

Tasmanian Planning Commission
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**Representation - Draft State Planning Provisions Amendment SPP Amendment 01/2026
– Secondary Residences**

Thank you for the opportunity to make a representation on the draft State Planning Provisions amendment SPP Amendment 01/2026 – Secondary Residences. I understand the proposed amendment seeks to increase the allowable gross floor area for a secondary residence from 60m² to 90m² and clarify the requirements for secondary residences.

I strongly support the proposed increase from 60m² to 90m². I was heavily involved in work to promote granny flats in 2019/20 and the subsequent release of the promotional material for secondary residences. At that time, my principal concern was the limitation of the maximum floor area of 60m². I believed it was too restrictive and limited options for a range of family circumstances and building construction methods.

Increasing the maximum gross floor area to 90m² will provide significantly greater flexibility for households seeking to accommodate a small family, support ageing in place, provide space for a home office, or allow for more robust and better insulated building designs.

I also believe the proposed clarification that secondary residences may be serviced in the same way as, and potentially separately from, the existing dwelling on a site where reticulated services may not be available, is a logical, practical and welcome approach.

While I support the proposed amendments, I ask the Commission to consider one related issue as part of the amendment package: the interaction between secondary residences and the site coverage Acceptable Solution under the Rural Living Zone provisions. Without a corresponding adjustment to the Rural Living Zone site coverage Acceptable Solution, the intended benefits and viability of the secondary residence amendment may be affected on many Rural Living lots. I have set out the issue as follows:

- Under clause 11.4.1 A1, Development Standards for Building Works in the Rural Living Zone, site coverage must not be more than 400m². In practical terms, this allowance must accommodate the principal dwelling and associated outbuildings, including sheds that are commonly expected on Rural Living properties.
- By comparison, under clause 10.4.4 A1 in the Low Density Residential Zone, dwellings must have a site coverage of not more than 30%. Additionally, under clause 10.6.1 A1, each lot in this zone, or each lot proposed in a plan of subdivision, must generally have an area of not less than 1,500m².

- This creates a practical anomaly. On the smallest allowable Low Density Residential lot of 1,500m², the acceptable solution would allow site coverage of up to 450m². This is 50m² more than the Acceptable Solution allows on many substantially larger Rural Living lots.
- The anomaly is particularly relevant to secondary residences. If the maximum gross floor area for a secondary residence is increased to 90m², a Rural Living property that already contains a dwelling and often a number of outbuildings, may have limited or no remaining site coverage available under a permitted pathway for a secondary residence, even where the lot is large and the proposal could otherwise be appropriate.

I therefore recommend that clause 11.4.1 A1 in the Rural Living Zone be amended to increase the maximum site coverage from 400m² to 490m², or to a figure in that vicinity, to enable a secondary residence of up to 90m² maximum gross floor area to be approved under a permitted pathway.

This change would better align with the policy intent of the secondary residence amendment to encourage the construction of secondary residences. It would also remove the anomaly where secondary residences are practically easier to achieve on smaller Low Density Residential lots than on larger Rural Living lots.

I acknowledge that individual proposals may still need to address other relevant planning requirements, including servicing, access, bushfire, natural values, setbacks, amenity and other applicable overlays. However, increasing the site coverage acceptable solution would provide a clearer and more enabling planning pathway for appropriate secondary residences on Rural Living land.

Given the extent of Rural Living zoned land in close proximity to Hobart and other serviced settlements, this adjustment could support a more streamlined and affordable pathway to what could be a modest addition to the supply of housing while supporting more efficient use of land and existing infrastructure.

If the proposed amendment is supported, I also encourage the Tasmanian Government to actively promote the benefits of secondary residences similar to the original promotional brochure released some years ago, including sample designs. Consideration should also be given to a targeted incentive scheme, similar in intent to the recently completed Granny Flat scheme, to help translate the planning reform into actual housing outcomes.

In summary, I support SPP Amendment 01/2026 and respectfully request that the Commission also consider a consequential amendment to the Rural Living Zone site coverage standard so that the proposed increase to 90m² can be implemented effectively, affordably and fairly across relevant zones.

Yours sincerely

Selena Dixon

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