
From: Lyndal Byrne [REDACTED]
Sent: Wednesday, 7 October 2026 8:16 AM
To: TPC Enquiry
Subject: Response to SPO Direction response to Draft amendment 01-2026 - Secondary Residences
Attachments: State Planning Provisions - draft amendment 01-2026- letter to representors, 28 September 2026.PDF; State Planning Provisions - draft amendment 01-2026 - Submission - State Planning Office, 24 September 2026.PDF

Good Morning

Thank you for the opportunity to response to the SPO response to the Commissions Directions on Draft Amendment 01-2026 - Secondary Residences

Council officers support the State Planning Office's 24/09/2026 response to the Commission's directions.

However, we would like to reiterate our key concern, which was not addressed in the directions. The amendment essentially enables development of substandard multiple dwellings, where factors such as density, private open space, sunlight, privacy and waste storage are not considered.

It is unclear what value the requirements to share reticulated service connections and not strata these dwellings actually deliver, given that, respectively: the additional dwelling generates additional demand irrespective of whether the service connections and meters are shared; and there is no requirement for any relationship between the occupants of the primary and secondary residences.

Conversely if the requirements for single dwellings are not considered of value or relevance for the enlarged secondary residences, it is unclear why they are mandated for two multiple dwellings.

In either case, there are two substantive dwellings on a site; constraining one type from separate ownership, and the other type from lower development cost, does not seem logical or equitable.

Understanding that the Minister's terms of reference for the amendment mandate the increase to 90m², our preference would be to retain a smaller maximum gross floor area, thereby reducing impediments to redevelopment due to over-capitalisation.

Yours sincerely

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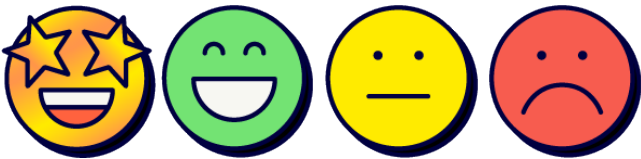
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gcc.tas.gov.au



Glenorchy City Council acknowledges the Muwinina people as the traditional owners of this Land. We recognise all Tasmanian Aboriginal people as the original owners and continuing custodians of the land and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working for a City that welcomes and respects all Aboriginal and Torres Strait Islander peoples.

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