

1 Ironcliffe Road, Penguin land rezoning

This fact sheet provides information about the proposed rezoning of 1 Ironcliffe Road, Penguin, for residential development.

Where is the land?

The land at 1 Ironcliffe Road, Penguin, is the former Penguin Recreation Ground. It is bordered by Crescent, Braddon and King Edward Streets, and Ironcliffe Road.

Who owns the land?

The land is owned by the Tasmanian Government's Parks and Wildlife Service.

The management arrangement between the Parks and Wildlife Service and the Central Coast Council has now concluded.

The Parks and Wildlife Service no longer needs the land and intends to make it available to Homes Tasmania under the *Housing Land Supply Act 2018*.

What is the *Housing Land Supply Act 2018*?

The *Housing Land Supply Act 2018* (the Act) allows for appropriate government land to be rezoned for residential development by Homes Tasmania through a Housing Land Supply Order (HLSO).

Homes Tasmania intends to request that the Minister for Housing and Planning consider rezoning the land under the Act so it can be developed to deliver more homes.

Approval of the HLSO through both Houses of Parliament allows for the planning scheme to be amended to allow the land to be rezoned.

Why is residential development being considered?

The land is well located land and presents a significant opportunity to address the pressing need for affordable housing in the community.

In 2021, the Central Coast Council undertook the most recent community consultation on how the land could best be used, and that work – commonly known as the Penguin CBD master plan – identified the site as being suitable for housing.

The report from this consultation recommended the Council's master plan be adjusted to meet the significant housing demand in Penguin via medium-density residential development.

Homes Tasmania has undertaken site investigations to support rezoning the land. This included assessment of the site for planning considerations, including housing yield, bushfire management, natural values and traffic considerations.

Homes Tasmania has also drafted an indicative master plan based on current research for housing demand with consideration of the Council's 2021 community consultation, and with further input from the Council.

What will Homes Tasmania do with the land?

Tasmanians need more homes and Homes Tasmania is committed to improving the housing market including increasing social and affordable housing and releasing land for residential development.

Concept work has been undertaken to understand the best size and number of lots for the site.

The draft master plan proposes:

- Around 50 lots with potential for a combination of one- to two-storey homes.
- Several lots with potential for up to three-storey apartments. These larger lots are through the central area, enabling considered integration of building height into the skyline and surrounding structures.
- Lots range in size, including smaller lots to achieve greater affordability from 175m².
- Lots include capacity for onsite parking for two cars per lot, in addition to street parking, in recognition of the central role private car ownership plays in the community, apart from some smaller internal lots that include dedicated on street parking.
- Landscaped areas to provide a village-like feel and environmental benefits.

Who would live there?

Homes Tasmania delivers mixed-tenure residential developments and makes about 85 per cent of completed lots available to the market, initially as affordable home ownership with the MyHome shared equity program. Around 15 per cent of lots are kept for future social housing development.

A range of lot sizes are proposed that could be appropriate for:

- people wanting to downsize from larger family homes
- single people wanting to buy a home for the first time or re-entering the market
- young couples wanting to buy their first family home.

Homes Tasmania generally quarantines lots for the first 30 days for affordable home purchase with the MyHome shared equity program, after which time they are made available on the open market.

What is social and affordable housing?

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

Affordable housing is rental homes or land and/or home purchases that are affordable to households on low to moderate incomes, ie housing costs are low enough that the household is not in housing stress.

How can the community be involved?

There are several ways the community can be involved.

The first opportunity is early consultation on the draft indicative master plan prepared by Homes Tasmania.

To view the draft indicative master plan:

- visit the Homes Tasmania website – www.homestasmania.com.au/ironcliffe-road
- visit the Central Coast Council Chambers and Penguin Visitor Information Centre where it will be on display from early July 2024.

To provide feedback:

- attend a community session with details soon to be provided online and to neighbours
- provide written feedback by emailing HousingProjects@homes.tas.gov.au or using the online form on our website.

Consultation on the draft master plan is open until COB on Friday, 30 August 2024.

There will also be additional opportunities to be involved.

The State Planning Office in the Department of Premier and Cabinet is responsible for statutory consultation on the proposed rezoning of land via a HLSO under the Act.

When will the land be subdivided?

Homes Tasmania will submit a planning application to Council if a HLSO is approved and after community consultation. More information will be available once the HLSO has been considered by Parliament.

Who will maintain the land?

Homes Tasmania will maintain the land once the Parks and Wildlife Service ends its management arrangement with the Council.

How can I get more information?

Homes Tasmania will provide updates on our website. Visit <https://www.homestasmania.com.au/engage/land-release> or email HousingProjects@homes.tas.gov.au to go on our mailing list.