



Tasmanian Planning Commission
HOBART TAS 7001
[Sent via email]

14 July 2026

Dear TPC,

Representation in Support of Draft Amendment 01-2026 to the State Planning Provisions – Secondary Residences

King Island Council (Council) has reviewed and fully supports the proposed Draft Amendment 01-2026 to the State Planning Provisions, including the proposal to increase the maximum gross floor area of a secondary residence from 60m² to 90m² and the associated clarifications to the planning scheme provisions relating to secondary residences. The amendment seeks to provide greater housing flexibility while maintaining the established distinction between a secondary residence and multiple dwellings.

Council considers the amendment is particularly relevant to regional and remote communities such as King Island where housing supply, workforce accommodation, ageing-in-place opportunities, and housing affordability continue to present significant challenges. Increasing the allowable size of secondary residences will provide landowners with greater flexibility to accommodate family members, carers, essential workers, and smaller households within existing residential areas. The proposal supports the efficient use of existing residential land and infrastructure while creating additional housing opportunities without requiring extensive new subdivision or development.

Council supports the State Planning Office's recognition that the current 60m² limit can unnecessarily constrain contemporary housing design and may not adequately respond to the needs of older persons, multi-generational families, carers, and smaller households. The proposed increase to 90m² will result in more functional and adaptable housing outcomes while retaining the ancillary nature of secondary residences.

Council also supports the amendments that clarify the operation of the secondary residence definition, particularly in relation to servicing arrangements in areas that are not connected to reticulated water and sewer infrastructure. The explanatory report appropriately recognises that many properties rely on on-site wastewater systems, rainwater tanks, bottled gas and independent power systems, and that secondary residences should be capable of being serviced through separate or tailored on-site systems where appropriate. This clarification is particularly important



for King Island, where reticulated infrastructure is not universally available and on-site servicing arrangements are common.

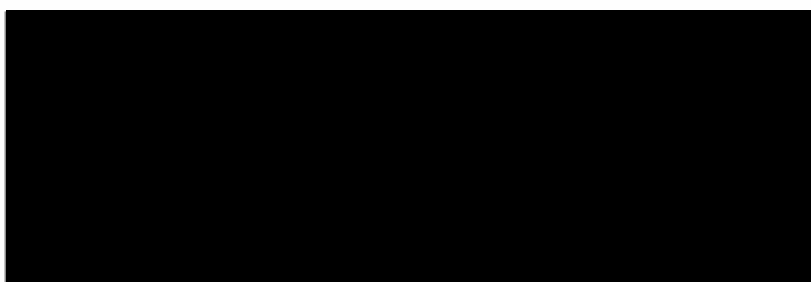
Council agrees that the proposed amendments do not fundamentally alter the operation of the planning scheme but provide greater certainty for applicants, planners and the community regarding the intended treatment of secondary residences. The clarification that secondary residences remain part of a single dwelling arrangement, share access and parking arrangements, and are distinguished from multiple dwellings assists in maintaining the integrity of the existing planning framework.

The amendment is consistent with the objectives of increasing housing choice, diversification for property owners, supporting ageing in place, facilitating multi-generational living and making efficient use of existing serviced land. Council considers these outcomes particularly beneficial in a regional municipality where housing diversity and workforce accommodation are priorities.

Conclusion

King Island Council supports Draft Amendment 01-2026 and encourages its approval. The amendment will provide practical and appropriate opportunities for additional housing and property ownership diversity, while maintaining the planning principles that distinguish secondary residences from multiple dwelling developments. The proposed clarification regarding servicing arrangements for properties using on-site infrastructure is particularly welcomed as it better reflects the circumstances commonly encountered in regional and remote parts of Tasmania, including King Island.

Yours sincerely,



Cr Marcus Blackie

Mayor

