

155 Cambridge Road, Warrane

This fact sheet provides information about a proposal to rezone land at 155 Cambridge Road, Warrane for future social and affordable rental housing.

Who owns 155 Cambridge Road, Warrane?

The Department of Defence owns the site and has identified it as surplus to its needs. Homes Tasmania has entered into a contract to acquire the site from the Department of Defence.

Why does the site need to be rezoned?

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

The land is currently zoned Community Purpose. When settlement occurs, Homes Tasmania will apply for it to be rezoned to 'Inner 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).

Approval of the HLSO through both Houses of Parliament allows for the planning scheme to be amended to allow the land to be rezoned.

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

Homes Tasmania wants to make a submission to rezone the land in May 2025.

What does the rezoning submission include?

The submission will include a report outlining the details of the rezoning and a draft concept plan that has been developed to test the feasibility of a residential development on the site.

This draft plan shows that the site can accommodate a medium-density development and will be included in the submission to the SPO.

Some of the benefits outlined in the draft concept plan include:

- More housing supply making better use of well-located land.
- More green open space on site.
- A bioretention basin allowing natural management of stormwater integrated into the landscaping design.
- Retention of the existing established trees on the northern boundary.
- Retention and reuse of the main existing building on site.

When will the land be rezoned?

The SPO is responsible for submissions under the Act and if approved by both Houses of Parliament, the land is anticipated to be rezoned later in 2025.

What is planned for the site?

Homes Tasmania would like to deliver a mixed-tenure development on this site.

The draft concept plan proposes 75 homes with a mix of social and affordable rental housing in an area of high demand.

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 income (excluding Commonwealth Rent Assistance where applicable).

Affordable rentals are made available at rents that are below market rates and are affordable for low- to moderate-income households.

Why is the site being considered for housing?

There is a pressing need for more homes in Tasmania. The site is suitable for housing because it is located close to services including:

- 10-minute walk to retail services in Rosny Park
- bus stops within 200m of the site and the Rosny Park interchange is within 600m
- Warrane Primary School is within one kilometre
- Rosny College is within one kilometre
- one and a half kilometres from the Warrane Mornington Neighbourhood House.

Community consultation undertaken by the Clarence City Council through the development of the long-term vision for the central business district in the City Heart Plan supports more medium-density housing in the area.

What would the development look like?

The units would be designed for comfort, safety and accessibility, catering to people of all ages and abilities. The units would be built to silver level of the Livable Housing Design Guidelines under the National Construction Code (<https://ncc.abcb.gov.au/resource/standard/livable-housing-design-standard>).

The units would have high energy-efficiency, achieving a 7-star energy rating, so they would require less heating and cooling, helping to reduce both energy costs and environmental impact.

When would construction begin?

Homes Tasmania prepares projects so they are shovel-ready, including developing concept plans, progressing rezoning where required, and planning approvals. This is so we can begin work as funding is available.

Construction would begin when a building contract is in place, subject to Council and funding approvals.

Who would manage the units once complete?

New homes would be managed by Homes Tasmania or one of our community housing partners.

For more information

Interested people can submit feedback and register to receive updates by visiting www.homestasmania.com.au/cambridge-road or emailing the project team HousingProjects@homes.tas.gov.au

Updates will also be available on the Homes Tasmania webpage by visiting www.homestasmania.com.au/project-development

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