

Consultation Report

Draft concept plan for 1 Ironcliffe Road, Penguin

October 2024

**Homes
Tasmania**

Building homes,
creating communities.

Acknowledgement

Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQ+ communities and their families.

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Summary of Actions

Theme	Actions
Support for housing	<p>If the rezoning is successful, Homes Tasmania will progress planning for a residential subdivision that includes provisions for future affordable and social housing developments at 1 Ironcliffe Road.</p> <p>Planning for future dwelling developments for social and affordable rentals by Homes Tasmania will be progressed separately noting the response to density and yield below.</p>
Density and yield	<p>The draft concept master plan design will be reviewed including consideration of the concerns raised about density and yield in the context of housing demand, evidence-based urban and residential development planning and viability.</p>
Building heights	<p>Building heights are a subset of density and will be considered in the design review.</p>
Public open space	<p>The review of the draft concept master plan will seek to balance feedback to retain more public open space on the site with current access to other local recreational areas, Council objectives and the overall development objectives including the goal of future proofing land supply in Penguin for residential use.</p>
Village-character	<p>The project is the rezoning and subdivision of vacant land. Homes Tasmania will consider feedback on local aesthetic in relation to best practice medium residential development parameters within the proposed Specific Area Plan (SAP).</p>
Parking and Traffic	<p>Homes Tasmania will review the draft master plan with consideration to parking and traffic requirements through a traffic impact assessment and consultation with the Central Coast Council.</p> <p>Homes Tasmania will refer concerns regarding traffic issues raised for Ironcliffe Road and Braddon Street to the Central Coast Council.</p>

Theme

Actions

Accessibility

The project is the rezoning and subdivision of vacant land. Homes Tasmania will consider accessibility for roads and footpaths.

Future housing developments by either private owners or Homes Tasmania will be required to meet relevant accessibility provisions under the National Construction Code.

Homes Tasmania will also consider accessibility requirements based on demand expressed on the Housing Register when planning future housing for the site.

Services and infrastructure capacity

Homes Tasmania is in communication with TasWater (sewer and mains water), TasNetworks (electricity), NBN (communications), TasFire, and Central Coast Council (stormwater, roads, etc) regarding the development of this site.

Homes Tasmania will refer the following community feedback to the responsible entities:

- the Department of Education, Children and Young People on schools and childcare (oversight and regulation)
 - the Department of State Growth on public transport and
 - the Department of Health on healthcare services.
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Heritage

Homes Tasmania will communicate with Heritage Tasmania and Aboriginal Heritage Tasmania during the rezoning process.

Internal Roads

Homes Tasmania will seek advice including via the Central Coast Council, Department of Police, Fire and Emergency Services, on minimum internal road widths for draft master plan review.

Council's housing strategy

Homes Tasmania will register its interest as a stakeholder in the development of the Central Coast Council's Housing Master Plan.

Theme

Actions

Consultation

Homes Tasmania will adopt appointment-based community sessions and allocate time slots for participants attendance in the future. This will ensure the community has equal opportunity for equal access to the project team and feedback opportunities.

Homes Tasmania will identify larger venues for future drop-in sessions based on identified attendance noted above.

Homes Tasmania will watermark draft master plan documents for clarity.

Homes Tasmania will hold a second public consultation period prior to the rezoning application, anticipated in early 2025. More information will be available on the Homes Tasmania website and directly to stakeholders who provided their contact details during the consultation.

Homes Tasmania will hold a third public consultation period prior to submitting the development application.

1. Introduction

1.1 Background

In 2021, the Central Coast Council undertook the most recent community consultation on how the land could best be used. That work – known as the Penguin CBD master plan – identified the site as being suitable for housing, and this work has been shared with Homes Tasmania.

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

The land at 1 Ironcliffe Road, Penguin was transferred to Homes Tasmania ownership at the end of July 2024. Homes Tasmania is seeking approval to rezone the land under the *Housing Land Supply Act 2018* and prepared a draft concept master plan for community consultation. If rezoned, Homes Tasmania will progress a subdivision development including planning application through local Council processes.

1.2 Draft concept master plan

Homes Tasmania recognises the rare opportunity the site provides to deliver well-located housing that is accessible to people with a range of incomes through a medium density development.

