

Mornington Land Release

This fact sheet provides information about a new subdivision planned for Carbeen Street, Mornington.

Where is the proposed subdivision?

The proposed subdivision is on surplus land at the rear of the Warrane Primary School and adjacent to Carbeen Street, Mornington. Access to the new subdivision will be via a new road constructed through 10 Carbeen Street.

How many homes will there be in the subdivision?

The 1.06 ha site has capacity for around 10 lots.

The land is zoned General Residential. This is the same zone as the surrounding residential area, so the density and size of new dwellings will be similar to those in the neighbourhood.

Who can buy the lots?

The majority of developed lots will be available for sale once the subdivision is complete.

These lots will be quarantined for the first 30 days for affordable home purchase with the MyHome shared equity program.

After the 30-day period, unsold lots will be put on the open market. Some lots may still be kept aside to be made available for sale with MyHome later.

Homes Tasmania will keep at least one lot of the subdivision for social housing.

What lot sizes will be available?

Lots will range in size. Smaller lots around 450m² will be available for townhouses and units providing affordable, easily maintainable, smaller homes.

Larger lots up to 1 000m² will be available for multiple dwellings and larger family homes.

What is MyHome?

MyHome is Homes Tasmania's shared equity program that helps people get into their own home sooner.

With MyHome you share the cost of buying your home with Homes Tasmania.

You only need a deposit of two per cent of the purchase price.

Assistance also includes up to a maximum of \$200 000 or 40 per cent (whichever is the lesser amount) of the purchase price for purchasers of new homes or house and land packages.

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government (community housing) with rent generally set around 25 per cent of 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 does Homes Tasmania subdivide land?

The role of Homes Tasmania is to increase social and affordable housing.

Preparing residential subdivisions provides a supply of land for housing for Tasmanians on low to moderate incomes.

This land was previously owned by the Department for Education, Children and Young People and was transferred to Homes Tasmania under a Housing Land Supply Order in 2022.

Who is building the subdivision?

A Development Application for the subdivision will be lodged with the Clarence City Council in May 2023.

The tender for construction of the \$1 million development will be advertised after it is approved.

When does construction start?

Construction will be staged and is scheduled to start in late 2023/early 2024 after the Council approval process is complete and the infrastructure contract is awarded.

When will land be available to buy?

Lots will be available for purchase after infrastructure works are completed from mid-late 2024.

What recreational area and pedestrian access to the school will be available?

The site is close to recreational open space areas in Carbeen Street.

Pedestrian access from Binalong Road, the new subdivision road, and through to the school has been designed to provide safe, walkable and inviting amenity to the Community.

What impact will the development have on the environment?

This subdivision is an infill development. This means the land is available in an already developed area.

Flora and fauna assessments have been carried out to ensure the development meets planning regulations.

How will water and sewer infrastructure be affected?

Current capacity exists to service the proposed lots as well as other current and future developments.

Extensions to the existing infrastructure will be constructed to connect the subdivision.

How will the subdivision help the community?

The subdivision aims to increase housing in areas with high demand for social and affordable housing.

Construction will be completed by a local contractor who employs local staff and benefit the local economy.

The construction of the subdivision will result in more than \$2.9 million in economic benefit to the region.

More economic benefits, including job creation, will result from the construction of the new homes on the subdivided lots.

How will nice houses and good tenancy management be assured?

New residential developments are based on mixed tenure arrangements.

Modern social housing uses contemporary design and allocation processes.

What impact will the subdivision have on my property value?

Property values are related to broader economic conditions such as increases in interest rates, slow wages growth and cost of living pressures.

New residential developments bring more economic benefits through initial construction and a growing population base.

More information

If you would like more information, please email HousingProjects@homes.tas.gov.au