

TASMANIA

**HOUSING LAND SUPPLY (SULPHUR CREEK)
ORDER 2026**

STATUTORY RULES 2026, No.

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HOUSING LAND SUPPLY (SULPHUR CREEK) ORDER 2026

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 (Sulphur Creek) Order 2026*.

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*;

grid reference means the grid reference taken from the Universal Grid Reference System used in Tasmania and based on the Geocentric Datum of Australia (also known as GDA94) as notified in the Commonwealth of Australia Gazette No. GN 35, 6 September 1995.

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c. 4

4. Declaration of housing supply land

For section 4(1) of the Act, the area of land specified in Schedule 1 is declared to be housing supply land.

5. Declaration of intended zone

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

SCHEDULE 1 – AREA OF LAND

Clause 4

The area of land –

- (a) situated adjacent to the roundabout at the junction of Bass Highway and Preservation Drive, Sulphur Creek in Tasmania; and
- (b) forming part of the land described in certificate of title Volume 188961, Folios 1, 2 and 3 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) enclosed within the boundaries made by imaginary lines running between the following grid references:
 - (i) for the part of the land described in certificate of title Volume 188961, Folio 1 –
 - (A) from 417001.4E
5450846.9N to 417055.2E
5450826.0N; and
 - (B) from 417055.2E
5450826.0N to 417061.5E
5450823.8N; and
 - (C) from 417061.5E
5450823.8N to 417111.5E
5450817.4N; and

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- (D) from 417111.5E
5450817.4N to 417152.5E
5450811.7N; and
 - (E) from 417152.5E
5450811.7N to 417147.5E
5450773.3N; and
 - (F) from 417147.5E
5450773.3N to 417170.4E
5450769.0N; and
 - (G) from 417170.4E
5450769.0N to 417157.3E
5450668.6N; and
 - (H) from 417157.3E
5450668.6N to 416983.4E
5450819.0N;
- (ii) for the part of the land described
in certificate of title Volume
188961, Folio 2 –
- (A) from 417157.0E
5450668.0N to 417197.0E
5450662.2N; and
 - (B) from 417197.0E
5450662.2N to 417195.0E
5450647.9N; and
 - (C) from 417195.0E
5450647.9N to 417249.8E
5450640.8N; and

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- (D) from 417249.8E
5450640.8N to 417244.2E
5450595.3N; and
 - (E) from 417244.2E
5450595.3N to 417244.5E
5450596.3N;
- (iii) for the part of the land described
in certificate of title Volume
188961, Folio 3 –
- (A) from 417244.0E
5450594.9N to 417300.6E
5450588.4N; and
 - (B) from 417300.6E
5450588.4N to 417306.4E
5450633.5N; and
 - (C) from 417306.4E
5450633.5N to 417312.5E
5450632.8N; and
 - (D) from 417312.5E
5450632.8N to 417306.7E
5450587.4N; and
 - (E) from 417306.7E
5450587.4N to 417312.7E
5450586.6N; and
 - (F) from 417312.7E
5450586.6N to 417317.3E
5450568.2N; and

