to home ownership and there is a recognised long-term under-supply of social and community housing. Therefore, rental housing is currently critical for households who cannot afford to move into home ownership or do not strictly qualify for social or community housing, but nonetheless are under economic stress.

The cost of rental housing arises from a relatively simple correlation of supply v. demand as outlined in the report prepared by Professor Peter Phibbs for this planning scheme amendment and available separately. Its affordability will depend on household incomes. However, as outlined in the yearly Rental Affordability Index report prepared by SGS Economics and Planning with its partners National Shelter and Housing All Australians, affordability of the rental market in Greater Hobart has been in decline since 2015 and is now considered ‘extremely unaffordable’ given median incomes. SGS in the 2025 report⁵ identifies insufficient rental supply as a key factor and that that a major factor in the affordability problem is lower income capacity in meeting constrained supply relative to other capital cities.

In the latest State of Housing dashboard, TasCOSS, using the SGS Rental Affordability Index from 2025, has also mapped current rental affordability for low-income households in Tasmania as shown in Figure 5.

⁵ <https://sgsep.com.au/projects/rental-affordability-index>

Rental affordability for low-income households in Tasmania



Source: SGS Rental Affordability Index 2025

Figure 5 Rental affordability for low-income households in Tasmania (Source: TasCOSS)

More specifically to the Hobart LGA, a snapshot of median weekly rents across the last 15 years is shown in Figure 6, while more detail on the last 10 years is shown in Table 1.

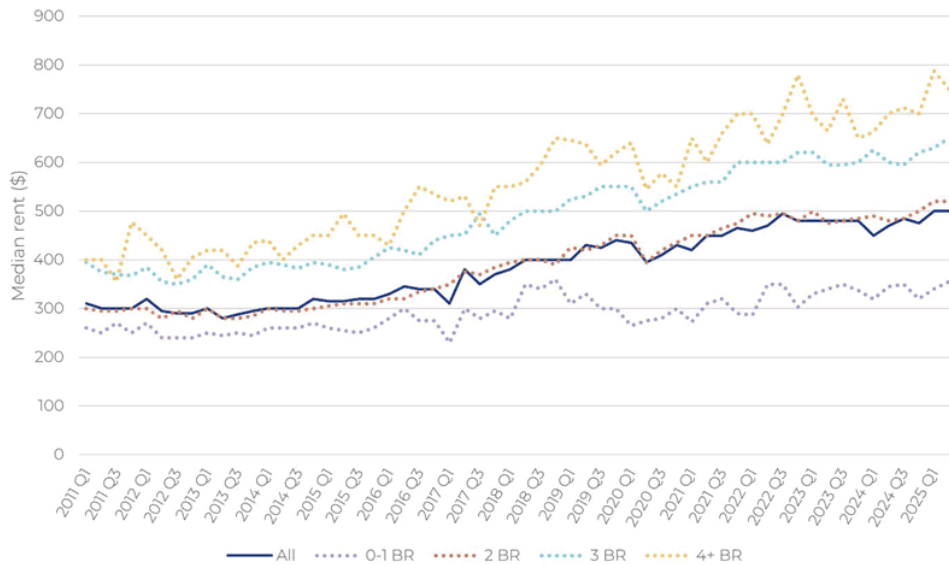


Figure 6 Median rents in the Hobart LGA (postcodes 7000, 7004, 7005, 7007 and 7008) across the last 15 years (Source: Rental Bond Data, Tasmanian Government via SGS Economics and Planning, Rental Affordability Index)

Table 1 Median rents for Hobart (postcodes 7000, 7004, 7005, 7007 and 7008) for a 10-year period until mid-2025
 (Source: Rental Bond Data, Tasmanian Government via SGS Economics and Planning, Rental Affordability Index)

Year	Quarter	All	0-1 bedroom	2 bedroom	3 bedroom	4+ bedroom
2014	Q3	300	260	295	383	430
2014	Q4	320	270	300	395	450
2015	Q1	315	260	305	390	450
2015	Q2	315	255	310	380	495
2015	Q3	320	250	310	385	450
2015	Q4	320	260	310	405	450
2016	Q1	330	280	320	425	430
2016	Q2	345	300	320	420	500
2016	Q3	340	275	335	410	550
2016	Q4	340	275	340	440	535
2017	Q1	310	230	350	450	520
2017	Q2	380	300	375	453	530
2017	Q3	350	280	370	495	470
2017	Q4	370	295	385	450	550
2018	Q1	380	280	395	480	550
2018	Q2	400	350	400	500	560
2018	Q3	400	340	400	500	595
2018	Q4	400	360	390	500	650
2019	Q1	400	310	425	525	645
2019	Q2	430	330	420	530	638
2019	Q3	425	300	430	550	595
2019	Q4	440	300	450	550	620
2020	Q1	435	265	450	550	640
2020	Q2	395	275	395	500	545
2020	Q3	410	280	420	520	578
2020	Q4	430	300	435	535	550
2021	Q1	420	273	450	550	650
2021	Q2	450	310	450	560	600
2021	Q3	450	320	465	560	660
2021	Q4	465	290	475	600	700
2022	Q1	460	287	495	600	700
2022	Q2	470	350	490	600	638
2022	Q3	495	350	495	600	700
2022	Q4	480	303	480	620	780
2023	Q1	480	330	500	620	695
2023	Q2	480	340	475	595	665
2023	Q3	480	350	480	595	730
2023	Q4	480	338	485	600	650
2024	Q1	450	319	490	625	663
2024	Q2	470	345	480	600	700
2024	Q3	485	350	485	595	713
2024	Q4	475	320	500	620	700

Year	Quarter	All	0-1 bedroom	2 bedroom	3 bedroom	4+ bedroom
2025	Q1	500	340	520	630	788
2025	Q2	500	355	520	650	750

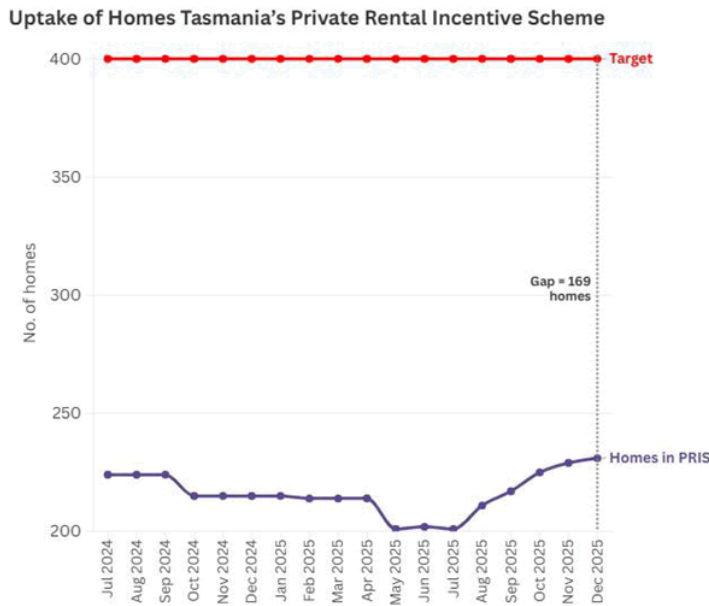
Professor Phibbs, in his separate report, examines in more detail how rental markets work. The report provides important background for understanding the benefits of the draft amendment. Attention is particularly drawn to the following:

- The most commonly accepted measure of the balance between supply and demand in the rental market is the vacancy rate (the number of vacant and available rentals divided by total stock). Vacancy rates are considered to be the dominant influence on real rents, and research by Reserve Bank economists indicates that real rents will increase when the vacancy rate is less than 2.4%.
- Greater Hobart has a supply of about 20,000 long-term rental properties, and it is possible to significantly move rents either favourably or unfavourable for renters with changes in supply of 200 properties (1% of rental stock).
- The key impact consideration in relation to visitor accommodation is not the proportion of total dwelling stock in an area that is converted to short stay accommodation, but rather how much of the rental housing stock in an area is converted to short stay accommodation. This is because rental housing and its affordability is far more susceptible to changes in the balance of supply and demand than other forms of housing.

Clearly, rental housing stock is not only in high demand, but it is increasingly unaffordable within the Hobart LGA. Provision of new rental housing across Australia is currently being driven through specific incentives. The Australian Government has introduced new 'build-to-rent' tax concessions and specific funding streams for affordable housing, including the Housing Australia Future Fund (HAFF). The Tasmanian Government through Homes Tasmania has also introduced a financial incentive to lease homes to low-income earners at below market rates for two years.

The take-up of these incentives, particularly in Tasmania, has been low and is likely impacted by broader feasibility issues being experienced across the development sector in Australia due to costs of development.⁶ Uptake in Homes Tasmania's Private Rental Incentive Scheme is low and there is a current gap of 171 homes from the target as shown in Figure 7.

⁶ These feasibility issues are being experienced across the housing continuum but have the greatest effect on delivery of market solutions, as increased costs in public and community housing can to a degree be accommodated through Commonwealth and state funding mechanisms (although in Tasmania it has meant a continuing focus on low-cost development solutions in middle to outer suburbs and greenfield sites, rather than medium density infill). Council is well across these feasibility challenges particularly in the Central Hobart area.



Source: Homes Tasmania Dashboard, July 2024 - December 2025

Figure 7 Uptake of Homes Tasmania's Private Rental Incentive Scheme (Source: TasCOSS, February 2026)

2.5 Tourism

2.5.1 Current state of play

The tourism industry is a significant part of the Tasmanian economy and across the State provides important opportunities for jobs and investment. It contributes over 6% of Tasmania's Gross State Product and based on data collected through the Tasmania Visitor Survey (TVS)⁷, for the year ending September 2025, visitors spent \$3.659 billion in Tasmania with an average spend of \$2,691 per person. The State has a strong tourism industry, underpinned by our unique values, particularly those related to our natural areas, food and beverage production and the arts.

The TVS identifies that approximately 65% of visitors undertake an outdoor attraction while in Tasmania and that around three-quarters of all visitors come for leisure purposes (holiday or visiting family or friends). The current average length of stay in Tasmania is 9.4 days, with an average length of stay in Hobart City of 3.9 days as shown in Table 2.

⁷ Available through <https://www.tvsanaluser.com.au/>

In the past 10 years, there has been growth in visitor numbers to Tasmania, although the impact of the COVID-19 pandemic is noticeable as shown in Table 2. Throughout this period, the proportion of total visitors coming to the Hobart City⁸ area has remained relatively steady at about 70%.

Table 2 Total visitors to Tasmania (Source: Tasmanian Visitor Survey)

	YE June 16	YE June 17	YE June 18	YE June 19	YE June 20	YE June 21	YE June 22	YE June 23	YE June 24	YE June 25
Total visitors to Tasmania	1,173,802	1,273,936	1,300,047	1,315,618	1,025,573	574,607	797,330	1,279,952	1,301,570	1,348,303
Annual growth rate		9%	2%	1%	-22%	-44%	39%	61%	2%	4%
Total visitors average length of stay	8.7	8.5	8.4	8.3	7.6	10.1	11.0	9.4	9.9	9.5
Visitors to Hobart City	859,068	921,738	945,348	947,861	737,024	395,710	569,671	945,595	1,008,919	960,651
Visitors to Hobart City as proportion of total visitors to Tasmania	73.2%	72.4%	72.7%	72.0%	71.9%	68.9%	71.4%	73.9%	77.5%	71.2%
Hobart City visitors average length of stay	3.9	4.0	3.7	3.8	3.6	4.2	4.6	4.0	4.2	3.9

While one of the key reasons that visitors come to Tasmania is to experience the outdoors, most of the top-visited attractions in Tasmania are ones that align with using Hobart as an accommodation base. The top-five most visited attractions in Tasmania for the year ending September 2025, available from the Tasmanian Visitor Data dashboard were:

- Salamanca Market – 582,000 visitors
- Kunanyi/Mount Wellington – 404,000 visitors
- MONA – 318,000 visitors
- Cataract Gorge – 304,000 visitors
- Port Arthur Historic Site – 301,000 visitors.

2.5.2 Tasmania's 2030 strategy

The Tasmanian Government has prepared a visitor economy strategy to provide a longer-term vision for the visitor economy through to 2030.

The 2030 Visitor Economy Strategy⁹ identifies that by 2030 Tasmania is set to welcome 2 million visitors to the State with an average growth rate of 2.6% per year from 2025 to 2030. Based on the number of

⁸ Hobart City in this context does not strictly refer to a defined spatial area, but generally refers to the Central Hobart area and surrounding suburbs

⁹ <https://www.tourismtasmania.com.au/industry/2030-visitor-economy-strategy/>

visitors to Hobart City as of the year ending June 2025 as shown in Table 2, this could mean nearly 1.01 million visitors to Hobart City per year.

The 2030 Visitor Economy Strategy also identifies that with expected population growth and an increasing number of intrastate trips per capita, intrastate visitation will reach 2.6 million trips by 2030, an additional 1.0 million trips relative to 2019.

2.6 Existing visitor accommodation

The Visitor Accommodation use class¹⁰ under the TPS encompasses all types of accommodation for people away from their usual place of residence. It is sufficiently broad and encompassing that it covers any type of visitor accommodation used: commercial-scale accommodation such as hotels or serviced apartments, smaller-scale facilities including bed and breakfast properties, and individual fully or semi self-contained accommodation units, colloquially known as short stay accommodation.

The Visitor Accommodation use class in the residential zones under the TPS is permitted regardless of type of visitor accommodation. However, the existing use standards manage the scale of the use through floor area, which indirectly is more restrictive on large-scale commercial operations.

2.6.1 Existing hotel accommodation

Council officers have undertaken an analysis of existing hotel accommodation in Greater Hobart and the Hobart LGA and have identified that there are currently 97 properties with 5,004 rooms across Greater Hobart. The Hobart LGA provides 3,961 of those rooms or just over 79%. The 10 largest hotels in Greater Hobart are located in the Hobart LGA.

Table 3 Ten largest hotels in Greater Hobart

Hotel	Approx. opening	No. of rooms
ibis Styles Hobart	Jul 2017	296
Wrest Point Hotel and Casino	Feb 1973	271
Hotel Grand Chancellor Hobart		244
The Old Woolstore Apartment Hotel	Jan 1997	242
Crowne Plaza Hobart	Jul 2020	241
Movenpick Hotel Hobart	Jan 2021	221
Doubletree by Hilton Hobart	Oct 2024	206
The Tasman, a Luxury Collection Hotel, Hobart	Dec 2021	152
Vibe Hotel Hobart	Nov 2020	142
Best Western Hobart	Jun 1975	141

Occupancy rates among commercial hotels vary across the year. While figures are not specifically available for Hobart LGA or Greater Hobart, the Tasmanian Accommodation Report produced by Tourism

¹⁰ The TPS defines broad use classes under clause 6.2 as a basis for defining and categorising uses in Use Tables for each zone.

Tasmania each year provides a snapshot of occupancy in the Southern Tasmania region as shown in Figure 9¹¹.

The Southern Tasmania region is generally the strongest performing region in terms of commercial occupancy with an average rate for the year ending September 2025 of 74.4% in comparison to the Tasmanian average of 69.4%. This was a 2.4% increase for the Southern region compared to 2024.

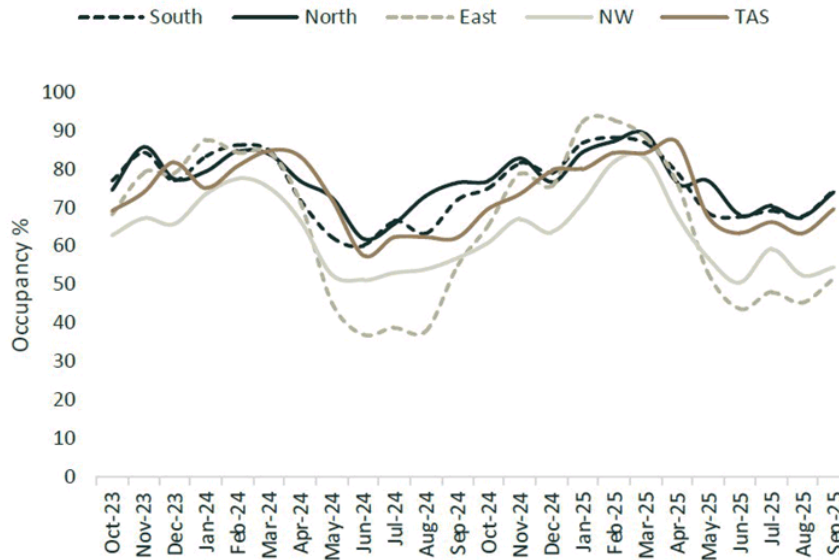


Figure 8 Commercial occupancy rates October 2023 to September 2025 (Source: Tasmanian Accommodation Report, Tourism Tasmania)

Commercial occupancy rates provide a useful measure of demand and of periods where current supply may not be meeting peak occupancy. Within the tourism industry, average occupancy of over 60% is considered reasonable from a commercial business perspective.

Based on the available data, it is reasonable to conclude that during peak summer months, commercial hotel accommodation in Southern Tasmania is operating at or near full capacity and short stay visitor accommodation properties may be helping provide adequate supply. It is also important to acknowledge that short stay accommodation may be fulfilling slightly different market needs than hotel accommodation. For example, families or longer stays may prefer short stay accommodation over hotel accommodation.

¹¹ The Southern Tasmania region is considered to be a reasonable substitute since the vast majority of commercial hotel accommodation is in Greater Hobart and more specifically Hobart LGA. In comparison, reliance on the short stay demand figures in the Tasmanian Accommodation Report is not likely to provide such useful data for this report because of the prevalence of short stay visitor accommodation in shack and holiday settlements around the Southern Tasmania region.

2.6.2 Hotel accommodation approvals

In the period from 2014 to 2015, 17 planning permits were issued for hotel accommodation with an approximate 2,505 bedrooms. These approvals include:

- Now operational:
 - Vibe Hotel
 - Crowne Plaza
 - Ibis
 - Double Tree
 - RACV/Hadleys
 - The Tasman
 - Mac1
 - Movenpick
 - Moss hotel (original approval)
- Under construction:
 - Somerset on the Pier
- Construction not yet commenced:
 - 21-25 Morrison Street
 - 234, 236-240 and 242 to 250 Elizabeth Street
 - 79 Collins Street
 - 125 Bathurst Street
 - 28 Davey Street

The not yet commenced construction approvals would provide for a total of 674 bedrooms.

2.6.3 Existing short stay listings

Over the past decade there has been significant growth in short stay accommodation within the Hobart LGA.¹² Rentalscape data from November 2025 indicates a total of 963 listings¹³ within the Hobart LGA. Research undertaken by Council officers indicate that 123 of these listings are commercially rated (they may be small hotels, pubs or bed and breakfasts), and therefore these have not been considered further as short stay accommodation. The residual number of listings is 840 properties. Of these, 166 listings meet the home share exemption, 17 listings meet the holiday exemption and 24 are under investigation for approval status.

The bulk of short stay listings are in residential zones, with 244 properties or 29% of total listings in the General Residential Zone, and 402 or 48% of total listings in the Inner Residential Zone (see Figure 9). Sandy Bay has the largest number of listings with 26.70% of all total listings, followed by Hobart (12.75%)

¹² For the purposes of this report, short stay accommodation refers to Visitor Accommodation that is not commercial-scale accommodation such as hotels or serviced apartments and is typically provided as small-scale, self-contained accommodation.

¹³ Each listing is a property and is not indicative of the number of bedrooms available.

and South Hobart (10.37%) as shown in Figure 10. However as shown in Figure 11, the suburb of Hobart has the greatest proportion of dwellings used for short term accommodation.

The data also shows that most listings are for 2 bedrooms (25.5% of total short stay listings) and 3 bedrooms (26.2% of total short stay listings) as shown in Figure 12. Short stay listings that fall within the scope of the exemptions for home sharing or holiday use are, however, more likely to be 1-bedroom listings. This is unsurprising given that the home sharing exemption is intentionally allowing for people to generate a small income from an extra room on their property.

Analysis has also been undertaken on the proportion of total dwellings in each zone as shown in Table 4.

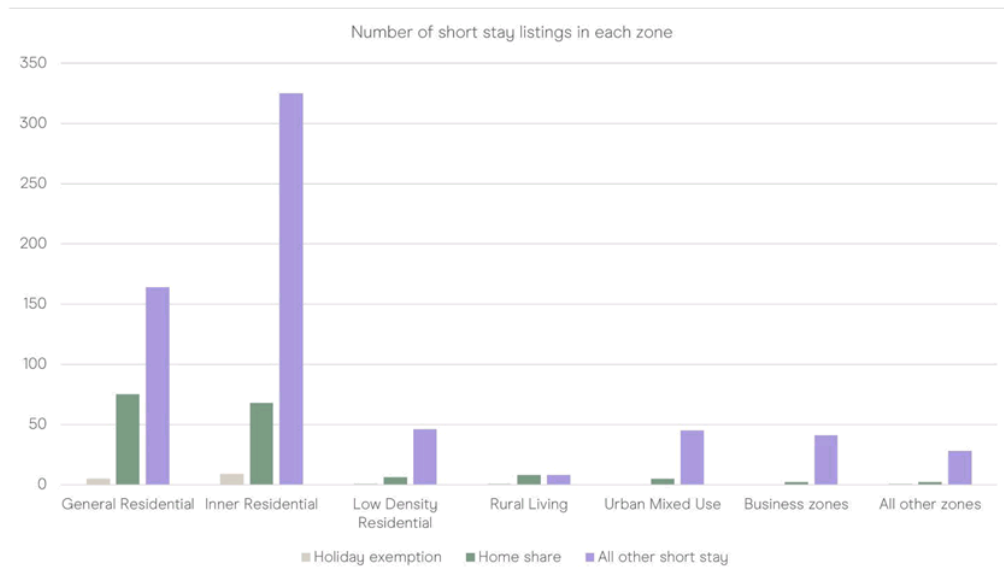


Figure 9 Number of short stay properties in each zone including home share and holiday exemption properties (Source: derived from Rentalscape data)

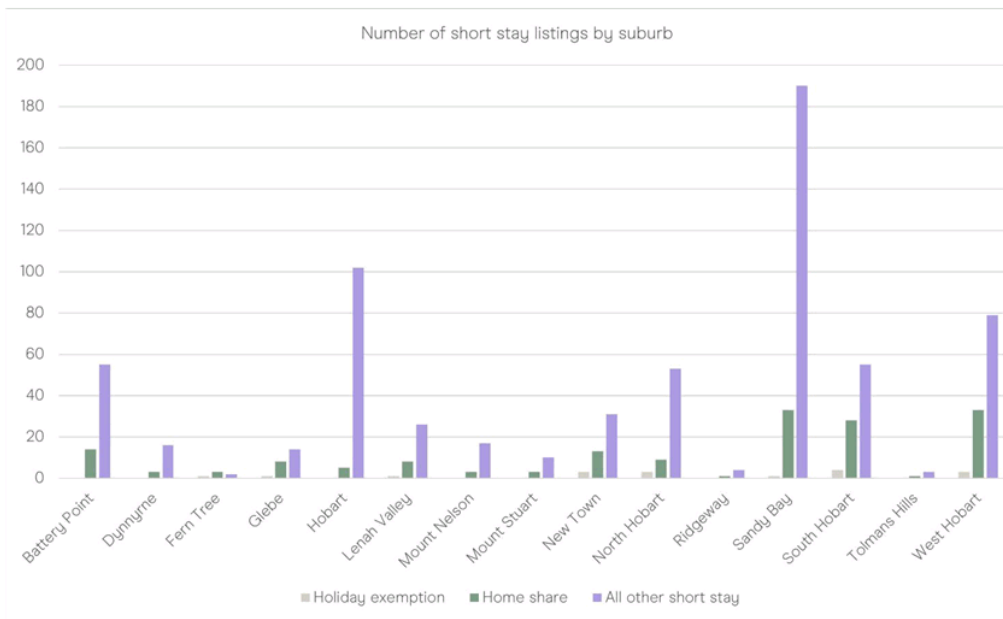


Figure 10 Number of short stay listings in each suburb including home share and holiday exemption properties (Source: derived from Rentalscape data)

Table 4 Proportion of dwellings used for short stay accommodation by zone (excluding exemption properties)

Zone	No. of short stay properties (excl exemption properties)	Total no. of dwellings	Proportion of dwellings used for short term accommodation
General Residential Zone	164	9,481	1.73%
Inner Residential Zone	325	8,390	3.87%
Low Density Residential Zone	46	2,018	2.28%
Rural Living Zone	8	391	2.05%
Business zones	41	500	8.20%
Urban Mixed Use Zone	45	496	9.07%
Other zones	28	651	4.30%

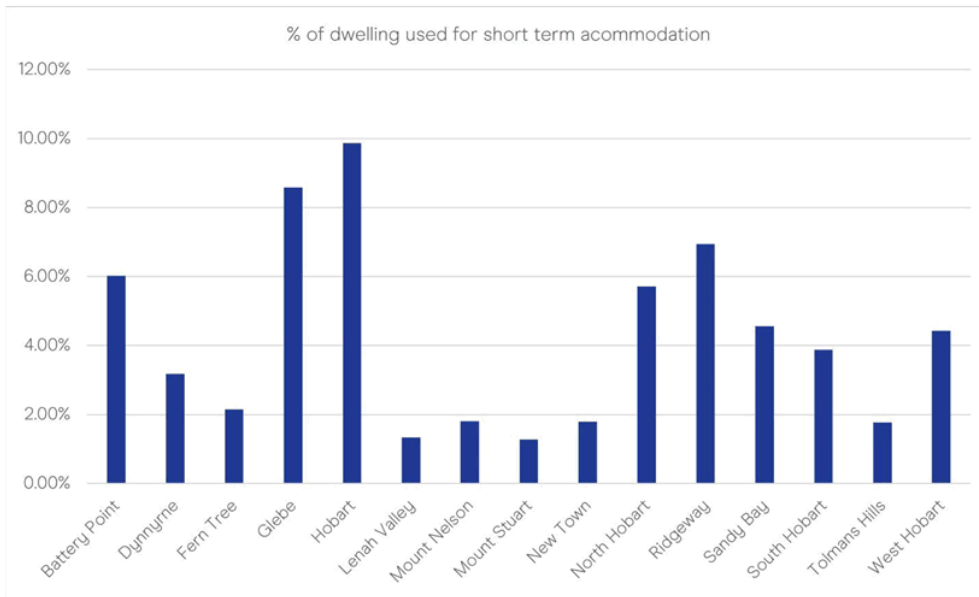


Figure 11 Percentage of dwellings used for short term accommodation by suburb (Source: derived from Rentalscape data)



Figure 12 Number of bedrooms in short stay listings (Source: derived from Rentalscape data)

2.6.4 Visitor accommodation approvals

Visitor accommodation approvals provide data on the conversion of dwellings to short stay accommodation. Using information sourced from Council's lodgement system in the 10 years from 2014 to 2024 (inclusive), a total of 852 planning permit applications were issued for short stay accommodation (see Table 5).¹⁴

Around 90% of these permits have been issued since mid-2017 when the current Visitor Accommodation use class provisions were introduced through Interim Planning Directive No. 2.

The rate of permits issued each year fell during the COVID-19 pandemic but increased as visitor numbers grew post-pandemic (see Figure 13).

Table 5 Planning permits issued for short stay accommodation over the past 10 years.¹⁵

Calendar year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Residential Zone	2	6	18	19	16	36	11	9	37	34	16
Inner Residential Zone	6	29	34	50	50	66	21	30	67	51	33
Low Density Res. Zone	0	2	4	1	5	9	3	4	12	8	5
Other zones	0	4	3	10	17	35	7	12	32	27	11
Total permits issued	8	41	59	80	88	146	42	55	148	120	65

¹⁴ This does not include approvals for other types of Visitor Accommodation such as hotels. Planning permit applications for visitor accommodation on non-residential rated properties were excluded as a substitute for 'short stay' given planning permit applications are defined against the Visitor Accommodation use class and short term accommodation is not defined use in the planning scheme.

¹⁵ Figures for 2025 are not included because at the time of writing this report, numbers were available through to June 2025 only.

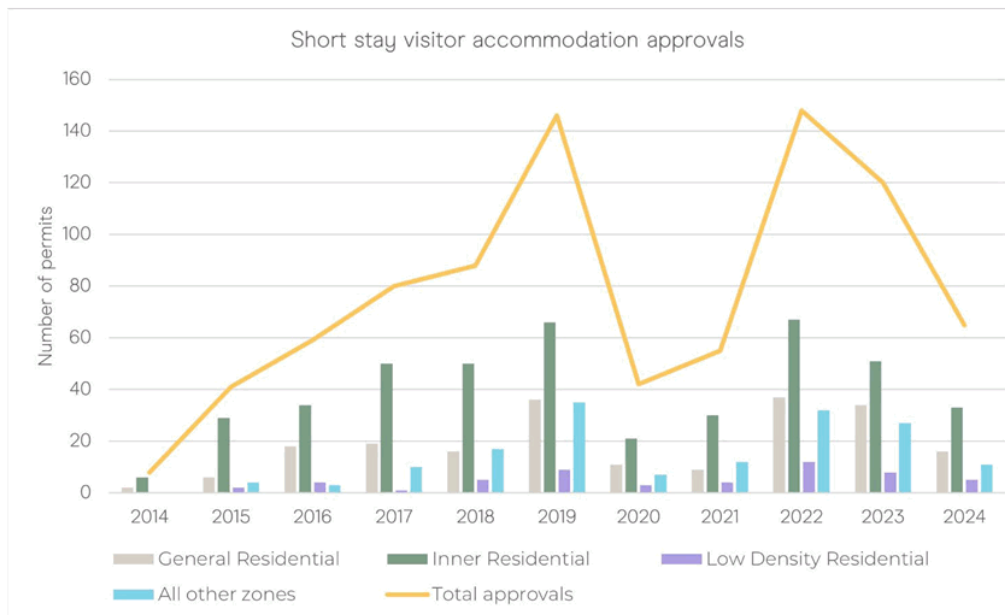


Figure 13 Short stay visitor accommodation approvals over the past 10 years

2.7 Phibbs report

A separately available supporting report has been prepared by Professor Peter Phibbs, an urban economist and housing researcher. It examines the impacts of short stay visitor accommodation on housing availability, affordability and residential amenity in the Hobart LGA.

The report explains how relatively small reductions in long-term rental housing supply can materially affect rents when vacancy rates are already low. Hobart’s rental market is described as extremely tight, with vacancy rates well below equilibrium levels¹⁶.

Key findings in Professor Phibbs report are as follows:

- The Hobart LGA has a high concentration of short stay visitor accommodation properties relative to other capital cities, and there are clear financial incentives (higher returns due to strong tourism industry) for landlords to shift dwellings from long-term rentals to short stay.
- There is evidence that a significant proportion of dwellings approved for visitor accommodation since 2018 previously operated in the long-term rental market, particularly within residential zones in the Hobart LGA, and the key impact of the changes in the planning scheme provisions in 2017 was most significantly felt in the rental housing supply market.

¹⁶ Recent media has report a vacancy rate of less than 1%.

- Analysis of COVID-19 impacts demonstrates that when short stay properties are temporarily returned to the long-term rental market, vacancy rates increased and rents fell, with the strongest effects in areas with the highest concentrations of short stay visitor accommodation.

The report also addresses arguments that dwellings converted to short stay visitor accommodation are unsuitable for long-term rental or are too expensive to contribute to affordability outcomes, due to the proportion of conversions that were previously long-term rentals. It finds that freeing up higher-value rental stock can still improve affordability across the market by reducing competition and crowding-out effects.

2.8 SGS report

SGS Economics and Planning have prepared an updated cost-benefit analysis (CBA) to assess the social and economic costs and benefits of introducing the proposed Visitor Accommodation Specific Area Plan in residential zones within the City of Hobart.