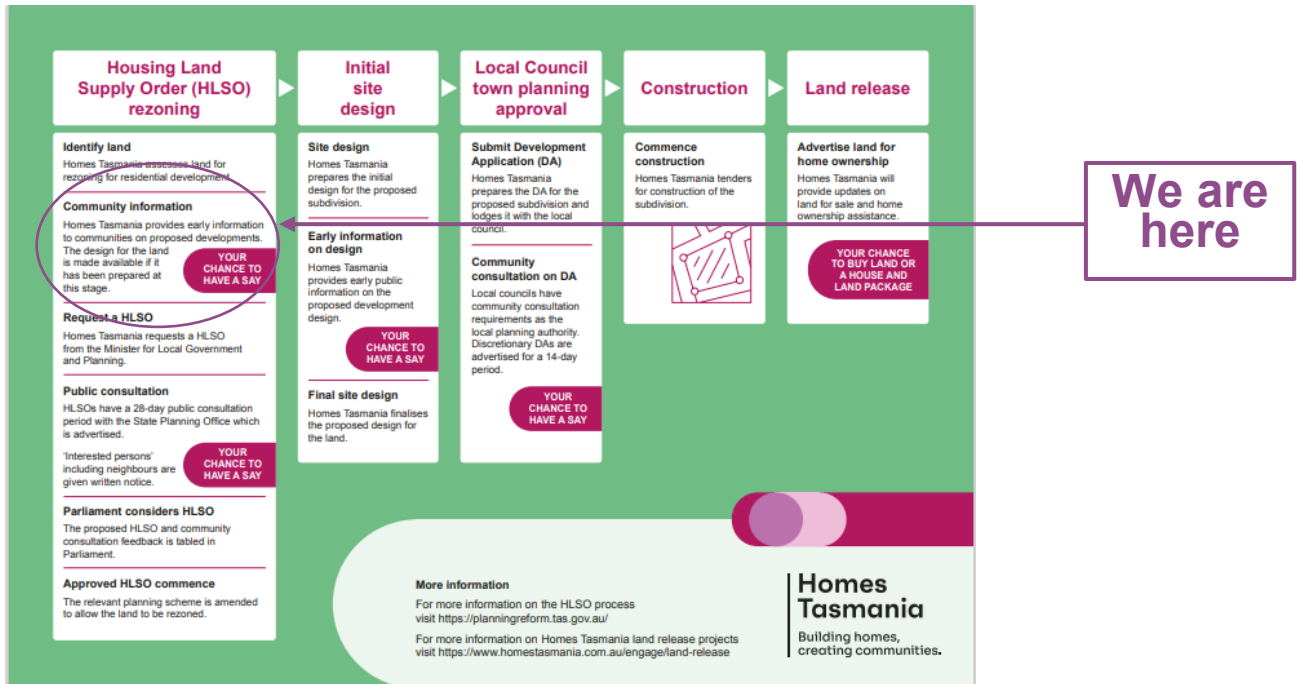
Medium density development is recognised as a critical housing supply strategy that delivers yield, affordability, and contemporary living options. It also promotes efficient land use, reducing urban sprawl.

The draft concept master plan proposed:

- 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.
- Lot sizes vary 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 instead have dedicated on street parking. The three larger lots, which could each accommodate an apartment building have capacity for off-street parking.
- Landscaped areas to provide a leafy residential character and environmental benefits.

1.3 Consultation

The Housing Land Supply Order process includes several opportunities for the community to participate in consultation and provide feedback. A fact sheet is available about these opportunities on the Homes Tasmania website by visiting - www.homes Tasmania.com.au/engage/land-release



To support consultation on the draft concept master plan, the following activities were undertaken by Homes Tasmania from early July 2024:

- Letters and fact sheets were sent to adjacent residential and business neighbours.
- The draft master plan and information were displayed in the Central Coast Council Chambers and Penguin Visitor Information Centre.
- Advertising was placed in the Central Coast Voice and The Advocate.
- An information page was created on the Homes Tasmania website that included the fact sheet and draft residential master plan.

The website advised that consultation on the draft concept master plan would be open until close of business, Friday, 30 August 2024 and that feedback from this consultation would be available on website in October 2024.

Homes Tasmania committed to providing a range of opportunities for community members to have their opinions heard including:

- feedback via email;
- use of an online form; and
- a community drop-in session on Wednesday, 31 July 2024, 2 – 6 pm, St Stephen’s Anglican Church, 34 Main Road.

The project team also responded to emails and telephone calls with individual community members.

1.4 Thanks to the Penguin community

There was a large attendance at the community drop-in session which demonstrated the Penguin community’s passion for the place they live.

It also meant that some attendees waited around half an hour to speak to a team member with some electing to return later or to provide their comments online. The venue was also unable to comfortably accommodate the attendees.

Homes Tasmania thanks the Penguin community who attended for their patience under these circumstances.

1.5 Scope of this report

This report provides a summary of feedback received through all the opportunities provided to the Penguin community.

This includes:

- Verbal feedback captured at the drop-in session and via telephone calls.
- Written feedback captured on butchers’ paper located on various walls of drop-in session venue.
- Written feedback collated from letters, email submissions and the online form.
- Verbal feedback captured from phone calls.

Homes Tasmania received feedback from 211 community members including 121 people who registered their attendance at the drop-in session.

This feedback is collated in themes in this report.

2. Clarifying the Proposal

Feedback received at the community drop-in session and responses through other consultation channels has highlighted several areas of the proposal that required clarification.

