

10 Binalong Road, Mornington

This fact sheet provides information about a proposal to rezone land at 10 Binalong Road, Mornington for future social and affordable rental housing.

Who owns 10 Binalong Road, Mornington?

Homes Tasmania owns the site at 10 Binalong Road and the surrounding land at 10A Binalong Road.

What is planned for the site?

Homes Tasmania plans to deliver a mixed-tenure, residential development on this site.

We have developed a draft concept plan that proposes refurbishing 12 existing homes and developing 47 new homes with a mix of social and affordable rental housing.

Why is this site being considered for housing?

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 and it is located close to a range of services, including:

- 250m to local shopping amenity at Edgeworth Street and about a 15-minute walk to retail services in Rosny Park
- bus stops within 50m of the site and the Rosny Park interchange is within one kilometre
- Warrane Primary School neighbours the site to the north-east
- Rosny College is within one and a half kilometres
- 600m 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.

How is the site rezoned?

The land is currently zoned Community Purpose. Homes Tasmania plans to apply for it to be rezoned to 'General Residential' under the *Housing Land Supply Act 2018*. This 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 then allows for the planning scheme to be amended to allow the land to be rezoned.

HLSOs are subject to an advertised 28-day public consultation period managed by the State Planning Office. 'Interested persons', including neighbours, are also given written notice.

Homes Tasmania wants to make a submission to rezone the land in May 2025. If the HLSO is approved by Parliament, the land is anticipated to be rezoned later in 2025.

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.

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 energy costs and environmental impact.

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.

More information

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

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