The CBA adopts a best-practice, society-wide evaluation framework and assesses impacts on a per-dwelling basis, comparing current planning settings (the base case) with a scenario where dwellings remain in permanent residential use under the proposed SAP (the project case). This framing avoids the need to make speculative assumptions about the precise number of dwellings affected over time and instead focuses on the marginal costs and benefits associated with preventing the conversion of an individual dwelling to short stay visitor accommodation.

The analysis assumes that, over time, both the housing market and the visitor accommodation market adjust towards equilibrium. Under the base case, conversion of dwellings to short stay accommodation ultimately results in replacement housing being delivered elsewhere in the Greater Hobart region, most likely in outer or greenfield locations. Under the project case, visitor accommodation demand is assumed to be met through alternative accommodation types, such as hotels, serviced apartments or visitor accommodation in non-residential zones. As a result, the total quantum of housing and visitor accommodation is assumed to be the same under both scenarios, with the key difference being the location and form of that accommodation.

On this basis, the principal cost identified in the CBA is the capital cost associated with providing replacement visitor accommodation (forgone short stay dwellings replaced by hotel or serviced apartment accommodation). The principal benefits include:

- improved housing utility arising from retaining permanent housing in well-located areas with superior access to jobs, services and public transport;
- avoided development costs associated with providing replacement housing in greenfield locations;
- avoided transport externalities resulting from reduced travel distances for households retained in inner urban locations.
- Amenity impacts associated with short stay accommodation, such as noise and reduced neighbourhood cohesion, are acknowledged in the analysis but are not monetised due to limitations in the available evidence. These impacts are instead considered qualitatively.

Using discounted cash flow analysis over an assumed 40-year economic life, the CBA finds that the proposed SAP generates a Net Present Value of approximately \$298,500 per dwelling, with a Benefit-Cost Ratio of 2.11:1. This indicates that for every dollar of cost incurred, more than two dollars of benefit accrue to the community as a whole. Sensitivity testing demonstrates that the result remains robust under a wide range of assumptions.

In equity terms, the analysis identifies that the primary beneficiaries of the proposed SAP are renting households and the broader community, through improved housing access, reduced infrastructure and transport costs, and more efficient urban outcomes. While residential property owners who might

otherwise achieve higher returns through short stay accommodation may be disadvantaged, these impacts are characterised as transfer effects, rather than net social costs.

When applied across the projected number of dwellings that would otherwise be converted to short stay accommodation over a 20-year period, the CBA estimates total net community benefits in the order of \$180 million to \$337 million. Overall, the SGS analysis concludes that prohibiting further conversion of dwellings to short stay visitor accommodation in residential zones delivers a clear and material net benefit and supports the strategic intent of the proposed amendment.

2.9 Analysis

There is clear evidence that the number of dwellings in residential zones being converted to short stay accommodation increased since Interim Planning Directive No. 2 brought into effect the current planning scheme provisions, although was affected by the COVID-19 pandemic. While the proportion of all dwellings used for short term accommodation ranges generally between 1.7% and 3.8%, the analysis by Professor Phibbs demonstrates that when more specifically considering the loss of long-term rentals to short stay accommodation since 2018, the impact is more significant.

There are good planning reasons why planning systems should support sufficient supply of rental housing stock, particularly in well-located areas like the Hobart LGA. Rental housing is critical for households unable or unwilling to move into home ownership and plays an important function in the housing continuum. The affordability of rental housing in Greater Hobart has declined since 2015, with median rents increasing significantly over the years. The cost of rental housing is influenced by the balance between supply and demand, with vacancy rates being a dominant factor. Inadequate supply of affordable rental housing drives greater demand in non-market solutions to housing, putting pressure on the overall system.

The conversion of long-term rental properties to short stay visitor accommodation has significantly impacted the rental housing supply in the Hobart LGA. The analysis shows that even small reductions in long-term rental housing supply can materially affect rents when vacancy rates are already low. Professor Phibbs outlines that a change of only 1% in the total supply of rental housing across Greater Hobart would noticeably affect rents.

There are about 20,000 long-term rental properties across Greater Hobart. A further loss of 200 long-term rentals through conversion to short stay visitor accommodation would decrease affordability. In the period since 2018, Professor Phibbs identifies that of properties with visitor accommodation permits issued since 2018, 319 properties had a long-term rental history, with 256 of these in the residential zones. Based on the 1% logic, this has had a material and detrimental impact on rental housing affordability. Using statistics on visitor accommodation approvals, it may only take a 2 to 3 years for a similar impact to occur again or sooner if there is an upturn in the visitor economy.

Affordability of housing is a significant issue for the community and the planning system. Access to adequate housing is a basic human right, and the current housing crisis in Australia is characterised by soaring property prices, a shortage of affordable housing, and growing homelessness. The decreasing affordability of rental housing is a specifically known issue for the Hobart LGA and Greater Hobart. There are locally specific challenges arising from low median incomes comparative to other cities and less new infill development due to more severe development feasibility challenges associated with new development also relative to other cities.¹⁷

¹⁷ This is a well recognised problem for Hobart. High land values, unproven markets for higher density development limiting financial lending, limited capacity in the local development sector and high labour and construction costs have been identified across a range of planning studies.

The Australian and Tasmanian governments have introduced incentives to increase the supply of rental housing, including tax concessions and financial incentives for affordable housing. However, the uptake of these incentives has been low, likely due to broader feasibility issues in the development sector.

This current situation and slow take-up and delivery of built to rent opportunities only emphasises the importance of maintaining the current stock of rental properties to avoid any further detrimental impacts on affordability.

This strategic planning context is also directly relevant to this report. Evidence presented in this report demonstrates that the loss of long-term rental dwellings to whole-dwelling visitor accommodation is occurring predominantly in residential zones close to central Hobart, where demand for both housing and short-stay accommodation is highest. Allowing ongoing conversion of housing in these locations undermines the objectives of the STRLUS and the Greater Hobart Plan by reducing affordable rental supply in the areas best suited to accommodating it.

Overall, it is considered that there is a reasonable basis to restrict further conversion of dwellings to short stay visitor accommodation in the Hobart LGA, particularly to mitigate detrimental impacts on the availability and affordability of rental housing in well-located residential areas. Fundamentally, the role of the planning system is to balance competing demands and impacts between different land uses, having regard to cumulative effects and broader social and economic outcomes.

The draft amendment seeks to do this by prohibiting the loss of a Residential dwelling through conversions or redevelopment in the General Residential Zone, Inner Residential Zone and Low Density Residential Zone. The purpose is to (1) preserve those areas for primarily residential use, (2) ensure no further loss of long-term rental housing in well-located areas close to jobs, services and amenities, and (3) prevent further detrimental impacts on rental housing affordability that will otherwise drive further pressure on non-market solutions such as social and community housing, particularly when the social housing waitlist in Tasmania is worsening.

It is recognised that the tourism industry is a significant part of the Tasmanian economy, contributing over 6% of the Gross State Product. Visitor numbers have grown over the past decade, with Hobart City being a major destination. It is a reasonable assumption that tourists like to be located close to the major destinations and therefore the Hobart LGA is a very attractive place for tourists to stay.

It is also recognised that current commercial hotel accommodation is operating at or close to capacity during peak periods and that current short stay accommodation is assisting in managing the balance between supply and demand for visitor accommodation in peak periods within the Hobart LGA.

That said, the draft amendment will not impact existing lawful visitor accommodation supply, but rather restrict further conversion of residential dwellings where this would result in the loss of long-term housing stock. The draft amendment will redirect supply to where it can be provided as part of a new use and development and there is no net loss of residential dwellings, or away from residential areas to mixed use and business localities.

The cost-benefit analysis undertaken by SGS Economics and Planning finds that, on a per-dwelling basis, the proposed amendment delivers a clear net community benefit. The analysis adopts an equilibrium framing, under which tourism demand is assumed to be met through alternative accommodation types, including hotels, serviced apartments and visitor accommodation in non-residential zones, while the key benefit arises from retaining housing in well-located residential areas rather than displacing households to outer or greenfield locations. SGS does identify that the main group adversely affected is residential property owners who might otherwise achieve higher returns through short term Visitor Accommodation, but this private loss is outweighed by wider community gains.

3 The draft amendment

3.1 The draft amendment

The draft amendment is to insert a new specific area plan (SAP) into the Hobart LPS. The proposed SAP is available separately.

The SAP will be applied by way of overlay. The overlay area is intended to be the entire LGA as shown in Figure 2. The SAP will, however, be limited through clause HOB -S11.5 to the General Residential, Inner Residential and Low Density Residential zones and within those zones to a Visitor Accommodation use only. The application clauses are specifically drafted to limit the application of the SAP and avoid unnecessary complication for other uses within the zones. The application clauses also ensure that the draft amendment does not apply to the area covered by the existing Battery Point SAP.

The SAP seeks to substitute the existing Visitor Accommodation use standards in those zones which arise from the State Planning Provisions. These use standards are:

- General Residential Zone – Clause 8.3.2 Visitor Accommodation
- Inner Residential Zone – Clause 9.3.2 Visitor Accommodation
- Low Density Residential Zone – Clause 10.3.2 Visitor Accommodation.

The SAP use standard comprises two standards:

- A1/P1 replaces the current A1/P1 in the above-mentioned clauses. Through an acceptable solution pathway, it allows for:
 - use of an existing dwelling for Visitor Accommodation provided that the dwelling is the operator's primary place of residence;
 - use of a secondary residence on a site (formerly known as an ancillary dwelling) where the operator's primary residence is on the same site; and
 - Visitor Accommodation achieved through new development on a site, provided that there is same number of Visitor Accommodation units as Residential dwellings and that there is no net loss in the number of existing dwellings on a site, should they exist. This pathway is provided to ensure that redevelopment of underutilised sites continue to be encouraged through planning controls.

As there is no performance criterion under P1, all other forms of Visitor Accommodation then become prohibited.

- A2/P2 is as per the State Planning Provisions and no modification to the wording of this standard is proposed as part of the proposed amendment. It is included in the SAP to provide the simplest way in which to substitute the existing clauses 8.3.2, 9.3.2 and 10.3.2 as contained in the SPPs¹⁸.

It is important to note that clause 4.1.6 of the SPPs provides an exemption for some forms of Visitor Accommodation use. Specifically, the exemptions cover the following circumstances:

- Where the dwelling is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation; or
- Where the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.

Nothing in the draft amendment affects these exemptions. These exemption pathways will continue to be available even in the residential zones. There is no mechanism for Council to substitute or modify exemptions in the SPPs.

The draft amendment also continues to allow for new Visitor Accommodation use in the residential zones where it forms part of a new development on a site where it is accompanied by the same number of Residential dwellings and if there are existing dwellings there is no net loss. For example, a new infill development proposed on an underutilised site could incorporate both residential and visitor accommodation use in a planning permit application.

In addition, the draft amendment does not affect the status of Visitor Accommodation in any other zones, like the Commercial Zone, Local Business Zone, General Business Zone, Central Business Zone and Urban Mixed Use Zone.

3.2 Explanatory notes

The notes in Table 6 provide an explanation of the intent of the proposed provisions in the Hobart Visitor Accommodation SAP.

Table 6 Explanatory notes to the specific area plan

Clause	Provision	Commentary
HOB-S11.1 Purpose of the Specific Area Plan		
HOB-S11.1	<p><i>The purpose of this specific area plan is to:</i></p> <p><i>(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</i></p> <p><i>(b) maintain the character of local residential communities.</i></p>	The purpose statement provides a clear outline of the reason for the SAP.

HOB-S11.2 Application of the Specific Area Plan

¹⁸ Notwithstanding the decision in Hobart City Council v Rich Tapestry Pty Ltd (ACN 667 999 055) [2024] TASSC 54 (23 October 2024), changes to A2/P2 are not considered necessary due to the extent of limitation applied by the proposed A1/P1. This proposed standard at A1/P1 will practically limit the occurrence of change of use in strata title development to a significant degree.

Clause	Provision	Commentary
HOB-S11.2.1	<i>The specific area plan applies to the area of land designated as Hobart Short Stay Visitor Accommodation Specific Area Plan in Figure FIX.1.</i>	This clause confirms that the spatial application of the SAP is in Figure FX.1. The area will also be shown in the overlay maps.
HOB-S11.2.2	<i>In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the:</i> <i>(a) General Residential Zone;</i> <i>(b) Inner Residential Zone; and</i> <i>(c) Low Density Residential Zone</i> <i>as specified in the relevant provisions.</i>	This clause confirms that the SAP applies only in substitution to provisions in the General Residential, Inner Residential and Low Density Residential zones and that the clause it specifically substitutes is specific in the relevant provision being HOB-S116.1 as outlined below.
HOB-S11.2.3	<i>This specific area plan applies to the Visitor Accommodation use class only.</i>	This clause narrows the application of the SAP to the Visitor Accommodation use class only. When read in conjunction with Clause HOB-S11.2.2 it ensure that the SAP application is kept as narrow as possible and does not unnecessarily pull in other planning permit applications for assessment.
HOB-S11.2.4	<i>Notwithstanding clause HOB-S112.2, 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.</i>	This clause specifies that the SAP will not apply to land already covered by the Battery Point SAP, where there are existing locally specific provisions applying to Visitor Accommodation use.
HOB S11.3 Local Area Objectives	<i>Not used in the SAP</i>	No Local Area Objectives have been included in the SAP. These were not considered necessary given the proposed use standard removes a discretionary pathway by having no performance criteria under A1/P1. Consideration of Local Arae Objectives is not possible under an acceptable solution as it does not provide a clear objective and measurable standard.
HOB S11.4 Definition of terms	<i>Not used in the SAP</i>	No specific terms were considered necessary to implement the SAP. The SAP relies on the existing uses classes defined under Table 6.2 and defined terms at Table 3.1 of the SPPs.
HOB S11.5 Use Table	<i>Not used in the SAP</i>	To give effect to the desired outcomes, the draft amendment does not require substitution or modification of the use table in the underlying zones. Visitor Accommodation is a permitted use under: <ul style="list-style-type: none"> · Clause 8.2 Use Table in the General Residential Zone. · Clause 9.2 Use Table in the Inner Residential Zone. · Clause 10.2 Use Table in the Low Density Residential Zone.

Clause	Provision	Commentary
		<p>The permitted status in those use tables is still given effect through the SAP use standard as there is an acceptable solution pathway.</p> <p>It is therefore not necessary to change the use status in the relevant Use Tables.</p>
HOB-S11.6 Use Standards		
HOB-S11.6.1	A1/P1	<p>A1/P1 is in direct substitution of A1/P1 as contained in the corresponding use standard in the underlying zones.</p> <p>This standard provides for three acceptable solution pathways as described in section 3.1 above. There is no performance criteria, meaning that if the acceptable solutions can not be satisfied, the Visitor Accommodation use is prohibited.</p> <p>Inclusion of a discretionary pathway is considered to undermine the intent of the SAP. The SAP arises because of the 'cumulative' impact of Visitor Accommodation approvals in the relevant zones. Cumulative impact is highly difficult to manage through assessment of individual small scale applications.</p>
	A2/P2	<p>A2/P2 is as per the SPPs with no modification at:</p> <ul style="list-style-type: none"> · Clause 8.3.2; · Clause 9.3.2; and · Clause 10.3.2 <p>It has been included in the SAP only to allow for a clean substitution of one entire use standard in each underlying zone with the SAP use standard.¹⁹</p>

¹⁹ As per previous footnote on page 27

4 Assessment of planning scheme amendment

4.1 Requirements of the LUPA Act

Section 34(2) of the LUPA Act sets out the LPS criteria for a draft amendment to an LPS that are required to be satisfied in order for it to be certified and approved. The criteria are as follows:

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) is in accordance with section 32; and*
- (c) furthers the objectives set out in Schedule 1; and*
- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The following sections address the matters that are covered by the above-mentioned legislative requirements.

4.2 Assessment against section 34(2)(a)

As outlined in section 1.2, the TPS consists of two parts: the State Planning Provisions (SPPs) and a Local Provisions Schedule (LPS) for each municipal area in Tasmania. The SPPs include administration clauses, general provisions, use and development standards for zones and codes, and LPS requirements.

The LPS includes the zone maps, overlay maps and may include local area objectives, particular purpose zones, specific area plans, site-specific qualifications, and code lists for each LGA.

Section 34(2)(a) requires that the amendment result in a planning scheme instrument which contains all the provisions that the SPPs specify must be contained in an LPS.

The SPPs prescribe the structure and form for LPSs at clause LP1.0 Local Provisions Schedule Requirements. The prescriptions for the structure of a SAP are set out at LP1.5. The draft amendment being the inclusion of a new SAP in the Hobart LPS satisfies the requirements at clause LP1.5 for the reasons outlined in Table 7.

Table 7 SPP requirements for a specific area plan

SPP requirement	Response
<p><i>A specific area plan must include:</i></p> <p><i>(a) Plan Purpose; and</i></p> <p><i>(b) Application,</i></p> <p><i>as well as at least one other sub-clause, excluding local area objectives, definition of terms or tables.</i></p>	<p>The draft SAP includes both a plan purpose statement and an application clause as well as one other sub-clause being the proposed use standard.</p>
<p><i>The provisions of a specific area plan must include each of the headings shown in Appendix A followed by either the substance of the provision, or the words "This sub-clause is not used in this specific area plan", as the case may be.</i></p>	<p>The draft SAP complies with this requirement.</p>
<p><i>Any defined terms within a specific area plan must be additional to those set out in clause 3.0 and must not change the meaning of an existing defined term.</i></p>	<p>Not applicable. The draft SAP does not introduce any new terms.</p>
<p><i>If a specific area plan is included in a LPS it must be shown on an overlay map identifying the area of the specific area plan.</i></p>	<p>Complies with this requirement. The draft amendment incorporates a proposed additional overlay map.</p>
<p><i>A specific area plan may include two or more areas, such as precincts, within the area of the specific area plan. A specific area plan with two or more areas may include:</i></p> <p><i>(a) additional subclauses to identify the application of the specific area plan to the different areas; and</i></p> <p><i>(b) separate local area objectives, use tables, and use and development standards to reflect the different areas within the area of the specific area plan.</i></p>	<p>Not applicable. The draft SAP does not rely on precincts. It is proposed to introduce one use standard only that would apply across the entire SAP area.</p>

4.3 Assessment against section 34(2)(b)

Section 34(2)(b) requires that the amendment is in accordance with section 32, which prescribes the content requirements for local provisions schedules. The proposed amendment accords with the content requirements of the LPS under section 32 for the reasons outlined in Table 8.

Table 8 Response to requirements of section 32 of the LUPA Act

Section 32 requirement	Response
<p><i>(1) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.</i></p>	<p>Complies with this requirement. The SAP applies to the Hobart LGA only.</p>
<p><i>(2) An LPS –</i></p>	<p>Complies with this requirement. The SAP:</p>

Section 32 requirement	Response
<p>(a) must specify the municipal area to which its provisions apply; and</p> <p>(b) must contain a provision that the SPPs require to be included in an LPS; and</p> <p>(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and</p> <p>(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and</p> <p>(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and</p> <p>(f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and</p> <p>(g) may designate land as being reserved for public purposes; and</p> <p>(h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and</p> <p>(i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and</p> <p>(j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and</p> <p>(k) may, subject to this Act, include any other provision that –</p> <p>(i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and</p> <p>(ii) is permitted by the SPPs to be included in an LPS; and</p> <p>(l) must not contain a provision that the SPPs specify must not be contained in an LPS.</p>	<ul style="list-style-type: none"> · specifically applies to the Hobart LPS. · is in the form of a SAP which the SPPs require to be included in the LPS and allows for the substitution of use standards in a zone. · is applied by way of overlay. · seeks to regulate a defined use of land only and therefore is consistent with section 11 of the LUPA Act. · does not seek to prevent ongoing lawful use of existing Visitor Accommodation as required by section 12 of the LUPA Act. · does not otherwise contain anything that is not allowed to be in a SAP as prescribed under LP1.0 of the SPPs.
<p>(3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –</p> <p>(a) a particular purpose zone, being a group of provisions consisting of –</p> <p>(i) a zone that is particular to an area of land; and</p> <p>(ii) the provisions that are to apply in relation to that zone; or</p> <p>(b) a specific area plan, being a plan consisting of –</p> <p>(i) a map or overlay that delineates a particular area of land; and</p> <p>(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or</p> <p>(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.</p>	<p>Complies with this requirement. The draft amendment is a SAP that consists of an overlay map and contains provisions in substitution of the underlying zoning in the SPPs.</p>

Section 32 requirement	Response
<p>(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –</p> <p>(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or</p> <p>(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.</p>	<p>The draft amendment is considered to meet both requirements of section 32(4) of the LUPA Act.</p> <p>The draft amendment seeks to restrict further short stay Visitor Accommodation in residential zones where it results in a loss of a residential dwelling.</p> <p>There is clear evidence that since the current provisions were introduced in mid-2017, there has been a noticeable loss of long-term rental properties, which has had an adverse impact on the affordability of rental housing in Hobart. Private rental housing provides an important role within the housing continuum, and failures within this housing sector increase pressure elsewhere in the housing system.</p> <p>Housing and the housing crisis is the number one issue being experienced in planning systems across Australia at the moment. The Hobart LGA experiences particular challenges in regard to competition between residential and visitor accommodation land uses in that:</p> <ul style="list-style-type: none"> · It has, relative to other capital cities, a high proportion of short stay visitor accommodation as outlined in the report prepared by Professor Phibbs. · The tourism industry is performing strongly, creating even more attractive financial return conditions for conversion of long-term rentals to short-term visitor accommodation. · There is already evidence of the significant unaffordability in rental housing, caused by the combination of low median wages, high demand and lowering supply as outlined in the report prepared by Professor Phibbs. · Replacement rental housing stock is not occurring at any perceivable scale at the moment. Built to rent incentives have limited take-up, and new higher density developments are often not progressing past planning permit stage because of feasibility constraints in the development sector, some of which arise because of conservative financial lending in Hobart due to an unproven market. <p>The combination of the unique spatial qualities of residential land in proximity to a capital city and Tasmania's most visited destination along with the nature of local challenges associated with development that would facilitate additional housing stock, despite known underutilised land and key strategic prioritisation for infill development in the LGA, particularly inner suburbs, is a key reason why the draft amendment is being progressed.</p> <p>The CBA prepared by SGS specifically identifies that the draft amendment will assist in retaining dwellings which have better access to jobs, services and public transports compared to other areas.</p> <p>This demonstrates that the draft amendment will have significant economic benefit to the Hobart LGA.</p>
<p>(5) An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.</p>	<p>Complies with this requirement. The SAP is in accordance with the structure set out at clause LP1.5 of the SPPs.</p>

Section 32 requirement	Response
<i>(6) A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.</i>	Complies with this requirement. The specific provisions in the SAP are in the form of a use standard with an acceptable solution and performance criteria.
<i>(7) A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.</i>	Not applicable.

4.4 Assessment against section 34(2)(c)

Section 34(2)(c) requires that the amendment furthers the objectives of the resource management and planning system set out in Schedule 1 of the LUPA Act. An assessment of the proposal against these objectives is provided in Table 9 below.

Table 9 Assessment against objectives of Schedule 1 of the LUPA Act

Part 1 Objective	Response
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	This objective is not affected by the draft amendment. The draft amendment relates to the status of a use class within existing urban zoned land. It will have no impact on natural and physical resources or the maintenance of ecological processes and genetic diversity.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposed amendment supports fair, orderly and sustainable land use by addressing conflict between permanent residential housing and whole-dwelling visitor accommodation within residential zones in the Hobart LGA. Evidence as outlined in section 2 of this report and in the report prepared by Professor Phibbs identify a material increase in conversion of long-term rental dwellings to short stay visitor accommodation since introduction of the SPPs. The evidence also shows Hobart's rental market is extremely tight, with low vacancy rates and high sensitivity to small reductions in rental supply. This has contributed to declining affordability and increased pressure on social and community housing systems or, as outlined in the SGS report, displacement of rental households to other areas that do not have the same benefits in terms of social and community outcomes and productivity as well-located residential land in the Hobart LGA does.</p> <p>Loss of residential dwellings to visitor accommodation undermines the primary function of residential zones and conflicts with prioritisation of meeting the housing needs of the community within the planning system. The amendment responds by prohibiting whole-dwelling visitor accommodation in affected residential zones, while retaining home-sharing and holiday-letting exemptions and continuing to allow visitor accommodation in new developments where there is no net loss and in non-residential zones.</p>

	<p>The evidence demonstrates that the draft amendment is economically justified, socially beneficial and consistent with efficient urban planning outcomes. The SAP improves housing availability and affordability, protects residential amenity, and reduces longer-term costs associated with sprawl and infrastructure provision, while still allowing the visitor economy to be accommodated in more suitable locations.</p> <p>Overall, the amendment balances social and economic considerations, protects rental housing availability, and provides a locally responsive, evidence-based planning outcome.</p>
<i>(c) to encourage public involvement in resource management and planning</i>	<p>This objective is achieved through the legislative process. The draft amendment will be placed on public exhibition for a formal comment period. Representors will be provided the opportunity to provide additional input during a public hearing process.</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	<p>The draft amendment is accompanied by a CBA that concludes it delivers a net benefit of 2.11:1 and that demand for economic development in the tourism sector can still be accommodated elsewhere in the LGA. The only detrimental impact is on income return to private land holders, which is outweighed by wider community gains.</p>
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	<p>The draft amendment does not affect the attainment of this objective. The legislative process represents a process of shared responsibility.</p>
Part 2 Objective	Response
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	<p>There are several strategic planning documents relevant to the Hobart LGA that identify the potential and importance of the municipality in meeting housing needs of the community. Residential land in the Hobart LGA it is well-located in terms of access to jobs and services and minimises transport disadvantage that can be experienced in the middle and outer suburbs of Greater Hobart, particularly for lower income households. This includes the Greater Hobart Plan and STRLUS.</p> <p>The draft amendment supports prioritisation of existing housing stock in residential areas. In this respect it is aligned with sound strategic planning.</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	<p>The draft amendment does not affect the attainment of this objective. The draft amendment is consistent with the established system of planning instruments as addressed at section 4.2.</p>
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	<p>The draft amendment does not affect the attainment of this objective. The draft amendment does not seek to modify, substitute or add to planning scheme provisions relating to effects on the environment arising from use and development.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social,</i>	<p>The draft amendment does not affect the attainment of this objective. Integration is achieved through the</p>

<i>economic, conservation and resource management policies at State, regional and municipal levels</i>	legislative process including the legislative provisions relating to this draft amendment.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The draft amendment does not affect the attainment of this objective. The draft amendment relates to small-scale visitor accommodation use which is highly unlikely to require other approvals within the scope of the Resource Management and Planning System. Where relevant there is already legislative integration relating to heritage and water and sewerage considerations.
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	Ensuring sufficient supply of affordable long-term rental housing in proximity to the State's capital city and largest activity centre is fundamental to providing a pleasant, efficient and safe working and living environment. The draft amendment arises because of the detrimental impacts on access and affordability of rental housing that are now being evidenced. While the draft amendment may restrict potential future supply of short stay accommodation that supports visitation to Hobart during peak periods, it is important that the planning system strikes an appropriate balance. Given the potential that is being retained to provide short stay accommodation through new development (in residential zones only where there is no net loss of residential dwelling) or in other zones, the draft amendment is considered to achieve this balance.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The draft amendment does not affect the attainment of this objective. The draft amendment affects the status of the Visitor Accommodation use class on existing residential zoned land. It does not seek to modify, substitute or add to planning scheme provisions relating to conservation of buildings, areas or other places that have scientific, aesthetic, architectural or historical interest, or other special cultural values.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The draft amendment does not affect the attainment of this objective. The draft amendment affects the status of the Visitor Accommodation use class on existing residential zoned land. It does not alter the overall potential development yield on land and therefore will have no impact on provision or capacity of infrastructure and other assets.
<i>(i) to provide a planning framework which fully considers land capability</i>	The draft amendment does not affect the attainment of this objective.

4.5 Assessment against section 34(2)(d)

Section 34(2)(d) requires that the amendment be consistent with each State policy. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. Additionally, the National Environmental Protection Measures (NEPMs) are taken to be State Policies.

The relevance of these policies to the proposed scheme amendment is addressed below.

4.5.1 State Coastal Policy 1996

The *State Coastal Policy 1996* applies to land within 1km of the coast. Some residential zoned areas affected by the proposed amendment would be in the coastal zone and therefore subject to the *State Coastal Policy 1996*.

However, the proposed amendment only seeks to change the status of a Visitor Accommodation use. It does not affect any development standards, change the extent of the urban area or the broader extent of development that may occur under existing zoning. On this basis it is considered that the proposed amendment will have no impact on the compliance of the Hobart LPS with the *State Coastal Policy 1996*.

4.5.2 State Policy on the Protection of Agricultural Land 2009

The proposed amendment relates to land zoned residential. Residential zoned land is not considered agricultural land for the purposes of the *State Policy on the Protection of Agricultural Land 2009*.

4.5.3 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* is applicable to all planning scheme amendments.

The proposed amendment is, however, considered to have no effect on water quality management issues within the Hobart LGA. It seeks to change the status of a Visitor Accommodation use in a residential zone and does not alter current development standards, any specific provisions within the State Planning Provisions or Hobart LPS relating to water quality management and will also not alter the broader extent of development that may occur under existing zoning.

On this basis it is considered that the proposed amendment will have no impact on the compliance of the Hobart LPS with the *State Policy on Water Quality Management 1997*.

4.5.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are statutory instruments given effect through the *National Environment Protection Council (Tasmania) Act 1995*. NEPMs specify national standards for various environmental issues. NEPMs are considered to be State Policies in Tasmania under section 12A of the *State Policies and Projects Act 1993*.

Seven NEPMs have been made to date that deal with:

- Ambient Air Quality
- Air Toxins
- Assessment of Site Contamination
- Diesel Vehicle Emissions
- Movement of Controlled Waste Between States and Territories
- National Pollutant Inventory
- Used Packaging Materials.

The proposed amendment has no impact on the compliance of the Hobart LPS with the NEPMs.

4.6 Assessment against section 34(2)(da)

Section 34(2)(da) requires the amendment to satisfy the relevant criteria of the Tasmanian Planning Policies (TPPs).

The TPPs were declared by the Minister for Planning on 12 November 2025 and come into effect on 1 July 2026. While technically not applicable to the draft amendment at this point in time, it is highly likely that this draft amendment, if certified, will not yet have been determined by the TPC at the time the TPPs come into effect. Therefore, they have been considered as part of this assessment.

