

## 1 Ironcliffe Rd, 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 Homes Tasmania. It was transferred from the Tasmanian Government's Parks and Wildlife Service in July 2024.

The land had been under an ownership agreement between the Parks and Wildlife Service and the Central Coast Council permitting its use as a community recreation ground.

Homes Tasmania intends to apply to rezone the land 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).

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 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 includes assessment of the site for planning considerations, including housing yield, bushfire management, natural values and traffic considerations.

Homes Tasmania has 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?**

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

Aimed to meet the gap in housing typography in Penguin, 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.
- A range of lot sizes, including smaller lots from 175m<sup>2</sup>, to achieve greater affordability.
- All lots include dedicated space for parking. Most lots include off-street parking space for two cars in recognition of the central role private car ownership plays in the community.
- Landscaped areas to provide a village-like feel and environmental benefits.

The draft master plan will be progressed with consideration to the feedback received during the community consultation period and best practice urban design and land use planning principles.

## **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 through MyHome, after which time they are made available on the open market.

Read more about MyHome at [www.homestasmania.com.au/myhome](http://www.homestasmania.com.au/myhome)

## **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 household 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 will be several opportunities for the community to have a say on the proposed development.

Early consultation on the draft master plan was open until 30 August 2024, and included a community session and feedback via email, online form and phone calls.

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

There will be further opportunities to be involved during the development application process with the Council.

## **When will the land be subdivided?**

Homes Tasmania will submit a planning application to Council if the 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 now that we own the site and the Parks and Wildlife Service's ownership agreement with the Council has ended.

## **How can I get more information?**

Homes Tasmania will provide updates on the land release on our website. Visit [www.homes.tasmania.com.au/ironcliffe-road](http://www.homes.tasmania.com.au/ironcliffe-road) or email [HousingProjects@homes.tas.gov.au](mailto:HousingProjects@homes.tas.gov.au) to go on our mailing list.

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