

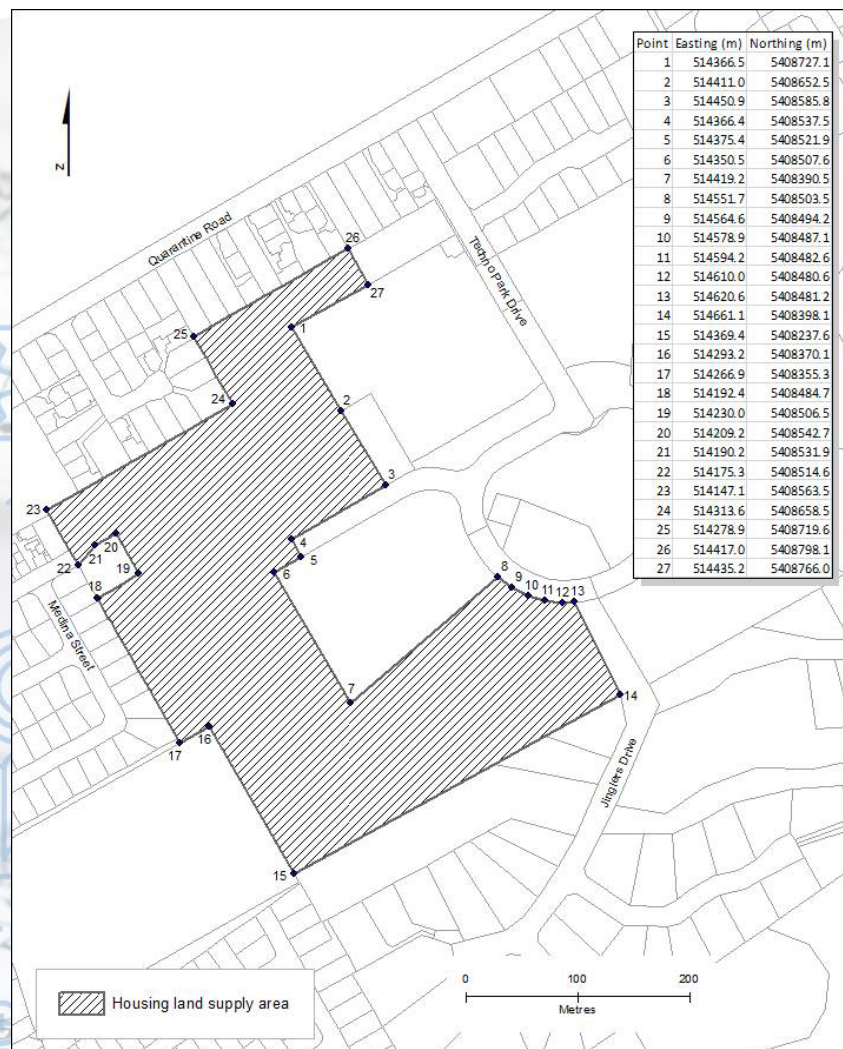
Housing Land Supply (Kings Meadows) Order 2023

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Proposed Housing Land Supply (Kings Meadows) Order 2023

Part of Lot 3 Techno Park Drive, Kings Meadows

Consultation Package



Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
September 2023

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Summary of the proposed Order

The intent of the proposed Housing Land Supply (Kings Meadows) Order 2023 (the proposed Order) is to dedicate the land shown in the plan at Schedule 2 of the proposed Order as Housing Land Supply Land and rezone the land to the General Residential Zone under the Tasmanian Planning Scheme. The land forms part of Lot 3 Techno Park Drive, Kings Meadows (title reference FR 184085/3).

This will ensure that the land becomes part of the housing portfolio for Homes Tasmania, enabling the land to be used for additional housing.

The area of land is approximately 10.3 hectares.

Future development of the land is still to be planned by Homes Tasmania.

Previous consultation in 2022

The Minister for Planning previously made the proposed Order available for public consultation for a 28-day period ending on 1 November 2022, with an extension of an additional 15 working days granted to allow neighbouring residents additional time to finalise their submission. In total, thirty-five (35) submissions were received.

The Minister for Planning considered the submissions in detail and sought additional information from Homes Tasmania in response to issues raised. The additional information responds to the issues raised on the natural values at the site and concerns relating to traffic impacts associated with the future development of the site.

