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**From:** Amanda Beyer [REDACTED]  
**Sent:** Thursday, 8 October 2026 12:46 PM  
**To:** TPC Enquiry  
**Subject:** Sorell Council submission regarding State Planning Provisions - draft amendment 01-2026 - Secondary Residences  
**Attachments:** SPP AM-01-2026 Submission Sorell Council.pdf

Good afternoon

Please see attached submission from Sorell Council in relation to draft amendment 01-2006.  
Apologies the response is a day late.

Kind regards,

**Amanda Beyer**  
Senior Planner (Mon - Thurs)



[REDACTED]  
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PO Box 126, Sorell TAS 7172



[www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)



Sorell Council would like to pay respect to the traditional and original owners of this land the Mumirimina people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

6 October 2026

Mr J Ramsay  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART 7001

Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

### **DRAFT AMENDMENT 01-2026 - SECONDARY RESIDENCE**

Thank you for the opportunity to comment on the submission provided by the State Planning Office responding to the matters raised at the hearing relating to Draft amendment 01-2026.

The following comments are made in relation to the modified 'secondary residence' definition:

- The definition should be revised to make it clear a secondary residence is limited to one only. Rewording suggested as follows:

means ~~an~~ **one** additional self-contained residence that is located on the same lot as a single dwelling that...

- d) causes conflict with c) in that the provision of separate parking for the secondary residence will likely result in a new section of internal driveway. If the intention is to allow for separate parking, the definition should acknowledge that separate driveways will be required to facilitate this. The requirement under c) for the sharing of a single access should remain.
- e) fails to provide clarity on whether the existing single dwelling is to achieve compliance with 8.4.3 A2 (GRZ) and 9.4.3 A2 (IRZ) in instances where a Secondary residence encroaches into the existing compliant private open space.

I hope this information is of assistance, however, if you have any further enquiries regarding to this matter please contact me on 6269 0000.

Yours sincerely,



Amanda Beyer  
**SENIOR PLANNER**