

TASMANIAN PLANNING SCHEME – TOURISM INDUSTRY

Under the Tasmanian Planning Scheme, there will be a high degree of certainty, consistency and clarity for investors and operators in the tourism industry, and for home owners wanting to share their home for visitor accommodation.

The provisions in the Tasmanian Planning Scheme aim to ensure that Tasmania remains a world renowned tourism destination with a variety of visitor accommodation options available, and the State can continue to lead in the domestic tourism market.

The Tasmanian Planning Scheme embraces the growth of the sharing economy with home sharing, aided significantly by online booking platforms such as Airbnb and Stayz, by providing an exemption for visitor accommodation in a dwelling if a primary residence.

All other types of visitor accommodation will be required to obtain the necessary planning approval through the relevant zone provisions.

The Tasmanian Planning Scheme actively supports tourism ventures across a range of industries and zones, including:

- exempting visitor accommodation within a dwelling (including a secondary residence) from requiring a planning permit, if:
 - 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
 - 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,
- providing a clear pathway for visitor accommodation across nine zones including:
 - a Permitted pathway for visitor accommodation in the General Residential, Inner Residential and Low Density Residential zones if it is located within an existing building with a floor area of not more than 300m² (which corresponds with the exemption of letting of up to 4 bedrooms);
 - a Permitted pathway in the Central Business Zone if it is above ground level and likewise

- in the General Business, Local Business and Urban Mixed Use zones if it is above ground floor level or at the rear of the building;
- a Permitted pathway in the Village Zone if has a gross floor area of not more than 300m²;
- opportunities for farm stays in rural areas to diversify and value add to rural industries; and
- unambiguous benchmarks for the assessment of Discretionary development if the operator seeks to go beyond what is permitted;
- providing for the diversification of farming activities in the Rural Zone and Agriculture Zone so that farmers can capitalise on Tasmania’s tourism boom including ‘paddock to plate’ and ‘paddock to gate’ experiences;
- supporting our internationally famed food, wine, beer, distilleries and cider producers by providing opportunities for development across a number of zones and ensuring they are assessed consistently regardless of which council area they are located;
- the Major Tourism Zone which provides for major tourist facilities such as MONA delivering certainty for large scale operators into the future;
- protection of areas of scenic values through the Scenic Protection Code and key natural values, which

Tasmania has always been well known for; and

- avoiding duplication of assessment processes for tourism developments in Tasmania’s protected areas.

Where can I get more information about the Tasmanian Planning Scheme?

General information about the Tasmanian Planning Scheme and the preparation of Local Provisions Schedules can be found on the [Tasmanian Planning Reform website](#).

General enquiries about the preparation of the Tasmanian Planning Scheme should be directed to:

Planning Policy Unit, Department of Justice
GPO Box 825 HOBART TAS 7001
Ph (03) 6166 1429
email planning.unit@justice.tas.gov.au

Enquiries on the public exhibition and assessment process should be directed to:

The Tasmanian Planning Commission
Level 3, 144 Macquarie Street, Hobart
GPO Box 1691 HOBART TAS 7001
Ph (03) 6165 6828
email tpc@planning.tas.gov.au

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