



Housing Land Supply Order (Ravenswood) Order 2026

Consultation Package

Including Public Exhibition Notice, Details of how to make a submission, Frequently Asked Questions, the Minister's Statement of Reasons, a copy of proposed Order and Fact Sheet

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1.0 Public Exhibition Notice

Housing Land Supply Act 2018 Housing Land Supply (Ravenswood) Order 2026 Exhibition Notice

I, Kerry John Vincent, Minister for Housing and Planning, propose to make the Housing Land Supply (Ravenswood) Order 2026 (the proposed Order) for the land located at Lot 1 Prossers Forest Road, Ravenswood described by folios of the Register FR 150347/1.

The area of land to which the proposed Order relates is 2.7 hectares.

The exhibition period is open for 28 days and the closing date for submissions is 5:00pm on Tuesday 7 July 2026.

A copy of the proposed Order, and my statement of reasons why I wish to make the proposed Order and am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018*, may be viewed during the exhibition period at:

1. www.stateplanning.tas.gov.au/have-your-say/consultations/housing-land-supply-orders/housing-land-supply-order-Ravenswood-2026
2. the Launceston City Council Customer Service Centre at 18-28 St John Street, Launceston; or
3. the Service Tasmania shop at CH Smith Centre 18 Charles Street, Launceston.

The public are invited to make submissions in relation to the proposed Order within the exhibition period. Submissions may be made:

By email

haveyoursay@stateplanning.tas.gov.au

By post

State Planning Office
Department of State Growth
GPO BOX 536
HOBART TAS 7001.

Submissions may be made with respect to the relevant matters specified in section 13(2) of the *Housing Land Supply Act 2018* as follows:

- the suitability of the area of land for residential use;
- the suitability of the intended zone; or
whether the Minister would, or would not, contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018* by making the proposed housing land supply order.

Kerry John Vincent
Minister for Housing and Planning
Date: 6 June 2026

2.0 Summary of the proposed Order

The purpose of the proposed Housing Land Supply (Ravenswood) Order 2026 (the proposed Order) is to declare the land shown in the plan in Schedule 2 of the proposed Order as housing supply land, and rezone it to the General Residential Zone under the Tasmanian Planning Scheme – Launceston Local Provisions Schedule.

The land, situated at Lot 1 Prossers Forest Road, Ravenswood, is legally described by folio of the Register, FR 150347/1, and illustrated below.

Land area is approximately 2.7ha. Once it is rezoned, Homes Tasmania, which will plan its future development for housing.



Site location – Lot 1 Prossers Forest Road, Ravenswood

3.0 How to find further information

Further information about the proposed Order and the *Housing Land Supply Act 2018* (the HLS Act) can be found at

www.stateplanning.tas.gov.au/planning-system/planning-legislation/about-planning-legislation

Enquiries about the HLS Act and the proposed Order can be made to the State Planning Office on 1300 703 977 or spo@stateplanning.tas.gov.au.

Enquiries regarding any development that may be proposed on the land can be made to Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au.

4.0 How to make a submission

The community is invited to make submissions in relation to the proposed Order within the exhibition period.

Submissions may be made:

By email:

haveyoursay@stateplanning.tas.gov.au or

By post:

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

Submissions may be made with respect to the relevant matters specified in section 13(2) of the *Housing Land Supply Act 2018* as follows:

- the suitability of the land for residential use;
- the suitability of the intended zone; or
- whether the Minister for Housing and Planning would, or would not, contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018* by making a housing land supply order.

5.0 Minister's Statement of Reasons

Appendix A of this document contains the Minister for Housing and Planning's statement of reasons on:

- why the proposed Order should be made; and
- compliance with the *Housing Land Supply Act 2018*.

6.0 Frequently Asked Questions

The process in general

Why was the Housing Land Supply Act 2018 ("the HLS Act") created?

The HLS Act was created in 2018 to help address housing supply issues in Launceston and throughout the State. The Act established a process for accelerating the supply of land for social and affordable housing. Only government land is eligible for consideration under the HLS Act.

