

Housing Land Supply (Mornington) Order 2025

Consultation Package

No. 10 Binalong Road, Mornington

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State Planning Office

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Contents

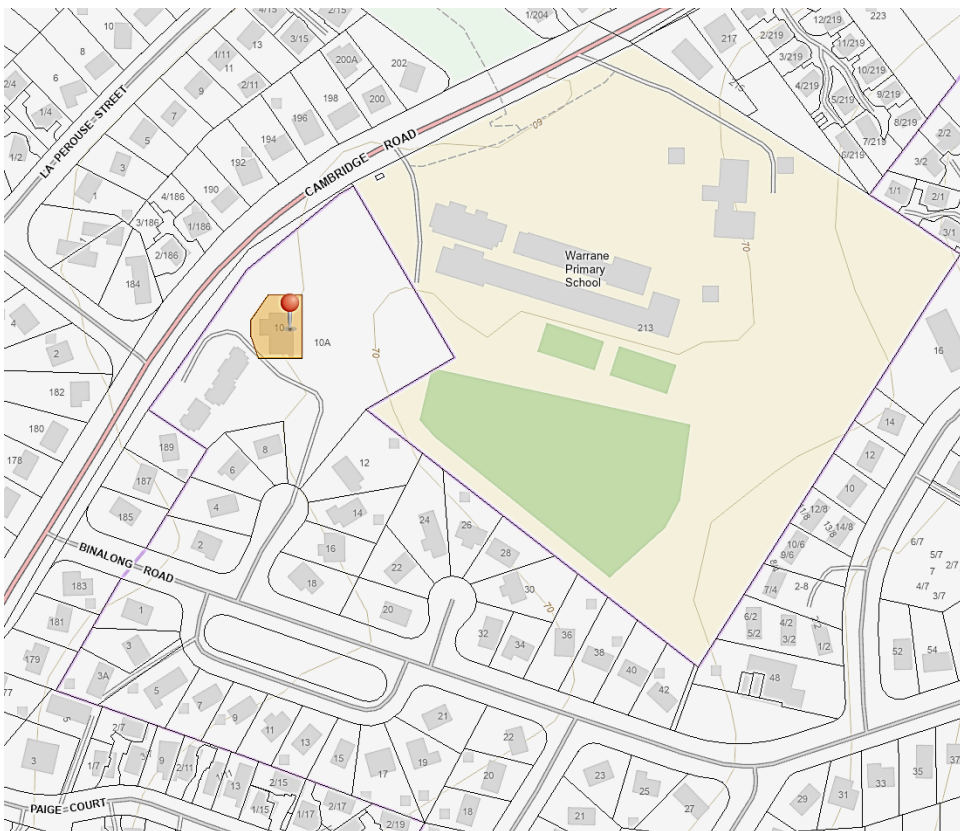
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|-----|--|----------|
| 1.0 | Summary of the proposed Order..... | 4 |
| 2.0 | How to find further information | 5 |
| 3.0 | How to make a submission | 5 |
| 4.0 | Minister's statement of reasons | 5 |
| 5.0 | Frequently Asked Questions | 6 |
| | The Process in General | 6 |
| | Why was the Housing Land Supply Act 2018 created?..... | 6 |
| | How does the process work under the Housing Land Supply Act 2018? | 6 |
| | How can I present my views on the proposed Order? | 7 |
| | The Housing Land Supply (Mornington) Order 2025..... | 7 |
| | What development will occur on the site? | 7 |
| | Appendix A – Minister's Statement of Reasons | 8 |
| | Appendix B – Copy of Proposed Order | 10 |

1.0 Summary of the proposed Order

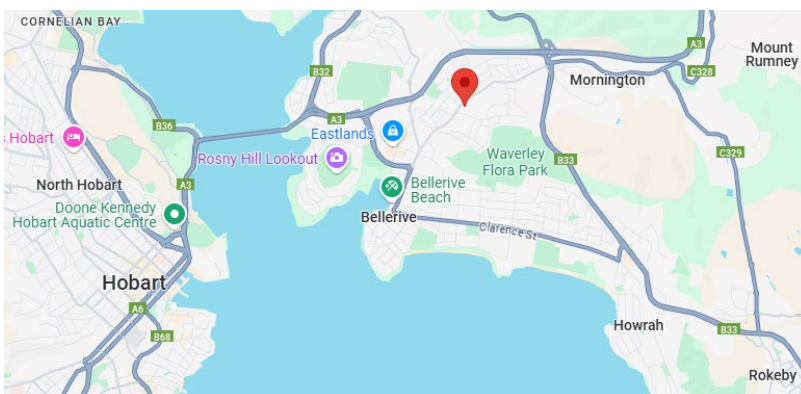
The purposes of the proposed Housing Land Supply (Mornington) Order 2025 (the proposed Order) are to declare the land illustrated below and known as No. 10 Binalong Road, Mornington, and rezone it to the General Residential Zone under the Tasmanian Planning Scheme.

