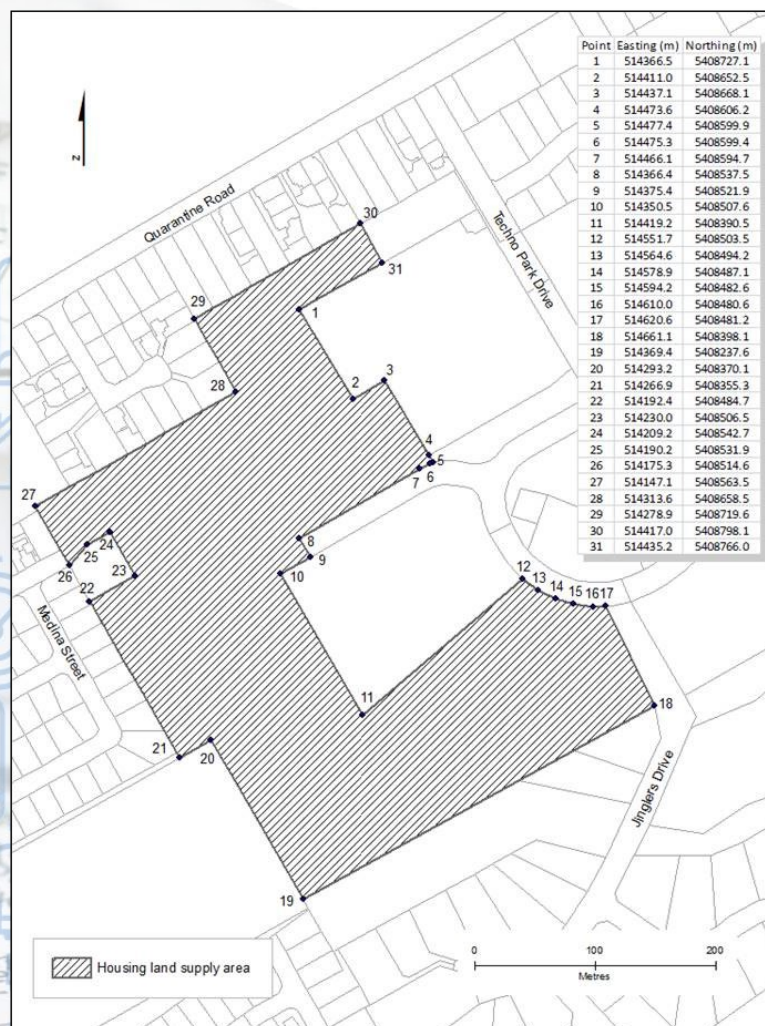


Proposed Housing Land Supply (Kings Meadows) Order 2022

Part of Lot 2 Techno Park Drive, Kings Meadows

Consultation Package



Author:
State Planning Office

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Department of Premier and Cabinet

Date:
September 2022

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Summary of the proposed Order

The intent of the proposed Housing Land Supply (Techno Park) Order 2022 (the proposed Order) is to dedicate the land shown in the plan at Schedule 2 of the proposed Order as Housing Land Supply Land and rezone the land to the General Residential Zone under the Tasmanian Planning Scheme. The land forms part of Lot 2 Techno Park Drive, Kings Meadows (title reference FR 164559/2).

This will ensure that the land becomes part of the housing portfolio for the Director of Housing (future Homes Tasmania), enabling the land to be used for additional housing.

The area of land is approximately 10.3 hectares.

Future development of the land is still to be planned by the Director of Housing.

How to find out further information

Further information about the proposed Order and the *Housing Land Supply Act 2018* (the HLS Act) can be found at www.planningreform.tas.gov.au.

Enquiries about the HLS Act and the proposed Order can be made to the State Planning Office on 1300 703 977.

Enquiries regarding any development that may be proposed on the land can be made to the Department of Communities Tasmania on 1800 995 653 or email: HousingProjects@communities.tas.gov.au.

How to make a submission

The public are invited to make submissions in relation to the proposed Order within the exhibition period.

Submissions may be made

by email to –

yoursay.planning@dpac.tas.gov.au or

by post to –

State Planning Office
Department of Premier and Cabinet
GPO BOX 123
HOBART TAS 7001

Submissions may be made with respect to the relevant matters specified in section 13(2) of the HLS Act as follows:

- the suitability for residential use of the area of land;
- the suitability of the intended zone;
- whether the Minister would, or would not, contravene section 5(2) or section 6(1) or (2) of the HLS Act by making a housing land supply order.