The TPPs set out operative parts. Policy direction is provided under subheadings dealing with specific issues. Under each subheading there is an Application Statement, Objective and Strategies. The TPPs direct when implementing them that:

1. *There is no order or hierarchy associated with the TPPs.*
2. *No one TPP, policy or strategy should be read in isolation from another to imply a particular action or consequence.*
3. *The TPPs are generally not expressed in absolute terms and should not be interpreted or applied literally or rigidly that reasonable, alternate approaches to achieve a particular strategy are excluded from consideration.*
4. *Strategies that are relevant to the particular matter should be considered and implemented in the context of the objective that the strategy is seeking to achieve.*
5. *In determining what strategies are relevant to a particular matter, regard must be had to:*
 - a. *the nature of the particular matter being considered;*
 - b. *the purpose of the applicable planning instrument;*
 - c. *the Policy Application statement for each policy;*
 - d. *the scale at which the strategies are being applied (for example at a regional, local or site-specific level); and*
 - e. *the environmental, social and economic characteristics of the region, local area or site.*
6. *Where the implementation of relevant strategies into a particular instrument causes competing interests to arise, resolution should be based on balanced consideration and judgement derived from evidence, having regard to:*
 - a. *the overall purpose of the TPPs;*
 - b. *an understanding of the overall combination of interests expressed through the TPPs;*
 - c. *the objective of strategies that are subject to competing interests;*
 - d. *alternate ways to achieve strategies that are subject to competing interests;*
 - e. *any relevant and applicable regional or local planning policies;*
 - f. *any characteristics of the land, subject to the competing policy interests, that may influence how the competing interests can be resolved or managed;*
 - g. *consideration of the regional and local context and how competing interests can be appropriately integrated at the regional, local or site specific level; and*
 - h. *the purpose of the applicable planning instrument.*

4.6.1 Applicable policies

An assessment has been undertaken of the following Tasmanian Planning Policies:

- Settlement
 - Growth
 - Housing
- Sustainable Economic Development

- Tourism
- Planning Processes
 - Strategic Planning

A specific assessment has not been undertaken in relation to the other policies:

- As either the draft amendment does not seek to modify any planning scheme provisions that address these issues:
 - Environmental Values policies
 - Environmental Hazards policies
 - Cultural Heritage policies; or
- It has no effect on the issue dealt with under the policy:
 - Settlement policies in relation to:
 - Liveability
 - Social Infrastructure
 - Settlement Types
 - Design
 - Development Contributions
 - Sustainable Economic Development policies with the exclusion of tourism
 - Physical Infrastructure policies
- Planning Processes
 - Public Engagement

4.6.2 Settlement policies

4.6.2.1 Growth

Table 10 Response against clause 1.1.2 Objective

Objective	Response
<p><i>To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.</i></p>	<p>The responsibility for meeting this objective is largely achieved through spatial strategic planning which is then implemented through the planning scheme.</p> <p>That said, the draft amendment seeks to protect existing housing stock in well-located areas to avoid further detrimental impacts on the accessibility and affordability of rental housing in particular. In this respect, the draft amendment corresponds to the objective.</p>

Table 11 Response against section 1.1.3 Strategies

Strategy	Response
<p>1.1.3.1</p> <p><i>Provide for at least a 15 year regional supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support</i></p>	<p>The draft amendment does not have a substantive impact on a 15 year regional supply.</p>

Strategy	Response
<p><i>the economic, social and environmental functioning of settlements across the region.</i></p>	
<p>1.1.3.2 <i>Plan for growth that will:</i></p> <p>(a) <i>prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;</i></p> <p>(b) <i>prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;</i></p> <p>(c) <i>integrate with existing or planned transport systems; and</i></p> <p>(d) <i>discourage the development of land that:</i></p> <p>(i) <i>is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;</i></p> <p>(ii) <i>is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;</i></p> <p>(iii) <i>has high environmental or landscape values;</i></p> <p>(iv) <i>is agricultural land, especially land within the more productive classes of agricultural capabilities; or</i></p> <p>(v) <i>is used for extractive industries or identified as strategic resource areas and deposits.</i></p>	<p>The draft amendment ensures that well-located existing housing that is ideally positioned to maximise the proximity benefits to a wider range of households including those seeking affordable housing outcomes, is protected for residential use.</p>
<p>1.1.3.3 <i>Identify regional settlement hierarchies and allocate growth scenarios to settlements based on:</i></p> <p>(a) <i>population projections and forecast demographic change;</i></p> <p>(b) <i>the functional characteristics of the settlement and any specific role it plays in the State or region;</i></p> <p>(c) <i>the social, environmental and economic characteristics of the settlement;</i></p> <p>(d) <i>the availability of goods and services, including social infrastructure, to support the needs of the community;</i></p> <p>(e) <i>access to employment and training opportunities;</i></p> <p>(f) <i>efficient and accessible transport systems; and</i></p> <p>(g) <i>capacity and cost-efficient upgrading of physical infrastructure</i></p>	<p>The draft amendment does not affect the regional settlement hierarchy and land allocated for growth in any strategic planning document or through the application of zones in the TPS.</p>
<p>1.1.3.4 <i>Support the growth of settlements that is in accordance with their allocated growth scenario.</i></p>	<p>The City of Hobart is located within the Urban Growth Boundary for Greater Hobart under the Southern Tasmania Regional Land Use Strategy. The growth strategy for Greater Hobart is for a 50:50 infill to greenfield ratio split. Since the STRLUS was implemented, development has generally not achieved this desired growth outcome. The draft amendment helps to protect existing inner urban housing and in doing so reduces demand for greenfield housing. In addition the draft amendment has specifically provided for a permitted pathway for Visitor Accommodation</p>

Strategy	Response
	<p>where it forms part of a residential infill development as a way to continue encouraging infill outcomes desired by the STRLUS.</p> <p>While not a relevant statutory or strategic document within the planning system, the Greater Hobart Plan has similar objectives for growth as the STRLUS although a stronger proportion of infill. The draft amendment therefore also aligns with this document.</p>
<p>1.1.3.5 <i>Actively address impediments to infill development, particularly in the major urban centres.</i></p>	<p>While the draft amendment does not arise because of impediments to infill development, it does seek to ensure that the planning scheme continues to encourage infill outcomes through planning permit applications by the specific permitted pathway provided for in A1(c) of the new use standard.</p>
<p>1.1.3.6 <i>Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:</i></p> <p><i>(a) the identified values, physical constraints, environmental hazards, and the strategic context of the location;</i></p> <p><i>(b) urban or settlement growth boundary;</i></p> <p><i>(c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;</i></p> <p><i>(d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict;</i></p> <p><i>(e) any staging or sequencing of development of land;</i></p> <p><i>(f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and</i></p> <p><i>(g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>1.1.3.7 <i>Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>1.1.3.8 <i>Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:</i></p> <p><i>(a) projected population growth;</i></p> <p><i>(b) site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards;</i></p>	<p>The draft amendment is not relevant to this strategy.</p>

Strategy	Response
<p>(c) regional and local land supply and demand analysis (including infill and greenfield);</p> <p>(d) the extent of achieving infill targets and consideration of the release of greenfield sites within the existing urban or settlement growth boundary;</p> <p>(e) existing physical and social infrastructure networks and services;</p> <p>(f) supporting the regional settlement hierarchy; and</p> <p>(g) preventing the distortion of growth strategies in other settlements.</p>	

<p>1.1.3.9</p> <p><i>Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
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<p>1.1.3.10</p> <p><i>Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.</i></p>	<p>The draft amendment does not affect the attainment of this strategy. Indirectly, the draft amendment does encourage the concentration of tourism activity in non-residential zones and therefore alignments with encouraging concentration of activity in those centres.</p>
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<p>1.1.3.11</p> <p><i>Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure including addressing impediments to the development of suitably zoned land (e.g. land banking).</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
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4.6.2.2 Housing

Table 12 Response against clause 1.5.2 Objective.

Objective	Response
<p><i>To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of Tasmanians.</i></p>	<p>The draft amendment supports this objective by ensuring that the planning scheme supports sufficient supply of diverse housing, and more specifically rental housing, in locations that are accessible to services and infrastructure.</p>

Table 13 Response against section 1.5.3 Strategies.

Strategy	Response
<p>1.5.3.1</p> <p><i>Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.</i></p>	<p>The draft amendment does not directly affect the attainment of this strategy. Indirectly the draft amendment aligns with this strategy as it supports supply of housing, particularly rental housing in well-located areas.</p>

Strategy	Response
<p>1.5.3.2 <i>Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.</i></p>	<p>The draft amendment indirectly supports this strategy by protecting supply of housing, particularly rental housing in order to manage accessibility and affordability. This approach aligns with broader objectives to provide diverse, well-located, and well-serviced housing stock, catering to existing and future needs of the community.</p>
<p>1.5.3.3 <i>Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.</i></p>	<p>The draft amendment aligns with this strategy. One of the key objectives for the draft strategy is to protect existing housing stock in residential areas, to manage affordability and provide greater levels of accessibility to affordable housing by a low to medium income households.</p>
<p>1.5.3.4 <i>Plan and provide for a diverse range of quality housing types that meet the needs of the community by:</i></p> <ul style="list-style-type: none"> <i>(a) responding to demographic trends including changing household size and composition;</i> <i>(b) supporting the provision of well-designed social and affordable housing;</i> <i>(c) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;</i> <i>(d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;</i> <i>(e) catering for people requiring crisis accommodation;</i> <i>(f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and</i> <i>(g) supporting co-living scenarios to help address housing availability and affordability.</i> 	<p>The draft amendment aligns with this strategy. It specifically provides for the protection of rental housing stock in well-located residential areas.</p>
<p>1.5.3.5 <i>Encourage higher density housing in suitable locations that:</i></p> <ul style="list-style-type: none"> <i>(a) have been identified for urban consolidation;</i> <i>(b) are within close proximity to an activity centre;</i> <i>(c) have good access to employment, social and physical infrastructure, open space and active and public transport networks;</i> <i>(d) the potential impacts associated with increased residential density and land use conflict can be managed; and</i> <i>(e) do not significantly impact environmental values and are not constrained by topography and environmental hazards.</i> 	<p>The draft amendment does not directly affect the attainment of this strategy. Indirectly it does ensure that the planning scheme continues to support higher density infill development by allowing for Visitor Accommodation in new developments where it is accompanied by a Residential use. This will assist in the feasibility of those forms of development due to the potentially higher incomes that can be yielded from Visitor Accommodation units.</p>

4.6.3 Sustainable Economic Development policies

4.6.3.1 Tourism

Table 14 Response against clause 4.4.2 Objective

Objective	Response
<i>To promote the sustainable development of the State's tourism industry.</i>	The draft amendment is consistent with this objective. The current SPPs provisions for Visitor Accommodation has been demonstrated through the evidence outlined in this report and supporting documentation prepared by Professional Phibbs and SGS Economics and Planning has have a detrimental impact on housing supply. Sustainable development as defined under the planning system is focussed on balancing different land use needs. The draft amendment arises in order to ensure a better balanced between the competing needs of housing and the tourism industry, in a way that minimises impact on the visitor economy.

Table 15 Response against section 4.4.3 Strategies

Strategy	Response
<p>4.4.3.1 <i>Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:</i></p> <p><i>(a) visitor demand and forecast trends of visitation across the State;</i></p> <p><i>(b) existing supply of tourism product, services and infrastructure;</i></p> <p><i>(c) appropriateness of the scale and nature of the tourism use;</i></p> <p><i>(d) the impact on the environmental, landscape, intrinsic and local character values of the place;</i></p> <p><i>(e) the use and development being displaced;</i></p> <p><i>(f) differentiating and enhancing Tasmania's appeal and competitiveness locally, nationally and internationally;</i></p> <p><i>(g) alignment with regional destination plans supporting the visitor economy;</i></p> <p><i>(h) the contribution to the local, regional and State economy; and</i></p> <p><i>(i) integration with the local community.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.2 <i>Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.3 <i>Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.</i></p>	The draft amendment specifically responds to this strategy. It ensure that the provision of Visitor Accommodation use in the residential zones in the Hobart LGA does not have any further significant impact on the supply of housing, particularly affordable rental

Strategy	Response
	housing, for the local community, as outlined in section 2.9 of this report.
<p>4.4.3.4 <i>Support diverse and innovative tourism experiences that are of a high quality, respect the environment and reflect the uniqueness of Tasmania.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.5 <i>Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.6 <i>Identify and promote the protection of attributes that attract and enhance tourism experience.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.7 <i>Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.</i></p>	The draft amendment specifically responds to the cumulative impact of Visitor Accommodation approvals in residential zones.
<p>4.4.3.8 <i>Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.</i></p>	The draft amendment does not affect the attainment of this strategy.
<p>4.4.3.9 <i>Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.</i></p>	The draft amendment does not affect the attainment of this strategy.

4.6.4 Planning Processes policies

4.6.4.1 Strategic Planning

Table 16 Response against clause 7.2.2 Objective

Objective	Response
<i>To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.</i>	The draft amendment aligns with this objective. It seeks to find an appropriate balance between providing for Visitor Accommodation in residential areas, while protecting existing dwellings from conversion in order to support accessible and affordable rental housing.

Table 17 Response against section 7.2.3 Strategies

Strategy	Response
<p>7.2.3.1 <i>Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood.</i></p>	<p>The draft amendment is consistent with this strategy. The evidence demonstrates that some detrimental impacts have occurred because of the current planning scheme provisions for Visitor Accommodation use in residential zones in the Hobart LGA, because of locally specific conditions. Progressing planning scheme changes to avoid further impacts is in accordance with the precautionary principle.</p>
<p>7.2.3.2 <i>Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>7.2.3.3 <i>Strengthen the use of scientific-based evidence to make informed decisions about land use planning.</i></p>	<p>The draft amendment arises because of evidence regarding the impacts on the current planning scheme provisions for Visitor Accommodation use in the residential zones in the Hobart LGA.</p>
<p>7.2.3.4 <i>Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>7.2.3.5 <i>Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>7.2.3.6 <i>Facilitate coordinated approaches between public and private investment to achieve common planning goals.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>7.2.3.7 <i>Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>
<p>7.2.3.8 <i>Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.</i></p>	<p>The draft amendment does not affect the attainment of this strategy.</p>

4.6.5 Summary

When considered collectively, the draft amendment demonstrates that the relevant criteria under the TPPs, assuming that the criteria are taken to mean the objectives and the strategies. The draft amendment specifically furthers strategies in the Settlement Policies (1.1.3.2 and 1.1.3.4 under Growth and 1.5.3.2, 1.5.3.3 and 1.5.3.4 under Housing), Sustainable Economic Development policies (4.4.3.3 and 4.4.3.7 under Tourism) and Planning Processes policies (7.2.3.1 and 7.2.3.3 under Strategic Planning).

The amendment does not otherwise hinder the attainment of other policies. The draft amendment reinforces a balanced approach between competing land use demands as encouraged by the TPPs.

4.7 Assessment against section 34(2)(e)

Section 34(2)(e) requires the amendment, as far as practicable, be consistent with the regional land use strategy that applies to the area, being the *Southern Tasmania Regional Land Use Strategy* (STRLUS).

An assessment has been undertaken against the current STRLUS. It is acknowledged that the STRLUS is subject to a review and a new draft has been recently made available for public comment. An assessment has not been made against the draft due to the stage of the review process it is currently at.

4.7.1 Strategic directions

The STRLUS seeks to manage growth by directing development to appropriate locations, making efficient use of existing infrastructure, and avoiding dispersed or ad hoc outcomes. In particular, Strategic Direction SD2, Holistically Managing Residential Growth, emphasises that residential land supply considers affordability and locational options. The draft amendment, while it will not have a substantive impact on managing residential growth at a regional or metropolitan scale, aligns with this direction by protecting existing well-located housing supply, rather than enabling incremental conversion of existing dwellings in residential areas with cumulative detrimental impacts on accessibility and affordability.

The draft amendment also aligns with Strategic Direction SD3, Creating a Network of Vibrant and Attractive Activity Centres. By encouraging new visitor accommodation to non-residential zones, the amendment supports the role of activity centres as focal points for economic activity, including tourism-related uses.

In addition, the draft amendment is consistent with the Tourism Regional Policies, particularly Policy T1, which supports innovative and sustainable tourism development while protecting residential amenity and local character. The amendment enables visitor accommodation in appropriate zones, while maintaining controls to manage amenity impacts and avoid conflict with established residential communities.

Overall, the draft amendment gives effect to the Regional Land Use Strategy by balancing tourism growth with settlement strategy objectives, infrastructure efficiency, and long-term liveability outcomes.

4.7.2 Regional policies

It is considered that there are limited implications in relation to regional policies under the STRLUS. This is because the scale of impact arising from the draft amendment does not have a substantive impact at the metropolitan or regional scale. Policies are, however, addressed in Table 18 below.

Table 18 Response to policies under STRLUS

Regional policies	Response
Biodiversity and geodiversity	The draft amendment has no effect on the attainment of the policies relating to biodiversity and geodiversity.
Water resources	The draft amendment has no effect on the attainment of the policies relating to water resources.
The coast	The draft amendment has no effect on the attainment of the policies relating to the coast.

Regional policies	Response
Managing risks and hazards	The draft amendment has no effect on the attainment of the policies relating to managing risks and hazards.
Recreation and open space	The draft amendment has no effect on the attainment of the policies relating to recreation and open space.
Social infrastructure	The draft amendment has no direct effect on the attainment of the policies relating to social infrastructure. It is, however, noted that these policies encourage the distribution of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services. The draft amendment, by protecting existing housing supply and in particular rental housing – which forms an important part of the housing continuum – does generally align with the desired outcomes expressed in policy SI.2.
Physical infrastructure	The draft amendment has no effect on the attainment of the policies relating to physical infrastructure.
Land use and transport integration	The draft amendment has no direct effect on the attainment of the policies relating to land use and transport integration. It is, however, noted that these policies encourage planning systems that support accessibility and, in this respect, the draft amendment broadly aligns with the desired outcomes expressed in policy LUT1.1.
Tourism	<p>There are seven specific tourism policies in the STRLUS. The draft amendment does not affect the attainment of these as follows:</p> <p>T1.1 is not relevant as the draft amendment does not relate to protecting and enhancing authentic and distinctive local features and landscapes.</p> <p>T1.2 is not relevant as the draft amendment does not relate to the identification and protection of regional landscapes.</p> <p>T1.3 is not relevant as the draft amendment does not affect the status of Visitor Accommodation use class in the Rural or Agriculture zones.</p> <p>T1.4 is not substantively affected. Housing in the Hobart LGA is generally not holiday homes, and the evidence put forward for this draft amendment aligns with the fact that it is long-term housing which is being primarily affected. In any event, the draft amendment does not affect existing exemptions for genuine home sharing.</p> <p>T1.5 is not relevant as the draft amendment does not affect the status of Visitor Accommodation use class in commercial and business zones.</p> <p>T1.6 and T1.7 are not relevant as the draft amendment does not relate to particularly innovative or responsive tourism use and development.</p>
Strategic economic opportunities	The draft amendment has no effect on the attainment of the policies relating to strategic economic opportunities.
Productive resources	The draft amendment has no effect on the attainment of the policies relating to productive resources.
Activity centres	The draft amendment has no direct effect on the attainment of the policies relating to activity centres. It is, however, noted that by limiting short stay accommodation supply in residential areas, it encourages further provision in non-residential areas, which broadly aligns with providing vibrant activity centres.

Regional policies	Response
Settlement and residential development	<p>The draft amendment has no direct effect on the attainment of the policies relating to settlement and residential development.</p> <p>The policies under SRD.1 and SRD.2 are focused on managing residential growth and residential use and development at the regional and metropolitan scale, rather than the local scale at which this draft amendment would operate.</p> <p>That said, the draft amendment does broadly align with ensuring sufficient housing supply capable of meeting projected demand.</p>

4.8 Assessment against section 34(2)(f)

Section 34(2)(f) requires an amendment to the LPS to have regard to strategic plans, prepared under section 66 of the *Local Government Act 1993*, that apply to the local government area.

The City of Hobart's Capital City Strategic Plan was endorsed in 2023. The draft amendment supports the *Capital City Strategic Plan 2023*, particularly the Built Environment and City Economies pillars. The plan identifies housing affordability, housing availability and the impacts of population growth as key challenges for Hobart and recognises the importance of maintaining liveable neighbourhoods that support community wellbeing, workforce participation and access to services.

By limiting further conversion of whole dwellings to visitor accommodation in residential zones, the amendment seeks to protect existing rental housing stock in well-located areas close to jobs, services and activity centres. This aligns with the plan's objective to support a diverse supply of housing and to respond to homelessness and housing stress, while managing growth in a way that maintains Hobart's human scale, character and sense of place.

The amendment also supports a resilient city economy by recognising the ongoing role of tourism, while directing new visitor accommodation to appropriate locations such as business and mixed use zones and to new developments where there is no net loss of dwellings. In doing so, it reflects the Strategic Plan's emphasis on balanced growth, integrated land use planning and long-term city liveability.

4.9 Assessment against section 34(2)(g)

Section 34(2)(g) of the LUPA Act requires an amendment to be, as far as practicable, both consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

Hobart is adjacent to the following municipalities:

- Clarence²⁰
- Glenorchy
- Kingborough.

Each of the above municipalities, except for Kingborough, has an LPS that is operational.

²⁰ Clarence is not directly adjoining but adjacent has been taken to mean 'nearby'.

The proposed amendment is for the inclusion of locally specific provisions in the form of a SAP. It does not alter the existing zoning of the land and is not impacted by, nor will it have an impact on, the operation of an adjoining LPS.

4.10 Assessment against section 34(2)(h)

Section 34(2)(h) requires the amendment to have regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*. The amendment has no impact on the ability to achieve these safety requirements.

5 Conclusion

The draft amendment seeks to include a new SAP in the Hobart LPS to substitute the use standard for the Visitor Accommodation use class in the General Residential Zone, Inner Residential Zone and Low Density Residential Zone of the SPPs.

The SAP specifically seeks to prohibit Visitor Accommodation use class in those zones where it results in the loss of an existing residential dwelling through conversion or its replacement in a new development. It does not affect genuine home-sharing opportunities, where Visitor Accommodation is provided in new development in the residential zones. In new development this is contingent on the same number of dwellings as Visitor Accommodation unit and no net loss of residential dwellings. Visitor Accommodation will also continue to be allowable in all other zones in the Hobart LGA. The SAP also does not affect the current local provisions relating to Visitor Accommodation in the Battery Point SAP, which has existing locally specific planning provisions.

This report demonstrates that the proposed amendment to the Hobart LPS has a clear and reasonable planning basis. The evidence confirms that since the introduction of the current Visitor Accommodation provisions through Interim Planning Directive No. 2 in the first instance (and now the SPPs) there has been a material increase in the conversion of long-term rental dwellings to short stay visitor accommodation within residential zones of the Hobart LGA. This has occurred in the context of an already constrained rental market, where low vacancy rates mean even modest losses of rental stock have a disproportionate effect on affordability and housing availability. The causes of this arise because of the unique spatial, social and economic conditions in the LGA arising from its capital city role, the qualities of well-located residential land close to the largest activity centre in the State, and its popularity for visitors to Tasmania.

The analysis shows that the primary impacts of this trend are borne by residents, particularly households reliant on an affordable private rental market, and by the broader housing system through increased pressure on social and community housing. These impacts undermine the intended role and function of residential zones and contribute to wider social and economic challenges, including workforce accessibility, equity of access of well-located housing options, and community stability.

The proposed amendment responds to these issues in a targeted and proportionate manner. It does not seek to restrict tourism activity across the municipality, nor does it affect existing lawful uses, but instead redirects future visitor accommodation supply to more appropriate locations or development forms. Home-sharing and holiday-letting exemptions under the SPPs are retained, and the Visitor Accommodation use class continues to be supported in non-residential zones and through new developments where there is no net loss of dwellings. This ensures that the visitor economy can continue to operate and adapt, while reducing ongoing loss of residential housing stock in well-located areas.

Overall, the amendment represents a balanced planning response that aligns with the objectives of the Resource Management and Planning System. It is evidence-based, locally responsive and coordinated with the statutory planning framework. On this basis, the draft amendment is considered to satisfy the relevant legislative criteria and to warrant certification and progression through the planning scheme amendment process.

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The logo for Era Advisory, featuring the lowercase letters 'era' in a white, serif font against a dark blue background.

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

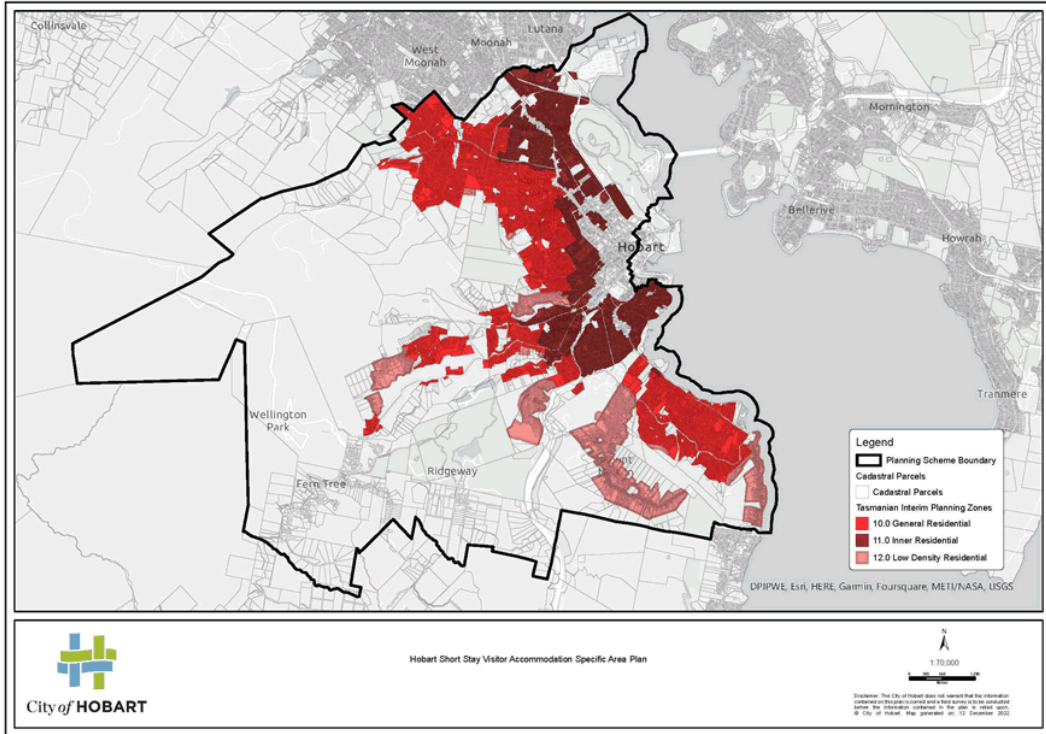
This clause is in substitution for:

- (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

Objective:	That Visitor Accommodation: <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.

HOB-
HOB-S11.4 Figures
Hobart Visitor Accommodation Specific Area Plan
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Short Term Rental Accommodation and its impact on the Hobart Rental Market

Emeritus Professor Peter Phibbs

February 2026

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1. INTRODUCTION

1.1 PREAMBLE

- 1.1.1 This is a report from Peter Phibbs, an urban consultant, Emeritus Professor at the University of Sydney and an Adjunct Professor of Urban Planning at Monash University. I have been the Director of an Australian Housing and Urban Research Institute (AHURI) (Housing) Research Centre at two Australian Universities, as well as an Associate Dean (Research) at the University of Sydney. I have been awarded two post-graduate degrees in measuring economic impacts from the University of NSW and have been engaged in researching the short term rental sector in Australia since 2016. I have also been an active researcher publishing peer reviewed research since the early 1980s. My Curriculum Vitae is attached in Appendix 2.
- 1.1.2 The Tasmanian Planning Commission (TPC) in their 2018 Report to the Minister concerning Draft Planning Directive No. 6 made the following point in their Executive Summary:
- 12. There was concern raised regarding the impact the draft Planning Directive may have on the affordability and availability of housing. The Commission is limited in its assessment process to deal with these issues however, it has recommended that the impacts on the housing market as a result of the draft Planning Directive be monitored and reviewed. With subsequent and informed modifications to the Planning Directive being proposed if that is required.*
- 1.1.3 This report summarises the evidence about the impact of short term rentals (STRs) on affordability and availability in the eight years since the release of the TPC report. Much of the evidence was collected as part of a study sponsored by Shelter Tasmania which began in 2021 and is ongoing¹. Some of the evidence was reported to Hobart City Council staff and councillors as part of the process in formulating their policy about amending their planning scheme (HOB-PSA-22-1).
- 1.1.4 Council staff read the detailed material contained in the Shelter Tasmania documents and I was also invited to speak to Councillors at a Council workshop. I also made a formal submission on HOB-PSA-22-1. I also received data from the Council on the Visitor Accommodation permits they issued including information on the relevant land use zone.
- 1.1.5 This report considers a newly proposed Specific Area Plan (SAP) prepared by Era Advisory. The draft of the Specific Area Plan has been supplied to me. I understand the intention of the SAP is to retain housing in residential zones for long term residents rather than visitors.
- 1.1.6 The purpose of my report is to highlight the need for a SAP in Hobart to control the change in use from a dwelling to Visitor Accommodation in Hobart and the potential benefits of the proposed SAP.
- 1.1.7 The report begins by reporting on a natural experiment generated by the COVID-19 pandemic and then reports on an analysis of visitor accommodation permits issued by Hobart City Council between 2018 and June 2025. The statement also provides an explanation of how long term rental markets operate.

2. DECLARATION

2.1 DECLARATION

- 2.1.1 This report has been prepared in accordance with the Tasmanian Planning Commission's Practice Note 14. I have read the Practice Note and understand its implications. I have made all enquiries which I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge, been withheld from the Commission.

¹ The various reports of the project are available from the Shelter Tasmania website under papers and reports (<https://shelbertas.org.au/papers-and-reports/>)

2.1.2 I have attempted at all times in preparing this report to distinguish between matters of fact, professional opinion and submission.

Signed:

A handwritten signature in black ink, appearing to read "P. J. Phillips". The signature is written in a cursive style with a large initial "P".

Date: February 18th 2026

3. THE NEED FOR A SAP IN HOBART LGA

3.1 WHY HOBART LGA HAS A VERY SIGNIFICANT HOUSING ISSUE WITH SHORT STAY ACCOMMODATION?

3.1.1 A recent report by Urbis (2024) on behalf of AirBnB highlighted the need for a mechanism like SAPs to deal with the issue of housing markets and STRs. The authors in their conclusion state:

Overall, our analysis of the relationship between STRA and housing affordability in Australia finds that every location is different and STRA has no consistent impact on housing affordability. While there may be certain locations where the growth in the number of STRA properties maybe positively correlated with poor housing availability and affordability, correlation does not imply causation. (2024, p121)

3.1.2 A similar finding was made in a recent AHURI report on short term rentals:

Local governments are best positioned to apply STRA-related regulations where needed, as STRA impacts are highly localised. (Lang et al, 2025 p2)

3.1.3 In situations where the impact is uneven, there is a clear need to be able to use mechanisms that target problem areas without burdening other areas with excessive regulation. A SAP is an important and appropriate mechanism in this context.

3.1.4 Attractive tourist regions are often most at risk of pressures from STRs as tourists can outbid long term tenants (Fitzgerald, 2024; Lang et al, 2025). Hobart Local Government Area (LGA) is a very attractive tourist destination for many Australian and international visitors. Its beautiful waterfront location, the quality of the surrounding wilderness, the accessibility of kunanyi and the close access of many key tourist destinations like Bruny Island and MONA means that Hobart LGA is a key destination for many Tasmanian visitors. This situation is exacerbated in Hobart by its lower household incomes².

3.1.5 The financial benefits of STRs has resulted in Hobart LGA, in the latest report by the Tasmanian Government on the STR market³, having the highest number of non-primary residence short stays in the State (586) even exceeding the LGAs with high concentrations of holiday shacks such as Glamorgan/Spring Bay (500) and Break O'Day (368) (Consumer, Business and Occupational Services, 2025). Note that this has grown from 466 non-primary short stays reported in the Quarter 1 2020 version of the same report (Consumer, Business and Occupational Services, 2020).

3.1.6 A measure of the penetration of STRs in a housing market is the STR density which is the number of STRs/total private rental market. One of the characteristics of the housing market in Hobart LGA is that the market penetration of STRs is much higher than other capital cities. STR densities were generated using 2025 data (See Appendix 1 for details of the method) and rely on AirBnB listings for whole homes for recent and frequently booked properties.

Location	AirBnB Density
Greater Sydney	0.7%
Sydney LGA	2.2%
Greater Melbourne	1.0%
Melbourne LGA	4.8%
Greater Hobart	5.5%
Hobart LGA	8.8%

Estimates for September 2025

² The 2021 census showed that median household incomes in Greater Hobart were \$1542 compared to \$2027 in Greater Sydney and \$1901 in Greater Melbourne.

³ The latest report is for Quarter 3, 2024 but seems to include some printing errors. Instead, data from the Q2, 2024 report is used.