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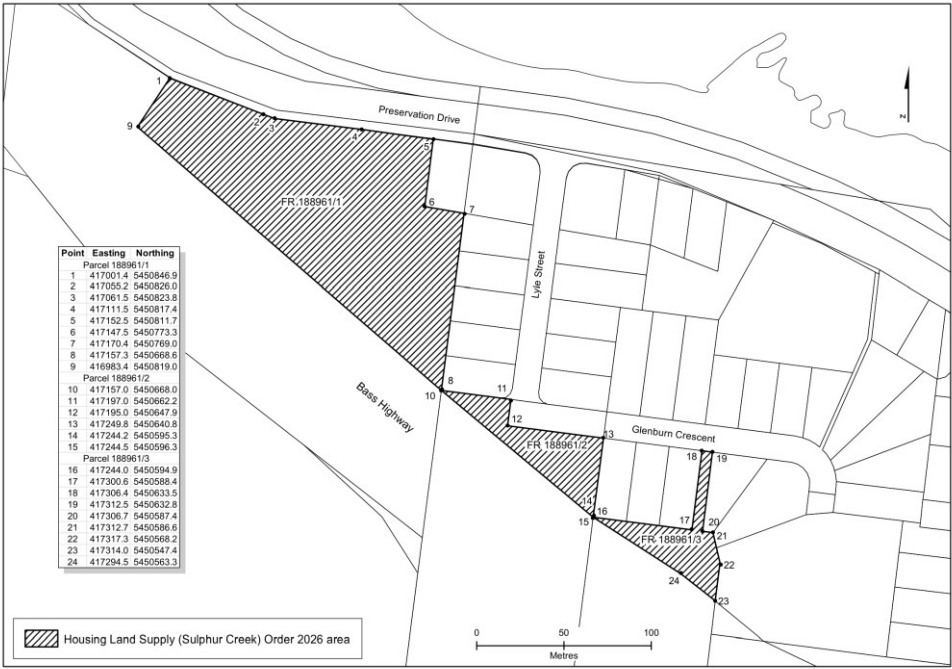
- (G) from 417317.3E
5450568.2N to 417314.0E
5450547.4N; and
 - (H) from 417314.0E
5450547.4N to 417294.5E
5450563.3N; and
- (d) shown as the shaded area bounded by
heavy black lines on the plan set out, by
way of illustration only, in Schedule 2.

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sch. 2

SCHEDULE 2 – PLAN

Schedule 1



Housing Land Supply (Sulphur Creek) Order 2026
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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 –

- (a) an area of land between Bass Highway and Preservation Drive at Sulphur Creek 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.

Appendix B - Copy of submissions received

Housing Land Supply (Sulphur Creek) Order2026 Submissions

Number	Name/Organisation
1	Heritage Tasmania
2	TasWater
3	Jasmine Sage
4	Department of Education, Children & Young People
5	Tasmania Fire Service
6	Tess Vrantzis
7	Christie Cox-Haines
	Department of Natural Resources & Environment
8	Tasmania

From: [Heritage Enquiries](#)
To: [State Planning Office Shared Mailbox](#)
Subject: Heritage Tasmania reply: Sulphur Creek Housing Land Supply - Public exhibition
Date: Thursday, 26 February 2026 10:20:15 AM
Attachments: [image001.jpg](#)
[image003.png](#)
[Sulphur Creek HLSO public exhibition - Heritage Tas.pdf](#)

Good morning,

Thank you for referring the proposed Order to Heritage Tasmania. As there is no registered place (THR) within the proposed rezoning area, Heritage Tasmania has no interest and is not required to make further comments.

Kind regards



Heritage Tasmania | Heritage and Land Tasmania | Environment, Heritage and Land
Department of Natural Resources and Environment Tasmania

Add: L6, 134 Macquarie Street, HOBART 7000 | GPO Box 618 Hobart TAS 7001
T: (03) 6165 3700 | 1300 850 332 (local call call)
E: enquiries.heritage@heritage.tas.gov.au | W: www.heritage.tas.gov.au

A picture containing text, screenshot, font? ? Description automatically generated



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From: [TasWater Development Mailbox](#)
To: [State Planning Office Shared Mailbox](#)
Cc: [State Planning Office Your Say](#)
Subject: CM: TasWater Advice TWSI 2025/00365-CC, RE: Sulphur Creek Housing Land Supply - Public exhibition
Date: Wednesday, 4 March 2026 12:04:08 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image001.png](#)

Hi,

TasWater has no objections to this Land Supply Order. TasWater advises that it is likely that some upgrades will be required to TasWater's sewage pumping station ULVSP51, at the developer's cost. Should a subdivision occur, pipeline easements, if not already existing, will be required over TasWater infrastructure in accordance with TasWater's standard pipeline easement conditions.

If you have any queries, please contact me

AI

Senior Assessment Officer

✉ AI.Cole@taswater.com.au

📞 [+61439605108](tel:+61439605108)

—
taswater.com.au



From: State Planning Office Shared Mailbox <SPO@stateplanning.tas.gov.au>
Sent: Wednesday, 11 February 2026 4:51 PM
To: TasWater Development Mailbox <Development@taswater.com.au>; Derbyshire, Matthew <Matthew.Derbyshire@taswater.com.au>; Theo, George <George.Theo@taswater.com.au>; Tiernan, Eamonn <Eamonn.Tiernan@taswater.com.au>; Crawford, Kate <Kate.Crawford@taswater.com.au>
Subject: Sulphur Creek Housing Land Supply - Public exhibition

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender.

