

15 July 2026

Tasmanian Planning Commission
GPO Box 1691
HOBART 7001

Email: tpc@planning.tas.gov.au

Dear Sir/Madam

DRAFT AMENDMENT 01-2026 - SECONDARY RESIDENCE

Thank you for the invitation to comment on the draft SPPs amendment 01-2026-secondary residence.

Council has previously considered the matter and provided endorsed submission to the State Planning Office. The following submission reiterates the prior submission. It is not clear if or how any prior submissions have been considered as the current supporting material is silent on this.

Council's view of the matter is based on the fact that the existing arrangements for secondary residences do not appear to be of concern for the community based on the lack of any concerns raised to Council.

The supporting material does not explain why a change is needed or what potential issues may arise from a larger floor area. It is notable that most mainland jurisdictions limit secondary residences to the current 60m² with few examples identified of larger floor area.

For example, the Victorian Planning Provisions limit the floor area of a small second home to 60m². The Victorian Government are currently improving the planning system to allow quicker and more efficient approvals for homes and small second homes in residential zones. This same approach would be welcomed by the development industry over increasing the floor area for secondary residences. Ways to modify the SPPs and legislation that achieves fast tracked approvals for secondary residences should be explored over modifications to the scale of secondary residences.

At face value, a 90m² floor area will lower distinctions between multiple dwellings and secondary residences to the extent that a secondary residence could be similar or larger than the main dwelling. Thus, there is some likelihood that secondary residences will be a mechanism to circumvent multiple dwelling standards. The draft amendment would also be at odds with the Tasmanian Housing Strategy which identifies a lack of housing diversity for one and two bedroom dwellings.

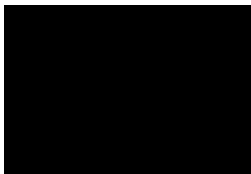
The draft amendment should reconsider the proposed car parking provisions, noting the requirement for parking to be shared is supported. The draft amendment clarifies there is no requirement for additional parking spaces for a secondary residence. This is a flawed approach as the modest increase in the maximum floor area will effectively provide for a three-bedroom secondary residence with no requirement for additional parking. This is unrealistic and will create potential for conflict with neighboring properties and road users associated with demand for on-street parking.

The draft amendment should consider removing the term appurtenant and subordinate and using more direct terminology such as a separation distance for larger lots such as rural living or rural zones. These terms are ambiguous and do not assist with consistent statewide application and clarity for applicants. Any ambiguity in what is or is not appurtenant should be resolved through performance criteria assessments rather than interpretation through a definition.

The definition clarification relating to the sharing of services is supported as is the clarification provided in the Use Tables to specify the status of a secondary residence is the same as a single dwelling although the existing single dwelling definition appeared to provide sufficient clarity.

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

Yours sincerely,



Shane Wells
MANAGER PLANNING