



SCALE 1:1000 @A3



SUBDIVISION PLAN

1 Ironcliffe Rd, Penguin
Housing Concept

Project No: 241011
Issued: 23/04/2024

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SITE MASTERPLAN

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PARKING LEGEND:

- PUBLIC PARKING (ON-STREET)
TOTAL SPACES = 32 (within site boundary)
- PRIVATE ALLOCATED PARKING (ON-STREET)
TOTAL SPACES = 22
- PRIVATE PARKING (OFF-STREET)
TOTAL SPACES = 92
- PRIVATE PARKING (OFF-STREET - SHARED APARTMENT)
TOTAL SPACES = 72

TOTAL POTENTIAL PARKING SUPPLY ON SITE (WITHIN SITE BOUNDARY) = **217**

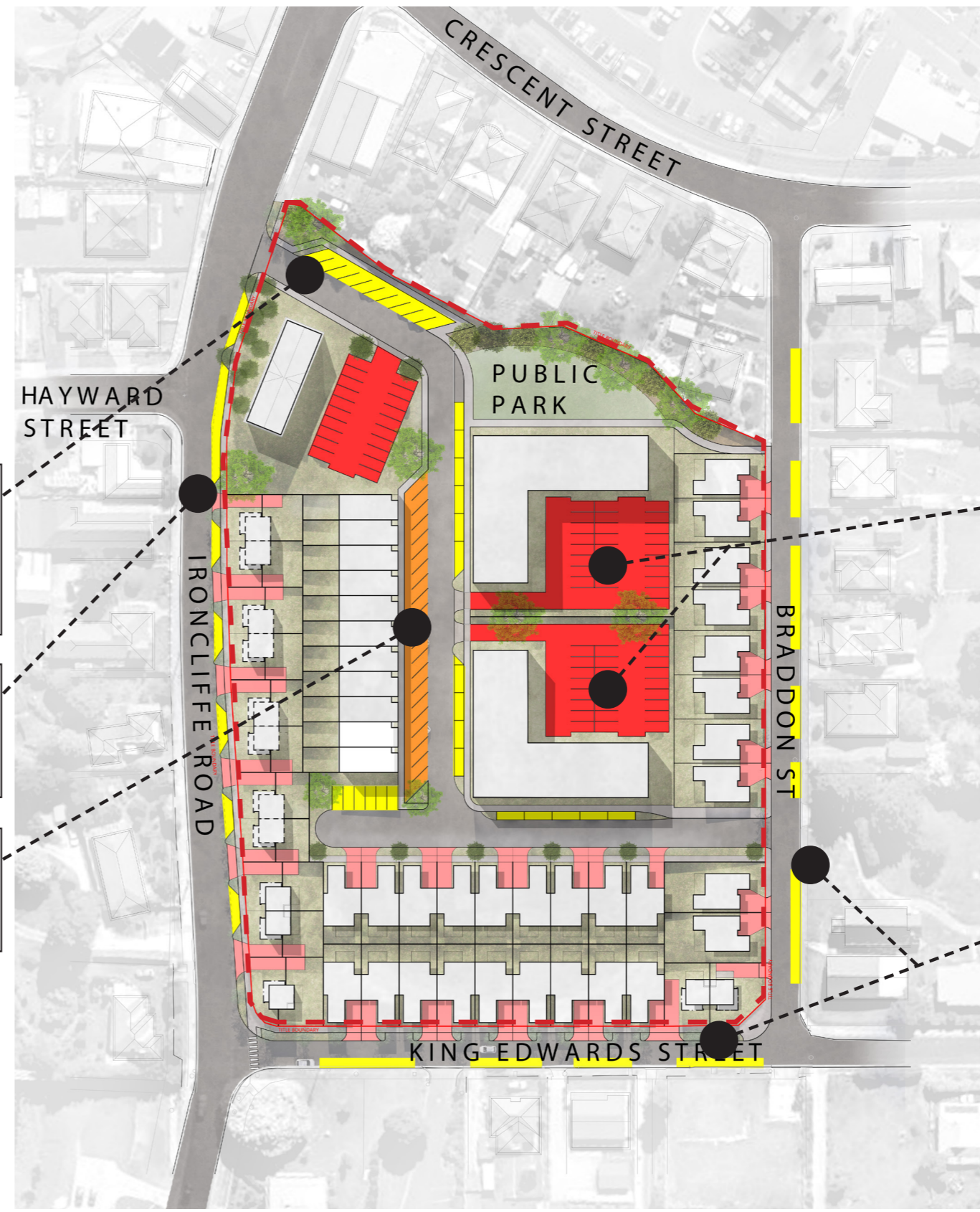
Traffic calming and other local area management measures to dissuade through traffic, to be implemented per initial Traffic impact assessment recommendations