Further information on the HLS Act and previous Orders can be found here – <https://www.stateplanning.tas.gov.au/topics/housing> or by contacting the State Planning Office in the Department of State Growth on 1300 703 977, or email spo@stateplanning.tas.gov.au.

How does the Housing Land Supply process work?

Homes Tasmania identifies surplus Government land it considers suitable for affordable housing and prepares a report demonstrating that the site meets the requirements of the HLS Act. The Act requires that the site be suitable for residential development and located in proximity to public and commercial services, public transport, and places that may provide opportunities for employment.

Homes Tasmania makes a request to the Minister for Housing and Planning for a proposed Housing Land Supply Order in relation to eligible and suitable Government land.

The Minister considers the request in accordance with the HLS Act and the outcomes of consultation on the proposed Order. Public consultation undertaken on a proposed Order involves the direct notification of people living or owning property surrounding the site, together with any identified groups or others that may have an interest in the matter.

The Minister considers any submissions received during the consultation period and prepares a report for tabling in Parliament. The Parliament sees all submissions made during the consultation period.

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
- furthers the objectives of the *Land Use Planning and Approvals Act 1993* (this is the same level of assessment applied to rezoning applications made under the normal planning processes).

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

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

How can I have my say on the proposed Order?

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

Who will assess development proposals for the land?

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

Homes Tasmania, or someone acting on its behalf, may 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.

What effect will the proposed Housing Land Supply (Miscellaneous Amendments) Bill 2026 have on the proposed Order?

The proposed Order will not be affected by any changes proposed in the Housing Land Supply (Miscellaneous Amendments) Bill 2026. The proposed Order will be considered in accordance with the requirements under the current HLS Act.

Proposed Housing Land Supply (Ravenswood) Order 2026 What development may occur on the site?

At the time of proposing the Order, Homes Tasmania had not prepared specific development plans for the land. Further information can be obtained by contacting Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au.

Examples of 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 development in the Ravenswood area.

After the land is rezoned, any proposal for development of the land will be submitted to Launceston City Council for assessment, having regard to the Tasmanian Planning Scheme (TPS), consisting of the State Planning Provisions and Launceston Local Provisions Schedule. In this regard, the normal development application processes apply.

The Tasmania Planning Scheme as it applies to Launceston City Council may be viewed on the Tasmanian Planning Commission's website at www.planning.tas.gov.au/.

How will natural values on the land be managed?

The land is mostly cleared with no threatened flora, fauna or significant habitat considered to be at risk of being impacted by future development. A natural values assessment report prepared in support of the rezoning proposal confirms that the site is highly modified, mostly cleared, and does not contain any threatened native vegetation communities, listed flora and fauna species, or threatened fauna habitats.

Vegetation present on the site is predominantly non-native vegetation or weeds with low ecological value. The land does not support any significant environmental values that would be sensitive to the types of development that will occur under the new zoning. Therefore, future development of the site is not expected to have any adverse impact on natural values.

Will the proposal result in permanent loss of productive agriculture land?

The proposed rezoning will not lead to any significant loss of productive agriculture land.

The land is not used for any viable agricultural activity, and an agriculture assessment prepared for the rezoning indicates that the site is not classified as Prime Agricultural Land.

The report identified its agricultural potential as negligible due to its size, low land capability, lack of existing or potential irrigation water resources and its proximity to surrounding non-agricultural land uses. Therefore, the loss of this land to the wider agricultural estate will have no significant impact.

How will the risks from bushfire hazards be managed?

The site is within the Bushfire-Prone Areas overlay under the Tasmanian Planning Scheme, meaning any future residential subdivision of the land will be subject to the Bushfire-Prone Areas Code to ensure the development is designed, located, serviced, and constructed to reduce bushfire risk to human life and property.

A preliminary bushfire assessment by RMCG indicates that bushfire risk can be managed through appropriate setbacks to achieve BAL19 and BAL12.5. A bushfire management plan is recommended to support future residential development with hazard areas designed to protect life and property.

