

Thank you for allowing this short statement to be presented to the Panel in my absence.

I have reviewed the State Planning Office's (SPO) report and its responses to the 17 representations, and I consider its overview of the issues to be well founded.

I accept the SPO's response to the issue I raised regarding site coverage on Low Density Residential and Rural Living land as fair and therefore withdraw that issue from further consideration.

I support the SPO's recommendation that the amendment proceed without revision.

I note the following points in support of that recommendation:

- An increase in the gross floor area (GFA) for secondary dwellings would provide practical benefits that warrant consideration alongside the concerns raised by some representors.
- Unlike landowners who can satisfy the requirements for multiple dwellings, many landowners, including those in the Rural Living, Landscape Conservation and Rural zones, cannot develop multiple dwellings on their land. For these landowners, the option to construct a larger secondary dwelling is particularly compelling. Increasing the allowable GFA beyond 60m² would make accommodation feasible for a wider range of small households.
- In addition to the reasons outlined by representors, including greater design flexibility, enabling larger secondary dwellings across all zones could create a stronger incentive for older people to downsize and age in place. A more functional secondary dwelling could provide a second bedroom for grandchildren, visitors or accommodation for a carer. The capacity to either live close to or accommodate a carer/family member would also be consistent with the Australian Government's policy of prolonging care at home.
- Where older residents downsize to a functional secondary dwelling on their own property, the main residence could become available for family members or renters for example, who could also assist with property management and maintenance, particularly on larger lots.
- Some representors appear to assume that all applicants will seek to build a 90m² secondary dwelling. However, the proposed 90m² GFA is a maximum, not a requirement. Applicants may still build a smaller secondary dwelling where that better suits their circumstances, as they can under the current planning provisions. For example, people on smaller allotments may choose more modest secondary dwellings while retaining the flexibility to exceed the current 60m² limit, even if only by a few square metres.
- The claim that there is insufficient data to justify this amendment overlooks the documented "severe shortage of one and two-bedroom dwellings in Tasmania." Tasmania has traditionally experienced an undersupply of smaller dwellings, and an increase in allowable GFA may help increase this form of housing. Given the broader housing supply crisis, reasonable measures that support a greater mix of dwelling types warrant consideration.

Thank you for considering these comments in my absence. I respectfully request that they be considered as part of the hearing process.