

18-20 Ellison Street, Newstead

This fact sheet provides information about a proposal to deliver social housing at 18-20 Ellison Street, Newstead.

What is proposed for the site?

Homes Tasmania is proposing to build six, two-bedroom units and four, three-bedroom units at 18-20 Ellison Street, Newstead.

Why is housing being considered?

There is a pressing need for housing in Tasmania.

Many Tasmanians need housing assistance and Homes Tasmania is committed to increasing housing supply and affordability.

Who would live there?

The proposed development would provide social housing for women on the Housing Register.

There is strong demand for social homes in the Launceston municipality. It is the highest-ranked area of preference for Tasmanians on the Housing Register.

What will the development look like?

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 (<https://ncc.abcb.gov.au/resource/standard/livable-housing-design-standard>).

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

The proposal includes 14 resident carpark spaces and three visitor carpark spaces.

When would construction begin?

We have prepared a preliminary site plan that will be lodged with a development application to Launceston City Council in mid-2025.

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.

Construction would begin when a building contract is in place, subject to Council and funding approvals.

Would construction affect neighbours?

We are committed to minimising construction disruption for neighbours.

More information will be available once approvals are in place.

Who would manage the units once complete?

New homes would be managed by Homes Tasmania or one of our community housing partners.

How can I have a say about the proposal?

Homes Tasmania is committed to keeping local communities informed of social and affordable housing developments being planned in their area and providing community and stakeholder engagement opportunities for large multi-unit developments.

You can provide feedback on this project by using our online form at <https://www.homes Tasmania.com.au/project-development-feedback>.

More information

If you would like more information, please email HousingProjects@homes.tas.gov.au

15 April 2025