—
Good afternoon,
Please see attached correspondence from Sean McPhail, Acting 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

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From: [Jasmin Sage](#)
To: [State Planning Office Your Say](#)
Subject: CM: Proposed Housing Land Supply (Sulphur Creek) Order 2026
Date: Tuesday, 10 March 2026 2:05:40 PM

You don't often get email from jasmin.sage77@gmail.com. [Learn why this is important](#)

Dear State Planning Office,

I am writing as a neighbouring resident in relation to the proposed Housing Land Supply (Sulphur Creek) Order 2026.

I acknowledge the importance of increasing housing supply across Tasmania and support the broader objective of providing diverse and affordable housing options. Through my professional experience in the disability sector, I understand the importance of safe and secure housing. My submission is not directed at the need for housing itself, but rather at whether this specific land is suitable for residential use in its current context, as required under section 13 of the Housing Land Supply Act.

In considering the suitability of the land and the acceptability of the proposed planning scheme modifications, I respectfully raise the following matters:

1. Infrastructure, Access and Connectivity

There is a bus stop located approximately 500m- 1km walk from the area; however, there is currently no continuous or safe pedestrian pathway connecting the proposed parcels to that stop. This limits practical and safe access, particularly for children, older residents, and people with mobility needs.

There are also no nearby shops or community facilities within walking distance. Without confirmed pedestrian infrastructure, transport connectivity improvements, and broader service provision, I am concerned that the locality may not presently meet reasonable expectations for accessible and well-supported residential growth.

I request clarification regarding:

- whether walkability and pedestrian safety assessments have been undertaken;
- whether footpath or active transport infrastructure upgrades are planned; and
- how infrastructure delivery will be sequenced relative to any residential development.

2. Environmental and Coastal Considerations

The land is in close proximity to the coastline and known protected wildlife habitat, including penguin areas. Given this environmental sensitivity, I seek information regarding environmental impact assessments completed to date and how coastal processes, biodiversity protection and long-term environmental sustainability have been considered in determining suitability for residential zoning under this Order.

3. Strategic Planning Consistency

Earlier correspondence referenced broader parcel considerations in the area, including land across the highway. I would appreciate clarification regarding how the current proposal aligns with the longer-term strategic planning framework for Sulphur Creek and whether alternative land options were comparatively assessed.

4. Residential Amenity and Investment Certainty

As a neighbouring homeowner, I am also mindful that significant planning changes in a coastal area can affect neighbourhood character and investment certainty if not supported by appropriate infrastructure planning, environmental safeguards and clear staging controls. While I understand that property value alone is not determinative under the Act, planning certainty and amenity outcomes are relevant considerations in assessing whether land is appropriate for residential rezoning or modification.

For these reasons, I respectfully request that careful consideration be given to whether the land is presently suitable for residential use without demonstrated infrastructure readiness, environmental safeguards and coordinated staging.

Thank you for the opportunity to make a submission. I would appreciate confirmation that this submission has been received and some response in regard to further approval of the proposed housing as this will affect our decision on how we move forward as residents.

Kind regards,

Jasmin Sage

0428845776

Department for Education, Children and Young People

Office of the Secretary

GPO Box 169, Hobart, TAS 7001 Australia

P (03) 6165 5757

E Officeofthesecretary@decyp.tas.gov.au



12 March 2026

Mr Sean McPhail
Acting Director
State Planning Office
spo@stateplanning.tas.gov.au

Dear Mr McPhail

PROPOSED HOUSING LAND SUPPLY (SULPHUR CREEK) ORDER 2026

Thank you for your email of 11 February 2026 and the opportunity to review and provide feedback on the proposed Housing Land Supply (Sulphur Creek) Order 2026.

The Department for Education, Children and Young People has considered the information provided. I can advise that the by-law changes have been noted, and there are no comments or concerns.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Ross Smith", with a horizontal line extending to the right.

