



1 Ironcliffe Rd, Penguin - Subdivision Design **DRAFT ONLY**

# Changes in response to community feedback

- Reduced dwelling density (25%) through:
  - Reduced lot density by almost 20% (from 55-45 lots)
  - Increased lot sizes, including the minimum permitted lot size for single dwellings - increased by 48%
- Reduced permitted building height to match surrounding area.
- Improved public open green space(12%) and connectivity
- Maximised parking
- Improved compliance of surrounding roads
- Permitted pathways designed to support the Penguin Village Character



# Parking

On-street parking has been maximised in response to community and Council feedback.

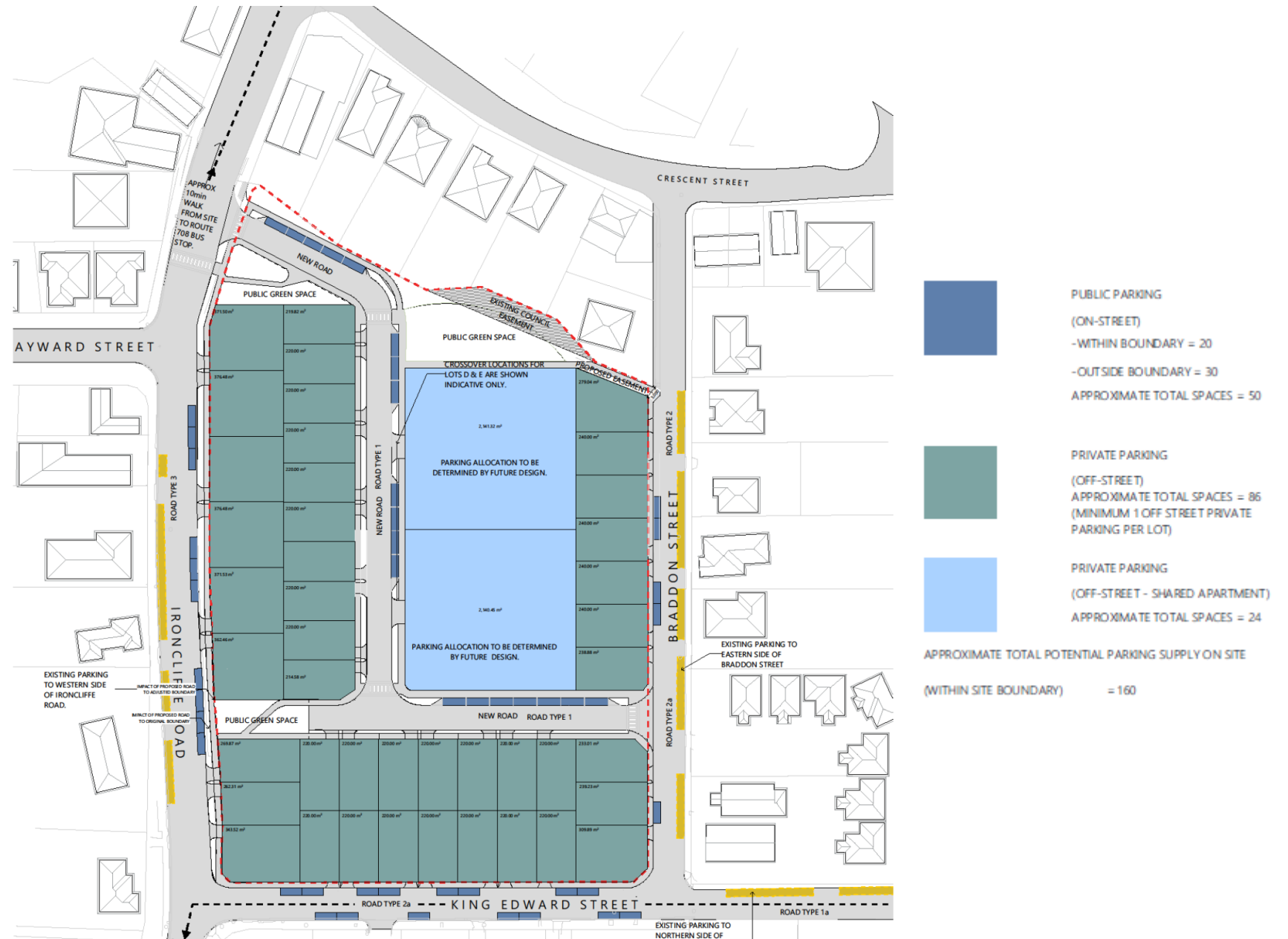
Lot boundaries have been adjusted to allow for wider roads, aligning with municipal road design standards.