Design to factor in existing Ironcliffe road widths to allow width to 11m council standard if possible or to maximum possible.

Landscape/Bin drop off zone to be added to allow garbage pick up within fair distance of all terrace dwellings.

Apartment building concept massing and parking shown indicative only. Actual design to suit parking requirements dependant on total number of dwellings and bedrooms.

Existing on-street parking for all surrounding streets to be reviewed and improved wherever possible.



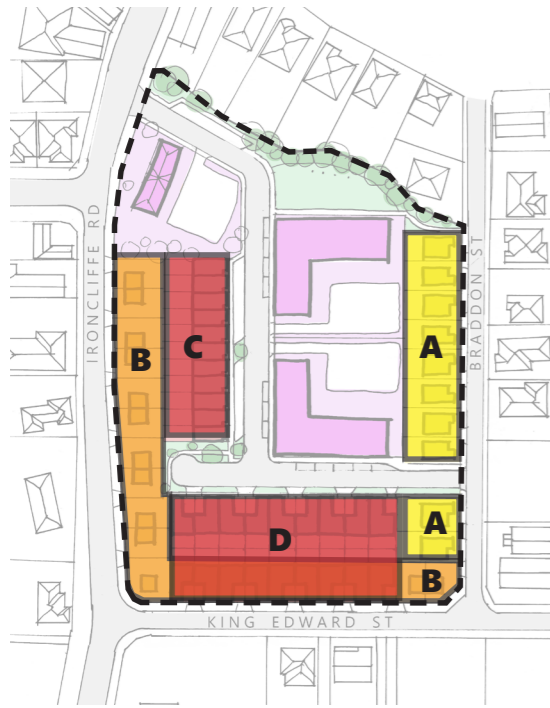
SITE TIA/PARKING ANALYSIS

1 Ironcliffe Rd, Penguin - Housing Concept

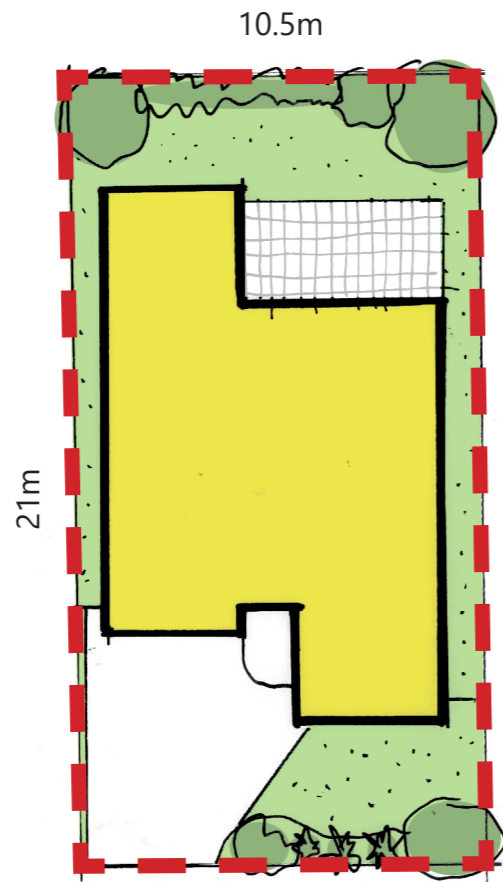
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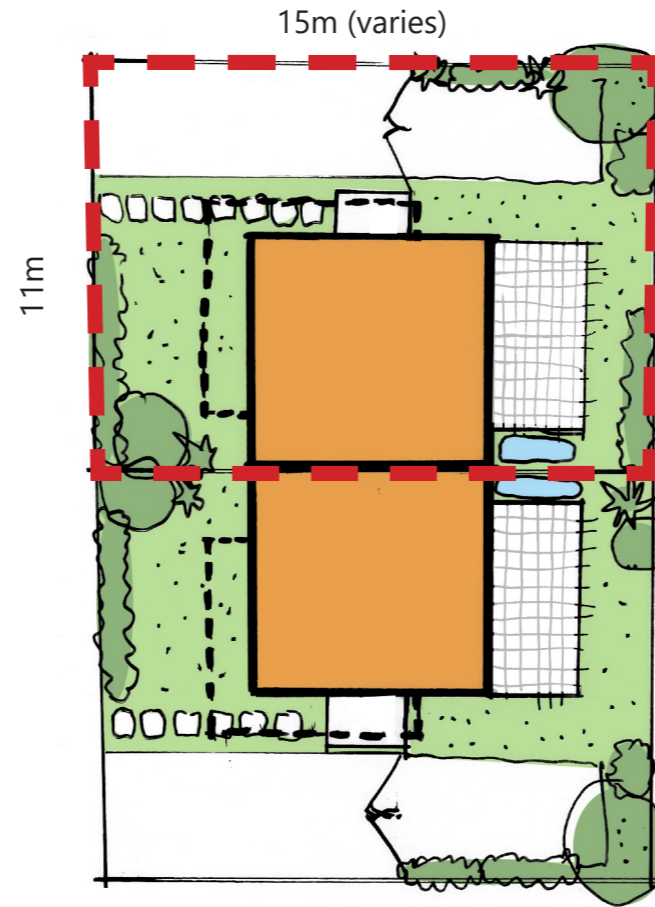


KEY PLAN (NOT TO SCALE)



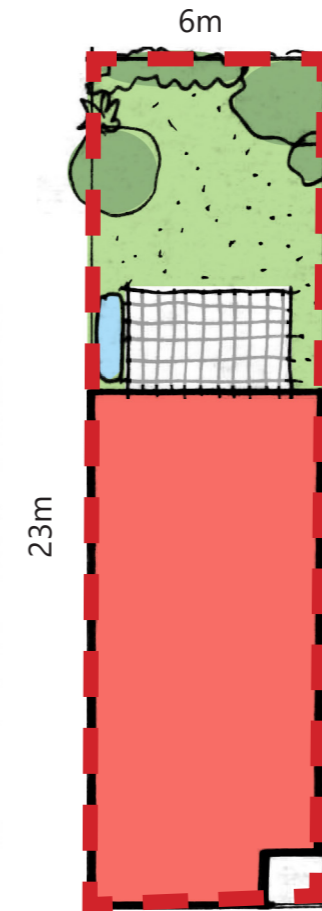
TYPE A (TYPICAL)

- APPROX. 220m² LOTS
- TOTAL APPROX. DWELLING SIZE = 75m²
- SINGLE LEVEL - DETACHED
- 3 BED
- APPROX. PRIVATE OPEN AREA = 51m²
- 3x OFF-STREET PARKING