No. 10 Binalong Road is described by folio of the Register, FR 23205/1. The land will become part of the portfolio of Homes Tasmania, enabling its use for housing.

The area of land is approximately 749 square metres. Future development of the land is being planned by Homes Tasmania in conjunction with the adjoining land at 10A Binalong Road.



Location of No. 10 Binalong Road, Mornington



No. 10 Binalong Road, Mornington – metropolitan context

2.0 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 <https://www.stateplanning.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 Homes Tasmania on 1800 995 653 or email HousingProjects@homes.tas.gov.au.

3.0 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 to –

haveyoursay@stateplanning.tas.gov.au

or by post to –

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 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.

4.0 Minister's statement of reasons

Appendix A of this document contains the Minister for Housing, Planning and Consumer Affairs' statement of reasons:

- for wanting to make the proposed Order; and
- on compliance with the *Housing Land Supply Act 2018*.

5.0 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 throughout the State with respect to social and affordable housing.

The HLS Act created a process that helps accelerate the supply of land for social and affordable housing. Only government land is eligible for consideration under the Act.

Further information on the HLS Act and previous Orders can be found here -

<https://www.stateplanning.tas.gov.au/topics/housing#Housing-Land-Supply-Act-2018> or by contacting the State Planning Office, Department of State Growth, on 1300 703 977 or spo@stateplanning.tas.gov.au.

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

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 HLS 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, Planning and Consumer Affairs for a proposed Housing Land Supply Order with respect 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 is on a proposed Order with direct notification provided to people who live or own property surrounding the site of the proposed Order, and any identified groups or other people who may have an interest in the matter.

The Minister considers any submissions received during the consultation 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 being 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 it to proceed.

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

How can I present my views on the proposed Order?

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

The Housing Land Supply (Mornington) Order 2025

What development will occur on the site?

At the time of proposing the Order, a concept plan for development of the land in conjunction with the adjacent No.10A Binalong Road had been prepared. The concept plan is included at Appendix E of the Planning Submission prepared for Homes Tasmania. However, this plan has not been formally adopted by Homes Tasmania.

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

After the land is rezoned, any proposal for development of the land will be submitted to Clarence City Council for assessment under the provisions of the Tasmanian Planning Scheme, which consists of the State Planning Provisions and the Clarence Local Provisions Schedule. This follows the normal development application processes.

The Tasmania Planning Scheme as it applies to the Clarence City Council area may be viewed at <https://www.planning.tas.gov.au/>.

Appendix A

Housing Land Supply (Mornington) Order 2025

Minister's Statement of Reasons

I, Felix Ashton Ellis, as Minister for Housing, Planning and Consumer Affairs, 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 the Housing Land Supply (Mornington) Order 2025 (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 for providing more social and affordable housing;
2. There is a clear need to make more land available under the *Homes Tasmania Act 2022* for the provision of social and affordable housing, with 5069 applications on the Homes Tasmania Housing Register as of March 2025;
3. The site is suitable for the development of social and affordable housing, and needs to be rezoned before new homes may be built; and
4. The proposed Order will provide more land zoned for residential purposes, and, through the construction of new housing, contribute towards achieving targets for the supply of social and affordable homes in the Greater Hobart area 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 am satisfied that I would not contravene section 5(2), or section 6(1) or (2) of the HLS Act, 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 HLS Act;
2. As required by section 5(2)(a) of the HLS Act, I am satisfied there is a need to make more land available under the *Homes Tasmania Act 2022* for the provision of social and affordable housing in Greater Hobart. There were 437 applications on Homes Tasmania's Housing Register as of February 2025 by 'eligible persons' whose first preference for social or affordable housing is the Clarence 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 the Greater Hobart area, in 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 prevailing State Policies and the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), as required by section 6(1)(a) of the HLS Act;
 - c) if the General Residential Zone is applied to the land, use or development of the land would not be restricted by any currently applicable code under the Tasmanian Planning Scheme - Clarence, 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 to the land would be consistent with the zone purpose stated in the State Planning Provisions, in fulfilment of section 6(1)(d) of the HLS Act; and
 - f) use or development of the land would not be likely to create any significant land use conflict with an existing use of the land, or with the use or development on adjacent land or any other land likely to be affected by development of the land the subject of the proposed Order, as required by section 6(1)(f) of the HLS Act.
4. In accordance with 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 rezoning the land to the General Residential Zone. I will seek further expert advice on these matters during the public exhibition period.
5. The General Residential Zone will apply to all of the land subject to the proposed Order, and section 6(2)(b) of the HLS Act does not apply in this instance.

Appendix B

Copy of Proposed Order

State Planning Office, Department of State Growth

GPO Box 536 HOBART TAS 7001

Phone: 1300 703 977

Email: spo@stateplanning.tas.gov.au