Minister's reasons to make the Housing Land Supply Order

My reasons for wanting to make a housing land supply order in the form of the proposed Order are as follows –

1. The HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means of providing more social and affordable housing.
2. There is a clear need to make more land available under the *Homes Act 1935* to enable the provision of additional social and affordable housing in Tasmania, with over 4407 applications on the Communities Tasmania Housing Register as at February 2022.
3. The site is suitable for future development for social and affordable housing but needs to be rezoned before the approval and construction of new homes on the land.
4. The proposed Order will provide more land zoned for residential purposes and then through the construction of homes on this land, contribute toward achieving the targets for the supply of more social and affordable homes in the Greater Launceston Local Government area, as set out in Tasmania's Affordable Housing Strategy 2015-2025.



Minister's opinion on compliance with the Housing Land Supply Act 2018

The reasons why I am of the opinion that the proposed Order may be made under the HLS Act and why I am satisfied that I would not contravene section 5(2), or section 6(1) or (2) of the HLS Act by making the proposed order are as follows –

1. The land is eligible Government land, and not more than 5 years has elapsed since the making of the HLS Act, as required by section 5(1) of the HLS Act.
2. I am satisfied that there is a need to make more land available under the *Homes Act 1935* to enable the provision of additional social and affordable housing in Greater Launceston, as required by section 5(2)(a) of the HLS Act. Currently there are over 754 applications on the Communities Tasmania Housing Register for the the Launceston municipality as at June 2021, which are 'eligible persons' looking to find social or affordable homes.
3. I am satisfied, for the reasons detailed in the planning submission prepared by GHD Pty Ltd (GHD) for the Department of Communities Tasmania, that:
 - a) the land is suitable for residential use and development by virtue of its location in the Launceston urban area and with close proximity to public and commercial services, public transport and places that may provide opportunities for employment, as required by section 5(2)(b) of the HLS Act;
 - b) applying the General Residential Zone to the area of land would be consistent with the State Policies and the Northern Tasmania Regional Land Use Strategy 2021 (NTRLUS), as required by section 6(1)(a) of the HLS Act;
 - c) if the General Residential Zone were to apply to the land, the use or development of the land for residential purposes would not be significantly restricted by any codes that would apply to the land under the Tasmanian Planning Scheme , as required by section 6(1)(b) of the HLS Act;
 - d) assigning the General Residential Zone to the land would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act;
 - e) after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the General Residential Zone would be consistent with the zone purpose in the State Planning Provisions, as required by section 6(1)(d) of the HLS Act; and
 - f) use or development of the land for residential purposes would be unlikely to create significant land use conflict with an existing use on the land or with use or development on adjacent land or with any other land near to the land, as required by section 6(1)(f) of the HLS Act; and
 - g) the land has been identified as surplus to the needs of the Launceston Techno Park with demand for the land not being high suggesting that adverse impacts on economic development potential would be unlikely if rezoned for residential use and development.



4. I have undertaken a preliminary consideration of the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, that assigning the General Residential Zone to the land may have, as required by section 6(1)(e) of the HLS Act. I will seek further expert advice on these matters during the public exhibition period.
5. The General Residential Zone will apply to part of the land subject to the proposed Order as required by section 6(2)(b) of the HLS Act.

Frequently Asked Questions

The Process in General

Why was the Housing Land Supply Act 2018 created?

The HLS Act was created in 2018 to help address housing supply issues in Hobart and around the State with respect to social and affordable housing.

The HLS Act created a process that can run more quickly than the normal planning processes to help accelerate the supply of land for social and affordable housing. Only government land is eligible for consideration under this Act.

Further information on the HLS Act and previous Orders can be found here - <https://planningreform.tas.gov.au/updates/housing-land-supply-orders> or by contacting the Department of Premier and Cabinet's State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au

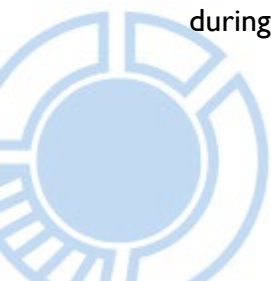
How does the process work under the Housing Land Supply Act 2018?

