

10 Binalong Road, Mornington

This fact sheet provides information about a proposal to redevelop 10 Binalong Road, Mornington, for future social and affordable rental housing.

Who owns the land?

Homes Tasmania owns 10 Binalong Road and the surrounding land at 10A Binalong Road.

What is planned for the land?

The land at 10 Binalong Road was rezoned to General Residential under the *Housing Land Supply Act 2018* in late 2025. Now both parcels of land are zoned for general residential development.

Homes Tasmania has developed a draft concept plan that proposes refurbishing the 12 existing homes and developing 47 new homes with a mix of social and affordable rental housing.

Why is the site suitable for housing?

Tasmanians need more affordable homes and Homes Tasmania's role is to increase affordable housing supply. The site is in an area of high demand for housing and is located close to a range of services, including:

- 250m to local shopping amenity at Edgeworth Street and about a 15-minute walk to retail services in Rosny Park
- bus stops within 50m of the site and the Rosny Park interchange is within 1 km
- Warrane Primary School neighbours the site to the northeast
- Rosny College is within 1.5 km
- 600m from the Warrane Mornington Neighbourhood House.

Community consultation by the Clarence City Council through the development of the long-term vision for the central business district in its City Heart Plan supports more medium-density housing in the area.

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.

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 does the plan look like?

The proposed concept plan that will be part of the Development Application we expect to submit to Council in March 2026 can be found at the end of this fact sheet.

How can I have a say?

Community sessions will held at 10 Binalong Road, Mornington (in the former Meals on Wheels building), on:

Tuesday, 17 February 2026, 5 – 7 pm and

Wednesday, 18 February 2026, 10 am – 12 noon

Please register for an available timeslot by visiting www.trybooking.com/DJGEA or scanning the QR code:



Written feedback can also be provided by completing this online form: www.homestasmania.com.au/project-feedback

You can also email the project team at HousingProjects@homes.tas.gov.au

Consultation closes at the end of February 2026.

What will happen to the current tenants?

Mission Australia Housing (MAH) manages the current tenancies and will continue to work closely with tenants.

To ensure everyone's safety during construction, tenants will need to relocate to a suitable, alternative social housing property.

Homes Tasmania will provide regular updates to MAH about progress on Council and funding approvals required before construction can start.

After the project is approved to go ahead, MAH will work with tenants to find each household an appropriate property.

What are the next steps?

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

We plan to submit a Development Application to Council in March 2026.

Discretionary applications are advertised for consultation on the Council website – www.ccc.tas.gov.au/development/advertised-plans/

Subject to Council and funding approval, construction would begin when a building contract is in place.

More information

For more information, visit our website at www.homestasmania.com.au/binalong-road or email the project team at HousingProjects@homes.tas.gov.au

Updated 2 February 2026

Proposed concept plan for 10 Binalong Rd

PHILIP
LIGHTON
ARCHITECTS

10 BINALONG ROAD UNIT DEVELOPMENT



A	BLOCK A EX. 1 BED UNITS 12 No. (7.65m x 15m)
B	BLOCK B NEW 2 BED UNITS 21 No. (6.2x5.2m (85.5m ²))
C	BLOCK C NEW 1 + 2 & 4 BED UNITS 26 No. (6.2x5.2m (85.5m ²)) 2 No. (2.8x5.2m (14.6m ²))
99	TOTAL UNITS 59
P.O.S. (GROUND LEVEL)	1 + BEDROOM - 6.2x4m (25m ²) 2 BEDROOM - 6.2x4m (25m ²) 4 BEDROOM - 12.5x4m (51m ²)
P.O.S. (UPPER LEVELS)	2 BEDROOM - 6.2x7m (43.4m ²) 2 BEDROOM - 6.2x7m (43.4m ²)
CARPINGS	67x TOTAL CARPINGS

SITE INFORMATION:
ADDRESS: 10 BINALONG ROAD,
MORNINGTON, TAS 7703
PROPERTY ID: 776893
TITLE REFERENCE: 4843A1
SITE AREA: 11.14ha

LANDLOCKED SITE:
ADDRESS: 10 BINALONG ROAD,
MORNINGTON, TAS 7703
PROPERTY ID: 776890
TITLE REFERENCE: 3228A1
SITE AREA: 16.24ha

