

PENGUIN TOWN CENTRE MASTERPLAN AND STRATEGIES



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TASMANIA, AUSTRALIA

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EXECUTIVE SUMMARY

Executive Summary

Penguin is one of the best seaside villages in Australia. It has a unique one-sided Main Street (Main Road) with direct access and visibility to the beach. Penguin has relatively low population density, and yet it has a reasonable walkable and bike riding catchment which enables the Main Street to be less car dependent and more retail and people space oriented. These qualities give Penguin a competitive advantage over other places and provide the town some unique opportunities for the future: it can expand its walkable main street and improve its local catchment and visitation by better harnessing its community spaces and places.

Community values

Penguin is already a successful seaside village, popular for both residents and visitors, however it could deliver so much more given its compact nature and its significant natural advantages. This report summarizes the investigations, analysis, and recommendations for the ongoing revitalization of the Penguin Village Centre.

In 2019 an attitudinal survey was undertaken in Penguin to rate its place values, as seen by the local community. This Place Score data gave the design team a great start identifying what the community wanted from their village and these values were reinforced during the detailed shopfront engagement process held at the old railway station during the week of 12-16th of April 2021, when over one hundred and fifty people gave detailed ideas and contributions to help shape the future masterplan.

The issues

Combining this detailed community feedback with desktop and on-site analysis undertaken over a week, the team distilled the following key issues to address in the Penguin Town Centre Masterplan:

- The Main Street: improve traffic, parking, retail, street trees, footpaths, and intersections.

- The Recreation Ground: update the current masterplan to reflect current conditions.
- Public Buildings: rationalize use for the maximum benefit of the community.
- Hiscutt Park: Improve the active as well as passive use of the park and manage maintenance issues.
- The Foreshore: recover the green edge between the village and the beach, increase use of the green space for passive and active recreation day and night.

Planning approach

Small towns lack resources, so it is important to make changes that are well considered and cost effective. The masterplan comprises three main actions:

- The greening and linking of the foreshore, main street and village
- The activation of key sites, community facilities and buildings
- The refinement of guidelines and policies to support the Town Centre

The ten strategies

The Penguin Town Centre Masterplan focuses on ten key detailed strategies:

1. Maintain the Main Street as a two lane, two-way street with parallel parking on both sides. This layout is the most successful Main Street arrangement and suits the Penguin environment perfectly.

2. Introduce significant greenery, shade, shelter, and outdoor seating to improve the Main Street environment and to encourage more visible activity day and night.
3. Create Penguin "gateway" intersections at either end of Crescent Street.
4. Re-green the Foreshore and reconnect the main street to the beach.
5. Improve the use of public buildings (scout hall, railway station, Senior Citizens Club Hall, Information Centre and Library) by community groups and government to ensure they are being used to maximum efficiency and create more community outcomes.
6. Introduce appropriate commercial uses to certain public buildings to provide Council with an income stream to fund projects.
7. Update the Recreation Ground master plan and rezone the site appropriately for disposal to help fund improvements to public places and spaces.
8. Create low-maintenance improvements to Hiscutt Park, returning banks to a more natural profile where possible, as well as by updating shelters and introducing modern facilities to encourage more events and active usage.
9. Develop a masterplan for the Council Depot Site and rezone the land appropriately for disposal to help fund improvements to public places and spaces.
10. Refine planning policies and mechanisms to proactively promote Penguin's seaside village character and building form in new development.

The short-term actions

Following on from these recommended strategies, there are immediate steps that Council can take to get some projects on the ground as soon as possible. These activities include:

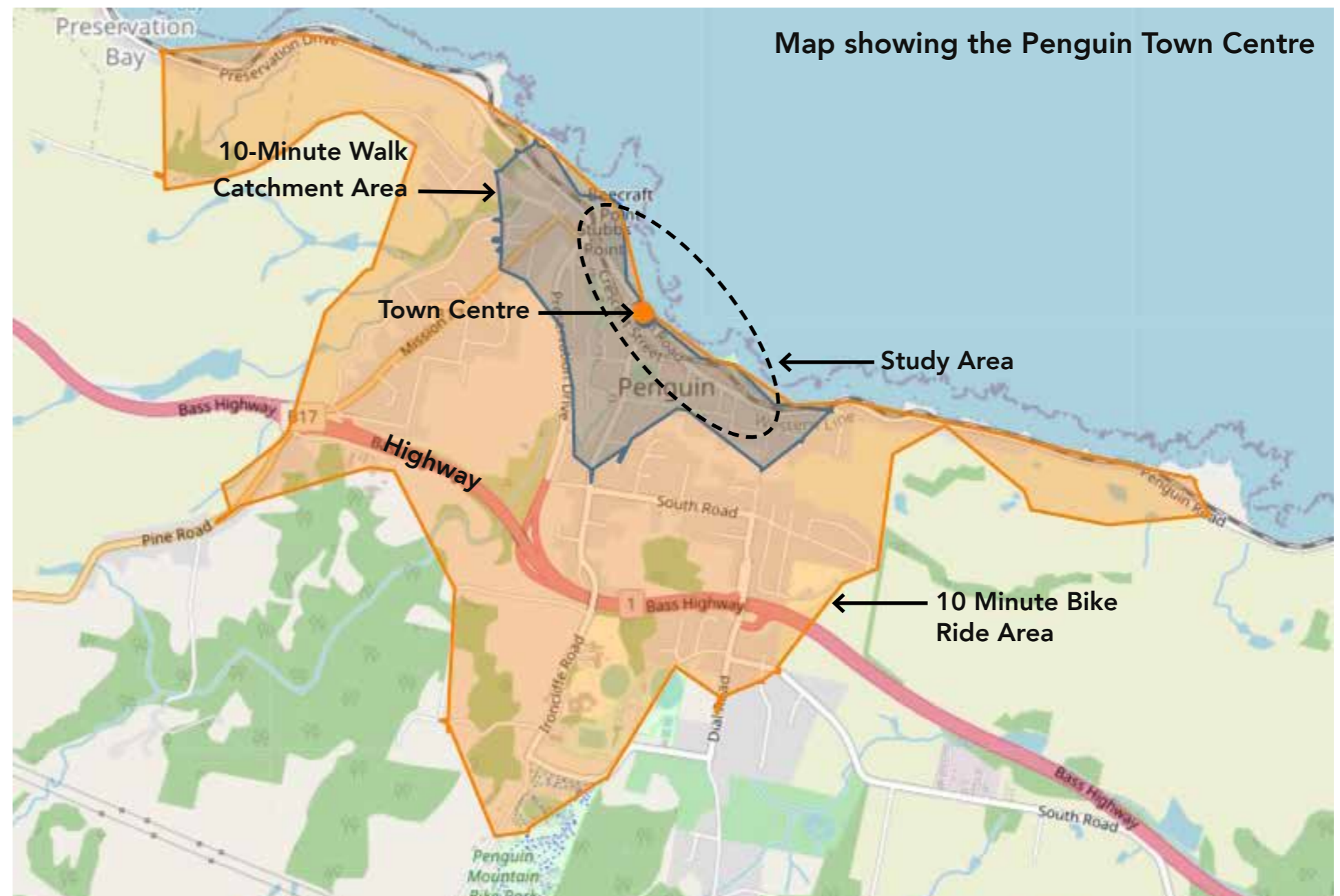
- Immediately commence a planning scheme amendment for the land behind Main Road including the Recreation Centre land to accommodate medium density residential.
- Immediately commence a planning scheme amendment for the Council Depot site to accommodate medium density residential;
- Immediately commence discussions with key stakeholders and plan improvements to address the underutilization of public buildings.
- Commence landscape design for re-greening and better activating the foreshore parklands and main street footpaths.
- Implement some short-term (temporary) tactical outdoor seating/dining/street tree areas in the Main Street that can be adjusted and moved around until the ideal location is found for permanent works.

These actions are extremely achievable and are designed to give Council an upfront cash injection to commence some significant community projects as well as some ongoing income stream to ensure the Penguin Town Centre is sustainable and able to be maintained to a high quality into the future. The actions are supported by the Place Score survey, by the findings from our set-up shop engagement and through significant and detailed analysis.

Regional towns and villages are in a competitive situation. They are competing to retain jobs and young people, to attract quality investment and they are competing to sustain their village lifestyle.

The villages that will prosper are the ones that are pedestrian based, and avoid sprawl driven car-based growth. Villages that are green, calm and innovative will attract day and night activity.

The Penguin Town Centre Masterplan is based on an approach that focuses on the quality rather than the quantity of community spaces and places. The masterplan and its strategies aim to make the improvements to the town both affordable and achievable and will further consolidate Penguin as the jewel of the Tasmanian Coastline.





PENGUIN

THE JEWEL OF THE STATE

Penguin was first settled in 1861 as a timber town and proclaimed on 25 October 1875. The area's dense bushland and easy access to the sea led to Penguin becoming a significant port town, with large quantities of timber shipped across Bass Strait to Victoria, where the 1850s gold rushes were taking place. The town was named by the botanist Ronald Campbell Gunn for the little penguin rookeries that are common along the less populated areas of the coast.

Sulphur Creek Post Office opened on 1 January 1867 and was replaced by the Penguin Creek office in 1868. The latter office was renamed Penguin in 1895.

Penguin was one of the last districts settled along the North West coast of Tasmania, possibly because of an absence of a river for safe anchorage. Nearly all travel in those days was by boat as bush made the land almost impenetrable. Many of the settlers probably emigrated from Liverpool via landing in Launceston then sailing west along the coast. Trade began when the wharf was built in 1870, allowing timber and potatoes to be exported. Penguin Silver Mine, along the foreshore slightly to the east of the town opened in 1870 but failed a year later. Neptune Mine, a tad further along, likewise failed. The rail from Ulverstone arrived in 1901, after which trade by sea declined. Passing of the Local Government Act in 1906 saw Tasmania divided into 48 Municipalities.

Penguin's first Council was elected in 1907, and the early stages of the municipal council were seen as benefiting the community. It was not until 1993 that the council was amalgamated with the Ulverstone council to form the Central Coast Council.

The Brief

The Complete Streets team was asked to look at ways to allow Penguin to be as good as it can be in the presence of some noticeable growth and a changing demographic. Specifically, the Central Coast Council was interested in the benefit of addressing several issues that they perceived as either opportunities or areas that might have been holding the town back.

These issues were:

- improving the Main Street shopping area;
- developing or improving the gateways to Penguin;
- improving the foreshore open space; and
- reviewing the Urban Design Guidelines.

Reference Studies and Plans

There are several previous pieces of work that the team has referred to during the course of this project:

1. The Penguin Recreation Ground Masterplan;

Very relevant study, significant community engagement with some solid well accepted outcomes.

2. Penguin Foreshore Remediation and Upgrade Project

Very significant and very relevant. The plans focused on the engineering aspects of a significant infrastructure investment.

3. The Penguin Urban Design Guidelines

Produced in 2008, this is a very solid but perhaps slightly dated document. This Masterplan suggests a continuation of the core principles with some minor changes.

4. Northwest Coastal Path

This strategic linkage plan is obviously entwined with the foreshore project. The behavior of the coastal path users will have to be modified significantly when going through the village. They will be interacting with longitudinal walkers

(walking along the path) and cross walkers, as well as learner riders, children playing, scooters, and skateboarders. The coastal path including the new foreshore path adjacent to the Main Street, is a difficult environment that will not tolerate high speed cyclists.

5. The Penguin Specific Area Plan (SAP)

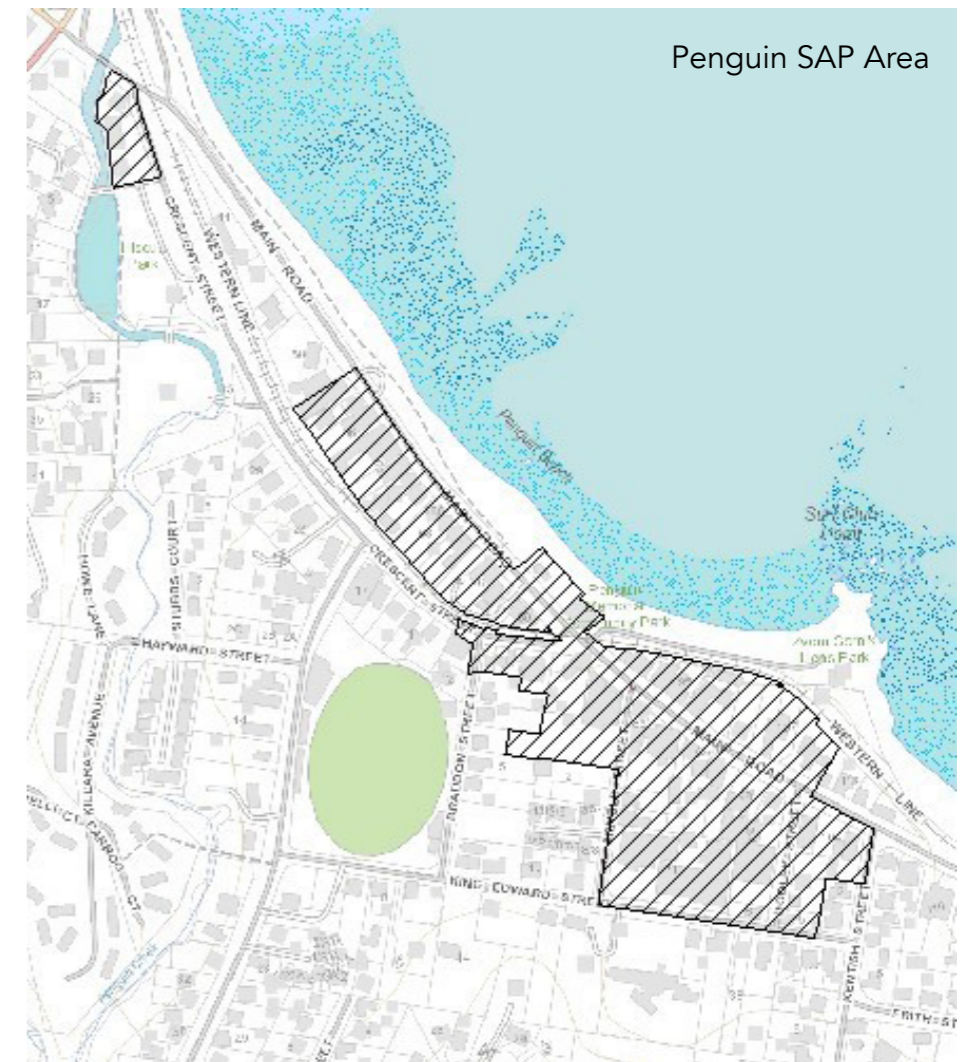
The Penguin Specific Area Plan for Penguin includes a significant amount of the Study Area. One of its aims is to maintain the village character of Penguin. This strategy considers what changes may need to be made to this SAP.

6. Perry-Ling Gardens Survey: Summary of Community Response

In October 2020, Tasmanian consultants Inspiring Place conducted a survey to determine what the Community's long-term desires were regarding the Perry-Ling Gardens. There were 197 responses, with the community expressing the view that the gardens should be restored and better maintained. The Perry-Ling Gardens are not in the study area, however this issue was raised many times during the Set Up Shop reinforcing the view that the gardens should be restored and maintained.

7. Penguin Cultural Study

In 1995 John Mongard Landscape Architects set up shop in the Library and undertook community planning which created a plan for Town Centre improvements which were undertaken from the 1990's until the early 2000's. Many of the civic improvements to the streetscape, foreshore and entries were built during this period. This study was reviewed to consider relevant issues and changes.



INTRODUCTION

Place Score

The place score study undertaken in 2020 was a significant data acquisition project to measure community sentiment about the liveability of Central Coast, specifically Penguin and Ulverstone. The place survey shows in a statistically significant manner what the people of Penguin consider to be important in their Town Centre. The three most important factors for Penguin are: cleanliness, visual character and elements of the natural environment. Note that car parking and car access did not come in the top ten of priorities. Notwithstanding this, the people of Penguin did rate car parking and car access higher than the national average. Other interesting data points were that young people thought that having things to do in the evening was way more important than it was to the other demographic groups. Overall, there was a very consistent top three or four priorities as shown right in Figure 1.



CENTRAL COAST LGA OVERALL (n=564)

RANK	ATTRIBUTE	% OF N
#1	Cleanliness of public space	76%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	57%
#3	Maintenance of public spaces and street furniture	54%
#4	Local history, heritage buildings or features	51%
#5	Overall look and visual character of the area	47%
#5	Outdoor restaurant, cafe and/or bar seating	47%
#7	Sense of safety (for all ages, genders, day/night etc.)	46%
#7	Quality of public space (footpaths and public spaces)	46%
#7	Evidence of public events happening here (markets, street entertainers etc.)	46%
#7	Amenities and facilities (toilets, water bubblers, parents rooms etc.)	46%

PENGUIN (n=167)

RANK	ATTRIBUTE	% OF N
#1	Cleanliness of public space	80%
#2	Overall look and visual character of the area	59%
#3	Elements of the natural environment (views, vegetation, topography, water etc.)	58%
#4	Maintenance of public spaces and street furniture	54%
#5	General condition of vegetation, street trees and other planting	51%
#6	Local history, heritage buildings or features	49%
#7	Sense of safety (for all ages, genders, day/night etc.)	47%
#8	Vegetation and natural elements (street trees, planting, water etc.)	46%
#9	Outdoor restaurant, cafe and/or bar seating	45%
#10	Quality of public space (footpaths and public spaces)	44%

ULVERSTONE (n=397)

RANK	ATTRIBUTE	% OF N
#1	Cleanliness of public space	74%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	56%
#3	Maintenance of public spaces and street furniture	54%
#4	Local history, heritage buildings or features	51%
#5	Car accessibility and parking	50%
#6	Evidence of public events happening here (markets, street entertainers etc.)	48%
#7	Amenities and facilities (toilets, water bubblers, parents rooms etc.)	47%
#7	Outdoor restaurant, cafe and/or bar seating	47%
#7	Quality of public space (footpaths and public spaces)	47%
#10	Ease of walking around (including crossing the street, moving between destinations)	46%

LEGEND

- #1 attribute
- #2 attribute
- #3 attribute
- #1 Different from LGA top 10 CF

Figure 1: Place Score Data Table
Source: Central Coast Council Data Analysis



02 THE ISSUES

ISSUES

Key Issues Plan

Following the set-up shop consultation and detailed town analysis process, key issues for the Penguin Town Centre emerged. These key issues are identified in the Key Issues Plan. Some physical strategies to deal with linkages, entries and important areas to improve are also highlighted on this plan. Key issues are also summarized in a visual form in chapter 5 (community ideas for the foreshore, walkways and beautification).

The Main Street

Penguin has an iconic Main Street. It is the centre for shopping in Penguin and its surrounding hinterland. One of its unique attributes is that it is a one-sided street for most of its length, with no buildings on the beach side of the street. The street is two way with parking on both sides and a speed limit of 50km/h.

The street is primarily mixed retail with a strong open space and recreational component on the beach side of the street. It is highly functional and currently has limited retail vacancies in the street.

As with all Main Streets, there are some issues, which if addressed would improve its economic and social levels of performance.

The key issues are:

- The footpath is too narrow and there are not enough street trees on the retail side of the Main Street.
- The traffic lanes are too wide, which encourages speed, except in the peak times. This is a problem for people crossing the street from the beach to the shops;
- There are not enough safe crossing points from the beach to the shops;
- There is limited use-able outdoor dining space.
- Many of these issues were mentioned in the Set Up Shop and are addressed in the recommended strategy.



PENGUIN TOWN CENTRE: KEY ISSUES PLAN



KEY STRATEGIES LEGEND

-  KEY TOWN ACTIVATION SITES CURRENTLY
-  KEY TOWN ACTIVATION SITES
-  TOWN LINKAGE OPPORTUNITIES
-  TOWN AREAS THAT REQUIRE FACILITY IMPROVEMENTS
-  TOWN ENTRIES / INTERSECTIONS THAT REQUIRE IMPROVEMENTS
-  AREA OF FORESHORE REDEVELOPMENT THAT NEEDS SOFTENING / GREENING WORKS

NORTH
 NOT TO SCALE



The Foreshore

The Foreshore is part of Penguin’s “Instagram” appeal. It is a delightful space and its longevity is being improved with the current works to improve its resilience to sea events. It caters for passive and active recreation and provides a unique aesthetic outlook for all Main Street users.

The foreshore was one of the most popular topics discussed in all the Set-Up Shop sessions. The community is concerned about the level of landscaping work that has been undertaken, and which is yet to be delivered as part of stage two works. Penguin is a vital part of the Central Coast, and the appropriate repatriation of Penguin Beach to its naturalistic village character will have a significant influence on its economic future.

The character of the foreshore landscape after the sea wall works has become harder and straighter by virtue of the new engineering structures. Many residents during the set-up shop were disappointed in this character transformation. The previously soft edge to the beach has become a linear, fixed edge. This issue threatens the character of the village and is possible one of the most serious issues to be addressed. This will require a significant design effort, as at present, the community believe their connection to the beach has been diminished, and they can’t see how it will be reconnected.

The Recreation Ground

This is an amazing opportunity for any local government. Notwithstanding the great history of the recreational facility, and Australia's only cricket ground with the 'six and out' rule actually in play, the village really needs some more housing stock, and more diverse housing stock. There was a scheme prepared for the site in 2018.

There has been a significant change in the economic conditions since the 2018 site planning which will require a rework of the scheme to provide more housing, less green space and less retail space. There is always predisposition that new developments, particularly ones that government is involved in, should incorporate open space and community buildings. However

in this case, Penguin has substantial areas of parks and open spaces and also the existing community buildings are not used to capacity, so this site does not need to provide new green space or community facilities. The community is desperate for more housing in Penguin, so the Masterplan should be adjusted to accommodate these new conditions.

Another issue with the Recreation Ground Site is that it is zoned for recreational use. Council will need to have the scheme amended so that the site can be redeveloped for different uses.

In this case we are recommending medium density residential uses, to meet community needs in the town. There is

probably no need to zone it mixed-use in light of current conditions and needs. We will discuss later our recommended process to obtain a development approval for the site.

The design team recommends a disposal strategy: Council should undertake a planning scheme amendment and a subsequent development approval for its preferred use of the land, and then tender the land for development by the private sector.



Image: <https://writingfooty.wordpress.com/tag/football-grounds/>



Figure 2: Locations of significant public buildings addressed in this study

Public Buildings

Penguin has some significant public buildings which would be the envy of many other regional towns. They are all used to some extent, but because community assets are so important, it is worth examining whether the current public buildings are being managed and used with the maximum community benefit.

It seems at first glance that they all may be underutilized, some things might be in the wrong place, and Council may be missing out on some income streams. The individual buildings have individual potential; however, they should work together to maximise the community value.

This chapter summarizes key issues regarding these facilities. Further detail and actions are outlined in Chapter 5. Strategies will require detailed consultation and ongoing collaboration with community groups and stakeholders

Heritage Listing

The Penguin Memorial Library and Obelisks (ID No. 10933), The Senior Citizens Club Hall (Former Council Chambers and Court House) (ID No. 10942), and the Penguin Railway Station (ID No. 10927), all have permanent listings in the State Heritage Register. This heritage listing ensures that the physical fabric of these buildings is maintained in an authentic manner relative to their history, even as the buildings are utilized in new and emerging ways.



03

THE SET-UP SHOP

PLACEMAKING IN PENGUIN

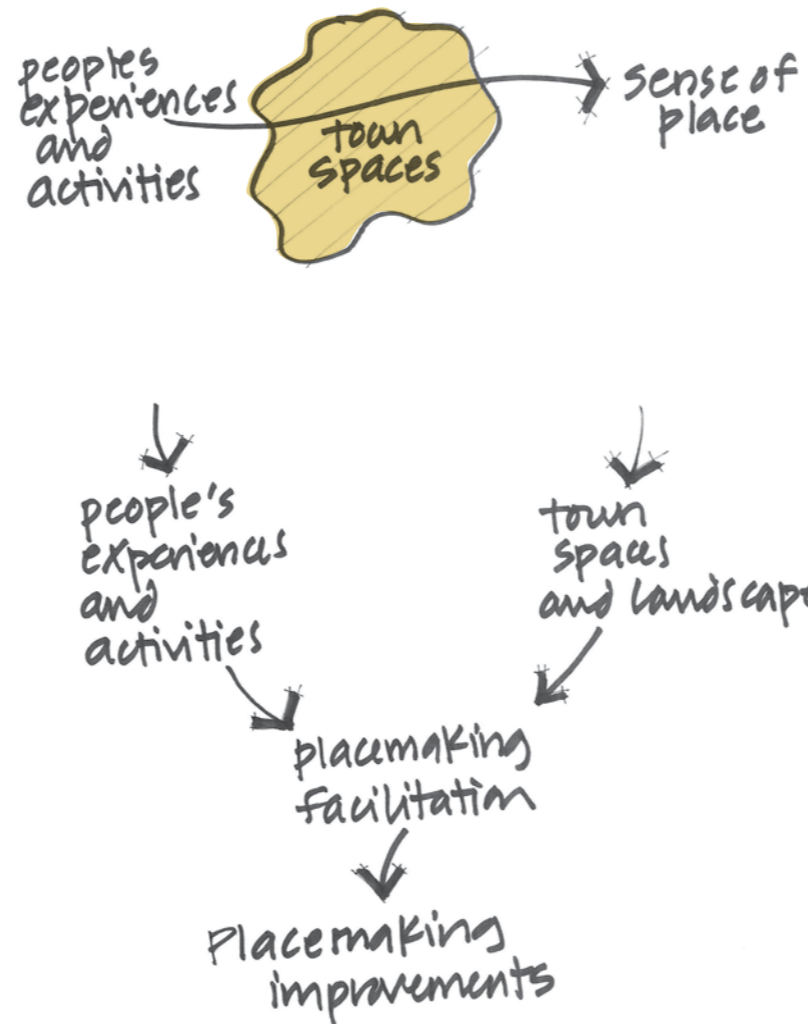
Placemaking in Penguin

The character of a place is made up of the landscape in combination with the activities and experiences of people. To shape the function and character of a place we need to understand the qualities of the existing place and how it is valued and perceived by people who use it.

This study has used a process of co-design to get inside the issues and values of people who live, work and visit Penguin. The team 'set-up shop' in the Old Railway Station for a week to allow people to share their thoughts and collaborate on emerging ideas to improve Penguin.

At the same time, the designers generated concepts and sketches based on on-site analysis and reflections on the engagement ideas. The process combines thinking / designing / drawing into an open and creative dialogue with users and decision makers.

The important issues and ideas float to the top of considerations as the shop of ideas filled up. At the end of the shopfront engagement, the railway station was full of ideas.



Introduction

Over a hundred and thirty people gave one-to-one and group feedback on the Masterplan and community facilities during the set-up shop and community engagement process which occurred between Wednesday 15th September and Saturday 18th September, 2021. Two public meetings and one trader's breakfast were held, and the set-up shop consultation was open for over sixteen hours of one-to-one engagement and feedback. We had meetings with Senior Citizens, The Penguin Scouts, The History Group and The Penguin Library to discuss usage possibilities for the community facilities buildings in Penguin.

In a general overview, The Penguin Masterplan was presented in various public forums and comprises the following key elements:

- Improved parklands and amenities to compliment the Sea Wall works
- Revamped town entries
- Green habitat corridors along Penguin Creek, the Foreshore and the Highway Corridor
- Better interconnected walkways and trails
- A network of street trees to provide shade and colour
- Renewal of the Recreation Grounds and Council Depot to village housing
- Upgrading Hiscutt Park, Lion's Park and Perry-Ling Gardens
- Renewal and upgrading of community facilities buildings

Traders Feedback

Traders are generally happy with the proposals, with the two major food store owners both noting that improvements would be good for the town and that retaining car parking and two-way movement was important. Amenities that encouraged people to stay longer would be good for trade. Some traders do not want specific things: trees which are perceived to block signage or drop leaves were raised by one trader and by one past trader. Traders are generally precious about carparks immediate to their shops. The new craft beer venue was perceived to be creating a

parking problem with overstaying vehicles on the Main Street. Better management of parking is required. Some workers parking in key spots all day, and RV's and caravans take up precious parking space.

Specific traders mentioned the need to connect both ends of the Main Street. The intersection of Crescent Street and Main Street at the eastern end of the Main Street is perceived as a division. People are too tempted to stop walking at this location and don't continue east to the other part of the Main Street.

Good Ideas

All the ideas and issues are collated in the following set-up shop sheets. A number of very good ideas were raised during the discussions about the concepts in the masterplan, and we recommend they are incorporated into our report and within the updated Masterplan.

Community Feedback

People are generally happy with the overall Masterplan, its placemaking approach and its main actions.

The Masterplan comprises of predominantly landscape and streetscape actions, and these are broadly accepted. The following topics garnered a lot of discussion and varying viewpoints:

- The football oval site (perceived need for tour bus / overflow car park and some concern over the small number of three-storey dwellings incorporated in the layout)
- The perceived problem of car parking on the Main Street
- Need to sign/designate RV/tour bus parking
- The perception by some people that the development of the football oval and the depot site could threaten the village by over development (people still recall the development proposals by Tony Roche over ten years ago)

Foreshore Improvements

The improvements to foreshore parklands, particularly those associated with the greening of the seawall works was well received. Provision of more picnic shelters, BBQs, interpretive signage and walkway links to Main Street were liked. Some people want more trees and other people want fewer trees. The need to maintain views needs to be balanced with provision of shade and greenery.

Streetscape Improvements

The improvement to footpath areas in the town centre were generally well received. Fixing pavements emerged as a detailed concern which can be addressed in progressive area improvements. Creating safe and pleasant crossing points and implementing traffic calming on the Main Street were ideas well-received.

Hiscutt Park

People agree that Hiscutt Park should be improved, with old fixtures and equipment updated. The owner of the Art gallery Site does not agree with the naturalisation of the failing stone walls around the lake; however, most people did not disagree with this proposal. Improving shade, paths, toilets, the BBQ and play facilities were all accepted.

Football Oval And The Council Depot Site

The broad feedback is that there is indeed an urgent need for reasonably priced housing in Penguin and that the development of The Football Oval and The Council Depot provide Penguin with housing options which it would otherwise never have. The concepts related to creating a Penguin Village housing form to better fit in with the Penguin seaside cottage character was well received. The notion of these developments providing funds for foreshore and streetscape works within Penguin was also generally well received. Residents would like those funds to

MASTERPLAN - POST SET-UP SHOP CONSULTATION OUTCOMES

improvements and maintenance within Penguin.

The Football Oval was a topic of interest due to its size and location. A small number of residents see it as a solution to the perceived lack of car and bus parking, despite the site being well beyond the walking distance of other unutilised on street parking areas. Line marking and sign posting existing parallel car parking areas for cars, buses and RV's / caravans, particularly along Crescent Street, would go a long way to countering this perception of lack of car parking.