Ross Smith
ASSISTANT SECRETARY

**Office of the
Fire and Emergency Services Commissioner**



Tasmania Fire Service



File No: A26/65027

13/03/2026

State Planning Office

Via email: haveyoursay@stateplanning.tas.gov.au

Dear State Planning Office,

**PROPOSED HOUSING LAND SUPPLY (SULPHUR CREEK) ORDER 2026
PRESERVATION DRIVE ADJACENT HOWTH ROUNDABOUT, SULPHUR CREEK**

Tasmania Fire Service (TFS) appreciates the opportunity to provide comment.

Tasmania Fire Service notes the proposed rezoning from the Utilities Zone to the General Residential Zone. The area adjoins an established residential area and is suitable for standard residential development consistent with the State Planning Provisions.

Although the site is not within a Bushfire-Prone Area, it is highlighted that certain other uses, such as vulnerable uses, may not meet performance criteria for bushfire protection under the NCC. Therefore, due diligence is recommended if such uses are proposed in future development of this site.

Thank you for the opportunity to comment on the proposal.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J Smith'.

Jeremy Smith AFSM

FIRE AND EMERGENCY SERVICES COMMISSIONER

From: [Tess Vrantsis](#)
To: [State Planning Office Your Say](#)
Cc: [Adam Kable](#)
Subject: Objection to rezoning from Utilities to General Residential Zone
Date: Sunday, 15 March 2026 8:50:30 PM

You don't often get email from tessvrantsis71@gmail.com. [Learn why this is important](#)

Proposed Housing Land Supply (Sulphur Creek) Order 2026

Preservation Drive adjacent Howth Roundabout, Sulphur Creek

To the Minister for Housing and Planning,

This is an objection to proposed rezoning of folios of the Register FR 188961/1, FR 188961/2 and FR 188961/3.

Statement of reasons for the objection:

Firstly, the letter received from the Department of State Growth State Planning Office dated 11 February 2026 stated that the proposed order and the Minister's reasons would be available for viewing at:

<https://www.stateplanning.tas.gov.au> (I found it hard to find the relevant information here so tried option 3. Central Coast Council -Penguin Service Centre at 78 Main Street, Penguin (they did not receive any information and to my knowledge still have not)

I then called option 2. Central Coast Council Administration centre at 19 King Edward Street, Ulverstone (they had no information to view).

I eventually had a response from Homes Tasmania and with guidance over the phone I was able to navigate to view the Housing Land Supply Act 2018 as promised in the letter dated 11 February 2018 via a link from a link in the original paper-based letter.

I do not feel the other residents in my street, particularly the elderly resident, have had a fair opportunity to view the information as it was not supplied at the visitor centre in Penguin.

I object to the rezoning and proposed Housing Land Supply for the following reasons:

Clearing any of the established vegetation to provide housing blocks would mean an increase in traffic noise from the Bass Highway for the existing residents in Lyle Street and Glenburn Crescent.

Any impact that land clearing may have on the White-bellied Sea Eagle (listed as vulnerable under Tasmania's Threatened Species Protection Act 1995) that I frequently spot from my backyard and took a photo of on the 14th of January this year.

Any increased traffic in the area and land clearing of vegetation could have a detrimental impact on the Little Penguins at Sulphur Creek. The Little Penguins frequently cross the road and have been found in bushes in our neighbour's gardens and the proposed rezone area particularly Parcel 1.

Any increase for the firefighting capacity for the area with any increase in residential properties due to the dense and high-risk vegetation on the opposite side of the Bass Highway.

The suitability of the soil in Parcel 1 due to the long-term commercial use of the property.

The availability of employment in the township for any proposed new residents has not been established.

Yours sincerely,

Tess Vrantsis

17 Glenburn Crescent, Sulphur Creek, Tasmania 7316

E tessvrantsis71@gmail.com

From: [Christie Cox-Haines](#)
To: [State Planning Office Shared Mailbox](#)
Subject: Housing Land Supply Order (Sulphur Creek) 2026 - Response
Date: Monday, 16 March 2026 8:46:11 AM

You don't often get email from c.h.coxhaines@gmail.com. [Learn why this is important](#)

Dear Minister for Planning,

I refer to the Housing Land Supply Order (Sulphur Creek) 2026.

