

Housing Land Supply Act Amendment 2025 Submissions

Number	Name/Organisation
1	Uniting VictoriaTas.
2	Council on the aging
3	Tasmanian Planning Commission
4	Homes Tasmania
5	Devonport City Council
6	Launceston City Council
7	Property Council of Australia
8	North East Bioregional Network
9	Australian Institute of Architects
10	TasWater
11	Department of Education, Children & Young People
12	Planning Matters Alliance Tasmania
13	Heritage Tasmania



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6 February 2026

The Hon Kerry Vincent MLC
Minister for Planning
email: kerry.vincent@parliament.tas.gov.au

State Planning Office
Department of State Growth
email: haveyoursay@stateplanning.tas.gov.au

Dear Minister, and to the State Planning Office,

Housing Land Supply Act Amendment 2026

Uniting Vic.Tas commends the Tasmanian State Planning Office's proposed Housing Land Supply Act Amendment 2026 to improve the availability of government land for social and affordable housing.

The 2025 *Independent Review of Homes Tasmania* identified the opportunity to leverage government land to increase the availability of social and affordable housing – and this amendment enables these important process changes.

Uniting Vic.Tas is committed to partnering with the Tasmanian Government to deliver on its aspirations for more social housing.

In Victoria, we manage a diverse portfolio of over 900 tenancies. We work closely with local, state and federal government, Uniting Church congregations, and local communities on social housing opportunities and responses. These partnerships are critical as they enable the unlocking of land for community benefit. Our recent developments have activated underutilised sites located in the heart of communities, resulting in housing and social infrastructure outcomes.

Our experience has the potential to be of great benefit to Tasmanian communities and made all the easier through this amendment.

We look forward to this amendment being legislated in 2026.

Yours sincerely,

Carol Jeffs
Chief Executive Officer, Uniting Vic.Tas

Submission: Housing Land Supply Bill (Miscellaneous Amendments) Bill 2026

1. About COTA Tasmania

The Council on the Ageing (Tas) Inc (COTA Tasmania) is the state peak body representing older Tasmanians. We are an independent, not-for-profit organisation working with and for older people, and with the wide range of organisations that support them.

For more than 60 years, we have been the leading voice for older Tasmanians, promoting positive attitudes to ageing, advancing social inclusion, and championing the rights, interests and value of people as they age.

We listen to the experiences of older Tasmanians, analyse emerging issues, and provide independent advice to Government, service providers and the broader community.

COTA Tasmania works across three main areas:

- policy and advocacy
- information and education, and
- community programs and partnerships.

2. Why this matters

Tasmania's demographics make the "how" and "where" of housing delivery especially important.

Tasmania has the oldest age profile in Australia, with a comparatively high share of residents in older age groups, and many communities (particularly outside Hobart) already sitting in high proportions of people aged 65+.

The Tasmanian Government's own population material notes that around 21% of Tasmanians were aged 65+ in 2023, and projections indicate that cohort will keep growing strongly over coming decades. The Government's projections dashboard predicts the percentage of people in the 65+ age group will rise from about 21.4% in 2023 to around 29.0% by 2053.

In practical terms, that means a growing number of households will need homes that support ageing well - step-free access, safe bathrooms, proximity to services, public transport, walkable streets and community connection - not simply more dwellings in any location.

At the same time, an ageing population intersects directly with housing insecurity and consultation access.

National evidence indicates rental stress among older Australians has been rising markedly over the past decade, which sharpens the urgency for social and affordable housing delivery - but also heightens the risk of poor outcomes if fast-tracking produces housing that is inaccessible, isolated from services, or hard to navigate without a car.

For COTA, this is the "join-the-dots" point for the Bill: streamlining processes to accelerate supply is welcome.

However, Tasmania’s age structure means the Orders and any bespoke planning provisions should actively embed age-friendly design and location principles.

Consultation/notice arrangements must also be genuinely accessible to people who are not online or who need additional support to participate.

3. Overall position

This submission focuses on the proposed changes to the process for making Housing Land Supply Orders under the Act.

COTA Tasmania supports the objective of reducing avoidable delays in rezoning eligible government land to increase housing supply, particularly social and affordable housing.

We also support faster delivery when it produces the right housing in the right places.

In order to ensure this outcome, COTA Tasmania seeks guardrails to ensure that “speed” does not reduce genuine opportunities for community input, exclude people who are not digitally connected, or lead to housing outcomes that are not appropriate for older people.

4. Key expectations

COTA Tasmania’s key expectations of the proposed amendments are that the streamlined process:

- **Preserves accountability and public confidence**
Streamlining should not reduce the practical ability of Parliament or the community to scrutinise and influence Housing Land Supply Orders before irreversible commitments are made. At the time an Order is made, the rationale, how submissions were addressed, and the implications of disallowance should be clearly and publicly explained.
- **Ensures inclusive participation and avoids “web-only” consultation**
Publication and notification arrangements must remain genuinely accessible to older Tasmanians and others who are not digitally connected. Notices and key documents should be available in accessible formats (not web-only), supported by hard-copy access points and a practical telephone option for assistance and submissions.
- **Delivers age-friendly housing in the right places**
Where Orders are intended to accelerate social and affordable housing, the framework should embed clear expectations that outcomes are age-friendly - incorporating accessible/visitable design, walkable neighbourhoods, proximity to services, public transport access, and climate resilience.
- **Provides clarity about material changes after exhibition**
If a proposal changes materially after public exhibition, the community should not be left feeling it was consulted on one proposal and delivered another. Clear guidance is needed on what constitutes a “significant change”, with examples, and re-exhibition should occur where changes alter character or effect.

5. Detailed comments

5.1 Streamlining should preserve accountability and confidence

The consultation pack explains that the current process is vulnerable to Parliamentary sitting timetables (including periods when Parliament does not sit), creating delays for orders and therefore delaying social and affordable housing delivery.

COTA Tasmania understands the rationale for allowing an Order to be made after consultation, with parliamentary disallowance occurring afterwards, and notes the proposal that Parliament would then have fifteen sittings to disallow an Order.

However, streamlining should not reduce the practical ability of Parliament or the community to influence outcomes before irreversible commitments are made.

Recommendation 1 (accountability)

If the revised disallowance timing is adopted, require publication of a clear, plain-English statement at the time the Order in accessible formats describing:

- why the Order was made,
- how submissions were considered and responded to, and
- what would happen if disallowance occurs (including how implementation would be reversed).

5.2 Digital-first transparency needs “offline” access safeguards

The draft Bill includes expanded website publication requirements, including making submissions and ministerial responses publicly available on a Departmental website for at least 6 months in specified circumstances and after Orders are made.

While transparency is welcome, older Tasmanians are over-represented among those who have limited internet access or low digital confidence. A process that is effectively “online only” risks excluding those most affected by housing insecurity and cost pressures.

Recommendation 2 (inclusive participation)

Adopt minimum participation standards for every proposed Order process, including:

- notices and key documents must be available in accessible formats (ie not web-only),
- ensuring hard-copy availability of key documents at Service Tasmania locations, council offices and libraries (or by post on request) for the full exhibition period,
- a phone contact option for assistance to access documents and lodge submissions, and
- a plain-English summary accompanying technical documentation.

5.3 “Bespoke planning provisions” should be used to embed age-friendly outcomes

The consultation pack explains Orders may include unique/bespoke planning provisions inserted into a planning scheme via specific area plans or site-specific qualifications, and the Bill enables these drafting mechanisms to be included more directly.

