

From: [REDACTED]
To: [TPC Enquiry](#)
Subject: Support for Draft Amendment 01-2026 – Increasing Secondary Residence Gross Floor Area to 90m²
Date: Thursday, 11 June 2026 7:11:17 PM

Dear Tasmanian Planning Commission,

I am writing to express my strong support for Draft Amendment 01-2026 to the State Planning Provisions (SPPs), specifically the proposal to increase the maximum gross floor area for a secondary residence from 60m² to 90m² and the associated clarifying amendments.

The current 60m² limit is outdated and no longer meets the contemporary housing needs of Tasmanians. As our population ages and household compositions change, we require more flexible and functional housing options. Increasing the allowable size to 90m² will allow for genuine “ageing in place,” providing enough space for a small wheelchair-accessible bathroom, wider corridors, and a separate living area. This small increase offers a dignified, cost-effective alternative to premature entry into residential aged care, benefiting both individuals and the state’s healthcare budget.

Furthermore, this amendment brings Tasmania into alignment with other Australian jurisdictions, including NSW and Queensland, which have successfully adopted a 90m² standard. It also addresses practical construction realities. Tasmania’s cooler climate demands higher insulation levels, and a larger external footprint ensures that internal living space is not compromised by energy-efficient wall thicknesses.

Critically, a 90m² secondary residence remains subordinate to a single dwelling. By maintaining shared access, services, and prohibiting subdivision, the amendment preserves the character of existing neighbourhoods while responsibly increasing housing supply. Clarifying that no dedicated parking space is required for a secondary residence is also a sensible, modern reform that reduces unnecessary costs and site constraints.

This amendment is a balanced, thoughtful reform that supports multigenerational families, provides affordable rental options, and enables sustainable design. I urge the Commission to adopt Draft Amendment 01-2026 in full.

Yours sincerely,
Ken Thomason

[REDACTED]
Kingston 7050