Land ownership	The land was transferred from the Parks and Wildlife Service to Homes Tasmania in late July 2024. Previously, there was an ownership agreement in place between the Parks and Wildlife Service and the Central Coast Council.
Scope of proposal	Homes Tasmania is proposing to rezone the site for residential development. If the rezoning is successful, Homes Tasmania will apply to subdivide the land.
Rezoning and the Specific Area Plan (SAP)	<p>The proposal seeks to rezone the land from Recreation to Inner Residential under the <i>Housing Land Supply Act 2018</i>. A Specific Area Plan (SAP) will be submitted to support the rezoning.</p> <p>A SAP enables a developer to propose guidelines for how the land can be used and developed. Both the rezoning and the SAP require approval from the Minister for Planning, with oversight from both houses of Parliament.</p>
Future residential design	<p>The proposal is to subdivide the land and sell most of the lots. Each lot owner would be responsible for their own development. The purpose of the SAP is to ensure a cohesive and well-planned overall site, balancing private development interests and social housing to maintain consistent design standards throughout the area.</p> <p>Individual choices about construction materials, garages, and energy efficiency and such, must comply with building code regulations and SAP requirements.</p>
Legislative and regulatory compliance	<p>When designing for and developing their lots, all owners, including Homes Tasmania, are required to comply with the following:</p> <ul style="list-style-type: none">• Tasmanian Planning Scheme and Local Provisions Schedules.• National Construction Code.

Tenure profile	<p>Around 85 per cent of lots would be sold on the private market. Homes Tasmania would retain around 15 per cent of lots for future social and affordable rental housing development.</p>
Alignment of master plans	<p>The Homes Tasmania draft concept master plan drew on several key elements of the village homes concept plan in the Central Coast Council's Penguin Town Centre Master Plan including (November 2021, p. 48):</p> <ul style="list-style-type: none"> • small lots with patio gardens; • 1/2/3 storey patio homes suited to elderly, singles, families; and • on street and visitor parking.
Affordability	<p>Homes Tasmania aims to offer affordable lots for sale which includes smaller lot sizes. Traditional, larger lot sizes in Penguin, especially on high-value land, would be unaffordable for many prospective buyers making home ownership out of reach for most home buyers including first home buyers.</p> <p><i>“The noticeable decrease in affordability for many areas could potentially stifle growth in coming years” (Remplan, 2024, Cradle Coast Residential Demand and Supply Study: Market Report, April, p.31).</i></p>
Number of residents	<p>The number of residents who might call the proposed redevelopment home would depend on the households who choose to buy land and the social housing that is developed on site, noting that there is high demand for two-bedroom units.</p>
Community engagement	<p>Homes Tasmania prepared the draft master plan to commence community engagement. It builds on consultation undertaken by the Central Coast Council in 2021 on how the land could best be used.</p> <p>Information about consultation opportunities for proposed Housing Land Supply Projects is available on the Homes Tasmania website.</p> <p>Copies of the fact sheet were also available at the drop-in session.</p>

3. Consultation Themes

3.1 Support for housing

There was wide recognition of the need for more housing in Penguin, including the need for affordable and social homes. There was a view that this should be 'salt and peppered' throughout the site.

However, most feedback did not support the draft master plan, with one form letter describing it as a 'cheap, band-aid fix...'

Some residents believed the site should be maintained for public use, as either a park for recreation or parking space for cars, caravans, buses and trucks.

Some residents felt that any new housing should reflect the needs of the wider community. There was support for larger lot sizes and a preference for single dwellings over multi-dwelling units, although two-storey dwellings were acceptable to some.

Several residents suggested alternative locations for affordable and social housing, believing those sites would better suit higher-density development.

Building affordable and social towns to meet housing needs was one suggestion.

One resident proposed a caravan park for self-contained accommodation, providing flexibility for tourists or people seeking a mobile lifestyle.

Another felt the development lacked long-term vision because they believed there would be a global population decline.

"This is a fabulous opportunity for the space to be developed appropriately."

"We don't need more houses."

"Penguin does not have a homeless population."

"One thing Tasmania doesn't have is a shortage of residential land."

"If the government really wants to build more housing in this state, how about building a new town or restoring an old, abandoned town?"

"This would help solve several issues, the work would create employment, and create the housing required. Along with services, and new businesses to serve the new town's needs."

"What about Hiscutt Park and Killara Avenue? Even two to three storeys there because no one would care."

"I am passionate about creative, affordable, community-friendly housing including social housing."

Positive feedback was received supporting affordable and social homes and the proposed density.

One person expressed interest in flat, well-located land, offering them a chance to move somewhere suitable for aging in place.

Several residents commented that the drop-in session was not for them because they supported the proposal and perceived the session was focused on opposition to the proposal.

Another resident advised that there was a lot of support in the community for the proposal, but residents who are in support, fear to express this point of view.

One resident suggested Homes Tasmania connect with younger members (ages 20-50) of the community where they perceived there to be more support.

Another resident wanted to see a development that offered house and land packages, where they could purchase off the floor plan and make modifications as required.

One resident expressed concern about building costs and questioned if the development could deliver a return on investment if it only focused on social and affordable housing.