This creates a significant opportunity to design housing areas that work well for older people - but only if the government explicitly expects age-friendly outcomes.

Recommendation 3 (age-friendly housing):

For Housing Land Supply Orders intended to support social and affordable housing delivery, the State Planning Office should set clear expectations through guidelines or required decision criteria for accessible/visitable dwellings and age-friendly outcomes in developments enabled by an Order, including:

- universal/accessible design (eg visitable dwellings, step-free access, safe bathrooms),
- walkability and safe public realm (footpaths, lighting, seating),
- proximity to services (health care, shops, community facilities),
- access to public transport, and
- climate resilience (heat/cold mitigation).

5.4 “No surprises” if an Order materially changes after exhibition

The draft Bill provides that the Minister must not make an Order if alterations would significantly change the character or effect of the exhibited proposal unless the altered Order has also been publicly exhibited.

Recommendation 4 (“significant change” guidance):

Publish guidance and examples clarifying what changes are “significant” (for example, changes affecting density, access, traffic impacts, community facilities, or the planning controls to be applied), to increase confidence that communities are not consulted on one proposal and delivered another.

6. Conclusion

COTA Tasmania supports reforms that can reduce avoidable process delays and enable government land to be used for social and affordable housing sooner.

To maintain trust and improve outcomes for older Tasmanians, COTA Tasmania urges the State Planning Office to strengthen safeguards for accountability, ensure genuine access for people who are not digitally connected, and embed age-friendly expectations into Order-making and any bespoke planning provisions.

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/22439
Officer: Claire Hynes
Phone: 03 6165 6828
Email: tpc@planning.tas.gov.au

23 February 2026

Mr Sean McPhail
Acting Director
State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

By email: haveyoursay@stateplanning.tas.gov.au

Dear Mr McPhail

Draft Housing land Supply (Amendment) Bill 2026

I refer to the State Planning Office's (SPO) consultation on the Housing Land Supply (Amendment) Bill 2026 (draft Bill).

The Commission has reviewed the SPO's Consultation paper accompanying the draft Bill and the associated draft Bill.

The Commission advises that it understands the aims of the draft Bill and that it has no comments to make on the draft Bill.

Thank you for the opportunity to provide feedback. If you require further information relating to this submission, please contact the Commission on 03 6165 6828.

Yours sincerely

John Ramsay
Executive Commissioner

Housing Land Supply Act Amendment Bill

Homes Tasmania submission

Purpose

- This document outlines Homes Tasmania’s feedback on the Housing Land Supply Act Amendment Bill (HLSA Amendment Bill).
- Our feedback is informed by our role as:
 - Tasmania’s housing and homelessness system manager
 - a Tasmanian government agency:
 - under the *Homes Tasmania Act 2022*.
 - delivering against the *Tasmanian Housing Strategy 2023-2043* and *Action Plan 2023-2027*, with the vision to end homelessness in the state through the delivery of a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians
 - a housing developer, holder and operator of properties for the purposes of providing social and affordable housing to Tasmanians most in need
 - a substantial rate payer and land holder in Northern Tasmania.

Summary of feedback

In summary, Homes Tasmania supports:

- the intent of the draft Bill to streamline the HLSO process and reduce delays in bringing forward affordable and social housing.
- reducing administrative burden and ensuring the ability to act once an Order is lodged.
- clarifying alignment with the State Planning Provisions (SPPs).

Recommendations

Homes Tasmania puts forward the following recommendations for consideration

1. Recommendation 1: Consider expansion to local government land
2. Recommendation 2: Streamline the process for amending existing orders
3. Recommendation 3: Clarify eligibility for alternate zoning
4. Recommendation 4: Incorporate sub-division approval in conjunction with re-zoning provisions.

Recommendation 1 - Consider expansion to local government land

- Consider expanding eligibility beyond Homes Tasmania and Crown land to include local government-owned land, subject to formal consent of the relevant General Manager/CEO.
- This could more easily unlock strategically located land for affordable housing and improve partnership opportunities with councils

Recommendation 2 - Streamline the process for amending existing orders

- Homes Tasmania supports development of a refined and streamlined mechanism for amendments to existing Orders as the current framework does not clearly differentiate between:
 - Minor technical amendments, and
 - Substantive rezoning changes.
- A more proportionate process for minor adjustments (e.g. boundary corrections, infrastructure refinements, drafting clarifications) would reduce duplication and administrative burden on both Homes Tasmania and the State Planning Office.

Recommendation 3: Clarify eligibility for alternate zoning

- Homes Tasmania seeks clarification regarding whether the HLS Act permits rezonings to alternate zoning which still enable residential development, such as the Central Business Zone, under the Tasmanian Planning Scheme.
- Section 6(2) of the HLS Act appears to require that the minimum lot size and maximum area of land for dwellings must be no more restrictive than the General Residential Zone in the SPPs. The Central Business Zone under the SPPs meets this test, so potentially rezonings to the Central Business Zone may be permissible for residential purposes, subject to satisfying the broader tests in section 6(1), including:
 - Consistency with the relevant regional land use strategy,
 - Furthering the objectives in Schedule 1 of the Land Use Planning and Approvals Act 1993,
 - Regard to guidelines issued under section 8A of LUPAA,
 - Environmental, social and economic considerations.

- Clarification and confirmation of legislative scope would reduce uncertainty and assist in determining whether HLSOs can be used strategically in inner-city areas to:
 - Enable increased height limits,
 - Promote higher-density outcomes,
 - Increase dwelling yield in well-serviced locations.

Recommendation 4: Incorporate sub-division approval in conjunction with re-zoning provisions.

- Enabling subdivision planning approvals to occur at the same time as re-zoning will streamline the development pathways. This integrated approach removes unnecessary sequencing delays, shortens project timeframes, reduces administrative burden on Homes Tasmania and Councils, and accelerates the release of serviced, development ready land.



26 February 2026

State Planning Office
Department of State Growth
GPO Box 536
HOBART TAS 7001

Email: haveyoursay@stateplanning.tas.gov.au

Dear Sir/Madam,

Draft Housing Land Supply (Miscellaneous Amendments) Bill 2026

Thank you for the invitation to review and make a submission on the draft Bill to amend the *Housing Land Supply Act 2018* (HLS Act).

Council supports the stated aim of the draft Bill to improve the efficiency of the process set out in the HLS Act. Council further supports the circumstances identified in the Consultation Pack documentation accompanying the draft Bill which recognise that the “*demand for affordable and social housing is more acute now than when the HLS Act was introduced in 2018*”.

In providing an effective response to the abovementioned circumstances, Council makes the further suggestion that the draft Bill could be expanded to also provide for section 5 of the HLS Act to be applied to eligible local government land.

This further amendment would allow for local government land to also contribute to the accelerated supply of land for housing under the HLS Act process.

Thank you again for the invitation to provide comment.

Yours sincerely,

Matthew Atkins
CHIEF EXECUTIVE OFFICER



File No: SF7872
Your Ref: CoL Submission to State Government Housing Land Supply Act
Amendment Bill 2026_Community Consultation

State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

19 February 2026

CC: haveyoursay@stateplanning.tas.gov.au

Dear Sir/Madam,

Submission – Draft *Housing Land Supply (Miscellaneous Amendments) Bill 2026*

Council welcomes the opportunity to provide feedback on the *Housing Land Supply (Miscellaneous Amendments) Bill 2026* (Amendment Bill 2026). Council supports the Tasmanian Government's continued efforts to address the housing crisis and to expand the supply of social and affordable housing across the State.