After considering the additional information, the Minister has now determined to proceed with a further consultation period on the proposed Order with the additional information made available for public comment. The additional information received from Homes Tasmania is contained in Attachment 5. The Minister's responses to the issues raised from the earlier consultation period are provided below in this Consultation Package.

The Minister will consider the submissions received from this second round of consultation before determining whether to progress the proposed Order.

How to find out further information

Further information about the proposed Order and the *Housing Land Supply Act 2018* (the HLS Act) can be found at www.planningreform.tas.gov.au.

Enquiries about the HLS Act and the proposed Order can be made to the State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au.

Enquiries regarding any development that may be proposed on the land can be made to Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au.

How to make a submission

The public are invited to make submissions in relation to the proposed Order within the exhibition period.



Submissions may be made:

by email to –

yoursay.planning@dpac.tas.gov.au or

by post to –

State Planning Office
Department of Premier and Cabinet
GPO BOX 123
HOBART TAS 7001

Submissions may be made with respect to the relevant matters specified in section 13(2) of the HLS Act as follows:

- the suitability for residential use of the area of land;
- the suitability of the intended zone;
- whether the Minister would, or would not, contravene section 5(2) or section 6(1) or (2) of the HLS Act by making a housing land supply order.

Minister's reasons to make the Housing Land Supply Order

My reasons for wanting to make a housing land supply order in the form of the proposed Order are as follows –

1. 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 housing.
2. There is a clear need to make more land available under the *Homes Act 1935* to enable the provision of additional social and affordable housing in Tasmania, with over 4500 applications on the Homes Tasmania Housing Register as at November 2022. As at 31 July 2023, there are 829 applicants on the Housing Register with a first suburb preference for the Launceston municipality.
3. The site is suitable for future development of housing and is well located to enable additional social and affordable housing in Launceston but needs to be rezoned before the approval and construction of new homes on the land.
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 housing, including additional social and affordable homes in the Greater Launceston municipality, as set out in Tasmania's Affordable Housing Strategy 2015-2025.



Minister's opinion on compliance with the Housing Land Supply Act 2018

The reasons why I am of the opinion that the proposed Order may be made under the HLS Act and why I am satisfied that I would not contravene section 5(2), or section 6(1) or (2) of the HLS Act by making the proposed order are as follows –

1. The land is eligible Government land, as required by sections 5(1) of the HLS 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 more housing, including additional social and affordable housing in Greater Launceston, as required by section 5(2)(a) of the HLS Act. Currently, there are over 829 applications on the Homes Tasmania Housing Register for the Launceston municipality as at July 2023, which are 'eligible persons' looking to find social or affordable homes.
3. I am satisfied, for the reasons detailed in the planning submission prepared by GHD Pty Ltd (GHD) for Homes Tasmania, that:
 - a) the land is suitable for residential use and development by virtue of its location in the Launceston urban area and with close 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 Northern Tasmania Regional Land Use Strategy (NTRLUS), as required by section 6(1)(a) of the HLS Act;
 - c) if the General Residential Zone were to apply to the land, the use or development of the land for residential purposes would not be significantly restricted by any codes that would apply 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; and
 - f) use or development of the land for residential purposes would be unlikely to create 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, as required by section 6(1)(f) of the HLS Act; and
 - g) the land has been identified as surplus to the needs of the Launceston Techno Park with demand for the land not being high suggesting that adverse impacts on economic development potential would be unlikely if rezoned for residential use and development.



4. I have undertaken consideration of 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. The Order report and additional information received on these matters during the initial public exhibition period indicate that developing the land for residential purposes will not result in any significant impact in the area.

Consideration of submissions from the previous consultation in 2022

In accordance with section 9(3)(c) of the HLS Act, the Minister reviewed the submissions received from the previously consultation period held in 2022 under section 13(1) of the HLS Act and provides the following responses.

Summary of submissions

A total of thirty-five (35) submissions were received during the earlier public consultation period held in 2022.

The issues raised included concerns with traffic congestion and the suitability of road access to the site, landslide hazard, stormwater management, impacts on natural values on the site, and concerns that property values would reduce in the area. Some neighbouring residents also expressed concern that they were not adequately notified of the proposed Order during the initial consultation.