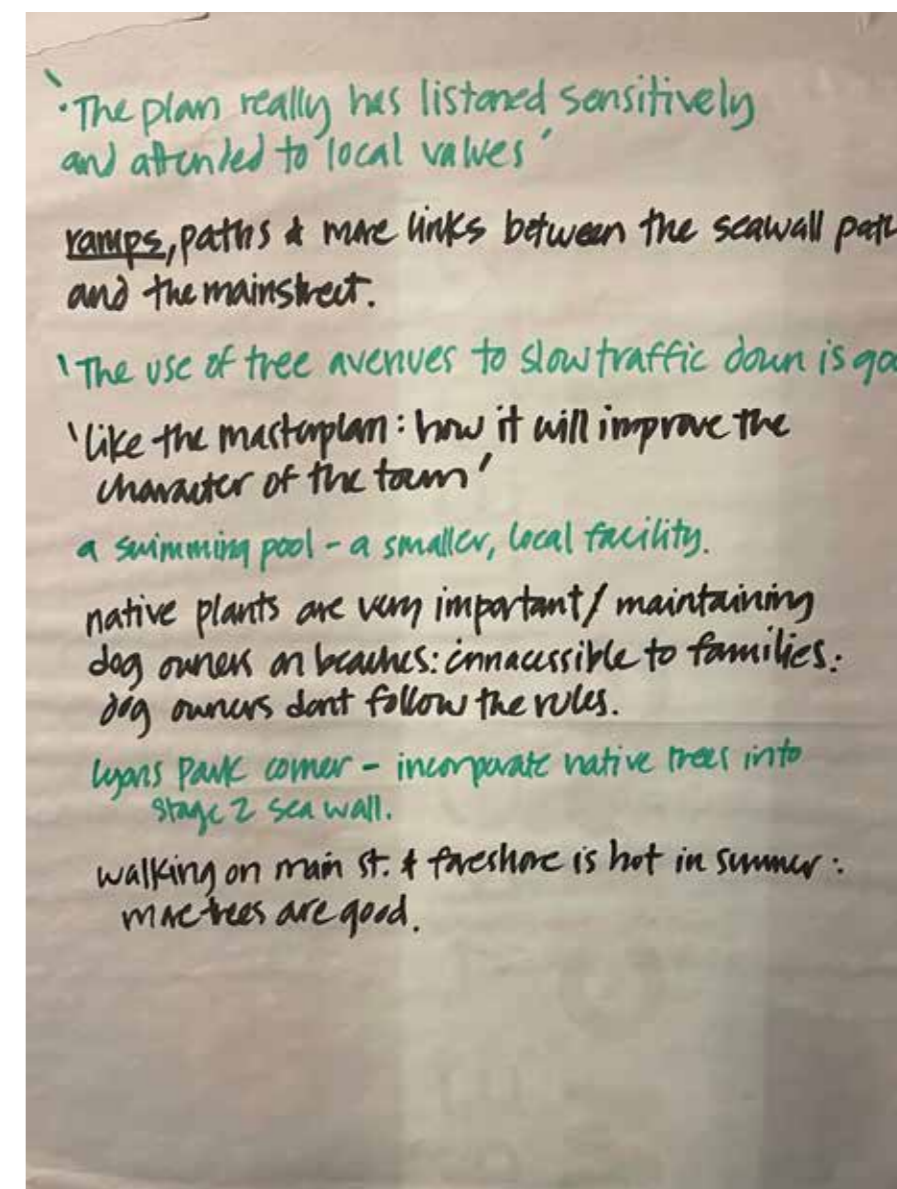
The concept of providing smaller homes for upsizers and downsizers was generally agreed upon. Providing these homes in a green setting with shared parklands was also liked. The three-storey high dwellings in the centre of the concept plan, despite likely not being visible from surrounding existing streets, were perceived as an over development by some residents. Some people however felt more housing could be provided, and some said that they would have bought the homes on the third storey. Irrespective of height or dwelling numbers, people agree that housing in a green setting, without commercial components is now the best outcome for the Football Oval Site.

The proposed concept for village housing on The Council Depot Site was generally accepted, and due to its set-back location, no real concerns over dwellings of three storeys or 'over-development' were raised.

Car Parking And Tour Bus Parking

Council undertook a carpark analysis in Penguin, counting all available car parks and the relative usage of those carparks the conclusion of this study was that Penguin has an oversupply of carparks. Unfortunately, residents perceive they have a problem parking. People are unwilling currently to walk much further than 200-300 meters to their desired shopfronts and as such many outer carparks are not utilised. Carparks between the pub and the real-estate agent on the Main Street are most sought after. The perception of a car parking problem relates to the parking bays in this zone.

Both residents and traders acknowledge that there is a management problem related to these car parks: for example, the off-street carpark behind the post office is predominantly used by traders and their employees, who are also unwilling to park a bit further away, thus assisting to create more carparks for residents. Main Street carparks are also occupied by traders for long periods of time, creating a shortage for residents. The time limit on carparks is an issue for some, who believe a longer than two-hour stay is normal. When parking officers apply the limits and give fines, this is very unpopular.



The Community

The community provided passionate and communal discourse, with clear and concise ideas being brought forward. Residents would like to protect its current village character and keep the town green. Enhancing what we already have and promoting parks, shops and surrounding green spaces are key concerns. The town is loved by its inhabitants for its seaside village qualities, its greenery and its community focus. Listening to what the people of Penguin say will build trust in the town going forward.

The following key ideas has been collated from the Set Up Shop at the Penguin Railway Station from April 12 to 16th which included informal brainstorms with various stakeholders, including senior Council staff. Consultation was also undertaken at the Penguin Markets. There was also extensive input from a community and traders survey conducted over the same period. All the actual comments from the Set-Up Shop wall are recorded in the Appendix.

The following key ideas are some of the dominant concerns of the community:

- Planning: The shops should be located on the Main Street in one cluster. New development should be sympathetic to the scale of the village.

- Street Maintenance: People would like better maintenance on the street, particularly bins, signage and gardens. More seating, more B.B.Qs and better toilets were frequently noted issues.
- The Foreshore: Should be protected and kept green. Residents feel the Seawall works look overly hard and have not incorporated the seaside village character or connected well to the Main Street. The foreshore parkland area needs to be improved to offset the hard seawall infrastructure. People would like the second stage which includes the Perry-Ling Gardens to be undertaken in a much more sensitive manner, with careful retention of existing trees, better/more generous links to Main Road and a greener outcome.
- Housing: A lack of housing was frequently brought up, both from older residents and young people. The Main Street should stay as an integrated corridor and not spread to other locations, such as the vacated Recreation Ground.
- The Recreation Ground: This site was discussed often, with people in favour of converting it to provide Penguin 'village' styled housing with options for older and younger people, less abled and single-family households, all set in a park-like environment. Shops in this location are not preferred since they would compete with the Main Street.

- Parking: Most of the parking is focused in a small strip on Main Road and people noted that RV's often take up available spaces there.
- Traffic Movement: Various people suggested options for the direction and movement of traffic through town, including one-way systems. A 30\40km speed limit is a popular idea, paired with a rethink of the traffic calming islands and more bike paths. Maintenance of pavers, walkways and fixing the intersections at either end of the train track are also good ideas.
- Hiscutt Park: Residents like the park but noted facilities could and activities could be improved such as the playground the toilets. Paths and facilities could be better linked.
- Masterplans: Residents noted there have been numerous plans for improvement but little resulting action. People would like an integrated plan which yields results.
- Community Buildings: Community facilities need more consideration. The Visitor Centre is valued but noted to be needing a face-lift. Encouraging more community events and better usage of key public buildings such as the Library, Scout Hall and Railway Station were noted concerns.
- Perry-Ling Gardens: The parklands need up-keeping as part of ongoing Seawall Works. The foreshore park and its existing trees is highly valued.



SET UP SHOP: WHAT THE TRADERS SAY

The Traders

A door to door survey and questionnaire was taken to traders who were available during the set-up shop in April 2021. This was complemented by a traders workshop held one morning during the set-up shop. The following key ideas were raised by traders:

- **Parking:** There was concern for parking space, not so much about the amount of it but the management of existing spaces. Little policing of the parking limits leaves cars parked in prime spots for hours on end.
- **Caravans and RV parking:** If RVs had designated parking and stopping areas this would free up multiple parking spaces in high demand areas near the foreshore. Penguin should be advertised as RV friendly, but that's not all that's on offer. What isn't wanted is a "cheap RV town", Penguin has many draws, the foreshore, the marine life and the big penguin that all should be highlighted.
- **Local food and beverage should be promoted.** Create more vibrancy and diversity of both night and day trade.
- **Creating for a bike friendly area and foreshore:** this would also help to connect to neighbouring townships such as Ulverstone.
- **Hiscutt Park:** Better outdoor dining\shelters, encourage more activities and usage. Link the park back to the Main Street.
- **Landscape:** Greenery along the main street was an area of high concern, along with cleanliness and the maintenance of existing attractions.
- **Litter Bins:** many people want bin numbers and they would like bins to be emptied more often.

- **Skate\Scout Hall area** is heavily used as RVs commonly dump their household rubbish there. Stubbs Point and Beecraft Point could be improved and utilised more. Provide visitors with reasons to walk all along from point to point.
- **Seating:** More seating in main street\foreshore as well as more BBQ areas. Other requests included more sheltered eating\picnic areas, more bus stops with shelters for said stops, an updated playground for the kids and more public toilets.
- **Foreshore:** Beautification is a priority. Traders see the value in creating more destinations and reasons for visitors to stay along the foreshore and close to shops.
- **Recreation Ground:** The Recreation Ground has a great deal of space to benefit the town, with housing and new community spaces a priority.
- **Community Buildings:** The town misses its town hall but agree that there are plenty of places in the area not being utilized fully. The Railway Station, Senior Citizens Club Hall, Scout Hall and Meals on Wheels building are all named as options for activation.
- **Housing:** There is an increasing need for affordable, smaller and alternative housing\accommodation, and this demand will increase over time. Lack of housing is reaching a critical point. A more relaxed attitude\process to shop top housing, medium density building, and accommodation will help to ease strain\cost of resources. Provide diversity in accommodation that matches the towns character.





04 THE STRATEGY

A SUMMARY OF THE PENGUIN MASTERPLAN

The design team set-up shop in the historic railway station for a week in April 2021 in order to listen to the community and traders. Many people provided ideas that have shaped this Masterplan and the key strategies are based on the most important and recurring concerns of residents. (refer appendix)

Penguin's advantage over other towns is its scenic main street and green landscape setting. The Penguin Town Centre masterplan aims to strengthen these advantages to create more community activity, visitation and trade.

Small towns lack resources, so it is important to make changes that are well considered and cost effective. The masterplan comprises three main actions:

- The greening and linking of the foreshore, main street and town,
- The activation of key site and community facilities and buildings, and
- The refinement of guidelines and policies to support the Town Centre.

Connecting shops and foreshore

The masterplan creates improved gateways and avenues through the main street. The seawall is softened and activated by crafted furniture and colourful gardens. The foreshore landscape works create more activities and attractions to entice people to walk from Preservation Bay across to Watcombe Beach. Rather than just taking a photo of the Big Penguin, visitors could take back with them a series of postcard-worthy pictures all along the improved foreshore parklands.

Making better use of buildings

Various locations around the Town Centre need a revamp in order to provide enticing places for people to stay and linger: these include the library, the Visitor Information Centre and parts of the older main street towards the peripheries.



Penguin has a lot of community facilities and open spaces but needs to utilise and showcase them better. With collaboration and creativity, spaces can be opened up to the life of the community and main street thus benefiting the shops and traders and providing life on the street both day and night.

Greening the Town Centre

The masterplan includes a range of streetscape, foreshore and park improvements which collectively will help bind the Town Centre into one distinctive place and experience. The ten priority projects are focused on the most visited and seen areas which require improvement: predominantly the main street and its linkages to the foreshore and beach front.

These projects, subject to grant and co-funding, may be parts of one or two consolidated grants or stages. They could be implemented annually through Council's infrastructure and capital works program. They could potentially be funded by optimising use of Council's assets.

These landscape improvements need to be well crafted so that Penguin can continue to be the most desirable place to stop and indeed to live in. A higher level of design and detail and a co-ordinated whole of town approach is required which will yield long term place quality.

Consolidating the town's image

The character of the main street can be improved with avenues of trees and occasional gardens. It is intended that deciduous trees form these avenues to provide spectacular autumn colour and allow winter sun along the main street. The foreshore gardens and trees will feature native plantings and a broader offering of trees that feature in local ecosystems. In the broader park areas, larger native and exotic trees can be incorporated to further green the town and provide shade canopies.

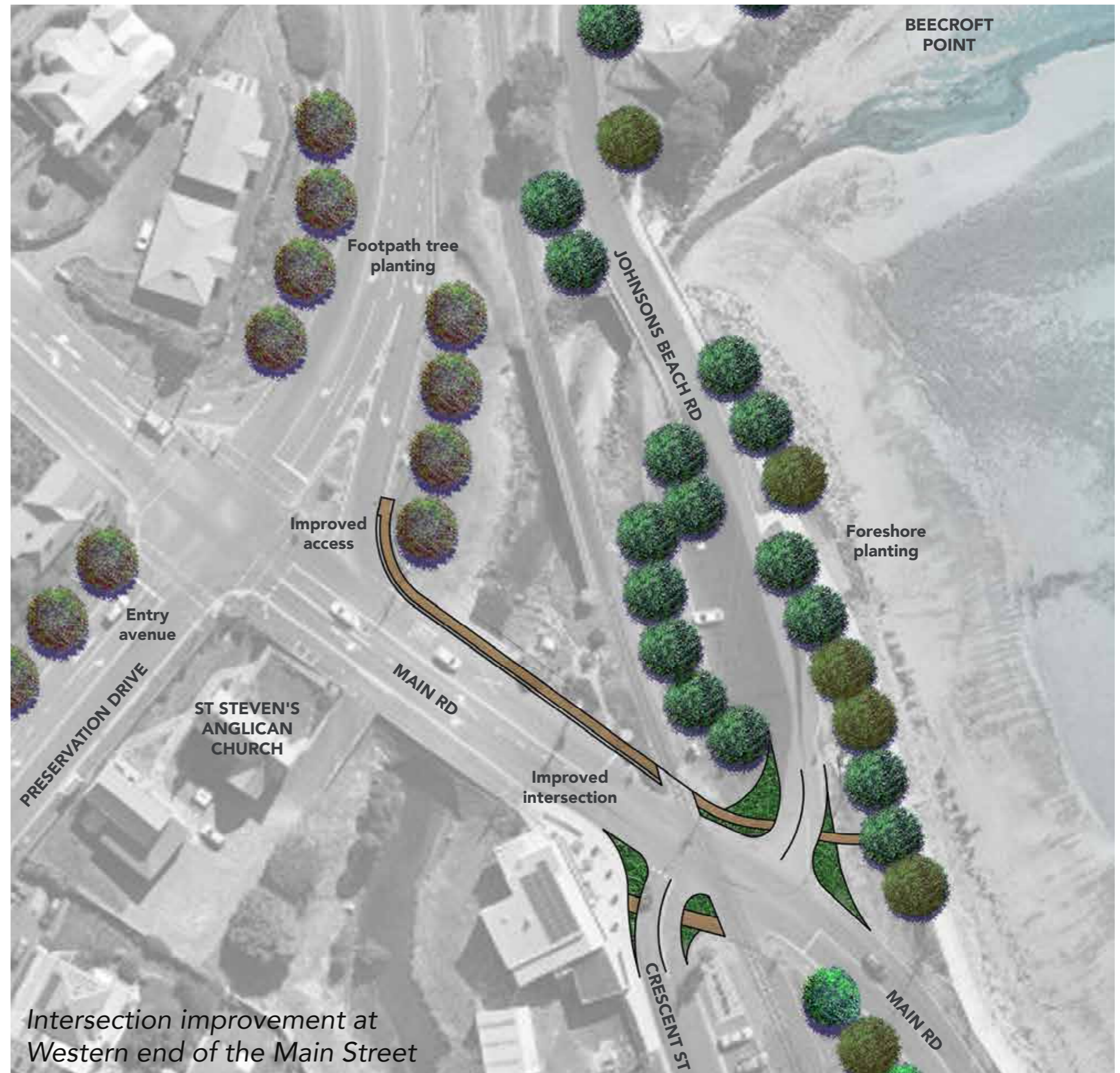
Green infrastructure is now what will yield the most beneficial returns for the life of the Penguin Town Centre. With these minor interventions Penguin will continue to thrive and maintain itself as the jewel of the state.

The Main Street

The Main Street strategy is easy: it needs to make pedestrians feel more comfortable so they will visit more often and stay longer. There were some small picture issues raised by the community, but they mainly related to the foreshore and more greenery. This will be addressed in the foreshore strategy. Naturally the team considered access and car parking in the Main Street. The community concern regarding RV's and Caravans in the Main Street is a minor issue but can easily be addressed. The main issue, and it is by no means a disaster when compared to many main streets, is that there is generally too much car activity, which limits human activity and hence overall income to the village.

To address these issues, the main strategies for the Main Streets are:

- Modify the intersection of Crescent Street and Main Road West to improve pedestrian safety and provide some more people and green space as shown in the adjacent sketch.
- Modify the intersection of Main Road and Crescent East to improve pedestrian safety and to provide some more people and green space.
- Provide intermittent footpath widening to provide more street greenery on the shopping side of the street and possibly some more outdoor dining opportunities, which were a priority in the place score community insights report. These actions could be implemented on a temporary or tactical basis until the ideal locations are found. An example is shown below. These Main Street initiatives have been discussed before in Ulverstone.



Intersection improvement at Western end of the Main Street

THE STRATEGY

The improved Main Street needs a look and feel as shown below





Keep in mind that in Australia we are now permitted to have variations to the standard 'ZEBRA' crossing such as the Rainbow Crossing in Darlinghurst. It would be a great design competition for locals to design a 'PENGUIN Crossing'. The exact locations of these crossings would be subject to detailed design consideration.

Long term, when the pavement needs to be re-sheeted for maintenance, the lanes should be narrowed to 3.1 metres to get the speed in Main Street down to 30km/h. This action would not require the speed limit to be changed, it would just become a lower speed environment. This traffic calming strategy will improve the environment significantly and increase the number of visitors to the Main Street as well as lengthen their stay.



Create more high-quality street crossings: We recommend two additional crossings on Main Road (Similar to those on this page).

THE STRATEGY

The Foreshore

The community feedback during the consultation is that the sea wall has negatively impacted the informal village character of Penguin. The height and bulk of the seawall works have transformed the soft, green edge that existed between the beach and the Main Street.

These foreshore issues can be addressed by landscape design. The hard edges of the seawall need to be softened overtime by creating niches of seating, shade and shelter, as well as by using trees and gardens to create a more interesting sense of journey and discovery along the connected path. Small 'places' need to be reclaimed along the esplanade which create wind protected, comfortable gathering areas of various sizes and can reconnect the village for the beach.

There has to be a strong landscape design effort to recover this situation. The Complete Streets team cannot emphasize enough the level of effort that this will require in terms of design and implementation. The recommended strategy is that Council immediately plan for the following works:

- Review stage 2 seawall works to incorporate significant landscape design elements;
- Carry out design development plans for significant repatriation landscape works fronting Penguin Main Street; and
- Allocate short-term funds to build softening works along the foreshore as shown adjacent.



Immediate Foreshore Works to Green Up The Sea Wall

The Recreation Ground

Central Coast Council has invested significant effort in determining the best long-term outcome for the recreation ground, given it has outlived its usefulness for its original recreation purpose. The original masterplan is shown below in figure 3. It was considered the best outcome for the land at the time, and on the whole the Complete Streets team consider this to be a good outcome. However there have been some significant market changes since this masterplan was developed, and additionally our investigations of the village centre have further highlighted the needs of the village. In this case more importantly we have identified what the village does not need.

In recent times due to a number of factors, a severe market shortage has developed in affordable attached housing within walking distance to the village centre. There is also a significant oversupply of community buildings as discussed in section 2.4, and actually more than enough passive recreation space. For this reason, we have recommended minor changes to the masterplan to add in more residential space and less community building space to be a more contemporary representation of the current needs of Penguin, shown right in figure 4. Further detail on the updated concept plan for the Recreation Ground site is outlined in chapter 6.



Figure 3: Previous Recreation Ground Masterplan



Figure 4: Revised Recreation Ground Masterplan

In order for this renewal process to commence, the Council will have to amend the planning scheme to allow this recreational site to be redeveloped as a residential site. We consider this to be an opportunity to make a larger amendment to the scheme since there was some sentiment from the community that there should be more development on the waterfront to cater for more tourist accommodation and housing on top of the retail. Naturally there was also opinion to keep the village style main street.

As a balanced response to this, Council should rezone all the land behind the Main Street, nominally between Main Road and King Edward Street from Arnold Street to Ironcliffe Road. It could also include land to the east of Coreneagh Street and to the north of Hayward Street. It would need significant investigation to determine the exact details, but the Recreation Ground site should

aim towards a minimum density to achieve at least 60-65 dwellings with a maximum height of three stories and no minimum parking rate. Only a small number of dwellings would be three-storeys located centrally to be screened from all streets and providing low-cost residencies for single dwellers. We recommend the rezoning or special area plan provide new planning guidance on achieving a more definable village style housing: one which creates smaller mixed height dwellings, with smaller courtyard gardens and more shared open space (refer concept plans for the Recreation Ground site, and also the depot site, in Chapter 6).

This village character housing would reinforce the streetscape and landscape character identified in the masterplan Chapter 5 to support the communities strong request for smaller, more affordable homes suited to older people, singles and workers.

Hiscutt Park

Hiscutt Park is an amazing asset for a regional town. The design team's approach to this park is to ensure that the park's active and passive uses are improved and the park linked to the daily life of the Main Street. The substantial ongoing maintenance costs can be well justified by creating a destination with broader range of activities. The costs can be more than covered by implementing other strategies in this document. Whilst there should be changes to Hiscutt Park, they should be concentrated on increasing use, and even changing uses, as well as to reduce costs.

The strategy is to increase its active use to complement its existing passive use. This would mean curating activities and events and possible introducing some low impact commercial activities such as a non-permanent coffee cart/fishing hut or even some non-motorised water activities to complement the existing model sail-boat activities. The adjacent art gallery proposed paddle-boats and this use should consolidate recreational use of the lake. The park needs better connection to the village centre with improved crossings of the railway line to access the Main Street. Our major recommended actions are:

- Review wall and lake edges: expand the natural edges, relocate paths to suit;
- Climate risk from storm and inundation to be considered: replant vulnerable banks;
- Review furniture and amenities in park and modernise / replace including appropriate three phase power facilities to enable more events;
- Design footpath link to main street and railway station;
- Tender low impact commercial activities in the park;
- Prepare lake and drainage way to cater for more frequent flash flooding and events: consider best weir maintenance regime.





05 THE MASTERPLAN

PENGUIN TOWN CENTRE MASTERPLAN



Elements of The Masterplan:

The Masterplan shows interconnected landscapes and precincts which reinforce Penguins village character. The areas identified for improvement include:

- Improved parklands and amenities to compliment the Sea Wall works
- Revamped town entries
- Green habitat corridors along Penguin Creek, the Foreshore and the Highway Corridor.
- Better interconnected walkways and trails
- A network of street trees to provide shade and colour.
- Renewal of the Recreation Grounds and Council Depot to village housing.
- Upgrading Hiscutt Park, Lion's park and Perry-Ling Gardens.
- Renewal and upgrading of community facilities buildings

MASTERPLAN LEGEND

- 1 Western town entry
- 2 Green habitat corridor
- 3 Scout Hall / Nut / Johnsons Beach precinct
- 4 Parkland on foreshore improvements
- 5 Railway Station precinct
- 6 Hiscutt Park precinct
- 7 Trail system
- 8 Street tree planting
- 9 Recreation grounds concept plan
- 10 Playground precinct improvements
- 11 Eastern town entry
- 12 Lions Park precinct

NORTH



NOT TO SCALE

FORESHORE IDEAS

The following ideas for improving the foreshore were the most frequently mentioned by the community during the set-up shop process:

- People shower / dog tap
- BBQ & picnic shelter at kids pool
- More play equipment at the playground
- Main Street playground needs updating and expanding
- More seating decks and shelter
- Better and more BBQ areas on foreshore dog beach with bins
- Easier access across tracks
- Connected paths and bike way system along the foreshore is important
- Tree planting to stop the wind
- Better access for boats
- A mooring\jetty and ramp

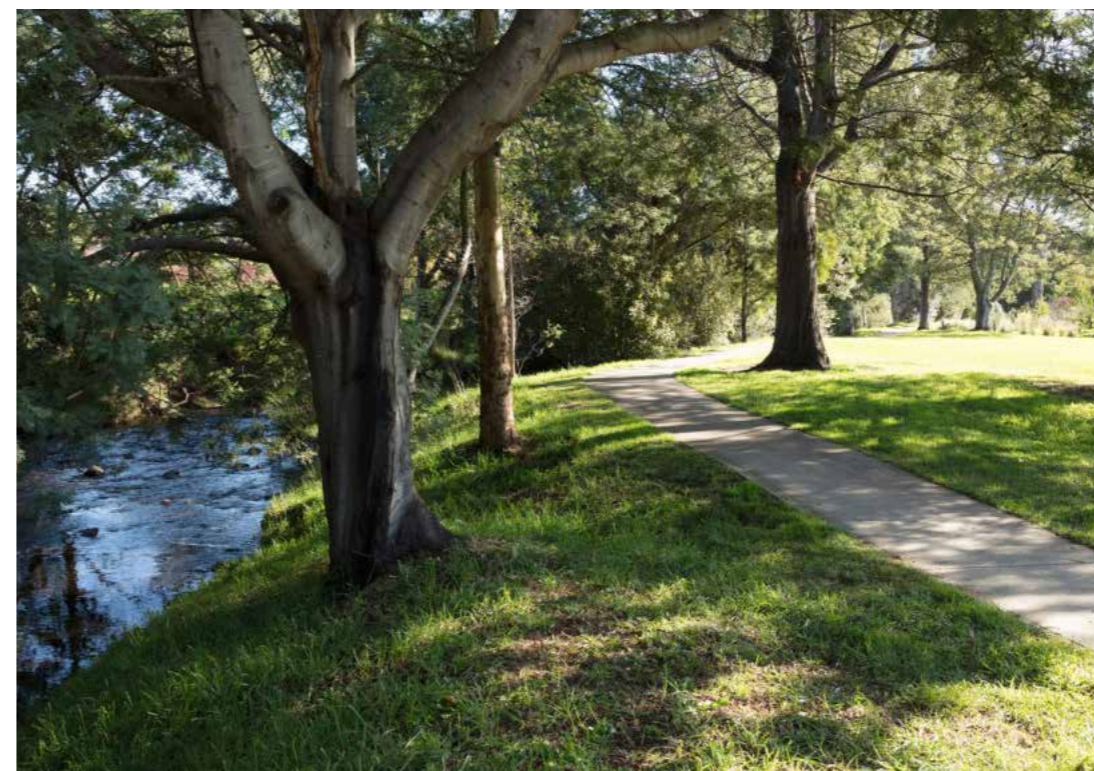


PENGUIN TOWN CENTRE MASTERPLAN: COMMUNITY IDEAS FOR WALKWAYS

TRAIL & WALKWAY IDEAS

The set-up shop consultation raised many ideas for walkways and trails around penguin. Ideas suggested by the community include the following:

- Link Hiscutt park to foreshore park, create a walking trail loop
- Link main street areas with other residential areas
- Make paths of simple materials
- Give people things to do
- Provide interpretation and stories
- Create shady tree corridors



PENGUIN TOWN CENTRE MASTERPLAN: COMMUNITY IDEAS FOR BEAUTIFICATION

BEAUTIFICATION

The set-up shop consultation raised many ideas for beautifying Penguin, including the following:

- Foreshore\seawall needs greening and trees, preferably creepers and natives ie pigface, saltbush, decorative trees not pines. Don't lose any trees or habitat with the next sea wall stage
- Provide more trees in the Town Centre
- More public\community art
- A viewing platform.
- A stage with power.
- A floating pontoon for music and events
- No greenery needed on the sea wall. It looks professional and tidy
- Focus on the interaction between the seaside, main st and the towns points.
- Focus on the natural character.
- Improve the level of park maintenance
- More interpretive signage and other points of interest
- Create a welcome garden\ natural garden at the railway.
- Improve the presentation of the shop fronts
- Get a community notice board where people can post notices



PENGUIN TOWN CENTRE MASTERPLAN: COMMUNITY IDEAS FOR MAIN ST & TOWN CENTRE

MAIN ST & TOWN CENTRE IDEAS

The following ideas for the main street and Town Centre were raising during the set-up shop process:

- Provide more bins and empty them more frequently
- Provide more seating on main st and on the foreshore
- Create equal access toilets on main street
- Built better bus stops with shelter
- Move the community book Tardis but keep it in the vicinity
- The Town Centre needs wider footpaths.
- Don't move the Tardis, it's a good attraction.
- Make a family friendly main street
- Traders to work together to enhance main street
- Improve the streetscape along Crescent Street
- Provide public table tennis and a chess board
- Improve the access to Lions Park
- The towns internet needs better public connectivity. Access is not great.
- Put a shared pedestrian zone on the main street, but use pavers or patterned concrete
- Put in a seaside bike trail from Penguin to Ulverstone
- Underground the power on the eastern end of main street



PENGUIN MAIN STREET IMPROVEMENTS: EASTERN GATEWAY



IMPROVEMENTS TO THE MAIN STREET AT THE VISITOR CENTRE

Revamp the precinct around the Visitor Information Centre



PENGUIN MAIN STREET IMPROVEMENTS: WESTERN GATEWAY



An avenue of deciduous trees along the Main Street will create dramatic entrees into Penguin

IMPROVEMENTS TO THE REAR OF THE PENGUIN LIBRARY PRECINCT

Create an outdoor activity hub to



Create an outdoor activity hub to the rear of the Library

PENGUIN FORESHORE & MAIN STREET IMPROVEMENTS

The Foreshore Landscape & The Seawall

The Penguin seawall improvement works will create much greater accessibility along the coastal foreshore. Stage one works from Stubbs Point to Lions Park creates a linear path broken up at the Penguin library heritage area. The intention for Stage B works is to extend the path toward the Eastern end of Penguin at Watcombe Beach.

The 2.6-metre-wide concrete path is in a location which makes it an important informal walkway / bikeway. It should not be used as a fast recreation or community trail since it is discontinuous and would create risk points along the foreshore.

The path should be treated as a slow speed shared zone to enable all types of users to enjoy the foreshore and safely cross to beach and main street. To this end, minor detail could be added to the walkway to make it feel more for pedestrians and less like a highway. The improvement sketch of the foreshore shows additional tiling, crafted seating, pathways and picnic / shelter facilities which will assist to harmonise the hard infrastructure into softer a Penguin foreshore character and to encourage beach / path / foreshore activation.

Improving the Foreshore Character

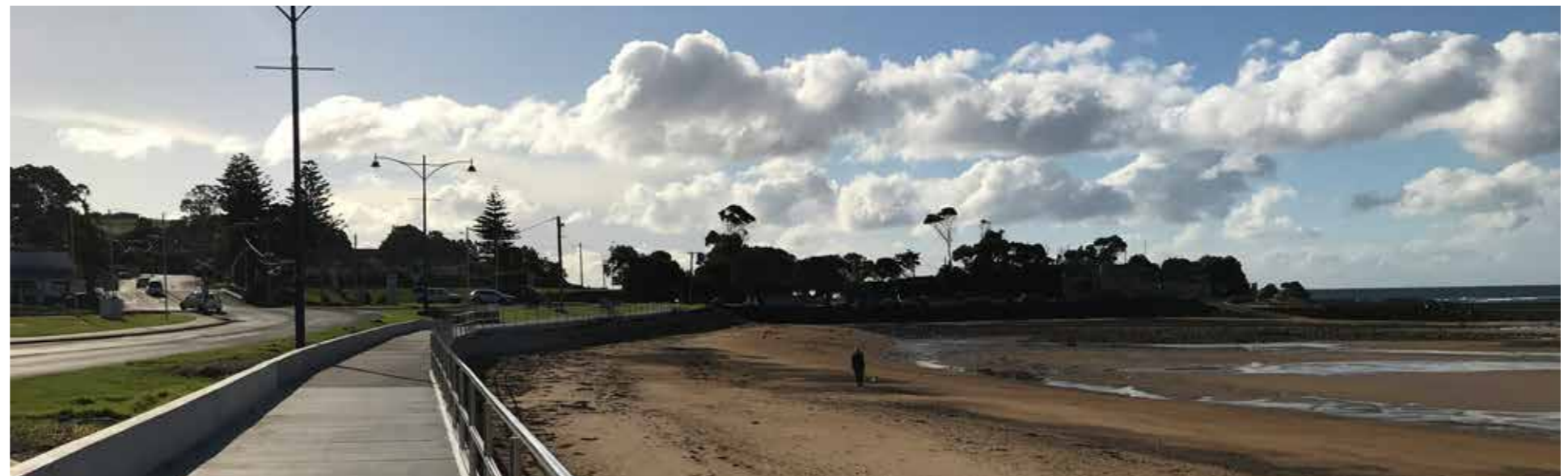
The character of the foreshore landscape after the sea wall works has become harder and straighter by virtue of the new engineering structures. Many residents during the set-up shop were disappointed in this character transformation.

The previously soft edge to the beach has become a linear, fixed edge. By design this may be softened overtime by creating niches of seating, shade and shelter, as well as by using trees and gardens to create a more interesting sense of journey and discovery along the connected path. Small 'Places' need to be reclaimed along the esplanade which create wind protected, comfortable gathering areas of various sizes.

The Penguin Town Centre plan and associated sketches shows new green niches or places along the foreshore as a means of extending the use-ability of the whole area. The park space between the road and the sea wall now requires substantial trees, gardens and landscape elements to soften and improve areas for use.