Council acknowledges that the *Housing Land Supply (HLS) Act 2018* provides a mechanism for the accelerated release of eligible government land for housing. This is achieved through a Housing Land Supply Order (Order), which may rezone the land or introduce site specific planning controls. Council further notes that the Amendment Bill 2026 intends to streamline the existing Land Supply Order process.

It should be noted that three of the fifteen Orders made statewide to date have been within the Launceston municipal area (Newnham 2019, Ravenswood 2023 and Kings Meadows 2024), with a further proposal at Rocherlea currently under discussion. Within the context of this experience, Council is well placed to provide feedback on the current Land Supply Order process, local implications and best practice strategic land use planning for local communities.

The comments below address the Amendment Bill 2026 and the Land Supply Order process more broadly.

1. Council's Role as Planning Authority and Strategic Partner

While the HLS Act assigns rezoning decisions to the Minister, councils remain critical partners in housing delivery. Councils administer local planning schemes, deliver infrastructure, and ensure proposals align with the Tasmanian Planning Policies, regional land use strategies and the Resource Management and Planning System on a whole. This local knowledge provides essential insight into infrastructure capacity, servicing constraints and local conditions. Early collaboration is therefore key to achieving well-integrated, high-quality outcomes.

Council has taken a proactive step by adopting the Launceston Housing Plan 2025–2040 to guide future housing development across the municipality over the next 15 years. The Housing Plan is based on key principles, including collaborating with partners to facilitate a diverse and adequate supply of housing, and aligning investment with development to create vibrant and sustainable neighbourhoods. The Plan also includes actions to investigate housing opportunities through both growth and infill development.

Council notes that the exhibition period remains the sole formal opportunity for local government input. Under Section 12 (1) of the HLS Act, this period is just 28 days (excluding any days on which the Council office is closed during normal business hours, such as public holidays). Given the potential complexity of proposals - particularly where servicing, transport, infrastructure provision or development sequencing issues arise - this limited timeframe further emphasises the importance of early engagement.

Council appreciates Homes Tasmania's recent engagement on the Rocherlea proposal and supports continued collaboration to ensure the emerging concept reflects local feedback provided to date and the broader strategic land use planning aspirations that Council has for Launceston.

Recommendation 1: That Homes Tasmania continues to engage with Council during early scoping stages of preparing Housing Land Supply Orders to ensure alignment with local strategy.

2. Comments on proposed changes

Council raises no objections to the technical amendments, including removal of redundant references and alignment with the State Planning Provisions (SPPs). These changes are supported as they improve clarity and consistency within the planning framework.

Regarding the process for making Orders, Council understands that if the proposed changes were to proceed:

- Mandatory public exhibition remains unchanged and continues to occur before an Order is made.
- The Minister may now make an Order immediately after considering submissions, rather than waiting for Parliamentary sitting cycles.
- An Order would take effect within 14 days and could be acted on by Homes Tasmania and implemented by the Tasmanian Planning Commission.
- Parliamentary oversight will occur after the Order is made, through the disallowance process under Section 47 of the *Acts Interpretation Act 1931*, which allows an Order to be reversed.

Recommendation 2: Council supports the technical amendments as they improve clarity and consistency and raises no objection to the Amendment Bill 2026 on the basis that it does not give rise to additional planning implications. Council notes that responsibility for the legislative process, including Parliamentary disallowance of Orders, rests with Parliament.

3. Importance of Structure (Neighbourhood) Planning and Strategic Alignment

Council supports the HLS Act amendments to ensure that Specific Area Plans (SAPs) and Site-Specific Qualifications (SSQs) used in Housing Land Supply Orders are drafted in accordance with the prescribed format and structure required under the State Planning Provisions (SPPs) where an Order involves more than rezoning. While these technical drafting requirements are important, the broader statutory context in which Housing Land Supply Orders are assessed is equally critical. Under Section 6(1)(a)(iii) of the *Housing Land Supply Act 2018*, the Minister must be satisfied that any intended zoning complies with the Tasmanian Planning Policies (TPPs), including the Settlement Policy strategy 1.1.3(6), which promotes the preparation of structure plans to support the effective planning and management of land use and development within settlements.

Further, under Section 6(1)(c) of the *Housing Land Supply Act 2018*, the Minister must be satisfied that an Order furthers the objectives in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, which include public involvement (Sch. 1, Part 1, cl. 1(c)), shared responsibility across government, community and industry (cl. 1(e)), and sound strategic planning and coordinated action (Part 2, cl. (a)).

These legislative requirements clearly support a collaborative approach with Council in preparing structure plans that enable meaningful community participation and deliver sustainable, strategically aligned settlement outcomes. Without structure planning, land release risks non-compliance with the Minister's statutory obligations under ss 5–7 of the HLS Act, including the need for consistency with State Policies, TPPs and the applicable regional land use strategy.

While a SAP can manage site-specific controls, only a structure plan can provide the broader spatial and infrastructure context necessary for responsible, staged development and the coordination of transport and utilities, sequencing land release, ensuring equitable access to services, supporting high-quality neighbourhood outcomes and avoiding the concentration or perpetuation of disadvantage. Through this approach, Council and the State can work together to shape well-planned, resilient and socially equitable communities.

Recommendation 3: That structure planning be recognised as a key mechanism and strategic foundation for implementing Housing Land Supply Orders in a way that aligns with the Tasmanian Planning Policy (Settlement).

4. Launceston's Neighbourhood Planning Work

Council has recently adopted the St Leonards and Waverley Neighbourhood Plan (structure plan and infrastructure funding framework), a forward-looking approach that will guide future housing delivery while balancing growth with community needs, infrastructure capacity and equitable access.

Supported by a Federal Grant, this work was completed rapidly and achieved broad community engagement, demonstrating Council's preferred model for delivering high quality housing outcomes. The framework provides a strong foundation for sequencing and coordinating growth in line with community priorities, and this neighbourhood planning approach delivers the level of spatial, servicing and sequencing detail needed to support responsible HLS related land release.

The Launceston Housing Plan commits to continued neighbourhood planning in identified areas, with short-term projects underway for Alanvale and South Prospect, and infill opportunities to be explored around the key activity centres of Mowbray and Kings Meadows. Neighbourhood planning for Launceston's northern suburbs is currently identified as a medium-term project; however, recent and proposed Homes Tasmania land releases in Rocherlea and Ravenswood, together with significant State land ownership in the area, may justify bringing this work forward to ensure a sound strategic land use planning foundation is in place to guide future use and development.

Recommendation 4: That Housing Land Supply Orders are prepared in alignment with existing or emerging structure plans (neighbourhood plans), to ensure land release occurs within a coordinated and strategically informed framework. Where such plans do not exist, Homes Tasmania should work collaboratively with councils to develop them alongside major land release proposals, ensuring a wholistic and integrated approach rather than progressing with masterplans for sites in isolation.

Council welcomes continued collaboration with the State Government to achieve high-quality, well-serviced, inclusive neighbourhoods. Council encourages the integration of structure planning as a strategic foundation for the HLS pathway, particularly in areas with significant Homes Tasmania holdings.

We look forward to ongoing partnership with the State Planning Office and Homes Tasmania on shared housing and planning objectives.

Yours sincerely,

Chelsea van Riet
Executive Leader Community Assets and Design

27th February 2026

The State Planning Office
Department of State Growth

Via email – haveyoursay@stateplanning.tas.gov.au

RE: HOUSING LAND SUPPLY AMENDMENT BILL

The Property Council of Australia, Tasmanian Division (PCA) supports the changes outlined in the draft Housing Land Supply Amendment Bill 2026 (The Bill).

