



Housing Land Supply (Sulphur Creek) 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 the proposed Order and Fact Sheet

Author:
State Planning Office

Publisher:
Department of State Growth

Date:
January 2026

© Crown in Right of the State of Tasmania 2019

Table of Contents

1.	Public Exhibition Notice	4
2.	Summary of the proposed Order.....	5
3.	How to find further information.....	5
4.	How to make a submission	6
5.	Minister's Statement of Reasons	6
6.	Frequently Asked Questions	6

Appendix A - Minister's Statement of Reasons

Appendix B - Proposed Order

Appendix C - Housing Land Supply Act Fact Sheet

1. Public Exhibition Notice

Housing Land Supply Act 2018 **Housing Land Supply (Sulphur Creek) Order 2026** **Exhibition Notice**

I, Kerry John Vincent, Minister for Housing and Planning, propose to make the Housing Land Supply (Sulphur Creek) Order 2026 (the proposed Order) for land adjacent to the roundabout between Preservation Drive and Bass Highway, Sulphur Creek, described by folios of the Register FR 188961/1, FR 188961/2, and FR 188961/3.

The area of land to which the proposed Order relates is 18,368m².

The exhibition period is open for 28 days and the closing date for submissions is 5:00pm on Tuesday, 17 March 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;
2. Central Coast Council Office, 19 King Edward Street, Ulverstone
3. Central Coast Council – Penguin Service Centre, 78 Main Street, Penguin
4. Service Tasmania shop, 54-56 King Edward Street, Ulverstone.

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

by email - to haveoursay@stateplanning.tas.gov.au

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 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: 3 February 2026