Actions:

- Review stage 2 seawall works to incorporate landscape design and elements.
- Carry out design development plans for landscape works fronting Penguin Main Street.
- Allocate short-term funds to build softening works along the foreshore.



PENGUIN FORESHORE & MAIN STREET IMPROVEMENTS

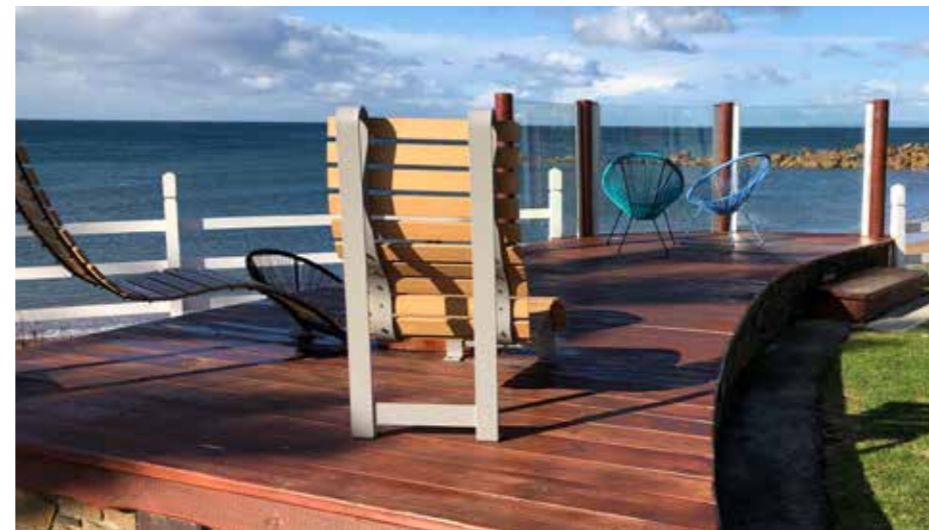


Soften the seawall with active green spaces

Designing for Activation

Penguin Town Centre has short periods of activation during morning to lunch periods and after school until about 6pm. Small coastal villages share these types of fluctuating activity periods. At these times shops are busy, the parallel parking is taken up at the retail core and there are residents and visitors activating the Main Street.

After 6pm most shops are shut and generally the pub forms a hub for activity. There are few dining options in the evening particularly in the colder months.



Visitors pass through and stop for coffee, a photo of the big penguin, or for a lunch break.

Often the playground is a welcome break for travelling family groups. On good days, visitors use the beach and walk further along the foreshore.

Actions:

Penguin could increase its level of activation by:

- Consolidating the things people can see and do.
- Providing more night-time life and activity.
- Extending the stay of residents and visitors.
- Making Penguin a stronger destination village.
- Improve the annual events space at the uniting church frontage.
- Get traders to paint facades through a rates reduction/program.
- Entice people to walk along all of the Main Street and foreshore frontage.
- Cater to growing teenage demographic with more visible main street activities and active play.
- Cater for the growing Boomer demographic with more photogenic and pleasant connected experiences along the main street.
- Keep in mind the value of attracting millennials to Central Coast, which penguin could be a key selling point.



COMMUNITY ENGAGEMENT

7-Day Makeover

In 2018 a community improvement project called Penguin 7-day Makeover, (link below) was held in the town and resulted in some noticeable and unique local outcomes which improved Penguin's local character.

<https://www.facebook.com/penguinmakeovercommunity/>

<https://www.youtube.com/watch?v=edcclbfuwFs>

The moveable chairs, organic timber seating benches under trees and rainbow painted beaches, lookout deck add a local touch to the feel in the town of Penguin and these should be promoted and extended as part of the ongoing place improvements.

The process of involving local residents and craftspeople in improving or 'making over' the town should also be continued, since it creates awareness, local pride and ongoing community spirit. Future town improvements can easily incorporate processes to continue local renewal.

Community Engagement

The Penguin community is very active and continues to manage and improve elements that contribute to Penguin's character.

Ongoing capital works and improvements can easily incorporate community involvement, both in the design and implementation phases.

The unique culture and creativity of Penguin should focus on local values and local crafts. In this way, every new construction is a part of a community building process which engenders community pride.



New universal access toilet

New Universal Accessible Public Toilets

There are no universally accessible public toilets in the Penguin Town Centre. The existing toilets should be assessed and made compliant to current standards.

A new fully accessible public toilet could be incorporated into an expanded or relocated Visitor Information Centre. Over time the level of visitation to the Penguin Foreshore will increase and create a demand for an additional toilet facility at the western end of the foreshore in the vicinity of the skate park and Scout hall. The Hiscutt Park toilets may need to be revamped to improve facilities and make them compliant.



Images of existing toilets at Info Centre and Hiscutt Park



06 TOWN CENTRE

KEY SITES

UPDATED CONCEPT PLAN FOR RECREATION GROUND SITE

VILLAGE HOMES CONCEPT PLAN

- A village scaled place surrounded by greenery
- Small lots with patio gardens
- Common open space (body corporate)
- 1/2/3 storey patio homes suited to elderly, singles, families
- A new central laneway
- On street and visitor parking
- Undercover garages built-in

Legend

- 10 One storey patio house with small garden
- 32 Two Storey patio house with small garden
- 21 Three Storey patio homes (single storey ground floor, 2 storey walk-up above)
- 63 Potential village patio homes
- * Patio homes without cars / garages



UPDATED CONCEPT PLAN FOR RECREATION GROUND SITE



Village homes can be set in a green, rural character setting (The Ecovillage at Currumbin, QLD).

A new mid-block laneway allows easier circulation. All homes would face common open spaces which would be managed by a body corporate and be publicly accessible, with walkways circling and connecting to adjacent streets and shops.

The overall site would allow a dominance of greenspace which would sit well with the Penguin village character which the community wants retained.

Cost Efficiencies

The feedback from the community is that smaller, lower maintenance housing within walking distance of shops and with a leafy village character would be a highly desirable place to live.

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.

The Recreation Ground Site: ideas in the concept plan

The community feedback and analysis of the current needs of the town have shaped the updated strategy for how best to develop the site.

A focus on a diverse mix of permanent residential dwellings is envisaged, catering for affordable housing, young families, ageing in place and single workers.

The site could accommodate at least three times the number of residential dwellings outlined in the original masterplan. These would be in a village townhouse format of mixed sized dwellings: one storey / two storey and three storey dwellings to the centre of the site. Shared walls to the homes allow for more density and the village eco-townhouse concept shown in the revised concept plan would allow a mix of small lot dwellings with or without small gardens / courtyards. Picket fencing would allow access and visibility to the common greens at the centre of each hamlet cluster.



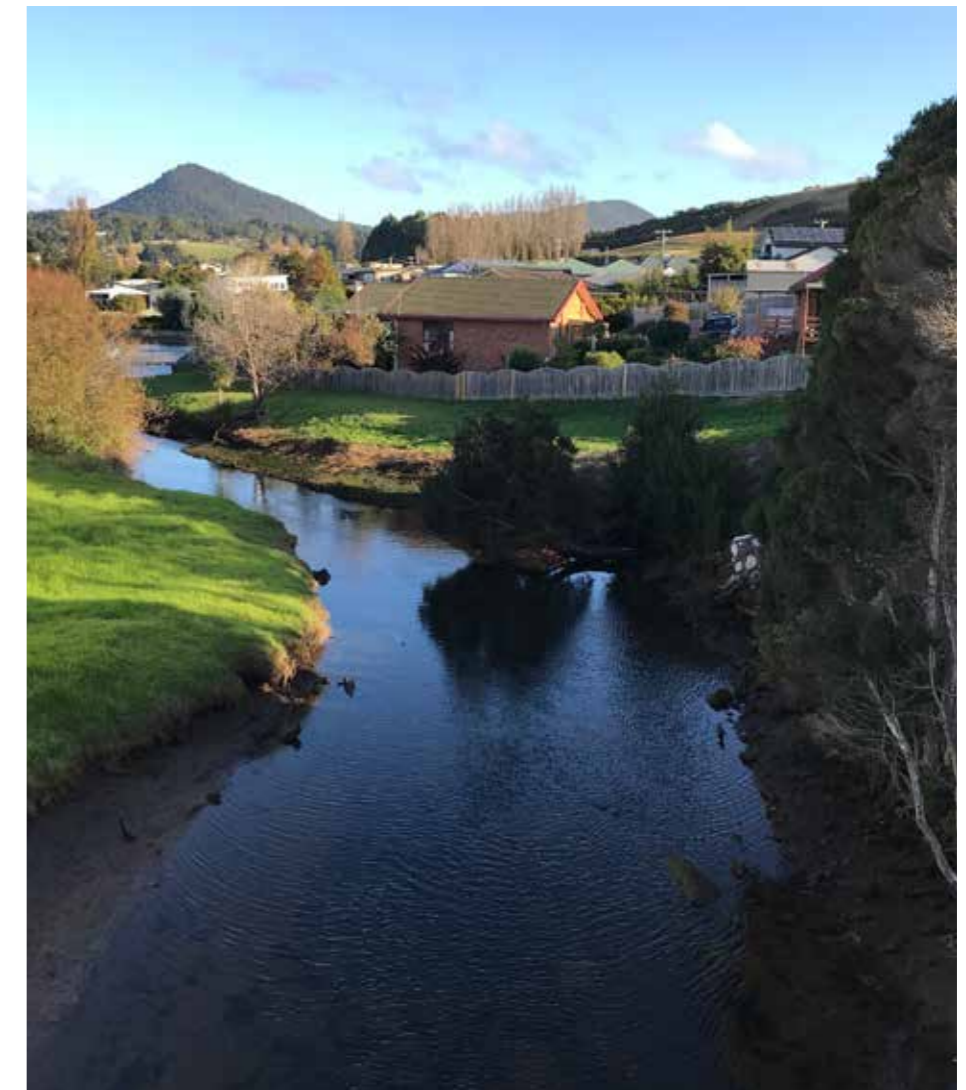
Central greens can provide public open space visible and accessible to all homes

HISCUTT PARK

Hiscutt park is a high-quality open space right in the heart of Penguin. Easily accessed by walking for a great portion of the community it is a significant community asset. Anecdotally it appears underutilized, and the watercourse is becoming a maintenance issue for Council. This is significant, as local governments are under more and more financial pressure with limited opportunities to increase revenue. Hiscutt Park however does not necessarily have to be quite as passive of a space and opportunities for it to create an income stream should be investigated, so the park can be upgraded and maintained as the great community asset that it is.

Actions:

- Review wall and lake edges: expand the natural edges, relocate paths to suit.
- Climate risk from storm and inundation to be considered: replant vulnerable banks.
- Review furniture and amenities in park and modernise / replace.
- Design footpath link to main street and railway station.
- Lake and drainage way to cater for more frequent flash flooding and events:
- Consider best weir maintenance regime.
- Create and foster opportunities for events and commercial activities to support the life of the park.





Hiscutt Park

Hiscutt park is a high-quality open space right in the heart of Penguin. Easily accessed by walking for a great portion of the community, it is a significant community asset. From our site observations and discussions with residents, the park appears underutilized, and the watercourse is becoming a maintenance issue for Council. This large park asset and its ongoing maintenance is significant and as local governments are under more and more financial pressure with limited opportunities to increase revenue, this could create substantial ongoing costs. For example, recent rock wall investigations have identified replacement costs could be up to \$1 million to upgrade stone walls which are becoming undermined.

Hiscutt Park does not necessarily have to be quite as passive of a space and there are opportunities for it to create an income stream to provide for its ongoing running costs.

COUNCIL DEPOT SITE

Located on Park Avenue and surrounded by existing housing, the old Council Depot comprises two lots totaling 2668m² and 5203m² each, with a road reserve between the lots. The depot is underutilised, with a washing-out area used occasionally by Council and the balance used by a community group.

Some contamination issues may still be present. Council need to remove the sheds to decontaminate the balance of the site. The site is nestled among houses making a residential use ideal and raising revenue to fund important projects in Penguin.

The sites are large enough for medium density residential uses such as retirement housing or small lots. Providing a range of smaller housing and lots would suit the changing accommodation needs of Penguin. The village homes concept shown could accommodate 40 homes in a village setting.

A new public pocket park would be created which would provide a public park within close walking distance of the adjacent neighbourhood.

Actions:

- Engage with current community groups who use the site and prepare a strategy to relocate the groups.
- Undertake a valuation and land-use review.
- Prepare a rezoning or Special Area Plan
- Develop a medium density concept plan to determine likely housing yield. Develop strategy to divest site. Council to prepare an Expression of Interest (EOI) with an approved DA in place to ensure best planning outcomes.
- Create a new pocket park: there are currently no parklands within walking distance of this part of Penguin's residential area.
- Relocate remnant Council depot facilities and functions.



Village Homes Concept Plan

- A village scaled place surrounded by greenery
- Small lots with patio gardens
- Common open space (body corporate)
- 1/2/3 storey patio homes suited to elderly, singles, families
- A new central laneway
- On street and visitor parking
- Undercover garages built-in

Legend

- 4 One storey patio house with small garden
- 6 Two Storey patio house with small garden
- 30 Three Storey patio homes (single storey ground floor, 2 storey walk-up above)
- 40 Potential village patio homes
- * Patio homes without cars / garages

COMMUNITY FACILITIES

The Scout Hall

The Scout Hall is a significant building at the extreme north western end of the Penguin main beach. It is large in size, and used by the Scouts on a regular basis.

The building is serviceable. It is leased by the scout group directly from the crown. The Scouts require additional boat storage space and may require a new shed to accommodate this within the precinct.



Penguin Railway Station

Penguin Rail Station is a beautifully restored building right in the middle of town, and almost part of the Main Street. The building has a colourful history and is well loved by the community. The Penguin High School lease a large area which is currently underutilised. Not only has the building been well restored and maintained, it has an amazing unused front forecourt and spectacular visual and physical access to the waterfront. This building is in a prime location which could incorporate more usage.

COMMUNITY FACILITIES

Penguin Senior Citizens Club Hall

This is another large building right in the heart of the village. It is used by the Senior Citizens Club, which is an excellent community use, but the building and site could be more utilised. There are some disability access improvements required at the building entries and better signage and lighting would assist.



The Penguin Library

The community have said that they want better access to this most beautiful of buildings. The Penguin Library is possibly one of Penguin's best waterfront buildings, and provides a valuable community hub. It does have cultural and heritage significance for the town.

Council needs to consider the opportunity of making better use of this building, and the benefits it could bring to Penguin. An improved covered deck facing the waterfront would assist to activate the Library and connect it to the life of the waterfront. Council and the State Library could create more activity in this precinct.

VISITOR INFORMATION CENTRE

The Visitor Information Centre

The Visitor/Information Centre in the heart of Main Street is a versatile space in a great location. The building is robust but not architecturally significant. It presents as a dated facility which is not attractive to visitors in its current form. Its location, across the street from the famous Penguin, has become co-dependent, but does not have to be. One of the main concerns the community have with the location of the Visitor Centre is that it encourages motor-homes and caravans to park in the Main Street. This is probably not a significantly detrimental outcome in practical terms but moving tourist vehicles in general out of the real central heart does have a range of benefits and it is something the local community is concerned about.

This a useful building in a suitable location, but a re-examination of how it fits with the whole suite of alternatives for the highest and best use of public buildings will still be required to ensure Council and the community is getting the best value for this asset. Chapter 4 shows how a revamped Visitor Centre could look, incorporating other sales and cafe activities.





07

TOWN CENTRE
PLANNING & ENVIRONMENT

A COMMUNITY PROFILE FOR PENGUIN

Community profile

In 1995, the Penguin Community Cultural Study was undertaken by John Mongard Landscape Architects, which also included an analysis of the community profile of Penguin. The Penguin Community Plan in that study led to physical improvements in the townscape, such as town entries, clay-paved footpaths, and the replanting of gardens around the Library and Visitor Centre.

A comparison between the community profile of then and now reveals that Penguin has changed in many ways in the past twenty to thirty years. Significant changes in that period include:

- Population growth
- Population aging
- Increasing couples in families without children, 25% of whom are both not working (possibly retired), and who live in houses with spare bedrooms.
- An increasing proportion of owner-occupied houses under mortgage
- An increasing number of renters.
- Increasing resident population with professional occupations and higher educational attainment
- Increased median individual annual income levels.

The Penguin resident

In 2016 at the last census, a typical Penguin resident was likely to:

- Be Australian born and an Australia citizen.
- Speak English at home.
- Be married.
- Be in a couple family without children.
- Live in a separate house with 3 bedrooms.
- Identify as Christian.
- Be aged over 50 years old.

- Have completed school to at least Year 10, or to Certificate III Level.
- Work full time weekly hours.
- Work in professional services or trades
- Earn a median total annual income of \$47,521.
- Drive to work.

An ageing population

The Australian Bureau of Statistics (ABS) 2016 Census recorded the population of Penguin as 3,849.

Like Australia as a whole, Penguin's population is aging. In 2016, the median age in Penguin was 45 years, compared with 42 years for Tasmania and 38 years Australia wide. The 1995 community profile indicated nearly 14% of Penguin's residents were elderly. In 2016, this had increased, with around 21% of residents aged over 65 years, and a further 23% aged between 50 – 65 years. During the Set-Up Shop, many older residents noted how they would like to age-in-place near the Town Centre, but there was a lack of smaller homes.

In 2016, children aged under 14 years made up 17% of the population, with young people aged 15-29 years also comprising around 17% of residents. During the Set-Up Shop, community members of all ages noted a lack of activities and facilities for young people, particularly young adults.

Smaller households

The 1995 community profile indicated nearly 40% of residents were families with two parents and at least two children. This too has changed in the last twenty years: in 2016, 48% of households were couple families without children, and 29% of households were families with children.



Rising income and education

The annual median total personal income in Penguin has increased dramatically since 1995. This reflects some Australia-wide wage growth early in this period, but also the increase in professionally qualified residents in mature/ career age stages now living in Penguin. In 1995, the median income was estimated to be \$11,160 and it in 2018 was estimated to have risen to \$47,521. Notably, this figure rose sharply from 2017-18.

Most of Penguin's residents (90%) are Australian citizens. Most claim European ancestry. A growing number of people identify as being of Aboriginal and Torres Strait Islander descent, which reflects similar changes around Australia. While 51% of residents see themselves as Christian, a growing number, now 38%, identify as secular.

More rentals and mortgages

In 1995, home ownership rates were very high at 73%, with 45% of residents owning outright and 28% of residents in homes under mortgage. In 2016, the majority (75%) still owned (39%) or were in the process of owning their own home (36%), with the remaining 20% of people renting their home. ABS data from 2019, which increased in the area of population survey to include Sulphur Creek and Haybridge, showed declining rates of home ownership and corresponding increases in residents in rentals**.

Anecdotally, in discussions during the Set-Up Shop the local real estate agents noted there were few houses for sale or rent in the district, and a high latent demand for all types of housing. It is apparent that the model of large houses on suburban blocks no longer suits the current and future housing needs of Penguin's residents, given the above changes in community demographics. The coming 2021 Census may well document an acceleration of these trends.

Significant shifts in the last five years

More recent 2019 ABS data for the extended Penguin-Sulphur Creek Statistical Area 2 (SA2) shows areas of apparent rapid change recent change:

- An estimated population of 5,225 people (ABS 2021). – an increase of 26%* from 2016
- A jump in net migration, with 155 people moving into the area in 2020, compared with an average of 27 per year in the three years prior.
- A median age of 45.9 years
- Increasing numbers of people employed in professional services, with higher post-school qualifications.
- Increasing medium income, particularly since 2018.
- More people living in couple families with no children.
- More people living in couple households where neither is working.
- Significant increases in the proportion of renting households and a decline in home ownership**
- Declining numbers of children aged 0-14 years.
- Declining fertility rates for women over the period
- Increasing death rates

* Note:

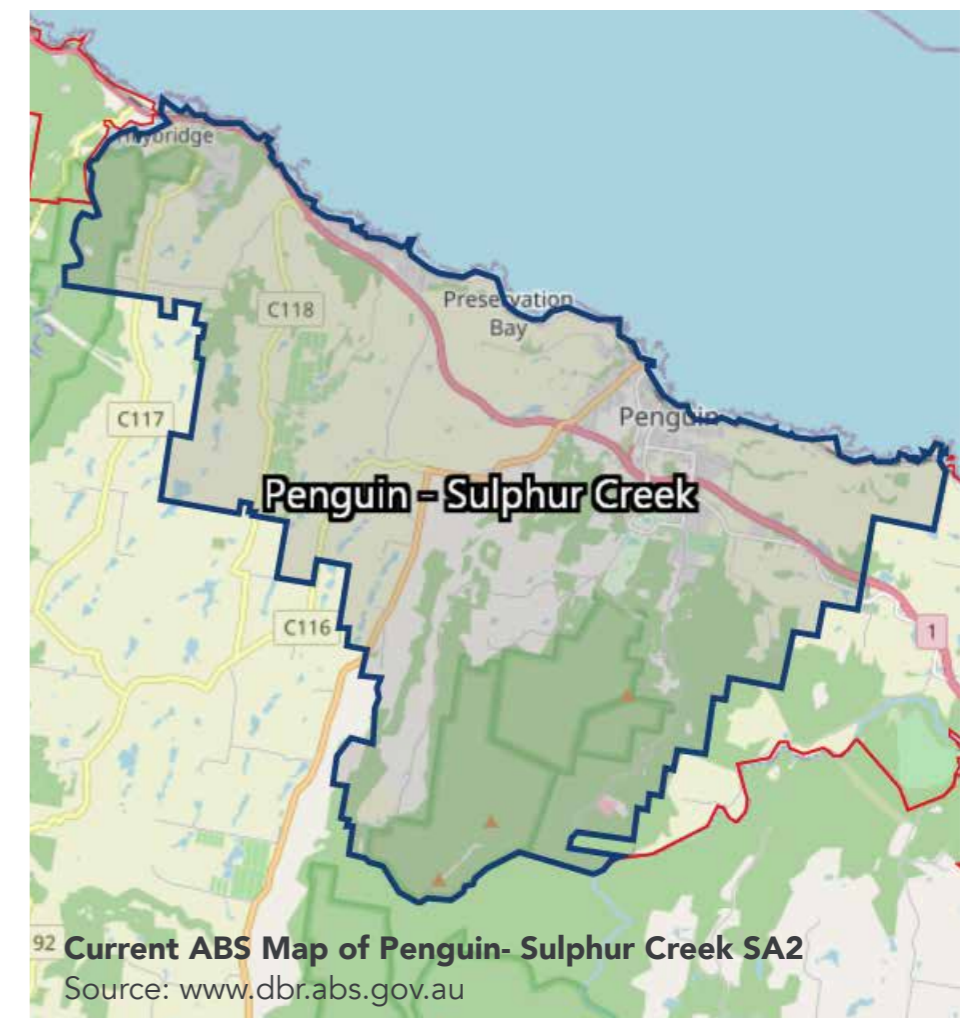
There has been a change in ABS SA2 boundaries between 2016 – 2019. This extended the Penguin SA2 to include Haybridge, Preservation Bay and Sulphur Creek suburbs on the coast to the north. Based on 2016 Census figures, these suburbs account for approximately 1133 of the population increase evident in Penguin's ABS 2019 population estimates, meaning an additional 546 people were, at that point, resident in the Penguin SA2 – an increase of 14% in around 3 years.

** Note:

This boundary change may also explain the increase in rentals reported compared to 2016 (from 20% to 32%) and corresponding decline in reported home ownership (from 75% to 64%).

References

1. Source data:
2019 Region Summary: Penguin-Sulphur Creek SA2, ABS (viewed as at 2021)
<https://dbr.abs.gov.au/region.html?lyr=sa2&rqn=604011079>
2. Source data:
2016 QuickStats: State Suburb – Penguin. ABS (2021)
https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60496



PLANNING AND URBAN DESIGN

Penguin: town or village?

Penguin is a small coastal town, but it is most often referred to as a village by the sea. The compact Main Street faces onto the beach and combined with its old cottages and smaller, traditional shops gives Penguin the informal character of a coastal village.

There are few towns either in Tasmania or on the mainland that offer a Main Street directly onto the beach. This combination of unique natural attributes makes Penguin the ideal stopping-off point for most visitors and residents travelling along the North Coast roads. The beauty of the village will continue to attract travelers and new residents, and it is likely to become even more successful over time.

How to maintain the village character?

Unlike the centres of Burnie, Ulverstone and Devonport, Penguin has maintained a compact centre without large 'big-box' retail centres competing with the Main Street. Penguin's population will continue to grow, and more demand for retail space may create pressure, however the proximity of Burnie and Ulverstone and their large retail and commercial centres should allow Penguin to maintain its village scaled character and shopping facilities.

The residential areas which have expanded up the hill from the village have the character of a dormitory suburb. These more recent homes and streets have been built to a suburban subdivision standard, which has shifted the character from that of a village to that of a suburb. The main way to consolidate future village character would be to alter some of the requirements of the Penguin Specific Area Plan, and some of the Building Approval mechanisms which are currently in place.

Additionally, some of the intentions of the subdivision design mechanisms could be reviewed to encourage smaller roads, and alternative sustainable village infrastructure solutions. Without such actions, it is likely Penguin's character will continue to be suburbanized over time. The concept plans shown for the

Recreation Ground and Council Depot Sites aim to achieve a village styled residential development pattern more in tune with Penguin's traditional cottages.

Urban Design Guidelines

The 2008 Penguin Urban Design Guidelines have been reviewed as part of this Town Centre plan. In principle, the guidelines are still relevant and provide helpful assistance for integrating new development and growth into Penguin. Key elements have already been incorporated into the Penguin Specific Area Plan. Key aspects to reinforce from the Urban Design Guidelines are:

- The need for canopy trees on streets and lanes.
- Respecting the scale of the Main Street and the Penguin landscape setting.
- Providing opportunities and more pro-actively facilitating integrated shop-top living / office spaces.
- Reinforcing the village character.

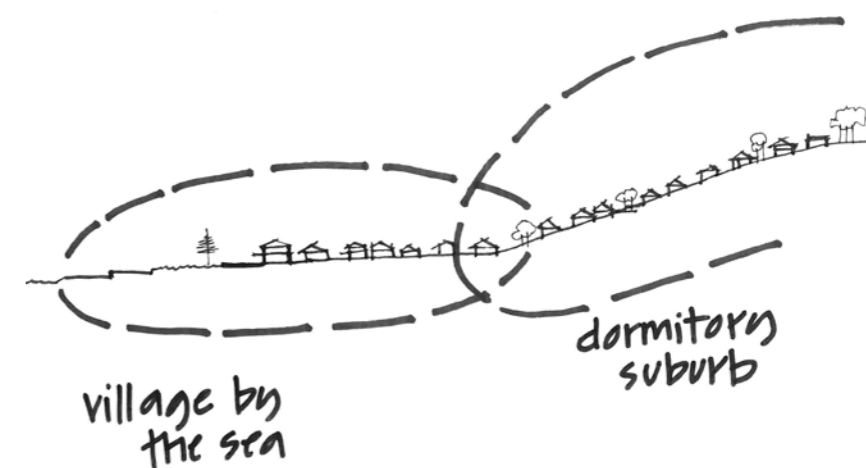
In essence, the guidelines continue to be relevant. It may be more useful to ask what is no longer within the guidelines relevant to the current situation. The main items which are superseded in the 2008 document are:

- The Recreation Ground site has been master planned to mixed uses rather than just a large open space.
- The idea of utilising the buildings to the East of the Penguin Library for civic uses has not eventuated, with new retail uses occupying these shops.

In the fourteen years since the 2008 Guidelines, there does not appear to have been a lot of development to really test whether the land-use pattern and shop-top development has been positively influenced with current residential demand in the town, the urban design guidelines may be further tested.

Actions:

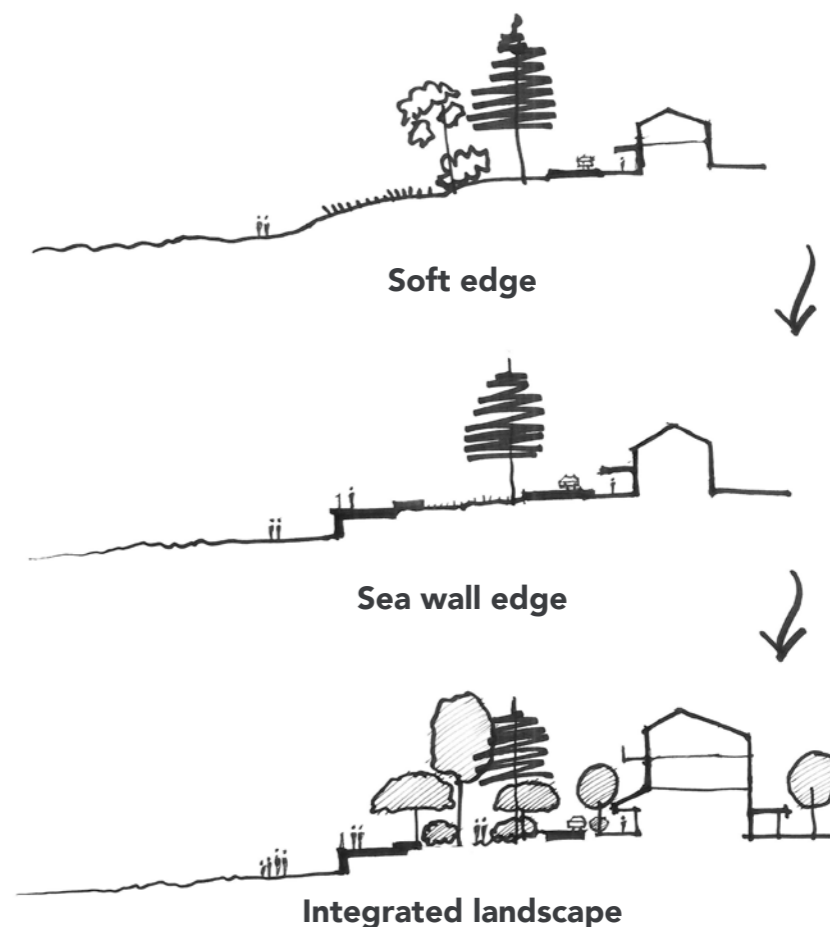
- Review and amend The Guidelines and specific Area Plan to incorporate and promote village character housing and lot planning.



walkable compact

car-oriented spread out

Current urban form



Future urban form: transition of village scale

Aside from descriptions outlined in the Penguin Special Area Plan and in the Urban Design Guidelines, the following additional terms should be added:

Main Street:

The covered awning over the footpath along the Main Street is a defining village characteristic. Street awnings sufficient to provide a 3 metre covered pedestrian way should be required for all retail and commercial uses.

Residential areas: the coastal village is strongly defined by traditional small seaside cottages with smaller, unfenced frontage gardens. Older cottages are predominantly white with tiled or dark steel rooves and houses sometimes feature central porticos.

Landscape:

The landscape character of Penguin incorporates significant mature trees and gardens. Ongoing development requires more guidance related to landscape character to prevent the coastal village becoming suburban in character.

Actions:

Performance criteria for these elements, including village character housing and subdivisions, landscape, driveway and external works should be added to the Penguin Specific Area Plan.



STREET CHARACTER: THE SEASIDE VILLAGE



Landscape

Penguin's unique and distinctive character comes from its mature landscape, its predominance of greenery, and its older character buildings within the main street and adjacent areas.

The Penguin Masterplan envisage more greenery and less hardstand and bitumen areas in order to reinforce the seaside village character. New and active people places can be reclaimed by simply reducing the amount of bitumen, without impacting any current movement patterns. An avenue of deciduous trees down the main street and along Crescent Street will create additional scenic qualities to match those of other memorable and photogenic main streets, such as the main street of Ross. The progressive improvements to the Penguin streetscape arising from the masterplan will balance the dominance of bitumen and concrete which occurs on the peripheries of the main street and which currently reduce its village character appeal.



STREET CHARACTER: PENGUIN'S WILDFLOWER GARDENS

Penguin is famous for its community run verge wildflower gardens which are principally located along the Old Penguin Road and following the coastline. This wildflower character comprised of both native and exotic coastal plants is a unique feature that should be the template for the Town Centre landscape improvements. Careful consideration of flower, season and low maintenance will determine the best plants for various public open spaces.

The Perry-Ling Gardens to the East of The Town Centre encapsulate this unique Penguin character. The gardens are adjacent to the proposed stage two Seawall works and the community are very concerned about the potential destruction of this soft landscape corridor.