APPENDIX A – Minister’s Statement of Reasons

Housing Land Supply (Ravenswood) Order 2026 Minister’s Statement of Reasons

I, Kerry John Vincent, as Minister for Housing and Planning, provide the following statement of reasons for the purposes of section 12(1) of the *Housing Land Supply Act 2018* (HLS Act).

My reasons for wanting to make a Housing Land Supply (Ravenswood) 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. The HLS Act enables suitably identified sites to be rezoned for residential use. The rezoning of land is achieved through the making of Housing Land Supply Orders.
3. There is a clear need to make more land available under the *Homes Tasmania Act 2022* to enable the provision of social and affordable housing in Tasmania, with 5553 applications on the Homes Tasmania Housing Register as of 31 March 2026.
4. The site is suitable for the development of social and affordable housing but needs to be rezoned before new homes can be built; and
5. The proposed Order will provide more land zoned for residential use, and then through the construction of new homes, contribute toward achieving the targets for the supply of social and affordable homes in the Launceston municipal area, as set out in Tasmania’s Housing Strategy 2023-2043.

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

1. The land is eligible Government land, and an Order may be made until 1 January 2033, in accordance with section 5(1) of the Act;
2. As required under section 5(2)(a) of the Act, there is a need to make more land available under the *Homes Tasmania Act 2022* for the provision of social and affordable housing in Ravenswood. There were 1006 applications on the Homes Tasmania Housing Register as of 30 April 2026 by ‘eligible persons’ looking to find social or affordable housing in the Launceston local government area;
3. I am satisfied, for the reasons detailed in the planning submission from Homes Tasmania, that:
 - a. the land is suitable for residential use and development by virtue of its location in Ravenswood, in close proximity to public and commercial services, public transport and places that may provide opportunities for employment, consistent with section 5(2)(b) of the HLS Act;
 - b. applying the General Residential Zone to the land would be consistent with the State Policies and the Northern Tasmania Regional Land Use Strategy (NTRLUS), as required by section 6(1)(a) of the Act;

- c. if the General Residential Zone is applied to the land, residential use or development would not be significantly restricted by any code that apply to the land under the Tasmanian Planning Scheme, thereby satisfying section 6(1)(b) of the 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;
 - 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 other land affected by development of land the subject of the proposed Order, as required by section 6(1)(f) of the HLS Act; and
 - g. although the Tasmanian Planning Policies (TPPs) will not take effect until 1 July 2026, the proposed Order has been assessed against the relevant policies, as indicated in the initial assessment report. The assessment demonstrates that the proposal advances the TPPs overarching intent to deliver well-located, diverse and sustainable housing outcomes across Tasmania.
4. As required by section 6(1)(e) of the HLS Act, I have considered the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, of assigning the General Residential Zone to the land. I will seek further expert advice on these matters during the public exhibition period.
 5. The General Residential Zone will apply to the whole of the land subject to the proposed Order and section 6(2)(b) of the HLS Act does not apply to the proposed Order.

APPENDIX B – Proposed Order

TASMANIA

**HOUSING LAND SUPPLY (RAVENSWOOD)
ORDER 2026**

STATUTORY RULES 2026, No.

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HOUSING LAND SUPPLY (RAVENSWOOD) ORDER 2026

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

Dated 20 .

Minister for Housing and Planning

1. Short title

This order may be cited as the *Housing Land Supply (Ravenswood) Order 2026*.

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.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the area of land –

Housing Land Supply (Ravenswood) Order 2026
Statutory Rules 2026, No.

c. 5

- (a) situated at Lot 1 Prossers Forest Road, Ravenswood; and
- (b) described in the certificate of title Volume 150347, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980* –

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.

Housing Land Supply (Ravenswood) Order 2026
Statutory Rules 2026, No.

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 State Growth.

EXPLANATORY NOTE

(This note is not part of the order)

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

- (a) an area of land situated at Lot 1 Prossers Forest Road, Ravenswood to be housing supply land; and
- (b) the intended zone for that area of land to be the General Residential Zone referred to in the applicable planning scheme.

