

## FACT SHEET

### *Housing Land Supply Bill 2018*

The Housing Land Supply Bill 2018 (the Bill) provides for a more direct and efficient process for rezoning Housing Tasmania land and surplus Crown land to help accelerate the supply of land that can be developed for affordable housing, in Tasmania. It also provides for the nomination of specific planning controls relating to residential use and development that will apply to certain areas of Housing Tasmania land or surplus Crown land.

The Bill has been prepared in response to the Government action endorsed at the Housing Summit, hosted by the Premier on 15 March 2018, which was to introduce land-release fast-track legislation in the autumn session of Parliament to rezone government land to enable an accelerated supply of affordable housing.

The Bill overrides the rezoning process in the *Land Use Planning and Approvals Act 1993* and provides the Minister with the power to:

- rezone certain areas of Housing Tasmania land and surplus Crown land after it has been identified and assessed as being suitable for affordable housing; and
- nominate specific planning controls relating to residential use and development that apply to certain areas of Housing Tasmania or Crown land.

The Bill requires that the land rezoned under this Bill is to be vested with the Director of Housing, where the land can then be applied for the purposes of the *Homes Act 1935* to deliver affordable housing.

The Bill does not apply to reserved land or land set aside for forestry purposes. The Minister will also need to consult with a range of prescribed stakeholders prior to making the declaration to rezone certain areas of land or nominate specific planning controls. The 'interested persons' include relevant planning authorities, any State Government agency that the Minister considers has an interest in the declaration, affected land owners, utility providers and other statutory authorities, and the Tasmanian Fire Service, Heritage Council and Aboriginal Heritage Council.

The Parliament of Tasmania will also provide an over-riding check on whether the Minister has exercised his or her powers appropriately through a 5-sitting day disallowance process where a proposed 'housing land supply order' is considered.

The Bill also provides the Minister with the power to direct the Tasmanian Planning Commission to amend the relevant interim planning scheme or Local Provisions Schedule to show the amended zoning or the specific planning provisions for residential use and development that apply to certain areas of Housing Tasmania land or surplus Crown land.