

1 Ironcliffe Road, Penguin, land rezoning Updated draft master plan

This fact sheet provides information about the proposed rezoning of 1 Ironcliffe Road and the updated master plan following community consultation between July and August 2024.

Who owns the land?

Ownership of the land was transferred to Homes Tasmania from the Tasmanian Government's Parks and Wildlife Service in July 2024.

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.

What is the proposed new zoning?

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

Councils, state government agencies, private developers and landowners can all request a SAP as part of a planning scheme amendment.

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

What is proposed for the site?

Homes Tasmania wants to deliver a mixed-tenure subdivision where people from different backgrounds can live alongside each other in Penguin.

Around 85 per cent of the lots would be sold privately, with eligible buyers able to access home ownership assistance through the MyHome shared equity program. Homes Tasmania would retain the remaining lots.

Between July and August 2024, Homes Tasmania conducted community consultation on a draft concept master plan for the site.

There were three broad groups in the feedback received – people who supported the proposal as it was; people who didn’t want the site developed for any housing; and the majority who supported housing but at a reduced density.

Homes Tasmania has now updated the draft master plan based on the feedback to achieve a density and yield that will give the community comfort and ensure we continue to increase housing supply and affordability for Tasmanians.

What has changed in the updated master plan?

✓ Decrease in density	Reduced density across the site through reduction in lot density by almost 20 per cent, from 55 to 45 lots, and increased lot sizes, including the minimum permitted lot size for single dwellings, which has increased by 48 per cent.
✓ Reduced building height	Reduced the permitted building height across the site to two storeys to be consistent with surrounding properties.
✓ More green space	Public open space is improved by new additional pocket green spaces.
✓ More connectivity	Public walkways and open green spaces connect the subdivision to the town’s main streets, including an extra pedestrian path to Ironcliffe Road, making walking easier.
✓ Maintain Penguin character	The SAP promotes the village character while enabling smaller lots and opportunity for affordable housing and downsizing.
✓ Maximise parking	Public on-street parking has been maximised, with every single-dwelling lot providing the capacity for two parking spaces.
✓ Road safety	Streets are proposed to be wider to ensure compliance with regulatory requirements. Footpaths along existing roads have also been expanded and improved.

When will the land be rezoned?

Homes Tasmania intends to make a submission for a HLSO after consultation on the updated master plan has concluded in March 2025.

The State Planning Office (SPO) is responsible for submissions under the Act and oversees the required public consultation on all HLSOs, which includes a 28-day consultation period. If approved by both Houses of Parliament, the land is anticipated to be rezoned in 2025.

What are the next steps?

Subject to approval to rezone the site, Homes Tasmania will submit planning approval to subdivide the site.

Who will maintain the land?

Homes Tasmania will be responsible for maintaining the land until the lots are sold.

Will there be additional services and infrastructure to support the growing Penguin community?

Homes Tasmania has consulted with Government and utility stakeholders including the Department of Health, the Department for Education, Children and Young People, the Department of State Growth, TasWater, TasNetworks, NBN, TasFire, and Central Coast Council.

Feedback from the Department for Education, Children and Young People indicates that the local school is currently operating at 68 per cent capacity and is likely to accommodate growth from the proposed subdivision.

Additional child care is also under consideration and the application for a new facility can be found on the [Oakwood Early Learning Centre website](#).

Access to medical staff is a statewide issue. Offering more affordable rental homes for key workers providing essential services, such as health care, can make it easier for medical staff to live and work in area.

How will heritage considerations be addressed?

Homes Tasmania will engage with Heritage Tasmania and Aboriginal Heritage Tasmania during the rezoning process. Aboriginal Heritage Tasmania has already stated that there is no known Aboriginal heritage recorded within the proposed rezoning area.

What will future housing on the lots look like?

Lot purchasers will need to apply for planning and building permits with the Central Coast Council.

The proposed SAP allows for a variety of lot sizes. Setbacks and building envelopes in the SAP will promote an open feel and enhance sightlines, in line with the character and planning goals of Penguin village.

How can I get more information and have my say on the updated master plan?

- ✓ Information, including the updated master plan, is available at www.homestasmania.com.au/Penguin
- ✓ Use the online form to provide written feedback on the updated master plan before close of business, Monday, 31 March 2025, by visiting www.homestasmania.com.au/Penguin
- ✓ RSVP for a community session on Tuesday, 11 March 2025 or Wednesday, 12 March 2025 by visiting www.trybooking.com/CYZPT or use the QR code:



- ✓ Get updates by joining our mailing list and emailing the project team at HousingProjects@homes.tas.gov.au
- ✓ Discretionary development applications are advertised on the [Central Coast Council's website](#).

For information on the MyHome shared equity scheme, visit www.homestasmania.com.au/myhome