

Consultation feedback

Updated draft master plan

This fact sheet summarises feedback from consultation held in March 2025 on the updated draft master plan for 1 Ironcliffe Rd, Penguin.

Background

Homes Tasmania released an initial draft master plan to begin a conversation with the community on proposed rezoning and residential development of 1 Ironcliffe Road, Penguin in July 2024.

Feedback received during two months of consultation between July and August 2024 was largely supportive of a housing development on site, but at a reduced density and yield. The Consultation Report – Draft concept plan for 1 Ironcliffe Road, Penguin, provides a detailed report on this feedback and is available at www.homes Tasmania.com.au/Penguin.

Homes Tasmania is committed to listening to community feedback and updated the draft master plan to balance community preferences with Tasmania's urgent housing needs. The key changes in the updated plan included:

- reduced lot density by almost 20 per cent, from 55 to 45 lots
- reduced permitted building height across the site to two storeys to be consistent with surrounding properties
- increased lot sizes, including the minimum permitted lot size for single dwellings which has increased by 48 per cent and
- increased public green space and connectivity through the development.

Consultation on the updated draft master plan

A second round of community consultation seeking feedback on the updated draft master plan was held between Saturday, 1 March 2025 and Monday, 31 March 2025.

Feedback was invited in writing, by email or by using an online form, by phone, or by attending the community sessions held on 11 and 12 March 2025.

Based on feedback from the community session held in July 2024, Homes Tasmania adopted appointment-based sessions for the second round of consultation, allocating time slots to ensure equal access to the project team and feedback opportunities.

Sessions were held at the Penguin Surf Lifesaving Club, a large venue, and over two days, with a range of morning, afternoon and evening timeslots.

Attendees registered for a 30-minute appointment in small groups, to discuss the draft plan with project staff. Registrations were managed by an online ticketing platform.

The consultation sessions were promoted directly to stakeholders, in advertisements and editorial articles in *The Advocate* on 1 March 2025 and in the March edition of the *Central Coast Voice*, and on Homes Tasmania's website and social media.

A total of 130 registrations were made for the consultation sessions, with 93 people attending and written and phone feedback received 49 responses.

Feedback summary

Increased community support

Most feedback received during the consultation on the updated master plan was either positive or neutral.

Many community members noted they felt that Homes Tasmania had listened to the feedback from the first round of consultation and had made suitable changes to the master plan.

There was also an increase in interest in purchasing lots and in the MyHome shared equity scheme.

Those community members who felt their concerns had not been addressed, raised issues similar to those identified during the first consultation round. However, there were more marked differences in opinion during this round as noted below.

Density and social housing

Many respondents expressed support for the new lot density, while others wanted to see further reductions in density.

Some people maintained their opposition to any housing on the site, while others advocated for a higher proportion of social housing properties.

There were some concerns raised about what effect the new homes and social housing properties would have on crime, property values and the town's character.

Some respondents expressed concern that there was no firm plan for the two larger lots beyond noting only that they would be used for "medium-density housing".

Infrastructure and services

Some concerns were raised about the capacity of existing roads, public transport, healthcare, policing, parking and traffic management. Some respondents called for improvements to existing infrastructure and services before any development proceeds.

There were also concerns about the capacity of local schools to respond to a potential increase in the number of students.

Open space, commercial and recreational areas

There were some requests to allocate more land for green spaces, parks/playgrounds and parking for recreational vehicles.

Some people noted a preference for a retirement village or community hub on the site instead of all-age housing, because they thought it would be more consistent with the village character and lifestyle.

There was also some support for mixed-use developments on the site with commercial and recreational spaces.

Planning and consultation

Some respondents felt that there should have been community consultation on the transfer of the site to Homes Tasmania. Other respondents advocated less consultation and faster progress on development of the site.

Some people noted that they felt that the vocal opposition to housing on site had limited their ability to express their support for housing on the site.

Safety and environment

Some respondents were concerned that there would be fire safety concerns if homes were built close to each other, as well as safety concerns around roads and junctions, particularly on Ironcliffe Road.

There was support for sustainable design and renewable energy investment in any housing development on the land.

Investor and buyer interest

There was interest from some respondents in being able to downsize or move into the affordable housing. Some people noted opportunities for investment and private purchases, with some requesting to be notified when lots become available.

Some people expressed interest in the MyHome share equity scheme and how it might help them buy a home, either in this development or elsewhere.

Next steps

Feedback from both consultation rounds will be considered in the submission to the State Planning Office in the application to rezone the site.

There are several opportunities for the community to provide feedback on land release projects, including consultation through the State Planning Office on the proposed rezoning of the land.

Read more about consultation opportunities with the [Housing Land Supply Order process \(PDF 247.2 KB\)](#) or by visiting www.homestasmania.com.au/engage/land-release

Discretionary development applications are advertised on the [Central Coast Council website](#).