The PCA has long advocated that Tasmania is facing a generational housing affordability crisis resulting from lower levels of new housing supply brought on by an increasingly difficult and expensive policy and regulatory environment.

A whole-of-government focus on making housing affordability and supply a key responsibility of Government is crucial to making housing more affordable.

We acknowledge the Government's committed target of 10,000 social and affordable homes by 2032. This is especially critical as the housing crisis is having a particularly large impact at the lower price points in the market.

The PCA acknowledges the role that the Housing Land Supply Act has had in attempting to introduce additional land to the market and drive down costs. This process, aimed at speeding up the development of eligible government land for affordable and social housing, is laudable because it does speed up land development for much-needed housing.

While its effectiveness to date has been marginal, the PCA believes that the proposed changes in the Bill will assist in expediting a pipeline of housing.

The PCA believes that the proposed amendments to The Bill will achieve their intended goal and the ability to rezone appropriate land sooner will be a positive contributor to overall housing affordability.

Specifically in relation to The Bill, the PCA makes the following comments:

- It is important to note that under the proposed change of moving the disallowance period to after an Order is made, the ability for Parliament to disallow the Order will remain. Crucially, the Order won't be unnecessarily held up waiting to be tabled in Parliament as is the current case. This will allow the Order to progress at any point in time, which is consistent with other

legislation, such as the making of regulations and will lead to a shorter approval period in most cases. This would be a very sensible outcome and is strongly supported.

- In line with good practice, the PCA also supports the rationalisation of administrative tasks such as allowing the State Planning Office to draft Orders, streamlining the process for the Commission to prepare and give effect to a rezoning and reducing the frequency that notice must be given of an action. Importantly, these tasks will be done without undermining due process or impacting good governance.
- The removal of redundant provisions, updating of provisions to allow for proposed disallowance changes and introduction of transitional arrangements are all requirements that will make the Act more workable and are, again, hard to argue against.

In summary, the Property Council supports the changes to the Act that are proposed in The Bill. The PCA believes that they will achieve their intended result, which is to speed up rezoning of Government land as well as the make the Act more workable and efficient.

For any queries, please feel free to contact Michael Kerschbaum, Interim Executive Director, at

Yours faithfully

Michael Kerschbaum
Interim Executive Director
Tasmanian Division

From: [NE Bioregional Network](#)
To: [State Planning Office Your Say](#)
Subject: Housing Land Supply Act Amendment 2026
Date: Friday, 27 February 2026 4:25:21 PM

We wish to comment on the above proposed amendment

As stated in the Governments information regarding the Act:

"The HLS Act lets the Minister to make Housing Land Supply Orders to rezone or modify the planning scheme requirements for eligible government land, for the development of housing."

"It replaces the standard planning scheme amendment process under the [Land Use Planning and Approvals Act 1993](#) (LUPAA), shortening assessment timeframes and rezoning approvals."

"The SPO is the lead agency in the project. Parliament makes the final decision on changes to legislation."

"The Minister for Planning is responsible for preparing, consulting on, and making an Order under the Act."

"Homes Tasmania is the only government body/entity that can make a proposal to the Minister for Planning to make an Order. Under the HLS Act, only government land can be used to make an Order."

"The Parliament of Tasmania has a role in considering a proposed Order and may disallow it".

"To implement a made Order, the Tasmanian Planning Commission makes amendments to the relevant planning scheme."

"The local council (as the planning authority) assesses development applications for subdivision and house construction after an Order has been made."

The above statements outline a process we strongly disagree with.

* All rezoning applications should be assessed and conducted through the standard rezoning planning amendment process which requires as follows:

- (a) Application to Local Councils
- (b) Council decision as to whether or not to initiate the amendment/rezoning
- (c) If the Council approves the rezoning the proposed amendment is advertised for public comment, allowing community input.
- (d) The Council reviews public submissions and prepares a report for the TPC.
- (e) The Tasmanian Planning Commission holds hearings and makes the final decision on approving, modifying, or rejecting the rezoning.

The above process contrasts sharply with the Housing Supply Act which is basically part of legislative framework (including Homes Tasmania) cooked up by the Government to facilitate property development on public land under the guise of the ill defined banner of "affordable housing" and the at least less nebulous concept of "public housing".

As with nearly all of the "planning reforms" the Government has initiated over the past decade the driving factor is the neoliberal ideology of deregulation (ie "cutting red and green tape", "fast tracking" "streamlining" etc) regardless of the merit of the existing planning laws effectiveness in protecting natural values and residential amenity and quality of life.

The Act allows the Minister to override normal, transparent land-use planning processes, which leads to a *ad hoc* approach that lacks proper community consultation, undermines local planning schemes/strategic land use plans and effectively bypasses Local Govt and the TPC. The State Government has a conflict of interest as it acts as both the proponent (proposing the development) and the assessor (approving it).

Centralizing power in the Minister for Planning—particularly for fast-tracking rezoning—opens the system to undue influence from developers, especially in a small state.

The Act fails to adequately address the core causes of the housing shortage, which include high demand driven by population growth, Air BnB regulation and a lack of investment in social housing. In fact the Govt actively promotes population growth in Tasmania regardless of the "housing crisis" as does the Federal Government.

We are also concerned that there is a number of Crown Land titles in Break O Day municipality (and other parts of the State) that have important conservation values including catchments for coastal wetlands, threatened species and communities, threatened species habitat and critical landscape connectivity/wildlife corridors which will be destroyed by high density development via rezoning to General Residential Zone status.

The following summary outlines why the TPC is the preferred arbiter on rezoning/planning scheme amendments

Independent planning commissions are designed to provide an objective, expert, and transparent layer of decision-making for major, high-stakes, or contentious developments, specifically to counter the risks of corruption, political bias, and short-term thinking inherent in ministerial control

. While ministers must set overall policy, independent bodies (like the NSW Independent Planning Commission or South Australia's State Planning Commission) provide a crucial "check and balance" to ensure decisions are based on merit rather than political expediency.

Here is why independent planning commissions are needed:

1. Removing Political Bias and Corruption Risks

- **Preventing Undue Influence:** When developers have direct access to

ministers, there is a higher risk of "corrupt conduct" where political donations or influence dictate planning outcomes. An independent commission operates at arm's length from the government, reducing the opportunity for vested interests to influence the approval process.

- **Objective Decision-Making:** Unlike a minister, who may face pressure to approve projects for political gain or to boost economic figures, independent commissioners are appointed based on their expertise in urban planning, environment, and law to evaluate projects solely on merit.

2. Ensuring Transparency and Accountability

- **Public Scrutiny:** Independent commissions often publish transcripts of all interactions with proponents and agencies, ensuring that the decision-making process is transparent to the public.
- **Statement of Reasons:** These bodies are typically required to publish a "Statement of Reasons" for their decisions, which justifies their actions in a way that is open to public and legal scrutiny.

3. Rigorous Assessment of Complex Projects

- **Independent Review of Government Reports:** Independent commissions are empowered to challenge the assessments prepared by the Department of Planning, providing a second layer of scrutiny for state-significant developments (SSDs).
- **Specialized Expertise:** Commissioners often have specialized qualifications in urban design, environmental management, and heritage, ensuring complex issues are not treated superficially.

4. Community Confidence and Participation

- **Voice for the Community:** Independent commissions (like the IPC in NSW) provide a formal mechanism for public hearings, allowing community concerns to be heard directly by the decision-maker, rather than just filtered through a department.
- **Building Public Trust:** Because these commissions are not subject to the direct control of the Minister, their decisions are generally viewed by the community as more impartial and trustworthy.

