

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

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Mr Carlo Di Falco MP
Member for Lyons

20 OCT 2025

C/- laura.ross@parliament.tas.gov.au

Dear Mr Di Falco

In Parliament on 25 September 2025, you asked the following question of me as Minister for Housing and Planning:

In rural and regional parts of Lyons, landowners are keen to build secondary residences for family or rental use. Yet, the current 60-square-metre cap under the planning scheme makes this incredibly difficult. It is too small for couples or accessible living and doesn't reflect the larger block size common across Lyons. Other states like New South Wales and Queensland now allow granny flats of 80 to 100 square metres, scaled to land size.

Will the minister consider updating Tasmania's outdated 60-square-metre cap and support reforms that will allow for larger, well-designed secondary dwellings, especially in regional areas, where space isn't a constraint, but housing availability is?

Thank you for your question.

I understand how important secondary dwellings, or granny flats are in helping Tasmanians create more housing options, especially in regional and rural areas, where there may be limited supply of housing.

Under the Tasmanian Planning Scheme, a secondary residence may be built wherever a single dwelling is permitted. These dwellings can provide opportunities for families to support changing household needs or create additional rental accommodation.

Currently, the State Planning Provisions define a secondary residence as a self-contained dwelling, with a gross floor area not exceeding 60 square metres. The intention of this is to ensure the secondary dwelling remains subsidiary to the main house.

However, it is important our planning provisions remain fit-for-purpose and respond to changing housing needs. The Government has commenced a comprehensive review of the State Planning Provisions. As part of this review, the definition and requirements for secondary residences are being examined, including matters such as size, parking, and service connections in non-urban areas.

Importantly, the Government made an election commitment to simplify the process for adding a secondary residence or granny flat by increasing the allowable size to 90 square metres. This commitment reflects our understanding that the current 60 square metre cap may not always be practical for modern or accessible living arrangements.

This work will be considered through the ongoing State Planning Provisions Review and the Improving Residential Standards in Tasmania project, which are underway.

While there is variation across Australia, most jurisdictions maintain a size limit around 60–70 square metres, with some flexibility in larger lot circumstances. The Tasmanian Government will continue to assess these national approaches to ensure any reforms deliver the right balance between flexibility, good design, and community expectations.

We will continue to move forward with our commitment to increase the secondary dwelling size limit, making it easier for Tasmanians to build a well-designed and practical second home on their property.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kerry Vincent', with a stylized flourish at the end.

Hon Kerry Vincent MLC
Minister for Housing and Planning