- 3.1.7 The Table shows that both Greater Hobart and Hobart City have much greater AirBnB densities than Sydney and Melbourne. The densities for Hobart City are 4 times greater than Sydney and almost double the density of Melbourne.
- 3.1.8 Using an alternative method of density (Non Primary residences - as measured by the Tasmanian Government Collection - divided by the 2021 census population) the Tasmanian Council of Social Service recently found that Hobart LGA had the highest density of any Tasmanian City. (TCOSS, 2026)

4. WHAT ARE THE NEGATIVE IMPACTS OF SHORT TERM RENTALS IN HOBART LGA?

4.1 HOW DO RENTAL MARKETS WORK

- 4.1.1 Prices in rental markets are driven by the relative balance between supply and demand. When demand exceeds supply, prices tend to rise - often sharply. When the reverse is true, prices will fall.
- 4.1.2 It is also instructive to think about the actual processes that occur when a dwelling is let. When demand exceeds supply you have a lot of applicants trying to lease a property (when vacancies are limited). Landlords and/or their real estate agents see that demand (eg through the number of applications, or the number of people at inspections) and realise that they can increase the rent on similar properties and still secure a tenant for their property. This can lead to sharp increases in rents.
- 4.1.3 In a market where supply exceeds demand, landlords might advertise a property and receive no applications from prospective tenants. They are forced to decrease the advertised rents in order to attract applicants.
- 4.1.4 So, how do you assess the relative balance between supply and demand? The most common measure is the vacancy rate, which is the number of vacant and available rental properties divided by the total stock of rental properties. Economists from the Reserve Bank (Saunders and Tulip, 2019) describe that the dominant influence on real rents is the vacancy rate. (Real rents are rents adjusted by inflation – so real rents increase when they rise faster than the rate of inflation measured by the CPI). They suggest that real rents will increase when the vacancy rate is less than 2.4%. I reached a similar conclusion when examining rents and vacancy rates in Sydney, Melbourne and Hobart (Phibbs, 2018, p3):
- Note the general trend of increasing (nominal) rents with decreases in the vacancy rate especially when the vacancy rate is 2 percent or less.*
- 4.1.5 This is consistent with a report on the Tasmanian Housing Market by the Tasmanian Treasury, who reported that (2018, p8):
- Until very recently, the vacancy rate had been steadily falling in Hobart. It appears that, until 2017, this decline in the vacancy rate was not putting significant pressure on housing rental prices.*
- 4.1.6 The vacancy rate was not putting upward pressure on rents prior to 2017 because the rates were in excess of 2.4%.
- 4.1.7 What is important to consider, is how much change in supply you need to move the vacancy rate. In the Greater Hobart market with about 20,000 long term rental properties, you could significantly move rents with changes in supply of 200 properties (because you could move the vacancy rate by 1%). This is the mistake commentators make when assuming that small changes in the number of long term rental properties cannot move rents. Economic models such as the Saunders Tulip model and the experience of COVID-19 (see below) show that rents can change with relatively small numbers of changes in long term rental properties.

- 4.1.8 Proponents of STRs claim that they could not impact on rents because they also constitute a very small percentage of the total dwelling in Hobart. For example, in a recent media release from AirBnB the following statements were made:

The latest official data from the Tasmanian Government shows that non-primary residences in Hobart City Council LGA used for short-stay accommodation represent less than 1 per cent of the total housing stock in Hobart.

Susan Wheeldon, Airbnb Country Manager for Australia and New Zealand, said: "It's implausible this tiny fraction could be considered a major contributing factor in overall affordability or supply⁴.

- 4.1.9 These statements may mislead decision makers. For a start what is relevant is rental dwellings not all dwellings, but more importantly they do not estimate the potential impact of the STR market on the vacancy rate of the long term rental market.

4.2 COVID-19 – A NATURAL EXPERIMENT OF THE IMPACT OF STRS ON RENTAL MARKETS

- 4.2.1 With state and national borders slamming shut in the first few months of 2020 and some STR owners shifting their property into the long term rental market, we had an opportunity to conduct a natural experiment to see the impact of STRs on the long term rental market. If the proponents of STR were correct, then places with high concentrations of STRs would not see any impact on rents if STRs owners moved their properties to the long term rental market. In an AHURI study, which I was a co-author, the impact of a decrease in STRs on the long term rental market was examined using Hobart as a case study (Buckle et al, 2020). Table 14 from the report is shown below as Table 1.

Table 1. The interaction of rental markets and AirBnB in Hobart 2020.

Table 14: Examining rental markets and Airbnb interactions in Hobart LGAs

	LGA	Glenorchy	Clarence	Hobart	Kingborough	Total
Private rental dwellings 2016 census*		4,804	3,726	6,397	2,434	17,361
Estimated number of Airbnb properties moving to the PRM		13	36	113	38	200
Airbnb Density March		2%	6%	12%	11%	
Change in vacancy rate from reduction in Airbnb		0.3%	1.0%	1.8%	1.6%	1.1%
Change in vacancy rate from demand reduction**		0.2%	0.8%	0.8%	1.4%	0.7%
Change in median rents March to June Quarter#		-2%	-7%	-9%	-9%	
Estimate from Phibbs (2018)		-2	-7	-10	-9	
Airbnb share of change		46%	55%	65%	65%	58%

Notes: *Inflated at 1% per annum to provide a 2020 estimate & VR is the Vacancy Rate

**Based on loss of demand for 125 dwellings

Sourced from (TUTAS 2020b) 3-bedroom dwellings

Source: Compiled by authors from listed data.

- 4.2.2 The table shows that across Greater Hobart it was estimated that about 200 STR properties moved into the long term rental market producing a short term spike in the vacancy rate generating a significant reduction in rents. Proponents of AirBnB claim that the reduction in rents was simply a result of the economic downturn resulting from COVID-19. Two factors make that unlikely.
- 4.2.3 The first was that the pattern in the table that showed that the reduction in rents was highest in areas with the highest proportion of STR properties (a pattern which was repeated in Sydney – see Thackway and Petit, 2021) and the fact that the high levels of Commonwealth Government support expenditure (from JobKeeper and the Coronavirus Supplement) meant

⁴ Media release from AirBnB March 28th 2022 available from:
<https://news.airbnb.com/en-au/airbnb-calls-on-hobart-council-to-focus-on-the-real-major-drivers-of-housing-affordability-issues/>

that the Tasmanian economy did not experience the downturns in Gross State Product which were experienced in places like NSW (ABS, 2020).

- 4.2.4 Demand for rental accommodation was also supported by an increasing population in both Hobart and Greater Hobart. According to the ABS, estimated resident population for Greater Hobart increased by 1.8 percent between June 30 2019 and June 30 2020, whilst the same figure for Hobart LGA was 1.3 percent (ABS 2023).
- 4.2.5 In the AHURI study, we took a more pessimistic view of economic conditions in Hobart and the likely population loss. For example, we assumed that about a third of the rental impacts in Hobart was due to a drop in demand. Looking back at the economic and demographic data (which were not available when the report was released in 2020) this would seem to be too high an estimate. Note that these significant changes in rents were based on relatively small movements in stock. In the case of Hobart LGA, it was estimated that 113 properties moved to the long term rental market.
- 4.2.6 The impact of the decline in STRs on long term rental markets was observed by many economic commentators during COVID including economists from the RBA (Evans et al, 2020).
- 4.2.7 In summary, the COVID-19 pandemic was an excellent opportunity to see the impact of small change in STRs long term rental markets and helped put an end to the view that STR and long term rental markets do not interact.

4.3 DEALING WITH OTHER RELATED ISSUES

- 4.3.1 When arguing that there is very limited interaction between the STR market and the long term rental market in Hobart, proponents of STRs have claimed that STR properties are properties that are not "suitable" for the long term rental market and hence will have little impact on the long term rental market.
- 4.3.2 For example, from the same AirBnB media release mentioned above claims:

Many Hosts make properties available on our platform that would otherwise be used only as holiday homes for friends and family. Under the proposed changes, many of these homes would likely just sit empty throughout the year and not be offered on the long-term rental market.
- 4.3.3 Whilst some homes would fit this description⁵, the question remains how much crossover exists between the two markets. This issue was put to the test by examining the long term rental history of 535 properties issued Visitor Accommodation permits issued by Hobart City Council from the beginning of 2018 until the end of June 2025.
- 4.3.4 One simple research method to provide a definite answer to the rental history of properties issued permits, would be to match the addresses of the properties with rental bond data held by the Government. This would provide direct evidence of the relationship between a shrinking private rental market and an expanding STR market in Tasmania. This was not possible because of privacy issues. As an alternative, a property listing site (propertyvalue.com.au) which is produced by Cototality was used to view the rental history of properties that were issued Visitor Accommodation permits since 2018.
- 4.3.5 The addresses from STRs were queried on the propertyvalue.com.au site to see if they had a rental history in the long-term rental market. Propertyvalue.com.au captures rental data from properties advertised online via real estate agents.
- 4.3.6 Note the propertyvalue.com.au site does not capture the properties which have always been self-managed. Nonetheless, it will provide some indication of the crossover between short- and long-term renting.

⁵ A recent AHURI report on STRA (Lang et al, 2025) notes that some STRA respondents would retain their properties for families and friends if not used for STRA.

4.3.7 Properties were analysed in five categories:

- (a) Permits issued in 2018, 2019 and 2020;
- (b) Permits issued in 2021, 2022 and 2023;
- (c) Permits issued in 2024 and up to the end of June 2025;
- (d) Permits in all Hobart City land use zones; and
- (e) Permits issued in Hobart City located in the General Residential Zone, Inner Residential Zone and Low Density Residential Zone excluding Battery Point.

4.3.8 The results of the analysis are shown in Table 2 below.

Table 2: Long term rental history of properties with visitor accommodation permits issued by Hobart City Council, 2018- June 2025

Period	Number with data	Long term rental history	No data	% with long term rental history
All Zones				
2018-2020	250	119	22	48%
2021-2023	283	161	39	57%
2024-June 25	80	39	13	49%
Sub Total	613	319	74	52%
Residential Zones				
2018-June 25	509	256	16*	50%

4.3.9 Next, the permit properties which had data on propertyvalue.com.au were allocated to Hobart City Council Land Use Zones (ie the various zones that are shown on the planning scheme maps in accordance with the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* or former *Hobart Interim Planning Scheme 2015*.)

4.3.10 Of the 613 properties, 509 were within the General Residential Zone, Inner Residential Zone and Low Density Residential Zone (Battery Point properties were excluded). This highlights the predominance of Visitor Accommodation uses being undertaken in residential zones. In the residential zones, 50% of properties had a rental history in the long term rental market. This highlights the connection between the long and STR markets in Hobart City. The recent AHURI report on STRA (Lang et al, 2025, p58) made a similar point:

Non-hosted STRA removes whole homes from the long-term rental market, which directly affects housing supply.

4.3.11 A related issue is the rental value of the properties. The claim is often made that properties in the STR market are expensive and not at the affordable end of the market and hence if they returned to the rental market, they would have little value to lower and moderate income households.

4.3.12 However, this argument again fails to capture how rental markets operate. When vacancies are tight and people on higher incomes cannot find suitable properties, they move down the market looking for somewhere to live. This tends to crowd out lower and moderate income households who lose out to higher income households in applications to rent. Hence freeing up more expensive properties tends to create opportunities across the market (see for example, NSW Productivity Commission, 2023 p17).

4.4 THE HOBART RENTAL MARKET

4.4.1 National Shelter, the Brotherhood of St. Laurence, and SGS Economics and Planning have developed a specialised Rental Affordability Index (RAI) which was first published in 2015. The most recent edition was released in November 2025. The RAI is a price index for housing rental markets. It is a clear and concise indicator of rental affordability relative to household incomes, applied to geographic areas across Australia.

- 4.4.2 Below is the summary relating to Greater Hobart from its 2025 report (p94):

Affordability in Greater Hobart has remained relatively stable over the past year, classified as Moderately Unaffordable with a RAI score of 106, meaning the average rental household spends about 28% of its income on rent at the median rate.

Median rents in Hobart sit at \$520 per week, comparable to Melbourne's \$570. However, the average rental household income in Hobart is 22% lower than in Melbourne, highlighting the greater affordability pressures faced by Hobart renters.

›

All areas within Hobart are Moderately Unaffordable or worse, unlike Melbourne and Sydney, which retain small clusters of Acceptable rents on their outer fringes. Rising rents are likely driven by an insufficient supply of rental housing.

- 4.4.3 In a previous release of the RAI (November 2022) the worst performing postcode is 7000 which includes the suburbs of Glebe, Hobart, West Hobart, North Hobart, Queens Domain and Mount Stuart. Five out of these six suburbs are dominated by General Residential Zone, Inner Residential Zone and Low Density Residential Zone. Between 2018 and the second quarter of 2022, the RAI worsened by 30 points moving from an RAI of 129 (categorised as acceptable rents) to 99 (unaffordable rents). Whilst more recent decreases in population growth have reduced rental pressures there is no certainty that population growth will remain at these subdued levels. Recent reports indicate the vacancy rates in the rental market are low. Both SQM Research (2026) and the Domain quarterly rental report (2026) indicate that the vacancy rate is substantially below 1 percent indicating a very tight rental market.

5. WHAT ARE THE POTENTIAL BENEFITS OF THE SAP

5.1 LOWER RENTS AND GREATER AVAILABILITY OF HOUSING

- 5.1.1 Using the basic laws of supply and demand and the data assembled in section 4, an obvious benefit of the SAP would be to reduce the future growth of STRs in Hobart LGA and hence, put downward pressure on rents through an upward pressure on the vacancy rate. The analysis of permit data in table 2 shows that since 2018 more than 75% of all short term Visitor Accommodation permits have been issued in residential zones.
- 5.1.2 This change will be able to generate a better balance between the needs of tourists seeking accommodation and people being able to find a place to live in a location that is close to essential supporting infrastructure including public transport, education and employment, and health services.

5.2 IMPROVEMENTS IN RESIDENTIAL AMENITY

- 5.2.1 In addition to the impacts on the operation of the rental market, the short term rental literature also highlights the negative impact of STRs on residential amenity. This could be described as a negative externality resulting from the operation of a commercial land use within a residential zone. Whilst this is not an area which I have undertaken primary research, the issue is widely discussed in the literature:

The Tasmanian Planning Scheme - State Planning Provisions defines amenity as "in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable."

- 5.2.2 The strong theme from the literature is that the loss of amenity results from neighbours being replaced by strangers. It is considered that this not only reduces the sense of community in a residential neighbourhood but also introduces some sharp externalities particularly relating to increased levels of noise associated from people using their holiday opportunity to host parties in the short term rental dwelling.
- 5.2.3 The local and international literature where negative amenity impacts are reported in neighbourhoods with high penetration of short term rentals. See for example Petruzzi et al

(2020), Richards et al (2020) and Tania von et al (2020). Richards et al (2020) postulated that the main negative amenity impacts on local residents included gentrification that led to loss of neighbourhood identity, displacement that led to loss of community and tourist behaviour which had amenity impacts through noise, drunkenness, loss of a sense of security and through increased litter.

- 5.2.4 A very recent paper⁶ (Chen et al, 2025) used the opportunity of the recent New York City regulation to see what happened to neighbourhoods when AirBnB activity significantly declined. They found that neighbourhoods were cleaner and safer after the regulation was introduced.

6. CONCLUSION

- 6.1.1 Given the nature of STRs it is very difficult to propose a Statewide policy to reduce the negative externalities from STRs. 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 proposed SAP is required because of the intensity of short term rentals in Hobart LGA which sets it apart from other parts of Tasmania (and indeed other State Capital cities).
- 6.1.2 Whilst clearly the rise of the STR sector in Hobart City is not the only reason that vacancy rates have been low and rents have been increasing, it is certainly an important contributing factor. Removing large numbers of properties from the long term rental sector has had an impact on the affordability of rents through the operation of the laws of supply and demand. COVID-19 provided a natural experiment to witness the impact of a small reduction in STRs on the long term rental market. The analysis of Hobart LGA permit addresses has demonstrated the connection between the long and short term accommodation markets.
- 6.1.3 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.

⁶ Note that this paper has yet to be published in a journal.

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8. APPENDIX 1:

ESTIMATING SHORT TERM RENTAL DENSITIES (see Page 5).

The density measure is an estimate of Short Term rental dwellings (whole dwellings) divided by an estimate of the size of the private long term rental market in the location.

The STR estimates are based on the estimates on the website Inside AirBnB and are whole homes/apartments and recent and frequently booked listings. The numbers for Greater Sydney and Greater Melbourne are based on Inside AirBnBs definitions of the LGAs in each of those areas. Note these regions do not correspond with the ABS's definition of Greater Sydney and Greater Melbourne. The Greater Hobart area consists of the following LGAs: Clarence, Hobart, Glenorchy, Kingborough and Sorell. The Inside AirBnB listings are dated September 2025.

The size of the private long term rental market is based on an estimate from the 2021 Census as well as a growth index applied to this measure to provide an estimate for September 25. The growth index used was an indicator in the growth of total active rental bonds in the area based on estimates from the Rent and Sales Report in Sydney (Department of Communities and Justice, 2025) and the Victorian State Government Rental Report (Department of Families, Fairness and Housing, 2025). In the case of Tasmania, no LGA level data are available, but the Department of Justice produces bi-annual estimates of the total active bonds in Tasmania. The Statewide bonds growth index was applied to both Hobart and Greater Hobart to provide an estimate of the size of the private long term rental market in September 2025.

The 2021 Census estimates were generated using the ABS TableBuilder Software for the LGAs used for the three "Greater" regions and the Capital City LGAs. The following landlord types were used in the estimates for the long term private rental market: Real Estate Agent, Person not in the same household – parent/other relative. Person not in the same household – other person, Employer-Government, Employment – other.

Whilst the limitations of scraped data are acknowledged, the intention of the measure is to provide comparisons between the various areas. It is noted that the Inside AirBnB data is consistent with the findings of the Tasmanian Government collection.

9. APPENDIX 2: SHORT CURRICULUM VITAE

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Peter Phibbs is a social economist, planner and geographer with over 30 years' experience undertaking housing research. Currently, he is an Emeritus Professor attached to the Henry Halloran Research Trust at the University of Sydney. He has been the AHURI Centre Director at the University of Sydney and at the University of Western Sydney, and has been an Investigator on about 29 AHURI projects and is a co-author of 68 AHURI reports. AHURI is the major research funder of housing research in Australia and is funded by the Australian Government. He is one of the Australia's leading researchers on the implications of short term rental accommodation, and his co-authored article (with Prof Nicole Gurrán) 'When tourists move in; how should urban planners respond to Airbnb?' (in the Journal of the American Planning Association) has attracted over 800 academic citations. His AHURI work on the impact of the reductions Short Term Rentals on long term rents during COVID led to commissioning of a Monitoring Study on the impact of Short Term Rentals on the Tasmanian Housing Market. He also has been a consultant to Byron Council as they have grappled with their policy towards short term rentals and was recently invited to give evidence to the NSW Independent Planning Commission on the impact of short term rentals on regional housing markets. He also serves in an honorary advisory role to the independent data provider 'Inside Airbnb.com'. In particular, he provides advice on the data requirements of the academic research community. Inside AirBnB is a data provider that scrapes data from the AirBnB website. Although scraped data has limitations it is standard practice for researchers around the world to use *Inside AirBnB* data to monitor and analyse short term rental markets⁷. The service's clients have included the Local Governments of San Francisco, New York, Amsterdam, Barcelona, London, Minneapolis, New Orleans, Paris, Seattle and Berlin.

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⁷ A recent literature review identified more than 100 peer reviewed academic papers who had used InsideAirBnB data

Cost Benefit Analysis of Proposed SAP on STRA

For: City of Hobart

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GADIGAL PEOPLES.

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1. Introduction and Expert Witness Declaration

1. I was instructed by Simmons Wolfhagen Lawyers, on behalf of the City of Hobart, to undertake an economic appraisal of the costs and benefits of the proposed Hobart Visitor Accommodation Specific Area Plan.
2. My name is Ellen Witte, and I am a Director, Principal & Partner at SGS Economics & Planning. I have over 25 years of experience in conducting economic appraisals of investment projects and public policy initiatives. I have extensive experience in housing economics and affordability. I am the main author of the award-winning SGS/National Shelter Rental Affordability Index. Appendix A includes a summary of my CV.

Declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld.



Ellen Witte

Director, Principal & Partner SGS Economics & Planning

23 February 2026

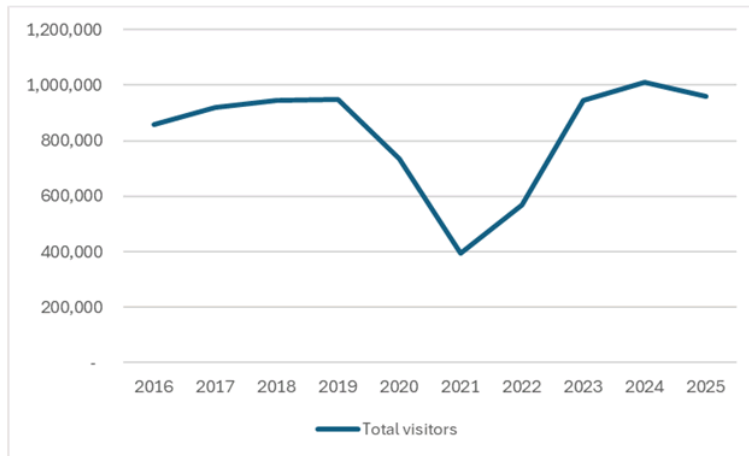
2. Background

3. The proposed Visitor Accommodation Specific Area Plan (**SAP**) applies to residential areas in Hobart (general, inner and low density residential) and aims to limit the impact of visitor accommodation on the availability and affordability of housing for long term residents. In effect, it aims to avoid the transition of existing (permanent) residential uses to visitor accommodation and applies to entire dwellings that are not the primary place of residence. It leaves existing permits for visitor accommodation unaffected.
4. The availability and use of visitor accommodation, also referred to as short stay rental accommodation (**STRA**), has increased over the years.

2.1 Demand for visitor accommodation

5. Tasmanian Visitor Survey data show that visitation to Hobart has steadily increased over time (Figure 1). From 2016 to 2019¹, visitation increased from 859,068 to 947,8614 visitors staying in accommodation in Hobart. The pandemic saw visitor numbers drop sharply to 395,710 in 2021. After the pandemic, visitation peaked at 1,008,919 visitors, after which visitation levelled off to 960,651 in 2025.

Figure 1 Total visitors staying at accommodation in Hobart, 2016-2025

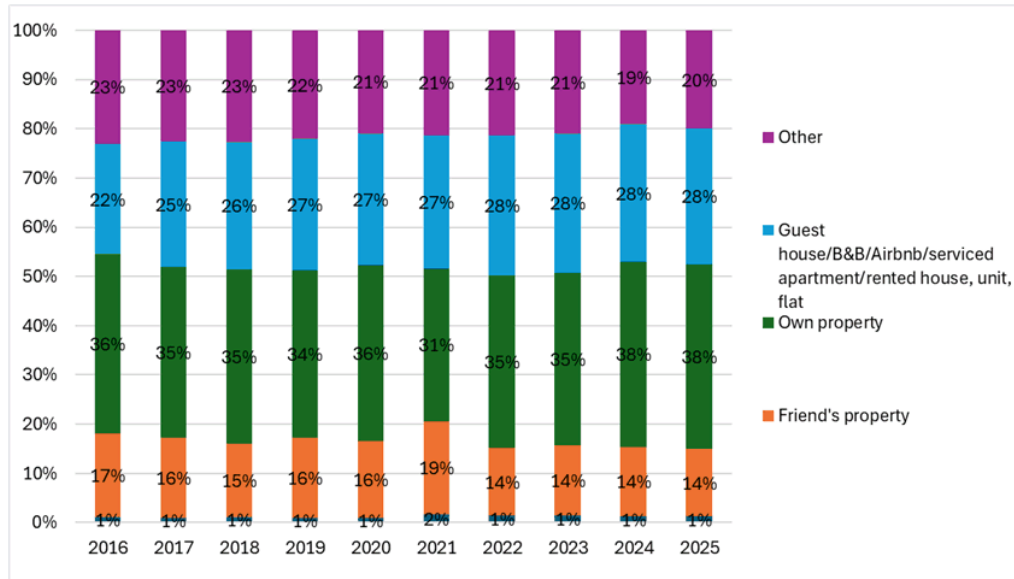


Source: Tasmanian Visitor Survey (2025)

¹ Year ending June

6. Over time, the share of visitors reporting to stay at guest houses, B&Bs, Airbnb, serviced apartments and rented dwellings has increased from around 22% in 2016 to 28% in 2025 (Figure 2). Note: the definition of some of the categories was revised in 2020 which may have impacted the distribution from 2020 to 2021 (which are also the pandemic years). No changes to category definitions has been reported since 2020, meaning data since 2020 is consistent and comparable. Just over a quarter of visitors (28%) to Hobart stay at Visitor accommodation (including serviced apartments).

Figure 2 Distribution of accommodation visitors stayed at in Hobart, 2016 to 2025



Source: Tasmanian Visitor Survey (2025)

2.2 Supply of Visitor Accommodation

7. Visitor accommodation (entire dwellings) in Hobart is rated by primary land use as R7 – Short Stay Visitor Accommodation. Across the City there are 435 R7 rated properties in residential zones (Council properties database, 19 November 2025). This represents 76% of all R7 properties in the municipality (569 in total).
8. There are in total 741 accommodation providers in the residential zones of Hobart (includes hotels, sub-rated R7, under investigation and no permit nr), of which there are 293 without a permit nr and which do not qualify as hotel or other accommodation (Rentalscape data, 26 November 2025). Based on this data, approximately 59% of all accommodation (including hotels, sub-rated R7, under investigation and no permit nr) providers in residential zones are R7 rated properties where short stay is the primary use of the property. The proposed SAP will

target properties which primary use would transition to short stay (i.e. R7) and hence the following analysis will mostly focus on the history and increase of these properties.

9. Visitor accommodation (R-7 rated properties) in residential areas are most prevalent (in absolute terms) in Sandy Bay (147 properties), West Hobart (68 properties), North Hobart (48 properties) and South Hobart (41 properties). In relative terms, as share of all residences in an area, visitor accommodation is most prevalent in Hobart (9%), North Hobart (5%) and Glebe (4%).

Table 1 Properties in residential zones* with primary use being R7-short stay by suburb, November 2025

Residential zones	R7- Short Stay Visitor Accommodation	Total (residential)	As share of all residential uses
Battery Point	16	846	2%
Dynnyrne	14	587	2%
Glebe	10	268	4%
Hobart	25	278	9%
Lenah Valley	18	2,583	1%
Mount Nelson	13	1,081	1%
Mount Stuart	4	1,019	0%
New Town	29	2,535	1%
North Hobart	48	923	5%
Sandy Bay	147	4,835	3%
South Hobart	41	2,109	2%
Tolmans Hill	2	227	1%
West Hobart	68	2,586	3%
West Moonah		1	0%
TOTAL	435	19,878	2%

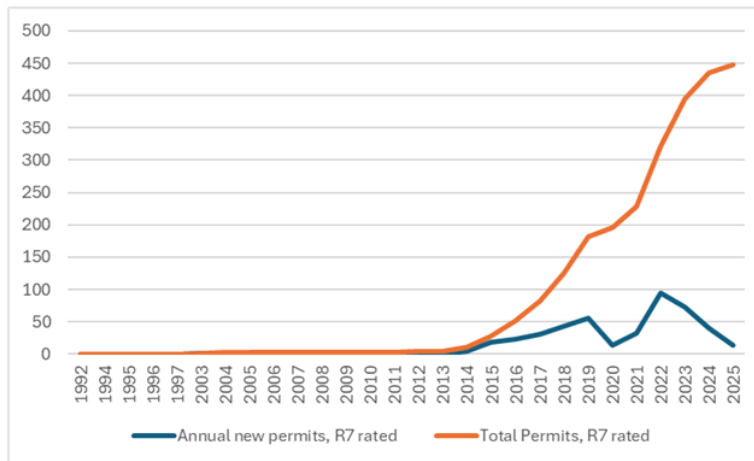
* General, Inner, Low Density Residential

Source: Council properties database, 19 Nov 2025

10. Visitor accommodation permit data provided by the City of Hobart, provide insight into the prevalence of visitor accommodation over time from 1992 to 2025. The data show a real surge in visitor accommodation from very low levels until 2014/2015, and a steep increase in total permits to 2025. The figure below (Figure 3) shows the total number of permits over time (orange) and the annual increase in number of permits (blue line).

- 11. The highest number of permits provided in a year was 2022, the first year after the pandemic when 94 new permits were approved. The second highest year was 2023 with 73 permits approved. During the pandemic there was a drop in number of new permits to only 14 in 2020.
- 12. The number of new application and approvals has levelled off over 2024 and 2025. This may be a sign that the market is saturated and also coincides with visitor numbers having levelled off. On average, the number of permits (R-7 rated properties in residential zones) increased by 23% per annum over the last five years, and 6% per annum over the last three years.

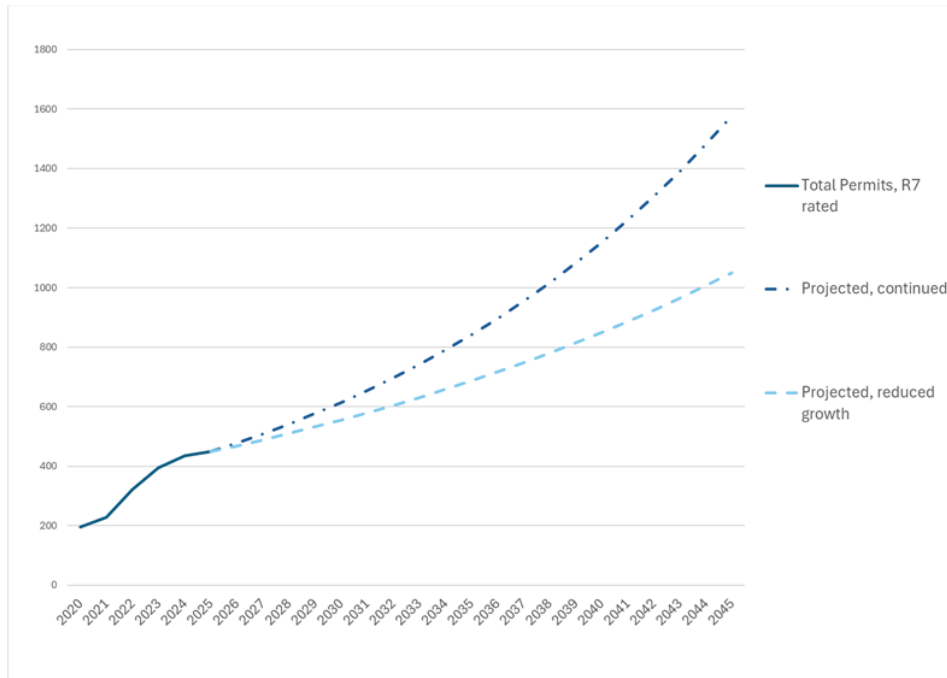
Figure 3 Visitor accommodation permits in residential zones, R-7 rated properties, 1992-2025



Source: Visitor Accommodation Permits, City of Hobart 1992 to 2025, November 2025

- 13. Assuming the increase in permits in residential zones would continue to increase by 6% per annum if the SAP was not introduced, there would be an extra 1,130 visitor accommodation properties in twenty years time (Figure 4). This would triple the current total. If the annual increase is assumed to drop by a third to 4% per annum, there would be another 603 properties converted into visitor accommodation (R-7 rated). This would represent more than a double the current total.