APPENDIX C – Housing Land Supply Act Fact Sheet

Housing Land Supply Act

Fact Sheet

Purpose

This information sheet is issued by the Department of State Growth's State Planning Office to provide information on the *Housing Land Supply Act 2018* and the process for assessing and making housing land supply orders.

Overview

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* (the HLS Act) was prepared and introduced in July 2018.

Amendments were made to the HLS Act in November 2021 to broaden the scope of eligible government land and improve the consultation and assessment processes. Further amendments were made to the Act in 2023 to extend the period for making the Housing Land Supply Orders until the end of 2032. The extension will allow the current draft Orders to be finalised and enable more suitable government land to be considered for rezoning for more social and affordable housing.

What does the Housing Land Supply Act do?

The HLS Act responds to the current high demand for housing in Tasmania, by providing a quicker process for rezoning eligible Government land. It overrides the normal assessment process under the *Land Use Planning and Approvals Act 1993* (the LUPA Act) and allows a Housing Land Supply Order (an Order) to rezone or modify the planning scheme requirements for eligible Government land for housing, particularly social and affordable housing.

A proposed Order is subject to strict assessment criteria, public consultation, and parliamentary scrutiny. The declaration of an Order causes the relevant planning scheme to be amended and transfer the land to Homes Tasmania to deliver housing under the *Homes Tasmania Act 2022*. This is the legal framework under which Homes Tasmania provides housing support to those in need. Homes Tasmania can also sell or transfer land to a housing support provider or sell land to ensure there is a right mix of affordable and privately owned housing. Any funds made available through the sale of land can then be used for the purposes of delivering social and affordable housing in other locations.

The Minister for Planning can only make Orders for ten years following the amendment to the Act extending the timeframe for making Housing Land Supply Orders until the end of 2032. Orders made before this expiry date continue to have effect.

What is the process?

The Homes Tasmania makes a request to the Minister for Planning for an Order. The Minister for Planning supported by the State Planning Office, prepares the exhibition documents, and undertakes a public consultation.

The Minister considers submissions and can either make an Order, approve an Order with alterations or refuse to make an Order. Proposed Orders must be tabled in Parliament for scrutiny and Parliament can disallow an Order.

If an Order (original or altered) is approved, the Tasmanian Planning Commission is responsible for making amendments to the relevant planning scheme to implement an Order.

Homes Tasmania will progress with the development of a site subject to an Order.

The local council (acting as the planning authority) will assess any development applications relating to the subdivision of land and construction of houses.

Eligible Government land

Only certain Government land can be considered for an Order under the HLS Act. This is limited to land that:

- is owned, vested in, or held by Homes Tasmania under the Homes Tasmania Act 2022,
- was Crown land before the HLS Act commenced in 2018, or
- was owned by Tasmania Development and Resources before the HLS Act commenced in 2018.

It excludes any land that is:

- reserved land under the Nature Conservation Act 2002,
- managed under the National Parks and Reserves Management Act 2002,
- managed under the Wellington Park Act 1993,
- permanent timber production zone land under the Forest Management Act 2013, or
- future potential production forest land under the Forestry (Rebuilding the Forest Industry) Act 2014.

Assessment criteria

Eligible Government land must meet strict suitability criteria. The HLS Act sets the assessment criteria for determining the suitability of the land and the intended zoning. Before making an Order, the Minister must be satisfied the Order meets all the following:

- there is a need for land to be made available for affordable housing,
- the land is suitable for residential use,
- the land is located close to public and commercial services, public transport¹ and employment opportunities,
- the intended zone is consistent with the State Policies, the relevant regional land use strategy, and furthers the Schedule 1 objectives of LUPA Act,
- the use and development of the land for housing would not be significantly restricted by any codes that apply to the land under the relevant planning scheme,
- that it has regard to the Guidelines issued under section 8A of the LUPA Act,
- the environmental, economic, and social effects, and the effect on Aboriginal and cultural heritage have been adequately considered,
- the intended zone would not be likely to create any significant land use conflicts, and
- the intended zone enables the land to be developed to at least a suburban density (consistent with the SPPs General Residential Zone).