New roads and curbs meet municipal standards, allowing for two-way traffic with parking.

Crossover locations are indicative at this stage and are positioned to optimize on-street parking.

Existing on-street parking locations are highlighted in yellow.

Further traffic engineering studies and detailed design will be undertaken in future stages.

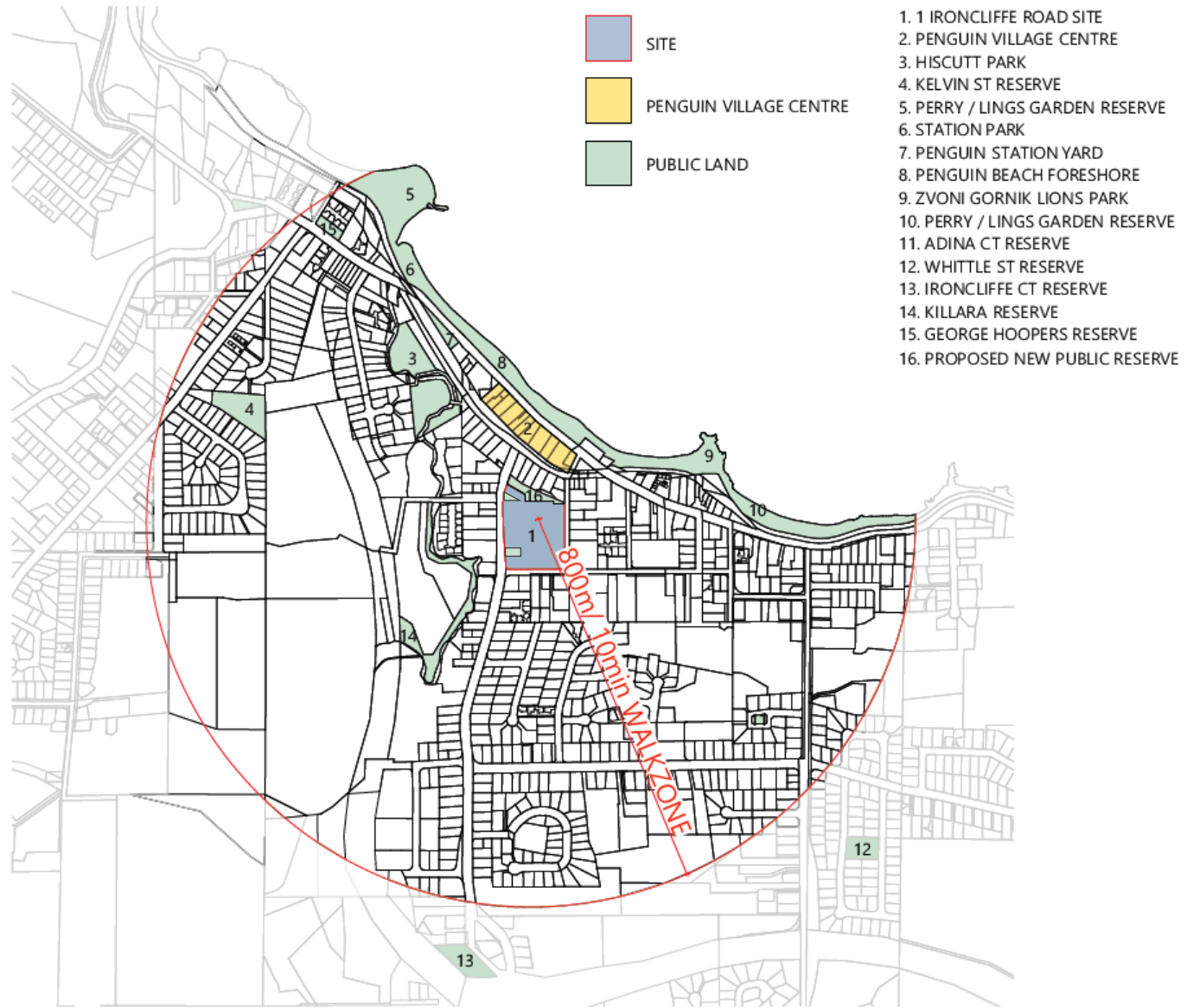


# Public Open Space

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

The proposal allows for a new public open green space with pedestrian connectivity to the nearby Village Centre and 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)



# Specific Area Plan

Homes Tasmania proposes rezoning the land to 'General Residential' with a Specific Area Plan (SAP) to guide development.

The SAP will allow for appropriate density near the town centre, support housing development in line with Penguin's character, and help meet long-term housing needs.

The SAP establishes permitted setbacks and height standards to promote site permeability, encourage green space between houses and balance housing diversity with maintaining the character and amenity of Penguin.

The SAP will promote development to meet changing housing needs without compromising the character or liveability of the community.