Figure 4 Projected number of short stay properties in residential zones (R-7 rated), 2025-2045

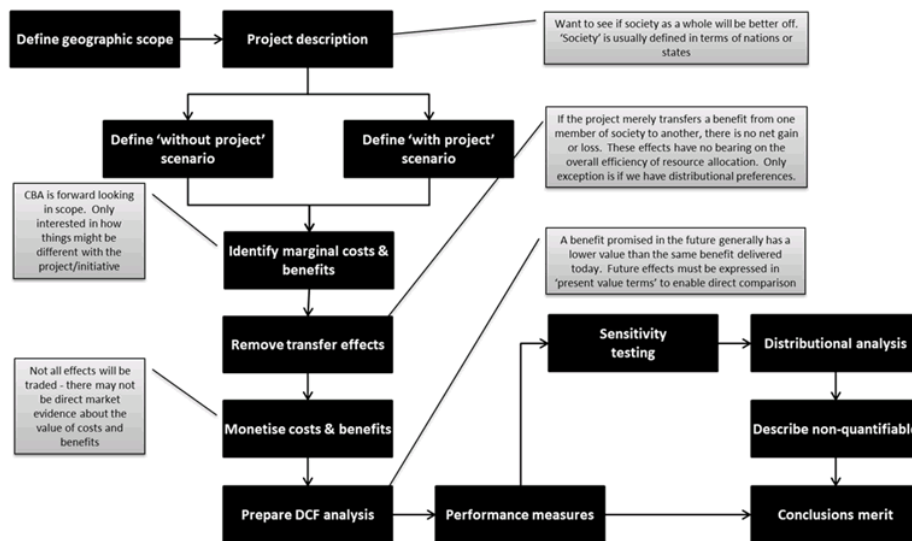


Source: SGS (2026)

3. Cost Benefit Analysis

14. A Cost Benefit Analysis (CBA) was completed to understand the relative costs and benefits of introducing the Visitor Accommodation SAP in residential areas in Hobart.
15. CBA is a best practice economic evaluation approach to assess the merit of public policy and/or investment projects on its overall outcomes to society.
16. A comprehensive CBA analyses the social, economic and environmental costs and benefits of a policy decision or investment compared to the base case (business as usual). A CBA is undertaken from a society wide perspective and considers all impacts on welfare, whether priced or unpriced in a market.
17. The CBA is an effective tool to assess the merit of a proposed policy or investment. A CBA:
 - Recognises that the world is not static. That is, without an intervention, certain community costs and benefits arise (.e. the cost of doing nothing to manage the risks)
 - It takes a society wide perspective
 - It includes the gamut of economic, social and community costs and benefits.
18. The methodology adopted by CBA is summarised in Figure 1.

Figure 1: Cost benefit Analysis Framework



19. The methodology first involves defining and describing the project option (proposed policy), business as usual and study area. The Business as Usual case and the Project Case are developed to describe the consequences with and without the intervention. For these options, a range of costs and benefits are identified and quantified. These costs and benefits are then compared utilising discounted cash flow analysis (**DCF**).
20. DCF involves comparing all the costs and benefits over time, with future costs and benefits discounted (converted) to today's dollar values. The DCF produces performance measures which allow the project option to be considered in terms of the scale of benefits generated in comparison the costs. The key performance measures are: Net Present Value (**NPV**), Benefit to Cost Ratio (**BCR**) and return on investment (**Rol**).
21. Further analysis is performed to test the sensitivity and equity of the results (i.e.- who benefits and who bears the cost?). Costs and benefits that could not be monetised are then considered and combined with the quantified performance measures, before a final conclusion on the preferred option is given.

3.1 Conceptual framing

22. I have considered the economic merits of the proposed prohibition of STRA in Hobart on a per dwelling basis. That is, I have defined and analysed the costs and benefits of switching a dwelling that would otherwise be used for STRA under current conditions to permanent rental or owner occupancy under the proposed SAP.
23. Considering impacts on a per dwelling basis avoids the need to make speculative assumptions about the number of dwellings affected by the prohibition going forward.
24. My analysis addresses costs and benefits assuming the markets for both permanent occupancy and visitor accommodation have achieved equilibrium. This means that in the Base Case – where a dwelling is withdrawn from permanent occupancy and dedicated to STRA as permissible under current regulations – the housing market will adjust to provide a replacement dwelling to meet the projected demand for housing in the Greater Hobart, albeit that through the vacancy chain effect this replacement dwelling will be in a greenfield suburb.
25. Likewise, the market for supply of visitor accommodation is assumed to adjust to the non-availability of a STRA dwelling in a residential zone by providing replacement accommodation in newly constructed hotels or (serviced) apartments geared to short stays. This is because the market will adjust to accommodate (additional) demand, especially when occupancy levels in the accommodation sector are solid.
26. The effect of this framing is that, after an adjustment period during which the relevant markets work towards equilibrium, the Hobart region will have the same quantity of housing under the Project Case as it would under the Base Case, although the locational mix will be different. And the Hobart region will have the same quantity of visitor accommodation under both the Base and Project Cases, although a greater proportion of visitors will be staying in conventional hotel and serviced apartment accommodation and in STRA provided in non-residential zones.
27. In practice there will be additional impacts of the proposed SAP during the transition towards equilibrium. One of these will be a temporary heightened shortage of short-term rental

accommodation during this period most likely leading to temporary higher accommodation fees and additional rental stress for low and moderate income households.

28. Likewise, it could be hypothesised that it will take some time before replacement visitor accommodation is produced by the market following the introduction of the SAP. During this time the region might forego a certain amount of visitor spending and the associated value added which would be shared between tourism linked workers and business owners.
29. At equilibrium, therefore, I expect the Project Case (introduction of SAP) would have the following costs and benefits versus the Base Case (current regulations):
- **Costs**
 - The *capital cost of replacing a foregone STRA unit* with new hotel or serviced apartment accommodation.
 - **Benefits**
 - The *gain in housing utility* arising from the superior access to jobs and opportunities for the dwelling retained as permanent rental, compared to an otherwise similar dwelling located in growth area suburb in the Hobart region;
 - *Avoided nuisance* for households who would otherwise neighbour an STRA unit;
 - *Avoided transport externalities* (emissions, accidents, noise etc), arising from the switching of households from less accessible greenfield housing to locations with superior access to jobs and opportunities, and;
 - *Avoided development cost for replacement rental dwellings* in greenfield locations; this includes building materials and labour, land and infrastructure costs.

3.2 Quantification and monetisation of costs and benefits

30. Costs - The capital cost of replacing a foregone STRA unit with a new hotel or serviced apartment accommodation. The average construction costs of a hotel room in Hobart is \$193,900, with costs ranging between \$149,700 and \$241,000 including allowances for preliminaries, profit and overheads, according to Rawlinson's Australian Construction Handbook 2025.
31. The number of rooms involved with short stay is assumed to be 1.5 rooms on average. For each additional STRA forgone under the Project Scenario, it is assumed 1.5 hotel room (or a single STRA unit in a non-residential zone) is developed.
32. Benefits – The gain in housing utility. Rental housing that is close to jobs, services and transport attracts higher rents as it reflects a greater value to renters. The improved housing utility for each household living in a dwelling not being converted to STRA under the Project Scenario is expressed as rent premium compared to outer growth suburbs in Greater Hobart. The three-year average rent differential (2022-2025) is \$151 per dwelling per week, or \$7,876 per annum.

33. Average rents are for 1 to 4 bedroom dwellings, rental bonds data (as collected for the SGS Rental Affordability Index) for postcodes 7011, 7016, 7019 and 7030 (in Glenorchy, Clarence and Brighton, base case), and 7000, 7004, 7005, 7007 and 7008 (all in Hobart, Project case).
34. Benefits - Avoided nuisance for adjacent households. There is anecdotal evidence of short stay accommodation generating nuisance, reduced social cohesion and reduced safety. High incidences of short stay accommodation can break down the neighbourhood's ability to ensure people's perception of safety and belonging often seen in neighbourhoods with low or very low levels of STRA. In these areas, neighbours may check in on each other and take pride in keeping the neighbourhood liveable. It is an area of ongoing study and not easily quantified and expressed in monetary values. Therefore, no monetary cost value was attributed to this impact in the CBA, and a summary of findings is provided below to enable at least a qualitative consideration of this cost.
35. A survey among residents and STRA hosts in Byron Bay (2018) with high levels of STRA found that most residents agreed that STRA leads to increased noise levels (70% agrees), reduced lifestyle for (permanent) residents (69%), overuse of public facilities (60%) and increased levels of anti-social behaviour (54%) (Journal of Sustainable Tourism, 2022).
36. A survey in Portugal among residents (the survey was conducted in Porto in June 2023), with a response rate of 109 residents, found that 24.8% of residents reported that the increase in visitors staying in STRA had resulted in exacerbated levels of conflict with tourists (Urban Science, 2024). Noise, pollution and litter and cultural differences were most cited as sources of conflict.
37. In Victoria, VCAT may make an order of compensation to residents in the same building where it has been demonstrated that the STRA has caused loss of amenity due to noise, anti-social behaviour, creating health, safety and security risk in common areas and/or obstructing the use of common property (*Owners Corporations Act 2006 (Vic)*, Section 169E Loss of amenity compensation order). The maximum amount payable for each affected occupier is \$2,000 per breach. The fine can be seen as a monetary approximation of the amenity loss. If it was assumed that issues occurred on average with 24.8% of the properties, and conservatively assuming involving only one incident, and on average two neighbours affected, the annual cost would be around \$992 per annum. Because research in this area is still limited, this cost has not been included in the analysis.
38. Benefits - Avoided transport externalities (emissions, accidents, noise etc). Under the Project Case, the residents of the dwelling live close to jobs and services, compared to the Base Case, whereas the transition of the dwelling to STRA displaces a household ultimately to the outer areas of Greater Hobart. The Project Case therefore results in lower travel to work kilometres by car, and a related avoidance of transport externalities (emissions, accidents, noise, etc) and this is estimated to accrue to \$186 per dwelling per annum.

39. The estimate is based on the ATAP Guidelines (Infrastructure and Transport Ministers (2024))² which prescribe that transport externalities for travel by car are valued at \$26.36 per 1,000 km. The average estimated avoided distance per travel to work trip is thirteen kilometres³.
40. Benefits - Avoided development cost for a replacement rental dwelling in a greenfield location. Under the Project Case, a rental household can remain living in the City, avoiding the need - directly or indirectly – to develop a new dwelling. The avoided cost of development is estimated to be \$453,442 on average⁴.

3.3 Findings

41. When using these incremental costs and benefits on a per dwelling basis to inform the Discounted Cash Flow analysis and assuming the remaining economic life of the dwelling to be forty years, the Net Present Value of the SAP is **\$298,530**. It represents a Benefit to Cost Ratio of **1:2.11** which means for each dollar cost to society, the SAP returns \$2.11 in benefits back to society. The benefits of the SAP will outweigh the costs of the SAP.
42. Sensitivity testing of the results shows the outcome of the CBA is robust. Even with substantial (unexpected) changes in inflation, increases in development cost of replacement STRA and/or decreases in avoided development costs, the BCR remains well above 1:1.5.
43. In terms of equity, renting households are overall benefitting from the proposed STRA SAP, as do tourism providers and property owners in non-residential zones in Hobart. The owners of residential properties who would have considered transitioning their investment property to STRA are likely disadvantaged when the returns of STRA outperform the returns from long term rental. This is not a net cost in the CBA rather a transfer effect between STRA owners in the Hobart residential zones and tourist accommodation owners in the non-residential zones.
44. The introduction of the SAP is projected to generate total benefits in the order of **\$180 million to \$337 million** over the 603 to 1,130 properties that would be prevented from being converted into visitor accommodation over twenty years.

² Infrastructure and Transport Ministers (2024), Australian Transport Assessment and Planning Guidelines, PV5 Environmental parameter values (Chapter 5.1)

³ The postcodes used for the housing utility benefit were also used to estimate the travel distances.

⁴ Based on recent sales data in selected postcodes and excluding GST (10%) and allowance for developer's margin (18%).

Appendix A: CV



Ellen Witte, Principal & Partner SGS

BSocSc(Geo), MA International Eco and Geo (Hons)

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Ellen has worked across Australia and internationally. Ellen is one of the firm's leads in housing policy and analysis. She leads SGS's award-winning Rental Affordability Index. Ellen is a popular public speaker and media commentator.

Ellen has over 25 years of experience in consultancy. She has extensive experience in governance, social, environmental and economic impact assessments, financial feasibility studies, cost benefit analyses and strategic assessments of facilities and land use projects.

Ellen has undertaken a number of economic appraisal and financial feasibility studies for development projects for local government, state government and private parties. She is an experienced project director and has successfully led various multidisciplinary teams.

Ellen lives and works in Tasmania and understand the economic and social context very well.

Her areas of expertise include:

- Cost Benefit Analysis
- Business cases and feasibility studies
- Economic impact studies
- Housing studies
- Strategic planning
- Precinct planning

Previous experience includes:

- CBA Permeability and Sustainability Requirements, Port Philip Council (2025)

- CBA Elevating Environmentally Sustainable Development Requirements in Planning Schemes, Municipal Association of Victoria (2023)
- Social Return on Investment Tasmanian community paediatric services, Department of health (2024)
- Traralgon retarding basin and bypass CBA and business case, Latrobe City Council (2025)
- Tasmanian Jack Jumpers Social Return on Investment, Jack Jumpers (2025)
- Business Case and CBA Tasmania's Next Iconic Walk, Parks Tasmania (2022)
- Huon Valley Land Use and Development Strategy (LUDS) (2024)
- West Tamar Growth Strategy (2025)
- Tasman Structure Plan and Economic Development Strategy (2025)
- Orford Housing Demand and Supply Study (2022 & 2024)

Appendix B: Results CBA

Discounted Cash Flow Analysis

Discounted values

Costs

Capital cost of replacing a foregone STRA unit 269,909

TOTAL **269,909**

Benefits

Benefit 1 gain in housing utility 112,350

Benefit 2 Avoided nuisance 0

Benefit 3 Avoided transport externalities 2,647

Benefit 4 Avoided construction cost for replacement rental dwelling 453,442

TOTAL **568,439**

Headline results

NPV 298,530

BCR 2.11

Appendix C: Data Sources

ABS (2021), Census data

Albuquerque, H.; Quintela, J.A.; Marques, J. The Impact of Short-Term Rental Accommodation in Urban Tourism: A Comparative Analysis of Tourists' and Residents' Perspectives. *Urban Sci.* 2024, 8, 83.

Infrastructure and Transport Ministers (2024), Australian Transport Assessment and Planning Guidelines. PV5 Environmental parameter values.

City of Hobart (19 November 2025), Council properties database - Properties by Zone and Landuse, 2025

City of Hobart (November 2025), Visitor Accommodation Permits 1992 to 2025

Consumer Affairs Victoria (2026), Short stay accommodation - laws to prevent unruly parties

Owners Corporations Act 2006 (Victoria) - SECT 169E Loss of amenity compensation order

Rawlinsons (2025), Rawlinsons Australian Construction Handbook 2025

Realestate.com.au for property values in Greater Hobart suburbs

Sabine Muschter, Rodney W. Caldicott, Tania von der Heidt & Deborah Che (2022) Third-party impacts of short-term rental accommodation: a community survey to inform government responses, *Journal of Sustainable Tourism*, 30:5, 1102-1121, DOI: 10.1080/09669582.2020.1860067

SGS (2025), Rental affordability index, rent 2022-2025

Tasmanian Visitor Survey (11 December 2025), Total number of visitors to Hobart City, 2016-2025

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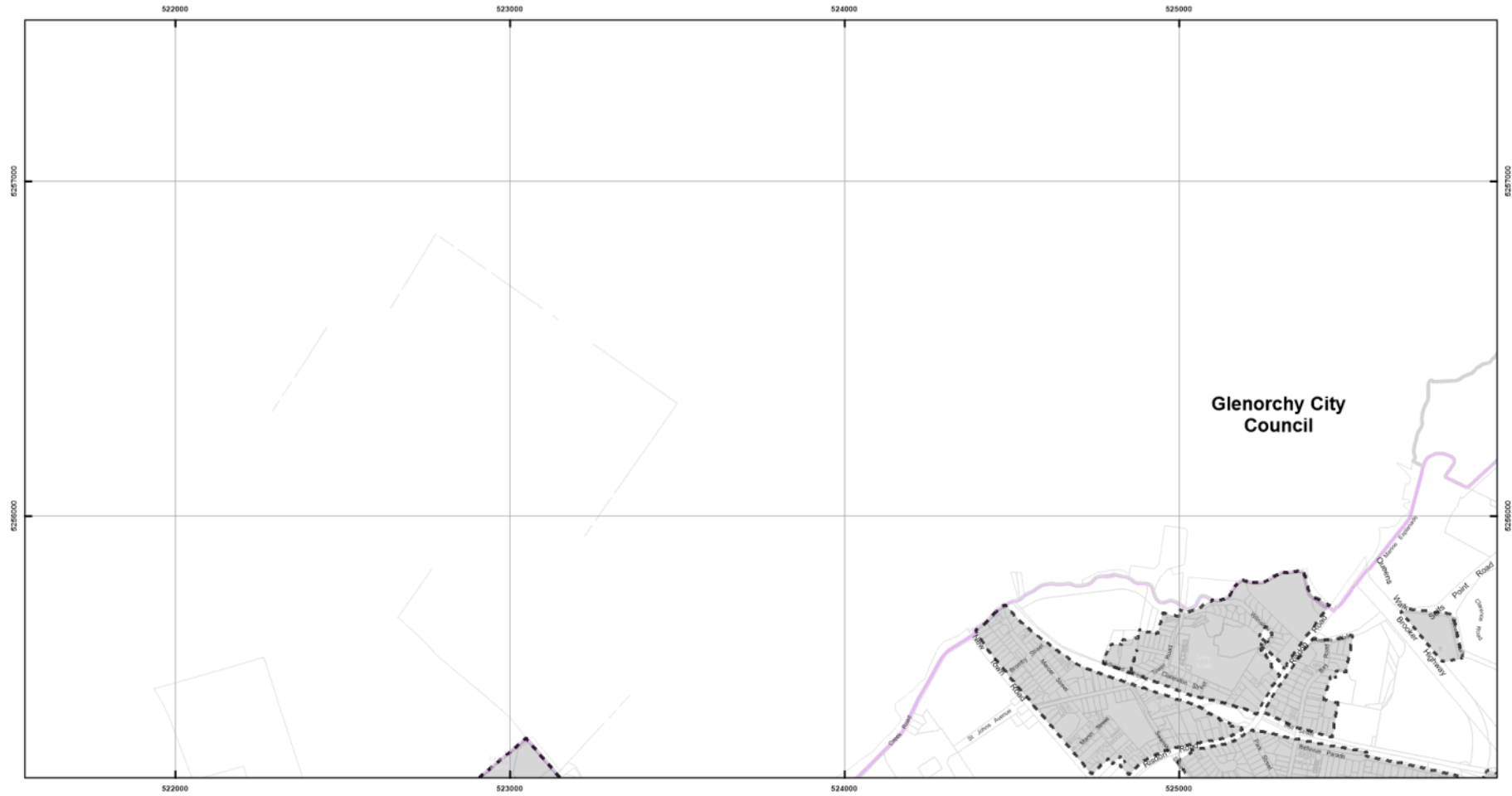
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

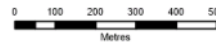


Legend

	Specific Area Plan		Property Parcels		LPS Boundary
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HOB-11.0 Specific Area Plan
Map 1 of 13

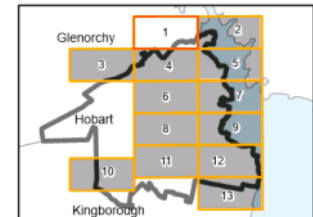


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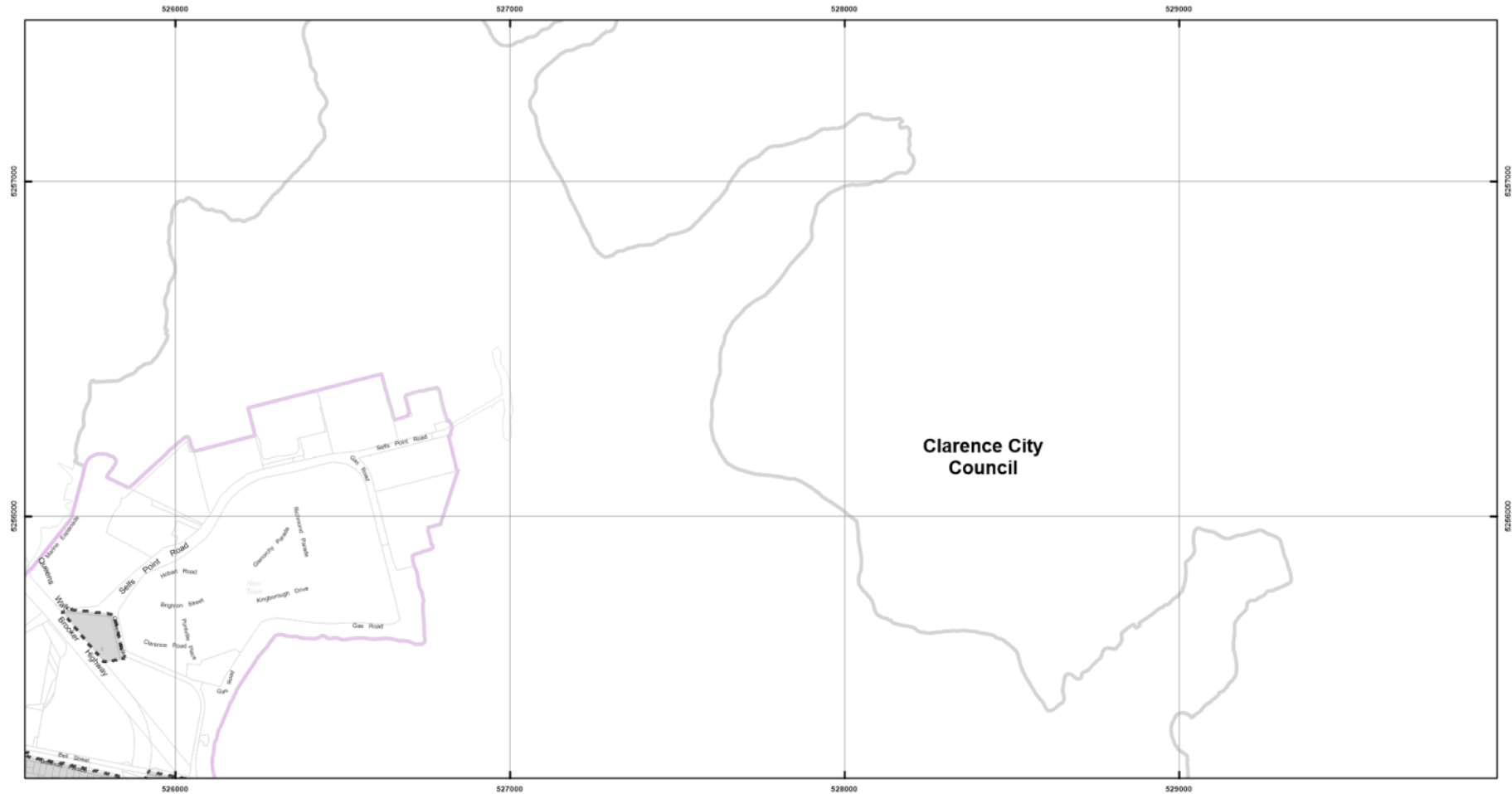
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

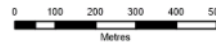


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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HOB-11.0 Specific Area Plan
Map 2 of 13

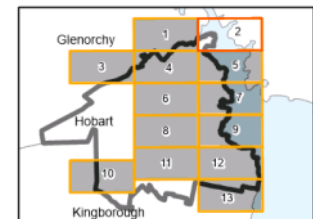


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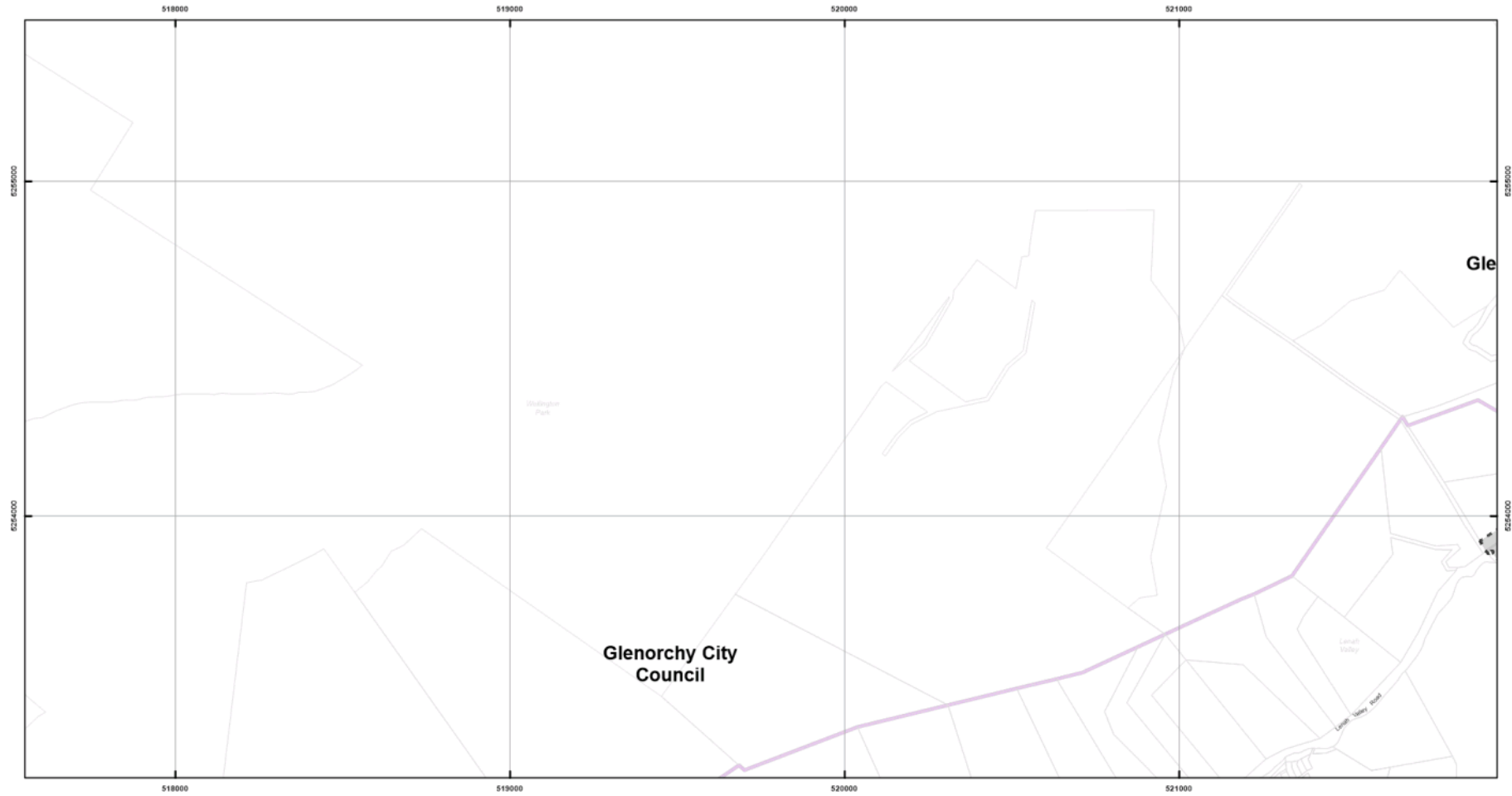
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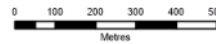


Legend

- Specific Area Plan
- Property Parcels
- LPS Boundary



HOB-11.0 Specific Area Plan
Map 3 of 13

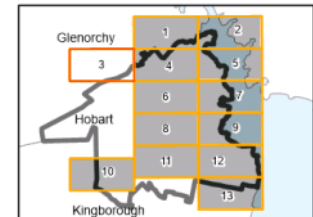


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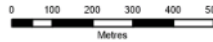
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



HOB-11.0 Specific Area Plan
Map 4 of 13

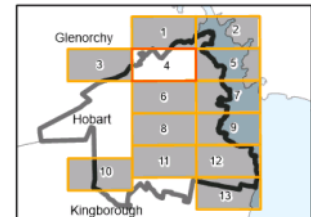


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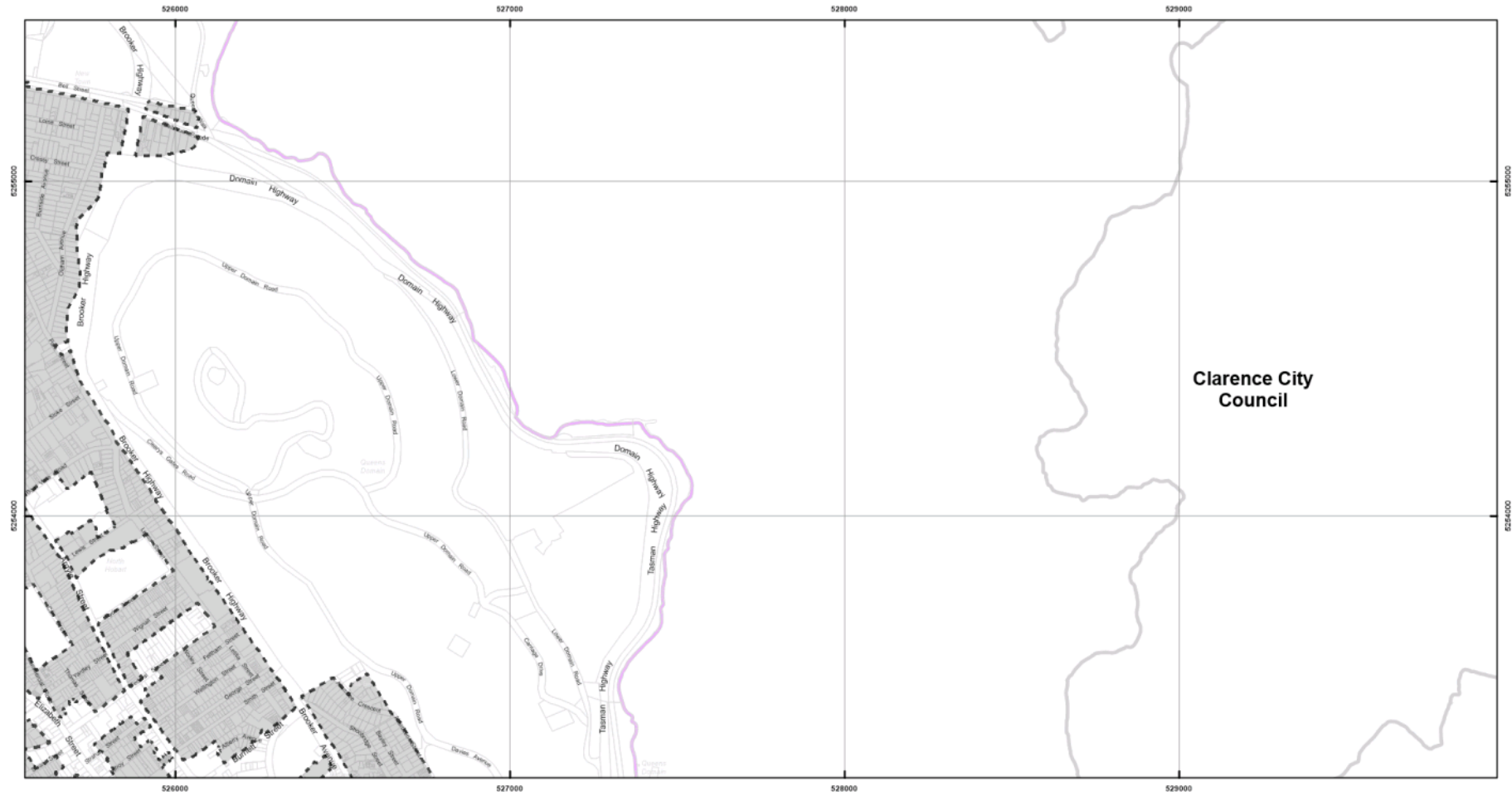
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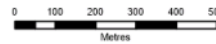
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