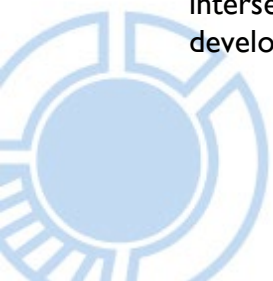
Response to submissions received

To assist the Minister in making an informed decision regarding the proposed Order, additional information was requested from Homes Tasmania. This information was sought to specifically address the concerns relating to traffic congestion, suitability of road access and natural values on the site from the initial consultation. The information provided by Homes Tasmania adequately addresses each of the concerns as follows.

I. Concern about traffic congestion and suitability of road access to the site

The submissions identified concerns with the potential increase in traffic from the proposed development, particularly along Woolven Street, Techno Park Drive and Quarantine Road. The GHD planning report acknowledged that there may be issues with the capacity of these roads, and the wider road network, and that future upgrades may be required.

In response to these concerns, Homes Tasmania provided a detailed traffic impact assessment (TIA) report conducted by Pitt & Sherry Pty Ltd. The findings from this report suggest that the development's impact on the surrounding road network will not be significant. The TIA report indicates that the junction between Quarantine Road and Techno Park Drive can operate safely and efficiently with the proposed increase in traffic. All intersections are expected to maintain a satisfactory level of service if the site were to be developed.



It was noted that while signalisation at the intersection might be necessary in the future for good long-term outcomes, the current delays at the junction are deemed acceptable without immediate upgrades. Regarding the width and capacity of Woolven Street to accommodate additional traffic, no major issues were identified. Nevertheless, to avoid any potential congestion, it has been proposed to limit the Woolven Street access to entry only movements into the site.

While not subject to the proposal to rezone the land, Launceston City Council traffic engineers suggested investigating an additional road access point to the site from Lorne Street. This additional access point, situated at the south-west corner of the site, could offer a more direct route for subdivision traffic entering and exiting to Hobart Road in the south. It would also provide a shorter route for vehicles on Lorne Street and surrounding areas to access Quarantine Road and travel east. However, as demonstrated by the TIA report, the connection is not required to enable the rezoning for residential use. The additional road connection will be considered as part of a future process to determine its feasibility and potential impacts. Broader consideration will be required by other sections of the council (i.e. parks and open space, planning, property or the General Manager) and further consultation will be undertaken with the community before determining whether to progress further with the additional connection. This will be undertaken as part of any future development proposal for the site.

2. Concerns with impacts on natural values

Some submissions raised concern about the natural values of the site, noting that the site contains many flora species, Eucalyptus globulus and ovata trees and other large hollow-bearing trees that provided potential habitat and foraging resource for the masked owl and swift parrot that should be protected.

The natural values on the site were considered in detail as part of the recent independent assessment by the Tasmanian Planning Commission in bringing the Tasmanian Planning Scheme into effect in the Launceston municipality. However, it is worth noting that the overlay applying the Code was removed from the site as a result of the recent approval of the Launceston Local Provisions Schedule by the Commission. This decision was based on a natural values assessment report prepared by North Barker. The North Barker report found that the site was degraded, and primarily dominated by declared and environmental weeds. Additionally, the report concluded that there was no priority vegetation present on the site and no native flora or native habitat values that required further consideration. To further address concerns surrounding natural values, Homes Tasmania commissioned a resurvey of the site following the Department of Natural Resources and the Environment Tasmania's (NRET) Guidelines for Natural Values Surveys. The NRET confirmed that the additional work undertaken by Homes Tasmania was sufficient to establish that the proposed development is highly unlikely to have any significant impact on threatened flora and fauna or their associated foraging habitat. Homes Tasmania also commissioned physical inspection of the hollow bearing trees onsite which confirmed the hollows are not used by the Tasmanian Masked Owl.

3. Concern about the density of proposed development in the area

Some submissions expressed reservations about rezoning the site for potential 109 residential lots, suggesting that it might be more suitable for business or industry purposes, as initially intended for the Techno Park. These submissions were concerned with



concentrating affordable and social housing at one place with inadequate infrastructure could lead to a decrease in land value and increase in social issues.

The accompanying assessment provided by Homes Tasmania identifies that the site is suitable for housing being largely surrounding for existing residential development in the established suburbs of Kings Meadows and Youngtown. Development of the site for housing provides a more compatible land use for this area compared that many of uses currently allowable in the Particular Purpose Zone – Techno Park, which includes manufacturing and process and service industries for electronic, information technology and biotechnology.