**This illustration is not the actual building design but demonstrates development potential with building designs that comply within the proposed permitted planning controls.**



Illustration of development potential within permitted planning controls

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# Small House Lots

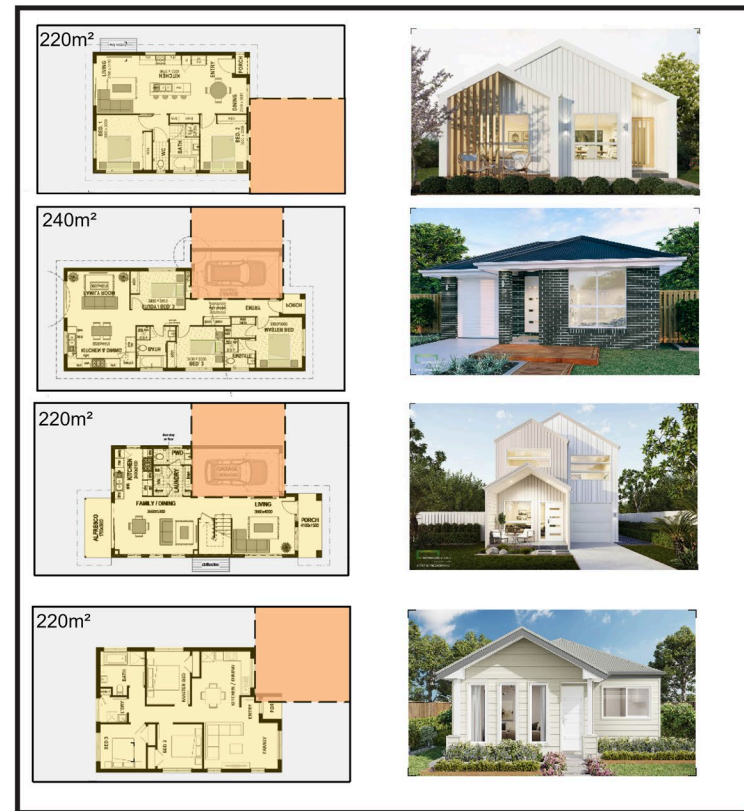
Providing small well located lots is key to meeting unmet market demand in Penguin.

Proposed lot sizes have been amended in response to community feedback and will enable future homes to better meet community expectations for design and density.

Test fit studies confirm that single-dwelling lots of approx. 220m<sup>2</sup> can support quality single and double-storey homes, meeting or exceeding key standards like sunlight access and private open space.

Housing designs from Tasmanian builders were tested to ensure feasibility. Medium Density Residential Guidelines also helped refine dwelling layouts, open space requirements, and parking design.

The illustrations here show how existing designs could occupy the approx. 220m<sup>2</sup> lots.



Above: Market test-fit examples

Below: 'Workers Cottage' examples

