

TASMANIA

**HOUSING LAND SUPPLY (MORNINGTON)
ORDER 2025**

STATUTORY RULES 2025, No.

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HOUSING LAND SUPPLY (MORNINGTON) ORDER 2025

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Housing and Planning

1. Short title

This order may be cited as the *Housing Land Supply (Mornington) Order 2025*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the area of land –

(a) situated at 10 Binalong Road, Mornington in Tasmania; and

Housing Land Supply (Mornington) Order 2025
Statutory Rules 2025, No.

c. 5

(b) described in certificate of title Volume 23205, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980* –

is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the intended zone in relation to the area of land specified in clause 4 is declared to be the General Residential Zone referred to in the applicable planning scheme.

Housing Land Supply (Mornington) Order 2025
Statutory Rules 2025, No.

Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on **20**.

This order is administered in the Department of State Growth.

EXPLANATORY NOTE

(This note is not part of the order)

This order declares, under the *Housing Land Supply Act 2018* –

- (a) an area of land situated at 10 Binalong Road, Mornington to be housing supply land; and
- (b) the intended zone in relation to that land to be the General Residential Zone referred to in the applicable planning scheme.

Housing Land Supply (Mornington) Order 2025

Submissions

No.	Name/Organisation
1	TasWater
2	Department of Premier and Cabinet
3	Tasmania Fire Service
4	Heritage Tasmania - NRE
5	Mrs Betty Parssey

From: TasWater Development Mailbox
Sent: Friday, 4 July 2025 4:07 PM
To: State Planning Office Shared Mailbox
Subject: TasWater Advice TWSI 2025/00258-CCC, RE: Housing Land Supply (Mornington) Order 2025 10 Binalong Road, Mornington

The Director, State Planning Office,

RE: *Housing Land Supply Act 2018, Proposed Housing Land Supply (Mornington) Order 2025 10 Binalong Road, Mornington*

TasWater wishes to advise it does not object to the proposed Housing Land Supply order and does not wish to provide a submission regarding the proposed order.

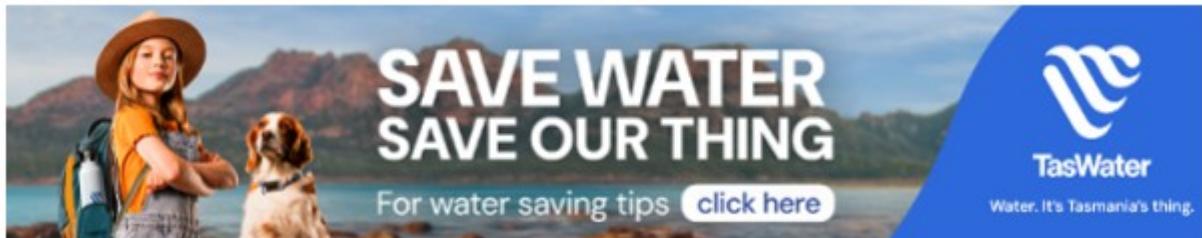
Regards

Phil Papps
Senior Development Assessment Officer



A GPO Box 1393, Hobart, TAS 7001

www.taswater.com.au



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From: Secretary
Sent: Wednesday, 9 July 2025 11:11 AM
To: State Planning Office Shared Mailbox
Subject: RE: Mornington Housing Land Supply Order - June 2025

You don't often get email from secretary.executive@dpac.tas.gov.au. [Learn why this is important](#)

Good morning

Thank you for the opportunity to review the Mornington Housing Land Supply Order.

DPAC has no comments to provide.

Kind regards
Erin

Office of the Secretary

Department of Premier and Cabinet



From: State Planning Office Shared Mailbox
Sent: Monday, 30 June 2025 12:41 PM
To: Secretary <>
Subject: Mornington Housing Land Supply Order - June 2025

Good afternoon,
Please see attached correspondence from Anthony Reid, Director, State Planning Office. Many thanks

State Planning Office
Department of State Growth
Level 6 – 144 Macquarie Street | GPO Box 536, Hobart TAS 7001
Phone: 1300 703 977
www.stateplanning.tas.gov.au
www.stategrowth.tas.gov.au

From: Chladil, Mark <>
Sent: Wednesday, 9 July 2025 5:23 PM
To: State Planning Office Your Say
Subject: Submission - HLSO Mornington 2025

File: AD6768

Dear SPO

I am writing on behalf of the Chief Officer with respect to the above proposal. Tasmania Fire Service has no concerns about the Order.

If there are any queries about the above please contact me.

Best regards

Mark Chladil
Manager, Bushfire Planning & Policy
Bushfire Risk Unit

Mark Chladil
Fire Management Planning Officer
Tasmania Fire Service
GPO Box 1526
HOBART TAS 7000
Australia

mobile:

I live and work on unceded Aboriginal land

SAVE THE DATES: 8th International Fire Behaviour & Fuels Conference, Hobart Tasmania, 28 April to 1 May 2026!!

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From: Rockliffe, Erin <>
Sent: Monday, 14 July 2025 2:36 PM
To: State Planning Office Shared Mailbox
Subject: RE: Mornington Housing Land Supply Order - June 2025

Dear State Planning Office,

Thank you for consulting heritage Tasmania on the proposed rezoning of land at 10 Binalong Rd.

There are no places within or adjacent to the subject land that are entered into the Tasmanian Heritage Register. Examination of Land Tasmania's Aerial Photos through 1940- 1960s there are no features that are likely to flag historical archaeological potential in the area subject to the proposed rezoning.

I trust that this information will be of assistance in your consideration of the matter.

Warm regards, Erin



Erin Rockliffe | Heritage Advisor
Heritage Tasmania
Department of Natural Resources and Environment Tasmania
Level 6, 134 Macquarie Street HOBART TAS 7000
M: 0419 589 283
E:
W: www.heritage.tas.gov.au
My work days are Monday - Thursday

Delivering a **sustainable Tasmania**



In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.

From: State Planning Office Shared Mailbox <S
Sent: Monday, 30 June 2025 12:47 PM
To: Heritage Enquiries <Enquiries.Heritage@heritage.tas.gov.au>
Subject: Mornington Housing Land Supply Order - June 2025

Good afternoon,
Please see attached Exhibition notice omitted from our previous email.
Apologies for the inconvenience.
Many thanks

State Planning Office
Department of State Growth

From: Betty Parssey
Sent: Friday, 11 July 2025 7:02 PM
To: State Planning Office Your Say
Subject: CM: Housing Land Supply 10 Binalong Road Mornington

To Director, State Planning Office,
Dr Anthony Reid,
Dear Sir,

I live at , having occupied my home since February 1970.