As of 31 July 2023, Launceston ranks first state-wide in terms of Housing Register demand, with 829 applicants seeking housing in the Launceston LGA as their first suburb preference. Rezoning the land to the General Residential Zone will provide for a much-needed additional supply of housing within an established area of Launceston in proximity to employment and services.

The declaration of Housing Land Supply Order vests the land with Homes Tasmania to deliver housing outcomes under the Homes Tasmania Act 2022. While the main purpose of is to provide housing assistance to those most in need, the proportion of social and affordable housing on any site is carefully planned to integrate with the surrounding area. This includes consideration of its location, its scale, the services available in the local area, and the tenure mix of surrounding suburbs. At least 10-15% of a development will normally be provided as social housing, with some developments providing a higher proportion to match demand and the attributes of the site. The density of development on the site and the proportion of social and affordable housing will be determined through subsequent development application process following the rezoning of the site.

4. Concern about stormwater management and landslip

Some other issues were raised around the management of stormwater and landslip on the site.

Regarding the management of stormwater and landslip concerns, the landslip hazard assessment undertaken as part of the proposed Order indicates that the site contains a small area with a low landslide risk. This risk can appropriately be addressed through the provisions outlined in the Tasmanian Planning Scheme - Landslip Code and the building approval process.

Stormwater issues will be managed through the Development Application approval process in conjunction with the council's responsibilities under the *Urban Drainage Act 2013*. The site benefits from convenient access to water and sewer infrastructure, and TasWater has confirmed that sewer servicing will be upgraded as part of any future development application. Both wastewater and stormwater disposal are adequately covered, and there are no issues in this regard. Specific matters related to stormwater volume, quality and subdivision staging can effectively be managed through permit conditions. These measures ensure that stormwater-related issues are addressed in a manner that meets regulatory requirements and promote sustainable development practices.

5. Lack of adequate community consultation

Some neighbouring residents raised concern that they were not directly notified of the proposed Order during the initial consultation.



The HLS Act provides for broad public consultation on a proposed Order. This normally involves the landowners and occupiers immediately adjoining the proposed site, and the Minister for Planning can determine whether this notification extends further. For the initial consultation period in 2022, letters were sent to all addresses directly adjoining the site to notify them of the proposed Order. This is significantly greater than the notification requirements under the normal rezoning process administered by local councils under the *Land Use Planning and Approvals Act 1993*. All members of the public had access to the proposed Order and supporting consultation material through the State Planning Offices website, Launceston City Council offices and the Service Tasmania shopfront in Launceston. An additional 15 days extension was provided for neighbouring residents to make a submission on the proposed Order.

The Minister has decided to make the proposed Order available for a further public consultation period, following the receipt of additional information addressing the issues raised in accordance with the requirements of the HLS Act. A broader area surrounding the site was also identified for sending notification letters for this second round of public consultation.

Frequently Asked Questions

The Process in General

Why was the Housing Land Supply Act 2018 created?

The HLS Act was created in 2018 to help address housing supply issues in Hobart and around the State, particularly with respect to social and affordable housing.

The HLS Act created a process that can run more quickly than the normal planning processes to help accelerate the supply of land for social and affordable housing. Only government land is eligible for consideration under this Act.

Further information on the HLS Act and previous Orders can be found here - <https://planningreform.tas.gov.au/updates/housing-land-supply-orders> or by contacting the Department of Premier and Cabinet's State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au

How does the process work under the Housing Land Supply Act 2018?

Homes Tasmania identify surplus Government land that is suitable for additional housing and prepare a report demonstrating that the site meets with the requirements of the HLS Act. The HLS Act requires that the site must be suitable for residential development and located in close proximity to public transport, business and social services.

Homes Tasmania makes a request to the Minister for Planning for a proposed Housing Land Supply Order for suitable Government land.



The Minister for Planning considers the request in accordance with the HLS Act and undertakes consultation on a proposed Order. This includes direct consultation with people who live or own property surrounding the site of the proposed Order and any identified interest groups or persons who may have an interest in the proposed Order.

The Minister for Planning considers any submissions received during the consultation and prepares a report to table in Parliament. Parliament gets to see all submissions that are made during the consultation.