Homes Tasmania response:

Consultation feedback demonstrated the diverse views of the community. Most feedback supported some form of residential development. Most feedback supported a development with reduced density and yield (this is addressed in the next section). Some feedback explicitly supported more affordable and social housing. Some feedback (discussed elsewhere) was concerned with housing for people on low to moderate incomes.

Land at 1 Ironcliffe Road, Penguin, is well-located land that provides a significant opportunity to address the pressing need for affordable and social housing in the community.

“We’re leaving (the drop-in session) because this is not really for us. We support the housing.”

“This type of development is exactly what Penguin needs, particularly the diversity in housing and affordability outcomes.”

“The location is ideal for elderly to downsize to, freeing up other properties.”

“There is a lot of support from this (younger) age bracket. I am concerned with the age demographic at the consultation session, and I think you’ll hear a very skewed point of view.”

According to a recent survey, most Tasmanians believe that everyone should be able to aspire to home ownership and almost all Tasmanians who rent or live in the family home want to buy their own home. Only one in five of them believe they will be able to.

Almost all Tasmanians recognise that more homes need to be built to increase affordability (86 per cent) and most Tasmanians support mixed tenure housing that includes social homes (85 per cent) (EMRS, Tas Talks, May 2024).

Many older Tasmanians are also looking for accessible and affordable land so they can build a home that suits their changing needs.

Homes Tasmania's role is to increase supply and improve affordability including developing land for sale and residential development.

Homes Tasmania can deliver a mixed-tenure, residential development that would make a real difference for people wanting to downsize from larger family homes, single people wanting to buy a home for the first time or re-enter the market, or young couples wanting to buy their first family home.

In response to suggestions that other sites be considered for residential development:

- Hiscutt Park is not suitable due to the Coastal Inundation Hazard Code overlay.
- Further development of Killara Avenue is not supported at this time in favour of delivering mixed-tenure developments throughout the community.

Actions:

If the rezoning is successful, Homes Tasmania will progress planning for a residential subdivision that includes provisions for future affordable and social housing developments at 1 Ironcliffe Road.

Planning for future dwelling developments for social and affordable rentals by Homes Tasmania will be progressed separately noting the response to density and yield below.

3.2 Density and yield

This section provides feedback on the draft master plan's proposed:

- density refers to dwelling types such as stand-alone dwellings, attached homes and apartments and
- yield refers to the number of dwellings and/or lots that could be created in a development.

Some residents supported the proposal however most feedback wanted to see reduced density and yield to be more consistent with Penguin's village character.

There was a view that medium density development would result in more noise, reduced access to services, anti-social behaviour and mental health problems for residents and also included:

- only stand-alone dwellings
- only one-story dwellings
- no higher than double storey
- central three-story apartments were a notable concern
- reduce density by 50 per cent
- housing for 150 people maximum to keep the village character
- site should be developed for residential purposes but for larger lots, aimed at retirees, or families with children
- preference for 330 square metre lots although 175 square metres would be acceptable if more green space was included
- compliance with Draft Medium Density Guidelines (DMDG) including parking arrangements which covered a significant area with hardstand.

"Multistorey is not for Penguin!"

"We're people, not sardines!"

"Penguin will not be recognisable as Penguin anymore . Density brings on neighbourhood disputes."

"300 plus people would ruin community and loose quaintness. I won't know people as I walk down the road."

"Quality of life will be jeopardised by that many people so it would ruin Penguin and you couldn't access services."

"The proposed development is awful. Just a heap of isolated cell blocks."

"Six hectares = 3 blocks = waste of space because too much car parks. You could have one or two more houses."

"I'm looking to down-size and a smaller block, but this would be overcrowded, '...crowding three-bedroom homes , all in a straight line, on 220 m blocks, is not for me."

Homes Tasmania response:

Tasmanians want and need a range of housing types, and providing a range of housing types make homes more affordable. This requires different dwelling types and lot sizes.

Dwelling composition change between 2001-2021 shows that Tasmania has developed with decreased residential density and diversity over the past 20 years going against the national trend and this is present in both urban centres and regional Tasmania.

Demographic changes have also significantly impacted on housing supply with an increased need for more smaller homes to accommodate sole households and smaller families and ageing in place.

Stand-alone homes are contributing to reduced affordability, urban sprawl, higher infrastructure costs and demand for services. Projections indicate that by 2041, an additional 38 000 dwellings will be required to accommodate the projected increase of over 80 000 residents in Tasmania. To meet this demand, Homes Tasmania supports the delivery of more medium-density developments to improve accessibility to amenities and accommodate the diverse needs of Tasmania's changing population.

Medium-density development is required to prepare Penguin for the growing need for homes as the population increases.

“The Cradle Coast’s changing population is putting extra pressure on housing stock. As the region ages higher and faster than the rest of the state, households are becoming smaller, which means more dwellings are required to house the same number of people. People are moving towards less dense housing, increasingly living in separate houses, which require more land and more costly infrastructure, and increases vehicle dependency and the environmental burden.” - Cradle Coast Housing Analysis Report (Cradle Coast Authority/Nexus) – Update October 2022 – p. 18.