I acknowledge the urgent need for more housing opportunities throughout our State, however, I have serious concern regarding road (and pedestrian) safety if this proposed development does eventuate.

When my late husband and I moved into our new Housing Department 'low deposit scheme' home, this was a quiet cul-de-sac with low traffic movement from six houses in our area. Many years later, the land at the head of the cul-de-sac (No. 10) was developed with units for seniors and the Senior Citizens building. This was the start of concern with traffic volume going through the quiet area; traffic calming was removed and it had been a 'race track' for some drivers entering and exiting the units.

With 47 new units proposed in the plan as well as the existing 12 units and a total of 67 parking spaces planned, I consider this is excessive for the small area in relation to traffic movement. It has been indicated for a 'potential vehicle exit' to Cambridge Road; this suggests the main traffic flow into 'No 10' would be from Binalong Road.

I would like assurance that 'traffic calming' measurers, appropriate speed limits and 'Give Way' signs etc. will be a major priority with this development.

The only safe way for myself is to reverse up my steep drive, requiring swinging across the head of the cul-de-sac in order to reverse up my drive. I already have to drive out with caution as my view up to No 10 is obscured by tall shrubs at No. 12 property (blind spot).

I look forward to consultation and consideration with this development if it does eventuate.

Yours faithfully,
Mrs. Betty Parssey



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Planning Submission

Housing Land Supply Act

10 Binalong Road, Mornington



28 April 2025

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Introduction

The following submission has been prepared by All Urban Planning Pty Ltd for Homes Tasmania in support of a housing land supply order under the *Housing Land Supply Act 2018* (HLSA). The proposed order is to rezone the land at 10 Binalong Road, Mornington (the site) from Community Purpose to General Residential under the *Tasmanian Planning Scheme – Clarence Local Provisions Schedule (planning scheme)*.

1. PART 1 – DETAILS OF THE LAND

1.1. Site information

The site (Figures 1 and 2) is a landlocked title owned by Homes Tasmania on the eastern side of Cambridge Road, Mornington. The site is surrounded by 10A Binalong Road, which is a separate title also owned by Homes Tasmania but zoned General Residential. The site has a benefiting right of way over 10A Binalong Drive as shown in Figure 2 below.

Address	Certificate of Title	Site Area	Owner
10 Binalong Road	23205/1	749m ²	Homes Tasmania



Figure 1 – The land (source: theList.tas.gov.au)

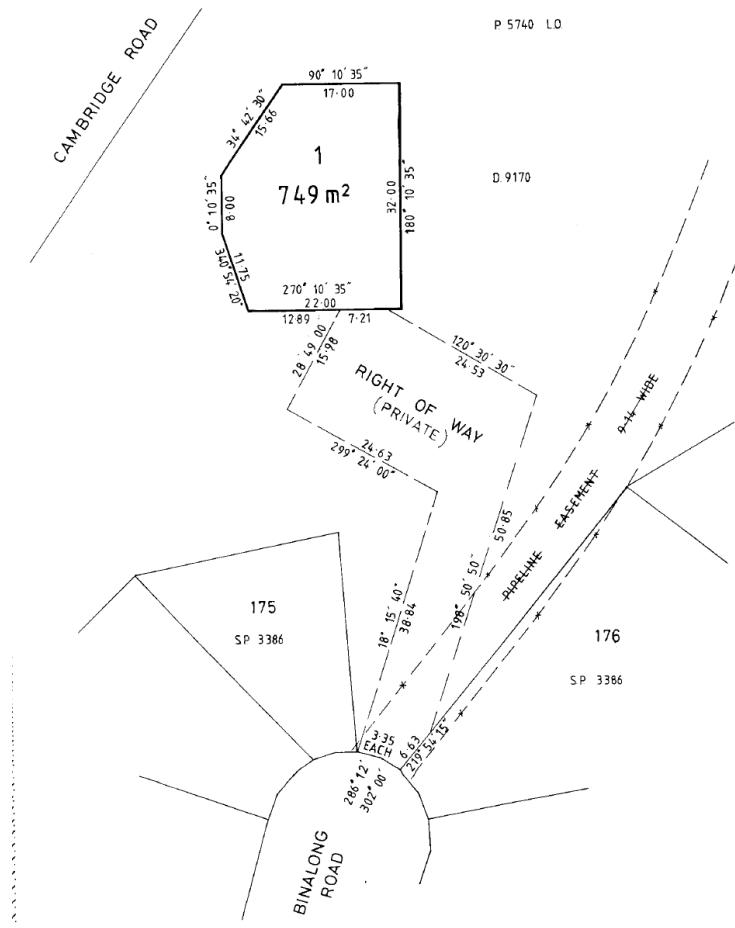


Figure 2 – Certificate of title folio plan for the site (Lot 1) showing existing benefiting right of way from Binalong Road via 10A Binalong Road (Source: Certificate of title CT 23205/1)

The land is located within the municipality of Clarence and is subject to the *Tasmanian Planning Scheme – Clarence Local Provisions Schedule (planning scheme)*.

The site exists with a single storey yellow concrete brick building that was once used as the former Warrane Senior Citizens Club and Clarence Lions Club. The Warrane Senior Citizens closed in 2019 following very low membership numbers (2). The Clarence Lions Club relocated to the refurbished Rokeby Neighbourhood Centre.

Since 2018 the site has been used by a Meals on Wheels service. This use subsequently relocated to The Grace Centre in Rokeby in late 2024.

The surrounding title at 10A Binalong Road currently accommodates 12 multiple dwellings in two separate, two storey buildings to the south west of the site, closer to the Cambridge Road frontage.

The site is surrounded by General Residential zoned areas of Mornington and Warrane on both sides of Cambridge Road. The Warrane Primary School adjoins 10A Binalong Road and is approximately 50m east of the site.

The site and the surroundings are described in the plan in Figure 1 and the photos in Figures 3 and 4 below.



Figure 3 – The existing concrete brick building on the site at 10 Binalong Road as viewed looking northwest from the adjacent right of way carpark area within 10A Binalong Road.



Figure 4 – View from the elevated areas of 10A Binalong Road, looking west. The existing yellow brick building on the site is visible on the right of picture. The carparking, landscaped areas and red roofed dwellings are located on the adjacent title, 10A Binalong Road that surrounds the landlocked site.