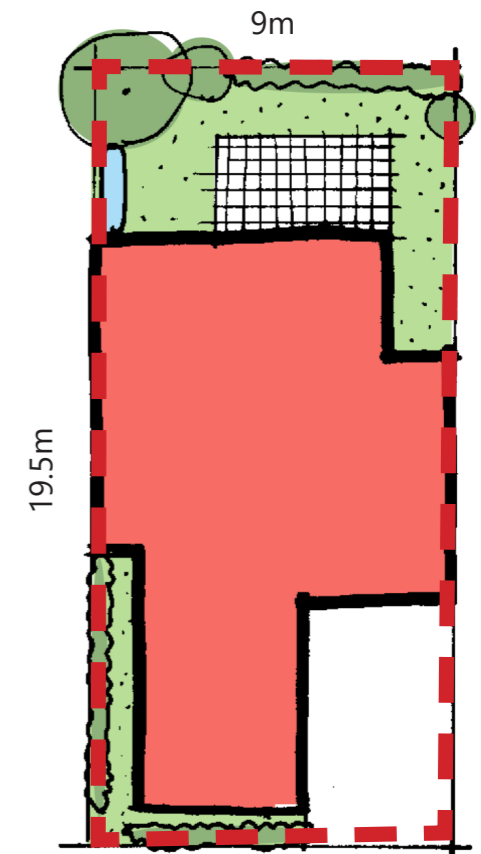
TYPE B (TYPICAL)

- 145 - 165m² LOTS
- TOTAL APPROX. DWELLING SIZE = 72m²
- 2 LEVEL - SEMI ATTACHED
- 2 BED (WITH STUDY NOOK)
- APPROX. PRIVATE OPEN AREA = 54m²
- 2x OFF-STREET PARKING



TYPE C (TYPICAL)

- 138m² LOTS
- TOTAL APPROX. DWELLING SIZE = 165m²
- 2 LEVEL - ATTACHED
- 2 BED (WITH STUDY) OR 3 BED
- APPROX. PRIVATE OPEN AREA = 51m²
- 1x ON-STREET PARKING



TYPE D (TYPICAL)

- 175m² LOTS
- TOTAL APPROX. DWELLING SIZE = 96m²
- SINGLE LEVEL - SEMI ATTACHED
- 2 BED (WITH STUDY)
- APPROX. PRIVATE OPEN AREA = 40m²
- 2x OFF-STREET PARKING