Engagement with community occurred in detail in October 2020 led by Consultants Inspiring Place. 89% of the community said they thought these gardens were either significant or very significant. The significance related to the landmark character, heritage values, unique qualities and local community pride.

People strongly opposed relocating the Perry-Ling gardens in order to accommodate proposed civil works. The hundreds of people surveyed for the Perry-Ling Gardens as well as the hundreds of people who engaged during the set-up shop have all placed strong emphasis on keeping these gardens.

The future Perry-Ling Gardens may require a higher level of ongoing maintenance, commensurate with our recommendations for a higher level of maintenance for the Main Street foreshore parkland. These key soft landscape areas provide Penguin's most unique character and the capital works should respect this and provide ongoing funding to retain them.



Image: <https://www.facebook.com/penguinmakeovercommunity/>

STREET CHARACTER: BUILDINGS



Buildings

Penguin has a seaside village character complemented by its historic buildings, cottages and its walkable main street.

Buildings from the last twenty years have not added to that original character, with a focus on lesser quality outcomes and fewer civic aspirations in new main street buildings.

Various street and laneway areas in the town lack basic shade and are not attractive to walk along: this means both visitors and locals are concentrated into very small areas where the character has been retained (around the big penguin and the food shops nearby). The poor streetscape quality on the edges of the Town Centre prevents shops from receiving more passing trade.



New buildings should strengthen this village character and not make the centre look more suburban or like that of the larger town centres nearby. Council could be more proactive to achieve this built outcome and The Special Area Plan should be refined to reflect these goals.

Penguin's main street has numerous historical buildings which give character and history to the town. The predominant features in historical buildings which can provide ongoing character direction include: facades with detailed parapets on boundary; wide street awnings; red brickwork with rendered details; street windows featuring recesses and detailed tiling and window framing. The adjacent images show a snapshot of valuable buildings and moments in time.

117 Main Road (Image from 1908)

Cyclists lining up outside G.S Richardson's Beach cycle works shop prior to the Penguin Ulverstone bicycle race.



117 Main Road - Image: B462, Penguin History Group Inc.



93 Main Road - Image: from 2018

86 Main Road (Image circa 1913)

This image captures the character of the main street at the time, showing the dominance of brick buildings featuring continuous street awnings. The existing buildings do not feature footpath awnings or brickwork.

93 Main Road (Image from 2018)

Two historical buildings which feature the original facades and awnings are the Thomas' Store from 1904 and B.Brown's building which was a bakery till the 1960's. It has been carefully converted into shops with accommodation above.

64 Main Road (formerly the National Bank of Australia, built in 1905)

This neoclassical style building is an important landmark on the Main Street. The building has been converted into hotel accommodation.



64 Main Road - Image: Penguin History Group Inc.



The Block, 86 Main Road - Image: B207, Penguin History Group Inc.

STREET CHARACTER: HISTORY



Penguin: historic panorama of landscape

Image: <https://www.facebook.com/PenguinHistoryGroup/photos>



Penguin: current panorama of landscape

Source of plan: Penguin History Group Inc. (Visitor Brochure from 2007)

Historic Sites of Penguin



- 1 CEMETERY**
The first burial was in 1869. This cemetery was used until 1977 when the Ulverstone /Penguin Lawn Cemetery was opened. There were almost 2000 buried here
- 2 ANGLICAN RECTORY 1909 - 1995**
- 3 ABERFOYLE HOUSE**
Built in 1899 by William Archer as a summer house. It has also been used as the Methodist Parsonage
- 4 OLD DOCTOR'S HOUSE**
Former Government Medical officers' house and surgery
- 5 ST STEPHEN'S CHURCH**
Built in 1874 on land given by Alexander Clerke of Coroner Estate
- 6 HISCUTT PARK AND DUTCH WINDMILL**
Built in 1988 by Dutch migrants
- 7 PLAY CENTRE**
Built in 1901. This was the Station Master's house. The first station master was Thomas
- 8 UNITING CHURCH**
Built in 1903. Site of Primitive Methodist Church
- 9 SUPERMARKET**
Built in 1903 by Don River Trading Company as a general store until 1967
- 10 MADSEN**
Built in 1905 and occupied by the National Bank and the Commercial Bank
- 11 FORMER BAPTIST CHURCH**
1908 - 1996
- 12 SENIOR CITIZENS**
Originally built as the police station, council chambers and magistrates court. 1908
- 13 ST MARY'S CHURCH** Built in 1908
- 14 PATRICK ST. CLINIC, PENGUIN**
Penguin Council Chambers 1964- 1993
- 15 COMMERCIAL BANK OF TASMANIA - PENGUIN**
Built in 1904.
- 16 NEPTUNE HOTEL**
The first hotel was built in 1887 by J.B. Taylor - the following year it was sold to Captain C. Anthon for the sailing ship "Eveline". The present hotel was built in 1949 after a fire destroyed the previous building
- 17 93 MAIN ROAD**
In 1888 a bakery was built on this site by William Kidd. This building was built by B.Brown(1912)and was used as a bakery until the late 60's
- 18 THOMAS'**
The original store opened in 1904
- 19 WATCOMBE HOUSE**
About 1870 this was the site of the first general store. Thomas Sullock bought the property in 1878 and built Watcombe House as a guest house
- 20 PENGUIN RAILWAY STATION 1901 - 1978**
Relocated back to original site and reopened 15 April 2001

- A CORONEAGH HOUSE**
In 1861 E.J. Beecraft became the first landowner in Penguin, when he purchased 167 acres. By 1867 this land had been purchased by Alexander Clerke and named Coroneagh Estate.
 - B McKENNA'S GENERAL STORE**
Built in 1888 for J.D. McKenna and demolished in 1968 to make way for the Bass Highway.
 - C PENGUIN WHARF**
Constructed in 1872 by Cummings & Co. of Don, under the direction of William Cann. Demolished in 1929.
 - D ROGERS SAWMILL - 1896 & STUBBS BUTCHERY - 1899-1950**
 - E SITE /THE FIRST POST OFFICE**
1871 - 1882
 - F TEMPERANCE HALL & HOTEL**
1878 - 1882 burnt down in 1893
 - G POST OFFICE 1889 - 1899**
 - H ALBION HOUSE**
Two storey weatherboard apartment house. Demolished in 1965
 - I A.J. WADE**
First chemist shop - 1887
 - J FIRST STATE SCHOOL & SCHOOL HOUSE**
Built in 1885
 - K PRIMARY SCHOOL 1923 - 1987**
Now Penguin Market
 - L PENGUIN HOTEL**
This was the first hotel in Penguin - Built in 1871. The Road Trustees met here until it burnt down in 1891.
 - M PENGUIN SILVER MINE 1871-1872**
 - N SURF CLUB**
Original club built in 1930 - rebuilt in 1953. Demolished in 1997
- ★ Formerly **RECHABITE HALL** Built in 1890. Later the site of the Town Hall until demolished in 1986

- 1 - 20 : existing sites and buildings
- A - N : buildings which no longer exist
- : walking track
- +++ : railway line
- : Bass Strait

Penguin's Main Street features numerous historical sites and buildings, as shown on this map featured in the Visitor Information Centre. Historical images and stories could be better featured in the Visitor Centre and its brochures. Currently there is no integrated historical text which focuses on the Main Street.

CHARACTER & STREET FURNITURE ACTIONS



Character and street furniture actions:

- Create a preferred suite of Penguin street furniture which focuses on long-term quality: focus on locally made, better quality fixtures, and on warm/welcoming materials and colours.
- Make a Penguin colour and material palette for use in ongoing public works, and to assist private developers to use colours consistent with the historic beach-front village character
- Remove and relocate inconsistent/aged fixtures and furniture to clean up and make the town's character consistent and contemporary. Keep what looks good and relocate everything else to minor parks.
- Consider incorporating festoon lighting along the foreshore parklands to improve character and lighting at night
- Provide additional moveable chairs along the foreshore to extend this unique and popular character element
- Create new deck sitting spots with wind protection to allow people to extend their stays on the foreshore
- Change the fencing around playground to make a more attractive/natural setting that fits with surrounding landscape.
- Create avenues of shady attractive trees along each street



STREETSCAPE CHARACTER: STREET FURNITURE TO FOSTER



The unique elements which have added character include the movable chairs on the foreshore lawns, the timber slatted seats which were added around foreshore trees, the penguin bins, and the penguin bollards. Future improvements should utilise a Penguin furniture range which is designed and made locally, thus retaining local work for the talented craftspeople living in the district



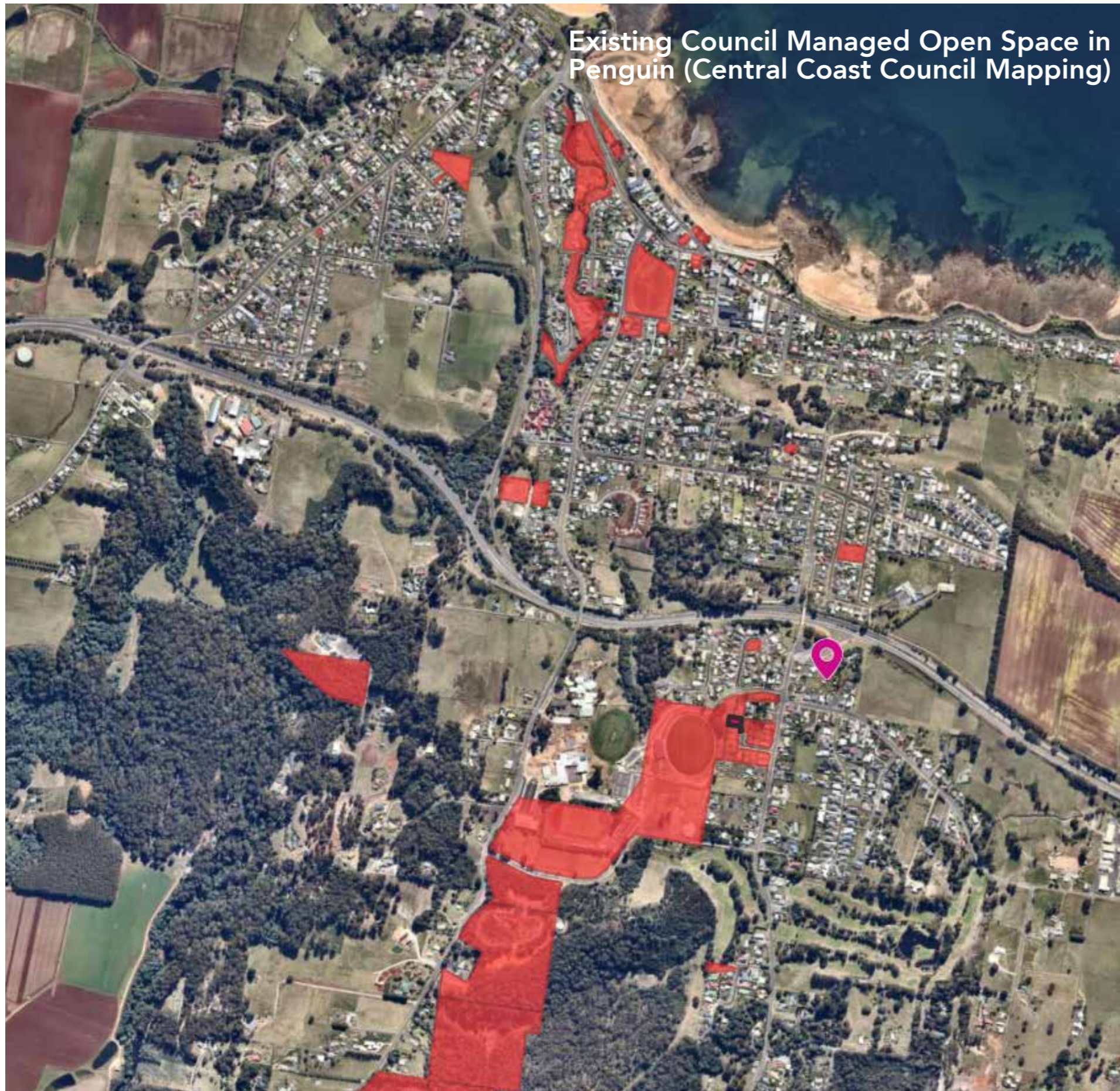
STREET FURNITURE TO IMPROVE



Penguin's character on the footpath is strongly influenced by the character of street elements such as seats and furniture.

There has been an ad-hoc addition of fixtures over the years, with each new item adding to the confusing array of elements. Older fixtures are not often taken away, leading the main street to feel run down in some footpath areas.

Existing Council Managed Open Space in Penguin (Central Coast Council Mapping)



Penguin is very well serviced by a range of informal and formal open spaces and facilities. In many ways it has more facilities than most other towns of equivalent size. Penguin has one full-time gardener who maintains parks in various locations and also maintains the foreshore / main street park areas.

The Foreshore wall works have created a longer and more usable foreshore edge which now requires activation and softening from landscape improvements to complement the hard infrastructure. The main street has the opportunity to be greener and more vibrant. There are many places where street and park trees would improve the character of the town and provide shade.

These Town Centre improvements will create new areas requiring a higher level of maintenance. Penguin will increasingly attract more visitors and residents and a forward plan to carefully manage existing as well as new open spaces will be important. Future funding for both capital and maintenance of open spaces should increase to enable the plan to reach successful fruition.

Actions:

- Develop detailed forward plan for short term Main Street and Foreshore landscape improvements.
- Allocate budget and resources to implement new open space works in the next 2-5 years.
- Raise revenue through the sale of the Recreation Ground site and the Council Depot, to provide badly needed housing areas proximate to town and to fund all the existing parks and open spaces to a higher level of quality and facilities.
- Develop a vegetation strategy / plan to create green habitat corridors such as Penguin highway verges (refer masterplan).
- Assess, upgrade and provide additional public toilets. Ensure all facilities meet current building standards and are universally accessible.

THE BROADER PENGUIN VILLAGE: BIODIVERSITY & WILDLIFE

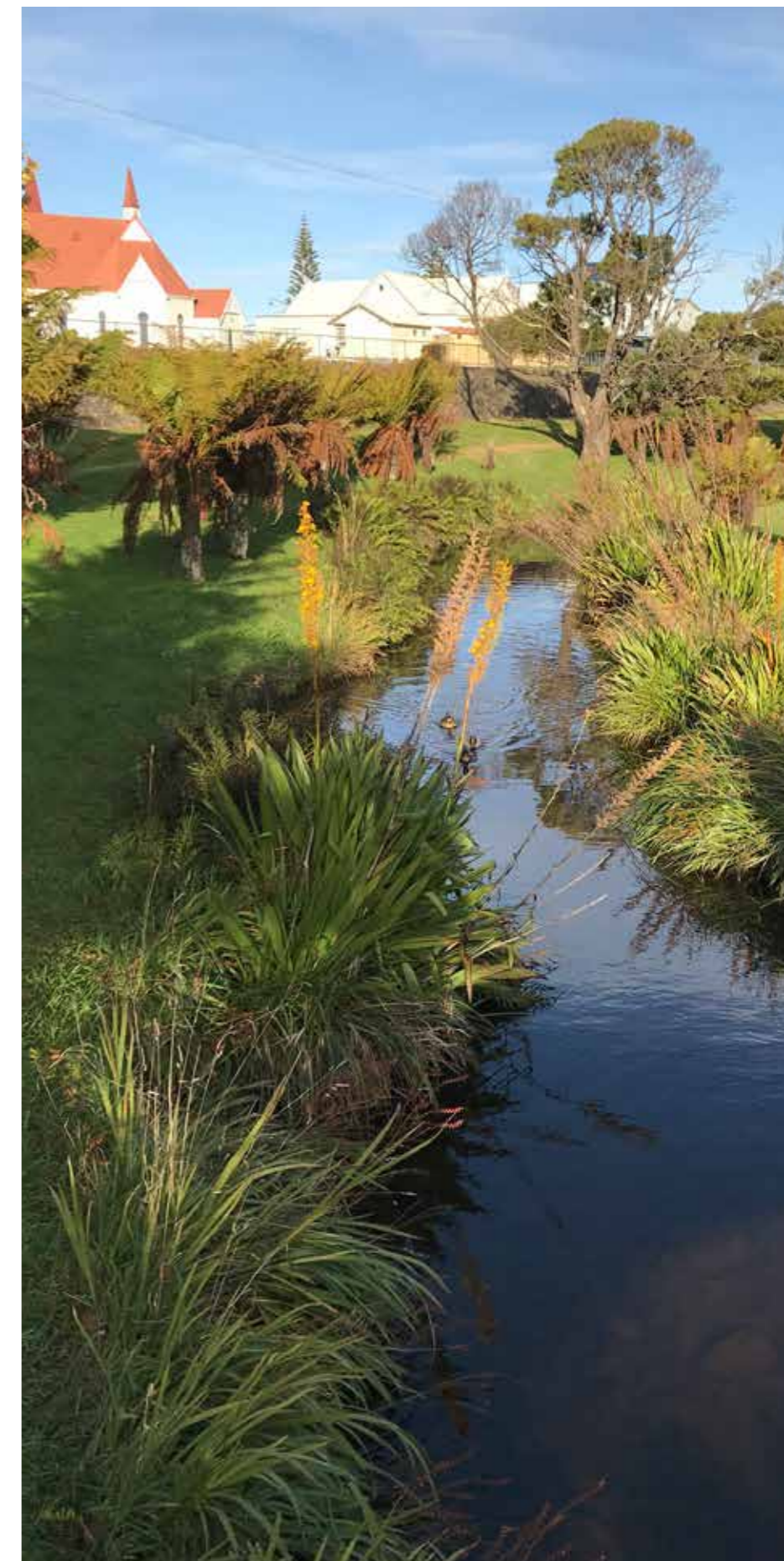


The landscape of Penguin has been substantially modified and cleared. The coastal foreshore, waterways and highway corridors remain as the largest fragments of natural landscapes.

The coastal foreshore and the old Penguin Road have valuable pockets of native trees which form habitat for a range of fauna. By planting connecting corridors of trees and shrubs between existing pockets, continuous wildlife corridors and scenic landscapes can be created.

Along the highway road there are substantial verge corridors which over time could be re-vegetated to create wildlife corridors and attractive tree lined avenues into Penguin.

Corridors of 10-20 metres in width would allow for larger canopy trees and a multi-layered natural forest corridor. Along the waterway that leads to Hiscutt Park, tree and re-vegetation works would assist to join up tree corridors and provide erosion stabilisation. These new potential greenbelt and corridors are shown on the broader Penguin Town Centre Masterplan.





Increased periods of lower rainfall and heat waves will require a focus on drought-hardy trees which provide canopy cover and shade during longer summer periods.

Penguin's Main Street lacks shade trees or continuous awnings along the key walkways, and improvements can assist to provide shade and protection in the summer. Deciduous trees can be utilised in these locations to allow winter light and also to create seasonal colour effect.

Hiscutt Park and adjacent waterway corridors are likely to receive increasing storm impacts and the banks should be improved and maintained with riverine trees and shrubs to assist with soil binding to minimise erosion. Public open spaces and activity areas will need to be designed to the frequency of increased storm events. New facilities should be focused on higher land within Hiscutt Park. The inlet is an area which will need revegetation and rehabilitation.

Actions:

- Review building codes and town planning policies to plan for increased events due to changing wind and weather conditions.
- Plantings to be hardy to suit the drier, windier, and more frequent storms in the future. Prepare planting guidelines to anticipate climate change.
- Waterways and drainage ways to cater for more frequent flash flooding and events. The risk areas are near the art gallery, the rail corridor and foreshore low points.
- Use native gardens to create more foreshore erosion protection and protect from prevailing future strong winds from west and east.
- Create more wind protection for outdoor gathering spaces.
- Create more continuous shade tree corridors along the key walkways.
- Create more native gardens and shrubbery planted areas for

wildlife refuge.

- Reduce carbon footprint of new public works by using local materials, contractors, plants, and resources.
- Recycle buildings and fixtures where possible to new uses and places.
- Negotiate with DSG for an electric/hydrogen on demand bus service in and around Penguin.
- Encourage low carbon movement: walking, bike riding, and electric micro transport.
- Use low carbon materials such as clay paving, fly ash concrete and low carbon asphalt in new works.
- Reduce hardstand areas to minimize glare and heat impacts in town.
- Use solar power and LED for new community facilities and street lighting.

References:

- Climate Change Fact Sheet, climatechangeedpac.tas.gov.au*
- ACE Climate Futures for Tasmania: Oct.29.2012,*
- General Climate Impacts, acecrc.org.au/climate-futures-for-tasmania*
- Climate Action Plan, Central Coast Council 2010*

Climate Adaptation in the Penguin Town Centre

The future climate in the region surrounding Penguin will lead to increased storm events and flooding on riverine systems. More extreme wet days, rising sea levels and extreme tides will lead to stronger flash flooding and coastal erosion impacts.

Penguin's new seawall is designed to assist protection of the Main Street from storm surge and coastal erosion. The adjacent foreshore landscape areas will need to accommodate for increased temporal events, salinity and strong winds. Native plants which assist with binding soils and recreating biodiversity should be the primary focus.



A climate responsive village

The dominant physical action in the Penguin Masterplan is the planting of trees. This will reduce the town's carbon footprint, increase shade along walkways, provide wildlife habitat and improve its scenic qualities. On the Main Street, reduction of bitumen and increasing gardens and canopy trees will make the street more enticing to walk, and in the summer reduce heat stress and provide corridors of shade.

The Penguin Masterplan aims to create continuous green habitat corridors along the waterways, the highway and the coastal foreshore (refer masterplan). These actions will increase biodiversity and reduce summer heat stress.

Redevelopment of the Recreation Ground and the Council Depot Site anticipate a greener, more climate responsive form of development: one in tune with Penguin's green village character. The concept plans for these sites shows a predominance of greenspace and the minimisation of hard surfaces. These Council led developments have the potential to make Penguin a leader in climate responsive development.

The refurbishment of the town's community facilities buildings also offers an opportunity to lead in sustainable development, with a focus on recycling, low carbon materials and use of local labour and materials. Conversion of all community facility buildings to solar power and a local community battery storage facility could dramatically reduce carbon footprint and on costs.



Council's street tree strategy was developed in 2010 and is now overdue for an update. In relation to Penguin, there is really no guidance in the strategy for a suitable range of trees for differing purposes and areas. The street tree strategy for Penguin Town Centre should incorporate a range of trees that:

- Provide shade and canopy cover
- Consolidate local ecologies and create wildlife corridors
- Provide both evergreen and deciduous options
- Encourage flower, colour and seasonal change
- Are suited for location and size
- Are low maintenance
- Anticipate climate change
- Are suited to soil conditions

The Penguin masterplan incorporates a substantial number of new trees to improve amenity and comfort. New trees are broadly shown in three zones on the masterplan:

- Waterways, parks and habitat corridors
- Foreshore park areas
- Main Street areas

The street tree strategy has identified some key tree and shrub species which could be planted as part of ongoing works. These species will need to be further investigated to determine usability and availability, which would be undertaken as part of a comprehensive review of the street tree guidelines for Penguin.

Actions:

- Test, investigate and further develop a street and park tree palette as part of a Penguin Town Centre landscape manual for both Council and others to utilise.
- Propose a forward budget for regular tree planting over a 10-year period allocating \$50,000 per annum (this will establish 1000 trees of 75 litre size average in a range of Town Centre locations).

PENGUIN DISTRICT VEGETATION MAPS



Source: <https://maps.thelist.tas.gov.au/listmap/>

This vegetation map, provided by LISTMAP Tasmania, shows the current vegetation communities around Penguin. Small remnant vegetation patches surround the town and have been used to inform the native plant palette that follows. This will help to ensure plant choices are well suited to local soils and climate. Vegetation communities correspond with the three broad ecozones in Penguin described in this report (waterways, foreshore and townscape). Notable remnant vegetation zones shown on the vegetation map which provide species for the suggested native plant palettes in the following pages are as follows:

Coastal Vegetation Zones:

Dial Point:

(SAL) *Acacia longifolia* coastal scrub; (SSC) Coastal Scrub

Penguin Point:

(ARA) Saline sedgeland/rushland

(FPF) *Pteridium esclentem* fernland

(NME) *Melaleuca ericifolia* swamp forest

North western peri-urban slopes:

(DOB) *Eucalyptus obliqua* dry forest (Messmate Stringybark/ Tasmanian Oak)

(DSC) *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest

(DVG) *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland
(White Gum/Manna Gum, Southern Blue Gum)

Wetland areas (behind urban area)

(WOU) *Eucalyptus obliqua* wet forest

(WVI) *Eucalyptus viminalis* wet forest

Town area and immediately south

(DOV) *Eucalyptus ovata* forest and woodland (Swamp Gum/ Black Gum)

(FPU)/(FPL) Silvicultural plantations

(DAC)/(DAD) *Eucalyptus amygdalina* forest and woodland (/on Dolerite) (Black Peppermint)



Eucalyptus ovata
Swamp Gum



Eucalyptus globulus compacta
Tasmanian Bluegum



Agonis flexuosa
Willow Myrtle



Allocasuarina verticillata
Drooping Sheoak



Banksia serrata
Saw-toothed Banksia



Corymbia ficifolia
Red Flowering Gum

Native Trees

This selection of native trees are of small to medium size, provide a relatively compact canopy and good shade. They generally respond well to crown lifting and shaping to maintain street sight lines.

They are salt and wind tolerant with strong limbs, so are suitable for coastal conditions. This selection flower throughout the year to introduce colour, scent and birds to the streetscape. Some feature as street trees in other Central Coast towns. The natives selected throughout reflect vegetation mapping of local regional ecosystems present in the district. A detailed map, sourced from LISTMAP, is included in this section.

The palette should be adapted to suit the local ecological zones identified within the town area, which include the coastal foreshore, waterway/riverine or coastal foothills. Local soil types and conditions should also be considered when selecting species for particular locations.

Street Tree Palette

Botanic Name	Common Name
<i>Agonis flexuosa</i>	Willow Myrtle
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Angophora hispida</i>	Dwarf Apple Gum
<i>Banksia serrata</i>	Saw-toothed/Old Man Banksia
<i>Corymbia ficifolia</i>	Red Flowering Gum
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Eucalyptus globulus compacta</i>	Tasmanian Bluegum
<i>Eucalyptus ovata</i>	Swamp Gum

STREET TREES



Acer x freemanni 'Celzam'
Celzam Celebration Maple



Fraxinus pennsylvanica 'Urbanite'
Cimmaron White Ash



Pyrus calleryana 'Chanticleer'
Callery Pear



Pistacia chinensis
Chinese Pistachio



Acer x freemanni 'Autumn blaze'
Maple Tree



Fraxinus oxycarpa
Golden Desert Ash

Exotic Trees

This selection of exotic trees are of medium to large size, and provide a relatively compact canopy. As they are deciduous, they offer good street shade in summer, strong seasonal colour and allow sun to warm the street in winter. They are of medium size and of varying canopy shape and are amenable to pruning. These hardy species are largely wind and coastal tolerant. Some of these species are already planted in other Central Coast towns. They provide diversity of shape, size and colour to contrast with the strong forms of well-established pines along the foreshore. Equally suited to planting as individual feature trees or as mass planting along avenues, these street trees will offer memorable and functional new streetscapes to Penguin.

Street Tree Palette

Botanic Name	Common Name
<i>Acer x freemanni</i> 'Celzam'	Celebration Maple
<i>Acer x freemanni</i> 'Autumn blaze'	Maple Tree
<i>Acer negundo</i>	Box Elder, Ash-leaf Maple
<i>Fraxinus oxycarpa</i>	Golden Desert Ash
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Cimmaron Ash
<i>Pistacia chinensis</i>	Chinese Pistachio
<i>Pyrus calleryana</i> 'Chanticleer'	Callery Pear
<i>Quercus palustris</i>	Pin Oak



Eucalyptus ovata
Swamp Gum, Black Gum



Eucalyptus viminalis
White Gum, Manna Gum



Eucalyptus obliqua
Messmate Stringybark, Tasmanian Oak



Acacia melanoxylon
Blackwood



Allocasuarina littoralis
Black Sheoak



Eucalyptus amygdalina
Black Peppermint

Parkland Native Trees

The following selection of native trees represent a selection of larger trees typically found in local remnant vegetation (refer Penguin district vegetation map). They are suitable for inland waterway and other larger park areas that are more protected from the harsh coastal conditions and prefer moist soils.

Trees chosen:

- Provide shade and medium to high canopy
- Provide habitat for local fauna species
- Blossom throughout the year
- Encourage biodiversity
- Are native and evergreen
- Are suited for parks where more space is available
- Minimise branch drop
- Are low maintenance

Parkland Tree Palette

Botanic Name	Common Name
<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina littoralis</i>	Black Sheoak
<i>Callitris rhomboidea</i>	Oyster Bay Pine
<i>Eucalyptus amygdalina</i>	Black Peppermint
<i>Eucalyptus obliqua</i>	Messmate Stringybark, Tasmanian Oak
<i>Eucalyptus ovata</i>	Swamp Gum, Black Gum
<i>Eucalyptus viminalis</i>	Manna Gum

PARKLAND TALL SHRUBS



Bursaria spinosa
Sweet Bursaria



Allocasuarina littoralis
Black Sheoak



Elaeocarpus reticulatus
Blueberry Ash



Melaleuca ericifolia
Swamp paperbark



Acacia mucronata
Narrow-leaf wattle



Banksia integrifolia
Coast Banksia

Parkland Shrubs

These native and exotic shrubs will add interest and consolidate biodiversity values in waterway and parkland corridors. Some of the shrubs are suited to the moist soils and relatively protected areas of a riverine micro-climate.

This selection of native shrubs offers a range of plant heights and habits, and flower across the year. Along with the trees, the shrubs add depth and structure to the parkland. The native shrubs build its capacity as a quiet refuge and corridor where flora, fauna and human communities can connect and recharge.

Parkland Tall Shrubs Palette

Botanic Name	Common Name
<i>Acacia mucronata</i>	Narrow-Leaf Wattle
<i>Allocasuarina littoralis</i>	Black Sheoak
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Melaleuca ericifolia</i>	Swamp Paperbark
<i>Melaleuca squarrosa</i>	Scented Paperbark

TOWNSCAPE AND PARKLAND SHRUBS



Acacia dealbata
Silver Wattle



Acacia longifolia
Coastal Wattle, Sydney Golden Wattle



Acacia longifolia var sophorae
Coast Wattle, Booyalla

Native Shrubs, Ground Covers and Grasses

Shrubs of varying size and habit are required for the different conditions and requirements within the Town Centre and coastal zone.

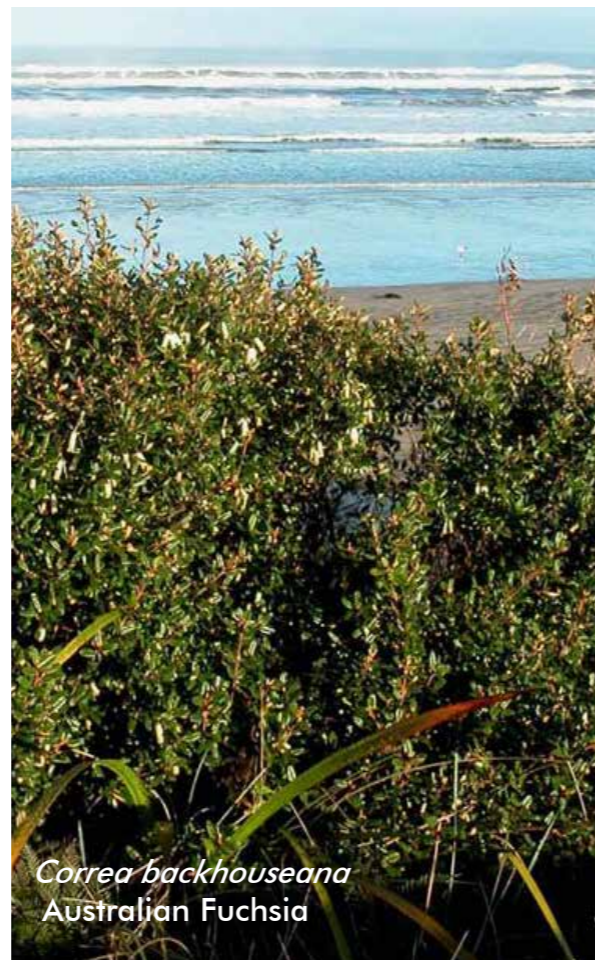
To soften the new seawall and create places to gather and linger, hardy coastal natives should be planted. Their low undulating forms create visual interest and will help to stabilise the foreshore area. They offer habitat corridors for small fauna, and will maintain sight-lines in what will become a well used public space.

