

From: [Planning - Meander Valley Council](#)
To: [TPC Enquiry](#)
Cc: [Krista Palfreyman](#); [Thomas Wagenknecht](#)
Subject: MVC Representation to Draft Amendment 01-2026 - Secondary Residence
Date: Monday, 20 July 2026 4:14:03 PM
Attachments: [MVC Representation to Draft Amendement 01-2026 - Secondary Residence.pdf](#)

To whom it may concern

Please find attached Meander Valley Council's representation to Draft Amendment SPP-01-2026 – Secondary Residence.

This submission is provided from an officer level only and has not been presented to Council for endorsement.

Kind Regards

Natasha Whiteley

Team Leader Town Planning



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20 July 2026

Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

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 comments on the Draft SPP Amendment 01-2026 of the State Planning Provision (SPPs) regarding changes to the provision relating to secondary residences.

Generally, Meander Valley Council (MVC) supports the increase of the proposed floor area from 60m² to 90m² to allow for greater design flexibility to support additional housing supply (including rental) and facilitate multi-generational living. However, MVC has the following concerns and recommendations:

1. CLARITY OF PLANNING SCHEME

- a) MVC strongly supports the improvements to the clarification and consistency of the interpretation and assessment of secondary residence for planning authorities and proponents. However, the inclusion of the 'secondary residence' within all zone use tables is considered to reduce clarity as it could be interpreted that a secondary residence can be applied for individually without having an existing single dwelling. The definition of secondary residence, as it is currently proposed, clearly states that the secondary residence must be an additional residence located on the same lot as a single dwelling. Furthermore, the definition of single dwelling implies that the secondary residence forms part of the single dwelling.
- b) MVC has an extensive suite of Local Provisions in the form of Specific Area Plans to protect the unique character of the individual settlement area and landscapes. Inserting the 'secondary residence' in use tables and clauses within the SPPs will either result in inconsistencies between the SPPs and Local Provision Schedules (LPSs) or requires further investigation and amendments of all LPSs where necessary.

RECOMMENDATION

Remove the inclusion of 'secondary residence' within the zone use tables.

2. CLARITY OF DEFINITION

- a) The definition states that a secondary residence must be located on the same lot as a single dwelling. The explanatory document on page 6 states '*Secondary residences ... area small, self-contained living units located on the **same site** as the primary dwelling (a single dwelling)*'. The Planning Scheme defines both site and lot and are interpreted to have different meanings and applications. This needs to be clarified especially in regard to land comprised of several titles in the same ownership but which form one site due to the use of the land (e.g. one farming operation on several titles).
- b) While MVC understands the requirements for shared services and access to ensure the ancillary nature of the secondary residence, it is highlighted that electricity and gas connections cannot be checked or controlled by Council and therefore, the requirement appears to hold no use. The removal of both connection types from the definition would additionally reduce uncertainties around the installation of a separate solar system (off grid or not) or other self-sufficient means of energy generation.

RECOMMENDATION

Reduce the list of services to be shared to reticulated stormwater, sewer and water where the lot is connected to these services.

- c) The definition of gross floor area suggests that only enclosed spaces are included in the calculation. However, further clarification would be beneficial regarding the inclusion or exclusion of open spaces and structures (such as decks, verandahs and alfresco areas), as well as non-habitable spaces (including carports and garages).

RECOMMENDATION

Greater certainty and consistency could be achieved by amending the definition to explicitly specify which spaces and structures are included and which are excluded for the purposes of calculating gross floor area.

3. ENSURE CONSISTENCY IN THE INTERPRETATION OF A SECONDARY RESIDENCE

It is recommended to provide further guidance in regard to the interpretation of the terms 'appurtenant' and 'subordinate'. What is the expectation regarding the siting of the secondary residence? Does it have to be within a certain proximity to the primary residence, or can it be located elsewhere on the lot? This may be typical in low density areas where lot sizes are much larger. Whilst still sharing access, larger lot sizes, and those which are not connected to reticulated services, could have the secondary residence located away from the primary residence, but still be appurtenant and subordinate to the single dwelling. However, in this example it would unlikely share the same car parking spaces and would require its own. Is this the intent?

RECOMMENDATION

Include definitions for 'appurtenant' and 'subordinate' in the Tasmanian Planning Scheme and provide further clarification on how to assess it.

4. CUMULATIVE EFFECT - PARKING AND TRAFFIC

The increase of floor area to 90m² will provide for greater design flexibility for a small family home, anticipated to be up to 3 bedrooms. While the previous restriction of 60m² generally allowed for 1 or 2 bedrooms and therefore anticipated to accommodate a single person or couple household, the increase of the floor area is anticipated to see secondary residences potentially used for families. While the Explanatory report states that secondary residences form part of the single dwelling (page 6), the Ancillary Dwelling Grant Program*, offered in 2023, required recipients of grants to make the secondary residence available for long-term rental. This requirement clearly indicates potentially separated and unrelated occupancy of the secondary residence. Additionally, secondary residences can be converted to Visitor Accommodation without Council approval. It is therefore anticipated that many secondary residences will be utilised as small-scale multiple dwelling developments independent of each other. As such it should have some requirement for parking spaces. For emphasis, a dwelling that is greater than 90m² would be classed as Residential – Multiple dwellings and with the Acceptable Solution C2.5.1 A1 requiring the addition of 3 parking spaces onsite (2 for the new dwelling and 1 visitor parking space).

The Meander Valley municipality comprises smaller townships serviced by substandard roads limiting the availability of on-street parking. 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.

*Details on the grant program can be accessed here: [Ancillary Dwelling Grants Program | Department of State Growth](#)

RECOMMENDATION

Include the requirement for 1 onsite car parking space for a secondary residence in all zones.

5. PROTECTION OF AGRICULTURAL LAND

It is questioned if the inclusion of a secondary residence as a permitted use class in the Agriculture and Rural Zone provides for the risk of undesired conversion of agricultural land in breach of the State Policy on the Protection of Agricultural Land 2009.

While in general it might be considered that a secondary residence should be constructed in close proximity to an existing dwelling, the nature of large farm holdings might increase these separations due to the context of the land and its operation. This might allow a secondary residence to be placed on agricultural land or encroach into agricultural land without the need for a more detailed assessment.

RECOMMENDATION

It is suggested to include a more detailed qualification into the permitted pathway of a secondary residence to ensure that no additional agricultural land will be converted. This should also include the potential impact a sensitive use could have on agricultural operations to reduce the unintentional creep of land conversion.

Alternatively, the definition of secondary residence could be enhanced to identify that a secondary residence must be in the curtilage of the primary dwelling, or in proximity to the primary dwelling, unless there are topographic or natural hazard reasons preventing this.

6. OTHER

- a) The Explanatory Report that supports the draft amendment explains that a Secondary Residence can be '*attached to, contained within or a separate structure to the single dwelling*' (Page 6). It could be considered that a secondary residence under the same roofline as the single dwelling, that shares connectivity with the primary residence, could be assessed as a single dwelling rather than a secondary residence. How do you determine the difference between a self-contained entity within a single dwelling and a sperate dwelling within a building? This should be outlined in the definition.

Kind Regards


Natasha Whiteley

Team Leader Town Planning