

## Myths vs Facts

### 1 Ironcliffe Road, Penguin

Here are the facts on issues being discussed by the Penguin community about Homes Tasmania's draft master plan for 1 Ironcliffe Road.

**Myth:** There has been no consultation.

**Fact:** The Central Coast Council has conducted consultation about the site over many years including the last process that produced the [2021 Penguin Town Centre Master Plan](#). Consultation concluded the land was not required for recreation and should be used for housing.

Homes Tasmania has completed two rounds of consultation on a draft master plan for the site, including July to August 2024 and March 2025.

**Myth:** Community feedback has not changed anything.

**Fact:** Significant changes were made to the initial draft master plan based on community feedback received during July and August 2024.

The changes we made included: reduced number of lots, reduced building height, increased lot size and increased green space.

**Myth:** Homes Tasmania does not comply with planning laws.

**Fact:** Homes Tasmania complies with all state and Council planning laws and regulations. This includes a rezoning application through a Housing Land Supply Order (HLSO) including a Specific Area Plan (SAP) under the *Housing Land Supply Act 2018*.

If the HLSO is approved, the SAP will become part of the Tasmanian Planning Scheme, which is managed by the Council through the development approval process. Homes Tasmania must comply with Council requirements.

**Myth:** Penguin doesn't have a homeless population.

**Fact:** There is a housing shortage across Tasmania, including Penguin, and there is a pressing need for more housing supply and more affordable homes.

**Myth:** There will be high-rise buildings.

**Fact:** The proposed building height on the site is no higher than is currently allowed under General Residential zoning in the Tasmanian Planning Scheme.

**Myth:** Homes Tasmania won't include enough green space.

**Fact:** Community consultation over many years has recommended more housing and less green space in Penguin given the area's ample parks and existing community buildings. Notwithstanding, Homes Tasmania and the Council are working together to balance these needs.

Ownership and maintenance of public open space is a decision for councils. The Central Coast Council's policy is the [Public Open Space Policy November 2024](#).

**Myth:** The proposed lots are too small to build on.

**Fact:** A review of standard designs from leading Tasmanian home builders has confirmed that well-designed homes can be built on the lots.

**Myth:** The proposed lots will be too expensive.

**Fact:** There are a range of lot sizes proposed, including smaller lots which will be more affordable.

**Myth:** All homes will look the same.

**Fact:** Like any residential development, people who buy land will choose the house design that best meets their household need, budget and the requirements of the local planning scheme.

**Myth:** There will be no solar panels.

**Fact:** Installation of solar panels is a decision for each household that buys land. Home buyers in Tasmania can access government grants and no interest loans to fund energy-efficient building upgrades, including the installation of solar panels through [Tasmania's Energy Saver Loan Scheme](#).

**Myth:** There's no commercial space.

**Fact:** Housing is the priority for the site. Some commercial uses will still be possible under the proposed rezoning, which is consistent with all sites in Penguin within the General Residential zone.

**Myth:** There are better locations for Homes Tasmania's development.

**Fact:** The site was transferred to Homes Tasmania to achieve a housing outcome. Multiple community consultations held by Council identified the site as appropriate for residential development, with good proximity to services and amenities.

**Myth:** It will be a ghetto.

**Fact:** It will be a mixed-tenure residential development allowing people from different means and backgrounds to live alongside each other.

Approximately 85 per cent of the lots will be sold privately, with the remaining lots retained for social and affordable rental.

**Myth:** Homes Tasmania is not being open about which lots it will keep.

**Fact:** Homes Tasmania has not decided which lots it will keep yet. Subject to approvals, the site won't be ready for sales until late 2026 or early 2027.

Homes Tasmania will prioritise which homes it will build on which lots based on the housing needs identified at the time.

**Myth:** Social housing will affect house prices and look awful.

**Fact:** New homes will be approved by Council like the current homes in Penguin.

Homes Tasmania promotes social and affordable rental homes to blend in with the community and typically incorporates materials and designs that complement the neighbourhood.

**Myth:** There won't be enough infrastructure to cope.

**Fact:** Homes Tasmania has consulted with relevant authorities and State departments and confirmed that the proposed rezoning and subsequent subdivision is feasible.

The subdivision application will be supported by relevant expert reports and progress through Council's planning process, which is designed to ensure the appropriate servicing infrastructure is in place.

**Myth:** The roads will be unsafe with increased traffic.

**Fact:** The proposed development will include upgraded roads, new footpaths, traffic calming measures and provision for a future cycleway.

A Traffic Impact Assessment will be prepared for inclusion with any future development application for the subdivision. This will be assessed by Council.

**Myth:** There are not enough essential services like permanent policing.

**Fact:** Essential service provision is typically aligned with population growth.

The proposed development will be built over several years allowing planning and implementation of services to meet growing needs.

**Myth:** The local school has no capacity.

**Fact:** A recent \$20 million redevelopment to the Penguin District School increased the school's capacity by around 30 per cent on current enrolments.

This has been confirmed by Department for Education, Children and Young People (DECYP). DECYP has also provided this advice to the School and the School Association.

**Myth:** The development will negatively impact mental health.

**Fact:** Providing stable, affordable housing supports positive mental health outcomes.

### **For more information**

You can read more about the proposal, including the consultation report (October 2024) and our updated draft master plan and fact sheet, at

[www.homestasmania.com.au/Penguin](http://www.homestasmania.com.au/Penguin)

You can also email the project team at [HousingProjects@homes.tas.gov.au](mailto:HousingProjects@homes.tas.gov.au) or call us on 1800 995 653.