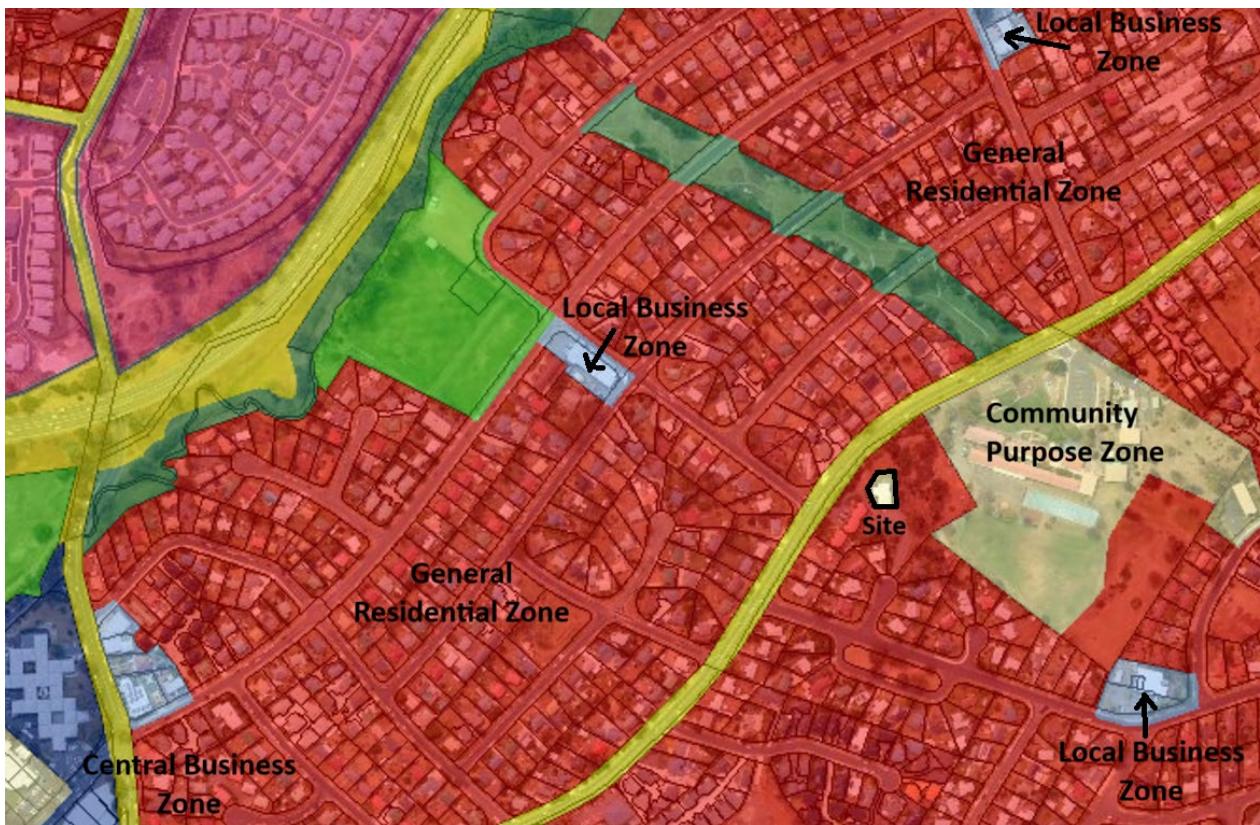


Figure 5 - Existing Zoning (Source: theList)

As shown in Figure 5, the site is currently zoned Community Purpose. The surrounding land is zoned General Residential. The Central Business zoned land of Rosny Park is approximately 750m to the west of the site. The Warrane Primary School Land is zoned Community Purpose.

1.2. Zoning History

According to advice received from Clarence City Council dated 15 April 2025, the zoning of the land has transitioned through several iterations of the planning scheme. The site was formerly zoned Residential under both the Eastern Shore Planning Scheme 1963 and the Clarence Planning Scheme 2007, prior to being reclassified as Community Purpose under the Clarence Interim Planning Scheme 2015. The Community Purpose Zone was retained under the Tasmanian Planning Scheme – Clarence 2021. Council notes that the Community Purpose Zone was applied in 2015 as the most appropriate fit during the scheme translation, as the zone did not previously exist.

1.3. Description of Housing Land Supply Order

It is proposed that the Minister make a housing supply order under the HLSA:

1. to declare the subject land housing supply land in accordance with Section 4(1); and
2. include an order in accordance with Section 6 to declare the area of land at 10 Binalong Road contained within Certificate of Title 23205/1 in Appendix A to be zoned General Residential under the Clarence Local Provisions Schedule.

2. PART 2 – CONSIDERATION OF THE LAND

2.1. Government land (Section 5(1) HLSA)

The land is eligible government land pursuant to Section 5(1) of the Act in that:

- it is government land owned by Homes Tasmania, and
- the land is government land that was transferred from the Department of Health and Human Services to Homes Tasmania on 26 October 2020, after the commencement date of the HLSA 20 July 2018.

And the land is not:

- reserved land under the *Nature Conservation Act 2002*;
- managed under the *National Parks and Reserves Management Act 2002*;
- managed under the *Wellington Park Act 1993*;
- permanent timber production zone land, within the meaning of the *Forest Management Act 2013*;
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014*; or
- owned in fee simple by the body corporate continued under section 4 of the *Tasmanian Development Act 1983*.

2.2. Need for the land (Sections 5(2)a) HLSA)

Consistent with the Purpose under s.2(a) of the *Homes Tasmania Act 2022* there is a need for the land to be made available to enable the provision of housing assistance to eligible persons.

The Department of Treasury and Finance population projections, May 2024 indicate that Clarence will experience the largest population increase in Tasmania with 12,218 additional people expected over 30 years until 2053.

As at February 2025, there were 437 applicants on the Housing Register seeking accommodation in the Clarence LGA as their first preference. Of these applicants, 78% are seeking either one- or two-bedroom accommodation

It is intended that the land will be developed in conjunction with 10A Binalong Road to provide new medium density social housing to meet a growing demand for smaller, more accessible dwellings suitable for single occupants or small families consistent with Priority 1 of the Tasmanian Housing Strategy 2023-2043 and the Tasmanian Housing Action Plan 2023-2027.

2.3. Suitability of the land (Section 5(2)b) HLSA)

The land fulfills the requirements of ss.5(2)(b) of the HLSA in that it is located in close proximity to commercial and employment services of Clarence and Greater Hobart more broadly as shown in Figure 6 including the following:

- 250m to the local shopping strip at Edgeworth Street, Warrane to the northwest
- 350m to the Local Business services at 48 Binalong Road to the east
- 750m to commercial and community services of Rosny Park to the west;
- 1.5km to commercial and industrial services at Mornington to the east;
- 2km to commercial and community services at Bellerive to the south west; and
- 6.5km to CBD of Hobart.



