

Lots 1-5 Higgs Court, Devonport

This fact sheet provides information on the 42-unit development on Lots 1-5 Higgs Court, Devonport.

What is happening?

Higgs Court is the site of the former Devonport Bowls and Croquet Club. It is well-located land and is the only land in Devonport zoned Inner Residential, presenting a significant opportunity to address the pressing need for affordable housing in the community.

Homes Tasmania's role is to increase housing supply and affordability. We are delivering a 42-unit medium-density development on the land, providing a mix of social and affordable rental homes for Tasmanians.

What is proposed for the site?

To help meet housing demand, Homes Tasmania is delivering more medium-density developments to improve accessibility to amenities and accommodate the diverse needs of Tasmania's changing population.

The 42 units featuring a mix of one, two and three bedrooms across two-storey townhouses and three-storey apartment blocks. The height of the apartments is lower than the height of existing buildings on the rear boundary.

The units have been designed for comfort, safety and accessibility, catering for people of all ages and abilities while being adaptable to different life stages and will meet the silver level Livable Housing Design Guidelines. With high energy efficiency, achieving a 7-star energy rating, the units will require less heating and cooling, helping to reduce both energy costs and environmental impact.

The plan for the site can be seen on the next page.

The Higgs Court subdivision delivered 11 lots of land, with lots 6-11 being sold for private residential development.

When will construction start?

Homes Tasmania has contracted Fairbrother to deliver the development, with construction to start once final building approvals are in place.

We will work to minimise any construction disruption for neighbours.

Proposed site plan



Who will live there?

The development will provide a mix of social and affordable rental homes for Tasmanians with low to moderate incomes, and some social housing allocated for older Tasmanians on the Housing Register.

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 (including Commonwealth Rent Assistance where applicable).

Affordable rental homes provide rents below median market value and ensure that housing costs are low enough that the household is not in housing stress.

Who will manage the units?

Once complete, the units will be managed by Homes Tasmania or one of our community housing partners.

More information

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

Updated 7 July 2026