

## Sulphur Creek land rezoning

This fact sheet provides information about the proposed rezoning of land located at Preservation Drive and Glenburn Crescent, Sulphur Creek, for residential development.

### Where is the land?

The site consists of three parcels of land in Sulphur Creek, close to the Howth roundabout. The rezoning area plan is included in this fact sheet.

### Who owns the land?

The land was originally acquired by the Department of State Growth for the Penguin Bypass. State Growth no longer needs all the land and Homes Tasmania has requested a transfer of the land.

Homes Tasmania will also request the land is rezoned for residential development 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 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 the Act, including public consultation on 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 requires the approval of both Houses of Parliament. Once the HLSO is approved, the relevant planning scheme is amended with the land rezoned.

Subject to the HLSO approvals, it is anticipated that the land will be rezoned in 2025.

## Where is the proposed rezoning?

The areas proposed to be rezoned are the:

- solid blue shaded area of CT 123065/3 adjacent to Preservation Drive
- solid orange shaded area of CT 199745/1 adjacent to Glenburn Crescent
- solid yellow shaded area of CT 87389/34 adjacent to Glenburn Crescent.

These areas are currently zoned Utilities and Homes Tasmania is seeking to rezone them to General Residential.



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

Homes Tasmania's role is to deliver social and affordable housing, including releasing new lots of residential land for sale.

Delivering residential land from surplus government land is one strategy for putting 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?**

Subject to approvals, Homes Tasmania will develop a detailed proposal for the land use in preparation for submitting a development application to the Central Coast Council.

Initial estimates indicate the site, encompassing all three areas shown, could accommodate around 17 lots.

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 market. Initially a proportion of lots are quarantined for affordable home ownership opportunities with the MyHome shared equity program. Around 15 per cent of lots may be kept for future social and affordable rental housing.

Preliminary planning for this site indicates that most lots will be made available for private home ownership.

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

## **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)