5. Managing Conflicts of Interest

- **Independent Advice:** In some systems, the commission provides independent, expert advice to the minister on planning matters, helping to guide government policy without being directly involved in the political process.

CONCLUSION:

The proposed amendment will further erode planning oversight. The TPC is currently effectively bypassed in this process while Local Councils are in the main

relegated to the role of assessing development applications AFTER the land has been rezoned to the General Residential Zone.

The Housing Supply Act is a failed and ill conceived piece of legislation masquerading as a solution to the housing crisis. Its governance model involving centralising power with the Minister and vertical integration of Homes Tasmania with the Act is deeply flawed and presents significant conflict-of-interest risks.

The Act should be scrapped as soon as possible.

All rezoning should be subject to same process as per clauses (a)(b)(c)(d) and (e) in our representation. That is the standard planning scheme amendment process under the [Land Use Planning and Approvals Act 1993](#) (LUPAA),

Todd Dudley
President
North East Bioregional Network



Australian
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TAS

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State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

27 February 2026

By email to: haveyoursay@stateplanning.tas.gov.au

Re: Housing Land Supply Amendment Bill 2026 – Constructive Planning Concerns and Alignment with LUPAA Section 8A and Schedule 1

To whom this may concern,

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) would like to thank the State Planning Office for the opportunity to provide a constructive response to the proposed amendments to the Housing Land Supply Act 2018 (HLS Act) and the draft Housing Land Supply (Miscellaneous Amendments) Bill 2026 (HLSB 2026)¹.

The Tasmanian Chapter is committed to helping create a positive future for our state that benefits all Tasmanians. The Institute advocates for the built environment, and works to shape policies, foster collaboration, and promote design excellence that benefits society as a whole. Strategic planning and coordination are critical components in this, and the Institute advocates for this in all decisions related to planning. We support the updating or removals of cited policies and outdated Acts in the HLSB 2026.

The proposed changes to the Special Planning Order (SPO) primarily streamline administrative processes between the SPO and the Tasmanian Planning Commission (TPC), reducing procedural burden without materially altering the documentation required for a Housing Land Supply Order (HLSO). The intent of the Act is to accelerate approvals, not to lower planning or urban design standards. This creates an opportunity

¹ [Housing Land Supply Act Amendment 2026 | Planning in Tasmania](#)

to strengthen how good urban outcomes are embedded within the existing HLSO framework, without adding new layers of assessment.

In particular, the process could more clearly reinforce consistency with Regional Land Use Strategies and the forthcoming Tasmanian Planning Policies to prevent peripheral sprawl and ensure growth occurs near centres, services, and transport. A simple “15-minute access check,” minimum net density targets in serviced areas, baseline lot mix requirements, and concept layouts demonstrating connected street networks would help avoid car-dependent expansion. Supporting measures such as a template Urban Design Guide, State–Council Memoranda of Understanding, and early servicing coordination with infrastructure providers would improve consistency and delivery outcomes while maintaining the streamlined intent of the reforms.

The intent of accelerating affordable and social housing delivery is strongly supported. However, it is equally important that reforms do not unintentionally embed structural urban sprawl outcomes, infrastructure inefficiencies, environmental risk exposure, or architectural mediocrity that undermine the Objectives of the Resource Management and Planning System² set out in Schedule 1 of the Land Use Planning and Approvals Act 1993 (LUPAA)³.

This submission identifies:

1. Additional considerations to build upon the Institute’s submission (2025) *Urban Growth Boundary*⁴ (UGB) against Schedule 1⁵ objectives and Section 8A Guidelines⁶.
2. Risks associated with advancing infrastructure works prior to the Parliamentary disallowance period.
3. Statistical support for urban densification as a cost-reduction strategy.
4. Risks relating to Crown and Homes Tasmania land development sequencing.
5. Environmental and biodiversity reinstatement timeframes.
6. Constructive recommendations to ensure architectural and urban design quality aligned with sustainable development principles.

Schedule 1 of the Land Use Planning and Approvals Act 1993 establishes the core objectives of Tasmania’s Resource Management and Planning System, including:

- Promotion of sustainable development;
- Fair, orderly and sustainable use and development of land;
- Protection of ecological processes and genetic diversity;
- Efficient use of existing infrastructure;

² [Resource management and planning system | Planning in Tasmania](#)

³ [Australasian Legal Information Institute \(1993\) Land Use Planning and Approvals Act 1993](#)

⁴ [Tasmanian Chapter, Australian Institute of Architects \(2025\) Urban Growth Boundary](#)

⁵ [Australasian Legal Information Institute \(1993\) Land Use Planning and Approvals Act 1993](#) Schedule 1

⁶ [Australasian Legal Information Institute \(1993\) Land Use Planning and Approvals Act 1993](#) 8a Guidelines

- Shared responsibility between state and local government.

The Institute submission to the UGB review identified baseline urban design considerations including: strategic site analysis, solar orientation, avoidance of agricultural land, protection of sensitive environments, infrastructure connectivity, amenity provision, access to public transport and services and 30-Minute City⁷ principles. Our response to the HLSB 2026 articulates the need for the Minister's transitional provisions to build upon this with explicit articulation or mapping impact of the future urban Representative Concentration Pathway (RCP) scenarios⁸ (Climate Change in Australia) post habitation under for updates to the relevant planning scheme(s) (from Schedule 1):

- Long-term infrastructure maintenance liabilities of greenfield expansion,
- Carbon lock-in from low-density transport-dependent suburbs,
- Fiscal burden transfer to future ratepayers,
- Redevelopment of under-utilised inner urban land,
- Brownfield renewal before fringe release,
- Cost comparison between greenfield infrastructure extension and infill servicing.
- Urban heat island mitigation,
- Bushfire interface risk,
- Floodplain intensification,
- Water-sensitive urban design integration.

The Insurance Council of Australia (ICA) notes that around 98% of Tasmania's land is prone to bushfire, is under insured due to the public insurance models⁹ that are being adopted by the Government and accelerating changing state of risk due to climate change. They advocate for the immediate planning of infrastructure and housing **outside** of risk zones which aligns to recommendations from the CSIRO¹⁰ which note '*Outer urban areas of cities stand out as watchpoints. These areas are particularly susceptible to adverse impacts because of their circumstances (location, demographics, proneness to hazards).*'

Currently there is work being done by two separate research bodies: the Climate Change Authority¹¹ and a partnership between Engineers Australia with Standards Australia (Climate Resilient Infrastructure Design Guidance) to improve recommendations for urban related land use policy and it would be worthwhile the Tasmanian Government reviewing this upon release to ensure land use is planned in accordance with recommendations from the ICA¹². These mitigate a risk that expedited rezonings achieve zoning compliance but not sustainable urban outcomes – housing is only part of the ongoing concern and can't effectively be rolled out without the resilient and well-planned infrastructure needed. No explicit architectural design quality benchmarks are mandated;

⁷ <https://www.pwc.com.au/publications/pdf/30-minute-cities-may17.pdf>

⁸ [Greenhouse gas scenarios](#)

⁹ [State-run insurance would expose Tasmanians to financial risk – Insurance Council of Australia](#)

¹⁰ [NCRA Climate risks | Australian Climate Service Website](#)

¹¹ [Roundtable highlights urgent need for climate science that can inform decision making | Climate Change Authority](#)

¹² [Building a more resilient Australia: Policy proposals for the next Australian Government](#)

however, the following could be used to address the unknowns of the Future Climate Representative Concentration Pathway (RCP) scenarios¹³ to create a trajectory for the Minister using good design to embed resilience into land planning.