I have read the Planning Report and Consultation Package and make the following submission in response.

With specific reference to section 6(1)(e) of the Housing Land Supply Act 2018 (HLS Act), it is submitted that section 6(1) of the HLS Act has been contravened.

It is argued that, based on the information available in the Planning Report, the Minister is not in a position to adequately consider the environmental effects that assigning the intended zone to the subject area of land may have as:

1. The Natural Values Assessment by ECOTas (Appendix D, page 98 of the Planning Report) is outside its currency limit.

It is noted that the report was completed in 2021, being approximately 5 years ago. Further, the letter from Mark Wapsta addressed to Homes Tasmania (page 99 - 100 of the Planning Report) regarding the two year currency limit, is dated 23 December 2023. This letter is also over 2 years old. It appears that no further enquiry about the validity of the 2021 assessment has been made and no updated assessment has been completed.

Noting that wildlife are frequently sighted in the area, it is submitted that an updated Natural Values Assessment Report should be prepared before the subject land is rezoned. I have personally spotted wedge tailed eagles, sea eagles, and bandicoots from / on Glenburn Crescent.

2. There is no mention of the little Penguins in the Natural Values Assessment

I also enquire whether any assessment regarding the little penguins in Sulphur Creek has been completed? Noting that they nest in Sulphur Creek, and are frequently sighted in the area, it is argued that they need to be included when considering the environmental effects.

Kind regards

Christie
Home Owner on Glenburn Crescent, Sulphur Creek.

Department of Natural Resources and Environment Tasmania

OFFICE OF THE SECRETARY

Hobart GPO Box 44, Hobart, Tasmania, 7001
Launceston PO Box 46, Kings Meadows, Tasmania, 7249
Devonport PO Box 303, Devonport, Tasmania, 7310
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Web nre.tas.gov.au
D26-31947/003



Sean McPhail
Acting Director
State Planning Office
By email: spo@stateplanning.tas.gov.au

Confidential submission **Proposed Housing Land Supply (Sulphur Creek) Order 2026**

Thank you for your correspondence of 11 February 2026 inviting comment on the Minister for Housing and Planning's proposed *Housing Land Supply (Sulphur Creek) Order 2026* (the proposed Order) for land adjacent to the roundabout between Preservation Drive and Bass Highway, Sulphur Creek.

The Department of Natural Resources and Environment Tasmania (NRE Tas) has reviewed the package and does not have any objection or further information to provide regarding the Minister's 'statement of reasons' for making the proposed Order.

It is NRE Tas's view that environmental values will not be unreasonably impacted by General Residential rezoning of the lots in question. Additionally, there is no known listed historical heritage present.

Aboriginal Heritage Tasmania (AHT) records do not identify any known Aboriginal heritage sites on the lots. Records indicate that there are several registered Aboriginal heritage sites to the west of the lots, with the adjacent coastal margins of Bass Strait to the north conducive to Aboriginal heritage values.

Should the proposed Order be made, it is recommended that Homes Tasmania contact AHT in the early development planning stages. An Aboriginal heritage assessment would be recommended to identify whether the proposed development would impact on Aboriginal heritage and, if any is identified, to offer avoidance and mitigation advice to ensure compliance with the *Aboriginal Heritage Act 1975*.

As Aboriginal heritage information is sensitive, please consider this submission as **confidential** and not to be published or shared.

Should the State Planning Office have any questions in relation to this matter the NRE Tas contact officer is Mr Richard Cuskelly, Planning Policy Officer, Strategic Projects and Policy Branch. Mr Cuskelly can be contacted by phone on 6165 9039 or by email at richard.cuskelly@nre.tas.gov.au.

Jason Jacobi
SECRETARY

13 March 2026

HOUSING LAND SUPPLY (Sulphur Creek) ORDER 2026
MINISTERIAL REPORT PURSUANT TO SECTION 9 OF THE
HOUSING LAND SUPPLY ACT 2018

I, the Honourable Kerry John Vincent, Minister for Housing and Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (the HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Sulphur Creek) Order 2026 (the proposed Order).