For the Order to be considered by Parliament, it must meet the requirements set out in the HLS Act including that:

- a site must be eligible and suitable for residential development;
- is consistent with the relevant regional land use strategy;
- is consistent with relevant State policies; and
- also furthers the objectives of the *Land Use Planning and Approvals Act 1993*.

This is the same level of assessment applied to rezoning application under the normal planning processes, with additional requirements for determining the suitability of the land for residential use and development.

Both houses of Parliament consider the Minister's report and the proposed Order and may disallow the proposed Order or allow the proposed Order to proceed.

If the proposed Order proceeds, the Minister for Planning then directs the Tasmanian Planning Commission to amend the relevant planning scheme to align with the made Order.

How can I present my views on the proposed Order?

You can lodge a written submission with the Minister for Planning during the public consultation period for the proposed Order.

The process requires the Minister for Planning to consider the written submissions with reference to the requirements set out in the HLS Act before tabling a report to Parliament.

Who will assess development proposals on the land?

The Minister for Planning does not assess future development proposals on the land once the land is rezoned.

Homes Tasmania, or someone acting on their behalf, will lodge a development application with the local council as the planning authority. The planning authority will determine the application in accordance with the planning scheme that applies at the time.



Specific to the Housing Land Supply (Kings Meadows) Order 2023

How has the proposed Order changed from the previous consultation in 2022?

The proposed Order remains unchanged with the site proposed for rezoning to the General Residential Zone to provide additional housing in Greater Launceston.

Additional information has been provided by Homes Tasmania to address some of the key concerns raised from the initial consultation held in 2022. This additional information with respect to traffic impacts and natural values has been provided as part of this additional consultation period.

What development will occur on the site?

At the time of proposing the Order, Homes Tasmania did not have a set plan for development of the land. Further information on their plans can be obtained by contacting Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au

Some examples of residential development that may occur under the General Residential Zone are single dwellings, multiple dwellings, subdivision of the land or shared accommodation facilities. These are similar in nature to the development that already surrounds this land.

After the land is rezoned, a proposal for the land will be submitted to Launceston City Council for assessment against the provisions of the Tasmanian Planning Scheme which consists of the State Planning Provisions and the Launceston Local Provisions Schedule. This follows the normal planning development application processes. The Tasmanian Planning Scheme as it applies to the Launceston City Council area can be viewed at www.planning.tas.gov.au.

Is the site susceptible to landslide hazard and how would the impact be avoided?

Parts of the land have been identified as susceptible to landslide hazard in the Landslide Hazard Band maps included in the Tasmanian Planning Scheme. The Launceston Slide Susceptibility (MRT 2013) map identified that there are areas in the south-east and north-west portions of the site which are considered susceptible to landslide. The susceptibility zones have been assessed and extent of potential landslide risk established. An investigation conducted at the site identified the presence of a possible relic landslide feature. A 10m buffer zone from the break of slope has been proposed to be adopted for development to create exclusion areas around the active landslide and other steep slopes within any future proposed subdivision. Additionally, the report recommended measures to prevent future development from the risk of landslide hazards. These recommendations would be implemented through any future development proposals for the site.



Why is the site no longer required for the Launceston Techno Park?

The Launceston Techno Park was created to satisfy perceived demand for a range of uses and developments relating to research and technology. However, the planning submission prepared by GHD on behalf of Homes Tasmania indicates that demand for land at the site has not been high and that there would be no significant adverse impact on economic development potential. It is considered that future demand for such use and development can be appropriately accommodated elsewhere in Launceston in the available Industrial, Commercial and Business Zones. The report considered that the need for housing as outlined by the Director of Housing is high and the supply of suitable housing land has a strategic imperative that would outweigh the adverse impacts caused by a relatively small reduction in the supply of land for purposes aligned with the Launceston Techno Park.



Copy of Proposed Order



TASMANIA

**HOUSING LAND SUPPLY (KINGS MEADOWS)
ORDER 2023**

STATUTORY RULES 2023, No.

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 5. Declaration of intended zone
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HOUSING LAND SUPPLY (KINGS MEADOWS) ORDER 2023

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

Dated 20 .

Minister for Planning

1. Short title

This order may be cited as the *Housing Land Supply (Kings Meadows) Order 2023*.

