

## Ravenswood land rezoning

This fact sheet provides information about the proposed rezoning of land located at Lot 1 Possers Forest Road, Ravenswood, for residential development.

### Who owns the land?

Homes Tasmania acquired the land from the Department for Education, Children and Young People in July 2022 because it was no longer needed.

### Why does the site need to be rezoned?

Homes Tasmania's role is to increase affordable housing supply for Tasmanians. The land is well located and suitable for residential development in an area of high demand for housing.

The land is currently zoned Rural. Homes Tasmania plans to make a submission for a Housing Land Supply Order for it to be rezoned to General Residential so it can be developed for housing.

### How is the site rezoned?

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

### When will the land be rezoned?

The State Planning Office (SPO) is responsible for submissions and oversees the 28-day public consultation period required under the Act.

Consultation is advertised and includes written notice to 'interested persons' such as adjacent neighbours.

The proposed HLSO and community consultation feedback is tabled in Parliament.

Both Houses of Parliament must approve a HLSO, which allows for the planning scheme to be amended to allow the land to be rezoned.

For more information about SPO consultations, visit their website at [www.stateplanning.tas.gov.au/have-your-say/consultations/housing-land-supply-orders](http://www.stateplanning.tas.gov.au/have-your-say/consultations/housing-land-supply-orders)

Subject to the HLSO approval, it is anticipated that the land will be rezoned in 2026.

## Where is the proposed rezoning?

The area proposed for rezoning is the blue shaded area (of CT 150347/1) adjacent to Ravenswood Heights Primary School.



## How will the land be used?

Subject to the approved rezoning, Homes Tasmania will develop a detailed proposal for the land to support the submission of a development application to the City of Launceston.

Initial estimates indicate the site could accommodate around 25 lots.

Homes Tasmania will make the proposal publicly available, including to neighbours and stakeholders, before submitting the development application.

Homes Tasmania delivers mixed-tenure residential developments and generally makes about 85 per cent of completed lots in its land release projects available to the private market.

Initially a proportion of these lots are made available exclusively for affordable home ownership opportunities with the MyHome shared equity program and the First Home Owners Grant. Around 15 per cent of lots are kept for future social and affordable rental housing.

## **What is social and affordable rental 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 income (including Commonwealth Rent Assistance where applicable).

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

## **Is home ownership assistance available?**

Homes Tasmania offers home ownership assistance through the MyHome shared equity program. With MyHome, Homes Tasmania shares the upfront costs of buying the home, which reduces the deposit needed and mortgage repayments.

You can find out more about MyHome at [www.homestasmania.com.au/myhome](http://www.homestasmania.com.au/myhome)

## **Who will maintain the land?**

Homes Tasmania is responsible for maintaining the land until it is sold.

## **How can I get more information?**

For information on land release projects and Housing Land Supply Order projects, visit the Homes Tasmania website at [www.homestasmania.com.au/land-release](http://www.homestasmania.com.au/land-release)

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