- Urban design performance metrics,
- Biodiversity net gain embedded framework,
- Transport mode share targets imposed.

Recent data from the Australian Bureau of Statistics, Urban Development Institute of Australia, Planning Institute of Australia and Property Council of Australiaⁱ shows that fringe greenfield development carries significantly higher infrastructure costs than infill. Per-dwelling infrastructure provision can be 20–40% more expensive on the urban edge due to extended roads, utilities and transport networks, with trunk infrastructure in some jurisdictions exceeding \$100,000 per lot. Lower densities also increase per capita transport costs and long-term servicing liabilities, as well as increasing the cost of rebuild post consecutive hazard events.

By contrast, medium-density infill leverages existing infrastructure, reduces road and sewer extensions, and avoids duplicating major facilities such as schools and hospitals. This evidence supports a densification pathway consistent with the Schedule 1 objectives of the Land Use Planning and Approvals Act 1993, particularly the efficient and economically sustainable use of infrastructure.

Even Crown lands that are not formally reserved can hold ecological and social value, including remnant vegetation, habitat connectivity, informal recreation, and agricultural buffers. These functions are critical given the National Climate Risk Assessment highlights biodiversity loss, land-use change, and ecosystem fragmentation as key climate risks. The Insurance Council of Australia also stresses planning that avoids environmental hazards and long-term liability from poorly sited development, noting that loss of peri-urban buffers can increase climate, disaster, and insurance costs¹⁴.

These outcomes conflict with Schedule 1 objectives of sustainable development and efficient resource use as urban sprawl generates:

- Higher car dependency,

¹³ [Greenhouse gas scenarios](#)

¹⁴ **Department of Climate Change, Energy, the Environment and Water.** (2024). *National Climate Risk Assessment first pass assessment report*. Australian Government. <https://www.dcceew.gov.au/climate-change/publications/ncra-first-pass-risk-assessment>

Insurance Council of Australia. (2025). *Federal election platform 2025* (Policy report). https://insurancecouncil.com.au/wp-content/uploads/2025/02/21226_ICA_Federal-Election-Platform-Report_2025_Final.pdf

Environmental Defenders Office. (2025, October 31). *EPBC Act reforms make it to parliament – EDO's first impressions*. <https://www.edo.org.au/2025/10/31/epbc-act-reforms-make-it-to-parliament-edos-first-impressions/>

- Increased household transport costs,
- Greater municipal maintenance liabilities,
- Reduced walkability and public health outcomes,
- Infrastructure duplication.

Institute recognises the need for the Government to find efficiencies in their own approval processes as demonstrated in the workflow diagram within the consultation pack and cautions that even in smaller windows of approval and adoption times, early clearing, roadworks, or trenching before adequate Parliamentary and technical review risks of habitat loss, disruption of Aboriginal cultural sites, and ecological fragmentation. Such actions may be irreversible if disallowance occurs. The Environmental Defenders Office warns that staged works weaken oversight and undermine biodiversity offsets¹⁵. Precautionary sequencing aligns with climate risk management and fiscal prudence whereas premature vegetation clearing can occur in as little as weeks and must be recognised in accelerated HLS processes. Guidance from the Australian Institute of Landscape Architects¹⁶ further indicates:

- Mature native canopy restoration can take 20–50 years,
- Grassland ecosystem reinstatement may take 10–20 years,
- Complex forest structure recovery may exceed 80 years,
- Soil ecology restoration is often multi-decadal.

To align the HLS Amendment Bill with Schedule 1 objectives, the following are recommended to improve the consistency and quality of HLSO:

1. Housing Land Supply Order (HLSO) to clearly demonstrate consistency with Regional Land Use Strategies and the coming Tasmanian Planning Policies (TPPs), with the intent that growth happens near existing centres, public transport and services rather than in peripheral greenfield areas.
 - 1.1. Transition the current HSL0 to have mandated components of precinct plans to prevent rezoning outside the urban growth boundaries.
2. All new developments embed Urban Design Performance Standards
 - 2.1. Include a simple mandatory “15-minute access check” for HLSOs to confirm walking access to essential services, transport routes, and open space, preventing isolated fringe development without adding assessment steps.
 - 2.2. Immediate site performance: Establish clear built-form and environmental benchmarks within the HLSO process, including solar access, passive design performance, minimum 30% tree canopy, water sensitive urban

¹⁵ [EDO submission on the Nature Repair Market Bill - Environmental Defenders Office](#)

¹⁶ Australian Institute of Landscape Architects. (2022). *Climate positive design policy position statement*. AILA. Australian Institute of Landscape Architects. (2023). *Nature-based solutions and biodiversity advocacy statement*. AILA.

- design, and demonstrated biodiversity net gain through measurable ecological improvement.
- 2.3. Site context and street integration: Require compliance with 30-Minute City access standards and concept layouts that demonstrate connected street networks and active frontages. A concise, template-style Urban Design Guide should support consistent street design and neighbourhood integration.
3. Density First Principle should be mandated
- 3.1. With standard HLSO conditions requiring minimum net residential density targets in serviced areas to counter low-density sprawl to lodged within existing planning DA processes, including comparative lifecycle cost modelling of infill densification, brownfield redevelopment, and greenfield expansion.
- 3.2. Require a baseline lot-mix schedule (e.g. a percentage of small lots + medium-density sites) so subdivisions don't default to detached-only patterns that expand urban footprints.
- 3.3. Mandate that HLSO include concept layouts that identify a connected street network, pedestrian/cycle links, and integration with surrounding neighborhoods to avoid car-dependent sprawl rather than enabling rezoning without any design thinking attached.
4. A Disallowance Safeguard Clause to prohibit irreversible works
- 4.1. Such as clearing or major earthworks, until the expiry of a review period, protecting against premature development.
5. Governance of program:
- 5.1. Assessment of surplus inner urban land, government-owned infill sites, and vertical mixed-use potential before considering greenfield expansion.
- 5.2. Encourage State/Council Memoranda of Understanding (MoU's) that set shared expectations for street design, density, and staging outside statutory pathways, so planning authorities can apply consistent conditions at DA stage without slowing rezoning and encourage a collaborative alignment between Councils, who will ultimately take ownership over the subdivisions and Homes Tasmania who plans and develops them.
- 5.3. Recommend Infrastructure Providers and Homes Tasmania undertake a standard Servicing Impact meeting with standardised reporting outcomes presented in the HLSO Report to identify infrastructure upgrade requirements early.

Together, these measures would promote sustainable, liveable, and ecologically responsible urban growth in line with the Bill's objectives.

The HLS Amendment Bill offers a chance to modernise housing delivery and efficient processes within parliamentary approvals. However, without embedded safeguards, it risks driving low-density expansion that conflicts with Schedule 1's sustainability goals.

Prioritising density, infrastructure efficiency, biodiversity, and architectural quality will:

- Lower housing costs,
- Reduce public spending,
- Improve community outcomes,
- Protect future generations,
- Strengthen climate resilience,
- Better align development with Tasmania's statutory planning objectives.

The Institute commends the Department for undertaking consultation and welcomes continued policy dialogue.

Kind regards,

Daniel Lane

President, Tasmanian Chapter
Australian Institute of Architects

Jennifer Nichols

Executive Director, Tasmanian Chapter
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 14,500 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.

