
From: Planning - Meander Valley Council <planning@mvc.tas.gov.au>
Sent: Wednesday, 7 October 2026 5:27 PM
To: TPC Enquiry
Cc: Brenton Josey; Natasha Whiteley; Thomas Wagenknecht
Subject: RE: Correspondence Regarding State Planning Provisions - draft amendment 01-2026 - Secondary Residences
Attachments: MVC Response to Further Matters for Draft Amendment 01-2026 - Secondary Residence.pdf

Good afternoon,

Please find attached Meander Valley Council's representation to the further matters arising from the hearing for Draft Amendment SPP01-2026 – Secondary Residence. This submission is provided from an officer level only and has not been presented to Council for endorsement.

Kind regards,
Brenton



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7 October 2026

Tasmanian Planning Commission
GPO Box 1691
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Email: tpc@planning.tas.gov.au

Dear Sir / Madam

Representation to Draft SPP Amendment 01-2026 – Secondary Residences

Thank you for providing the opportunity to submit further comments on the Draft SPP Amendment 01-2026 of the State Planning Provisions (SPPs) regarding changes to the provisions relating to secondary residences.

1. Strata Titling

Generally, Meander Valley Council is supportive of the further clarification in the secondary residence definition of not being subject to Strata Title.

2. Inclusions in requirements of secondary residences

Generally, Meander Valley Council is supportive of further clarification within the definition of secondary residence.

There is a concern that the language does not make it clear whether a secondary residence that does not share the private open space with the single dwelling is or is not required to provide a private open space area in accordance with the planning scheme standards.

Therefore, it is suggested the wording is enhanced to identify either a secondary residence must provide its own private open space where it is not shared with the single dwelling, or is not required to provide private open space, but may share the single dwelling's private open space.

Such an approach may read as *is not required to provide laundry facilities, parking and private open space, but may share them with the single dwelling*.

Further to the above, Meander Valley Council continues to advocate for each secondary residence to be provided its own parking space. The Meander Valley municipality comprises smaller townships that do not have readily available public transport or communities which are walkable (extended distances to services and employment). Additionally, many residential areas have cul-de-sacs with limited on-street parking.

The proposal of not requiring any parking spaces for a secondary residence, particularly in urban areas, is anticipated to cause long-term cumulative impacts on the efficiency and safety of our roads.

3. Removal of subordinate

Generally, Meander Valley Council is supportive of the removal of the term subordinate.

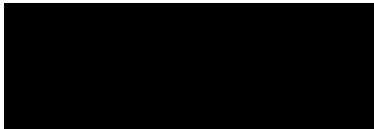
4. Appurtenant definition

Generally, Meander Valley Council is supportive of the further clarification provided in sub-clause b).

One concern is whether the definition provides for flexibility if there are any hazards or constraints which limit the placement within or adjoining the development area. For example, a watercourse or landslip area.

Suggest amending words to the effect of *if separated from the single dwelling, is within or adjoins the development area of the single dwelling or as close as practical where any environmental hazards or constraints exist.*

Kind regards,



Brenton Josey
Town Planner