

# 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 200m<sup>2</sup> 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 200m<sup>2</sup> 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/>

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