Having considered the submissions received and the proposed Order under the provisions of the HLS Act, I am satisfied that the proposed Order is suitable to make.

Under section 9(4) of the HLS Act, each House of Parliament may within five (5) sitting days disallow the making of the proposed Order.



Kerry John Vincent

Minister for Housing and Planning

Date:

16 APR 2026

REPORT TO PARLIAMENT

I, Kerry John Vincent, Minister for Housing and Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Sulphur Creek) Order 2026 (the proposed Order).

Pursuant to section 9(1)(a)(i) of the HLS Act, the proposed Order is included with this report as Attachment A.

DESCRIPTION OF THE PROPOSED ORDER

The land to which the proposed Order relates is located adjacent to Howth Roundabout between Preservation Drive and Bass Highway, Sulphur Creek described by folios of the Register FR 188961/1, FR 188961/2, and FR 188961/3. The land is owned by the Crown and managed by the Department of State Growth.

It comprises an area of approximately 18,368 square metres and has the potential to yield up to 17 residential lots, depending on the type of housing proposed and the requirements of the Tasmanian Planning Scheme.

The proposed Order, if made will –

1. declare the land to be Housing Supply Land, and
2. rezone the land to the General Residential Zone.

REASONS IN RELATION TO THE PROPOSED ORDER

Pursuant to section 9(3)(a) of the HLS Act, my reasons for wanting to make the proposed Order are as follows –

1. Establishing the HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means of providing more social and affordable housing.
2. There is a need to make more land available under the *Homes Tasmania Act 2022* to enable the provision of additional social and affordable housing in Tasmania, especially with 5408 applicants on the Homes Tasmania Housing Register as of March 2026. As of 27 March 2026, there were 210 applications from eligible persons on the Housing Register seeking social and affordable homes in Central Coast LGA as their first preference.
3. The site is suitable for future development for housing and needs to be rezoned before any approval of the construction of new homes.
4. The proposed Order will provide more land zoned for residential purposes and then, through the construction of homes on this land, contribute toward achieving the targets for the supply of more social and affordable homes in the Central Coast municipality, as set out in *Tasmania's Affordable Housing Strategy 2023-2043*.

Pursuant to section 9(3)(b) of the HLS Act, the reasons why I am satisfied that the proposed Order may be made, and why I am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the HLS Act in relation to the area of land, are as follows –

1. The land is eligible Government land as, required by section 5(1) of the HLS Act, and an Order may be made until 1 January 2033 under section 4(1A) of the Act;
2. I am satisfied that there is a need to make more land available under the *Homes Tasmania Act 2022* to enable the provision of housing, including additional social and affordable housing in the Central Coast municipality, as required by section 5(2)(a) of the HLS Act. At the end of March 2026, there were 210 applications on the Homes Tasmania Housing Register from 'eligible persons' looking to find social or affordable homes in the Central Coast municipality as their first preference.
3. I am satisfied, for the reasons detailed in the planning submission prepared by All Urban Planning Pty Ltd for Homes Tasmania, that:
 - a) the land is suitable for residential use and development by virtue of its location in the Central Coast municipality and proximity to public and commercial services, public transport and places that may provide opportunities for employment, as required by section 5(2)(b) of the HLS Act;
 - b) applying the General Residential Zone to the area of land would be consistent with the State Policies and the Cradle Coast Regional Land Use Strategy (CCRLUS), as required by section 6(1)(a) of the HLS Act;
 - c) if the General Residential Zone is applied to the land, the use or development of the land for residential purposes would not be significantly restricted by any code applied to the land under the Tasmanian Planning Scheme, as required by section 6(1)(b) of the HLS Act;
 - d) assigning the General Residential Zone to the land would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act;
 - e) after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the General Residential Zone would be consistent with the zone purpose in the State Planning Provisions, as required by section 6(1)(d) of the HLS Act;
 - f) use or development of the land would not create any significant land use conflict with an existing use on the land or with use or development on adjacent land or with any other land near to the land, thereby satisfying section 6(1)(f) of the HLS Act; and
 - g) the land has been identified as surplus to the needs of the transport network and the proposal represents efficient use of service land to further affordable housing outcomes for the benefit of the community.
4. I have considered the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, that assigning the General Residential Zone to the land may have, as required by section 6(1)(e) of the HLS Act. I have also sought advice on these matters from the relevant government agencies and authorities, and no concerns have been raised. I am satisfied that developing the land for residential purposes will not result in any significant impact in the area.
5. The General Residential Zone will apply to the part of the land subject to the proposed Order, and section 6(2)(b) of the HLS Act does not apply in this instance.