Figure 6 - Proximity to Commercial and Employment Services

2.4. Accessibility to Public Transport (Section 5(2)b) HLSA

The site is suitable for residential purposes by virtue of its very good access to numerous Metro, public transport bus routes that pass the site. Bus stop Nos. 4135 and 4136 on Cambridge Road are within approximately 100m of the site to the west. These bus stops provide regular and convenient transport to Rosny Park and the Greater Hobart Metro network. See Figure 7 below.

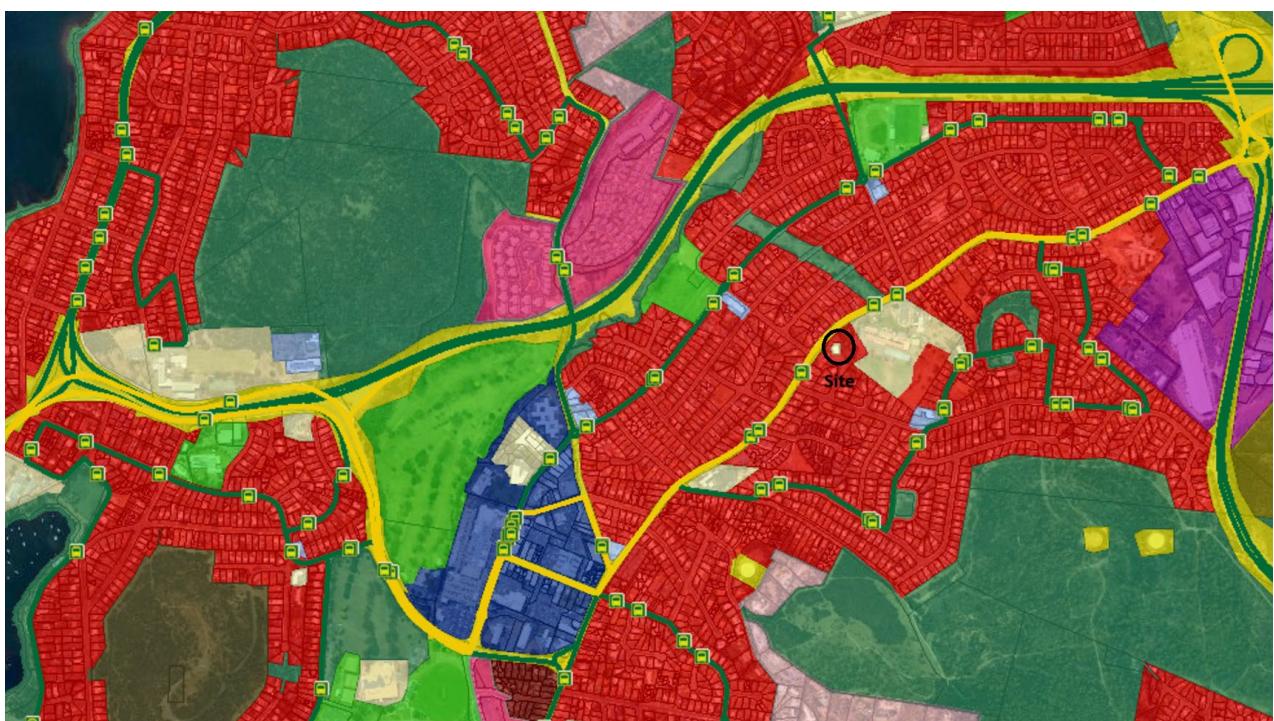


Figure 7 - The site is located on numerous Metro bus routes (Source: theList)

2.5. Owners Consent (Section 5(3) & (4) HLSA)

The submission is accompanied by consent from the Chief Executive Officer of Homes Tasmania in Appendix C.

2.6. The proposal is consistent with State Policies and the Southern Tasmania Regional Land Use Strategy (Section 6(1)a) HLSA)

The proposed General Residential zoning is considered consistent with State Policies and the relevant Regional Land Use Strategy as set out in the following sections:

2.6.1. State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

The following section examines the State Policies as they apply to this proposal.

2.6.2. State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment

The proposal does not involve agricultural land and does not conflict with this Policy.

2.6.3. State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

The site is located more than 1km from the closest part of the coast at Kangaroo Bay, approximately 1.4km to the west. The site is therefore outside the coastal zone and the Coastal Policy does not apply.

2.6.4. State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving ‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System’.

Comment

The zoning will allow for suitable stormwater treatment to be incorporated in future development as required by the planning scheme and *Urban Drainage Act 2013*. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality consistent with this Policy.

2.6.5. National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment

The listed NEPMs do not raise specific matters that are relevant to the proposed zoning.

Tasmanian Planning Policies

There are no relevant Tasmanian Planning Policies.

Southern Tasmania Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) addresses the relevant issues regarding the need for new residential growth, 50% infill within the Urban Growth Boundary (UGB) and residential densification within designated areas on transport routes and close to employment and community services. The proposal is considered consistent with key regional policies that deal with these matters as follows:

Settlement and residential development

The proposal is considered consistent with the following Regional Policies for Settlement and Residential Development:

SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.

SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.

SRD 2.1 Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.

Comment

The land is located within the UGB and Residential Densification Area shown on Map 10 of the STRLUS (Figure 8 below) and will provide for residential infill and a diversity of housing choice.

