

132 Best Street, Devonport

This fact sheet provides information about a proposed social housing development at 132 Best Street, Devonport.

What is planned for the site?

Homes Tasmania owns the land at 132 Best Street, Devonport. A Development Application has been lodged with the Devonport City Council seeking approval to develop 19 new two-bedroom homes on the site for people on the Housing Register.

Renders of the proposed development can be found at the end of this fact sheet.

Why is the site suitable for housing?

Homes Tasmania's role is to increase the supply of social and affordable housing across the state. Devonport is a city with high demand for social housing and this site is located close to a range of services, including:

- local shopping amenity on Best Street within about 500m
- bus stops within 150m of the site
- Devonport Primary School and Nixon Street Primary School are within 1.5km
- Devonport High School neighbours the site to the south and Don College is about 2km to the northwest
- about 1.5km from the Devonport Community House.

What type of units would be built?

The units would be designed for comfort, safety and accessibility, catering to people of all ages and abilities. The units would be built to silver level of the Livable Housing Design Guidelines under the National Construction Code (ncc.abcb.gov.au/resource/standard/livable-housing-design-standard).

The units would have high energy efficiency, achieving a 7-star energy rating, so they would require less heating and cooling, helping to reduce energy costs and environmental impact.

What is social and affordable rental housing?

Social housing is provided by the government (public housing) and non-government organisations (community housing) with rent generally set around 25 per cent of income (excluding Commonwealth Rent Assistance where applicable).

Affordable rentals are made available at rents that are below market rates and are affordable for low- to moderate-income households.

Can I have a say on this development?

The council approval process provides opportunities for the community to give feedback on the proposal.

Devonport City Council will assess the development application against the Tasmanian Planning Scheme. Discretionary applications are advertised for consultation on the Council website: www.devonport.tas.gov.au/building-development/planning/advertised-planning-permit-applications

What are the next steps?

Homes Tasmania prepares projects so they are shovel-ready, including developing concept plans, progressing rezoning where required, and obtaining planning approvals. This is so we can begin work as funding is available.

Construction of the development remains subject to Council and funding approval, with construction timeframes to be determined following the establishment of a building contract.

More information

For more information, email the project team at HousingProjects@homes.tas.gov.au

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Artist renderings of 132 Best Street