HOB-11.0 Specific Area Plan
Map 5 of 13

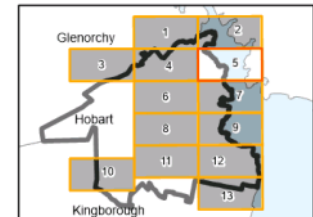


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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

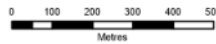


Legend

 Specific Area Plan
  Property Parcels
  LPS Boundary



**HOB-11.0 Specific Area Plan
Map 6 of 13**

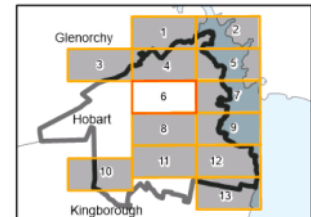


Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 14/01/2026

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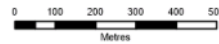
Print Date: 29/01/2026



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



HOB-11.0 Specific Area Plan
Map 7 of 13

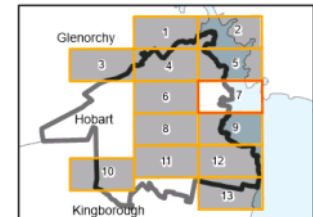


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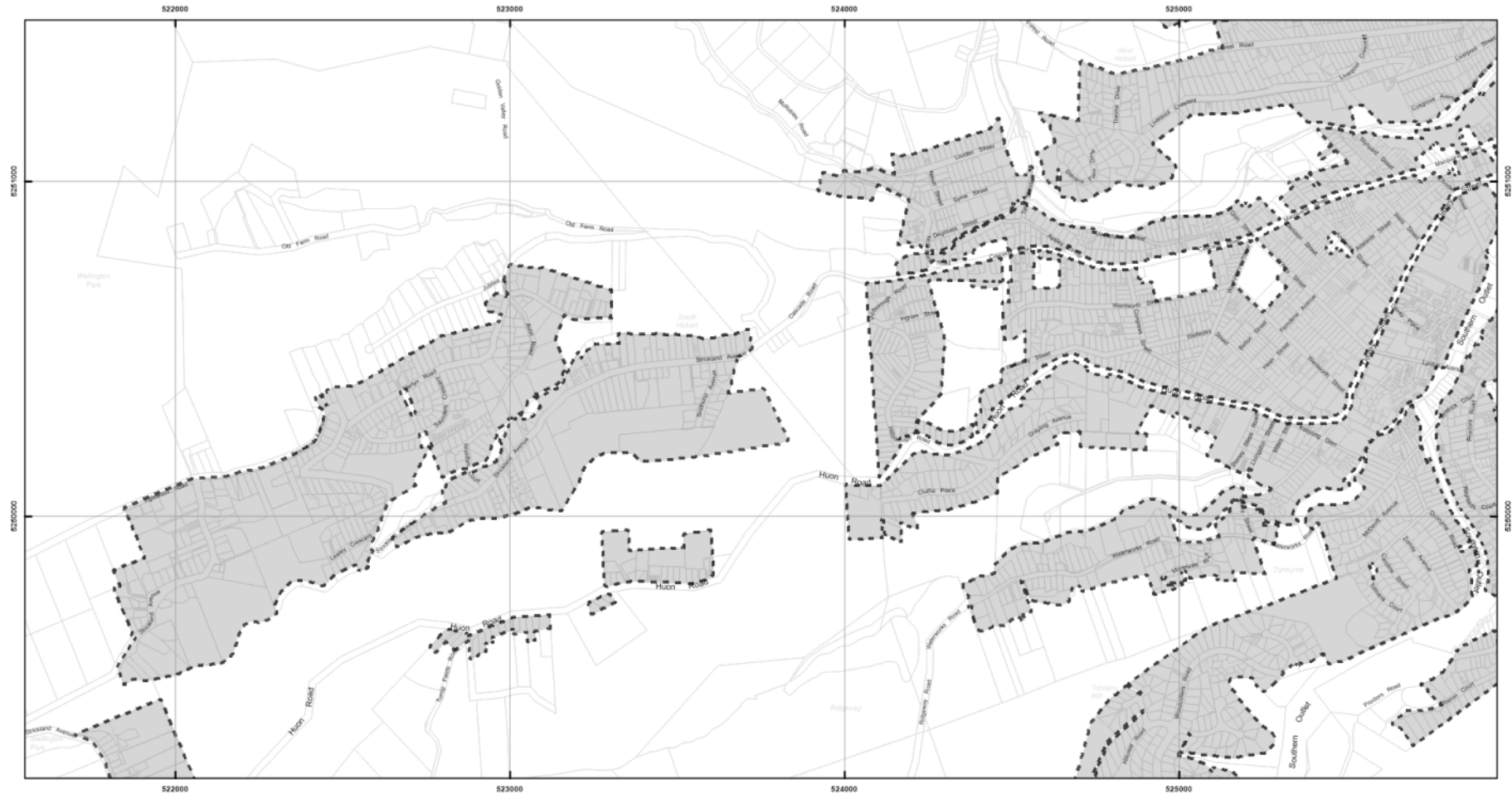
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

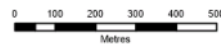


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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**HOB-11.0 Specific Area Plan
Map 8 of 13**

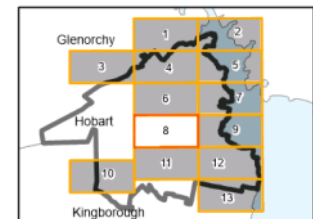


Coordinate System: GDA 94 MGA Zone 55

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

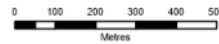


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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**HOB-11.0 Specific Area Plan
Map 9 of 13**

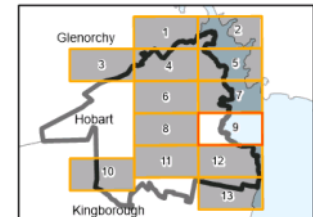


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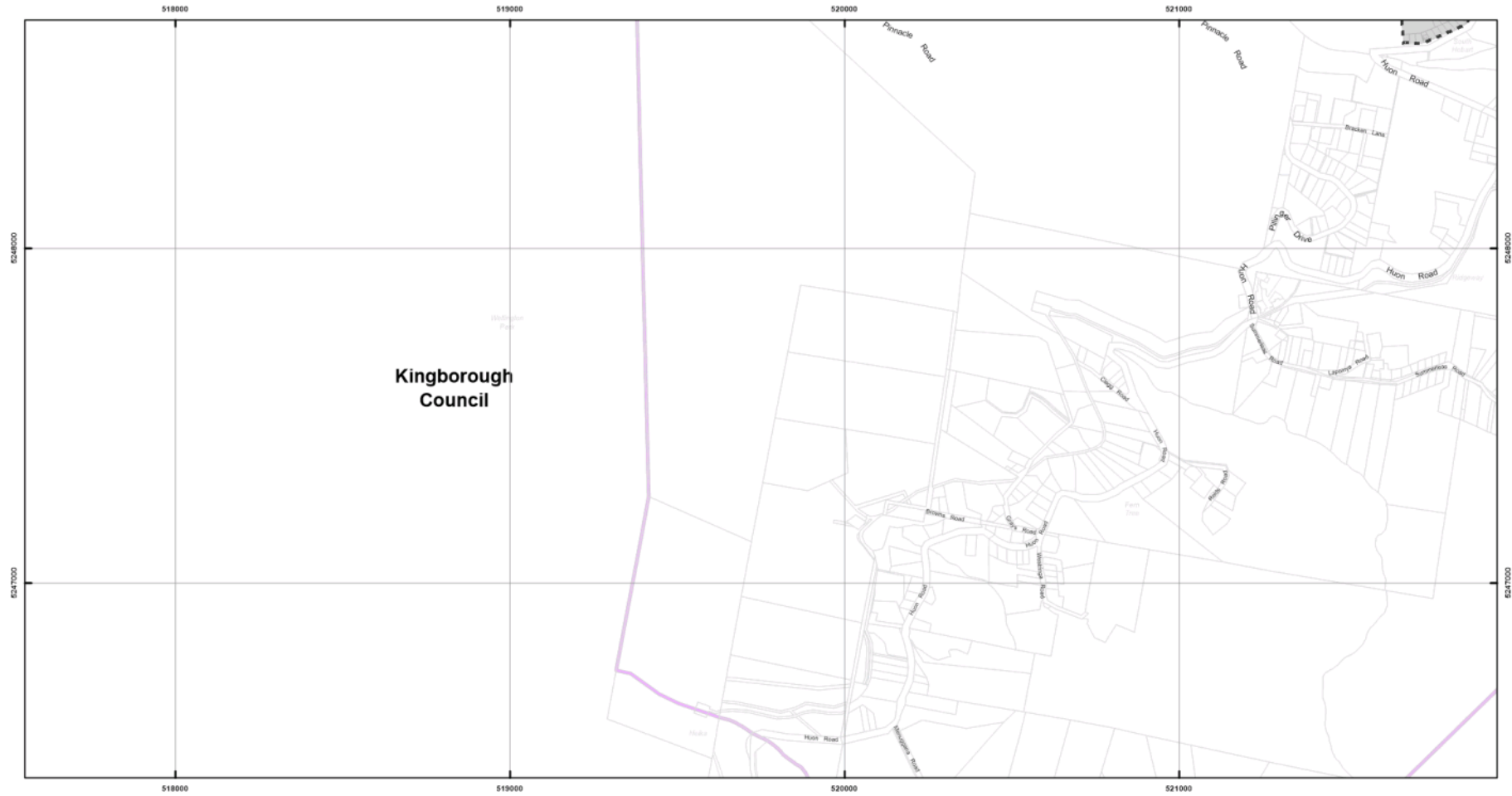
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

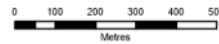


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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HOB-11.0 Specific Area Plan
Map 10 of 13

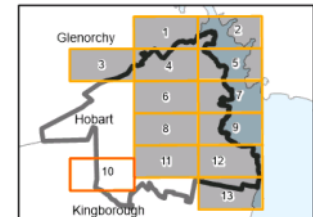


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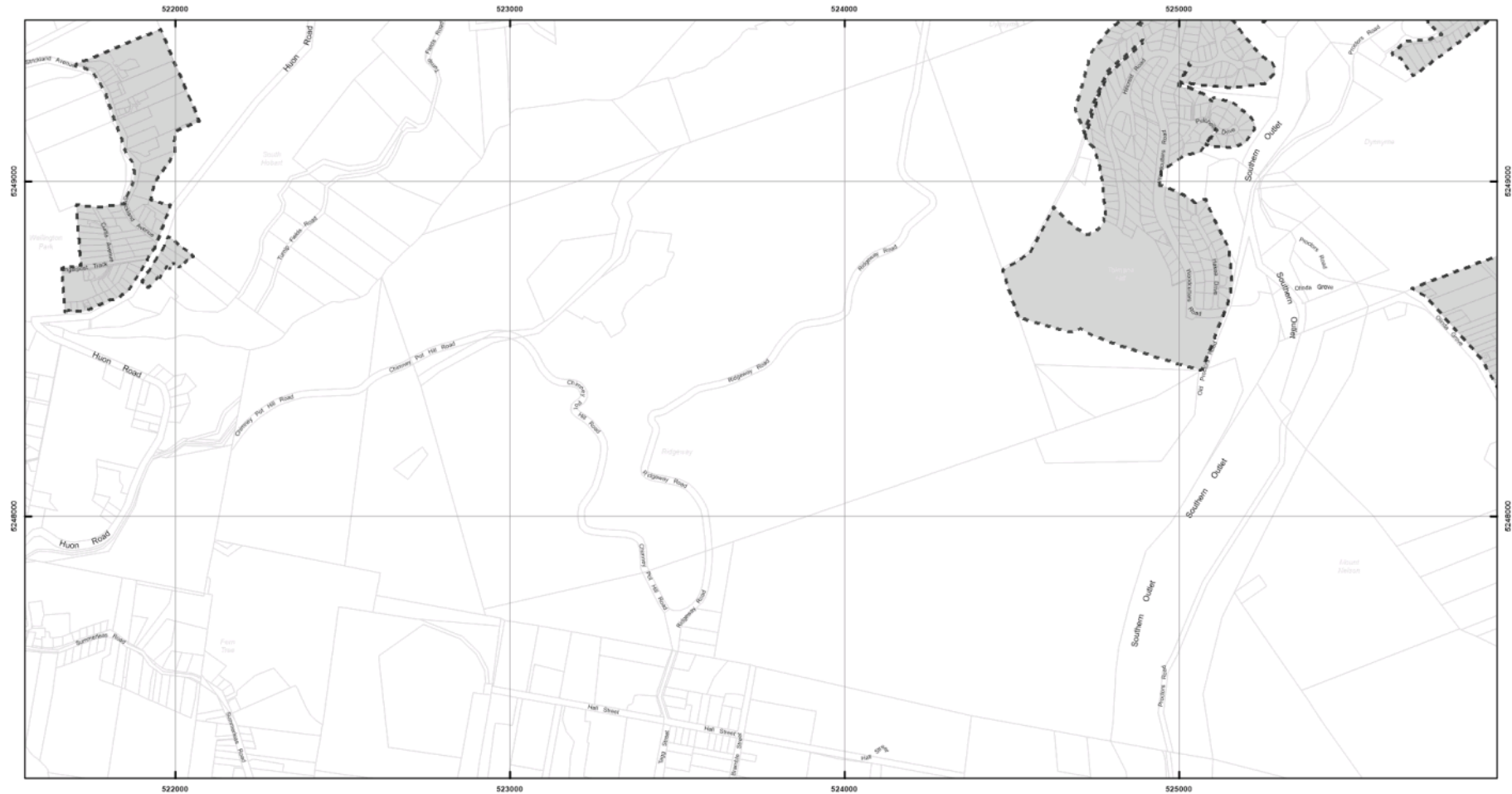
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

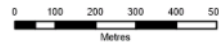


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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**HOB-11.0 Specific Area Plan
Map 11 of 13**

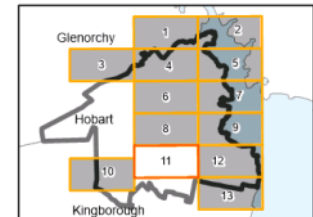


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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

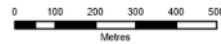


Legend

 Specific Area Plan
  Property Parcels
  LPS Boundary



**HOB-11.0 Specific Area Plan
Map 12 of 13**

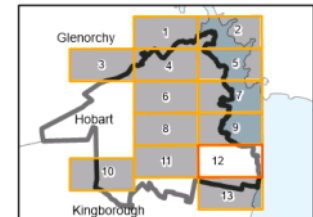


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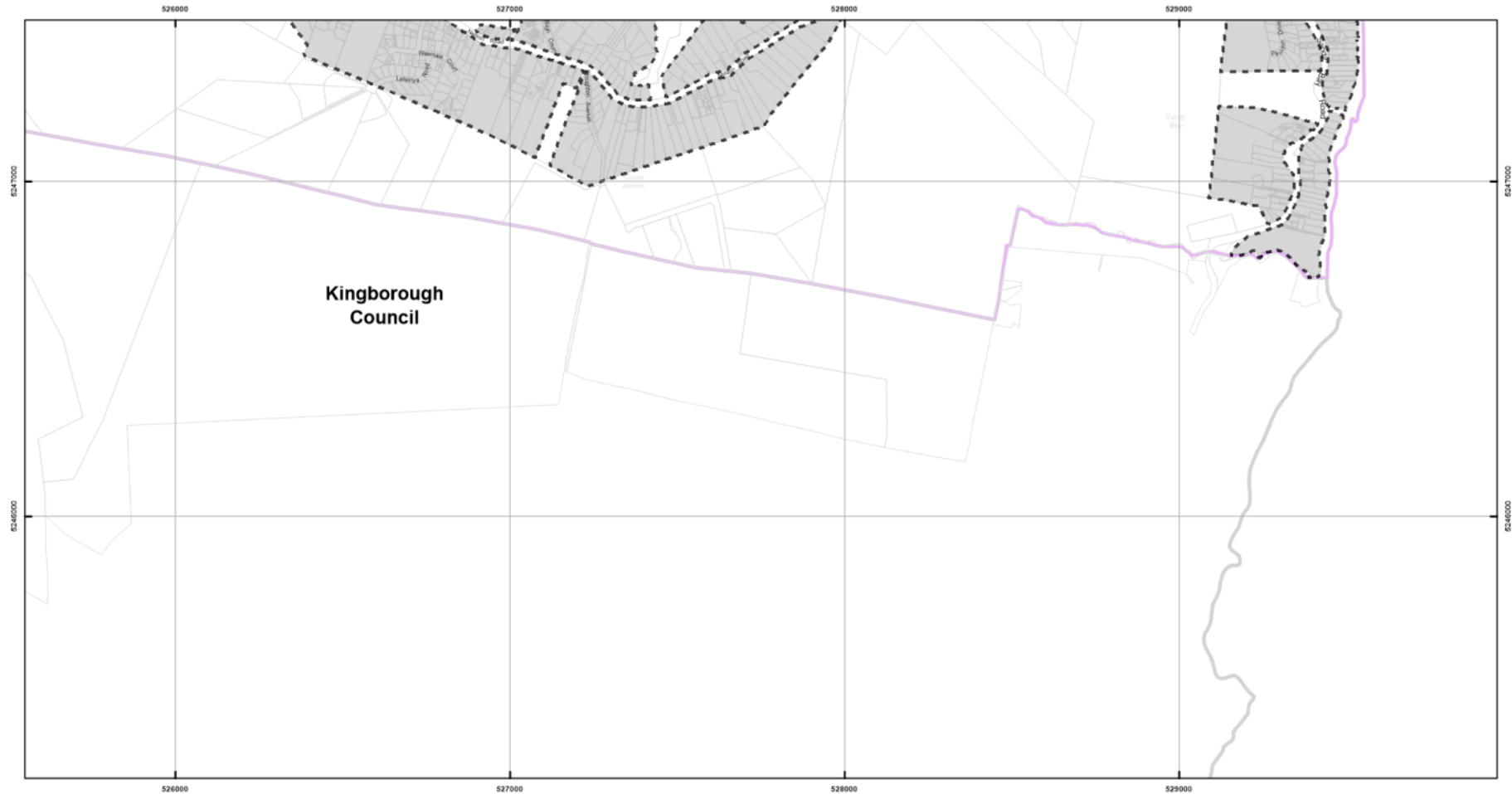
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

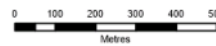


Legend

 Specific Area Plan	 Property Parcels	 LPS Boundary
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HOB-11.0 Specific Area Plan
Map 13 of 13

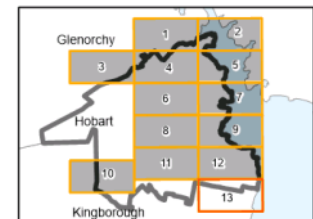


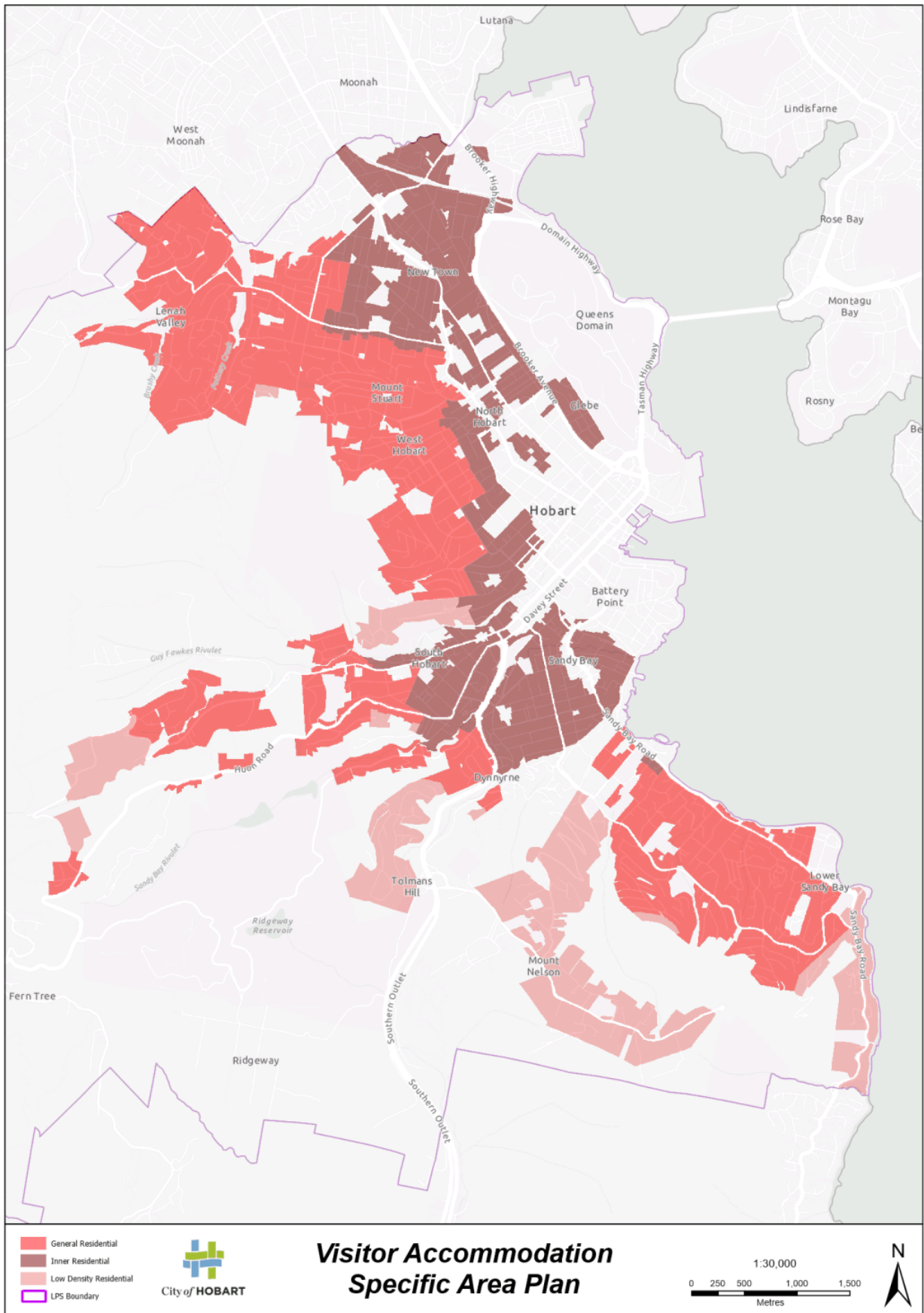
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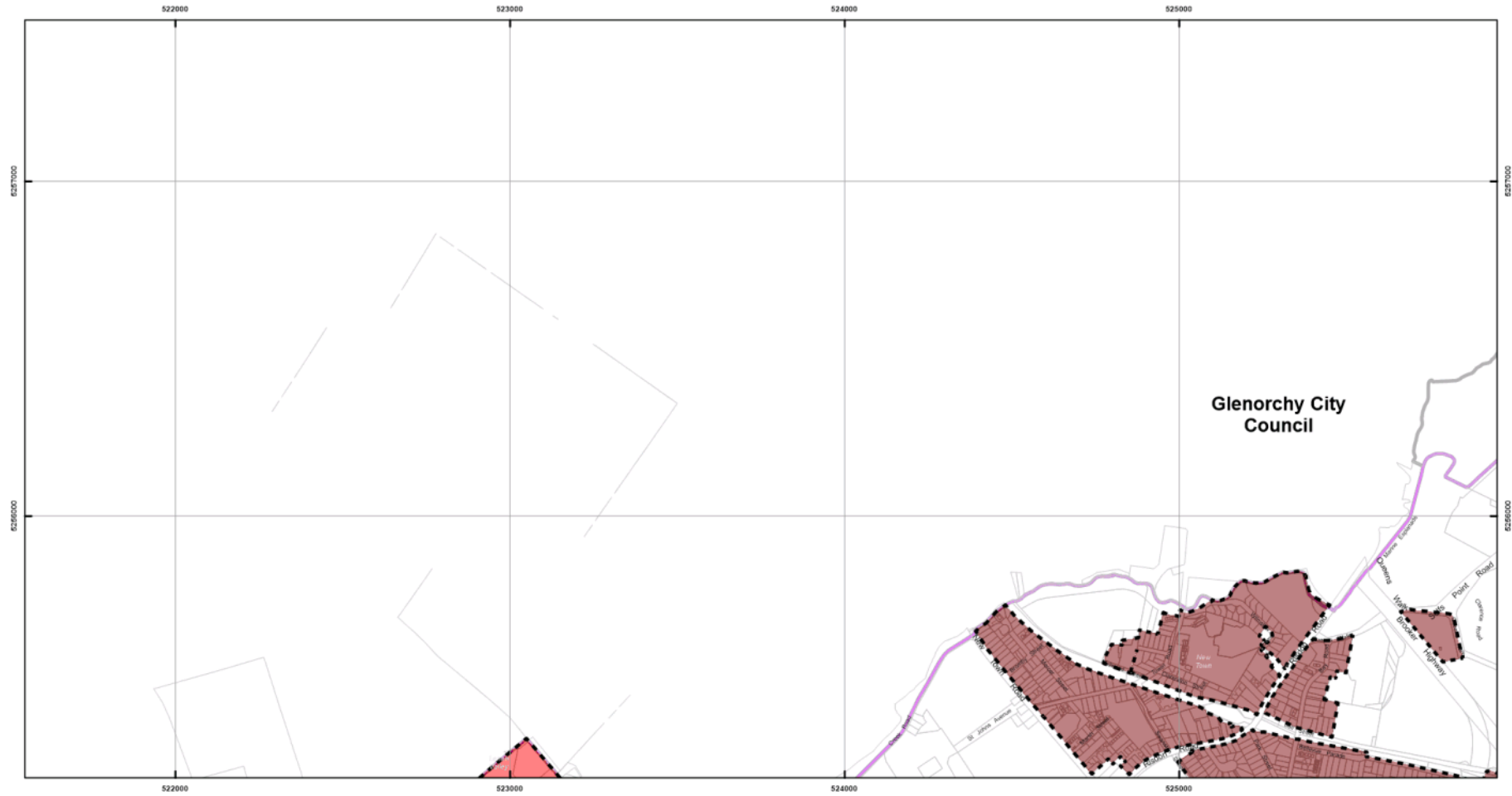
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

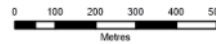


Legend

Specific Area Plan	Inner Residential	LPS Boundary
General Residential	Property Parcels	



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

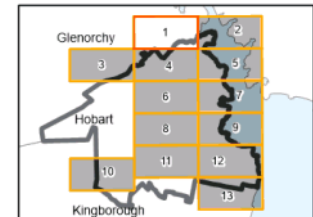


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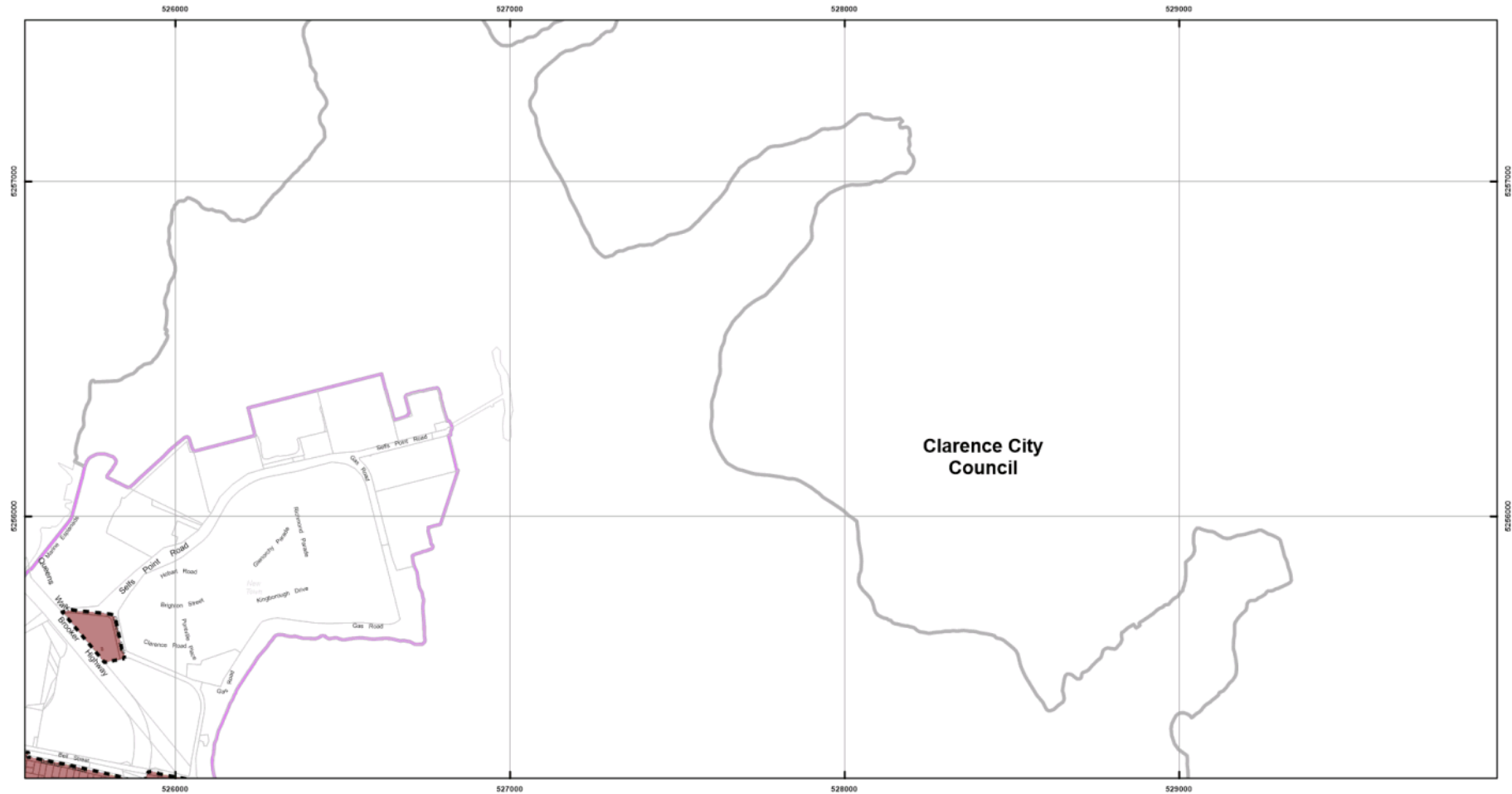
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