The Department of Communities Tasmania identify surplus Government land that is suitable for affordable housing and prepare a report demonstrating that the site meets with the requirements of the HLS Act. The HLS Act requires that the site must be suitable for residential development and located in close proximity to public transport, business and social services.

The Department of Communities Tasmania makes a request to the Minister for Planning for a proposed Housing Land Supply Order for suitable Government land.

The Minister for Planning considers the request in accordance with the HLS Act and undertakes consultation on a proposed Order. This includes direct consultation with people who live or own property surrounding the site of the proposed Order and any identified interest groups or persons who may have an interest in the proposed Order.

The Minister for Planning considers any submissions received during the consultation and prepares a report to table in Parliament. Parliament gets to see all submissions that are made during the consultation.



For the Order to be considered by Parliament, it must meet the requirements set out in the HLS Act including that: a site must be eligible and suitable for residential development; is consistent with the relevant regional land use strategy; is consistent with relevant State policies; and also furthers the objectives of the *Land Use Planning and Approvals Act 1993* (which is the same level of assessment applied to rezoning applications under the normal planning processes).

Both houses of Parliament consider the Minister's report and the proposed Order and may disallow the proposed Order or allow the proposed Order to proceed.

If the proposed Order proceeds, the Minister for Planning then directs the Tasmanian Planning Commission to amend the relevant planning scheme to align with the made Order.

How can I present my views on the proposed Order?

You can lodge a written submission with the Minister for Planning during the public consultation period for the proposed Order.

The process requires the Minister for Planning to consider the written submissions with reference to the requirements set out in the HLS Act before tabling a report to Parliament.

Who will assess development proposals on the land?

The Minister for Planning does not assess future development proposals on the land once the land is rezoned.

The Department of Communities Tasmania, or someone acting on their behalf, will lodge a development application with the local Council as the planning authority. The planning authority will determine the application in accordance with the planning scheme that applies at the time.

Specific to the Housing Land Supply (Kings Meadows) Order 2022

What development will occur on the site?

At the time of proposing the Order, the Department of Communities Tasmania did not have a set plan for development of the land. Further information on their plans can be obtained by contacting Department of Communities Tasmania, Portfolio and Supply unit on 1800 995 653 or email: HousingProjects@communities.tas.gov.au.

Some examples of residential development that may occur under the General Residential Zone are single dwellings, multiple dwellings, subdivision of the land or shared accommodation facilities. These are similar in nature to the development that already surrounds this land.

After the land is rezoned, a proposal for the land will be submitted to Launceston City Council for assessment against the provisions of the Tasmanian Planning Scheme which consists of the State Planning Provisions and the Launceston Local Provisions Schedule. This



follows the normal planning development application processes. The Tasmanian Planning Scheme as it applies to the Launceston City Council area can be viewed at www.iplan.tas.gov.au.

How will potential conflict with residential use and development be avoided?

The site is adjoined by residential development to the north, west and south of the land. The adjacent development is a typical suburban residential use and is not considered to be a source of potential land use conflict with residential use and development on the land.

Adjacent facilities that has the potential to generate noise are all separated by appropriate distances from the land to prevent any significant impact on residential amenity.

Is the site susceptible to landslide hazard and how would the impact be avoided?

Parts of the land have been identified as susceptible to landslip hazard in the Landslide Hazard Band maps included in the Tasmanian Planning Scheme. The Launceston Slide Susceptibility (MRT 2013) map identified that there are areas in the south-east and north-west portions of the site which are considered susceptible to landslide. The susceptibility zones have been assessed and extent of potential landslide risk established. An investigation conducted at the site identified the presence of a possible relic landslide features. A 10m buffer zone from the break of slope has been proposed to be adopted for development to create exclusion areas around the active landslide and other steep slopes within any future proposed subdivision. Additionally, the report recommended measures to prevent future development from the risk of landslide hazards. These recommendations would be implemented through any future development proposals for the site.

Why is the site no longer required for the Launceston Techno Park?

The Launceston Techno Park was created to satisfy perceived demand for a range of uses and developments relating to research and technology. However, the planning submission prepared by GHD on behalf of the Department of Communities Tasmania indicates that demand for land at the site has not been high and that there would be no significant adverse impact on economic development potential. It is considered that future demand for such use and development can be appropriately accommodated elsewhere in Launceston in the available Industrial, Commercial and Business Zones. The report considered that the need for housing as outlined by the Director of Housing is high and the supply of suitable housing land has a strategic imperative that would outweigh the adverse impacts caused by a relatively small reduction in the supply of land for purposes aligned with the Launceston Techno Park.