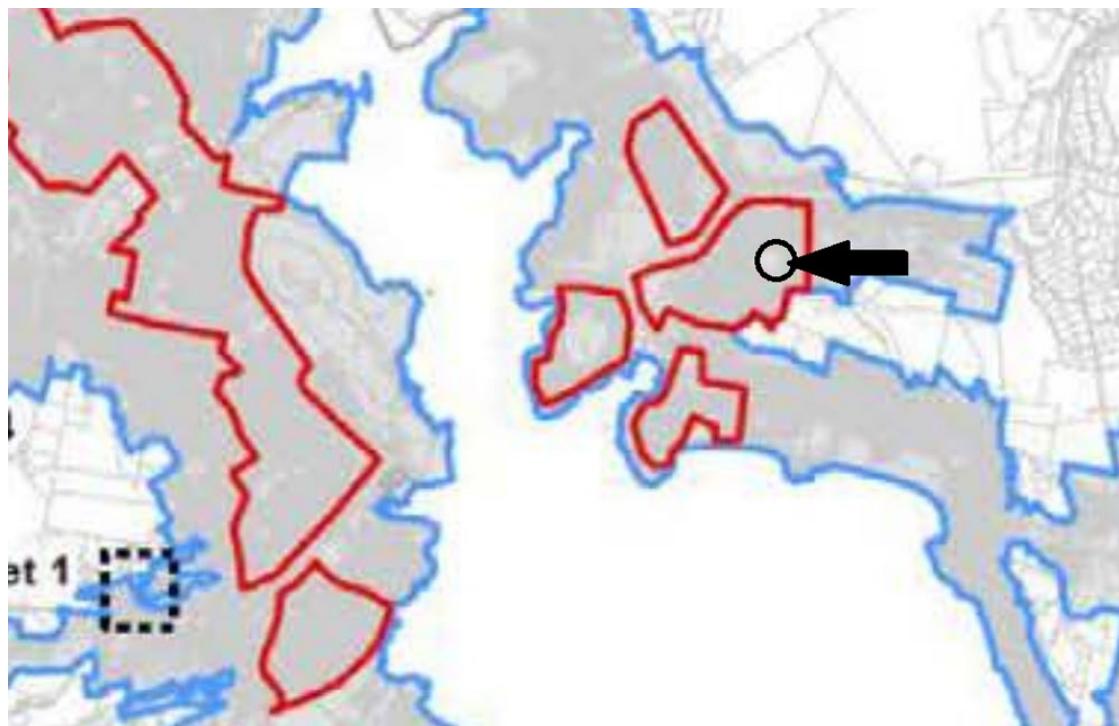


Figure 8 - Urban Growth Boundary, Attachment 1 - Map 10: Large Scale, Residential Strategy for Greater Hobart, STRLUS

The rezoning also reflects the site's historic use and zoning pattern, which included residential zoning under earlier iterations of the Clarence planning scheme.

Residential infill

The proposal providing for infill residential development will contribute towards the 1987 dwelling target for infill development in Clarence by 2035 under the following Regional Policy SRD 2.7:

SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:

Glenorchy LGA 40% (5300 dwellings)

Hobart LGA 25% (3312 dwellings)

Clarence LGA 15% (1987 dwelling)

Brighton LGA 15% (1987 dwellings)

Kingborough LGA 5% (662 dwellings)

A greater mix of residential dwelling types

The proposed General Residential Zoning will provide for an identified need in the Tasmanian Housing Strategy for smaller, more accessible dwellings suitable for single occupants, small families and an aging population. This is also consistent with the following Regional Policy SRD 2.9:

SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.

Provision of affordable housing

The proposal will support the supply of affordable housing consistent with the following Regional Policy SRD 2.11:

SRD 2.11 Increase the supply of affordable housing.

Social Infrastructure

The proposal is not considered to affect the attainment of Regional Policy SI 1 to provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives in that:

The Clarence Lions Club and Meals on Wheels activities have relocated from the site to alternate facilities in Rokeby and the site is no longer in community use. There is no identified need for further community infrastructure to be provided on this site.

The site is in close proximity to the community services and other Community Purpose zoned land at of Rosny Park (1.7ha), 900m west of the site and the Warrane Primary School site (4ha), 50m to the east.

2.7. The site is not significantly restricted by any code that applies to the land –(Section 6(1)b) HLSA)

The site of the proposed zoning is subject to an Airport obstacle limitation overlay. Future development for medium density residential development on this site with a maximum elevation of approximately 70m AHD will be well below the Obstacle limitation level of 147m AHD and would therefore be exempt from the Safeguarding of Airports Code.

There are no other code overlays that affect the site.

2.8. The Intended zoning would further the objectives of Schedule 1 of LUPAA (Section 6(1)c HLSA)

The proposed zoning is considered to further the objectives of Schedule 1 of the Act as follows:

Part 1 Objectives

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Comment

The proposal promotes the objectives for sustainable development of land through allowing for the efficient use of serviced and well-located land for residential use and development. The site is largely occupied by the existing building, associated pathways and infrastructure. There are no substantial trees or natural values on the site. The proposal is considered to further this Objective.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Comment

The proposal for infill development on this underutilised site to support affordable housing outcomes is considered fair, orderly and sustainable use and development and will further this objective.

(c) To encourage public involvement in resource management and planning;

Comment

Consideration of the proposal will involve notice to interested persons and the right to make submissions for consideration by the Minister before the proposed order is laid before both Houses of Parliament. The proposal will encourage public involvement consistent with the processes set out under the HLSA and will further this objective.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development with access to existing road, reticulated and community infrastructure. It avoids sensitive environmental areas and will facilitate affordable housing and economic development outcomes. Rezoning of the land for residential purposes allows for economic development including the construction phase of site development and by providing social and affordable housing options. For these reasons the proposal is considered to further this Objective.

(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

The proposal will be referred to interested persons for comment including Council, TasWater, Aboriginal Heritage Tasmania and as well as the Heads of relevant Agencies as required by s.11 of the HLSA. The proposal is considered to further this Objective.

2.8.1. Schedule 1 Part 2

(a) To require sound strategic planning and co-ordinated action by State and local Government;

Comment

As demonstrated throughout this assessment the proposal is consistent with the STRLUS, The Tasmanian Housing Strategy and represents sound strategic planning that will further this Objective.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment

The proposal will apply the General Residential Zone under the planning scheme to set the objectives, policies and controls for the site consistent with relevant strategic planning and this Objective.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

Comment

The proposal is considered to further this Objective in that it will provide for a coordinated residential development of the land with the surrounding Homes Tasmania title at 10A Binalong Road. It will also contribute to broader social, environmental and economic benefits as a result of the proposed efficient use of serviced land.

(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;

Comment

As discussed above the proposal will further strategic planning policies and is consistent with this Objective.

(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment

The proposal does not conflict with this objective.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment

The proposal will assist in the provision of a diversity of social and affordable housing outcomes within close proximity to surrounding services. It furthers this objective.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;

Comment

The proposal is accompanied by a desktop assessment by Aboriginal Heritage Tasmania (Appendix B) that advises there is no known Aboriginal heritage recorded within the property.

(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment

The land is within an existing serviced area and will be referred to TasWater for comment pursuant to Section 11(c) of the HLSA. The proposal will further affordable housing outcomes for the benefit of the community consistent with this Objective.

(i) To provide a planning framework which fully considers land capability;

Comment

The proposal relates to land within an established residential area and is not subject to any mapped hazard overlays under the planning scheme.

The land is considered appropriate for future residential use and development subject to the normal planning scheme considerations of the General Residential Zone and the provisions of the relevant Codes of the planning scheme.

2.9. The proposed zoning is consistent with the Purpose of the General Residential Zone and the section 8A guidelines of the Land Use Planning and Approvals Act (Section 6(1)d) HLSA)

Zone Purpose

The proposal to rezone the land to General Residential is consistent with the following Purpose statements of the Inner Residential Zone under the State Planning Provisions:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

Specifically, the proposal will provide for a range of dwelling types and efficient use of serviced land close to transport and available community infrastructure.

