

Fact sheet

102-106 Lilydale Road, Rocherlea Land rezoning

This fact sheet provides information about the proposed rezoning of 102-106 Lilydale Road, Rocherlea, to build a subdivision for residential development.

Where is the land?

The land is a 40 ha site that sits to the northeast of the existing suburb of Rocherlea.

Who owns the land?

Homes Tasmania owns the land and will apply to rezone it from rural to general residential under the *Housing Land Supply Act 2018*.

What is the *Housing Land Supply Act 2018*?

The *Housing Land Supply Act 2018* (the Act) allows for suitable government land to be rezoned for residential development by Homes Tasmania through a Housing Land Supply Order (HLSO).

If the HLSO is approved by both Houses of Parliament, the planning scheme can be amended and the land rezoned.

What will the proposed subdivision look like?

Homes Tasmania has a draft of a master plan for the proposed subdivision. It includes:

- around 400 residential lots of a range of lot sizes for different household sizes and budgets
- public open space, shared paths, tree-lined streets and infrastructure upgrades.

The draft master plan aims to promote active, healthy living and strong connection between the existing and proposed parts of Rocherlea.

What types of houses would be built there?

There would be a range of lot sizes for different households and budgets, including:

- small townhouse lots (160-250 m²)
- standard residential lots (~450 m²)
- larger lots (~1,250 m²)
- multi-residential sites for medium-density development.

How long would the subdivision take to build?

The subdivision would be built in four stages, over the next 10 or more years.

In the draft master plan, Stage 1 would include over 120 lots and has two parts:

- Stage 1A has about 40 lots and public space with a playground. It would be located near the existing Rocherlea community and the Waratah Road local business zone, encouraging small business opportunities such as a café, supermarket or hairdresser, and providing shops for both existing and new residents.
- Stage 1B has another 84 lots and more public space, including a landscaped park with a detention basin designed to control and reduce stormwater runoff.

Stage 2 has around 145 lots.

Stage 3 has the remaining 126 lots and a bushland reserve.

Who would live there?

It would be place for everyone to live.

About 85 per cent of lots would be sold privately.

Lots might be bought by:

- people wanting to downsize from larger family homes
- single people wanting to buy a home for the first time or re-entering the market
- young couples wanting to buy their first family home.

Around 15 per cent of lots would be kept for future social and affordable rental housing.

Would home ownership assistance be available?

Homes Tasmania generally quarantines lots for the first 30 days for affordable home purchase through the MyHome shared equity program then unsold lots are available for any private sale.

Read more about MyHome at www.homestasmania.com.au/myhome

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government organisations (community housing) with rent generally set around 25 per cent of household income (including Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or home purchases that are affordable to households on low to moderate incomes, ie housing costs are low enough that the household is not in housing stress.

Why now?

Many people need a home and want to live in Launceston.

The Launceston Housing Plan 2025-2040 reports that there will be very little land left to build new homes in the next 10 years unless more land is made available.

Homes Tasmania develops residential subdivisions and plans to develop this land to meet future needs.

Who will maintain the land?

Homes Tasmania will continue to maintain the land until the subdivision is constructed and ready for new homeowners to purchase.

How will it affect the roads?

A new link road will connect to the future Greens subdivision via Waratah Road, improving access and connectivity between Rocherlea, Mayfair and surrounding areas.

How can the community be involved?

Homes Tasmania will be consulting with the community on the draft master plan between February and March 2026.

The State Planning Office must also consult with the community when it receives a request to rezone land with a Housing Land Supply Order. This will happen during 2026.

If the HLSO is approved, Homes Tasmania will submit a development application to Council who also consults with the community on discretionary planning applications. This is likely to happen between 2026 and 2027.

How can I get more information?

Interested people can join Homes Tasmania's mailing list for updates by emailing HousingProjects@homes.tas.gov.au

Updates will also be available on the Homes Tasmania website
www.homestasmania.com.au/rocherlea