

Penguin land rezoning

This fact sheet provides information about the proposed rezoning of 18A Lester Road, Penguin, for general residential development.

Who owns 18A Lester Road?

The land is owned the Department of State Growth (State Growth) and is part of the Bass Highway corridor.

State Growth does not need the land for the highway and has made it available to Homes Tasmania for rezoning under the *Housing Land Supply Act 2018*.

What is a Housing Land Supply Order?

The *Housing Land Supply Act 2018* (the Act) allows for appropriate government land to be rezoned for residential development by Homes Tasmania through a Housing Land Supply Order (HLSO).

Homes Tasmania has requested the Minister for Housing and Planning consider rezoning the land under the Act so it can be developed to deliver more homes.

When will the land be rezoned?

The State Planning Office (SPO) is responsible for public consultation on all HLSOs. Consultation is advertised and includes written notice to 'interested persons' such as adjacent neighbours and is held over a 28-day period.

The proposed HLSO and community consultation feedback is then tabled in Parliament.

Rezoning of the land is subject to approval of both Houses of Parliament. If it is passed by both Houses of Parliament, the Minister approves the HLSO, the relevant planning scheme is amended and the land rezoned.

Subject to SPO and Parliamentary processes and approval, it is anticipated that the land will be rezoned in late 2024 or early 2025.

Why does Homes Tasmania rezone land?

A recent EMRS survey (May 2024) found that of those polled, housing was one of three most pressing priorities where Tasmanians want to see action. Almost all Tasmanians surveyed recognised that more homes need to be built to increase affordability (86 per cent).

Homes Tasmania is the Tasmania's statutory housing authority. It is responsible for delivering social and affordable housing including releasing new lots of residential land for sale.

Delivering residential land from surplus government land is one way we can put downward pressure on rising land prices for homeowners and ensure land supply is available for new housing for Tasmanians.

How will the land be used?

The proposed rezoning will deliver a single lot.

Subject to its rezoning, Homes Tasmania will consider current housing need and develop a detailed proposal for the land use in preparation for submitting a development application to the Central Coast Council.

Further information will be available to neighbours and stakeholders before the application is submitted.

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government (community housing) with rent generally set around 25 per cent of income (excluding Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or homes purchases that are affordable to low-income households, ie housing costs do not put the household in housing stress.

Who will maintain the land?

Homes Tasmania is responsible for maintaining the land until lots are sold.

How can I get more information?

Homes Tasmania will provide updates on our website. Visit <https://www.homestasmania.com.au/engage/land-release> or email HousingProjects@homes.tas.gov.au to go on our mailing list.

For more information on the Housing Land Supply Order process and public consultation documents, visit the Planning in Tasmania website: <https://www.planningreform.tas.gov.au/>

Rezoning area plan

The area proposed to be rezoned is a portion of CT 62700/1 at Lester Road, Penguin, from a combination of Rural Living and Utilities zoning to General Residential.