Section 8A Guidelines

This proposal has been assessed against the Section 8A Zone Application Guidelines of the Local Provisions Schedule under the Tasmanian Planning Scheme.

GRZ 1 - The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

- (a) are not targeted for higher densities (see Inner Residential Zone); and*
- (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.*

Assessment

The site is considered to satisfy the intent of GRZ 1 for the following reasons:

- It is located within an established urban area and is serviced by reticulated water, sewerage, and stormwater infrastructure.
- It is situated in close proximity to the Clarence CBD and its principal activity centre, which offers a diverse range of services and community facilities.
- While it could be argued that the site also meets criteria for the Inner Residential Zone—given its position on Cambridge Road (a high-frequency public transport corridor) and within an identified densification area under Map 10 of the Southern Tasmania Regional Land Use Strategy (STRLUS)—the site is relatively small and is surrounded by existing General Residential zoning.

Given this context, the application of the General Residential Zone is considered the most appropriate and contextually consistent planning outcome for the site at this time.

GRZ 2 - The General Residential Zone may be applied to greenfield, brownfield or greyfield areas identified for future urban residential use and development, provided that:

- (a) the land is currently zoned General Residential under an interim planning scheme;*
- (b) is within an equivalent zone under a section 29 planning scheme; or*
- (c) is justified through a relevant regional land use strategy, or supported by detailed local strategic analysis consistent with that strategy and endorsed by the council; and*
- (d) the land is, or will be, connected to a reticulated water supply and sewerage system.*

Assessment:

The subject site, currently zoned Community Purpose, is best characterised as a greyfield site under the Southern Tasmania Regional Land Use Strategy (STRLUS)—that is, underutilised, commercial land within an urban area that is not contaminated.

The proposal supports infill residential development and will contribute to the supply of affordable housing. This is consistent with the Regional Settlement Strategy and aligns with the following STRLUS policies:

- SRD 1.1 – Ensure settlement patterns support the efficient use of existing infrastructure;*
- SRD 2.1 – Increase housing supply within established urban areas;*
- SRD 2.7 – Promote a diversity of housing types; and*
- SRD 2.11 – Encourage the integration of affordable housing in appropriate locations.*

GRZ 3 - The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (such as threatened vegetation communities), or other impediments to development consistent with the zone's purpose—unless such constraints have been assessed and appropriately managed during the rezoning process.

Assessment:

The site is generally well-suited for residential development. It is not constrained by hazards or natural values, has a moderate north-westerly aspect and access to reticulated water and sewer services, which can be augmented as needed to support future development.

2.10. Consideration of any environmental, economic and social impacts (Section 6(1)e) HLSA

There is adequate supply of other Community Purpose zoned sites close to the site as discussed in section 2.6 above.

The rezoning of the land will allow for residential development which would facilitate affordable housing and associated economic development including an increase in housing stock.

Positive social impacts from the proposal include an increase in the supply of affordable residential land, which contributes to avoiding homelessness and housing stress. The General Residential Zone includes appropriate standards of development and residential amenity.

The proposal will further objectives for urban consolidation and affordable housing that will contribute to broader social, environmental and economic benefits consistent with this requirement.

2.11. Consideration of the effect on Aboriginal and cultural heritage (Section 6(1)e) HLSA

The proposal is accompanied by advice from Aboriginal Heritage Tasmania (Appendix B) that concludes that the property has a very low likelihood of Aboriginal heritage being present.

The proposal will be referred to Aboriginal Heritage Council for comment pursuant to ss.11(g) of the HLSA.

2.12. Consideration of land use conflict on the site and on land adjacent to the site (Section 6(1)f) HLSA

The proposed rezoning of this small site to General Residential, consistent with the zoning of the adjoining title at 10A Binalong Road and the broader Warrane and Mornington areas, will not result in any land use conflict. The surrounding land uses are residential and educational, and there are no nearby industrial or other activities with the potential to generate environmental harm or amenity impacts. Accordingly, the proposed zoning is compatible with the existing and intended land use context.

2.13. Dwelling and lot density conformity to suburban density (Section 6(2)a HLSA)

The proposal will apply the provisions for the General Residential Zone under the State Planning Provisions.

2.14. Other zones intended for the site (Section 6(2)b) HLSA

The circumstances of this land do not require the application of any other complimentary zones. It is considered appropriate that the General Residential Zone apply across the full extent of the land.

2.15. Modified planning provisions (Section 7(1) & (2) HLSA)

It is not considered that the circumstances of this land warrant modification of a relevant housing provision.

2.16. Consultation with interested persons(Section 10 HLSA)

Interested persons (s.10 - s.12)

The interested persons in the case of this land are considered to be:

- Clarence City Council
- Heads of Agency that have an interest in whether or the manner in which the land ought be used and or developed including the Department of Education Children and Young People in relation to the nearby Warrane Primary School site;
- The Principal of Warrane Primary School.
- TasWater;
- Tas Networks;
- the owners and occupiers of the properties adjoining and near the site as shown by the green stars on Figure 9;
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Council

Contact details of the suggested interested persons are provided in Appendix D.