POTENTIAL LOT TYPE ANALYSIS

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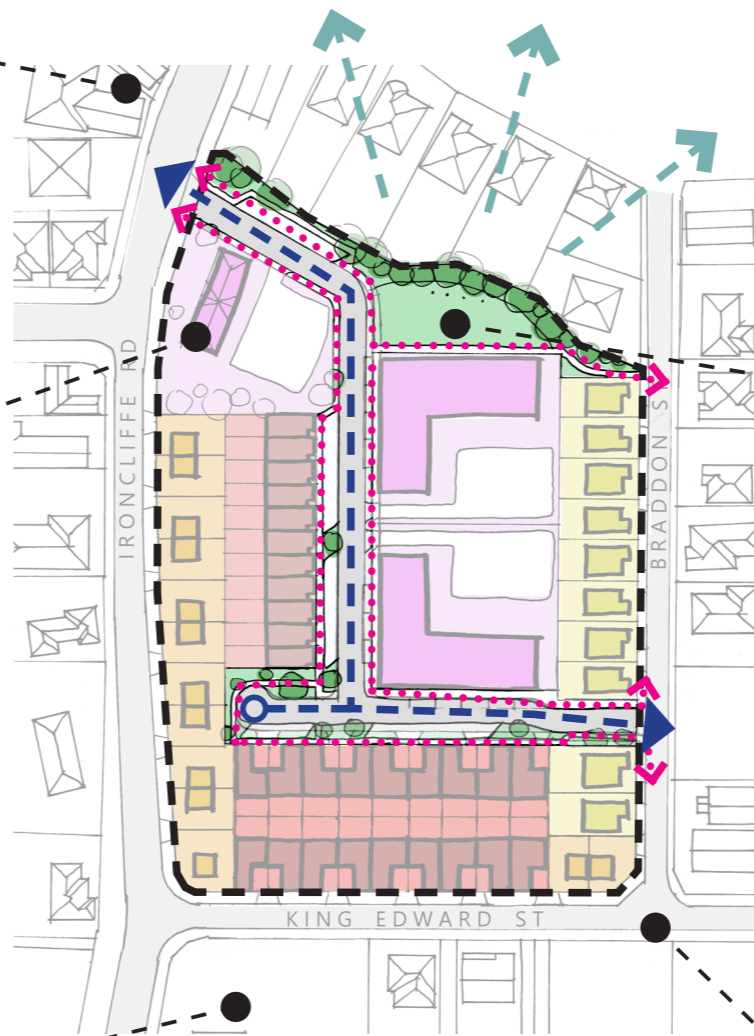
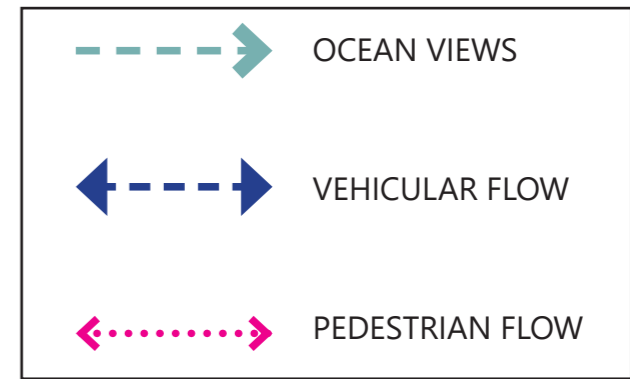
LOCAL CONVENIENCE STORE. GOOD OPPORTUNITY FOR COMMUNAL CONNECTION.



POTENTIAL FOR KEY APARTMENT DEVELOPMENT TO REFERENCE HISTORIC GRANDSTAND IN SIZE AND FORM, TO TIE IN WITH COMMUNAL PARK AND PROVIDE WELCOMING ENTRANCE TO THE DEVELOPMENT



2 LEVEL MEDICAL CENTRE TO SOUTH WEST CORNER OF SITE (NEIGHBOURING CONTEXT)



SITE PLAN (NOT TO SCALE)



POTENTIAL FOR COMMUNITY PARK/ PLAYGROUND TO PROVIDE LANDSCAPE BUFFER ZONE TO NORTHERN NEIGHBOURS AND ACTIVATE SITE BY CONNECTING BRADDON ST TO THE CONVENIENCE STORE



STEEP TOPOGRAPHY TO SOUTH END OF SITE INTERFACE WITH KING EDWARD ST PROVIDES OPPORTUNITY FOR INCREASED HEIGHT OF DEVELOPMENT TO TIE IN WITH CONTEXT.

SITE ACCESS & CONTEXT STUDY

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SITE SECTION 1 - EAST TO WEST - SCALE 1:500 @A3