Copy of Proposed Order

Drafted in the Office of
Parliamentary Counsel

TASMANIA

HOUSING LAND SUPPLY (KINGS MEADOWS) ORDER 2022

STATUTORY RULES 2022, No.

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9 August 2022



Consultation Draft



**HOUSING LAND SUPPLY (KINGS MEADOWS)
ORDER 2022**

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Planning

1. Short title

This order may be cited as the *Housing Land Supply (Kings Meadows) Order 2022*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

applicable area means the area of land declared under Clause 4 to be housing supply land;

grid reference means the grid reference taken from the Universal Grid Reference System used in Tasmania and based on the Geocentric Datum of Australia (also known as “the GDA” or “GAD 94”) as



Housing Land Supply (Kings Meadows) Order 2022
Statutory Rules 2022, No.

c. 4

defined in the Commonwealth Gazette
No. GN 35, 6 September 1995.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the
area of land specified in Schedule 1 to this order
is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the
intended zone in relation to the applicable area is
declared to be the General Residential Zone
referred to in the applicable planning scheme.



SCHEDULE 1 – AREA OF LAND

Clause 4

The area of land that –

- (a) is situated at Lot 2, Techno Park Drive, Kings Meadows in Tasmania; and
- (b) forms part of the land described in certificate of title Volume 164559, Folio 2 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) comprises such area of land that is enclosed in the boundary made by the following imaginary lines:
 - (i) a line between grid reference 514366.5E 5408727.1N and grid reference 514411.0E 5408652.5N;
 - (ii) a line between grid reference 514411.0E 5408652.5N and grid reference 514437.1E 5408668.1N;
 - (iii) a line between grid reference 514437.1E 5408668.1N and grid reference 514473.6E 5408606.2N;
 - (iv) a line between grid reference 514473.6E 5408606.2N and grid reference 514477.4E 5408599.9N;



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- (v) a line between grid reference
514477.4E 5408599.9N and grid
reference 514475.3E
5408599.4N;
- (vi) a line between grid reference
514475.3E 5408599.4N and grid
reference 514466.1E
5408594.7N;
- (vii) a line between grid reference
514466.1E 5408694.7N and grid
reference 514366.4E
5408537.5N;
- (viii) a line between grid reference
514366.4E 5408537.5N and grid
reference 514375.4E
5408521.9N;
- (ix) a line between grid reference
514375.4E 5408521.9N and grid
reference 514350.5E
5408507.6N;
- (x) a line between grid reference
514350.5E 5408507.6N and grid
reference 514419.2E
5408390.5N;
- (xi) a line between grid reference
514419.2E 5408390.5N and grid
reference 514551.7E
5408503.5N;
- (xii) a line between grid reference
514551.7E 5408503.5N and grid



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-
- reference 514564.6E
5408494.2N;
- (xiii) a line between grid reference
514564.6E 5408494.2N and grid
reference 514578.9E
5408487.1N;
- (xiv) a line between grid reference
514578.9E 5408487.1N and grid
reference 514594.2E
5408482.6N;
- (xv) a line between grid reference
514594.2E 5408482.6N and grid
reference 514610.0E
5408480.6N;
- (xvi) a line between grid reference
514610.0E 5408480.6N and grid
reference 514620.6E
5408481.2N;
- (xvii) a line between grid reference
514620.6E 5408481.2N and grid
reference 514661.1E
5408398.1N;
- (xviii) a line between grid reference
514661.1E 5408398.1N and grid
reference 514369.4E
5408237.6N;
- (xix) a line between grid reference
514369.4E 5408237.6N and grid
reference 514293.2E
5408370.1N;

