
From: Pip Glover [REDACTED]
Sent: Wednesday, 7 October 2026 12:58 PM
To: TPC Enquiry
Subject: Draft amendment 01-2026 - Secondary Residences

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Dear Tasmanian Planning Commission,

The City of Launceston did not provide comment to this Draft Amendment during the public exhibition process, however has been following the amendment and has reviewed the letter and responses provided by the State Planning Office dated 24 September 2026 in relation to the Tasmanian Planning Commissions' questions from the hearing.

The letter raised some questions within the Council's Planning Assessments team and the following comments would like to be considered.

While the intent of providing greater clarity around the term "appurtenant" is supported, it is not clear whether the proposed drafting achieves this outcome.

The main concern is that requiring a secondary residence to be within or next to the development area of the main dwelling may be too restrictive, particularly on larger rural properties. There may be good reasons for locating a secondary residence further away from the main dwelling, such as farm operations, worker accommodation or privacy, while it still remains clearly associated with the main dwelling.

The proposed wording could also lead to unintended outcomes. As a driveway forms part of the development area, a secondary residence could potentially be located a considerable distance from the main dwelling simply because it adjoins the driveway.

While the proposed change to 'Development Area' is generally supported, consideration should be given to whether it unnecessarily limits flexibility to achieve sensible planning outcomes on rural properties.

An additional matter we would like to raise relates to the definition of Gross Floor Area. It would be helpful to clarify whether the gross floor area includes an enclosed garage forming part of the secondary residence.

Please note that this submission is provided at an officer level and is not endorsed by Council.

Kind regards

Pip Glover
Acting Senior Leader City Development



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