SITE SECTION 2 - NORTH TO SOUTH - SCALE 1:500 @A3

SITE SECTIONS

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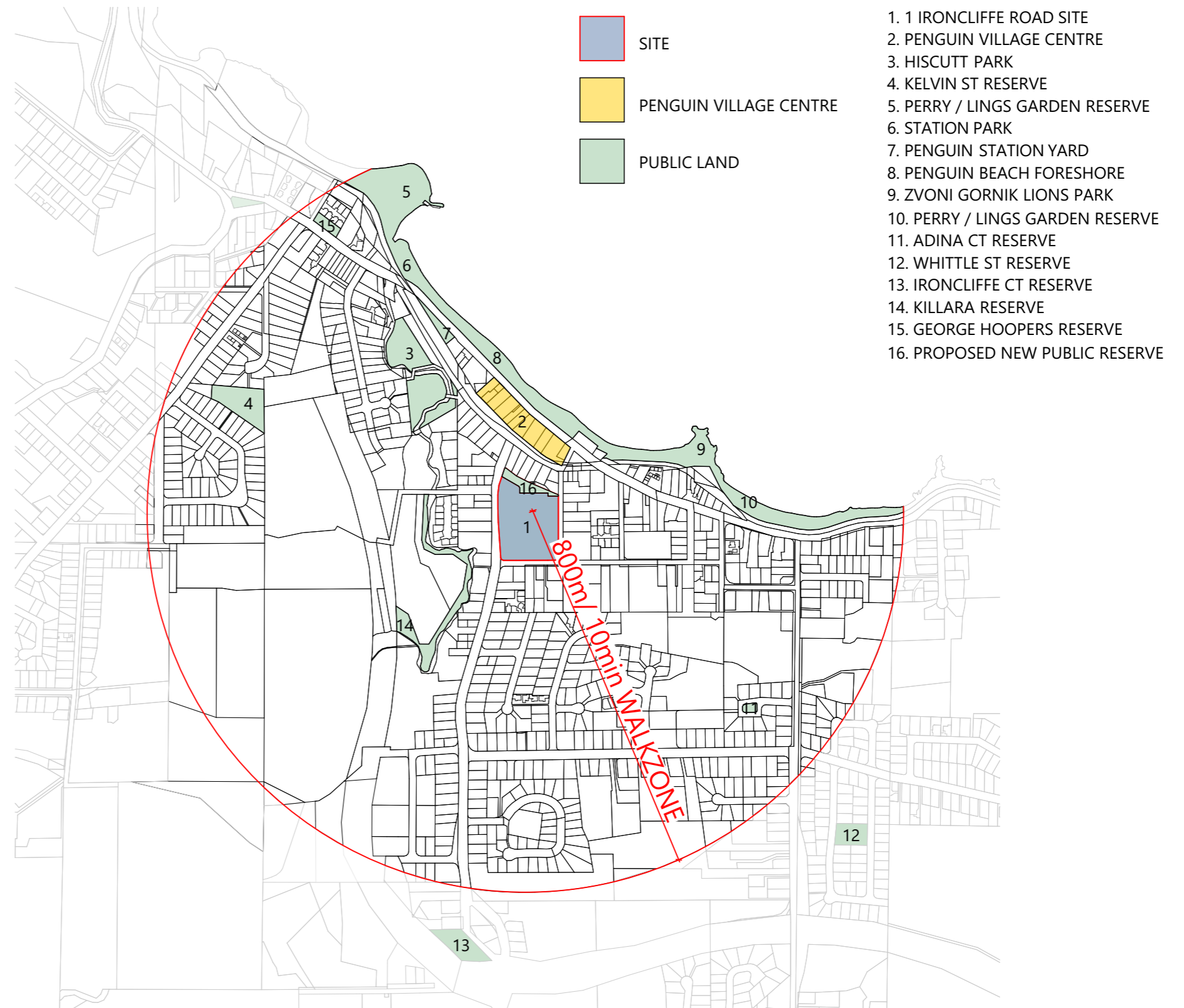
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PUBLIC GREEN SPACE PROXIMITY

Consideration has been given to balance the need to maximise supply of new housing in Penguin with the communities expectations around provision of public green space.

