

18 Franklin St, Westbury

This fact sheet provides information about new social and affordable housing at 18 Franklin St, Westbury.

What is proposed for the site?

The Franklin Street development will include 20 single-storey two-bedroom units with a mix of social housing and affordable rentals.

The units will be designed for comfort, safety, energy-efficiency and accessibility, catering to people of all ages and abilities.

The units will 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 will achieve a 7-star energy rating, so they will require less heating and cooling, helping to reduce both energy costs and environmental impact.

The development plan is included at the end of this fact sheet.

Why is more housing needed?

There is high demand for social and affordable housing statewide with many Tasmanians in need of assistance.

The site at 18 Franklin St, Westbury, is well-located land behind existing Homes Tasmania homes that presents a significant opportunity to address the pressing need for housing in the community.

To help meet this housing demand, Homes Tasmania is delivering more medium-density infill developments to deliver more homes that are affordable and provide contemporary living options.

What is social and affordable housing?

Homes Tasmania is responsible for increasing housing throughout Tasmania. This development will provide a mix of social and affordable rental homes for Tasmanians.

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

Affordable rentals provide rents at below median market value.

When will construction begin?

The Meander Valley Council approved the development application in September 2025.

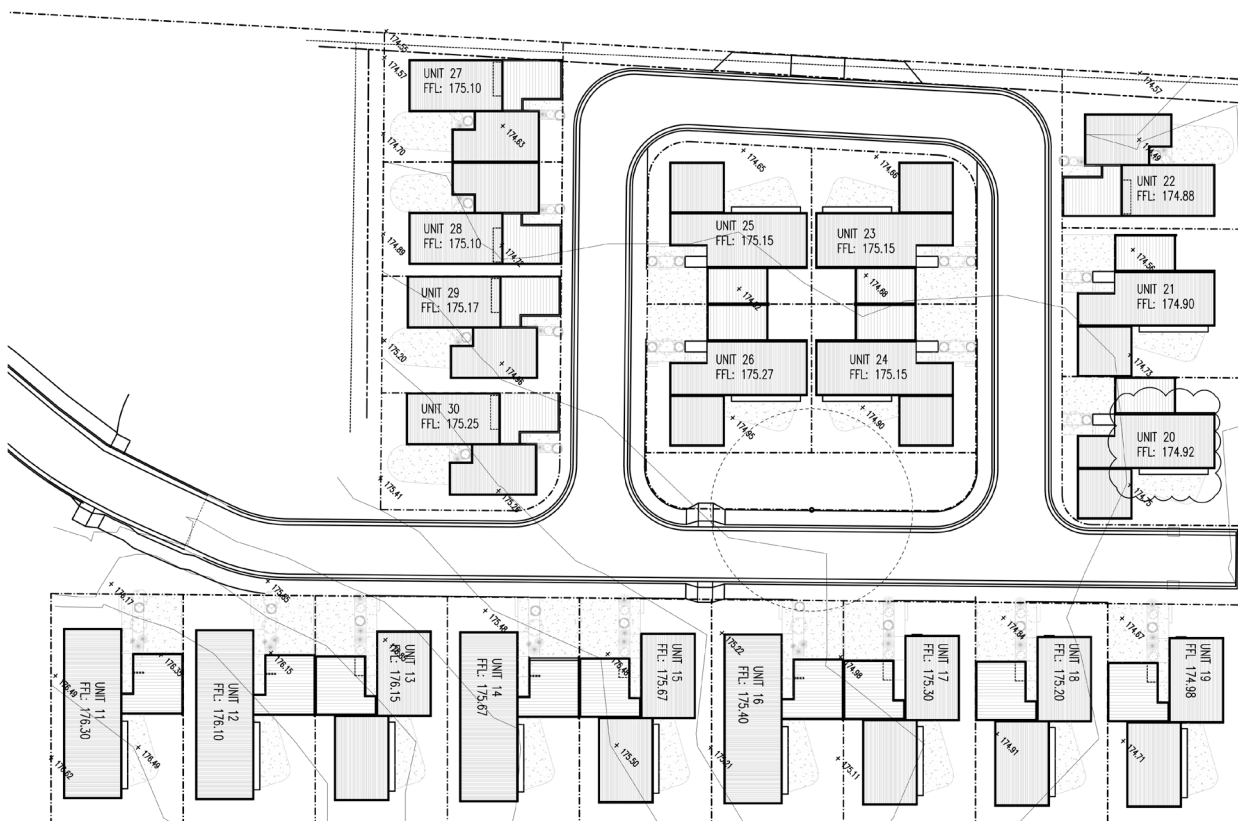
The project is being funded by Homes Tasmania and the Australian Government under Round 2 of the Housing Australia Future Fund.

Vos Construction & Joinery will deliver the development with construction to begin after a building contract is in place. We will work to minimise any construction disruption for neighbours.

Who will manage the units once complete?

Homes Tasmania will manage the 20 new units once complete.

Proposed site plan



More information

If you would like more information about this development, or would like to provide feedback, please email HousingProjects@homes.tas.gov.au

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