The draft concept masterplan considered the Tasmanian draft Medium Density Guidelines with parking in clusters away from the streetscape where possible, minimising driveway lengths, and combining driveways where possible. Hardstand areas in front setbacks have been kept to a minimum.

Actions:

Homes Tasmania will review the draft concept master plan design including consideration of the concerns raised about density and yield in the context of housing demand, evidence-based urban and residential development planning and viability.

3.3 Building heights

Concern was expressed predominantly about the height of the proposed three-storey apartment units and their potential for overshadowing of adjacent units and the effect on views. Some concern was expressed with the proposed two-storey buildings. A preference was expressed for a maximum height of eight metres.

Alternative feedback noted:

- The site is low lying and didn't take advantage of the views and would benefit from more landscaping and canopy trees throughout.
- Community fears regarding overshadowing issues and monolithic building form could be overcome by modulation in façade and final building form.
- Three storey buildings were not typical in Penguin and would be acceptable if it could be demonstrated that 'the views from outside of the redevelopment are not detrimental to the 'village character' and this could be achieved through 'appropriate form, massing, materiality, and articulation, and incorporating more canopy trees.'

Homes Tasmania response:

There are several two-storey buildings in the vicinity of the site including the adjacent medical practice, Madsen Guest House, and several residential homes.

The design of the draft masterplan carefully considered the placement of the three-storey buildings by spacing them among the single and two-story buildings. This aimed to minimise potential visual impact and blend in with Penguin's character.

Homes Tasmania recognises concerns about potential overshadowing and loss of views due to the new development.

Actions:

Building heights are a subset of density and will be considered in the design review.

3.4 Public open space

There was support for more public open space and community areas within the development to both reduce density and retain more of the site as public recreational area for Penguin residents.

Homes Tasmania response:

Penguin enjoys significant public open spaces including Hiscutt Park, Killara Reserve and Penguin Beach and has several community buildings that have further capacity for use.

The site was deemed to have 'outlived its usefulness for its original recreation purpose' (Central Coast Council's Penguin Town Centre Master Plan - November 2021, p. 28), indicating a preference for housing development.

In this context, the public open space provided is designed to balance the urgent need for land supply for housing with residents' desire for accessible recreational areas.

Sufficient public spaces nearby complement this provision, offering residents enjoyable areas while maintaining a focus on the provision of residential land.

Actions:

Homes Tasmania will review the draft concept master plan seeking to balance feedback to retain more public open space on the site with current access to other local recreational areas, Council objectives and the overall development objectives, including the goal of future proofing land supply in Penguin for residential use.

3.5 Village-character

There was substantial support for maintaining Penguin's 'village-character', a term which is commonly used to refer to a town of small size with unique qualities.

Community feedback showed substantial support for maintaining Penguin's 'village-character' and there was concern that the proposed development would change the town. This related to the proposed density and yield with a preference for stand-alone housing and minimising population increase.

Homes Tasmania response:

Penguin's 'village-character' is loved by residents and tourists alike. The commercial precinct, recreational spaces, coastal location and community cohesion showcase this 'village-character'.

However, residential developments that only deliver stand-alone homes on large blocks do not reflect contemporary land use or deliver affordability.

Actions:

The project is the rezoning and subdivision of vacant land. Homes Tasmania will consider feedback on local aesthetic in relation to best practice medium residential development parameters within the proposed SAP.

3.6 Parking

Parking availability, particularly between September to May, when there are higher numbers of tourists including caravans and motor homes, was a key concern. It was also noted that parking could be difficult on Sundays with competing needs of the local churches, the Masonic Lodge and markets, and on pension day. Feedback advised that there was only one multi-space car park in Penguin.

One community member proposed five less units would allow for 10 more parking spaces in the proposed development.

Homes Tasmania response:

Homes Tasmania acknowledges the community's concerns about parking availability, especially during peak tourist seasons and on busy days.

The draft master plan was designed recognising the central role private car ownership plays in the community and a review of the design will further consider the suitability of parking allocation.

Further assessment of parking allocation in residential developments is a requirement in the Tasmanian Planning Scheme.

Actions:

Homes Tasmania will review the draft master plan review with consideration to parking requirements through a traffic impact assessment and consultation with the Central Coast Council.

3.7 Accessibility

Two issues about accessibility were raised during consultation.

The first was the appropriateness of three-storey dwellings for people with mobility issues.

The second was accessibility of the development for people with wheelchairs.

"I want to ensure that the development would be wheelchair friendly. I like that the land is flat and located close to the township. I want to live in a walkable community."

Homes Tasmania response:

The draft master plan proposes a subdivision to support the future development of several types of homes that can be considered by people based on their individual circumstances and needs.

The terrain is flat which makes it appropriate and attractive to residential development.

Future building designs progressed by new private landowners and Homes Tasmania will be required to be assessed against the Tasmanian Planning Scheme, which is guided by broader national standards like the National Construction Code (NCC) and the *Disability Discrimination Act 1992* (DDA).