Consultation

Consultation is open for 28 days. The Minister must:

- publish notices in the relevant newspapers announcing the start of the consultation period and inviting submissions,

¹ Exemptions apply on Flinders Island for two criteria. The requirement for the land to be in proximity to public transport does not apply. The residential zoning does not have to be the General Residential Zone but be a residential zone that is suitable for the local conditions in the Flinders municipality.

- make the exhibition documents available for public viewing at: - a nominated website address, - the offices of the relevant council for that municipality, - the nearest Service Tasmania shop, and
- give written notice to interested persons.

Exhibition documents

These are the documents that must be made available for public viewing during the 28-day consultation period. They include:

- A copy of the proposed Order,
- the Minister's rationale for the proposed Order and their opinion on satisfying the assessment criteria under the HLS Act, and
- Any other information that the Minister thinks fit.

Interested persons

Interested persons are those given written notice of the commencement of the public consultation process on a proposed Order. These include:

- the local council, and any adjacent council that may be affected,
- relevant State agencies,
- State authorities, or other entities, which may be required to provide infrastructure to the land, or may have its services affected,
- the owners or occupiers of adjoining land,
- the owners or occupiers of any other land that may be affected, and
- the Tasmanian Fire Service, the Tasmanian Heritage Council, and the Aboriginal Heritage Council.

Submissions

Submissions may relate to the following matters:

- the suitability of the land for residential use,
- the suitability of the zoning intended for the land,
- compliance with the assessment criteria under the HLS Act, and
- the suitability of any of the planning controls that will apply to the land.

The Minister must consider all submissions received during the public consultation period. After considering the submissions, the Ministry may:

- table the proposed Order in both Houses of Parliament,
- modify the proposed Order before tabling it in both Houses of Parliament, or
- determine to not progress the proposed Order.

If significant modifications are made to the proposed Order, the Minister must recommence the process as if it were a new Order.

If a proposed Order does not proceed, the Minister must publish the reasons and make all submissions publicly available.

Parliamentary scrutiny

Before making an Order, the Minister must table the proposed Order in both Houses of Parliament. The documents tabled must include:

- the proposed Order and the Minister's rationale for the proposed Order and their opinion on satisfying the assessment criteria under the HLS Act
- a copy of each submission received,
- the Minister's opinion on each submission,
- if the proposed Order has been altered, a statement as to how and why it was altered, and
- any other information that the Minister considers relevant to the proposed Order.

There is five sitting day period in which both Houses of Parliament may refuse a proposed Order. The Minister may make the Order after the end of the disallowance period in both Houses of Parliament.

What happens after an Order has been made?

The Office of Parliamentary Counsel publishes a notice in the Gazette specifying when the Order takes effect. The Minister then directs the Tasmanian Planning Commission to make amendments to the relevant planning scheme to implement the Order. The Minister publishes a notice in the Gazette and the relevant newspaper specifying the date when the amendment to the planning scheme takes effect.

What happens if an Order need changing?

The HLS Act allows for an Order to be revoked or amended after they are made. The zone assigned to the land by an Order cannot be amended by a planning scheme amendment under the LUPA Act without the permission of the Minister. To amend an Order, the Minister must be satisfied that either:

- the land is no longer eligible for an Order, or
- the land has been developed in accordance with the Order.

Further information

Enquiries about the Housing Land Supply Act process can be directed to:

State Planning Office
Department State Growth
GPO BOX 536
HOBART TAS 7001

Telephone: 1300703977

Email: spo@stateplanning.tas.gov.au

A copy of the *Housing Land Supply Act 2018* is also available on the Tasmanian Legislation online website at: <https://www.legislation.tas.gov.au/>

Enquiries about the *Homes Tasmania Act 2022* or the development of land under a Housing Land Supply Order should be directed to:

Homes Tasmania Telephone: 1800 995 653

Email: housingprojects@homes.tas.gov.au

State Planning Office, Department of State Growth
GPO Box 536 HOBART TAS 7001
Phone: 1300 703 977
Email: spo@stateplanning.tas.gov.au