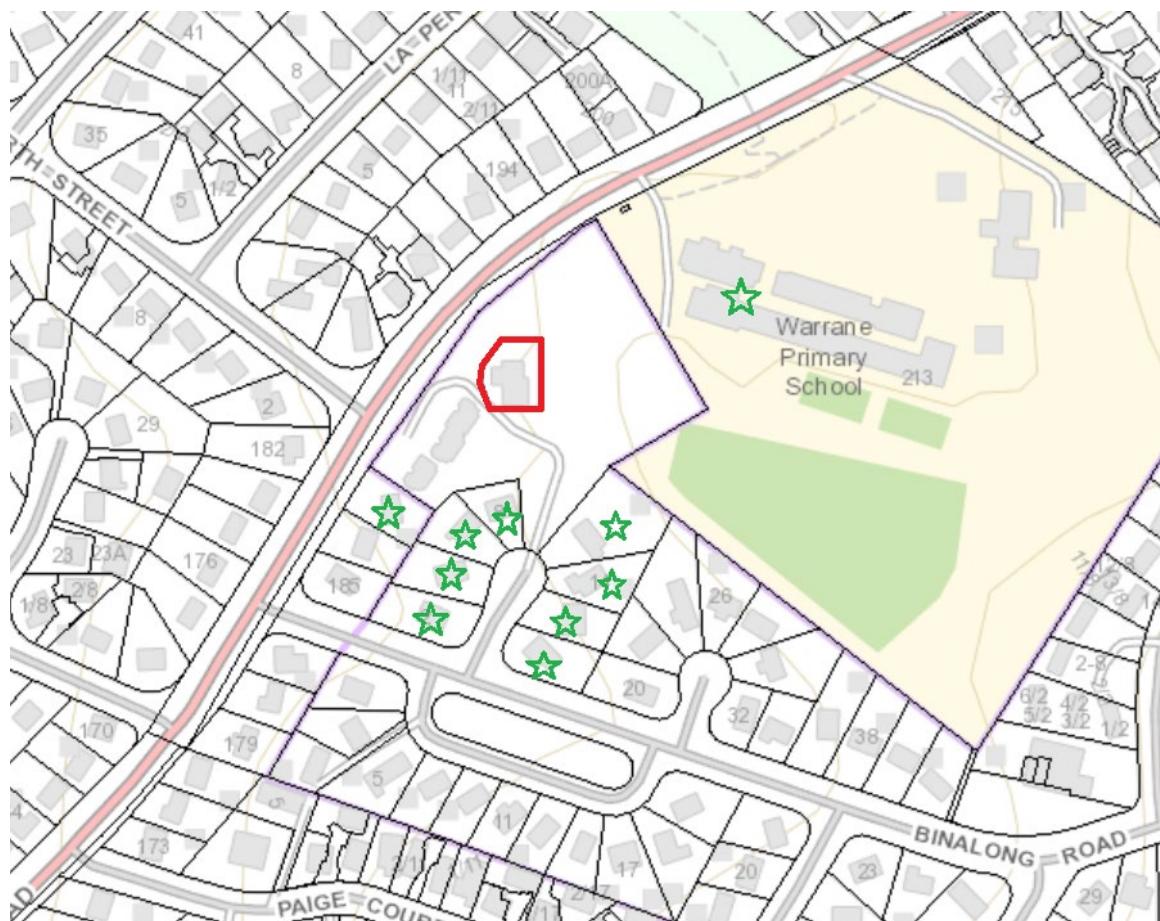


Figure 9 – Nearby owners and occupiers suggested for notification

Appendix A

Certificate of title

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
23205	1
EDITION	DATE OF ISSUE
3	26-Oct-2020

SEARCH DATE : 10-Apr-2025

SEARCH TIME : 05.26 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 23205

Derivation : Part of 397 Acres Gtd. to William Murray.

Prior CT 4097/17

SCHEDULE 1M837933 TRANSFER to DIRECTOR OF HOUSING Registered
26-Oct-2020 at noon**SCHEDULE 2**

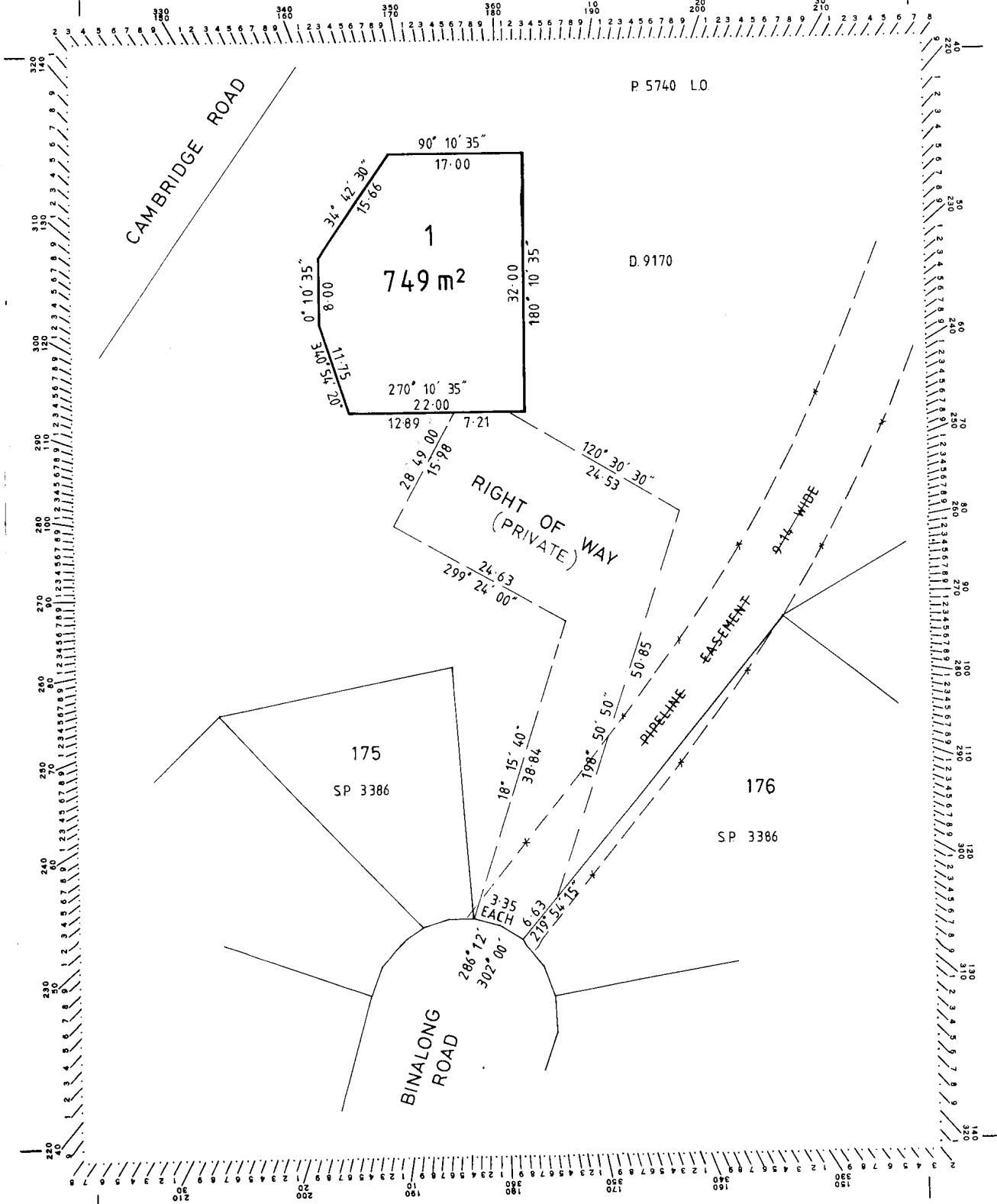
M837933 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP23205 BENEFITING EASEMENT: Right of Carriageway over the Right of Way shown on Sealed Plan No.23205
M837933 FENCING PROVISION in Transfer
•

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

F 87 SP 23205

Owner: DIRECTOR-GENERAL OF HOUSING AND CONSTRUCTION	PLAN OF SURVEY by Surveyor T.N.WOOLFORD of land situated in the	Registered Number: S.P23205
Title Reference: C.T. 3627-48	TOWN OF WARRANE	
Grantee: PART OF 397 ACRES GRANTED TO WILLIAM MURRAY	SCALE 1:500	Approved Effective from: - 3 JUL 1984
	<i>E.R. Thorne</i> Recorder of Titles	



**SCHEDULE OF EASEMENTS****PLAN NO.****S.P23205**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

No profits à prendre or covenants are created to benefit or burden any lots shown on the plan.

