



Room to Grow

HIA Submission

**Draft Amendment 01-2026 of the State
Planning Provisions – Secondary
Residences**



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Overview

The Housing Industry Association (HIA) welcomes the proposed amendments to the State Planning Provisions relating to Secondary Residences in Tasmania. These changes represent a practical and positive reform that will expand housing choice, improve the functionality of secondary residences and support the delivery of additional homes in a variety of locations.

In the context of ongoing housing affordability and supply challenges, secondary residences are one of the most achievable forms of gentle density housing. Secondary residences, or 'granny flats', are often delivered at a lower cost per square metre than other forms of medium or higher-density housing and are increasingly being constructed using modular and prefabricated building methods. This allows additional housing to be delivered more quickly and efficiently while making use of existing residential land and infrastructure, with limited impact on neighbourhood character.

About HIA

HIA is Australia's only national industry association exclusively representing the interests of the residential building industry.

HIA represents a membership of 60,000 across Australia. Our members are involved in delivering more than 170,000 new homes each year through the development of new housing estates, construction of detached homes, low & medium-density housing developments, apartment buildings and completing renovations on Australia's 10 million existing homes.

HIA exists to service the businesses it represents and advocates policies on behalf of members to further advance new home building and renovating, enabling members to provide affordable and appropriate housing to the growing Australian population.

Supporting Larger and More Flexible Secondary Residences

HIA strongly supports the proposed increase in the maximum floor area for secondary residences to 90 square metres.

The current size limitations can constrain the functionality and versatility of secondary residences, often requiring compromises in floor plan design, storage, accessibility and overall liveability. By increasing the permissible floor area, homeowners and designers will have greater flexibility to create homes that better meet the needs of occupants while remaining subordinate to the primary dwelling.

The proposal will allow for more practical floor plans with larger living spaces, improved storage solutions and greater flexibility in room layouts. Importantly, it will create opportunities to incorporate accessible design features, making these homes more suitable for older Australians seeking to age in place and for households with changing mobility needs.

Secondary residences are increasingly serving a broader purpose than simply accommodating dependent family members. They can support intergenerational living, provide rental accommodation, house carers or key workers, and offer more affordable housing options within existing neighbourhoods. Increasing the allowable floor area will improve the suitability of these dwellings for a wider range of household types and living arrangements.

Site coverage controls should be reviewed

While HIA supports the proposed increase in floor area, consideration should also be given to the interaction between floor area limits and site coverage requirements.

Planning controls operate collectively rather than independently. Increasing the allowable size of a secondary residence will only achieve the intended outcome if other development controls provide sufficient flexibility to accommodate that additional floorspace.

Where site coverage limits are already restricted to fifty per cent (50%), property owners may be unable to fully utilise the proposed 90 square metre allowance in the manner intended by this reform. In these circumstances, the planning framework may permit a larger secondary residence in theory while preventing it from being realised in practice.

HIA therefore encourages the Government to review whether existing site coverage provisions remain appropriate in circumstances where larger secondary residences are intended to be supported, for example in the General Residential Zone. Aligning site coverage controls with the proposed floor area increase would help maximise the effectiveness of the reform and provide meaningful flexibility in housing design outcomes.

Improving certainty and reducing complexity

HIA welcomes the clarification that a "single dwelling" includes a secondary residence and therefore permits secondary residences wherever a single dwelling is otherwise allowed.

This amendment will improve certainty, reduce complexity and remove unnecessary ambiguity from the planning framework. Simplifying planning provisions and reducing the need to interpret multiple sections of the planning scheme will benefit homeowners, builders and planning authorities alike.

Clear and straightforward planning rules are essential to supporting housing delivery, particularly for lower-impact forms of development such as secondary residences.

Support for Flexible Parking Requirements

HIA also supports the clarification that no additional car parking is required for a secondary residence.

While parking remains an important consideration in residential development, a one-size-fits-all approach is not always appropriate. Secondary residences provide an opportunity for a more flexible and proportionate response that reflects the relatively modest impacts associated with this housing type.

Avoiding unnecessary parking requirements will reduce costs, improve design flexibility and remove barriers that may otherwise discourage the delivery of additional housing.



Refinement to the Proposed Definition

While supporting the overall changes, we question the need for the definition to be revised to specify that a secondary residence is not only appurtenant but also subordinate to the main residence. We have concerns that adding subjective qualifiers of this kind may have the effect of complicating interpretations and perhaps encouraging an overly conservative view of whether a dwelling qualifies as a 'secondary residence' or not.

It could be interpreted as limiting a secondary residence to a de-facto dependent person's unit, i.e. requiring some sort of direct relationship with the occupants of the main residence. We see a great opportunity for secondary residences to offer accommodation to a wide range of household types and it would be of concern if overly conservative readings of this definition, born of excessive words, limited this capacity.

Conclusion

HIA supports the proposed amendments to secondary residence provisions and commends the Government for progressing practical reforms that will improve housing choice across Tasmania.

The proposed increase to 90 square metres will enable more functional and flexible floor plans, improve accessibility outcomes and support a broader range of household needs. The accompanying clarifications regarding suitability of permitted locations and parking requirements will further reduce complexity and improve certainty within the planning system.

HIA also encourages the Government to review the interaction between floor area allowances and site coverage controls to ensure the full benefits of the reform can be realised in practice.

While secondary residences alone will not solve Tasmania's housing challenges, they represent a practical, low-impact and cost-effective means of increasing housing supply and affordability within existing communities. HIA therefore supports the proposed amendments and looks forward to their implementation.