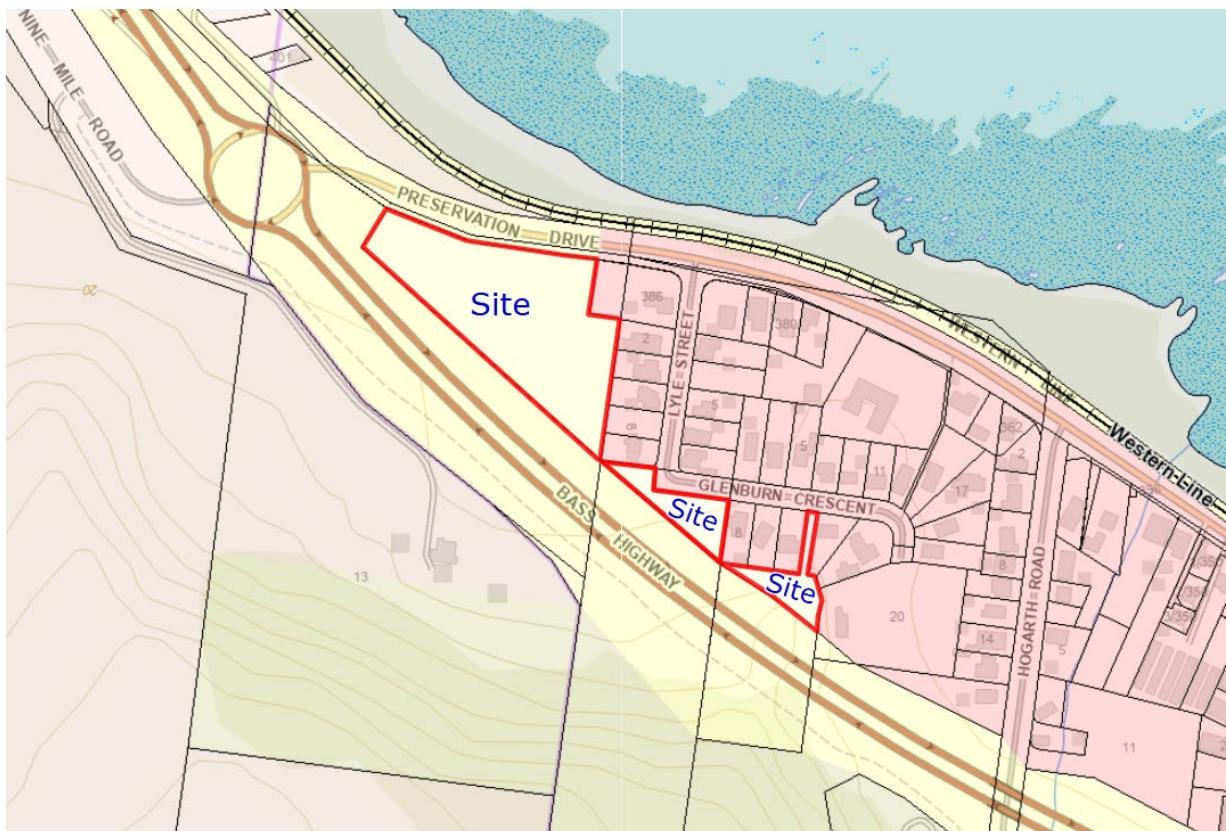
2. Summary of the proposed Order

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

The land, situated adjacent to the roundabout between Preservation Drive and Bass Highway, Sulphur Creek, is described by folios of the Register, FR 188961/1, FR 188961/2, and FR 188961/3 and illustrated below. The land was acquired for road construction but is no longer required for that purpose.

The land area is approximately 18,359 square metres.

Future development of the land will be planned by Homes Tasmania.



Site location –adjacent to the roundabout between Preservation Drive and Bass Highway, Sulphur Creek

3. 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 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. 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 B 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. 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. 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. 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 <https://www.stateplanning.tas.gov.au/> 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 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 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 proposed Order.

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.

Who will assess development proposals for the land?

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.

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

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 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 (Sulphur Creek) Order 2026

What development may occur on the site?

At the time of proposing the Order, Homes Tasmania has 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 that already adjoins the land.

After the land is rezoned, any proposal for development of the land will be submitted to Central Coast Council for assessment in accordance with the Tasmanian Planning Scheme, consisting of the State Planning Provisions and Central Coast Local Provisions Schedule. In this regard, the normal development application processes apply.

The Tasmania Planning Scheme as it applies to Central Coast Council may be viewed on the Tasmanian Planning Commission's website at <https://www.planning.tas.gov.au/>.

How will the site be protected from noise from the nearby Bass Highway and the railway line?

Future residential development of the land will be subject to consideration under C3.6 of the Road and Railway Assets Code of the Tasmania Planning Scheme, particularly Clause C3.6.1 *Habitable buildings for sensitive uses within a road or railway attenuation area*. This will ensure that the effects of noise, vibrations, and light and air emissions on sensitive uses are appropriately mitigated.

An existing earthen berm along the south and eastern boundaries already provides some protection from highway noise. The planning report recommends additional noise mitigation measures at the subdivision stage, including appropriate building orientation and placement to minimise noise impacts on future residents.

Will the proposal hinder efficient use and future expansion of the existing road infrastructure?

The land is identified as surplus to the needs of the Department of State Growth for the Bass Highway. Its rezoning for housing purposes will not hinder the efficient use of the existing road network.

Appendix A - Minister's Statement of Reasons

Housing Land Supply (Sulphur Creek) 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 (Sulphur Creek) Order 2026 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 under the HLS Act.
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 over 5336 applications on the Homes Tasmania Housing Register at the end of December 2025.
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 the construction of new homes and contribute towards achieving the targets for the supply of social and affordable homes in the Central Coast area set out in the Tasmanian 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. 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 Sulphur Creek. At the end of 2025 there were 210 applications on the Homes Tasmania Housing Register from 'eligible persons' looking to find social or affordable housing in the Central Coast 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 Sulphur Creek area, 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 Cradle Coast Regional Land Use Strategy 2010 - 2030, as required by section 6(1)(a) of the HLS 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 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;
- 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. while part of the land contains an existing truck storage and maintenance operation, a contamination risk assessment concludes that the current use does not pose any contamination risks that prevent rezoning of the land for residential use and development.

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

Insert Attachment 1 - Housing Land Supply (Sulphur Creek) Order 2026 - Consultation draft prepared by Office of Parliamentary Counsel

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 and 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 re-commence 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