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*;

applicable area means the area of land declared under Clause 4 to be housing supply land;

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 the *GDA* or *GDA 94*) as

Housing Land Supply (Kings Meadows) Order 2023
Statutory Rules 2023, No.

c. 4

defined in the Commonwealth Gazette
No. GN 35, 6 September 1995.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the
area of land specified in Schedule 1 to this order
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 applicable area 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 that –

- (a) is situated at Lot 3, Techno Park Drive, Kings Meadows in Tasmania; and
- (b) forms part of the land described in certificate of title Volume 184085, Folio 3 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) comprises such area of land that is enclosed in the boundary made by the following imaginary lines:
 - (i) a line between grid reference 514366.5E 5408727.1N and grid reference 514411.0E 5408652.5N;
 - (ii) a line between grid reference 514411.0E 5408652.5N and grid reference 514437.1E 5408668.1N;
 - (iii) a line between grid reference 514437.1E 5408668.1N and grid reference 514473.6E 5408606.2N;
 - (iv) a line between grid reference 514473.6E 5408606.2N and grid reference 514477.4E 5408599.9N;

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- (v) a line between grid reference
514477.4E 5408599.9N and grid
reference 514475.3E
5408599.4N;
- (vi) a line between grid reference
514475.3E 5408599.4N and grid
reference 514466.1E
5408594.7N;
- (vii) a line between grid reference
514466.1E 5408694.7N and grid
reference 514366.4E
5408537.5N;
- (viii) a line between grid reference
514366.4E 5408537.5N and grid
reference 514375.4E
5408521.9N;
- (ix) a line between grid reference
514375.4E 5408521.9N and grid
reference 514350.5E
5408507.6N;
- (x) a line between grid reference
514350.5E 5408507.6N and grid
reference 514419.2E
5408390.5N;
- (xi) a line between grid reference
514419.2E 5408390.5N and grid
reference 514551.7E
5408503.5N;
- (xii) a line between grid reference
514551.7E 5408503.5N and grid

Housing Land Supply (Kings Meadows) Order 2023
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-
- reference 514564.6E
5408494.2N;
- (xiii) a line between grid reference
514564.6E 5408494.2N and grid
reference 514578.9E
5408487.1N;
- (xiv) a line between grid reference
514578.9E 5408487.1N and grid
reference 514594.2E
5408482.6N;
- (xv) a line between grid reference
514594.2E 5408482.6N and grid
reference 514610.0E
5408480.6N;
- (xvi) a line between grid reference
514610.0E 5408480.6N and grid
reference 514620.6E
5408481.2N;
- (xvii) a line between grid reference
514620.6E 5408481.2N and grid
reference 514661.1E
5408398.1N;
- (xviii) a line between grid reference
514661.1E 5408398.1N and grid
reference 514369.4E
5408237.6N;
- (xix) a line between grid reference
514369.4E 5408237.6N and grid
reference 514293.2E
5408370.1N;

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- (xx) a line between grid reference
514293.2E 5408370.1N and grid
reference 514266.9E
5408355.3N;
- (xxi) a line between grid reference
514266.9E 5408355.3N and grid
reference 514192.4E
5408484.7N;
- (xxii) a line between grid reference
514192.4E 5408484.7N and grid
reference 514230.0E
5408506.5N;
- (xxiii) a line between grid reference
514230.0E 5408506.5N and grid
reference 514209.2E
5408542.7N;
- (xxiv) a line between grid reference
514209.2E 5408542.7N and grid
reference 514190.2E
5408531.9N;
- (xxv) a line between grid reference
514190.2E 5408531.9N and grid
reference 514175.3E
5408514.6N;
- (xxvi) a line between grid reference
514175.3E 5408514.6N and grid
reference 514147.1E
5408563.5N;
- (xxvii) a line between grid reference
514147.1E 5408563.5N and grid