SUBMISSIONS IN RELATION TO THE PROPOSED ORDER

The proposed Housing Land Supply (Sulphur Creek) Order 2026 was made available for public comment for a period of 28 days as required by section 12 (1)(c) of the HLS Act from 16 February 2026 and ended on 17 March 2026. A total of eight (8) submissions were received.

Pursuant to section 9(3)(c) of the *Housing Land Supply Act 2018*, the submissions received under section 13(1) of the HLS Act are contained in Appendix B, and are summarised as follows –

1. Heritage Tasmania advise that there are no Tasmanian Heritage Register (THR) listed places within the proposed site and has no further comments.
2. TasWater advise that there are no servicing issues but the sewage pumping station ULVSP51 may require upgrades at the developer's cost. The submission notes that if subdivision occurs, pipeline easements will be needed over TasWater infrastructure where they do not readily exist in accordance with TasWater's standard easement requirements.
3. Department of Education Children and Young People (DECYP) advise that it has no comments on the proposed rezoning of the site for residential use.
4. Tasmania Fire Service advise that the site is not within a Bushfire-Prone Area but notes that certain vulnerable uses may not satisfy NCC bushfire performance requirements, which should be considered in any future development.
5. The Department of Natural Resources and Environment Tasmania (DNRET) advise that it has no objection to the proposed rezoning, noting that the proposal will not have any unreasonable impact on environmental values. It was further noted that there is no known Aboriginal heritage on the site and recommended further assessment to ensure compliance with the *Aboriginal Heritage Act 1975*.
6. Submissions from neighbouring residents expressed support for the need for affordable housing but raised concerns with the suitability of the site for the proposed rezoning and the adequacy of the supporting assessments with the following concerns raised:
 - a. Residents questioned whether the location is appropriate for accessible and well-supported residential growth, raising issues such as:
 - i. limited pedestrian safety and transport connectivity, including inadequate footpaths, poor access to public transport, and lack of safe pedestrian access and nearby services;
 - ii. unclear on whether walkability and active transport assessment have been undertaken, with requests for clarification on proposed infrastructure upgrades, and sequencing of infrastructure delivery;
 - iii. potential impacts on sensitive coastal and wildlife environments, with suggestions that environmental values may not have been adequately assessed or protected in considering the land for residential use; and
 - iv. effect on neighbourhood character and property values and requests clarification about how the proposal aligns with the long-term strategic planning framework for Sulphur Creek and whether alternative sites were considered.
 - b. One resident opposed rezoning the land for residential use, citing:

- i. environmental and community risks associated with future clearing and development;
 - ii. increase in traffic noise from the Bass Highway, fire-safety threats to vulnerable wildlife such as the White-bellied Sea Eagle and Little Penguin; and
 - iii. limited local employment opportunities and the broader impact of increased residential development on the area's character and safety.
- c. Some residents argued that the Natural Values Assessment by ECOTAS is outdated and cannot be used to sufficiently address potential impact on key species such as little penguins and other wildlife frequently observed in the area. It was contended that this limits the Minister's ability to properly assess environmental impacts.