For new residential buildings, the NCC's requirements for accessibility generally apply to Class 1b and Class 2 buildings (eg multi-unit developments). These include provisions for access ramps, minimum door widths, and wheelchair-accessible bathrooms in communal areas. There are fewer accessibility requirements for standalone homes (Class 1a).

Actions:

The project is the rezoning and subdivision of vacant land. Homes Tasmania will consider accessibility for roads and footpaths.

Future housing developments by either private owners or Homes Tasmania will be required to meet relevant accessibility provisions under the National Construction Code.

Homes Tasmania will consider accessibility requirements based on demand expressed on the Housing Register when planning social housing for the site.

3.8 Mental health

Another theme was that the combination of density and yield, including perceived overshadowing, would have a negative effect on the mental health of residents.

One response suggested that this would put 'problems closer together' and another who proposed that lower density and more open space would have health benefits.

"This adds to the very real possibility of increased mental health issues (Seasonal Affective Disorder – SAD)."

"The density of the proposal would also increase the likelihood of problems amongst anyone living in such close quarters, compounding negative mental health impacts. In a time when mental health issues are rife, we need to look to all parts of society to address these, and conserved housing solutions play an important role in this."

Homes Tasmania response:

The Australian Bureau of Statistics reports that mental health effects and is affected by multiple socioeconomic factors. Every year, 1 in 5 adult (around 20 per cent) Australians are estimated to experience mental ill health (equating to about 5 million Australians in 2020-21) (www.ahuri.edu.au/analysis/brief/what-mental-ill-health-issue-and-how-it-affects-housing).

Medium-density housing can reduce the strain on individuals and families by making more affordable homes available, which can alleviate stress associated with housing insecurity. When people have stable, affordable housing, they are more likely to experience better mental health outcomes.

In addition, medium-density and small lot housing can lead to more vibrant and connected communities, promoting social interaction and reducing isolation, which are important factors for mental health. By providing these homes, we are not only addressing the need for affordable housing but also contributing to the overall quality of life and mental well-being of residents.

Safe, secure and affordable housing can help prevent, reduce and recover from, mental health issues.

“Housing which fosters meaningful relationships for individuals, both in the home and the community, is associated with improved wellbeing and quality of life, and decreased symptoms and service use.

In addition, being in control of one’s housing can deliver positive mental health outcomes through feelings of empowerment and belonging, both of which are associated with greater resilience and ability to cope with stressors among people with severe mental illness.” - (AHURI, 2022).

3.9 Pets

Several residents were concerned about a potential for an influx of pets in the area and how responsible pet ownership could be enforced.

One community member was concerned that there were already too many pets in Penguin and that there was nowhere to walk them.

“Dogs make poop. Who’s picking that up?”

Homes Tasmania response:

Homes Tasmania acknowledges that there is significant evidence to support the positive mental and physical health benefits that can lead from pet ownership. Generally, most people get pets appropriate for the size of their home, but pet ownership is ultimately controlled by various regulations.

The Central Coast Council’s ‘Your Guide to responsible Dog Ownership’ outlines the requirements for being ‘the owner your dog needs you to be’ notes that dog off-leash areas in the municipality include Penguin Beach (www.centralcoast.tas.gov.au/wp-content/uploads/2019/05/Dog-Ownership-Guide.pdf). Additionally, the Tasmanian Cat Management Plan, provided by the Department of Natural resources and Environment Tasmania, details legislative requirements for cat ownership, including desexing, microchipping, and measures to prevent cats from roaming (<https://nre.tas.gov.au/invasive-species/responsible-cat-ownership/tasmanian-cat-management-plan>).

3.10 Disadvantage and anti-social behaviour

Some residents were concerned about a perceived concentration of disadvantage being accommodated in the proposed development including “the poor and homeless”. Several residents referred to the potential to create a ‘ghetto’.

Feedback also included concerns about residents being from low-incomes, on ‘the dole’ and a potential increase in crime.

“...given the less-than-appealing nature of these dwellings, it is likely that the majority will be purchased by those who have no other choice, resulting in a cluster of people from lower socio-economic classes – defeating the potential positive impact of mixing people from different socio-economic backgrounds. The unfortunate, often unfair, but very real probability of the stigma that becomes associated with such areas would only serve to further marginalise an already marginalised group of people.”

“Penguin village requires better than a neighbourhood that will become a slum.”

Homes Tasmania response:

The construction of broad acres estates, some of which had up to 70 per cent social housing density, 40 years ago, are a thing of the past. Social housing providers have spent decades working to support those communities grow capacity and change their density with affordable and private sales to create inclusive communities and reduce concentrations of poverty and disadvantage.

Homes Tasmania delivers mixed-tenure residential developments and makes about 85 per cent of completed lots available to the private market, initially as affordable home ownership with the MyHome shared equity program (around 45 lots). Around 15 per cent of lots are kept for future social housing development (around eight lots).

The draft masterplan proposes lots to support diverse residential developments including apartments, townhouses, and standalone homes. This promotes diversity in demographics and lifestyles and improve housing affordability.

