

## Brighton land rezoning

This fact sheet provides information about the proposed rezoning of land at the end of William Street, Brighton, for general residential development.

### **Who owns the land at the end of William Street?**

The land is owned by the Department of State Growth (State Growth) and forms part of the current Midland Highway corridor.

State Growth does not need the land for the highway and has made it available to Homes Tasmania for rezoning under the *Housing Land Supply Act 2018* (the Act).

### **What is a Housing Land Supply Order?**

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

Homes Tasmania has requested the Minister for Housing and Planning consider rezoning the land under the Act so it can be developed to deliver more homes.

### **When will the land be rezoned?**

The State Planning Office (SPO) is responsible for public consultation on all HLSOs. Consultation is advertised and includes written notice to 'interested persons' such as adjacent neighbours and is held over a 28-day period.

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

Rezoning of the land is subject to approval of both Houses of Parliament. If it is passed by both Houses of Parliament, the Minister approves the HLSO, and the relevant planning scheme is amended with the land rezoned.

### **Why does Homes Tasmania rezone land?**

A recent EMRS survey (May 2024) found that of those polled, housing was one of three most pressing priorities where Tasmanians want to see action. Almost all Tasmanians surveyed recognised that more homes need to be built to increase affordability (86 per cent).

Homes Tasmania is Tasmania's statutory housing authority. It is responsible for delivering social and affordable housing, including releasing new lots of residential land for sale.

Delivering residential land from surplus government land is one way we can put downward pressure on rising land prices for homeowners and ensure land supply is available for new housing for Tasmanians.

### **How will the land be used?**

The proposed rezoning will deliver up to three lots.

Subject to its rezoning, Homes Tasmania will consider current housing need and develop a detailed proposal for the land use in preparation for submitting a development application to the Brighton Council. Homes Tasmania anticipates one lot will be retained for social housing development with the other two lots sold for affordable home ownership.

Further information will be available to neighbours and stakeholders before the application is submitted.

### **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 (excluding Commonwealth Rent Assistance where applicable).

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

### **Is there assistance to buy or build your own home?**

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 here:

<https://www.homestasmania.com.au/Buying-a-Home/MyHome>

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

Homes Tasmania is responsible for maintaining the land until sold.

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

Homes Tasmania will provide updates on the land release on our website. Visit <https://www.homestasmania.com.au/engage/land-release> or email [HousingProjects@homes.tas.gov.au](mailto:HousingProjects@homes.tas.gov.au) to go on our mailing list.

For more information on the Housing Land Supply Order process and public consultation documents, visit the Planning in Tasmania website:

<https://www.planningreform.tas.gov.au/>

## Rezoning area plan



The area proposed to be rezoned (solid red shaded area) is comprised of portions of CTs 108441/1 and 78100/1 at William Street, Brighton, from Utilities zoning to General Residential.