Shrubs Palette

Botanic Name	Common Name
Tall shrubs / shrub-like small trees	
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia longifolia</i>	Coastal Wattle, Sydney Golden Wattle
<i>Acacia longifolia var sophorae</i>	Coast Wattle, Booyalla
<i>Banksia marginata</i>	Silver/ Honeysuckle Banksia
<i>Correa backhouseana</i>	Australian Fuchsia
<i>Hakea lissosperma</i>	Needle Bush
<i>Leptospermum scoparium</i>	Tea Tree
<i>Myoporum insulare</i>	Coast Boobialla



Banksia marginata
Silver/Honeysuckle Banksia



Correa backhouseana
Australian Fuchsia



Myoporum insulare
Coast Boobialla

TOWNSCAPE AND PARKLAND MEDIUM SHRUBS, GROUND COVERS & GRASSES: NATIVE



Atriplex cinerea
Grey Saltbush, Barilla



Correa alba
White Correa



Dianella revoluta
Blueberry Lily



Pimelea humilis
Rice Flower



Dianella tasmanica
Tasman Flax-lily



Poa labillardierei
Tussock Grass

Medium Shrubs, Ground Cover & Grasses Palette

Botanic Name	Common Name
Small to medium shrubs	
<i>Acacia verticillata</i>	Prickly Moses
<i>Amperea xiphoclada</i>	Broom Spurge
<i>Atriplex cinerea</i>	Grey Salt-bush, Barilla
<i>Calytrix tetragona</i>	Fringe Myrtle
<i>Correa alba</i>	White Correa
<i>Dianella revoluta</i>	Blueberry Lily
<i>Dillwynia cinerascens</i>	Grey Parrot-pea
<i>Goodenia lanata</i>	Trailing Goodenia
<i>Goodia lotifolia</i>	Golden Tip
<i>Westringia fruticosa</i>	Coastal Rosemary
Ground covers	
<i>Carboprotus rossi</i>	Pigface
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
<i>Kennedia prostrata</i>	Running Postman
<i>Pimelea humilis</i>	Rice Flower
<i>Scleranthus biflorus</i>	Cushion Bush
Grasses	
<i>Bulbine glauca</i>	Rock Lily
<i>Dianella tasmanica</i>	Tasman Flax-lily
<i>Isolepis nodosa</i>	Knobby club-rush
<i>Lepidosperma concavum</i>	Sword-sedge
<i>Poa labillardierei</i>	Tussock Grass
<i>Themeda triandra</i>	Kangaroo Grass

TOWNSCAPE AND PARKLAND MEDIUM SHRUBS, GROUND COVERS & GRASSES: EXOTIC



Leucadendron salignum
Conebush



Mimetes cucullatus
'Crackerjack Red'



Dietes grandiflora
Wild Iris



Miscanthus sinensis
Chinese Silver Grass



Rosmarinus officinalis 'prostratus'
Prostrate Rosemary



Sinecio cylindricus
Narrow Chalk Sticks

Medium Shrubs, Ground Cover & Grasses Palette

A range of both exotic and Australian (native but not indigenous to area) plants will be required in ongoing park works to complement the local native plants shown on other palettes. These plants provide solutions for locations where other plants are not suitable. These plants include:

Botanic Name	Common Name
Small to medium shrubs	
<i>Coleonema compactum</i>	Pink diosma
<i>Hebe sp.</i>	Shrubby Veronica
<i>Laurus nobilis</i>	Bay Tree
<i>Lavendula sp.</i>	Lavender
<i>Leucadendron salignum</i>	Conebush
<i>Mimetes cucullatus</i>	Common Pagoda
<i>Olea europea sp.</i>	Olive Tree
<i>Photinia sp.</i>	Chinese Firebush
<i>Skimmia japonica</i>	Japanese skimmia
<i>Pachystegia insignis</i>	Marlborough Rock Daisy
Ground covers	
<i>Echeveria glauca</i>	Blue Hens and Chicks
<i>Juniper squamata</i>	Prostrate Juniper
<i>Rosmarinus officinalis pr.</i>	Prostrate Rosemary
<i>Santolina chamaecyparissus</i>	Silver Cushion Bush
<i>Senecio cylindricus</i>	Narrow Chalk Sticks
Grasses / strap-like plants	
<i>Astelia banksii</i>	Coastal astelia
<i>Dietes grandiflora</i>	Wild Iris
<i>Hemerocallis sp.</i>	Day Lilies
<i>Liriope sp.</i>	Liriope
<i>Miscanthus sinensis</i>	Japanese Silver Grass

PENGUIN & HINTERLAND: VISITOR INFORMATION

Penguin

Penguin is a hub for a beautiful rural hinterland featuring agricultural fields, rolling hills and large areas of forested riverine corridors. Tourist attractions such as Leven Canyon and the Gunn's Plains Caves provide high quality nature based visitor destinations.

The Visitor Information Centre at Penguin needs a refresh to better present and communicate all the local attractions and scenery.

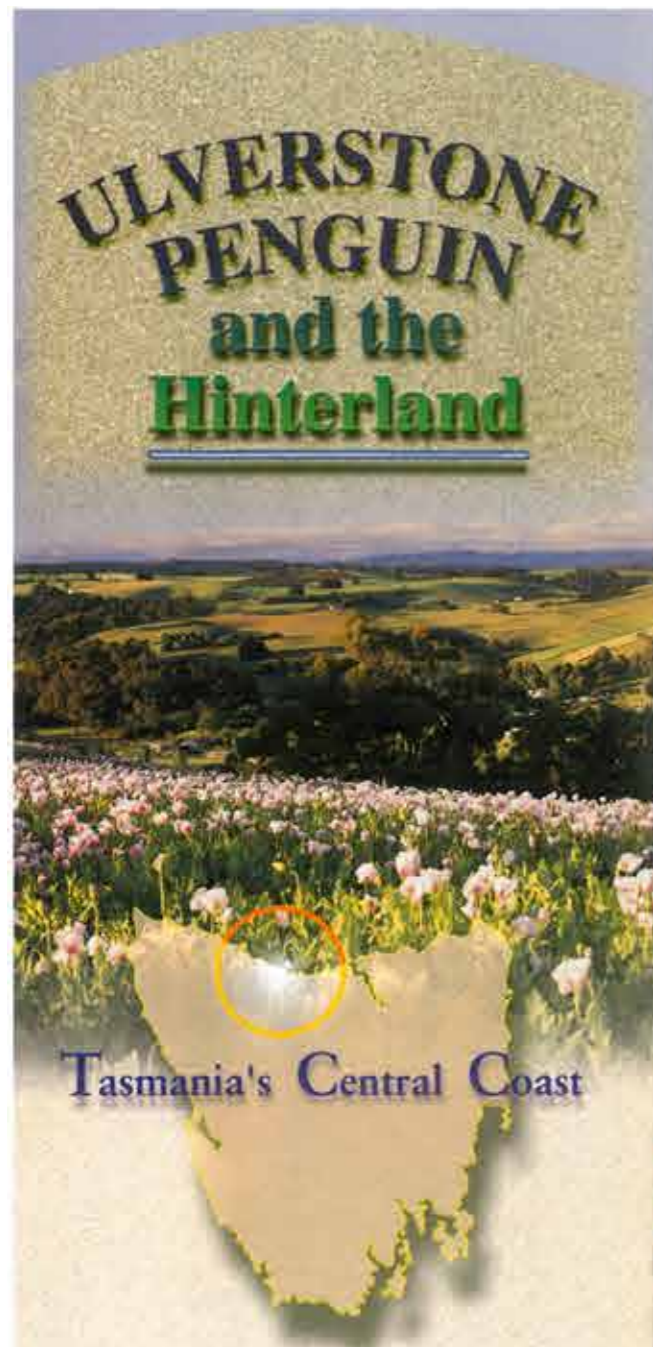
Actions:

- Review Council Visitor Information documents and pamphlets and upgrade as required.
- Extend / revamp / refurbish / relocate the Visitor Information Centre to provide a better hub for visitors. Carry out a conceptual study to investigate further the best use of current locations and assets.
- Develop a plan which could expand the Centre and provides shop-top accommodation and new commercial uses which can improve the visitor destination.

Source: Visitor Information Brochure from 1990's



PENGUIN & HINTERLAND: LOCAL DESTINATIONS



Attractions

How to get here...

- 15 minutes drive west of the Spirit of Tasmania Terminal Devonport
- 30 minutes drive west of the Devonport Airport
- 40 minutes drive east of Burnie-Wynyard Airport

1/2 hour trips

- Braddons Lookout-via Forth
- War Memorial Parks
- Picnic Spots, parks, playgrounds and beaches
- Zig Zag Walk to lookout at Upper Maud Street, Ulverstone
- Antique and craft shops
- Hiscutt Park, Penguin
- Cann Hill Lookout, Penguin

1-2 hour trips

- Penguin to Ulverstone Scenic Coast Road drive
- Ulverstone History Museum
- Scenic Coast Road Gardens
- Preservation Bay surfing
- Penguin and Ulverstone Miniature Railways
- Fairy Penguin tours

Other favoured day trips
Information available on request.

- Don River Railway, Devonport
- Lactos cheese factory, Burnie
- Sheffield, Mt. Roland
- Lake Barrington
- Fernglade, Burnie
- Table Cape, Wynyard
- Cradle Mountain
- Stanley
- Scenic flights from Devonport or Wynyard
- Launceston
- Strahan

2-4 hour trips

- Spellmans Bridge drive
- River, sea and lake fishing
- Dial Range walks
- Ferdenene
- Gunns Plains (caves, lookout, hop farm)
- Preston Falls
- Penguin Market
- Pioneer Park, Riana
- Leven Canyon

4-6 hour trips

- Winterbrook Falls, Black Bluff

Tasmanian Visitor Information NETWORK

Centres in **Ulverstone**
Ph (03) 6425 2839
and **Penguin**
Ph (03) 6437 1421

The map shows the region around Ulverstone and Penguin, Tasmania. It includes major roads like the Bass Highway (A1) and various local roads. Key locations marked include Ulverstone, Penguin, Forth, Leith, and various smaller towns like Riana, Preston, and Warringa. Scenic spots and lookouts are also indicated, such as Braddons Lookout, Spellmans Bridge, and Leven Canyon. The map also shows the coastline and the Tasmanian Central Coast.

• It is recommended that a recognised road map be used with this regional map.



The hinterland Penguin and its scenic features are not currently well promoted within The Visitor Centre due to a lack of high quality colour tourism information.

Visitors need a range of destination trips and times to enable planning longer local visitation. A new brochure and web-link / app is required which gives them this information. It is recommended to recreate a colourful tourism brochure of Penguin and hinterland similar to the brochure from the 1990s.



TOWN CENTRE

PRIORITY PRECINCTS

PENGUIN TOWN CENTRE MASTERPLAN: PRIORITY PROJECTS



Summary of the short-term projects

The following streetscape and parkland capital works are key elements to activate Penguin Town Centre.

The following pages outline the key priority projects in the next one to two years.

PRIORITY PROJECTS PLANNED FOR PENGUIN:

- 1 Penguin Main Street: Streetscape at Visitor Information Crossing
- 2 Penguin Library and Surrounds
- 3 Surf Club Point: Destination Park Improvements
- 4 Streetscape
- 5 Foreshore / Streetscape Fronting Shops
- 6 Foreshore / Streetscape Fronting Uniting Church to Art Gallery
- 7 Railway Station Precinct
- 8 Library Precinct
- 9 Main Street Gateway
- 10 Crescent Street Gateway



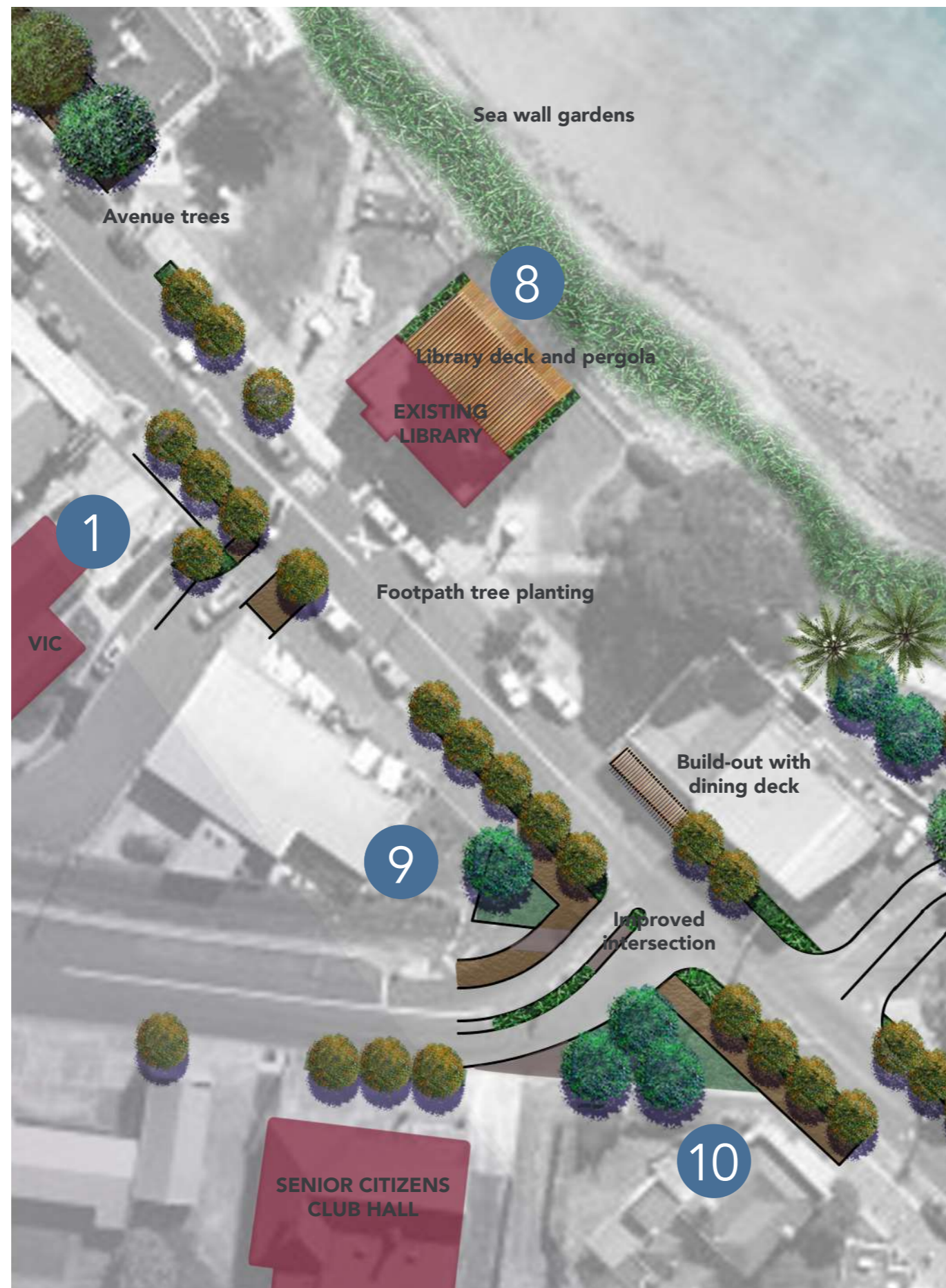
PENGUIN TOWN CENTRE MASTERPLAN: PRIORITY PLAN AREA 1 & 8

PRIORITY PLAN AREA 1 & 8: KEY WORKS

Area 1:
The Visitor Information Centre needs to be revamped and could incorporate shop-top accommodation, retail uses and higher quality entry and interior spaces.

Area 8:
The Penguin Library could co-locate with commercial use and incorporate a wide covered deck facing the sea.

Areas 9/10:
A green gateway which improves traffic safety and provides a link across the Main Street.



Key Works: Priority Area 1 - Penguin Main Street: Streetscape at Visitor Information Crossing

- Create new verge gardens (either side of crossing)
- Advanced feature trees
- Street furniture
- Asphaltic pattern applied to crossing
- New footpath clay paved

Key Works: Priority Area 8 - Library Precinct

- Revamp Library and consider co-located uses
- Build large covered timber deck for outdoor community and commercial uses
- New disabled deck ramp to rear deck
- Improved paths
- Garden works
- Furniture / fixtures / lighting

Key Works: Priority Area 2 - Penguin Library and Surrounds

- Create a new attractive sitting and activity deck for use by library users or visitors
- Provide rain protection
- Improve adjacent walkways and provide deck ramp
- Improve gardens
- Street tree planting

Key Works: Priority Area 9 / 10 - Crescent Street / Main Street Gateway (near Post Office)

- Advanced trees
- Create new grass areas
- New garden areas / verge gardens
- New footpaths
- Install lighting / signage
- Provide seating & furniture
- New civil / roadworks
- Outdoor dining build-out in front of Penguin Brewery

PRIORITY PLAN AREA 2: KEY WORKS

Double the size of the play-space to create a modern and creative destination playground.

Improve the streetscape with avenue trees and revamped footpath.

Provide gardens and picnic shelter to soften sea wall and create activity areas.



SCALE 1:500



Key Works: Priority Area 2 - Penguin Main Street: Destination Playground & Streetscape Playground:

Playground:

- Expand / improve play elements
- Lighting / power outlets / electrical
- New perimeter fencing
- New soft fall areas
- Furniture / seats
- Tree and garden works to playground / surrounding gardens

Streetscape / Park:

- New footpath
- Verge gardens
- Advanced trees
- New gardens
- Table & chairs
- Picnic shelter
- Outdoor shower
- Deck seats
- BBQ
- Relocate book library in Tardis

PENGUIN TOWN CENTRE MASTERPLAN: DESTINATION PLAYGROUND



The most popular seaside destinations feature art and crafts which tell about the culture, history and environment of a place.

Crafted play elements, structures, seating and art-built in features are elements to add vibrancy and interest to Penguin's public places.

PRIORITY PLAN AREA 3: KEY WORKS

Provide additional new picnic shelter, seating and gardens.

Revamp old park fixtures and integrate facilities into one lookout park destination.



SCALE 1:500



Key Works: Priority Area 3 - Surf Club Point: Destination Park Improvements

- Upgrade existing shelters
- Extend / improve gardens
- Improve seating areas
- Create lookout point / signage

PENGUIN TOWN CENTRE MASTERPLAN: PRIORITY PLAN AREA 4, 5 & 6

PRIORITY PLAN AREAS 4, 5 AND 6: KEY WORKS

Area 4:
Create build-outs to act as shaded traffic calming and to provide a treed avenue to Main Street. Improve footpath linkages.

Areas 5/6:
Soften the seawall, activate the foreshore parkland and create more activity niches with crafted seating, picnic shelters, BBQ's and gardens. Create build-outs.



Key Works: Priority Area 4 - Streetscape

- Advanced trees
- New gardens
- Furniture / fixtures
- Verge build-outs

Key Works: Priority Area 5 - Foreshore / Streetscape Fronting Shops

- Advanced trees / palms
- Picnic shelter
- Table & chairs
- Deck seating around trees
- New gardens
- Path links to street
- Furniture / fixtures
- Verge build-outs

Key Works: Priority Area 6 - Foreshore / Streetscape Fronting Uniting Church to Art Gallery

- Advanced trees
- Picnic shelter
- Table & chairs
- Deck seating around trees
- New gardens
- Furniture / fixtures
- Verge build-outs

NORTH



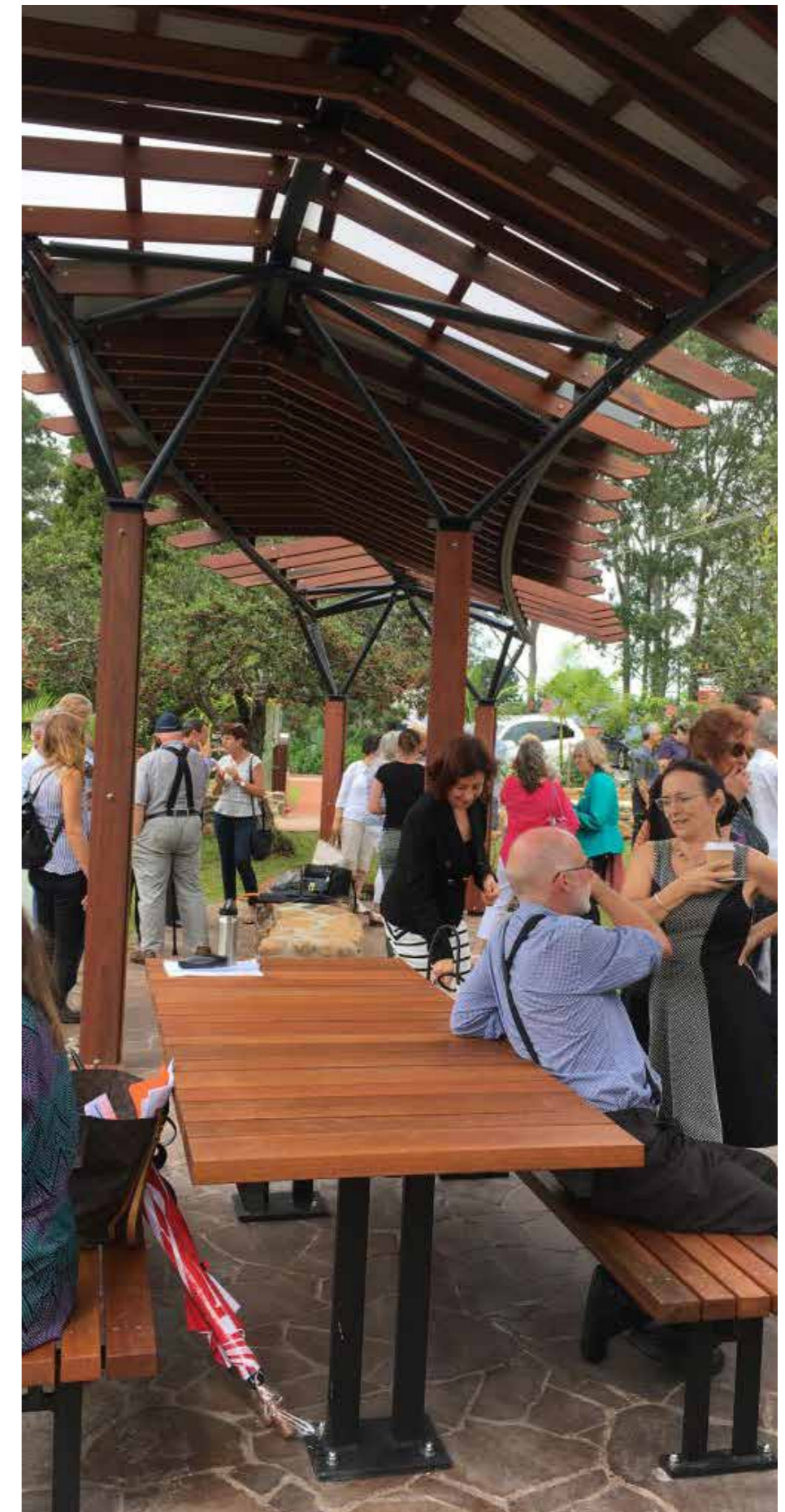
SCALE 1:500

PENGUIN TOWN CENTRE MASTERPLAN: DESTINATION FORESHORE PARK



The foreshore parkland between the Seawall and the Main Street is the most important public realm in Penguin. Improvements need to create high quality places that allow residents and visitors to stay longer. Crafted sitting areas with shelter and interpretive signage which tell the story of Penguin are proposed.

PENGUIN TOWN CENTRE MASTERPLAN: DESTINATION FORESHORE PARK



The foreshore parklands and public park areas need to be treated as places for gatherings and events. Comfortable and interesting places need to be designed to foster increased usage and to provide more destinations along the foreshore.

PRIORITY PLAN AREA 7: KEY WORKS

Activate the Railway Precinct by building an ocean fronting covered deck.

Consider co-located commercial and community uses to create more visitation.

Create colourful meaningful entry gardens around the Railway Station and incorporate avenue trees and palms.



Key Works: Priority Area 7 - Railway Station Precinct

Landscape:

- New feature entry gardens
- New advanced avenue trees
- Seating decks
- Signage

Building:

- Covered outdoor deck to street side of railway station
- Lighting
- Ramp / path works

NORTH



SCALE 1:500

PENGUIN TOWN CENTRE MASTERPLAN: PRIORITY PLAN AREA BEECRAFT POINT

PRIORITY PLAN AREA BEECRAFT POINT: KEY WORKS

Provide gardens and shade trees to link back to Penguin Town Centre.

Improve the park facilities with new shelter, litter bins and signage.

Investigate opportunities to improve Scout Hall building and usage, consider co-located commercial and community uses.



SCALE 1:500



TOWN CENTRE

IMPLEMENTATION

The Funding Strategy

Penguin has an abundance of community facilities and generous open spaces. These public assets need improvement to sort issues and take account of opportunities identified by the community and the design team, however small regional Councils do not have a large rates base and so improvements of this order usually require either government grant funding or innovative ways to generate income, and to assist to maintain aging assets.

A key recommendation is to implement actions which create relatively quick and cost-neutral funding. We suggest that Penguin's public assets can be optimised by:

- Rezone (SAP) and on-sell Recreation Ground site with an approved DA;
- Rezone (SAP) and on-sell Council Depot site with an approved DA;
- Create retail opportunities in key buildings which provide ongoing rental and maintenance income
- Use income stream to potentially fund all the public building and open space works in the Penguin masterplan;
- Use income stream to create cost neutral state/federal co-funding stream for projects beyond the 10 priority projects

Multiple Uses / Multiple Income Streams

Co-using facilities is a common means of activating public assets in Australia and places with scenic attractions offer additional commercial opportunities which can assist public budgets. Co-locating commercial uses or tenancies such as cafes, restaurants, gift shops provide more interest and length of stay opportunities to visitor centres and other community facilities.

The new Devonport City Council administrative services precinct (The Paranal Centre) incorporates a café, an adjacent gallery and provides dining venues in an integrated and active precinct. Public parklands such as Southbank in both Brisbane and Melbourne provide kiosks, leases and commercial opportunities within public open space, at the same time creating economic activity flows and vibrancy.

Preliminary Activities

As a preliminary task, before any significant physical changes can be made, there are some items that have to be 'ticked off' the to do list. The major task here will be to make the appropriate planning changes that will allow Penguin to develop how it should in keeping with the community's expectations.

Planning Changes

To achieve the investment in Penguin that will be necessary to fund the hard infrastructure projects that the community wants, there will need to be some changes to the planning scheme. These will be significant and will involve submissions to the commission which will require detailed reporting.

The design team recommend that work commence immediately to establish the appropriate strategic and economic benefits as well as establish the demand for the appropriate land use. Our recommendation is not to just rezone these sites/areas, but to develop a Specific Area Plan (SAP). This will give Council more control over height and character and ensure the private sector delivers specifically on the community expectations.

Council can then commence the disposal plan outlined in the report. (To obtain development approvals for the recreation ground and the Council Depot site). This process could slightly overlap work on the SAP. It would involve appointing an independent party to develop a scheme and formulate the application and an independent party to assess the application on Council's behalf. Council will then dispose of the sites with a

realistic expectation that the community expectations will be met.

Short-term Improvements (open spaces and community facilities)

The Masterplan has identified ten short-term open space projects which will provide the most visual impact to the greatest number of town users.

These ten projects collectively require in the order of \$1.5 million in funds, excluding design, contingencies and escalation costs. (This package is a cumulative budget in the range of \$2-2.2 million).

It is anticipated that short-term budgets are best utilised for the following projects:

1. Investigate, plan and carry out study and concept plans to improve/revamp the Visitor Information Centre and Library forecourt.
2. Recreation Ground development plan - prepare urban design plans, feasibility report and D.A level information to prepare site for divestment with a development approval.
3. Depot site development plan - prepare urban design plans, feasibility report and D.A level information to prepare site for divestment with a development approval.
4. Landscape design plans and details for short-term projects 1-10.
5. Project 2 implementation: destination playground and adjacent streetscape in the centre of town.
6. Regulatory planning changes to special area plan to support changes to key sites.

Stage two seawall and foreshore works

For ongoing foreshore works, it would be prudent to adjust and broaden the engagement process moving forward for the seawall implementation works, since this foreshore work is having a large impact on the community. The stage two engagement should include before and after renderings of improvements, since it appears that very few people have understood the detailed engineering plans to date. A more comprehensive community engagement process could be undertaken, following the set-up shop format of this Penguin Town Centre study, a process which has worked very well and garnered a lot of broad input. Following the engagement, detailed landscape architectural plans should be undertaken, to support the current engineering plans.

These plans would include retained vegetation and tree surveys, detailed landscape plans outlining planting, surface treatments, finishes, furnishings, storytelling and signage, art and craft elements, lighting and way-finding. A focus on local fabrication and local construction can be created by creating specific 'Penguin' Town Centre furniture and fixtures. This would allow local contractors to make all of the works.

Rationale

This package of works allows for the income generating opportunities in the masterplan to be pursued with a view to potentially providing more shovel-ready plans suited to co-government funding within the next year or so.

Whilst the planning and design is furthered for key sites and spaces in the short-term, the Year One 'bang-for buck' physical improvement could be the creation of the destination playground and improved streetscape nearby, providing quality improvements at the highest visitation area in the Main Street.