There are just over 80 social homes from a total of 1 565 homes in Penguin currently and there is almost half that number of households who are looking for affordable, secure, long-term housing that social housing offers.

3.11 Services and infrastructure capacity

A flow on effect of increased residential development was concern about the capacity of services and infrastructure to meet increased demand.

Several residents specifically mentioned concerns with the current capacity of childcare centres and the local school. This was echoed with respect to access to a doctor.

One resident suggested that Tasmania Police would need to provide 24/7 coverage of Penguin presumably due to concerns with the potential for anti-social behaviour.

Several residents also noted that the closest largest supermarket was in Ulverstone and that public transport options were limited.

Others expressed concerns about industry and employment opportunities in the area. Further, that this would result in the proposed development being a 'ghost-town' during the day when everyone was at work.

“The area is too small with no extra services for the small number of residents.”

“Has there been any consultation with the Education Department? The school is already ‘at capacity’ – so is there forward planning to increase facility?”

“How will it affect rates and water bills?”

Homes Tasmania response:

Homes Tasmania recognises community concerns about access to and capacity of local services such as childcare and health care.

The provision of services is a demand and supply challenge meaning that more demand is likely to result in supply. Additionally, there is a recognised shortage of accommodation in regional areas leading to staff shortages. New residential development is a critical step in responding to the viability and sustainability of local services.

While Homes Tasmania will be responsible for providing appropriate infrastructure within a civil land development, services like childcare, education, and public transport are managed by other government agencies. Homes Tasmania will refer concerns raised to the respective government agency or organisation.

A recent review undertaken by Central Coast Council indicated that there was current private sector interest in investing in additional childcare places across the municipality. It is also noted that Council approved a Development Application for a new childcare centre facility in Penguin at its October Council meeting.

Homes Tasmania is in communication with TasWater (sewer and mains water), TasNetworks (electricity), NBN (communications), TasFire, and Central Coast Council (stormwater, roads, etc) regarding the development of this site.

Actions:

Homes Tasmania will refer the following community feedback to the responsible entities:

- the Department of Education, Children and Young People on schools and childcare (oversight and regulation)
- the Department of State Growth on public transport and
- the Department of Health on healthcare services.

3.12 Traffic

Feedback highlighted concerns about increased traffic, particularly in areas already experiencing congestion. Pedestrian safety was a key issue, especially for elderly residents crossing Ironcliffe Road, with suggestions for a pedestrian crossing to be considered.

The intersection of Ironcliffe Road and Crescent Street was also flagged as narrow, busy, and difficult to turn out of, a concern echoed for Braddon Street. Additionally, recommendations were made to explore a further exit road onto Ironcliffe Road and an exit onto King Edward Road.

Homes Tasmania response:

Homes Tasmania's recognises that residents have previously raised concerns about the existing road widths of Ironcliffe Road and Braddon Road adjacent to the site, independent of this proposed development. Homes Tasmania will engage a traffic engineer to conduct a full Traffic Impact Assessment, which will include recommendations for any necessary road improvements and mitigation measures related to the proposed development, if required.

"We need wider roads for local traffic."

"How do you plan to deal with traffic?"

"Provide a traffic generation study."

"Upgrade the roads to ensure existing residents do not have issues accessing their properties."

Homes Tasmania also acknowledges the concerns regarding current parking issues and the impact of the proposed dwellings on traffic flow and parking capacity, especially on market days and during the tourist season. The Traffic Impact Assessment will address these concerns and offer recommendations for mitigating any issues, if necessary.

Actions:

A traffic impact assessment will be prepared to inform the HLSO and SAP and is a requirement of planning approval.

Homes Tasmania will refer concerns regarding traffic issues raised for Ironcliffe Road and Braddon Street to the Central Coast Council.

3.13 Internal roads

Feedback was concerned with the width of internal roads accommodating emergency services vehicles and rubbish collection. It was noted that a minimum width of 11 metres would be required.

“The internal roads need to be complaint.”

Homes Tasmania response:

Homes Tasmania is committed to ensuring the proposed master plan conforms with requirements for emergency vehicle and rubbish collection access and egress.

The authority responsible for controlling road width in a new subdivision, particularly regarding emergency services access, is the local Council. They assess subdivision proposals in accordance with the Tasmanian Planning Scheme, which sets out guidelines for road infrastructure, including widths to accommodate emergency vehicles.

Subdivision developers also need to ensure they meet any requirements laid out by emergency services.

Next steps:

Homes Tasmania will seek advice including via the Central Coast Council, Department of Police, Fire and Emergency Services, on minimum internal road widths for draft master plan review.

Homes Tasmania will engage a Traffic Engineer to complete a Traffic Impact Assessment.

3.14 Property values

A business owner expressed concern about advice they received suggesting the proposed development could negatively impact the business they had spent many years building, both as a going concern and in terms of its potential resale value.

Homes Tasmania response:

There are many local, national, and global factors that affect property values including increases in interest rates, slow wages growth, cost of living pressures, access to services, location, property condition and street appeal. Most of these are not the result of residential developments.