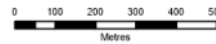


Legend

 Specific Area Plan	 Property Parcels
 Inner Residential	 LPS Boundary



HOB-11.0 Specific Area Plan
Map 2 of 13

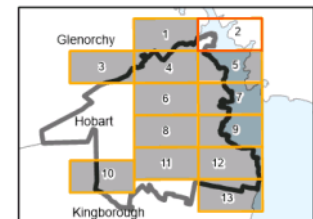


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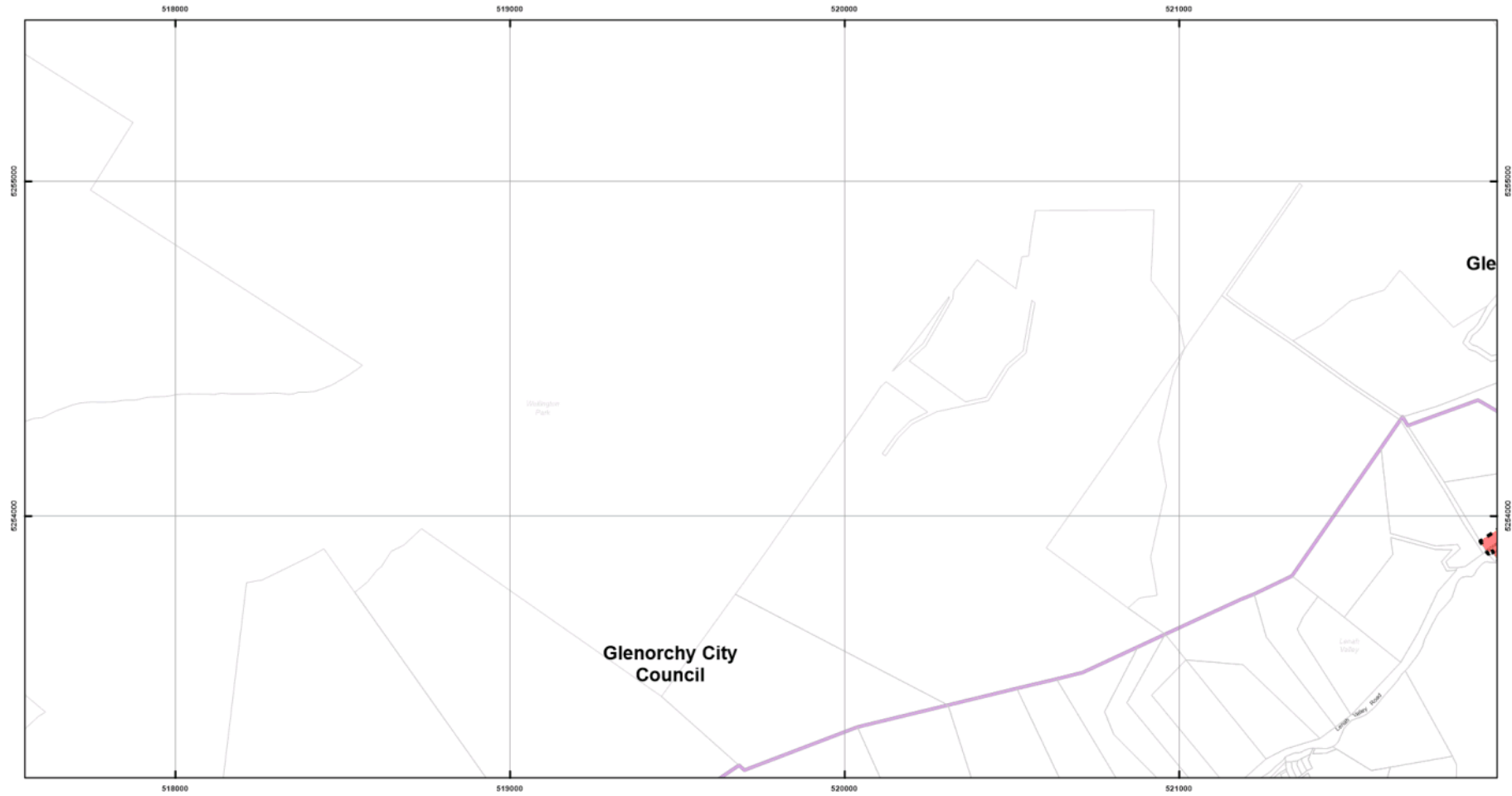
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

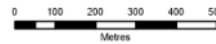


Legend

- Specific Area Plan
- Property Parcels
- General Residential
- LPS Boundary



HOB-11.0 Specific Area Plan
Map 3 of 13

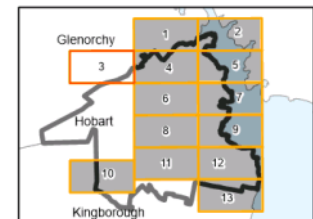


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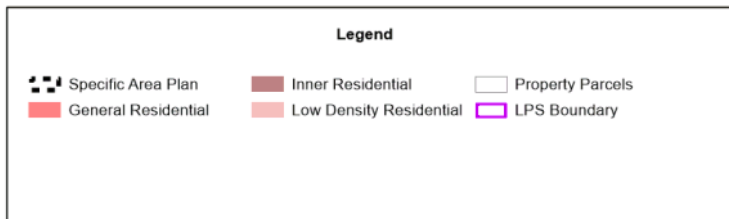
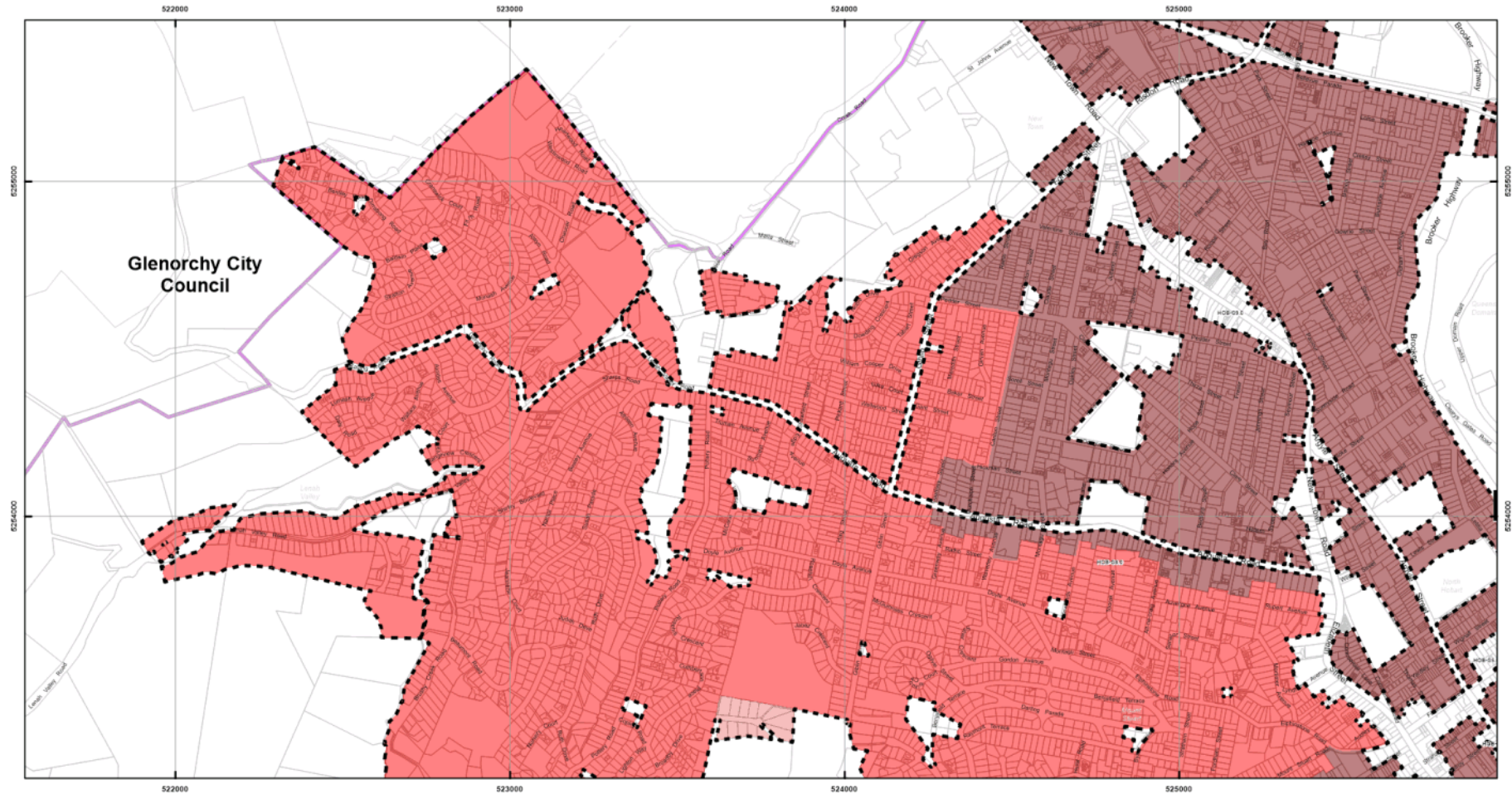
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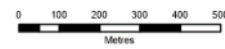
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan



HOB-11.0 Specific Area Plan
Map 4 of 13

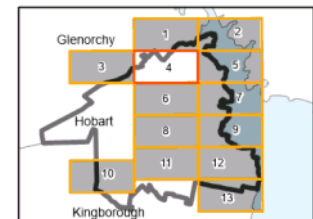


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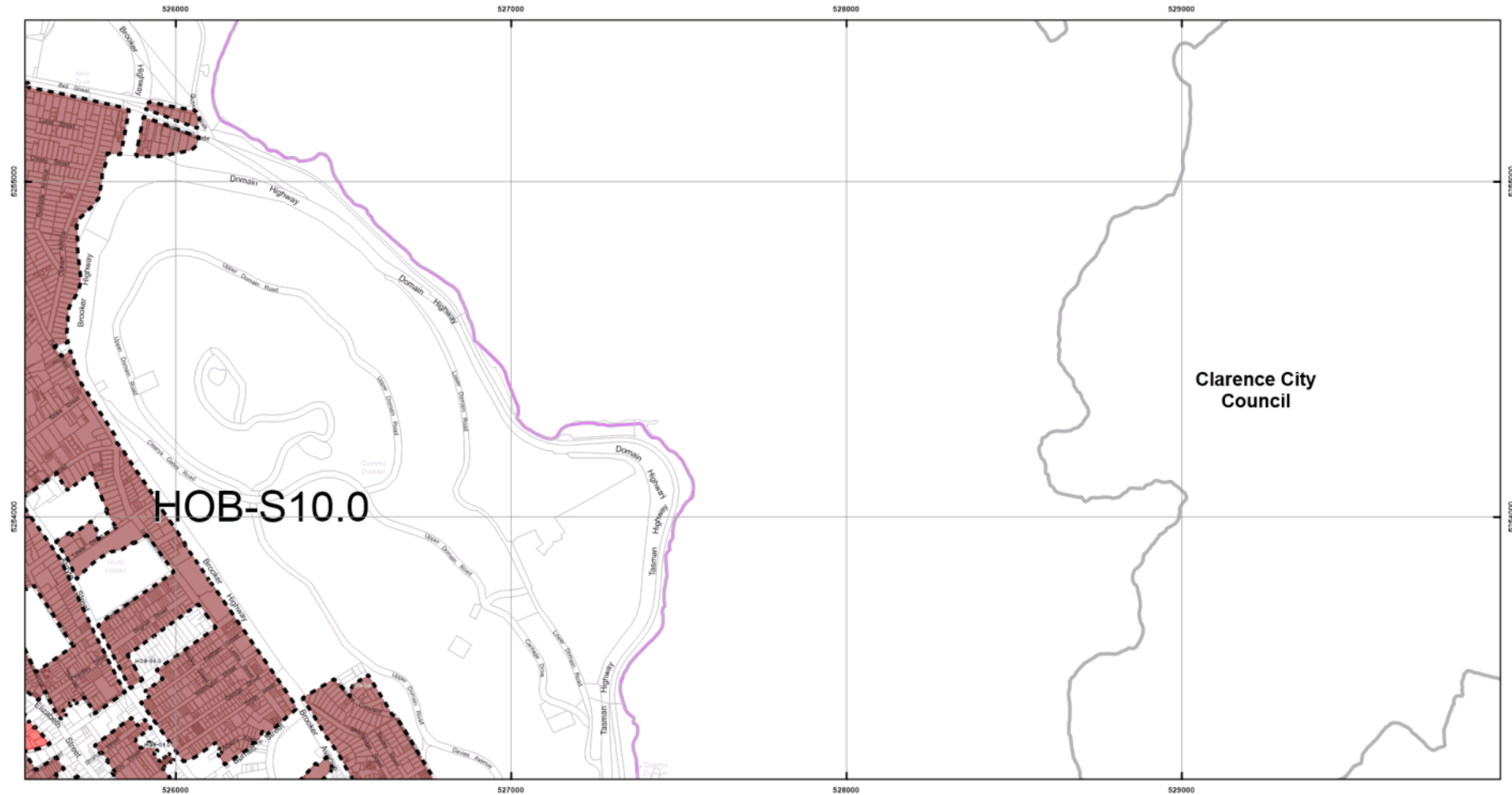
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

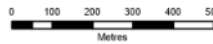


Legend

	Specific Area Plan		Inner Residential		LPS Boundary
	General Residential		Property Parcels		



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

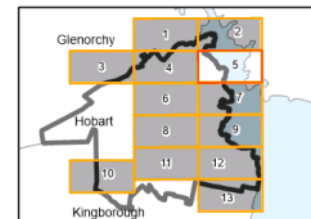


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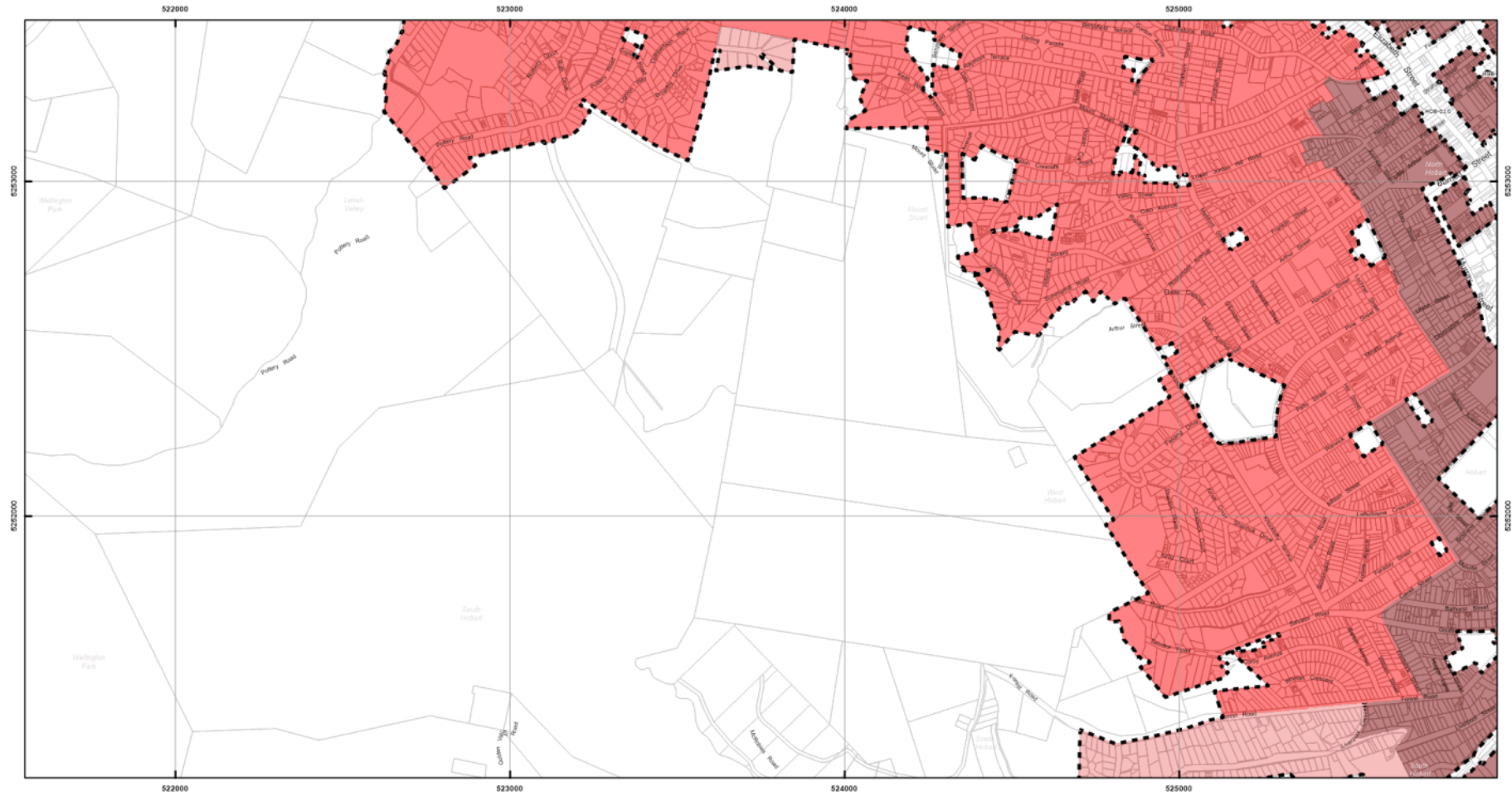
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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

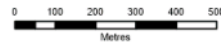


Legend

Specific Area Plan	Inner Residential	Property Parcels
General Residential	Low Density Residential	LPS Boundary



**HOB-11.0 Specific Area Plan
Map 6 of 13**

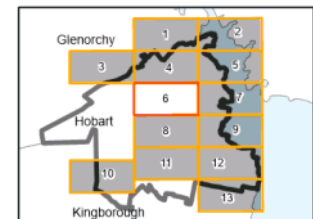


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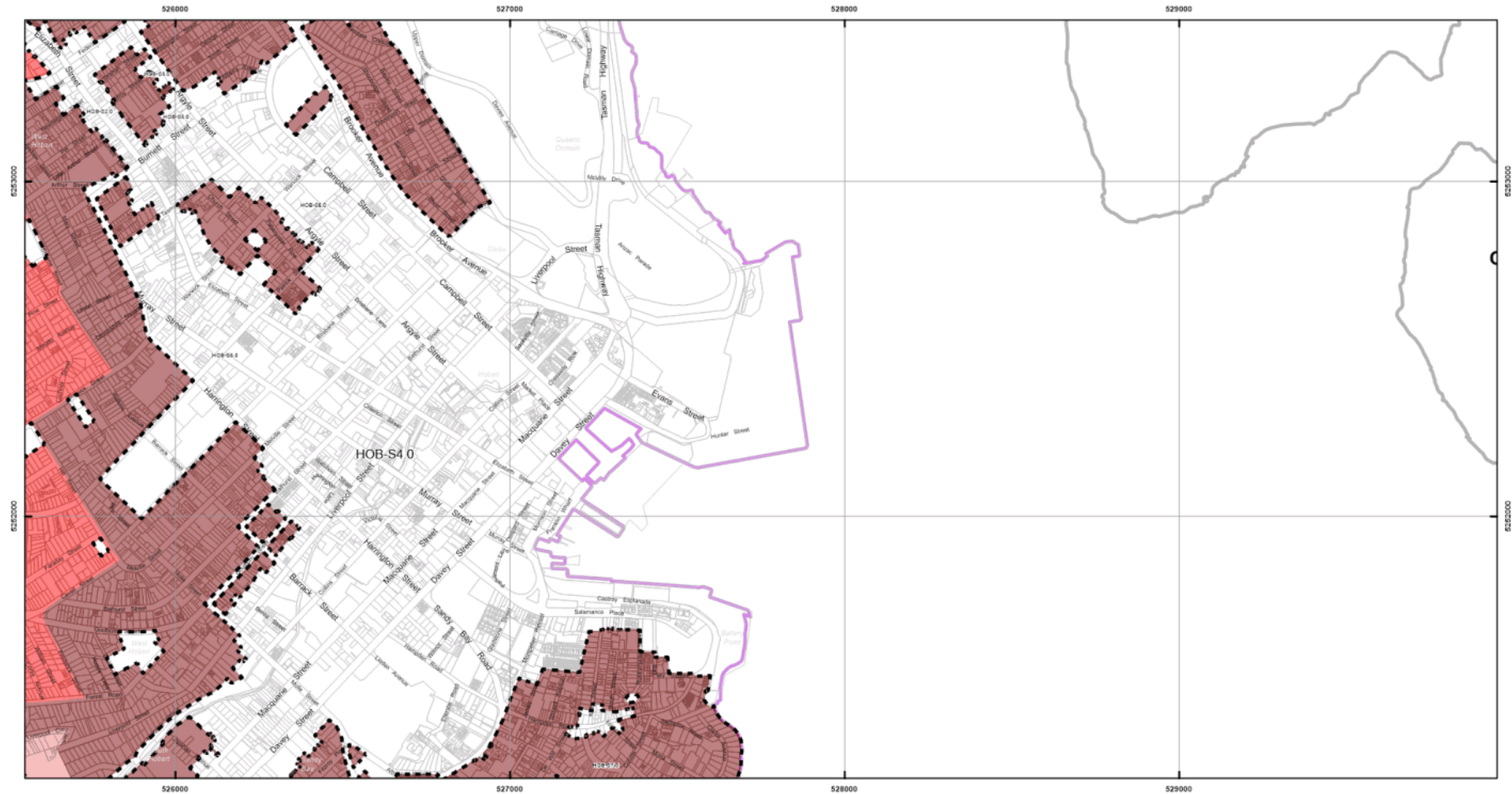
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**Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
 HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan**

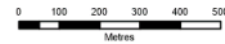


Legend

Specific Area Plan	Inner Residential	Property Parcels
General Residential	Low Density Residential	LPS Boundary



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

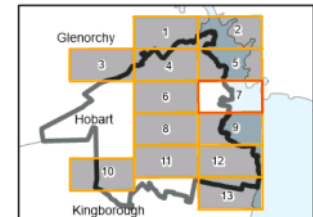


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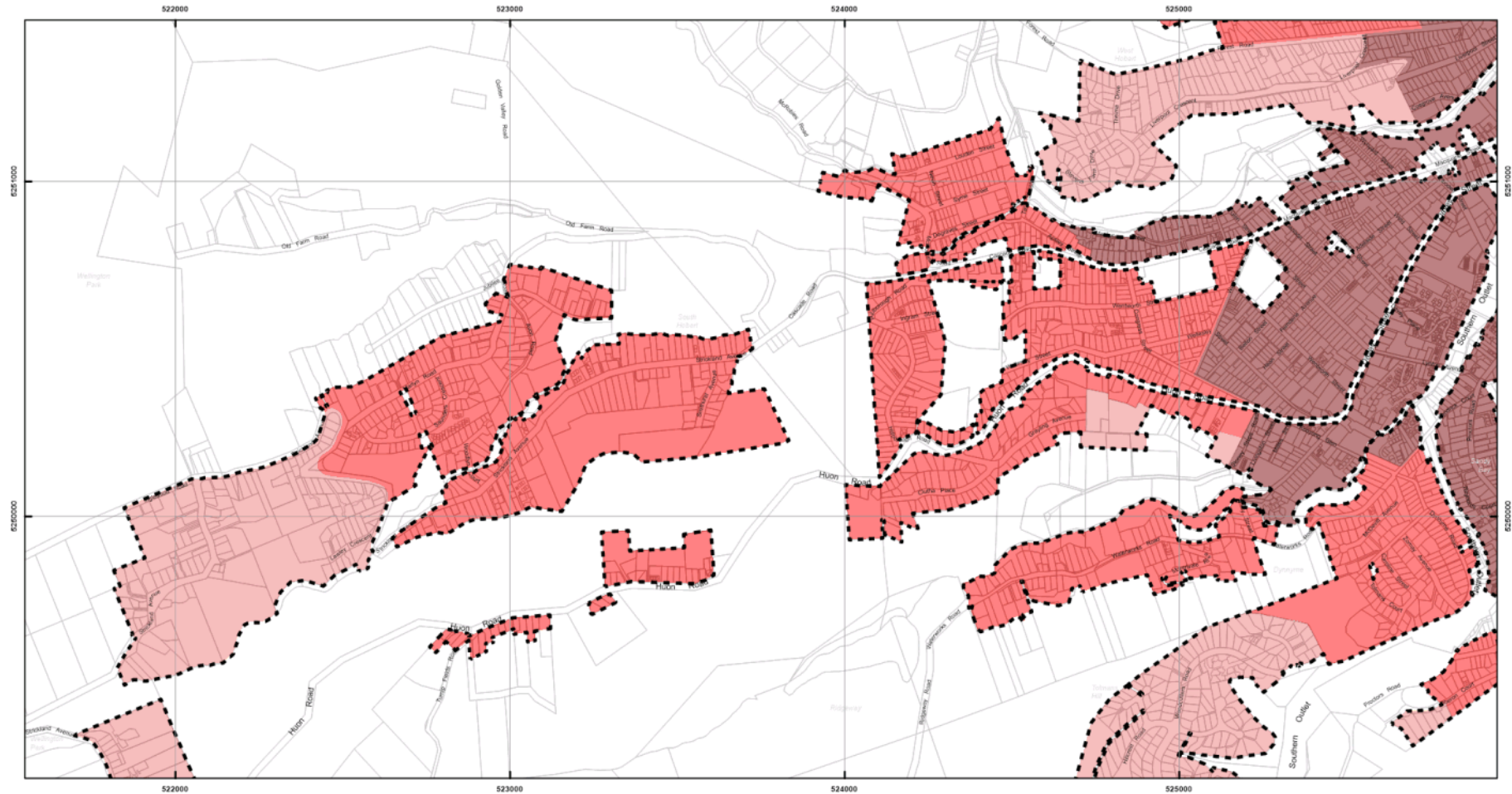
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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

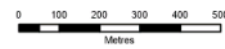


Legend

Specific Area Plan	Inner Residential	Property Parcels
General Residential	Low Density Residential	LPS Boundary



HOB-11.0 Specific Area Plan
Map 8 of 13

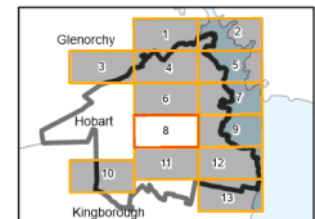


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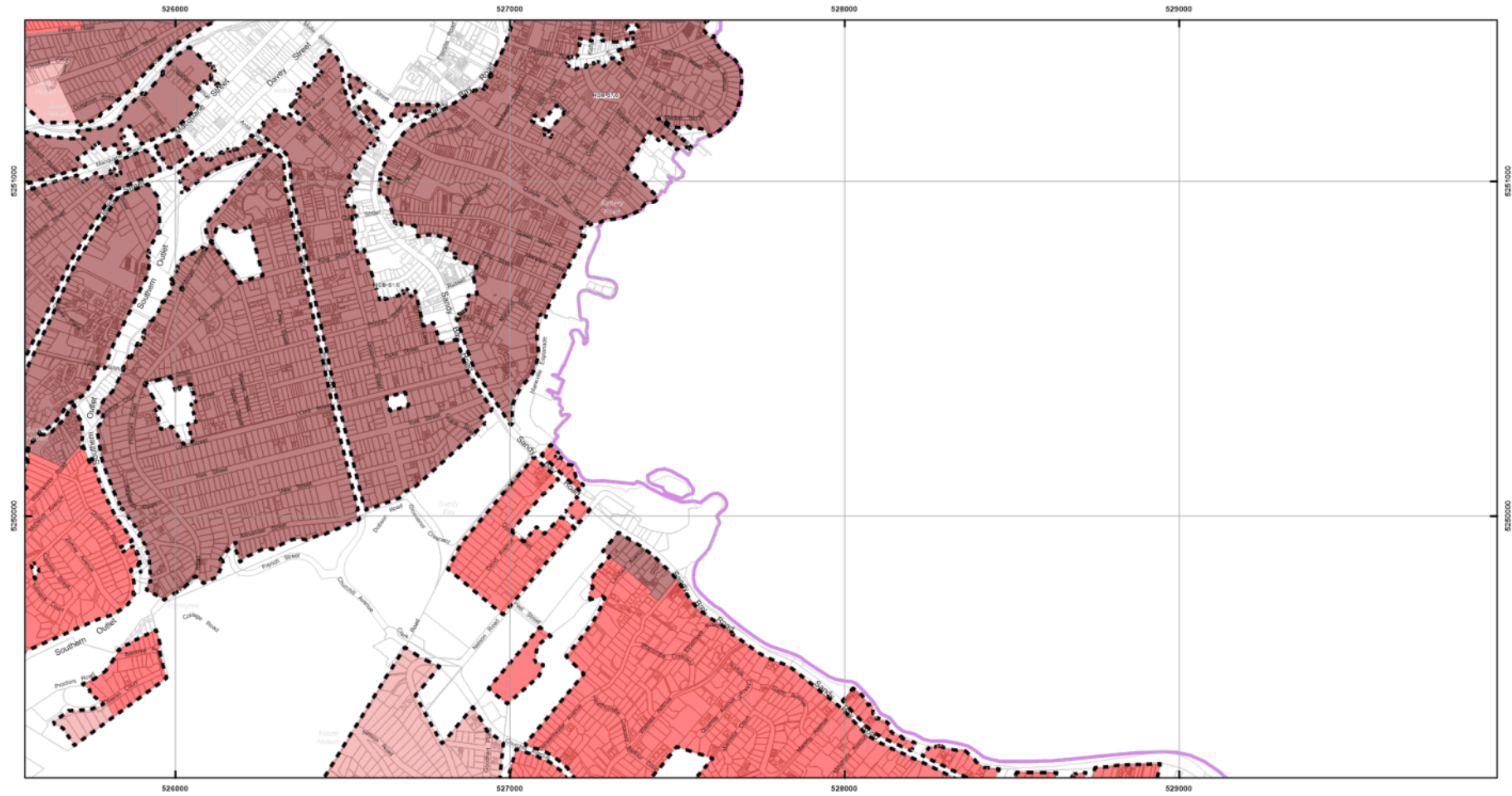
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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

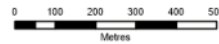


Legend

Specific Area Plan	Inner Residential	Property Parcels
General Residential	Low Density Residential	LPS Boundary



HOB-11.0 Specific Area Plan
Map 9 of 13

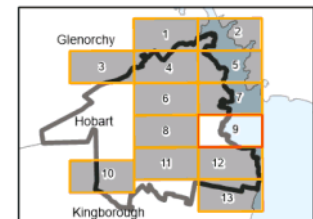


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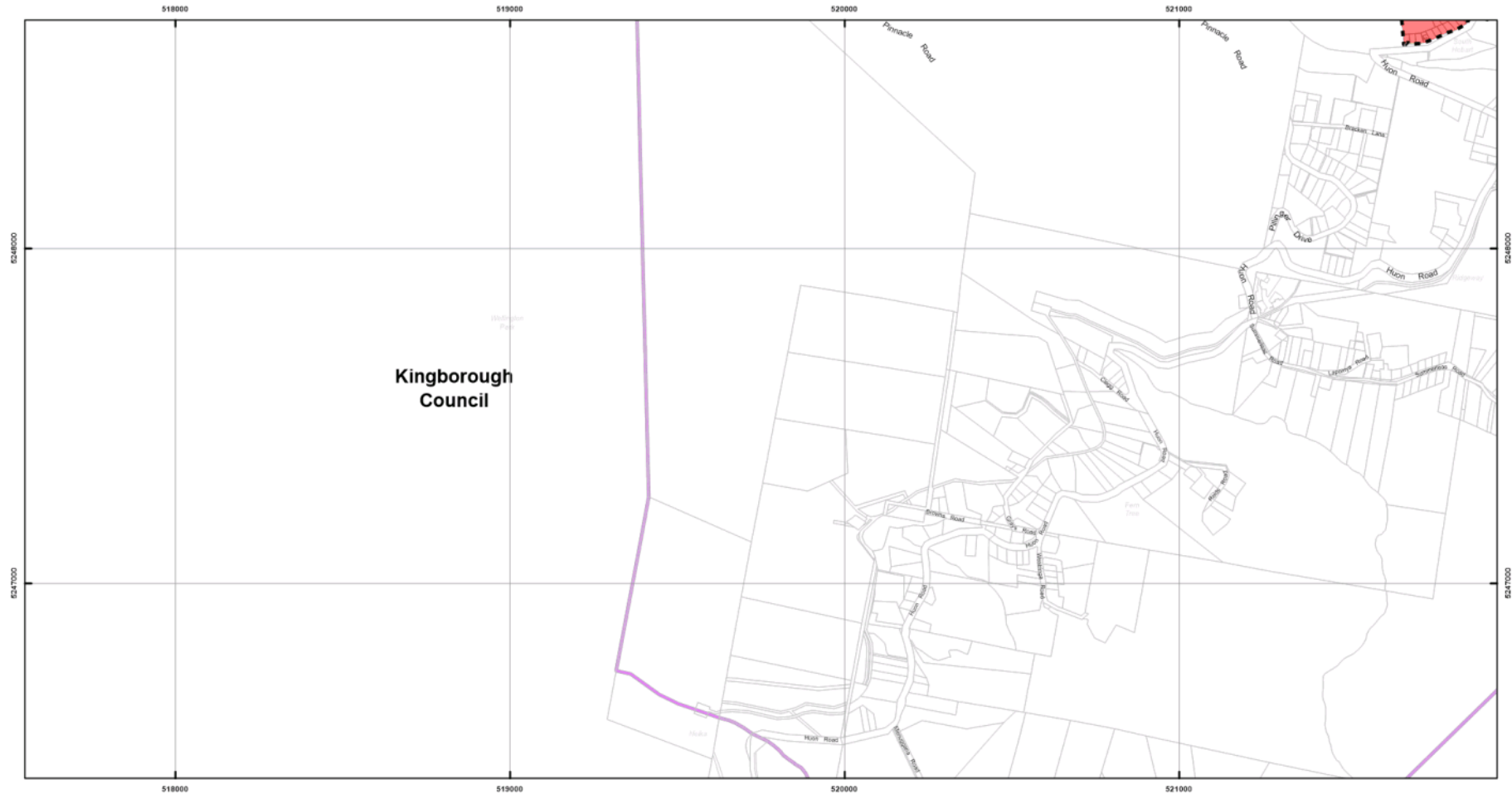
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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