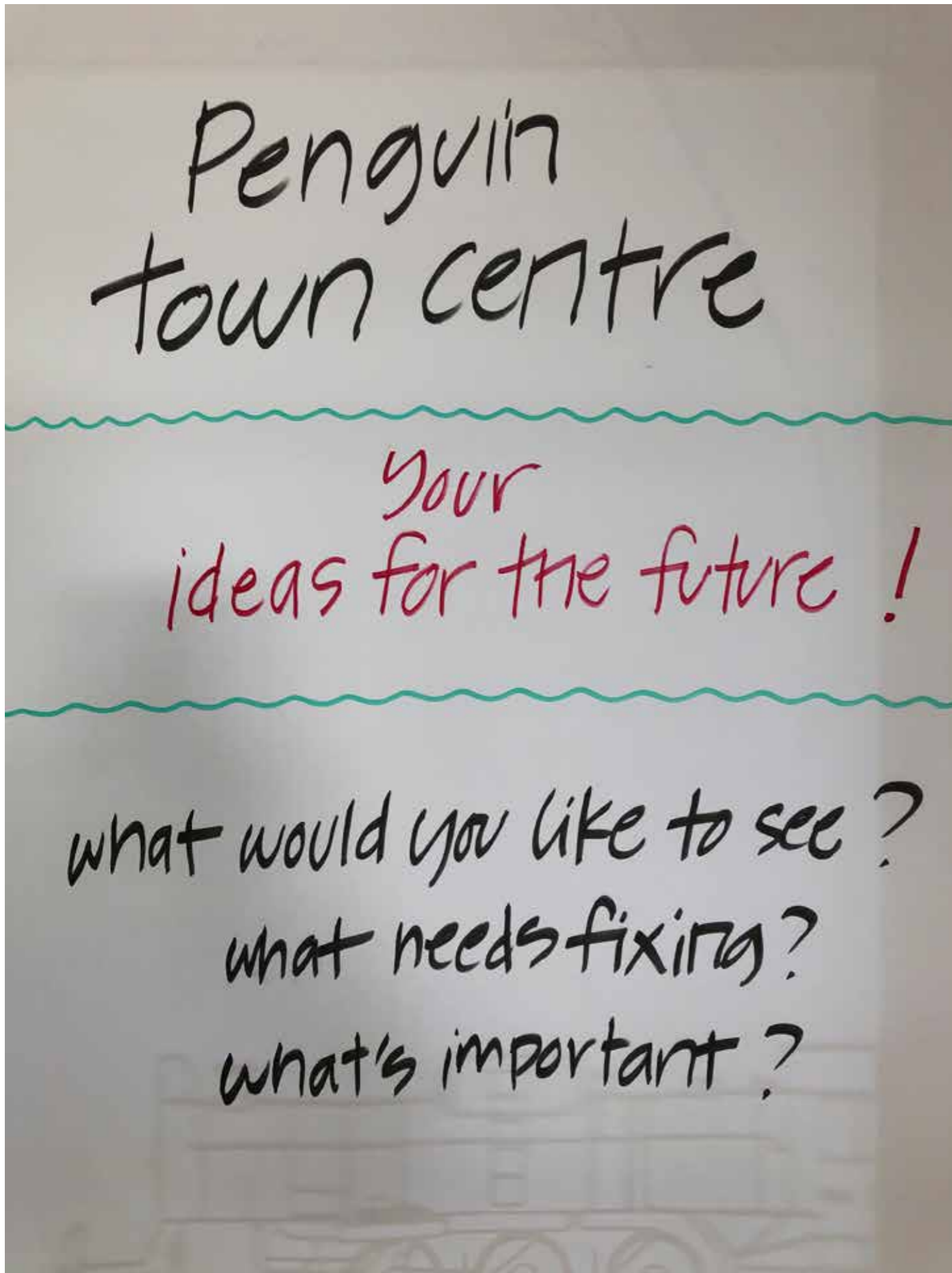




10

APPENDIX

PLACEMAKING AND COMMUNITY ENGAGEMENT



PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION



PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION

- Temp stage & event spaces along foreshore
- maintain the old shop fronts
- fix the Neptune Pub deck! Its a prime location.
- Council could make licences/approvals easier
- develop walking paths/tracks around town + along creek. You can only follow creek so far at the moment, then it gets overgrown! Can it be extended?
- make sure footpaths maintained to make it easy to get around town
- Bitumen/pavement out at either end of Main St.
- Disability access kerbs for most of town shops
↳ entry into shops & wheelchairs access. car parking
- electric vehicle charging points.
- Create a loop for rowing around town → skiffs on flat-away from cars
- be good if it ended or/t started at a cafe
- gravel/grass is best
- doesn't need to be concrete or bitumen.
- Market - would be great if it went back to former glory
- used to be mini Salamanca.
- Shuttle up to mountain from penguin → so people can start & stop here & spend money here
- traffic a big issue → could main street be one way
→ wider space for on-street dining, bike paths
- Restaurant at old sea side hall
- Accommodation does not deal with bikes - need more accom in town to suit.
- Beach shower people & for mountain bikes
- Recycling hub - promotion of sustainable consumption & use of waste
- Signals at traffic lights need adjusting

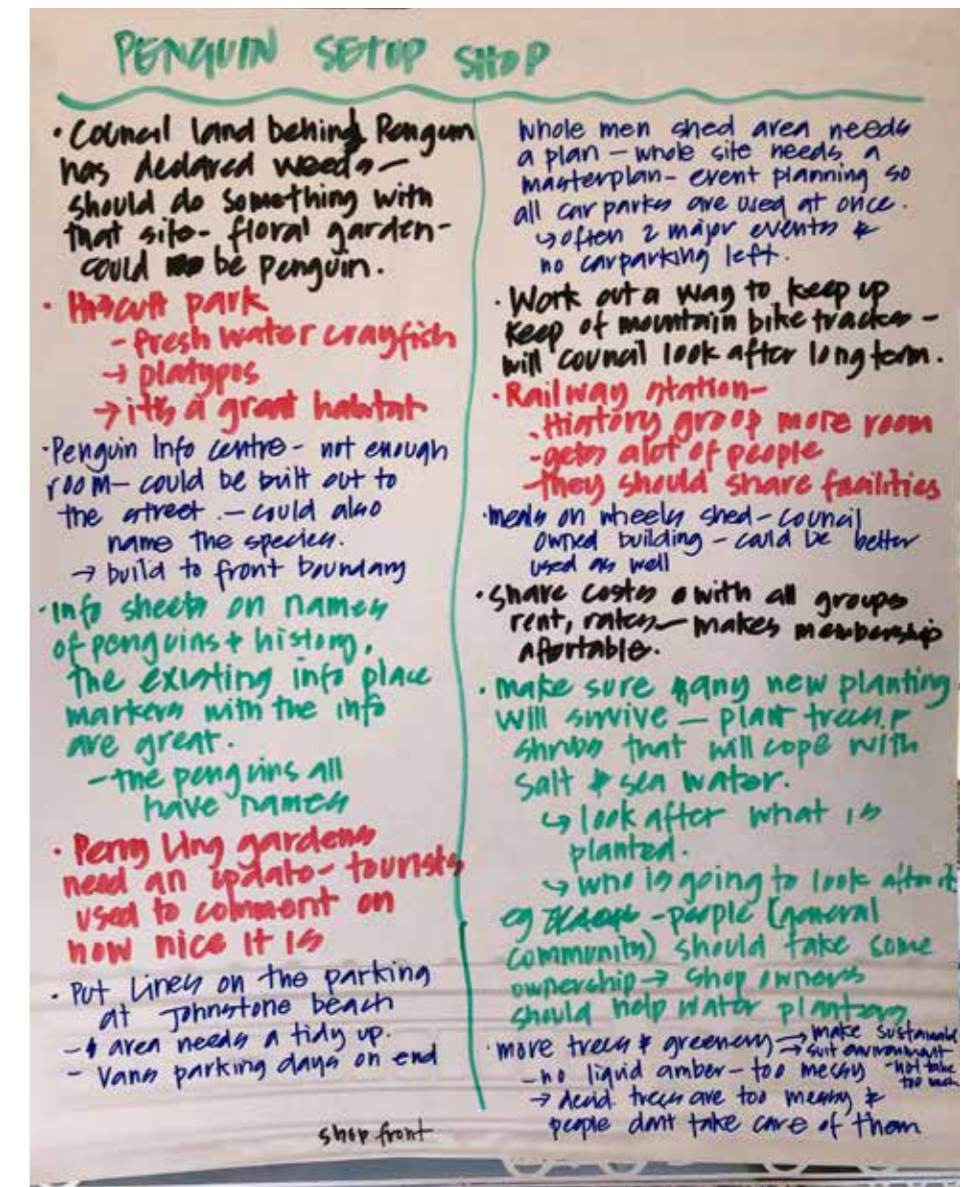
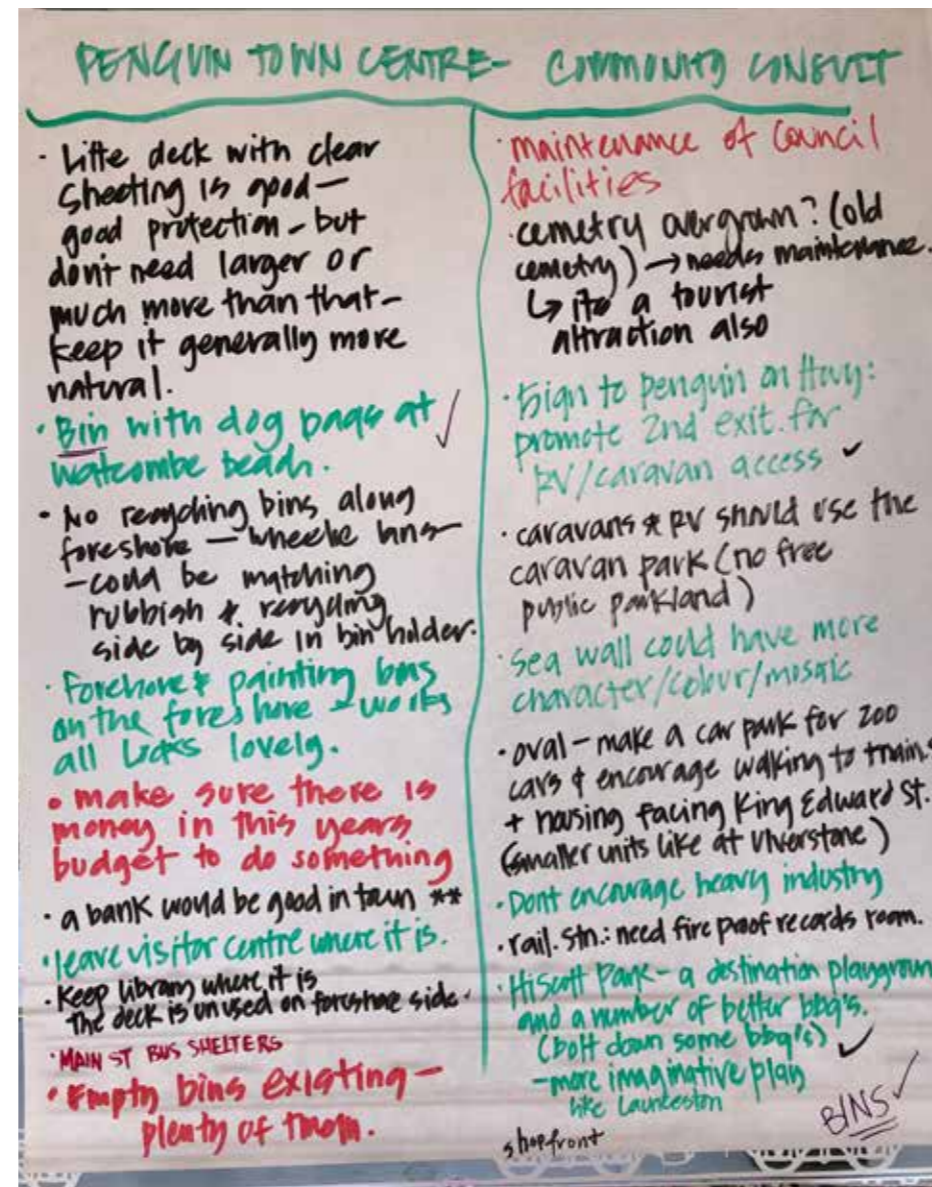
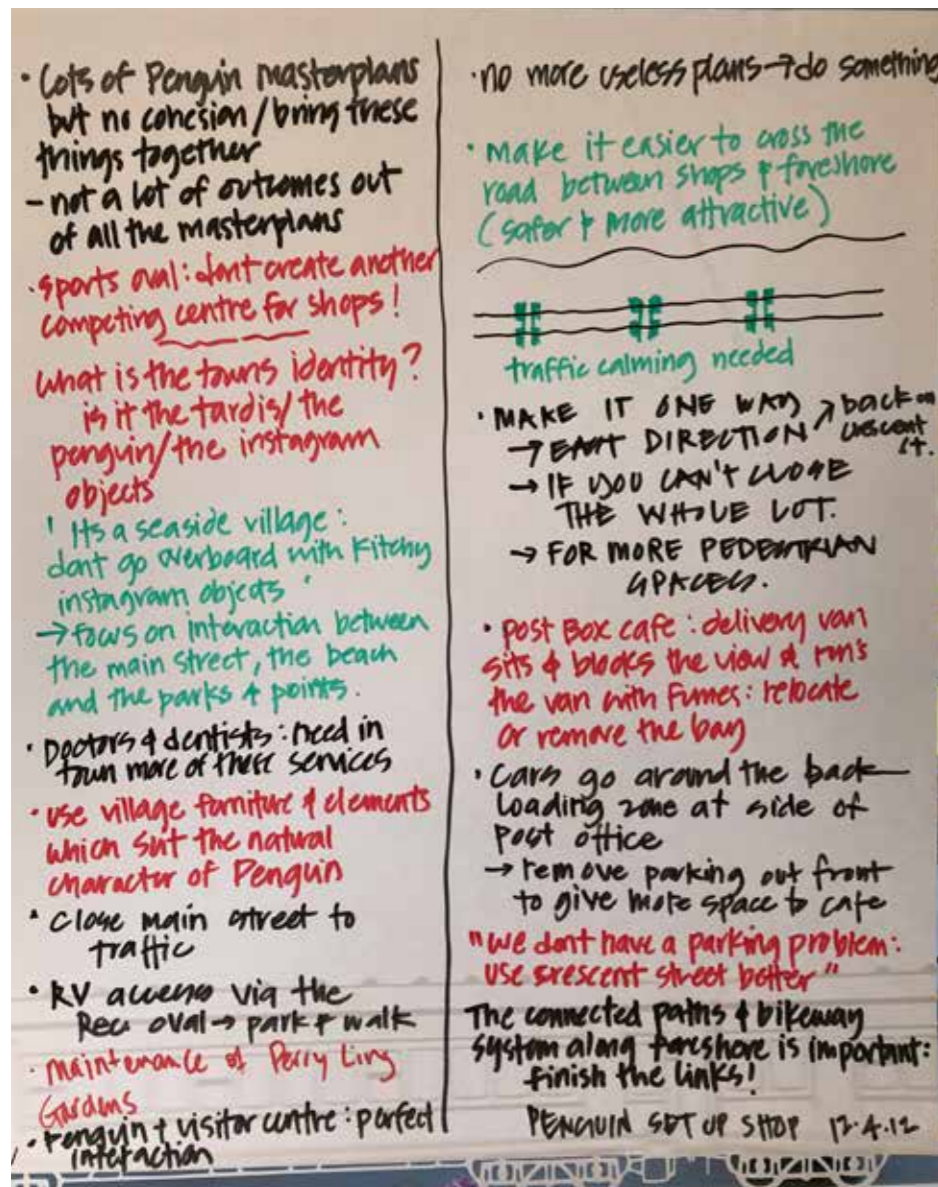
- ## PENGUIN SET UP SHOP - COMMUNITY CONSULT.
- Good hall bins - need ** esp. attention - more cleaned often
 - Sign at East end of Ulverstone to direct onto Swan St & then to Coastal Road.
→ Esp. for people of the ferry
 - Extend 7-days idea & call for a working bee at Perry Ling garden - same as Hiscutt park - community gardening group working with Council.
 - Make sure no trees to block vision on roundabouts
 - Eastern end Watsons beach → very end of garden
- Improve crossing or access at very end of lawn at level section → needs access either end!
 - Don't move the Tardis → perfect next the penguin.
 - CCTV is needed in town
→ Minor vandalism.
→ petrol station has issues
→ pages ripped out of the centre of books
 - Angle parking would help get a few more in.
 - Good public toilets
→ Fix the ones at Johnstone park, & the ones at the info centre - add some at railway - should have:
- best public toilets in Tasmania → was an idea
 - would be good to see a play area at the rec oval amongst the housing esp with the older people
 - RVs are putting rubbish at skate park - put more bins in or empty more
- RAILWAY STATION

- Hiscott Park: good for young children but under utilized for other people?
 - Foren shore works have created more grassland spaces at the top.
 - Senior citizens centre: low usage & folk cant afford to pay rates: allow a retail subplot of front/old police stn. to allow co-funding.
 - Library - only open for 3 days for 6 hrs total: best spot in town and underutilized.
 - Meals-on-wheels - shed most likely underutilized
 - Link Hiscutt to foreshore park - create a loop
 - LINK better crescent of to main street there to make rec & centre work oval to
- consider buying mid lot block that is currently for sale.
 - more bins: near skate park especially
 - lights at the western rail crossing: un necessary / slows vehicles: would prefer a roundabout
 - sea wall: plant hebe's and shrubs to soften it up
- some colour/mosaics which represent 'Penguin'.
 - in consultation for rec ground study the community didn't want retail
↳ majority of community just wanted housing
↳ some wanted gated community.
 - TOWN houses - smaller houses - fit more on - make more of the flat space
→ lots of people go out to work & chop
→ Council doesn't want houses & development to East.
 - make one way direction west.
 - crescent one way east
 - Angle car parking on foreshore
- take more games at ces./railway
- Railway station shopfront



The design team engaged in over forty-hours of 'one-to-one' brainstorming with residents and visitors. They 'set-up-shop' in the Old Railway Station for seven days between 12th -16th of April and also at the Penguin Market on April 11th.

PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION



The Railway Station was filled with community ideas after a week of co-design. The Masterplan emerged out of the community's key issues, raised during this process.



PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION

PENGUIN TOWN CENTRE - COMMUNITY CONSULTATION

- Foreshore - one way with angle parking
↳ don't lose a very much green space.
- A lot of locals won't eat at El Perro - not local type of food.
- Locals don't want the visitor center moved. - It's perfect where it is.
- Training center for high school - cafe at railway centre
- Deck out the front to foreshore
- great that it's used for kids training but too good a spot.
↳ Needs a cafe in railway
- Heritage Heritage museum needs more space
↳ space would be great to move the heritage to the senior citz.

Chopfront Railway Consultation 13.4.21

- Ownership of Rail Station?
- Uniting church - at either side of car park entry could have verge or car park area gardens & trees (maintain visibility in/out & beautify) uniting church could maintain!
- need a pier & 'like place for drinking/dining looking over the water. El Perro is a good place 'sunset drinks' a place with license.
- ~~link~~ Link new bitway through to sulphur creek & to the East path.
↳ could go beside railway or extend rockwall at foreshore
- around railway station: build a 'welcome' gardens/natural gardens.
- The project at the rec. Oval should go to residents (a number of) & then the community pick which one they want.
- Need protected spaces to sit & watch the foreshore - covered protected cafe/eating spaces

- Temp stage & event spaces along foreshore
- maintain the old shop fronts
- fix the Neptune Pub deck! It's a prime location.

develop walking paths/tracks around town + along creek. You can only follow creek so far at the moment, then it gets overgrown! Can it be extended?

- make sure footpaths maintained to make it easy to get around town.
- Bitumen/pavement art at either end of Main St.

PENGUIN TOWN CENTRE - SETUP SHOP

- One communal notice board → so notes & signs aren't everywhere in town
- shop fronts signs/notice look tacky.
- Perry Ling - heritage listed garden - needs to go back to former glory as a tourist attraction - locals would be happy to help.
↳ needs much at bottom section near lawn where weeds have been removed.
- Dog waste bins - people pick up poo but have no where to put bags - need bin top or bottom of stairs
- What are we going to be known for? penguin colours, potter gardens?
- lots of people working on different visions - need a singular vision - need work towards.
- Use part of a primary school as sports academy.
↳ like a camp ground.
- Look at the feasibility of establishing a bush walk from opp carport park to the end of Brown Lane
→ could start from railway station → could do a loop around town.

shopfront

- a feature in town that makes sound/music 'something different' for the town.
- The curved lounge benches fronting Big Penguin are uncomfortable: replace/swap with the ones at Johnson's Beach
- a wire artist: a 'caldor' like art work.
- local bike hire - similar Rochester (VIC)
Hiscott Park:
• Dutch history: the windmill story to be told?
• Put a penguin nearby?
• Model boat club an attraction on lake
• The lake provides the town with a range of other/different attractions to penguin.
- only 'event' in Penguin is carols in the park (at Hiscott Park)
→ encourage young local companies to make an event

LET'S MOVE TO THE PUB FOR KIDS VALUING THE PUB (ARTS)

- MOVE THE TAXI FROM FROM OPPOSITE EL PERRO TO BEHIND VISITOR STOP IN AROUND ST.
- PULL PARK ON AROUND TO MAIN ST.
- MOVE TO HERE

DOG PARK → AT WISPER IS BUT WOULD BE GREAT TO HAVE A DOG PARK IN TOWN - THOUGH IT IS A BIT AWAY

- MORE SWIMMING POOL AT REMAINS TO MAKE ROOM WITH THE FORESHORE DEVELOPMENT
- NEED PUBLIC ART & A PUB AT BUSH END AT FORESHORE MORE ARTISTS & TABLES/CHAIRS ALONG FORESHORE
- NEED PROTECTED SPACES TO SIT & WATCH THE FORESHORE - COVERED PROTECTED CAFE/EATING SPACES

PELVIA MARKET - 11.4.21

Hiscott Park: good for young children but under utilized for other people?

- Foreshore workers have created more grassland spaces at the top.
- some citizens centre: low usage & don't want to pay rates: allow a retail outlet of fast food prices to allow co-existing.
- Library - only open for 3 days for clubs total - just spot in town and underutilized.
- Music - sub-club - club most likely underutilized
- Link Hiscott to Foreshore Park - create a loop
- Link better connection to main street - make rec area work - consider buying mid let block that is currently for sale.

more bike hire skate park especially

- lights at the western rail crossing: un-necessary/signs vehicles: would prefer a round sea wall plant trees and shrubs to soften it up
- some signs necessary about 'Penguin'
- in consultation for re-ground study the community don't want retail
- ↳ majority of community just wanted recycling - some wanted eating community
- town houses - smaller houses - fit more on - make more of the flat space
- ↳ lots of people go out to work shop
- the council doesn't want houses by development to front
- make one way direction west
- create one way street
- single car parking on fire close
- better use of car park

Railway station shopfront

PENGUIN TOWN CENTRE - COMMUNITY CONSULTATION

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- The project at the rec. Oval should go to residents (a number of) & then the community pick which one they want.
- Need protected spaces to sit & watch the foreshore - covered protected cafe/eating spaces

PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION

Oval concept:

Central green: BBQ/water feature/garden
2 bed cottages suited to elderly (single stores with full accessibility)
K Edw
a central green

- utilize other town land eg. land next to Council depot for more housing.
- BBQ's along the foreshore (under cover)
- Don't need a walkway here
- improve streetscape along crescent st near the houses.
- Penguin character? 'Don't lose the community spirit!' 'village like - everyone meets in the central area'
- Police not in town often enough
- foreshore walk: use ornamental flowering & autumn feature trees (not gums & pines) eg. Liquidamber
- not overdeveloping it

more seating on Foreshore

- Better/more BBQ areas on foreshore
- More rubbish bins or empty more regularly
- Lower speed limit on Main St. 30 or 40?
- OK with no extra greenery on Sea Wall.
- Consider connection through for football ground development to Main St via block/house that is for sale.
- 1/2 hour parking too short
- town needs a bank
- bike/walking path for Sulphur Creek to Penguin - plans already done!
- Does Braddon St really need to be closed?
- close the weir to minimise tidal impact on pond (model boat users).
- town needs more retail & commercial

shopfront

- Better signage so all the parking areas get better utilized
- Very important for shops on the main st to maintain 2 way traffic on main street - they won't shop if they can't park outside or close
- No retail needed on rec oval - enough already
- only unique retail (other than food) works here
- Just need a round-a-bout not traffic lights next out
- traffic calming islands on main street are dangerous - road needs to be as wide as possible
- drop speed limit to 40 on main street
- people love the penguin themed things
- underground the power on the eastern end of main st
- encourage tiny homes - esp on average - affordable
- don't head space
- Rebuild the town hall
- Penguin Railway station - community consultation

The library should be a restaurant: it is prime real estate under utilized, just like the railway station.

- more street trees to trees in general - parks, foreshore etc
- make main St. one-way
- beach shower
- more public/community art.
- viewing platform / with public art
- public table tennis table on waterfront.
- public chess board(s)
- Diversity + native vegetation
- Keep access (veh.) to Lions Park.
- There is not too much car parking now - there is not enough.
- Library could be moved & that area could be used as a nice park spot for locals - sheltered areas
- lovely as it is - keep height limit as it is

PENGUIN TOWN CENTRE - Set Up Shop Day 1

- 'We need better bins!' -> parks need larger bins/recycling bins
- > equity with Viverstone regarding path/park
- a lower speed limit for the main street
- Downsize housing so there are townhouses (sports oval?)
- Coastal road & path upgrade between Penguin & W. Viverstone
- BBQ/picnic area
- Beach
- consider a marina
- The sea wall: the ramp to beach and the road leading to it is a waste of money & emergency access in the wrong place
- latent demand for main street space - highest + best use in all shops?
- Develop a start-up wait list - temporary main street uses?
- underground power

- Already enough retail, maybe don't need any on the 'football field'.
- more/better 'greening' - Watcombe beach stretch of the sea wall
- more bikeways/shaded paths to take advantage of great cycling environment
- Don't change it too much
- Engagement for sea wall has been very poor: people did not really visualize how it would impact the character of the foreshore.
- more greening of the sea wall.
- rec. ground - quality vs. community garden
- conflict points at foreshore at beach crossing points ie Spanish stairs
- cycling/walkers -> create safe crossing points

shopfront

12.4.21



PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION

PENGUIN TOWN CENTRE - RAILWAY

- Market not really 'improving' - can market be used other days?
- Develop a 'coffee zone' or eat street - already around - letterbox to Bakery + Mail Brewery
- Keep it two way main street: 'look after the traders'
- The seawall works should be friendly + encourage penguins and fauna.
- need interactive signs: where surf club used to be, directions to attractions.
- No more pine trees: more native trees for native birds.
- "Keep the village atmosphere"
- do something to tell people about the penguins
- Put in nesting boxes for penguins - start where they are to nest + nest + work in.
- Plant trees for shade on foreshore - too windy for structures
- engage landscape arch/urban designers to help with foreshore engineering works.
- No more Norfolk on the foreshore - not appropriate - small to start + good bit too large.
- Shared pedestrian zone on main st - use brick paving rather than bitumen.
- or patterned concrete
- Pavement look good if they are looked after
- Drop speed limit planters for greenery - each end.
- Shop top housing
- No more Norfolk Pines
- Boat ramps too difficult to use
- Sea wall: could have looked more natural
- Town Hall like sulphur creek or spratton
- Bike parking (many)
- Sea side bike link from Penguin to Ulvie

Shipfront

- more decorative trees to supplement pine trees
- modernize the foreshore playground
- some taller buildings could be placed in the hillside edge behind Hiscott Park: would not spoil anyone's view
- incorporate lifts in housing for oval. allow up to 3 story walkups for a mix of users. no commercial needed.
- its got its own special beauty: unique how it is
- more seating in main street to get people to stay longer
- 'we like to gather as a community in a common space'
- don't put restaurants + more energy around the oval.
- a floating portico for musical events on foreshore
- oval: its flat + close to shops: encourage private aged housing to free up larger houses for families
- encourage sheltered boating/mooring on point
- Need a toilet proximate to rail stn and on the beach
- more small lots + housing for the 20-30 yr olds (use oval).
- library - modernize or move
- Rail stn - historical group could co-share with Senior citizens.
- Hiscott Park - move the history museum to the park: its beautiful
- clear guidelines to limit height of buildings on foreshore. (3 stories is current limit)
- The foreshore beside main street is sacrosanct: protect it! walking on the beach is a community activity.
- Nothing here for teenagers: need an older play areas eg. pump track
- people who have worked and travelled come back to Penguin since its safe and there are grandparents.
- SIGNAGE TO DIRECT RVs TO PROPER PARKING.
- SIGNAGE TO NATURE CORRIDOR PROMOTION
- NO ANGLED PARKING ON MAIN ST.

Shipfront

PENGUIN TOWN CENTRE - SHOP FRONT

- The net needs improvement - The access up is not great
- Not one way - but 40km
- Far end of foreshore is used by lifesavers to launch rubber ducky so new access is needed
- The new fire is great as it is - it neat + tidy + professional looking.
- Men's shed - 10x10 - Dial complex is ideal spot - just needs improvement
- Existing shed is unsightly
- Axe man's shed is unsafe
- It pens is very well supported - they have lasted 9 years.
- Was wild before that is gone to Bovenport now.
- Community liaison with Council is an issue - no longer have a local member
- No place in town for a meeting of more than 10 people - The removed the hall to put in Vic.
- could move tardis a little bit but not too far eg the library
- Could have the council gardeners here more - to take better care of the place.
- Don't want to see any more trees lost in waterborne beach with the new works. - the new works stage A are a bit harsh - English seaside character.
- Dog out - ~~waterborne~~ should remain off ~~beach~~ lead is almost makes it useless in a beach, it is used by dog walkers a lot
- Men's shed need a bigger space - happy where they are but need some ~~solidity~~ security with lease so they can raise money for a bigger shed
- need help to extend membership.
- have to have controlling interest on lease.

Shipfront



PENGUIN SET UP SHOP: IDEAS FROM THE RAILWAY STATION

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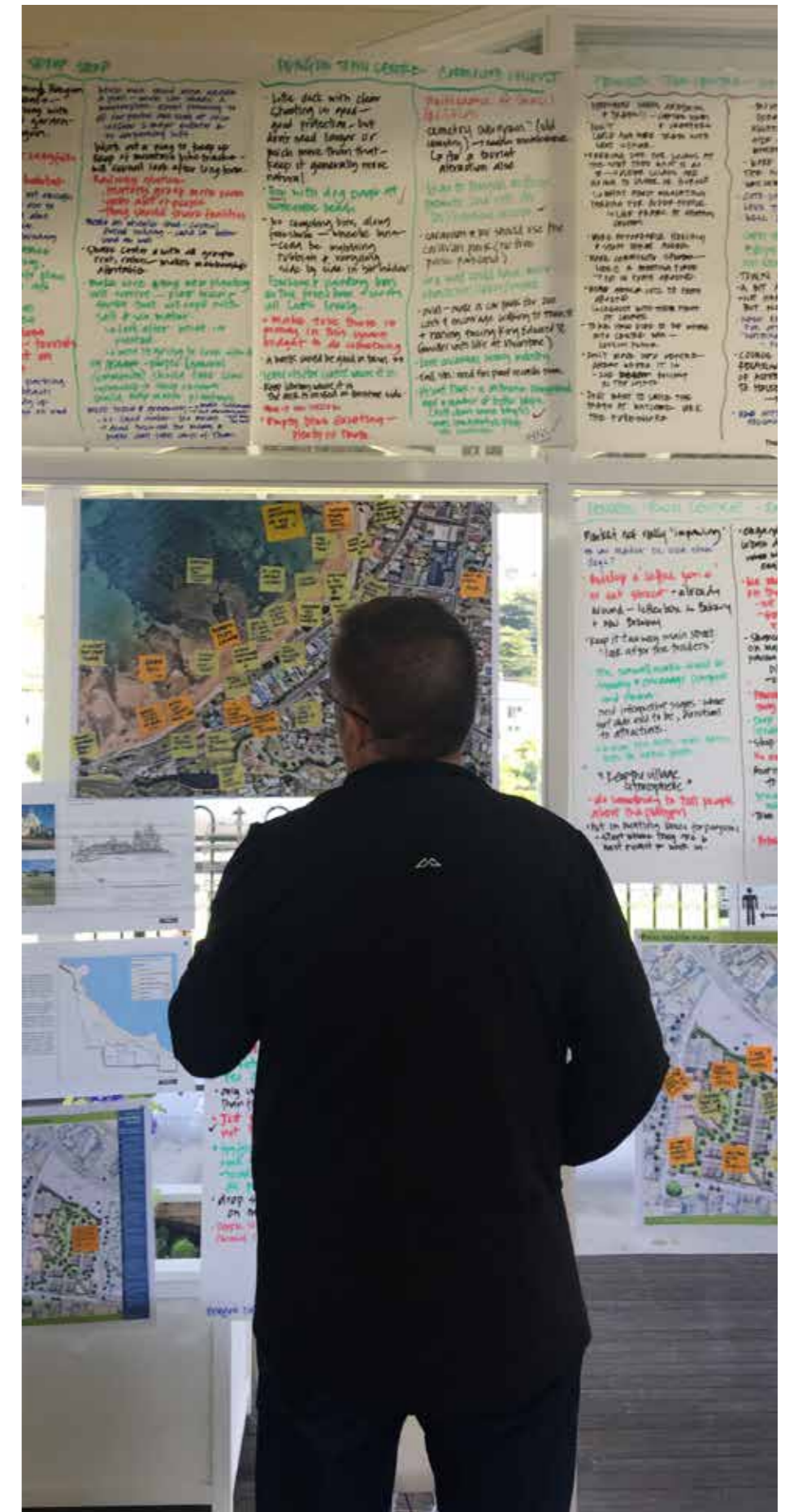
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- make one way direction west.
- crescent one way east
- angle car parking on foreshore
- take mortgages at ces./railway

Railway station shopfront



IDEAS FROM THE MARKETS

PENGUIN TOWN CENTRE - HAVE YOUR SAY!!

- NO WHERE IN THE COUNTRY WHERE THERE'S A MAIN STREET SO CONNECTED TO THE FORESHORE.
- COUNCIL TAKE A LONG TIME TO DO ANYTHING → JOHNSTONE BEACH PLAN.
- MARKET DOESN'T NEED ANY MORE PARKING - ITS NUMBERS ARE NOT INCREASING
- Low socio-economic residents are somewhat disconnected in the town
- There is a lack of good housing rentals
- Penguin: great situation and friendly community it is unique: a main street with a view of ocean
- NEW FORESHORE LOOKS LIKE MOULANA - A BIT 'SOPHISTICATED'
- Coastal walks & main st. walks - make safe & walkable
- Focus on the natural character
- The seawall is wrong character: needs trees & plants.
- old Penguin Road: traffic calming & speed humps

• Parking limit on main st. should be 2 hrs: its too short right now.

