

ADVICE ON PLANNING DIRECTIVE No. 6

SUMMARY OF EXEMPTION AND STANDARDS FOR VISITOR ACCOMMODATION IN PLANNING SCHEMES

'HOME-SHARING' EXEMPTION (applicable in all zones)

A planning permit is not required for Visitor Accommodation in a dwelling (including an ancillary dwelling)* that is used by the owner or occupier as their main place of residence if:

- the dwelling is only let out to visitors while the owner or occupier is on vacation or temporarily absent;

OR

- visitors are accommodated in not more than 4 bedrooms while the owner or occupier is living there.

**This includes any part of a dwelling (whether or not it has a separate entrance) or a separate ancillary dwelling.*

STANDARD APPLICATION PACKAGE

The Visitor Accommodation Standard Application Package is only applicable to proposals for a 'Permitted' change of use to Visitor Accommodation as outlined above.

The Standard Application Package is not to be used for proposals that also involve development, or for proposals that are 'Discretionary'.

PERMITTED REQUIREMENTS IN RESIDENTIAL ZONES

For Visitor Accommodation use that does not meet the 'home-sharing' exemption, it must meet the following requirements to be a 'Permitted' use for the purposes of Planning Directive No. 6:

Interim Planning Schemes

- located within the General Residential Zone; Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, or Village Zone
- not located in the Battery Point Heritage Precinct (BPI);
- guests are accommodated within existing habitable buildings (not just houses);
- the use occupies not more than 200m² gross floor area per lot;
- it is not part of a strata title arrangement that includes another dwelling; and
- all other requirements are met that are necessary for a 'Permitted' use.

Sullivans Cove Planning Scheme 1997

- located within Activity Area 1.0 Inner City Residential (Wapping);
- guests are accommodated within existing habitable buildings (not just houses);
- the use occupies not more than 200m² floor area per lot; and
- all other requirements are met that are necessary for a 'Permitted' use.

Note:

Approval may be granted (Discretionary) if the 'Permitted' requirements are not met.

Other requirements apply for proposals in other zones.

Where can I get more information?

More information on the planning reforms relating to Visitor Accommodation is available on the Department of Justice's Tasmanian Planning Reform website

<https://www.planningreform.tas.gov.au/>

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