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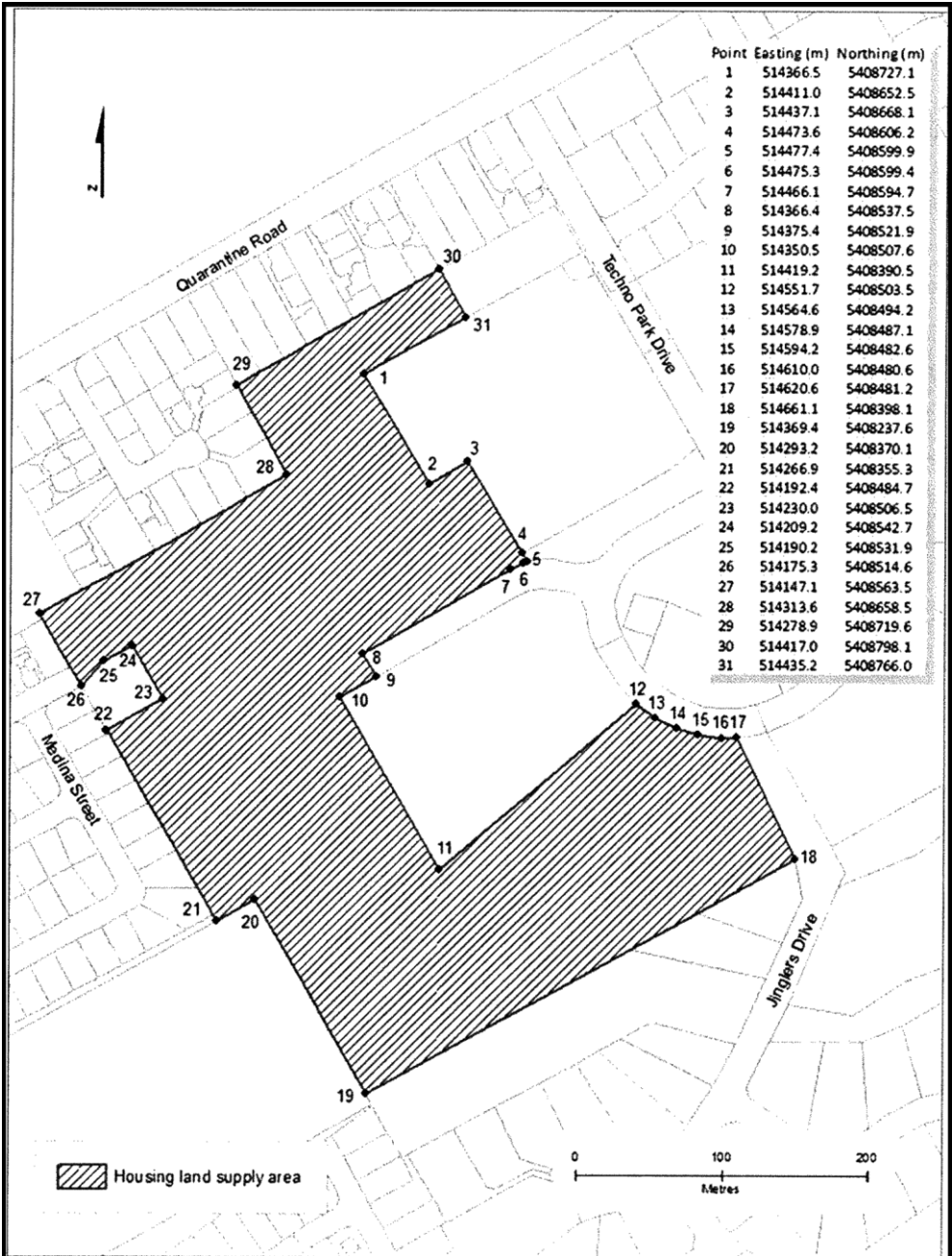
-
- reference 514313.6E
5408658.5N;
- (xxviii) a line between grid reference
514313.6E 5408658.5N and grid
reference 514278.9E
5408719.6N;
- (xxix) a line between grid reference
514278.9E 5408719.6N and grid
reference 514417.0E
5408798.1N;
- (xxx) a line between grid reference
514417.0E 5408798.1N and grid
reference 514435.2E
5408766.0N;
- (xxxi) a line between grid reference
514435.2E 5408766.0N and grid
reference 514366.5E
5408727.1N; and
- (d) is shown as the shaded area, bounded by
heavy black lines, on the plan set out, by
way of illustration only, in Schedule 2 to
this order.

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sch. 2

SCHEDULE 2 – PLAN

Schedule 1



Housing Land Supply (Kings Meadows) Order 2023
Statutory Rules 2023, 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 Premier and Cabinet.

EXPLANATORY NOTE

(This note is not part of the order)

This order, for the purposes of the *Housing Land Supply Act 2018* –

- (a) declares a certain area of land in Kings Meadows in Tasmania to be housing supply land; and
- (b) declares the intended zone in relation to that area of land to be the General Residential Zone, as referred to in the applicable planning scheme.



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