New residential developments also have the capacity to bring more economic benefits through initial construction and a growing population base, and social benefits for diversifying the community.

3.15 Council housing strategy

The Central Coast Council were successful in receiving Australian Government funding to develop the Central Coast Strategic Housing Master Plan to guide the placement, size, and demographic targets of housing developments for the next 20-40 years.

One resident queried whether this housing master plan would inform the development at Ironcliffe Road, or if they would be developed separately because they felt that the two needed to be developed in tandem so future residential development in the region would be consistent.

Homes Tasmania response:

The Homes Tasmania proposal is in its infancy and is anticipated to progress through rezoning during the next 12 months. There is potential for the early stages of the Council's Housing Master Plan development to inform Homes Tasmania's proposal noting the timeframes.

Next steps:

Homes Tasmania will register its interest as a stakeholder in the development of the Central Coast Council's Housing Master Plan.

3.16 Commercial space

Concern was expressed that the use of the land for residential development would reduce the opportunities for commercial development.

One resident commented that the additional residents would be good for local business.

Homes Tasmania response:

Homes Tasmania is mindful of findings in the Penguin Town Centre Masterplan and Strategies (page 49) which stated:

“People don’t really want the main street to be split into two alternative centres, so the commercial uses noted for the original oval masterplan may best be taken up by additional housing to cater for the pent-up housing and rental needs of Penguin.”

3.17 Consultation process

Many residents expressed cynicism about Homes Tasmania’s consultation with one community member at the drop-in session saying it was simply ‘box ticking’. Comments included that some people in the community were afraid their voices wouldn’t be heard and are being consulted at a late phase.

Feedback on the venue for the drop-in session was that it was too small and there were concerns about the duration of the session (four hours, 2-6 pm) would not accommodate workers or people with families.

Several people indicated that they didn’t know what the next steps in the consultation would be and how to get further information.

There was feedback that there was insufficient notice of the drop-in session.

Other community members indicated that they had received the information they needed and had felt heard. One resident commented that if the information released by Homes Tasmania has been clearer that the draft master plan was conceptual it may have alleviated many concerns.

“There is a lot of fear, anger and misunderstanding in the community that this is the final version of the plan. This fear could’ve been allayed if Homes Tasmania approached it differently.”

Homes Tasmania response:

Homes Tasmania uses a drop-in format for community consultation sessions to allow the opportunity to discuss the proposal in depth and address the specific questions of each community member. In recent years, this format has been used in sessions for Huntingfield, Park Grove, Brighton, Mornington, Beaconsfield and Wynyard.

These have been organised as drop-in opportunities with the exception of the Huntingfield consultation, which asked attendees to register for an appointment time.

Homes Tasmania advertised in local media on several occasions, arranged public displays and communicated with adjacent neighbours. The community members who conducted their own letter-boxing further increased the reach of communications.

Drop-in session hours were scheduled to allow some after 5 pm access noting that many workers also need to meet child and family responsibilities after hours. In response, several opportunities were designed to provide feedback including verbal offers during the drop-in session for individual contact after the session.

Action:

Homes Tasmania will adopt appointment-based community sessions and allocate time slots for participants attendance in the future. This will ensure the community has equal opportunity for equal access to the project team and feedback opportunities.

Homes Tasmania will identify larger venues for future drop-in sessions based on identified attendance noted above.

Homes Tasmania will watermark draft master plan documents for clarity.

Homes Tasmania will hold a second public consultation period prior to the rezoning application. This will likely be in early 2025.

Homes Tasmania will hold a third public consultation period prior to submitting the development application.

4. Next Steps

4.1 Review design

Homes Tasmania will review the draft master plan for 1 Ironcliffe Road, Penguin with consideration of the key themes raised in feedback from the community consultation, best practice urban planning principles and overall development objectives.

4.2 Key stakeholders

Homes Tasmania will socialise community feedback with key stakeholders and experts in these fields to incorporate feedback that is appropriate within best practice.

This will include discussions on zoning, infrastructure, public open space, traffic, parking and emergency access, to ensure the draft master plan aligns with planning regulations and Government's broader housing and development strategies.

Feedback from these stakeholders will be crucial in refining the draft master plan and addressing local priorities like traffic management and infrastructure services.

4.3 Updated design

The process to review the design is expected to take several months.

Once the draft concept master plan has been reviewed, Homes Tasmania will share the updated design with the community and stakeholders. This will outline how community feedback has been considered.

4.4 More information

Homes Tasmania will keep the community informed about the proposed development at 1 Ironcliffe Road. Updates will be available from www.homestasmania.com.au/ironcliffe-road

4.5 Progressing the development

In 2025, Homes Tasmania plans to advance the development process by submitting the rezoning application for the 1 Ironcliffe Road site.

If the rezoning application is successful, Homes Tasmania will submit a subdivision Development Application. Pending approval, detailed design for infrastructure and subdivision construction will begin.

Homes Tasmania

Building homes,
creating communities.

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