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Housing Land Supply (Kings Meadows) Order 2022
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- (xx) a line between grid reference
514293.2E 5408370.1N and grid
reference 514266.9E
5408355.3N;
- (xxi) a line between grid reference
514266.9E 5408355.3N and grid
reference 514192.4E
5408484.7N;
- (xxii) a line between grid reference
514192.4E 5408484.7N and grid
reference 514230.0E
5408506.5N;
- (xxiii) a line between grid reference
514230.0E 5408506.5N and grid
reference 514209.2E
5408542.7N;
- (xxiv) a line between grid reference
514209.2E 5408542.7N and grid
reference 514190.2E
5408531.9N;
- (xxv) a line between grid reference
514190.2E 5408531.9N and grid
reference 514175.3E
5408514.6N;
- (xxvi) a line between grid reference
514175.3E 5408514.6N and grid
reference 514147.1E
5408563.5N;
- (xxvii) a line between grid reference
514147.1E 5408563.5N and grid



Housing Land Supply (Kings Meadows) Order 2022
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-
- reference 514313.6E
5408658.5N;
- (xxviii) a line between grid reference
514313.6E 5408658.5N and grid
reference 514278.9E
5408719.6N;
- (xxix) a line between grid reference
514278.9E 5408719.6N and grid
reference 514417.0E
5408798.1N;
- (xxx) a line between grid reference
514417.0E 5408798.1N and grid
reference 514435.2E
5408766.0N;
- (xxxi) a line between grid reference
514435.2E 5408766.0N and grid
reference 514366.5E
5408727.1N; and
- (d) is shown as the shaded area, bounded by
heavy black lines, on the plan set out, by
way of illustration only, in Schedule 2 to
this order.

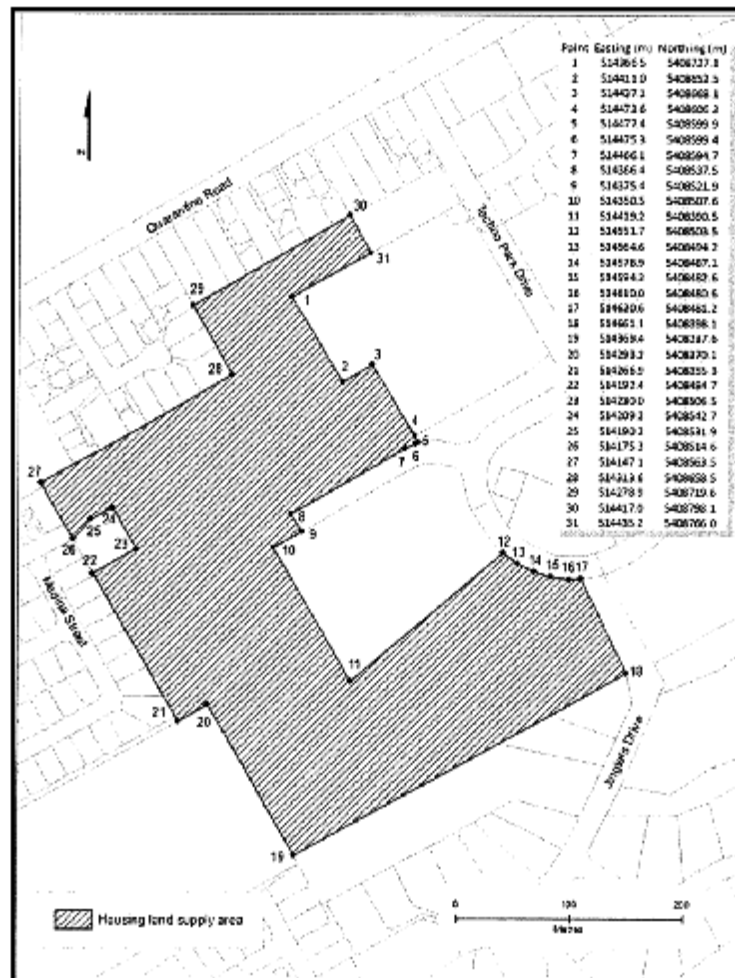


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SCHEDULE 2 – PLAN

Schedule 1



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Housing Land Supply (Kings Meadows) Order 2022
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Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of Premier and Cabinet.

EXPLANATORY NOTE

(This note is not part of the order)

This order, for the purposes of the *Housing Land Supply Act 2018* –

- (a) declares a certain area of land in Kings Meadows in Tasmania to be housing supply land; and
- (b) declares the intended zone in relation to that area of land to be the General Residential Zone, as referred to in the applicable planning scheme.





Tasmanian
Government

Department of Premier and Cabinet
State Planning Office

Phone:

1300 703 977

Email:

Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au