ⁱ Australian Bureau of Statistics. (2024). *Building approvals, Australia* (Catalogue No. 8731.0). <https://www.abs.gov.au/statistics/industry/building-and-construction/building-approvals-australia/latest-release>

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Urban Development Institute of Australia. (2023). *State of the nation: Housing and infrastructure report 2023*.

From: [TasWater Development Mailbox](#)
To: [State Planning Office Shared Mailbox](#)
Subject: TasWater advice 2026/00024-HCC, RE: Housing Land Supply Act Amendment Bill
Date: Friday, 27 February 2026 4:59:41 PM
Attachments: [~WRD0000.jpg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi all,

TasWater has no comments or feedback (or concerns) with the proposed Bill.

If you have any queries, please contact me

AI

Senior Assessment Officer



taswater.com.au



From: State Planning Office
Sent: Monday, 19 January 2026 8:54 AM
To: TasWater Development Mailbox <Development@taswater.com.au>
Subject: Housing Land Supply Act Amendment Bill

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender.

Have your say Housing land Supply Amendment Bill 2026

The State Planning Office is seeking comments on the draft Housing Land Supply (Amendment) Bill 2026 (draft Bill).

The draft Bill aims to improve the efficiency of the process set out in the [Housing Land Supply Act 2022](#) to enable government land to be used for social and affordable housing sooner, without compromising opportunities for public consultation.

You are invited to comment by making a submission by
5pm 27 February 2026

Consultation period: **19 January 2026 - 5pm 27 February 2026**

You can find the documents and how to have your say at:



Department for Education, Children and Young People

Office of the Secretary

GPO Box 169, Hobart, TAS 7001 Australia

P (03) 6165 5757

E OfficeoftheSecretary@decyp.tas.gov.au



File no: DOC/26/8636/1

27 February 2026

Mr Sean McPhail
Director, State Planning Office
Department of State Growth
By email: sean.mcphail@stategrowth.tas.gov.au

Dear Mr McPhail,

Thank you for the opportunity to review and provide comment on the draft *Housing Land Supply Act Amendment Bill 2026*. The Department for Education, Children and Young People (DECYP) acknowledges the purpose of the draft Bill and wishes to advise that DECYP has no feedback or comment to provide on the draft Bill.

Thank you again for the opportunity to provide feedback on this important Bill. If you have any questions please don't hesitate to contact the Government Relations and Strategic Legislation Team at

Warm regards

for

Ginna Webster

Secretary



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6 March 2026

State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

By email: haveyoursay@stateplanning.tas.gov.au

Dear State Planning Office,

RE: PMAT Submission: *draft Housing Land Supply (Miscellaneous Amendments) Bill 2026*

The [Planning Matters Alliance Tasmania](http://www.planningmatterstas.org.au) (PMAT) thanks the State Planning Office for the opportunity to comment on the *draft Housing Land Supply (Miscellaneous Amendments) Bill 2026 (draft Bill)* [here](#).

Consultation was open from 19 January 2026 and concluded at 5pm Friday 27 February 2026. See the Minister for Housing and Planning's statement about the consultation process [here](#). We thank the State Planning Office for granting PMAT an extension until 5 pm, 6 March 2026.

The brief history of the Housing Land Order process is attached below.

The key proposed change outlined in the draft Bill aims to alter the process set out in the [Housing Land Supply Act 2018](#) to speed up the rezoning of public land (Crown land and Homes Tasmania land) for social and affordable housing.

PMAT does not support the proposed process change to the [Housing Land Supply Act 2018](#) for the following reasons:

- Increases ministerial power over the planning system;
- Lack of Parliamentary scrutiny undermines the integrity of the planning rezone process as a Housing Land Supply Order can be implemented before the Parliament has given it approval;
- Lack of Parliamentary scrutiny undermines democratic scrutiny, reduces the community voice, makes it difficult to reverse the decision and risks inappropriate land use;



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- Public land can be used for market-rate housing rather than for the people who need it most;
- The success to date of delivery of social and affordable housing via the Housing Land Supply Order is unclear;
- Rezoning must follow the standard and existing thorough strategic planning procedures rather than being fast-tracked; and
- Fast track land rezoning can have many negative consequences.

Our concerns are outlined in more detail below.

We are happy for our submission to be made public.

Yours sincerely,

Sophie

Sophie Underwood

State Director – Planning Matters Alliance Tasmania

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History of the Housing Land Order Process

After the 2018 Housing Summit, the Tasmanian Government announced several medium and long-term solutions to address housing supply. One medium-term measure was for the Government to introduce legislation to fast-track the rezoning of Government land suitable for residential use for affordable housing.

The *Housing Land Supply Act 2018* was prepared and introduced in July 2018. Amendments were then made to the Act November 2021 to broaden the scope of eligible government land and improve the consultation and assessment processes.

The Housing Land Supply Order process replaced the standard planning scheme amendment process under the *Land Use Planning and Approvals Act 1993* shortening assessment timeframes and rezoning approvals.

Rather than the Tasmanian Planning Commission conducting the consideration of a planning scheme amendment, the Minister for Planning conducts and approves the Housing Land Supply order process, acting under the *Housing Land Supply Act 2018*.

While the Minister holds the authority to make the order, the process currently involves the following key stakeholders:

- Homes Tasmania: Identifies suitable government land and submits requests for HLS Orders.
- State Planning Office (SPO): Manages the public consultation period (28 days).
- Tasmanian Planning Commission (TPC): Responsible for amending the relevant planning scheme to implement the Order once approved.
- Parliament of Tasmania: Reviews the proposed Order, which can be disallowed within five sitting days.
- Local Councils: Assess subsequent development applications for the subdivided land.



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PMAT does not support the proposed process change to the Housing Land Supply Order process for the below reasons.

Increases ministerial power over the planning system

The proposal gives the Minister for Planning the power to activate the order without waiting for parliamentary approval. The initiative allows a Ministerial order to take effect regardless of whether Parliament has approved it.

While intended to fast track housing development, it shifts the power from a more transparent, accountable parliamentary process to a less transparent Ministerial decision-making process.

We would further argue the Housing Land Supply Order process should be reviewed as to its overall effectiveness. It has not delivered a substantial amount of housing any faster while at the same time makes the rezone of public land process less transparent, robust and strategic.

Lack of Parliamentary scrutiny undermines the integrity of the planning rezone process as a Housing Land Supply Order can be implemented before the Parliament has given it approval

Housing Land Supply Orders would effectively bypass Parliament reducing accountability, oversight, and the integrity of the planning process.

The proposal allows a Housing Land Supply Order to be implemented before the Parliament has given it approval which raises concerns regarding accountability, oversight, and the integrity of the planning process. **At present, a Housing Land Supply Order can only be implemented once approved by Parliament.**

As shown by the flow chart below, presently a Housing Land Supply Order cannot be implemented until it is allowed by Parliament.

Under what is proposed by this Bill, a Housing Land Supply Order can be implemented before the Parliament has given it approval.

That is the proposed process change would allow the parliamentary disallowance process to occur after the Order is made, instead of before as is the case now.