The proposal allows for a new park with pedestrian access to surrounding streets and tie-in with the local general store on Ironcliffe road. This diagram also illustrates the amount of public green space available to residents of the proposal within a 10 minute walking radius (800m)



PUBLIC LAND PROXIMITY DIAGRAM

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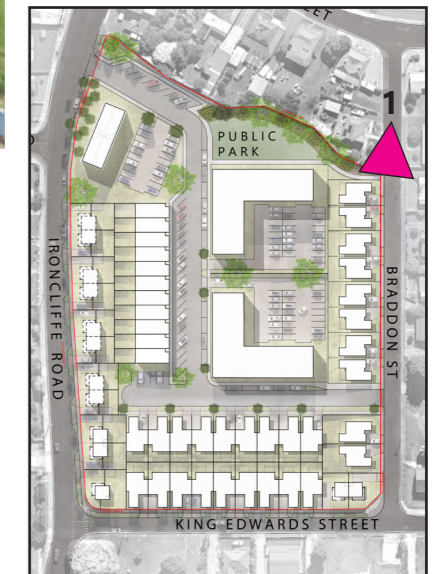
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VIEW 1 - N/W CNR BRADDON ST LOOKING SOUTH



KEY PLAN

3D VIEWS - CONTEXT/MASSING STUDY

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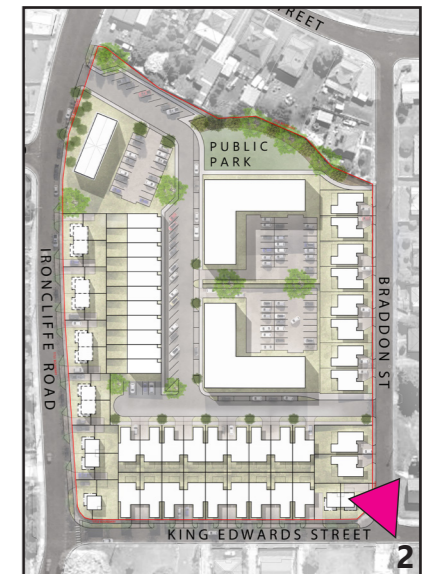
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VIEW 2 - S/E FROM BRADDON & KING EDWARDS ST LOOKING NORTH



KEY PLAN

3D VIEWS - CONTEXT/MASSING STUDY

1 Ironcliffe Rd, Penguin - Housing Concept

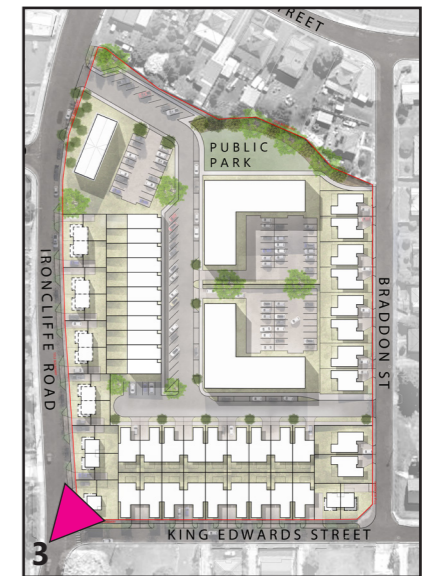
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VIEW 3 - S/W FROM CNR IRONCLIFFE RD & KING EDWARDS ST LOOKING NORTH



KEY PLAN

3D VIEWS - CONTEXT/MASSING STUDY

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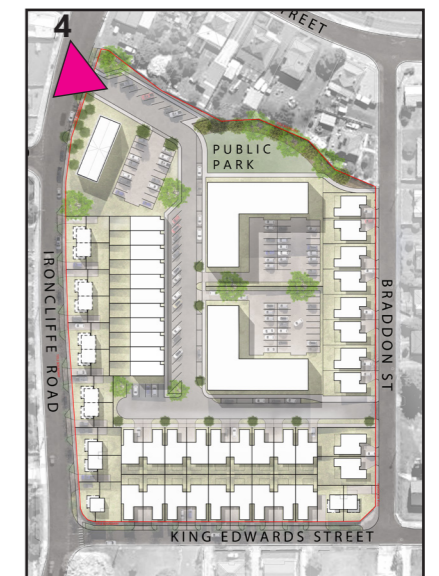
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VIEW 4 - N/W FROM IRONCLIFFE RD LOOKING SOUTH



KEY PLAN

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