MY OPINIONS IN RELATION TO THE SUBMISSIONS RECEIVED

1. Pursuant to section 9(3)(d) of the *Housing Land Supply Act 2018*, my opinions in relation to the matters set out in the submissions are:
2. I note the advice from Heritage Tasmania that there are no Tasmanian Heritage Register (THR) listed places within the proposed site and has no further comments.
3. I note the advice from TasWater that future development of the site will require upgrades to the existing sewerage infrastructure and any subdivision will require easement over any TasWater pipes. This will be managed through any future development applications for the site in accordance with the *Land Use Planning and Approvals Act 1993* and the *Water and Sewerage Industry Act 2008*.
4. I note that the Department of Education, Children and Young People advice that they have no comments.
5. I note the advice from Tasmania Fire Service that the site is not within a Bushfire-Prone Area and the recommendation that vulnerable uses should be considered to ensure compliance with NCC bushfire performance requirements. Detailed consideration of any vulnerable uses will be undertaken through the development application for the subdivision of the site. I am satisfied that adequate consideration will be given to the concern raised.
6. I note the submission from the Department of Natural Resources and Environment Tasmania (NRET) that there is no known Aboriginal heritage on the site and the recommendation for further assessment to ensure compliance with the *Aboriginal Heritage Act 1975*.
7. I note the submissions from neighbouring residents and the general support for more affordable housing. I note the concerns with the suitability of the site for residential use and development and considered the following:
 - a) I am satisfied that the site is suitable for residential development as the site is adjoining residential use in the established Sulphur Creek settlement area. Detailed site assessment has been undertaken to demonstrate the suitability of the site for General Residential Zone.
 - b) I note that many parts of Sulphur Creek do not currently have footpaths. I note that footpath upgrades have been undertaken in areas of more recent subdivision. I am satisfied that appropriate pedestrian access upgrades can be considered through subdivision proposals for the land. I am also satisfied that any issues in terms of access and pedestrian safety can appropriately be

managed through future development applications and building approval process.

- c) I am satisfied that all concerns related to traffic including infrastructure, access and connectivity issues can be adequately managed as part of the future development application for subdivision of the site following the rezoning.
- d) I note the concerns regarding traffic noise from the Bass Highway and its impact on local amenity. An existing earthen berm along the southern and the eastern side provides some protection from highway noise. The planning report recommends additional noise mitigation measures at the subdivision and development stage, including appropriate building orientation and placement to minimise noise impacts on future residents.

I am satisfied that any noise impact on future residential use can be appropriately addressed at the subdivision stage, through assessment under Clause C3.6 or C3.7 of the Road and Railway Assets Code of the Tasmanian Planning Scheme.

- e) I note concerns raised about public transport and access to nearby services. The site is well-located with access to Metro bus route 190 passing the site on Preservation Drive. This bus route travels between Ulverstone and Burnie with 5 trips on weekdays and 2 trips on Saturday. I note that the site is located in close proximity to public and commercial services and opportunities for employment in Penguin, Burnie and the Northwest Coast more broadly. I am satisfied that this makes the land suitable for residential purposes in accordance with the HLS Act.
- f) In terms of the concerns about the currency of the Natural Values Assessment undertaken by ECOTAS, I note that the initial Natural Values Assessment was undertaken in 2021 with an update provided in December 2023. While it is now more than 2 years since the assessment was undertaken, as per the NRET *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*, I am satisfied that the information remains current and there have been no material changes to the site from that assessed in 2021 and re-assessed in 2023. I also note that NRET raised no concerns in their submission with the currency of the Natural Values Assessment.
- g) In terms of the concerns regarding impacts on environmental values and wildlife, I note that the Natural Values Assessment undertaken by ECOSTAS outlined that there are no priority vegetation values present on the site and no threatened fauna species were detected on the site or were known from database information. I note that the Natural Assets Code – priority vegetation overlay only applies to a small portion of the site. The land is predominantly cleared with no identified priority vegetation or wildlife habitats requiring protection. The site is adjoined by residential development and future residential use and development of the site is not considered to significantly impact on any identified natural values. This was confirmed in the submission from NRET which outlined their opinion that environmental values will not be unreasonably impacted by the rezoning. I am satisfied that the effects on the environment have been adequately considered and that the site is suitable for rezoning.

Modification of planning requirements – section 7 of the *Housing Land Supply Act 2018*

There are no modifications to the proposed Order required as a result of the submissions received.

ALTERATIONS TO THE PROPOSED ORDER

Pursuant to section 9(3)(e) of the *Housing Land Supply Act 2018*, the proposed Order has not been altered from the version that was sent to interested persons for comment

APPENDICES

Appendix A: Proposed Housing Land Supply (Sulphur Creek) Order 2026

Appendix B: Copy of submissions received

Appendix C: Planning Submission (including landowner consent)