This new process means the Minister would receive a proposal from Homes Tasmania, then the proposed Order would be exhibited by the State Planning Office inviting public



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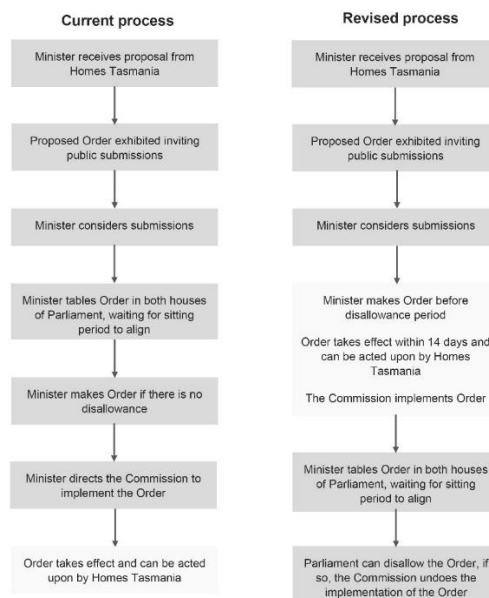
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submissions. Then the Minister considers submissions. The Minister can make the Order before the disallowance period. The Order will then take effect within 14 days and can be acted upon by Homes Tasmania. The Tasmanian Planning Commission then implements the Order and Homes Tasmania (the developer) can submit a Development Application to Council. Once the permit is issued the Planning Permit stands. Once a Planning Permit is issued it can be acted upon until it lapses. As long as it is substantially commenced, the Planning Permit is active forever.

The Minister then tables the Order in both houses of Parliament, waiting for sitting period to align. **Parliament can disallow the Order, if so, the Commission undoes the implementation of the Order – BUT THE PLANNING PERMIT STILL STANDS.**

This process could also pose undue pressure on the Parliament because the permit has already been issued by the relevant Council.

Flowchart of current HLSO process vs revised process



9

Flowchart of Housing Land Supply Order process versus the proposed new process Housing
Source: Land Supply Amendment Bill 2026 Consultation pack, page 9.



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Lack of Parliamentary scrutiny undermines democratic scrutiny, reduces the community voice, makes it difficult to reverse the decision and risks inappropriate land use

If development begins (e.g. land clearing or construction) before Parliament potentially rejects the order, it becomes difficult or impossible to undo the damage or reverse the rezoning if the decision is found to be inappropriate.

There are concerns that fast-tracked processes might approve projects that do not align with long-term urban planning, such as land that lacks proper services, is environmentally sensitive, or is not suitable for high-density social/affordable housing.

While intended to fast track housing development, it shifts the power from a transparent, accountable parliamentary process to a less transparent Ministerial decision-making process.

Public land can be used for market-rate housing rather than for the people who need it most

The *Housing Land Supply Act 2018* does not mandate a minimum percentage of social or affordable housing for each Order. This is problematic because public land can be used for market-rate housing rather than for the people who need it most.

The success to date of delivery of social and affordable housing via the Housing Land Supply Order is unclear

Since 2018, the *Housing Land Supply Act 2018* has been used to rezone more than 70 hectares of land but it is unclear how many social and affordable houses have been delivered via this process.

For one example, the [Housing Land Supply \(Huntingfield\) Order 2020](#), which was hugely controversial (see [here](#)) became effective on March 18, 2020, designed to rezone 67 hectares of land for residential development. The proposal for this order was tabled in Parliament on September 4, 2019.

As of early 2026, no new houses have been built in the main, fast-tracked Huntingfield land release project, despite the project being initiated in 2018.

The first residential lots have only started selling in February 2026, more than three years behind schedule.



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As per The Mercury article published on the February 17, 2026 [Huntingfield land release: First sales completed seven years after 'fast-track', nothing yet built,](#)

Approximately 15 per cent of the lots in the Huntingfield land release, which aims to provide around 460 total lots, are dedicated to social and affordable rental housing. Homes Tasmania is retaining this portion, with the remaining land is primarily for open market sale.

You can read more here: <https://www.homestasmania.com.au/engage/land-release/huntingfield>

Rezoning must follow the standard and existing thorough strategic planning procedures rather than being fast-tracked

Rezoning decisions require comprehensive review and not rapid approvals. We should not bypass proper strategic planning processes for land rezoning.

Rezoning proposals should go through the existing standard planning scheme amendment process conducted by the Tasmanian Planning Commission, which requires:

- (a) Application to Local Councils
- (b) Council decision as to whether or not to initiate the amendment/rezoning
- (c) If the Council approves the rezoning the proposed amendment is advertised for public comment, allowing community input.
- (d) The Council reviews public submissions and prepares a report for the Tasmanian Planning Commission.
- (e) The Tasmanian Planning Commission holds hearings and makes the final decision on approving, modifying, or rejecting the rezoning.

Fast tracking the rezoning of land can have many negative consequences

The fast tracking of the rezoning of land can have many negative impacts including to:

- Compromise infrastructure and sustainability planning;
- Strain soft and hard infrastructure;
- Strain services;
- Sacrifice long-term community planning for short-term development gains;
- Compromise proper community consultation;



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- Cause environmental degradation;
- Cause loss of community character;
- Cause loss of amenity and safety;
- Undermine long term strategic planning; and
- Jeopardise community support for future housing developments.

27 February 2026

Ms Sandra Hogue
Acting Director
State Planning Office
Department of State Growth
Email spo@stateplanning.tas.gov.au

Consultation on the Housing Land Supply (Miscellaneous Amendments) Bill 2026

Thank you for the opportunity to comment on the draft Housing Land Supply (Miscellaneous Amendments) Bill 2026 (the draft Bill). Heritage Tasmania has reviewed the draft Bill on behalf of the Tasmanian Heritage Council. We understand the Bill's objective is to improve government administrative efficiency and streamline the rezoning of eligible government land to support timely delivery of social and affordable housing by Homes Tasmania.

We note the following key amendments proposed in the Bill:

- After considering submissions, the Minister may make an Order before Parliamentary disallowance.
- Orders may include complete Specific Area Plans (SAPs) and Site-Specific Qualifications (SSQs).
- The Tasmanian Planning Commission must give effect to an Order within 14 days to update the relevant planning scheme.
- The Order may now be prepared by the Department (the State Planning Office) instead of the Office of Parliamentary Counsel (OPC). The draft Bill establishes that an Order is no longer a 'statutory rule'.
- Notice of the Minister's decision to revoke an Order can be published on the Department's website instead of being tabled in Parliament.

Collectively, the effect of these changes is to compress timeframes. This may pose constraints for the Heritage Council where land proposed for a Housing Land Supply Order (Order) includes a place entered on the Tasmanian Heritage Register (THR), and the proposed Order contains complex SAP or SSQ provisions involving protection of a heritage place's setting, management of archaeological potential, or management of other aspects of cultural heritage significance.

Under the draft Bill, the Heritage Council's only opportunity to comment on a proposed Order is during the public consultation period, which in practice is a 28-day exhibition. This period may be insufficient for the Heritage Council to prepare submissions containing complex SAP or SSQ

provisions where external specialist heritage advice is required or under other exceptional circumstances.

Accordingly, it is recommended that a provision be included that enables the Minister to accept submissions beyond the 28-day period where reasonably necessary, provided this does not unreasonably delay the making of the Order. Alternatively, this intent may be addressed through a Ministerial guideline or State Planning Office (SPO) practice direction that commits to:

- early circulation of a draft Order affecting a THR place that contains SAP/SSQ provisions to “interested persons”, namely the Heritage Council, at least 14 days before formal exhibition opens.

The second option would not be inconsistent with current practice where Homes Tasmania engages with Heritage Tasmania’s pre-advice service on proposed development applications affecting THR places prior to lodgement with the relevant planning authority.

Thank you for the opportunity to comment on the draft Bill. If you would like to discuss these comments, please contact me on or .

Yours

Melissa Ford
Director
Heritage Tasmania