Lot 1 is together with a Right of Carriageway over the Right of Way (private) shown on the plan.



The Director of Housing

Registered proprietor
of the land shown on the
plan in the presence
of:-

..... *R. Walton*



23205

This is the schedule of easements attached to the plan of **Director of Housing**
(Insert Subdivider's Full Name)

..... affecting land in

..... **C/T 3627/48**
(Insert Title Reference)

Sealed by on **19**

Solicitor's Reference **60905**
..... **Council Clerk/Town Clerk**

Appendix B

Aboriginal Heritage Tasmania Advice

Aboriginal Heritage SEARCH RECORD

This search for

WARRANE SENIOR CITIZENS' CLUB 10 BINALONG RD
MORNINGTON TAS 7018 (PID 7176690)

has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.

This Search Record has been requested for Tom Fletcher at 12:10PM on 27 February 2025 and delivered to thomas.fletcher@homes.tas.gov.au.

This Search Record expires on 27 August 2025.

Your personal Search Identification Number is PS0373980.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have the Unanticipated Discovery Plan on hand during any ground disturbance or excavation activities, to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at aboriginal@heritage.tas.gov.au.

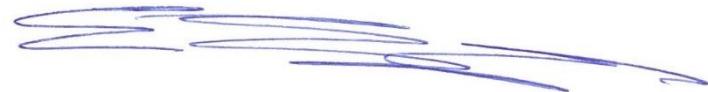
Appendix C

Consents

Housing Land Supply Order Consent Form

Pursuant to s.5(3)(c) of the *Housing Land Supply Act 2018*, I, Eleri Morgan-Thomas, as the CEO of Homes Tasmania hereby provide consent for the land listed in the table below, to be the subject of an order under the *Housing Land Supply Act 2018*.

PID	Title Reference	Street Address	Suburb
	CT 23205/1	10 Binalong Road	Mornington



Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania

8 April 2025

Appendix D

Contact details of the suggested interested persons

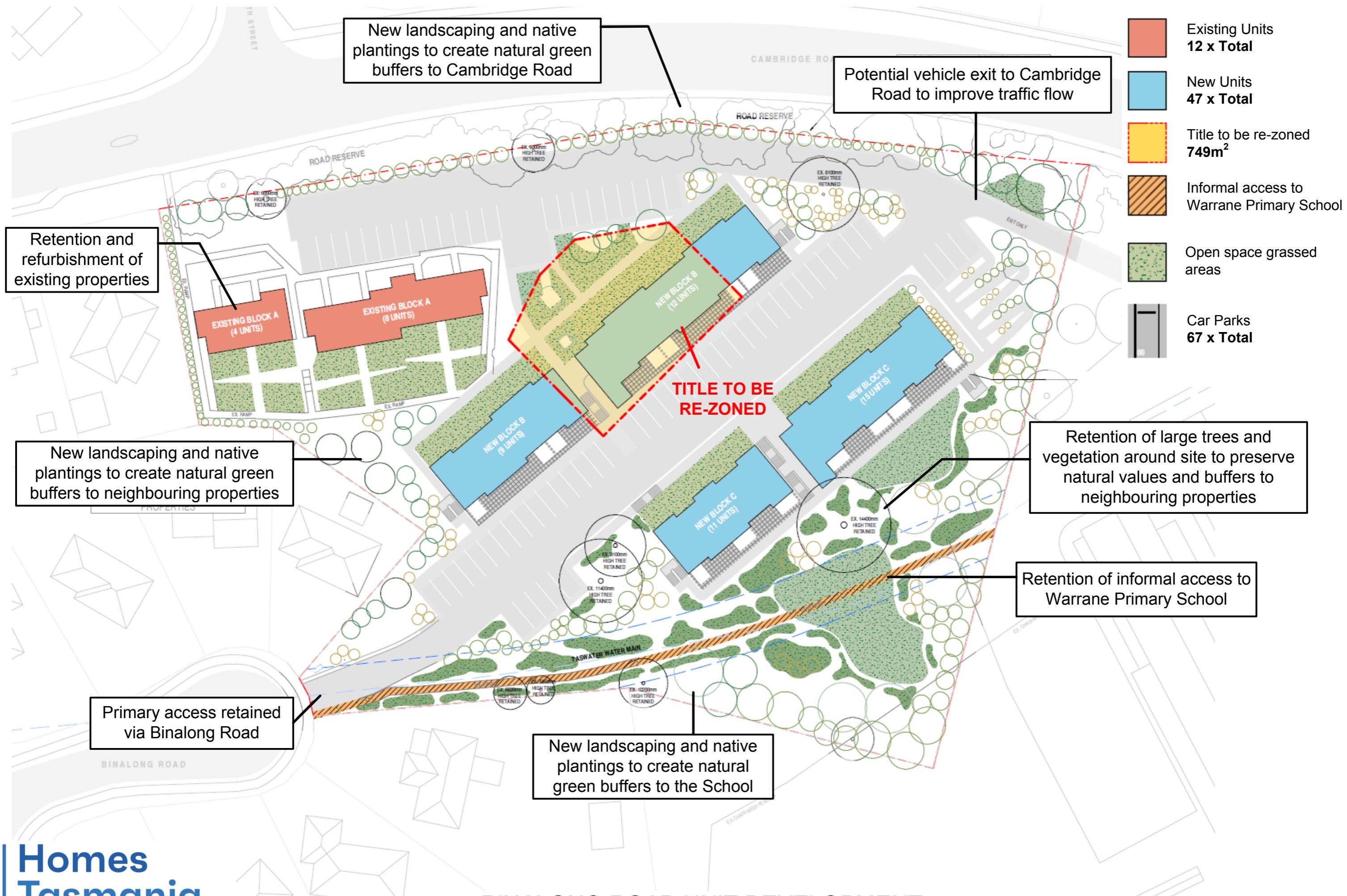
Appendix D: Contact Details of the suggested interested persons

Personal information redacted

Personal information redacted

Appendix E

Concept Plans



Homes Tasmania

**Building homes,
creating communities.**