

10 July 2026

Chief Executive Officer

City of Hobart

representation@hobartcity.com.au

RE: Draft Amendment PSA-25-3 to Tasmanian Planning Scheme — Hobart

The Tasmanian Council of Social Service (TasCOSS) is the peak body for the community services industry in Tasmania. We represent the interests of our members and advocate for Tasmanians living on low incomes.

TasCOSS welcomes the opportunity to comment on the City of Hobart's proposed amendment to the Tasmanian Planning Scheme — Hobart to restrict the use of whole dwellings as Visitor Accommodation within residential zones.

TasCOSS supports the proposed amendment.

Tasmania continues to experience a prolonged housing affordability and availability crisis, with low income households bearing the greatest burden. In this context, planning policy has an important role to play in ensuring that residential housing is primarily used to meet the housing needs of the community. While short-stay visitor accommodation contributes to Tasmania's visitor economy, it must be appropriately balanced against the fundamental need for safe, secure and affordable housing for residents.

TasCOSS' recent submission to the Tasmanian Government on the proposed Short Stay Levy recognised that short-stay rental accommodation is one of a suite of policy issues affecting housing supply and affordability. We argued that no single policy response will be sufficient and that governments should employ complementary regulatory, fiscal and planning measures to address housing pressures.¹

Importantly, TasCOSS has consistently advocated for greater capacity for local governments to respond to local housing conditions. As we noted in our submission, the prevalence and impacts of non-primary residence short-stay rental accommodation vary significantly between local government areas, demonstrating that a 'one-size-fits-all' approach is unlikely to be effective. Local governments are best placed to understand local housing markets and develop proportionate responses that reflect community needs.

¹ TasCOSS (2026), [Tasmanian Short Stay Levy Consultation](#).

The City of Hobart's proposal is consistent with this principle. Hobart experiences some of Tasmania's greatest housing pressures and has a comparatively high concentration of visitor accommodation within residential neighbourhoods. Planning controls that prioritise permanent housing in residential zones represent an appropriate and evidence-informed response to these local conditions.

TasCOSS also notes that planning controls complement broader state policy reforms. In our submission on the Short Stay Levy, we recommended the Tasmanian Government collaborate with local government to enable councils to develop locally appropriate responses to short-stay rental accommodation. We observed that other Australian jurisdictions have recognised the limitations of uniform statewide regulation and have adopted locally tailored approaches. We further noted the Local Government Association of Tasmania's position that councils should be empowered to implement local regulatory responses, where short-stay accommodation is affecting housing supply and security.

Restricting the conversion of whole dwellings into visitor accommodation within residential zones is consistent with these recommendations. Such planning measures can help preserve existing housing stock for local residents, particularly where whole dwellings would otherwise be removed from the long-term rental market.

TasCOSS also emphasises the importance of distinguishing between investor-owned whole-dwelling short-stay accommodation and genuine home-sharing arrangements. Our submission recommended that policy measures focus on non-primary residence short-stay accommodation because these properties represent housing that could otherwise be available for long-term rental.

TasCOSS appreciates the City of Hobart's leadership in responding to the interaction between planning policy and housing affordability. We support the proposed amendment as a proportionate measure that prioritises the use of residential zoning for housing, while recognising the need for locally tailored responses to housing market pressures.

Thank you for the opportunity to provide this submission. I would welcome the opportunity to discuss TasCOSS' position further.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'PWriedt', written in a cursive style.

Paula Wriedt
Chief Executive Officer