- Hiscott Park - could redov. into a bike trail/pump track
- activate the senior citizens centre! create a community garden
- create an integrated, vibrant living place at the old sports oval → revisit the masterplan (good)
- + Already plenty of a **passive park space**
- Don't reduce access to shops and parking
- Penguin is nice. leave it alone! its a working main street
- Penguin is quiet and small - not spilt
- Inot overly commercialised
- Rail station: use it more! a deck & outdoor use/dining.
- Hiscott Park - a fence to playground: safety to perod.
- main Street playground: modernise & make fence appearance better.
- a family friendly main street
- Don't need more shops away from main st.
- Traders to work together & help each other out: support the main street.

PENGUIN MARKET - (COMMUNITY) COMMIT 11.4.21

PENGUIN TOWN CENTRE - HAVE YOUR SAY!!

- NOT MUCH TO DO HERE FOR KIDS UNLESS YOU ARE SPORTS
- MOVE THE TAXI RANK FROM OUTSIDE ELPERRO TO BESIDE VEGIE SHOP IN ARNOUD ST. - FIRST PARK ON ARNOUD TO MAIN ST.
- DOG PARK → OK WHERE IS BUT NEEDS KILLITY EQUIPMENT - A BUTTER DIA PARK - THINGS TO DO. → BEING INTERLUATED.
- MORE SWIMAS DIFFERENT EQUIP AT PLAYGROUND → MORE ROOM NOW WITH THE FORESHORE DEVELOPMENT
- MORE PICNIC STUFF & A DBA AT BABY POOL END OF FORESHORE
- MORE SEATING & TABLES CHAIRS ALONG FORESHORE
- NEUTERN END - KIDS LIKE TO SWIM THERE & NO COMPETITION TO SHOPS
- PROVIDE SPACES FOR A TOOL SHED * A SMALL GARDEN IN AND RETIREMENT LIVING
- NO HIGHRISE ALONG THE COAST → THAT WOULD BE A DISASTER.
- COULD BE RV PARKING AT OBA SCOUTS → FLAT WALK INTO TOWN
- THIS IS A VERY RV FRIENDLY TOWN.
- THINGS TO FIND IN PENGUIN → GREAT IDEA
- MODEL RAILWAY HOPE TO BE UP BY SPRING → 2022 AT LATEST
- Its a seaside village with a dormitory suburb of people who work & shop in Burnie & Ulverstone. 60% of houses going to mainlanders
- 7 day makeover: LOOK FOR building works. decks/bollards/benches painting/moveable chairs community kept it going
- no workworn or big box shops: we like our personal 3xIGA's.

PENGUIN MARKETS - 11.4.21

PENGUIN TOWN CENTRE - Have Your Say!

- Don't throw the baby out with the bathwater
- Keep + enhance the unique 'quirkiness'
- Town is growing but infrastructure + services aren't keeping up?
- NOT enough things for young people
- Needs to grow beyond the 'big penguin' as an attraction
- More housing supply of all types, all price points
- More attractions associated with the beach/waterfront.
- Vegetarian Café
- Health food / organic food
- No gimmicks!
- Time limits on parking don't work.
- More access to the water for boats/timberies a mooring / (ethy) ramp
- make parking more informal
- need better mobile phone coverage along main Rd + Ulverstone (edge of town)
- Visitors will come to towns that locals love!
- Footpaths (southern side of Main Rd) paving not maintaining need fixing.
- Need equal access to lets in town centre.
- Shops might need to start to cater to a younger market?
- More diverse (smaller) housing to enable younger people to move here
- a star trek theme !!

PENGUIN MARKETS 11.4.21



The design team brainstormed with passers-by at the popular Penguin Markets on Sunday 11th April.

Penguin town centre railway station: model railways
your ideas for its future !!

- PLAN FOR REG GROUND IS GREAT - RETAIL A GOOD AMOUNT.
- HOUSING AT REG GROUND COULD BE BEST.
 - RENT & HOUSING IS AN ISSUE IN TOWN
- some parking places on southern corner of old sports oval to assist the markets
- B&F AT THE SPORTS GROUND A GOOD IDEA
- parking for the very elderly needs to be close and available
 - allocate parking spaces/advisory sign
- + Coach parking + RV parking @ foot ball field?
 - ease of use for four coach parking is not good + crossing to crescent st.
- more trees in town centre
 - Sea wall has lost the local habitat and threat of losing the big trees at apex park: concern about damage to be caused in next stage of sea wall

'Penguin town: a good little town'

- * Town Centre needs wider footpaths
- MORE UNITS - LEARN PARKLAND ON REG SITE
- DON'T NEED ANY MORE AHOUS - PLANTS ON MAIN GARBET
- NO MARKETS AT THE REG SITE
- my son is 40 & has a family but can't find a place to buy or rent
- REG GROUND SHOULD BE MORE PARK - MAYBE A FEW ELDERLY HOUSING - WITH THE MAJORITY OF IT AS PARK
- + Widen Braddon St so it has a footpath.
- sports area: no more shops: maybe health? 'keep the focus on the foreshore'
- MEETING ROOM FOR DOT → NO WHERE IN PENGUIN CURRENTLY
- PARKING BOTTOM CNR OF REG SITE → CLOSE ACCESS TO TOWN CENTRE
- WHO WILL MAINTAIN THE MOUNTAIN BIKE TRACK LONG TERM?
 - USES SHOULD HAVE TO PAY SOMETHING

PENGUIN MARKET 11.4.21

PENGUIN TOWN CENTRE - HAVE YOUR SAY!!

- FORESHORE NEEDS GREENING & TREES!! - GARDEN VINES & CREEPERS
- DON'T LOSE ANY MORE TREES WITH NEXT STAGE.
- PARKING DIFF. FOR LOCALS AT THE SHOP THEN WANT TO GO TO → ELDER LOCALS ARE GOING TO LIVER OR BURNIE
 - ↳ WHAT ABOUT ALLOCATING PARKING FOR OLDER PEOPLE
 - ↳ LIKE PARKING AT SHOPPING CENTRES
- MORE AFFORDABLE HOUSING & SHORT TERM ACCOM
- MORE COMMUNITY SPACES - NEED A MEETING PLACE → PUT IN PAVY GROUND.
- MORE SENIOR CITZ TO FOOTBALL GROUND
 - ↳ CONSULT WITH THEM FIRST OF COURSE
- TO WH HAV USED TO BE WHERE INTO CENTRE WAS - LOVELY PLACE
- DON'T MOVE INTO CENTRE - GREAT WHERE IT IS
 - 2ND BIGGEST IN THE STATE
- DON'T WANT TO LOSE THE TREES AT WATCOMBE LIKE THE FORESHORE
- MOVE THE TARDIS - DON'T NEED TO BE RIGHT - MOVE TO OTHER SIDE OF LIBRARY OR MOVE FURTHER AWAY
- WALK AROUND AT LEAST THE NATIVE PLANTING AT WATCOMBE!
- CUTE LITTLE TOWN!
- LOVE THE COLOUR
- WELL LOVED & LOOKED AFTER
- CANN. ST. ZIG ZAG TRACK & steps up the hill: it is run down & needs upgrading.
- TOWN IS A BIT DIS-JOINTED - A BIT AW OVER THE PLACE → NOT HARD TO GET AROUND BUT NOT EASY TO WALK
- NEED RETIREMENT AREA - FOR OPTING TO DOWNSIZE NOTHING EXISTING - FLAT & CENTRAL
- COUNCIL NEED TO LOOK AT RELAXING ... BEING ADAPTING OF ALTERNATE DEVELOPMENTS TO HOUSE ELDERLY → GRANNY FLATS!
- REG SITE GOOD FOR ELDERLY HOUSING

PENGUIN MARKET CONCUR 4.1.21

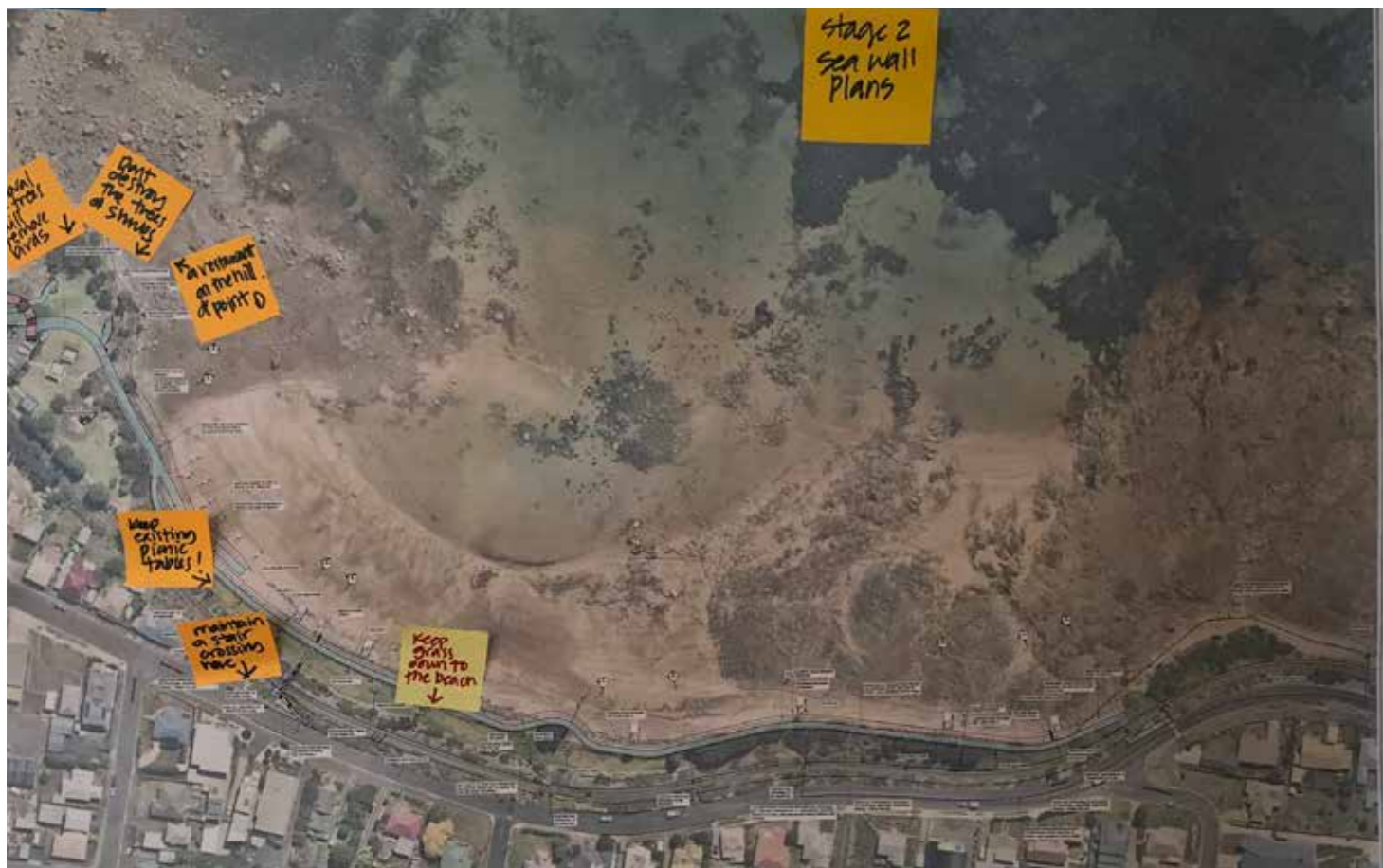
PENGUIN TOWN CENTRE - HAVE YOUR SAY!!

- NOT MUCH TO DO HERE FOR KIDS UNLESS YOU ARE SPORTS!
- MOVE THE TAXI RANK FROM OUTSIDE ELPERRO TO BESIDE VEGIE SHOP IN ARNOUD ST.
 - FIRST PARK ON ARNOUD TO MAIN ST.
- MOVE TO HERE
- DOG PARK → OK WHERE IS BUT NEEDS QUALITY EQUIPMENT - A BETTER DOG PARK - THINGS TO DO. BEING INVESTIGATED.
- MORE SWIMMING DIFFERENT EQUIP AT PLAYGROUND
 - ↳ MORE ROOM NOW WITH THE FORESHORE DEVELOPMENT
- MORE PICNIC STUFF & A BBQ AT BABY POOL END OF FORESHORE
- MORE SEATING & TABLES CHAIRS ALONG FORESHORE
- PROVIDE SPACES FOR A TOOL SHED & A SMALL GARDEN IN AND RETIREMENT LIVING
- NO HIGHRISE ALONG THE COAST → THAT WOULD BE A DISASTER.
- COULD BE RV PARKING AT OPA SCOUTS → FLAT WALK INTO TOWN
- THIS IS A VERY RV FRIENDLY TOWN.
- THING TO FIND IN PENGUIN → GREAT IDEA
- MODEL RAILWAY HOPE TO BE UP BY SPRING → 2022 AT LATEST
- It's a seaside village with a dormitory suburb of people who work & shop in Burnie & Ulverstone.
 - 60% of houses going to mainlanders 3 yrs ago.
 - 7 day makeover: look for building works, decks/bollards/bench painting/moveable chairs community kept it going
 - no woodworkers or big box shops: we like our personal 3xIGA's.

PENGUIN MARKET - 11.4.21



MAPPING COMMUNITY IDEAS



FINAL MASTER PLAN

PENGUIN RECREATION GROUND

Central Coast Council Master Plan Project

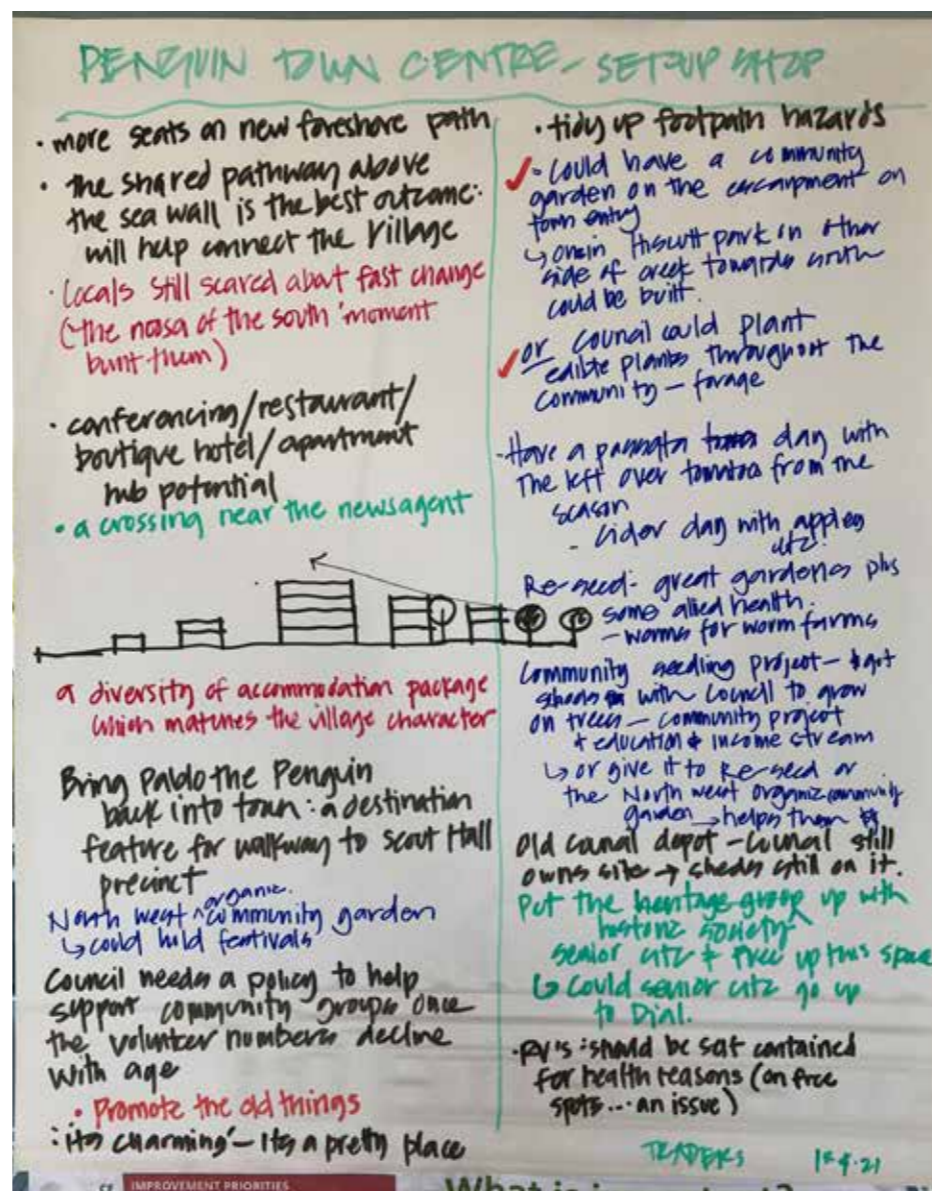
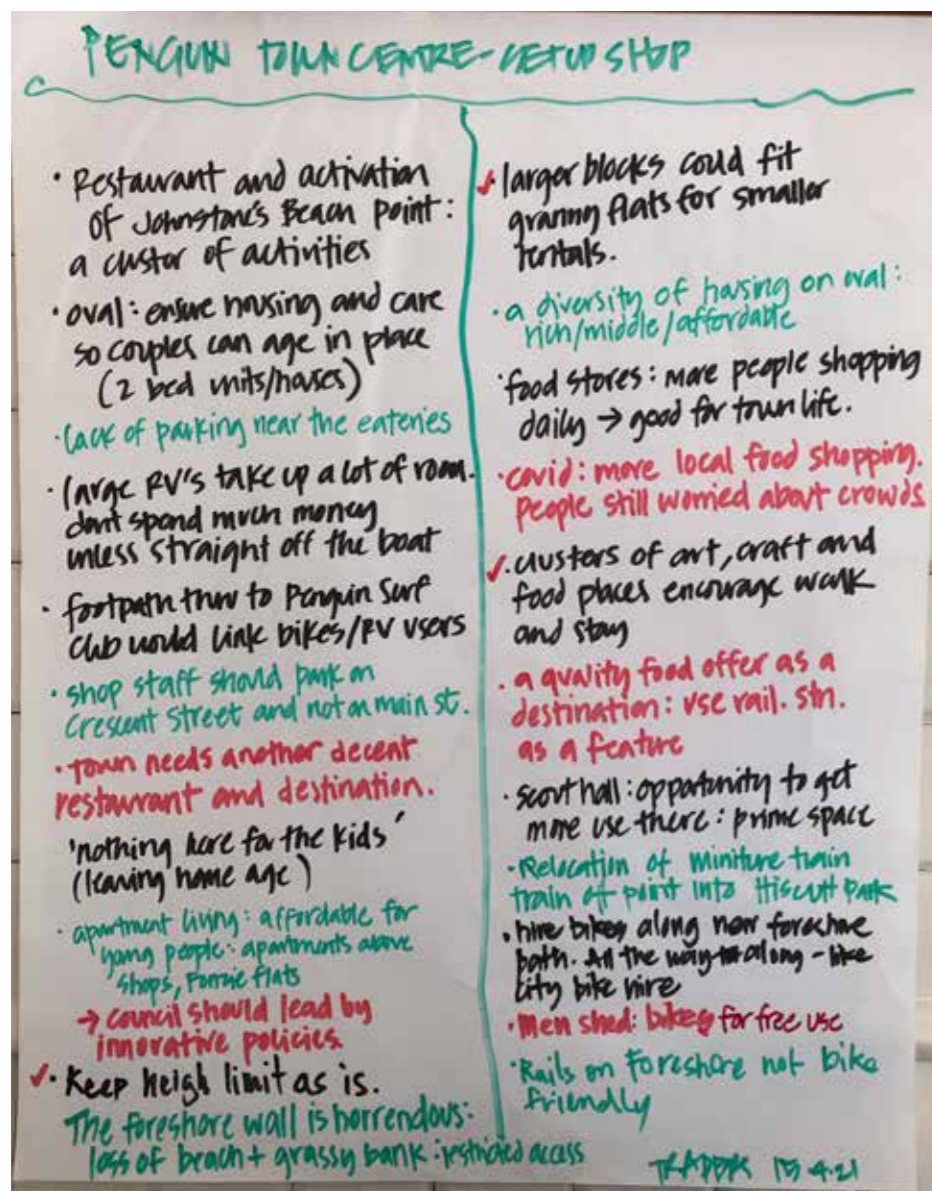
1. A SUITE OF FURNITURE, MATERIAL, PLANNING AND SIGNAGE WILL PROVIDE A COHESIVE THEME TO THE SITE
2. SCREEN PLANTING TO CREATE PRIVACY AND NOISE ATTENUATION TO NEARBY RESIDENTS
3. GATEWAY FEATURE ENTRY POINT WITH SCULPTURES AND PLANNING TO HIGHLIGHT THE SITE INCLUDING WAYFINDING SIGNAGE
4. CONNECTING SHARED PATHS WEAVE THROUGHOUT THE SITE AND PROVIDE CONNECTION TO GREATER PENGUIN WALKING TRAILS
5. CAR PARK WITH ACCESS TO COMMERCIAL AND COMMUNITY USES - APPROXIMATELY 40 CAR SPACES
6. GARDEN BEDS WITH FEATURE PLANTING
7. COMMERCIAL BUILDING MAY INCLUDE GOLF RECEPTION SPACE, CHEST AND MEDICAL SUITES WITH STRONG LINKS TO COMMUNITY SPACE AND SITE
8. INTERNAL ROAD SYSTEM FOR RESIDENTIAL ZONE. ROADS WOULD BE SHARED ZONES WITH LOW SPEED LIMITS AND DIFFERENT PAVEMENT TYPES TO INDICATE PEDESTRIAN ZONES
9. FORMAL GARDEN SPACE FOR SPECIAL EVENTS SUCH AS WEDDINGS AND FORMALS
10. CIVIC PLAZA AREA CONNECTS COMMUNITY BUILDING AND COMMERCIAL BUILDING TO THE MAIN CENTRAL SPACE. PLAZA FOR ARTS AND POP UP ACTIVITIES INCLUDES AN ALL WEATHER COVERED AREA, SCULPTURES AND A HISTORY WALL TO TELL THE STORY OF THE SITE
11. COMMUNITY BUILDING, OPEN PLAN WITH FLEXIBLE SPACES FOR COMMUNITY ACTIVITIES. MAY INCLUDE STARTUPS, LINC, TECHNOLOGY HUBS AND COMMUNITY ROOMS. BUILDING TO INCLUDE EXTERNALLY ACCESSIBLE PUBLIC TOILETS
12. ALL WEATHER COVERED AREA (CONVERSATION) ADJACENT TO BUSINESS AND IN CENTRAL PLAZA SPACE
13. CIVIC SPACES BETWEEN THE COMMUNITY AND COMMERCIAL BUILDINGS TO ALLOW FOR MARKETS, POPUPS, SCULPTURES AND ACTIVITY SPACES. IT PROVIDES GOOD VISUAL CONNECTIVITY THROUGH THE SITE
14. ADDITIONAL CAR PARKING SPACES
15. DUAL BUS STOP TO IMPROVE SERVICES TO THE SITE
16. ON STREET PARKING (47 SPACES)
17. TWO STOREY TOWNHOUSE DEVELOPMENT, APPROXIMATE SIZE 120m x 20m LOTS TO HAVE 2/3 BEDROOMS AND GARAGE WITH ADDITIONAL PRIVATE COURTYARD AND SERVICED PLAYING FIELDS PROVIDES GOOD PASSANT SURVEILLANCE OVER THE SITE. THE STYLE WILL REFLECT NEARBY HOUSING CHARACTER AND DESIGN
18. BOUTIQUE ACCOMMODATION WITH COMMERCIAL SPACES THAT OFFERS AN ENTRANCE FEATURE TO THE SITE
19. ADDITIONAL PLAZA AREA FOR CIVIC GATHERINGS AND EVENTS WITH ART CONNECTION THROUGH TO MAIN CIVIC SPACE
20. OPEN PARKING DEVELOPED ACROSS THE SITE WITH SCATTERED SEATING THROUGHOUT
21. BALWYRE CROSSING ACCESS
22. BRADDON STREET CLOSED TO MAINTAIN ORIGINAL CHARACTER
23. LAKE WAYS BETWEEN RESIDENTIAL PROPERTIES ALLOW VISUAL THROUGH THE SITE

ROUND 3 - JUNE 2017

Handwritten notes on the map include: '2 bed kunits needed', 'need housing not parks!', 'a neighbour hood hub with facilities', 'widen street & allow coaches: a loop road', 'no more shops: plenty on main st!', 'no more shops: maybe health', 'assisted care for couples', and 'dont need WI-DE-SAC'.



IDEAS FROM THE TRADERS WORKSHOP



A traders breakfast was held at the Railway Station on Thursday the 15th April. Traders also dropped into the Railway Station at other times to offer other ideas. Many traders also submitted written responses to the ideas survey handed out during the week of 12th-16th April. Traders ideas and concerns form a key consideration in the Masterplan.

Penguin Town Centre: Ideas Survey

Central Coast Council have commissioned consultants to develop strategies to improve and activate the Penguin Town Centre. We are part of that team.

We need your ideas!

Could you answer a few quick questions to help us develop our ideas for the town?

- **Character: What aspect of the Main Street character would you like to see enhanced? E.g. more blue bins.**

- **Character: What ugly things might need fixing?**

- **Quick fixes: What is the one thing you would like done in the short-term?**

- **What features of the natural environment are most important in the Town Centre?**

Penguin Town Centre Project
Complete Streets and John Mongard Landscape Architects for Central Coast Council

- **How can we encourage more local interaction on the Main Street?**

- **Big ideas for the future: Any thoughts about improving the life of The Town Centre in the next twenty years?**

(Ideas on transport? Environment? Climate? Shops and centre activity?
Any big thing that might need real money and attention?)

- **How can we create places to encourage more night-time activity and use?**
- **What activities might we encourage?**

- **Any other thoughts or ideas?**

Thank you for your help! We will incorporate your comments into our ongoing thinking about the Town Centre!

Penguin Town Centre Project
Complete Streets and John Mongard Landscape Architects for Central Coast Council

The ideas survey was distributed door-to-door to Main Street traders, to people who dropped into the Penguin Market's stall, and to residents who dropped into The Railway Station set-up shop.

These survey questions were also the key questions which the set-up shop brainstorm sheets focused on.

IDEAS FROM SURVEYS

QUICK THINGS THAT NEED FIXING

- some of the older shops are run down & need a facelift
- Run down looking shops
- Traffic lights at western end of street
- move the clutter near the library / playground - too many competing elements
- Move the new mosaic artwork away from the main street
↳ no public consultation on this work.
- too much bitumen / concrete in town. esp. the bottle shop.
- Provide easier access to the beach
- make the foreshore more beautiful
- Provide drinking water for the public.
- Remove the pre-existing mosaic
- Pavements uneven, unsafe (eg outside old bakery)
- Location of dump point near carpark
- Pot painting on the new rock wall

WHAT FEATURES OF NATURAL ENVIRONMENT ARE MOST IMPORTANT:

- the beach
- low rise
- plants / trees / bushes
- trees & foreshore
- coastline - needs more vegetation, sea views
- Coastal habitat - has been obliterated.
- Nervous about Stage B at Watcombe
- keep all remaining native veg.
- Swift park in large Eves at Lions park
- Foreshore
- sea views
- old trees preserved
- the association with the sea
- You can shop, dine, picnic, swim & fish
- Beach & parks
- the beach & in ways & seating to enjoy it

SURVEY

QUICK FIXES

- PERRY LING GARDENS TO BE MAINTAINED & CARED FOR
- ADD SOME BINS
- Vegetation / landscape plan for sea wall
- relocate the Tardis
- Revegetate Lions park
- Stop the removal of vegetation at Watcombe
- change traffic flow in main st -
- close to vehicles (except delivery) - or one way west - east
- Access to parking, beach, shops & restaurants
- One way traffic - heading west
- make main street no smoking
- fix pavements
- remove lane divider outside Hembys - RVs & cars get thru
- Dog waste bags & a bin at Watcombe
- Encourage people to keep dogs on leash on main beach - dogs running loose is a turn off for visitors

CHARACTER

- Greening / softening of the foreshore - needs softening
- more bins
- Connection to waterfront
- don't over develop it - have sensitive development that caters for all
- preserve charm & character
- avoid homogenising the place - ie sterile sea wall & handrail -> looks industrial
- more / better pedestrian & bike access
- greater emphasis on people activities & less on vehicles, traffic & parking.
- more footpath plantings & trees
- more parking - at least have it close by the best shops
- more seating & picnic tables along the foreshore
- enough bins

SURVEY

BIG IDEAS FOR FUTURE

- keep improved bus service
- less clothing & knick-knack shops on main st
- Parks for adults - Chess boards
- public transport train etc from Burnie to Launceston
- Pathway to Uverston - sulphur etc
- Round-about on western end instead of traffic lights
- Encourage walking - extend the 'activity zone' for town
- ~~street~~ convert old rec ground to a social / community hub with a town hall / meeting space, neighbourhood house, med centre, community garden green space
- more appealing shopping precinct - cafe, bike shops, market
- make more of the biggest attractions - big penguin etc
- provide for parking - also at rec ground
- Building for community functions
- Tourist bus parking
- Scout hall: make multi use and encourage for bands, events & town hall uses

street event: can block off the main street and have a music festival eg. Apollo Bay

we will need more parking around the main street

SURVEY



Encourage more night-time activity

- Use existing facilities
 - junior etc etc for table tennis, bowls, games table etc
- Adult park - chess board table tennis
- outdoor dining areas - mid box
- Focus on dining, encouraging more restaurants, food vans
- Food van nights*
- Summer night markets
- encourage cafes to stay open
- encourage pub meals
- weekly night food market
- Food stalls around the station
- outside theatre in summer
- A good restaurant & seafood
- encourage more food vans

GURVEN'S

more local interaction on the main street

- music - individuals or a band
- under cover spaces or marquees
- bus chairs
- make it more ped/cycle friendly
- more kid friendly spaces
- Its already a buzzy main st
- Remove time limits on parking
- music stand - buskers playing
- more provision for Alfresco dining on the street
- Parking - make shop side 15 mins, keep main car park free
- encourage more food vans to set up in evenings particularly in summer

ANY OTHER SURVEY IDEAS?

- A very welcoming town - easy to make friends
- update the fit out at the Vic.
 - automatic door etc
- keep the conversation going!
- No housing in the rec ground.
- Develop affordable housing throughout town
- Design accessible housing universally accessible design
- What is the identity of penguin?
- Turn railway station into a cafe - move history group to nephews building
- We need a decent fish & chip shop
- Improved bus service between Burnie & Devonport - is excellent - must continue
- No highrise buildings on the main street
- Ensure the integrity of penguin as a quiet, peaceful town is not lost!
- A museum -> nothing big
- Dog tether points for choppers
- provide an electric car charging space near the town centre
- fix the Perry Ling back to former glory
- need a rail crossing back of United church to car park entry at that pt

GURVEN'S



ACKNOWLEDGMENTS



The aim of this report is to give Penguin a Masterplan to become a more prosperous, happy and healthy village over the next twenty years.

Complete Streets and John Mongard Landscape Architects thank the community of Penguin for their ideas. The team who worked on this Town Centre Plan were Steven Burgess, Madeleine Irwin, Jacqueline Ratcliffe, John Mongard and David Yaun.

July 2021





APPENDIX

COMMUNITY FEEDBACK ON THE MASTERPLAN

Introduction

Over a hundred and thirty people gave one-to-one and group feedback on the Masterplan and community facilities during the set-up shop and community engagement process which occurred between Wednesday 15th September and Saturday 18th September, 2021. Two public meetings and one trader's breakfast were held, and the set-up shop consultation was open for over sixteen hours of one-to-one engagement and feedback. We had meetings with Senior Citizens, The Penguin Scouts, The History Group and The Penguin Library to discuss usage possibilities for the community facilities buildings in Penguin.

In a general overview, The Penguin Masterplan was presented in various public forums and comprises the following key elements:

- Improved parklands and amenities to compliment the Sea Wall works
- Revamped town entries
- Green habitat corridors along Penguin Creek, the Foreshore and the Highway Corridor
- Better interconnected walkways and trails
- A network of street trees to provide shade and colour
- Renewal of the Recreation Grounds and Council Depot to village housing
- Upgrading Hiscutt Park, Lion's Park and Perry-Ling Gardens
- Renewal and upgrading of community facilities buildings

Traders Feedback

Traders are generally happy with the proposals, with the two major food store owners both noting that improvements would be good for the town and that retaining car parking and two-way movement was important. Amenities that encouraged people to stay longer would be good for trade. Some traders do not want specific things: trees which are perceived to block signage or drop leaves were raised by one trader and by one past trader. Traders are generally precious about carparks immediate to their shops. The new craft beer venue was perceived to be creating a

parking problem with overstaying vehicles on the Main Street. Better management of parking is required. Some workers parking in key spots all day, and RV's and caravans take up precious parking space.