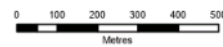


Legend

- Specific Area Plan
- General Residential
- Property Parcels
- LPS Boundary



HOB-11.0 Specific Area Plan
Map 10 of 13

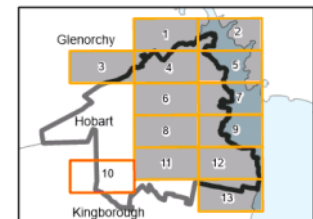


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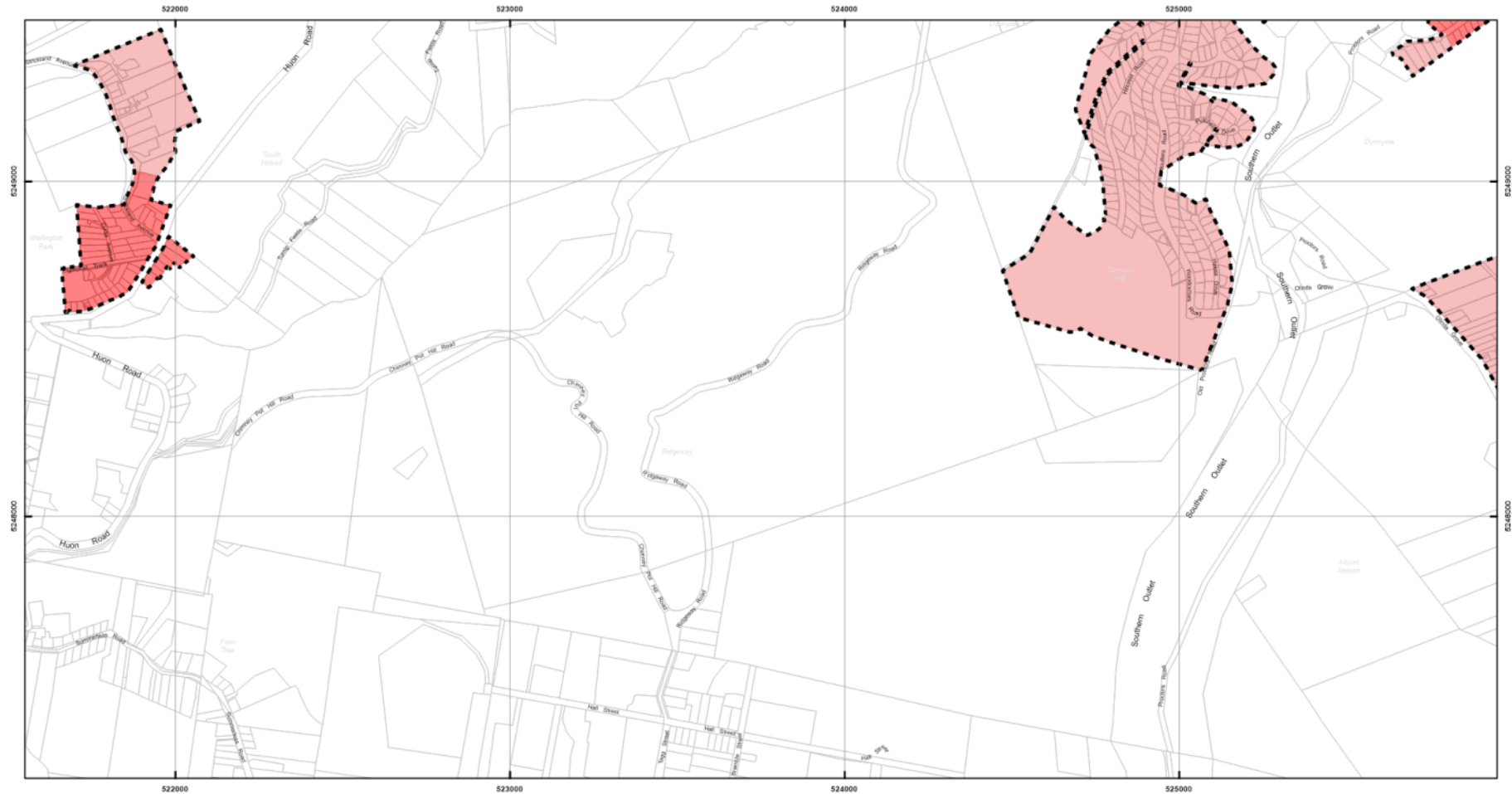
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HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

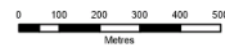


Legend

Specific Area Plan	Low Density Residential	LPS Boundary
General Residential	Property Parcels	



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

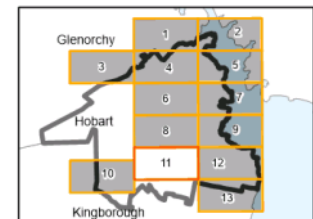


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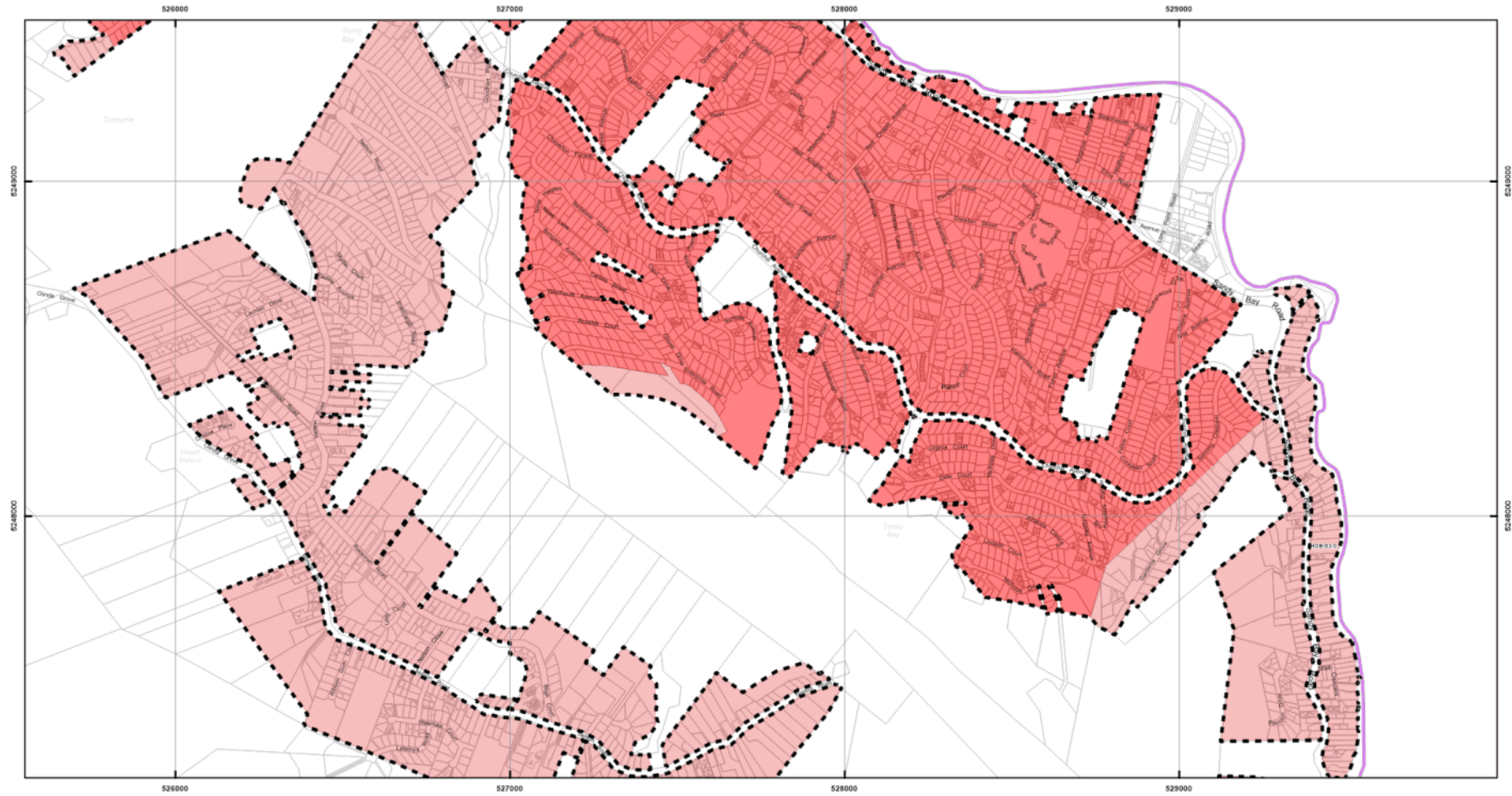
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Tasmanian Planning Scheme - Zones - Hobart Local Provisions Schedule
HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan

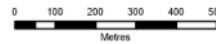


Legend

 Specific Area Plan	 Low Density Residential	 LPS Boundary
 General Residential	 Property Parcels	



HOB-11.0 Specific Area Plan
Map 12 of 13

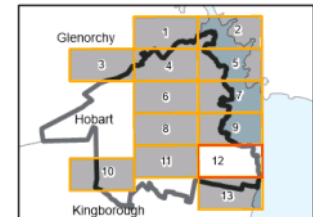


Coordinate System: GDA 94 MGA Zone 55

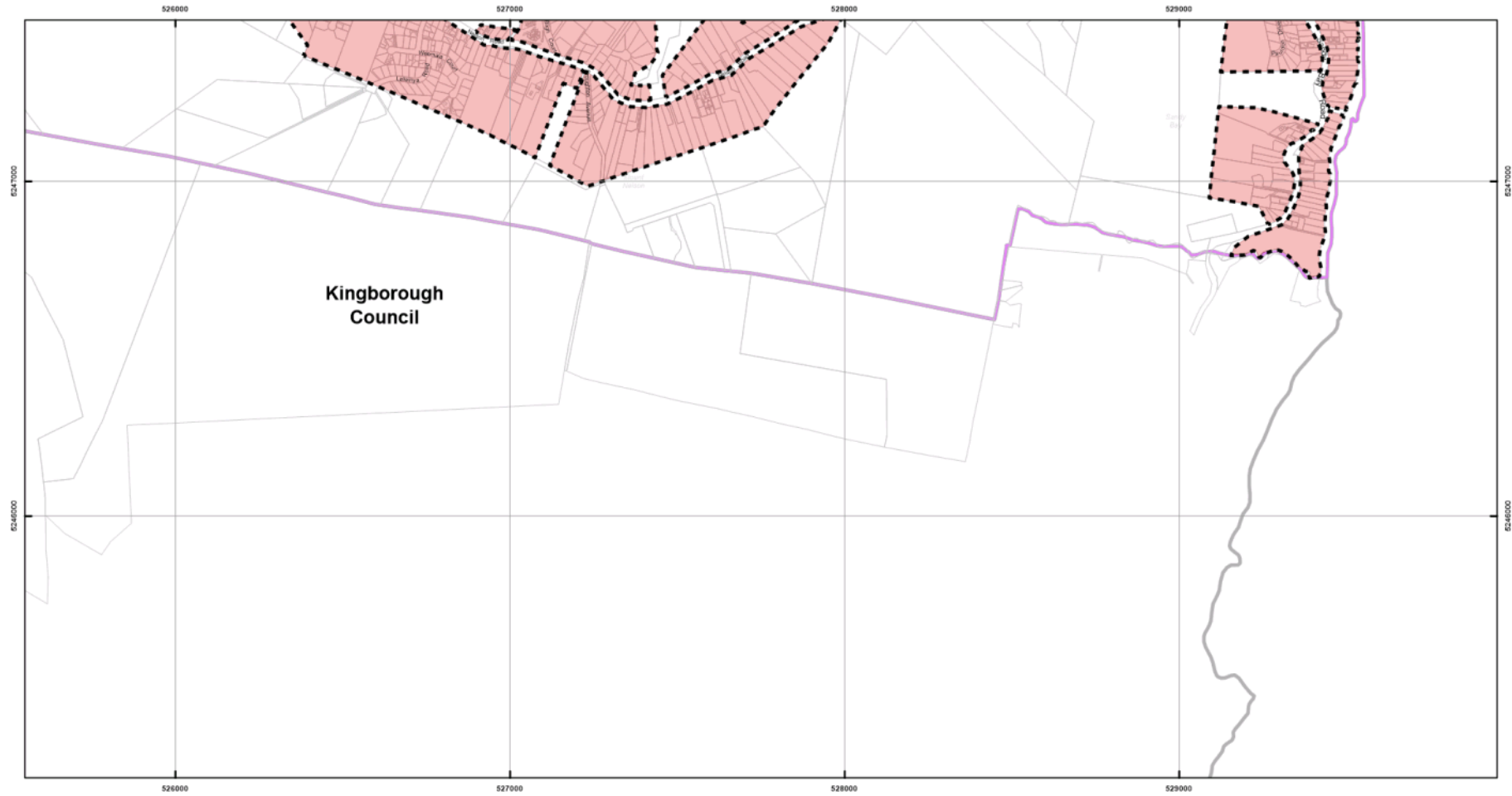
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 14/01/2026

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

Print Date: 16/01/2026



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

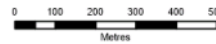


Legend

- Specific Area Plan
- Low Density Residential
- Property Parcels
- LPS Boundary



HOB-11.0 Specific Area Plan
Map 13 of 13

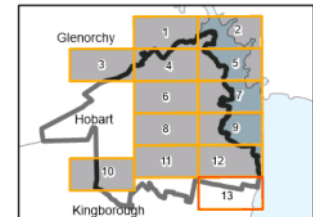


Coordinate System: GDA 94 MGA Zone 55

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: 16/01/2026





City of **HOBART**

INSTRUMENT OF CERTIFICATION

DRAFT AMENDMENT PSA-25-3 TO THE *TASMANIAN PLANNING SCHEME - HOBART*

The Hobart City Council resolved at its planning authority committee meeting on the 10 June 2026 that PSA-25-3 meets the requirements of the *Land Use Planning and Approvals Act 1993* and accordingly the draft amendment PSA-25-3 to the *Tasmanian Planning Scheme - Hobart* to insert a new SAP, HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan, into the *Hobart Local Provisions Schedule* is certified.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS criteria specified in Section 34 of the *Land Use Planning and Approvals Act 1993*; and
- in accordance with Section 40F (2) of the *Land Use Planning and Approvals Act 1993* certifies that the draft amendment meets those requirements.

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

Michael Stretton

Chief Executive Officer

Date:

8.2 Delegated Decision Report (Planning)
File Ref: F26/28715

Report of the Director Strategic and Regulatory Services of 4 June 2026
and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 11 May 2026 to 29 May 2026.

RECOMMENDATION

That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 4 June 2026
File Reference: F26/28715

Attachment A: Delegated Decision Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0590	Front Fencing	44 KELLY ST BATTERY POINT TAS 7004	\$5,000.00	Approved	18/05/2026
2	PLN-HOB-2025-0619	Partial Demolition, Alterations and Extension	79 MOUNT STUART RD MOUNT STUART TAS 7000	\$500,000.00	Approved	12/05/2026
3	PLN-HOB-2026-0027	Alterations and New Outbuilding (Carport)	28B LALWINYA RD MOUNT NELSON TAS 7007	\$200,000.00	Approved	18/05/2026
4	PLN-HOB-2026-0070	Partial Demolition, Alterations and Extension	86 SWANSTON ST NEW TOWN TAS 7008	\$50,000.00	Approved	13/05/2026
5	PLN-HOB-2026-0071	Partial Demolition, Alterations and Extension	35 QUAYLE ST SANDY BAY TAS 7005	\$120,000.00	Approved	14/05/2026
6	PLN-HOB-2026-0073	Partial Demolition, Alterations and Extension	34 BEDDOME ST SANDY BAY TAS 7005	\$200,000.00	Approved	27/05/2026
7	PLN-HOB-2026-0087	New Outbuilding (Carport) and Retaining Wall	78 ALEXANDER ST SANDY BAY TAS 7005	\$60,000.00	Approved	14/05/2026
8	PLN-HOB-2026-0092	Partial Demolition, Alterations, Extension and New Outbuilding (Carport)	50 MAWHERA AV SANDY BAY TAS 7005	\$350,000.00	Approved	27/05/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
9	PLN-HOB-2026-0103	Alterations (Patio), New Outbuilding (Shed), Retaining Walls, and Alterations to Parking and Access	610A NELSON RD MOUNT NELSON TAS 7007	\$100,000.00	Approved	12/05/2026
10	PLN-HOB-2026-0131	Alterations (Awning)	1 LANSDOWNE CR WEST HOBART TAS 7000	\$19,755.00	Approved	20/05/2026
11	PLN-HOB-2026-0146	Front Fencing	37 MORTIMER AV MOUNT STUART TAS 7000	\$19,117.00	Approved	12/05/2026
12	PLN-HOB-2026-0155	Change of Use to Business and Professional Services and Signage	230-234 MURRAY ST HOBART TAS 7000	\$4,000.00	Approved	13/05/2026
13	PLN-HOB-2026-0158	Partial Demolition, Alterations, Extension and Swimming Pool	21 PAULDON DR SANDY BAY TAS 7005	\$299,998.00	Approved	15/05/2026
14	PLN-HOB-2026-0161	Partial Demolition and Alterations	5 ABERDEEN ST GLEBE TAS 7000	\$20,000.00	Approved	20/05/2026
15	PLN-HOB-2026-0165	Alterations (Solar Panels)	109 YORK ST SANDY BAY TAS 7005	\$5,000.00	Approved	13/05/2026
16	PLN-HOB-2026-0168	Partial Demolition and Alterations	14 GARTH AV SANDY BAY TAS 7005	\$50,000.00	Approved	13/05/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
17	PLN-HOB-2026-0208	Minor Boundary Adjustment	116-138 CAMPBELL ST HOBART TAS 7000	\$0.00	Approved	27/05/2026
18	PLN-HOB-2026-0224	Demolition	24 WILLOWDENE AV SANDY BAY TAS 7005	\$250,000.00	Approved	27/05/2026
19	PLN-HOB-2026-0243	Upgrade and Expansion of Selfs Point Sewage Treatment Plant	10 SELFS POINT RD NEW TOWN TAS 7008	\$0.00	Approved	20/05/2026

8.3 Planning - Advertised Applications Report
File Ref: F26/28775

Report of the Director Strategic and Regulatory Services of 4 June 2026
and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 11 May 2026 to 29 May 2026.


RECOMMENDATION

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 4 June 2026
File Reference: F26/28775

Attachment A: Planning - Advertised Applications Report ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0072	Change of Use to Visitor Accommodation	11 COSGROVE AV SOUTH HOBART TAS 7004	\$0.00	1/07/2026	Director	29/05/2026	15/06/2026
2	CVO-HOB-2026-0023	Change of Use to Visitor Accommodation	12 UNION ST WEST HOBART TAS 7000	\$0.00	29/06/2026	Director	28/05/2026	12/06/2026
3	CVO-HOB-2026-0027	Change of Use to Visitor Accommodation	UNIT 102 62 PATRICK ST HOBART TAS 7000	\$0.00	11/06/2026	Director	14/05/2026	28/05/2026
4	PLN-HOB-2025-0345	Ancillary Dwelling	1 DIGNEY ST DYNMYRNE TAS 7005	\$75,000.00	20/06/2026	Director	25/05/2026	09/06/2026
5	PLN-HOB-2025-0526	Partial Demolition, Retaining Wall and Parking Deck	36A BEDDOME ST SANDY BAY TAS 7005	\$100,000.00	8/06/2026	Director	19/05/2026	02/06/2026
6	PLN-HOB-2025-0628	Change of Use to Multiple Dwellings (One Existing, One New) and Associated Works	442 HUON RD SOUTH HOBART TAS 7004	\$550,000.00	5/06/2026	Director	25/05/2026	09/06/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
7	PLN-HOB-2025-0658	Alterations, Extension to Previously Approved Development (PLN-HOB-2025-0147) and Thirteen Multiple Dwellings (Eight Approved and Five Proposed)	65 BRISBANE ST HOBART TAS 7000	\$1,000,000.00	17/06/2026	Committee (Objection)	14/05/2026	28/05/2026
8	PLN-HOB-2025-0664	New Building for Residential (Communal Residence) and Associated Works	136 WENTWORTH ST SOUTH HOBART TAS 7004	\$6,500,000.00	6/06/2026	Committee (Council Land)	15/05/2026	29/05/2026
9	PLN-HOB-2026-0076	Partial Demolition, Alterations and Extension	532 CHURCHILL AV SANDY BAY TAS 7005	\$110,000.00	11/06/2026	Director	26/05/2026	10/06/2026
10	PLN-HOB-2026-0092	Partial Demolition, Alterations, Extension and New Outbuilding (Carport)	50 MAWHERA AV SANDY BAY TAS 7005	\$350,000.00	16/03/2026	Director	11/05/2026	25/05/2026
11	PLN-HOB-2026-0105	Partial Demolition, Alterations and Partial Change of Use to Multiple Dwellings (Eight New)	146A-150 ELIZABETH ST HOBART TAS 7000	\$700,000.00	9/06/2026	Director	19/05/2026	02/06/2026
12	PLN-HOB-2026-0107	Signage	UNIT 21 19A HUNTER ST HOBART TAS 7000	\$1,000.00	4/06/2026	Director	20/05/2026	03/06/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
13	PLN-HOB-2026-0120	Signage	4-10 ST JOHNS AV NEW TOWN TAS 7008	\$2,000.00	16/06/2026	Committee (Council Land)	12/05/2026	26/05/2026
14	PLN-HOB-2026-0130	Partial Demolition, Alterations and Fencing	UNIT 2 185 MELVILLE ST WEST HOBART TAS 7000	\$40,000.00	7/06/2026	Determined	12/05/2026	26/05/2026
15	PLN-HOB-2026-0151	Partial Change of Use to Education and Occasional Care	32 PATRICK ST HOBART TAS 7000	\$8,000.00	2/06/2026	Director	13/05/2026	27/05/2026
16	PLN-HOB-2026-0159	Alterations (Awning)	21 DOWDING CR NEW TOWN TAS 7008	\$13,000.00	1/06/2026	Director Determined	14/05/2026	28/05/2026
17	PLN-HOB-2026-0162	Partial Demolition, Alterations, Extension and Change of Use to Multiple Dwellings (17 New) and Food Services	47 LIVERPOOL ST HOBART TAS 7000	\$5,000,000.00	10/06/2026	Director	23/05/2026	09/06/2026
18	PLN-HOB-2026-0164	New Secondary Residence	376 ARGYLE ST NORTH HOBART TAS 7000	\$200,000.00	14/06/2026	Director	13/05/2026	27/05/2026
19	PLN-HOB-2026-0167	Signage	22-30 LIVERPOOL ST HOBART TAS 7000	\$2,750.00	10/06/2026	Director	25/05/2026	09/06/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
20	PLN-HOB-2026-0172	Partial Demolition and Alterations	4 CRELIN ST BATTERY POINT TAS 7004	\$90,000.00	28/06/2026	Director	28/05/2026	12/06/2026
21	PLN-HOB-2026-0174	Partial Demolition, Alterations, New Building for Education and Occasional Care, Car Parking, Landscaping and Associated Works	94 BARRACK ST HOBART TAS 7000	\$9,365,000.00	14/06/2026	Director	20/05/2026	03/06/2026
22	PLN-HOB-2026-0177	Demolition and New Outbuilding (Glasshouse)	11 LOWER DOMAIN RD QUEENS DOMAIN TAS 7000	\$300,000.00	15/06/2026	Director	12/05/2026	26/05/2026
23	PLN-HOB-2026-0179	Partial Demolition, Alterations and Secondary Residence	69 ADELAIDE ST SOUTH HOBART TAS 7004	\$75,000.00	6/06/2026	Director	20/05/2026	03/06/2026
24	PLN-HOB-2026-0189	Partial Demolition and Alterations	1 D'EMDEN ST WEST HOBART TAS 7000	\$50,000.00	5/06/2026	Director	21/05/2026	04/06/2026
25	PLN-HOB-2026-0197	Outbuilding (Garage)	64 SUMMERLEAS RD FERN TREE TAS 7054	\$35,000.00	20/06/2026	Director	15/05/2026	29/05/2026
26	PLN-HOB-2026-0203	Partial Demolition, Alterations, Extension and Outbuilding (Studio)	5 BROMBY ST NEW TOWN TAS 7008	\$125,000.00	23/06/2026	Director	29/05/2026	15/06/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
27	PLN-HOB-2026-0211	Alterations (Awning)	40-50 MOLLE ST HOBART TAS 7000	\$20,000.00	16/06/2026	Director	26/05/2026	10/06/2026
28	PLN-HOB-2026-0215	Partial Demolition, Alterations, and Change of Use to Business and Professional Services (Consulting Room)	118 KING ST SANDY BAY TAS 7005	\$50,000.00	18/06/2026	Director	14/05/2026	28/05/2026
29	PLN-HOB-2026-0221	Partial Demolition and Alterations	11 LOWER DOMAIN RD QUEENS DOMAIN TAS 7000	\$850,000.00	23/06/2026	Director	29/05/2026	15/06/2026
30	PLN-HOB-2026-0222	Alterations (Tennis Court Lighting)	501 SANDY BAY RD SANDY BAY TAS 7005	\$20,000.00	20/06/2026	Director	26/05/2026	10/06/2026
31	PLN-HOB-2026-0227	Partial Demolition, Alterations and Extension	26 CROMWELL ST BATTERY POINT TAS 7004	\$200,000.00	23/06/2026	Director	19/05/2026	02/06/2026
32	PLN-HOB-2026-0233	Alterations (Solar Panels)	4 OSBORNE ST SANDY BAY TAS 7005	\$19,900.00	25/06/2026	Director	21/05/2026	04/06/2026
33	PLN-HOB-2026-0234	Partial Demolition, Alterations, Signage, and Partial Change of Use to Bulky Goods Sales (Showroom)	135-139 BATHURST ST HOBART TAS 7000	\$25,000.00	1/07/2026	Director	29/05/2026	15/06/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
34	PLN-HOB-2026-0235	Alterations (Deck)	51 LOWER JORDAN HILL RD WEST HOBART TAS 7000	\$500.00	24/06/2026	Director	22/05/2026	05/06/2026

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 34 *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

The Chief Executive Officer reports:-

“In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response.”

RECOMMENDATION

That the following responses to questions without notice be received and noted.

9.1 Vacant Heritage Buildings

Memorandum of the Director Strategic and Regulatory Services of
5 June 2026

9.2 Commencement Timeframes

Memorandum of the Director Strategic and Regulatory Services of
5 June 2026

9.3 Sultan Carpark Development

Memorandum of the Director Strategic and Regulatory Services of
4 June 2026

9.4 Consideration of a Hard Limit for Light Output from Signs

Memorandum of the Director Strategic and Regulatory Services of
5 June 2026



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

VACANT HERITAGE BUILDINGS

Meeting: Planning Authority Committee

Meeting date: 6 May 2026

Raised by: Councillor Posselt

Question:

How many heritage listed buildings in central Hobart are vacant?

Response:

Council does not hold a single dataset that identifies vacant properties. Instead, vacancy can only be estimated by analysing multiple data sources, including rental bond data, development and occupancy records, and visitor accommodation datasets.

Properties that show no evidence of rental activity, occupancy certification, or short-stay use over a period of time may be considered potentially vacant or underutilised.

However, these indicators are not definitive, as Council does not have visibility of all forms of occupancy (such as owner-occupied dwellings or informal rental arrangements), and therefore any estimate of vacancy would be indicative only. The only other means would be to contact every owner of Heritage listed properties however accuracy of the data would be fully dependent on receiving a timely response in respect of every of property which would be highly unlikely.

Anecdotally the vacancy of Heritage listed properties has not been an issue identified by or reported to officers.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 June 2026
File Reference: F26/26200



City of **HOBART**

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS**

COMMENCEMENT TIMEFRAMES

Meeting: Planning Authority Committee

Meeting date: 6 May 2026

Raised by: Councillor Harvey

Question:

Can officers provide an indication if we are aware of any commencement timeframe for the old Conservatorium of Music, the old Welcome Stranger, and for the big housing project in North Hobart?

Response:

Officers are not aware of construction timeframes for these properties.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 June 2026
File Reference: F26/26201



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

SULTAN CARPARK DEVELOPMENT

Meeting: Planning Authority Committee

Meeting date: 6 May 2026

Raised by: Councillor Harvey

Question:

Is there any movement for development on the Montpelier Retreat Sultan Carpark site?

Response:

From recent discussions with the property owner, it is understood that there is still an intention to develop the site further. When the owner is ready to progress the development, our team will work constructively to provide feedback on the potential development.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 4 June 2026

File Reference: F26/26205



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

CONSIDERATION OF A HARD LIMIT FOR LIGHT OUTPUT FROM SIGNS

Meeting: Planning Authority Committee

Meeting date: 8 April 2026

Raised by: Councillor Posselt

Question:

Could staff consider preparing a report for the Planning Authority Committee to consider the introduction of a hard limit on light output for signs (for example measured in lumens, lux, or another appropriate standard)? The report would consider this as a potential amendment applying across the entire municipality, establishing a ceiling or maximum allowable brightness for signs.

Response:

At present, the *Tasmanian Planning Scheme* (TPS) primarily regulates signage through provisions relating to location, scale, and impacts on amenity, including potential effects such as glare and light spill. While these provisions enable consideration of illumination impacts as part of assessment, they do not typically include explicit, measurable limits for light output (such as luminance or illuminance levels).

While more explicit and measurable controls may improve clarity in some circumstances, developing and applying such controls is complex, particularly where they are intended to operate uniformly across a diverse range of built and natural environments.

Given that these controls are part of the State Planning Provisions, change to these provisions would either need to be a state-wide approach in collaboration with the State Planning Office, or through a specific planning scheme arrangement due to particular issues faced in Hobart.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 June 2026
File Reference: F26/22803

10. QUESTIONS WITHOUT NOTICE

Regulations 33 and 34 of the *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

33(2) A question asked at a meeting is to, as far as practicable –

- (a) be concise; and
- (b) be clear; and
- (c) not be a statement; and
- (d) have minimal pre-amble

34. Questions without notice by a councillor

1. A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the chief executive officer.
2. In asking a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as maybe necessary to explain the question.
3. The chairperson of a meeting must not permit any debate of a question without notice or its answer.
4. The chairperson, councillor or chief executive officer who is asked a question without notice at a meeting may decline to answer the question.
5. The chairperson of a meeting may require a councillor to put a question without notice in writing.