Specific traders mentioned the need to connect both ends of the Main Street. The intersection of Crescent Street and Main Street at the eastern end of the Main Street is perceived as a division. People are too tempted to stop walking at this location and don't continue east to the other part of the Main Street.

Good Ideas

All the ideas and issues are collated in the following set-up shop sheets. A number of very good ideas were raised during the discussions about the concepts in the masterplan, and we recommend they are incorporated into our report and within the updated Masterplan.

Community Feedback

People are generally happy with the overall Masterplan, its placemaking approach and its main actions.

The Masterplan comprises of predominantly landscape and streetscape actions, and these are broadly accepted. The following topics garnered a lot of discussion and varying viewpoints:

- The football oval site (perceived need for tour bus / overflow car park and some concern over the small number of three-storey dwellings incorporated in the layout)
- The perceived problem of car parking on the Main Street
- Need to sign/designate RV/tour bus parking
- The perception by some people that the development of the football oval and the depot site could threaten the village by over development (people still recall the development proposals by Tony Roche over ten years ago)

Foreshore Improvements

The improvements to foreshore parklands, particularly those associated with the greening of the seawall works was well received. Provision of more picnic shelters, BBQs, interpretive signage and walkway links to Main Street were liked. Some people want more trees and other people want fewer trees. The need to maintain views needs to be balanced with provision of shade and greenery.

Streetscape Improvements

The improvement to footpath areas in the town centre were generally well received. Fixing pavements emerged as a detailed concern which can be addressed in progressive area improvements. Creating safe and pleasant crossing points and implementing traffic calming on the Main Street were ideas well-received.

Hiscutt Park

People agree that Hiscutt Park should be improved, with old fixtures and equipment updated. The owner of the Art gallery Site does not agree with the naturalisation of the failing stone walls around the lake; however, most people did not disagree with this proposal. Improving shade, paths, toilets, the BBQ and play facilities were all accepted.

Football Oval And The Council Depot Site

The broad feedback is that there is indeed an urgent need for reasonably priced housing in Penguin and that the development of The Football Oval and The Council Depot provide Penguin with housing options which it would otherwise never have. The concepts related to creating a Penguin Village housing form to better fit in with the Penguin seaside cottage character was well received. The notion of these developments providing funds for foreshore and streetscape works within Penguin was also generally well received. Residents would like those funds to

MASTERPLAN - POST SET-UP SHOP CONSULTATION OUTCOMES

improvements and maintenance within Penguin.

The Football Oval was a topic of interest due to its size and location. A small number of residents see it as a solution to the perceived lack of car and bus parking, despite the site being well beyond the walking distance of other unutilised on street parking areas. Line marking and sign posting existing parallel car parking areas for cars, buses and RV's / caravans, particularly along Crescent Street, would go a long way to countering this perception of lack of car parking.

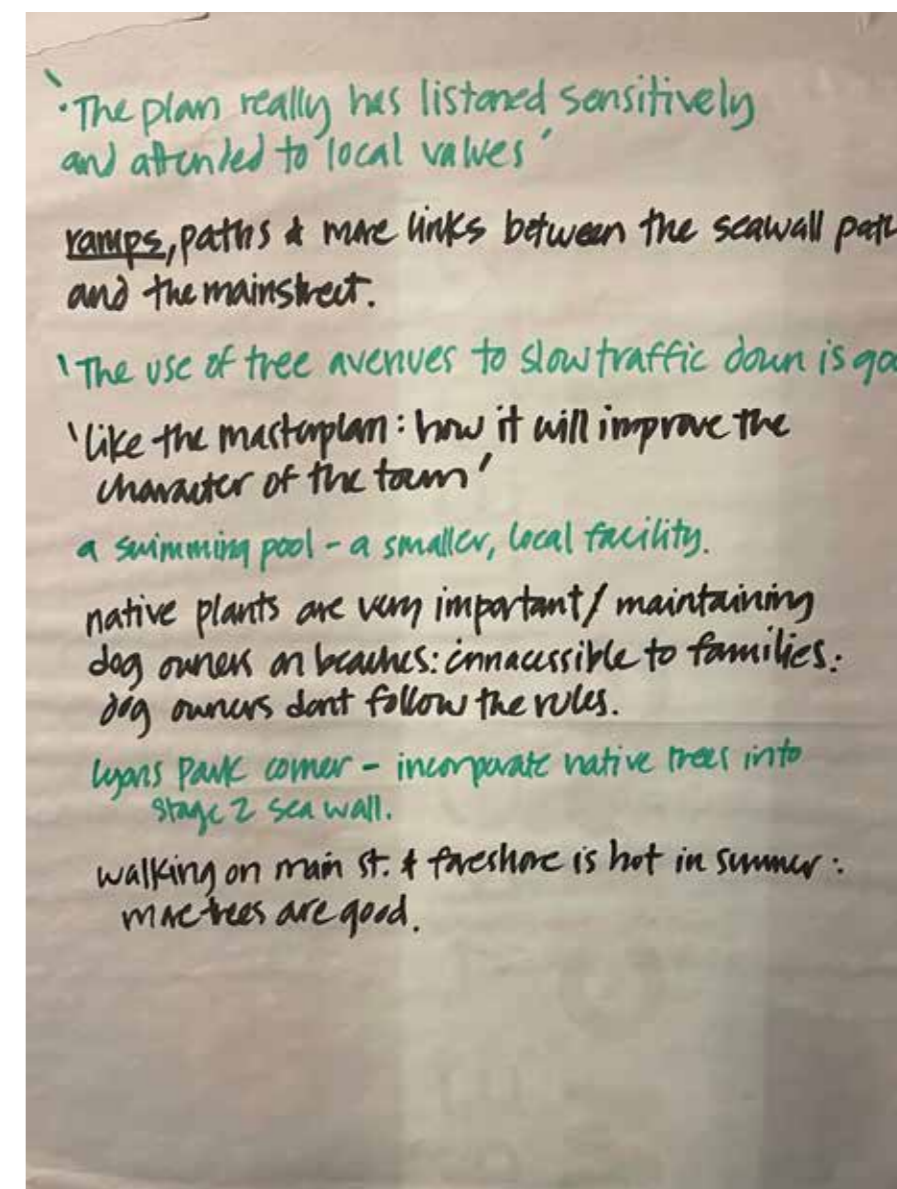
The concept of providing smaller homes for upsizers and downsizers was generally agreed upon. Providing these homes in a green setting with shared parklands was also liked. The three-storey high dwellings in the centre of the concept plan, despite likely not being visible from surrounding existing streets, were perceived as an over development by some residents. Some people however felt more housing could be provided, and some said that they would have bought the homes on the third storey. Irrespective of height or dwelling numbers, people agree that housing in a green setting, without commercial components is now the best outcome for the Football Oval Site.

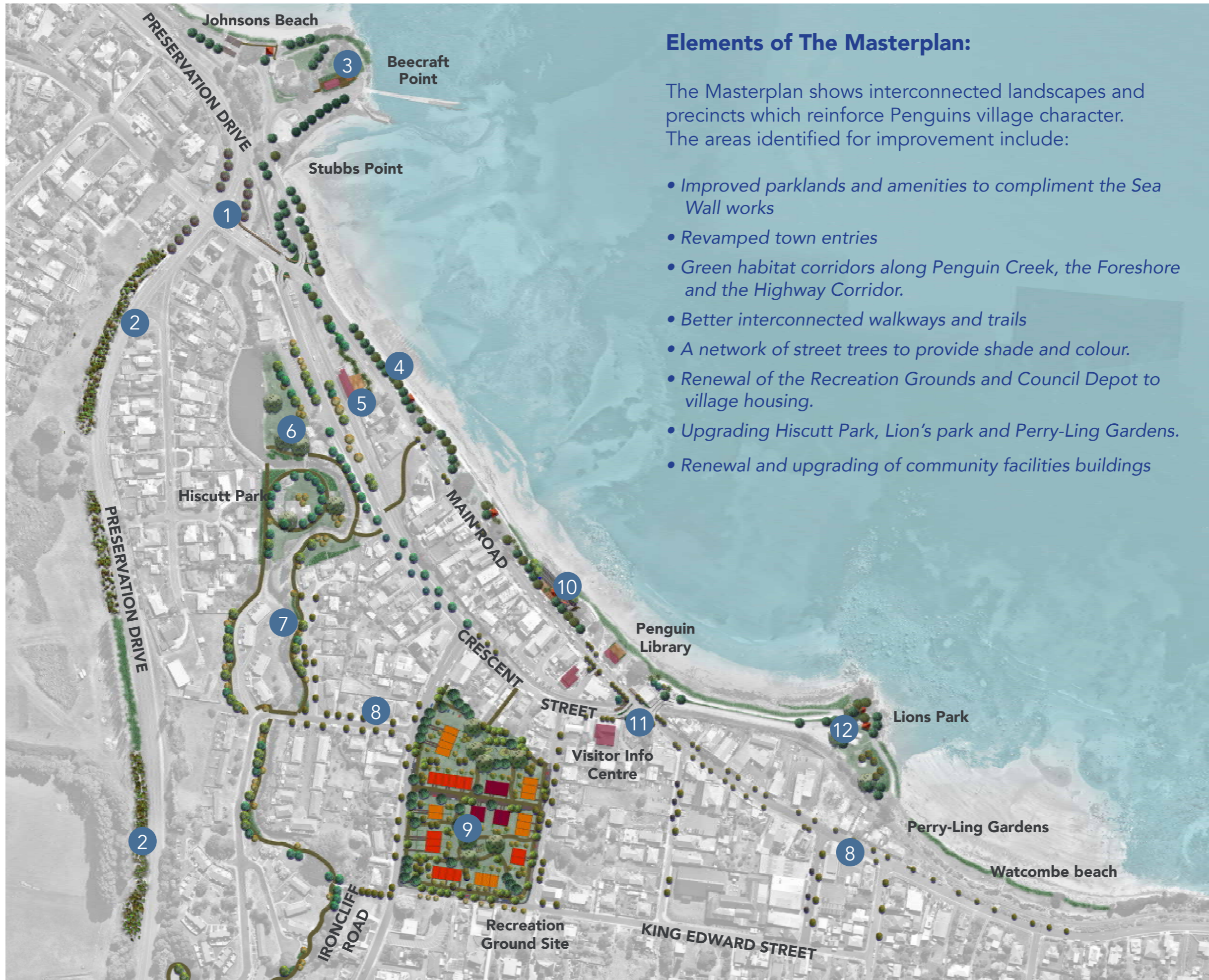
The proposed concept for village housing on The Council Depot Site was generally accepted, and due to its set-back location, no real concerns over dwellings of three storeys or 'over-development' were raised.

Car Parking And Tour Bus Parking

Council undertook a carpark analysis in Penguin, counting all available car parks and the relative usage of those carparks the conclusion of this study was that Penguin has an oversupply of carparks. Unfortunately, residents perceive they have a problem parking. People are unwilling currently to walk much further than 200-300 meters to their desired shopfronts and as such many outer carparks are not utilised. Carparks between the pub and the real-estate agent on the Main Street are most sought after. The perception of a car parking problem relates to the parking bays in this zone.

Both residents and traders acknowledge that there is a management problem related to these car parks: for example, the off-street carpark behind the post office is predominantly used by traders and their employees, who are also unwilling to park a bit further away, thus assisting to create more carparks for residents. Main Street carparks are also occupied by traders for long periods of time, creating a shortage for residents. The time limit on carparks is an issue for some, who believe a longer than two-hour stay is normal. When parking officers apply the limits and give fines, this is very unpopular.





Elements of The Masterplan:

The Masterplan shows interconnected landscapes and precincts which reinforce Penguins village character. The areas identified for improvement include:

- Improved parklands and amenities to compliment the Sea Wall works
- Revamped town entries
- Green habitat corridors along Penguin Creek, the Foreshore and the Highway Corridor.
- Better interconnected walkways and trails
- A network of street trees to provide shade and colour.
- Renewal of the Recreation Grounds and Council Depot to village housing.
- Upgrading Hiscutt Park, Lion's park and Perry-Ling Gardens.
- Renewal and upgrading of community facilities buildings

MASTERPLAN LEGEND

- 1 Western town entry
- 2 Green habitat corridor
- 3 Scout Hall / Nut / Johnsons Beach precinct
- 4 Parkland on foreshore improvements
- 5 Railway Station precinct
- 6 Hiscutt Park precinct
- 7 Trail system
- 8 Street tree planting
- 9 Recreation grounds concept plan
- 10 Playground precinct improvements
- 11 Eastern town entry
- 12 Lions Park precinct

NORTH



NOT TO SCALE

COMMENTS FROM THE SET-UP-SHOP SESSIONS

Recreation Ground Site

Liked:

- Small housing options
- Some low cost housing

The Main Street

General:

- Parking is an issue on the main street.
- Caravans and RVs take large areas of parking
- Need to 'tie in' the main street from the railway crossing to Perry-Ling Park – it's a bit ugly at that end of town
- Town entry from the east is at Perry Ling
- People stop at the railway line – need to encourage them to walk on
- Footpaths outside some shops need repairing – add as a stage to the plan

Liked:

- Don't need 1 way: keep it two ways
- The crossing / changes at the east end Crescent / main street intersection
- Prioritizing the railway crossing works as first works
- Carrying over of the 7 day make-over themes / ideas

Disliked:

- No allocated area for tour buses for when the cruise ships come back

The Foreshore And Open Spaces

Liked:

- Trees are great
- BBQ at the kid's pool
- IGA owner: "there is nothing about his plan I dislike – when do we start?"

Disliked:

- Trees are too dense in some locations of the plan: there should be some more space between trees on the foreshore so the 'open' feeling is retained

Good Additional Streetscape Ideas

- Designate RV and coach parking at Railway Station (both main street and Crescent Street sides)
- Lift the 2hrs parking limit to better organise parking
- Put in an electric vehicle charge point

General Town Centre Comments

- What are Council's recommended plans to change zoning? Last attempts ten years ago caused issues
- How long until we start? The sooner the better
- Don't take out the clay paving on the footpath

Good Ideas To Incorporate Into The Masterplan

The following ideas were raised by people during the various masterplan feedback sessions and are worth incorporating into the plan and report:

Transport and parking:

- Designate RV and coach parking at Railway Station (both main street and Crescent Street sides), with signs to direct them to these locations
- Line mark unlined carparks to increase perception of available parking, particularly on Crescent Street
- Sign post off-street parking areas for retail staff.
- Better traffic calming devices on Main Street.
- Bus stops to have shelter structures
- Investigate coach parking in a pull-over zone at the Senior Citizens Hall
- Relocate Taxi rank to beside pub from beside El Pero's restaurant

- Adjust/refine the 2hrs parking limit to better organise parking restrictions
- Line mark and sign car parking along Crescent Street
- Extend the off- road park area further along past the Railway Station
- Put in an electric vehicle charge point

Hiscutt Park:

- Disabled access toilet facilities
- Move the miniature railway to Hiscutt Park
- Add a sound shell to Hiscutt Park – or some way to have concerts
- Improve lighting at Hiscutt Park
- Keep the stairs / landings into the lake if the hard sides are removed to retain access for the model boats and fishing day users
- Better lighting along the paths at Hiscutt Park and along the seawall path
- Provide wayfinding from the main street to Hiscutt and beyond
- Hiscutt park toilet and picnic shelter needs reconsidering – too far apart and toilet has no vehicular access
- Could focus / increase the play area at Hiscutt Park – this is a destination park – (could have a large rope structure for example)

Foreshore Parks and Open Spaces:

- Provide frequent ramp access from Main Street to seawall path
- Better lighting along the paths at Hiscutt Park and along the seawall path
- Create a shade structure over the playground
- Install a slide down / beside the Spanish steps to the beach
- An exercise station along the foreshore
- Decks with power for informal events along the foreshore
- Provide / Improve access points to the new revetment wall pathway
- Install interpretation at the Lions Park

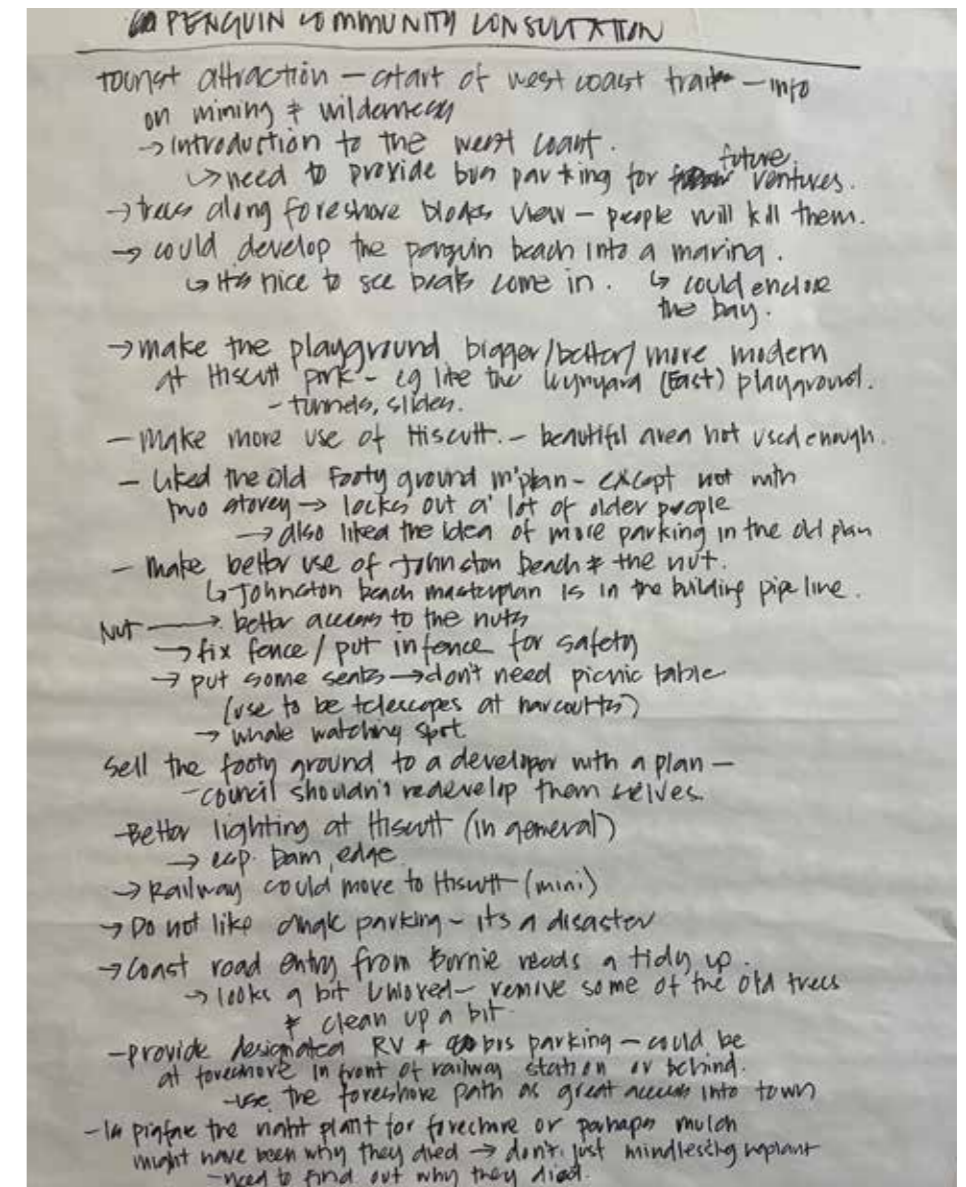
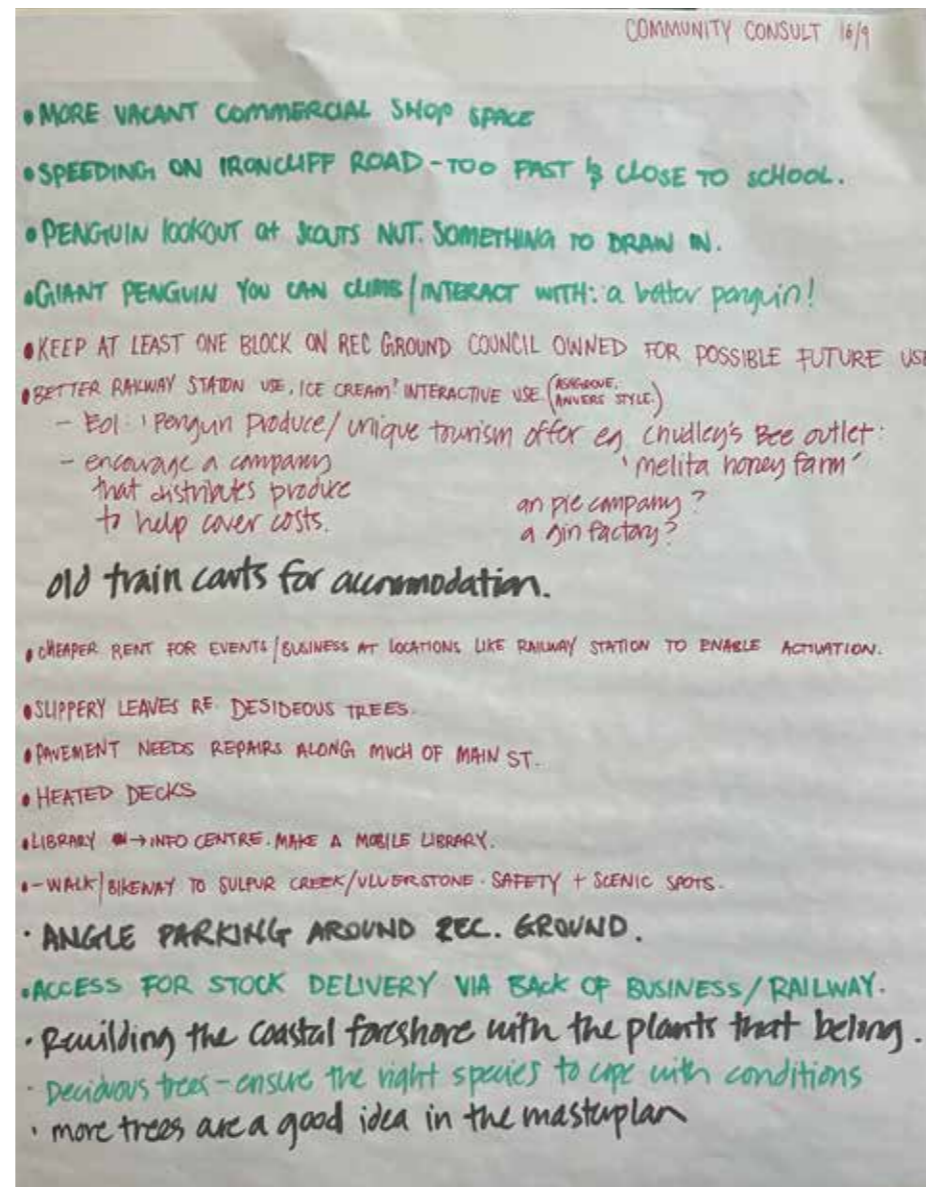
COMMENTS FROM THE SET-UP-SHOP SESSIONS

Entries, Trails, and walkways:

- Create a heritage trail through town – incorporate Indigenous stories
- Try to finish trail / walkway across King Edward Street to link Hiscutt trail to new foreshore revetment walkway
- Locate and link bikeways – especially from footy ground site
- Create interpretation and small improved facilities like better fencing and some seating and picnic tables at the top of The Nut
- Penguin entry off Preservation Drive should be the main entry into town. Move the sign from the South Road exit to encourage people to enter town through the main street and not through the residential areas

Community facilities:

- Add gardens to soften the front of the Senior Citizens Club
- Use waterfront community buildings to promote unique Penguin produce and tourism offer



Two public meetings and one trader's breakfast were held, and the set-up shop consultation was open for over sixteen hours of one-to-one engagement and feedback.



PENGUIN MASTERPLAN CONSULTATION

COMMENTS ON PLAN:

- ▲ → Parking is an issue in town, caravans take up large areas.
 - lift 2 hour parking ban
 - get rid of caravans from main street
 - don't need 1 way
- ▲ Need to tie in the two ends of town.
 - improve the walk to Perry Ling
 - improve the entry from Ulverstone
- ▲ the railway line breaks the town in two
 - encourage people to walk to far end of town
 - tie the town together
 - the ~~foot~~ altered intersection at the Post office will help this issue
- ▲ Any change to zoning? No keep same zoning
 - maintain 2 floors to beach front
 - could be 3 levels/floors for areas behind main street
 - change code so you can make smaller & more affordable housing eg town houses.
- ▲ How long until we start? how many years?
 - suggestion that council starts with housing on footy oval to fund future works
 - should start with the intersection at the post office as a priority work

TRADERS W'SHOP 16.12



COMMUNITY CONSULT - SHOP FRONT

- At Huscott park the toilet needs to be more accessible for people with limited mobility
 - move or make access
- far too much greenery esp on the foreshore side
 - don't need them.
- council yard development - in use by the town volleyball & tennis club - use 2 of the sheds for storage
 - where would they go if we change.
- both parking was important for old footy ground plan
 - overflow from main street - a lot of effort was made when developing last plan.
- Commercial was considered important to expand town on one of the main roads.
- fore shore could use some softening with shrubs but doesn't need trees - people will kill them anyway to preserve their views
- water body is good in Huscott → used cut ~~beach~~ by model boat's approval 1-3pm.
 - weir is ok as it is.
 - keep stairs for access & the landing
 - could go back to contractor & ask them to fix the undermining of the wall.
- Annual fish catching day at pond - 'Ladies Day' kids day next.
- big lake day on the footy oval - oval has had lots of use
- 2 storey enough on the footy ground.
- could be one way - like to see some evidence that trade will be lost from 2 way.
- visitors will have no problem with one way & locals can drive around the block.
- Put additional signs on relevant street to nominate parking areas
- caravans & campervans could park away from main street
 - need new signs to nominate people
- signs to designate parking
- staff parking should be off site - park on street away from main street.
- Footy oval could have residential & commercial mix
- tall heavy building is a waste, so is scout hall
 - undrused - should be sub lot.

Informal discussions were undertaken on the Main Street with various traders, The Visitor Centre and The Library.

PENGUIN TOWN CENTRE - COMMUNITY CONSULT.

- MORE ~~BRUNN~~ ^{DUMBLEDD} ~~KINDAM~~ ^{STOPS} PARKING CLOSER TO THE STOPS
 - its especially difficult on sundays
- * take out the traffic lights → take off / change the cycle - ask about the turning phase
 - static question (not council)
- good to see commercial out of foody ground
- extend BBQ's to ~~ADRIANNA~~ ^{ESTER} Beach

PERRY LING PARK

- rec ground plan with smaller housing is great.
- buses - could drop off at railway station & pick up at other end - part of road
- tidy up pedestrian crossing Main St & western end of Crescent St.

Hiscutt - well used

- could have a ground shell.
- ↳ more infrastructure

Playground at foreshore → could be nature play.

- needs to be an increase in carparking
- provide for bus parking close to the middle of town.
- allocate an area for caravan parking
- make the town entry longer on the east side - from the penguin sign back to main street
- need to have time restrictions on parking in front of shops - otherwise people will just park all day for the brewhouse.
- extend the grasslands at the Argylean church driveway to get better views out driveway
- sun shade over playground.

PENGUIN (COMMUNITY) CONSULT

- foody ground - provide controls so that development supports elderly / affordable : not luxury housing out of price range of locals.
- Penguin entry off Preservation Drive should be the main entry, not thru the residential areas: move the sign from South Road exit to Preservation drive : people would then arrive into the main street.
- Near Scouts hall the amenity is not very nice: could improve the public space there, a safe destination. The proposed avenues of trees would be lovely. & shade is important for summer heat.
- trees, sitting areas & dog's are a good idea : foreshore greening plans shown are great.
- WHEN BUILDING FUTURE PARKS KEEP THEM OPEN + INVITING TO THE PUBLIC, NOT LOOKING ONLY FOR TENANTS.
- Buses should be able to stop outside the police station
- New road to Lyons Park: keep parallel parking!

MAINTENANCE AND CONSTRUCTION OF LIBRARY DECK. TIMBER IN THE WEATHER! THE PINE TREE DROPS NEEDLES, THEY'RE STICKY TOO.

INDIGENOUS STORIES.

Put a toilet at this end (Railway end) & to take care of people at the rock pool - in summer its busy all day.

- trees will / potentially block sun vice / view etc
 - ↳ solution could be to spread the trees more - more spacing / spreading canopy. less trees.
 - ↳ people are used to wide open spaces
 - ↳ should be ever green native
- better signage for one-way avoid
- fix footpaths along King Edward - lots of people use going to the market → dangerous - need repair
- need a place in town for adult education / community use
 - social inclusion + affordability in housing etc
- would like to see 1/3 of foody ground to
- provide some coverage to facilities on the foreshore
 - ↳ provide more coverage so people can use it all weather.
 - other's grates - in vivie - good example → could be joinstone behind the hut.
- Dog users should be let back on the beach
 - ↳ access down Perry Ling dangerous. - that area of the beach is not great to use
 - ↳ was a good social aspect to town →
 - has killed sociability → people used to meet & talk
 - most of the time dog walkers are the only users.
- Jetty off Lyons Park..
- slide beside Spanish steps onto beach
- large rocks left on beach after wall work - dangerous should be removed
- put maybe 2 BBQs & lots of shelter at rock pool.

Over a hundred and thirty people gave one-to-one and group feedback on the Masterplan and community facilities during the set-up shop period which occurred between Wednesday 15th September and Saturday 18th September 2021.



PENGUIN POST SET UP SHOP FEEDBACK

COMMUNITY MEETINGS CONSULT - SETUP SHOP

- tree plant at Post office → questions
- Trees need to be allow views under
- Near site for cars & people at letter box cafe
- leaves in gutter & on footpath ~~area~~ - who deals with
- who waters the plants? installer to council to start & then or convert tree for the right spot.
- What happens with the library.
- see this town as an eating town → lots of places underused that could be better used.
- Linn Victoria - beach side developed & has changed character completely to 4 years ago.
- generally really like the plan - plus really like the rec. ground plan. → wouldn't mind a 2 storey apartment in there
- worried about saleability of units without car spaces.

- a community hub with managed on-line facilities.
- create a heritage trail/story telling trail on main st.
- Penguin character? not sure its clearly defined. Some of the buildings need attention.
 - Evandale → great example of a beautiful thriving town - well kept building, nice trees
 - Latrobe another example of a lovely town
 - Richmond
- unified heritage look about the town
- lots of little improvements around town to make the place better or could lift overall look of town eg stairs behind library
- Post office end of town is congested - put some activities
- Don't plant trees with nuts
- Improve the irregular footpaths
- Things to slow traffic on main road
- make sure there are easy links across railway to join foxy ground develop. to main street.

19% canopy cover now → ↑ 30% → start at bikeway

ccc - planting planters → being developed

- Way finding → points of interest, main attractions.
 - could be along main path (foreshore)
 - ↳ directing people back into areas behind foreshore.
- giving set on beach → difficult to implement but it would be great.
- beach shower - existing one at main st + Johnston new one for lions park planned.
- make better use of the top of the hut
 - fix the fence
 - fix/move ~~the~~/make stairs on other side
 - good spot / great views - make more of it.
 - picnic tables - (don't need a shelter - it would stand out)
 - promote the mini hut
 - interp. sign to west/penguin → interp beaches / whale watching spot.
- move the mini train to Hiscutt
- ~~lake~~ lake at Hiscutt could go back to natural stream rather than lake
- People don't move out of Birminis park

PENGUIN - OTHER FRONT CONSULTATION

- Keep car parking & traffic movement as is: beautifying the town is great
- Trees in some locations will block residents views: carefully consider views.
 - clearly sign for public use of the parkland
 - football ground - focus more on single-storey homes. concern over blocking views
 - driveways should not create light impacts to residents
 - a pedestrian crossing across ~~the~~ bridge road
 - Caravans & RVs - sign post to desired parking locations
- a museum in town, possibly in Playcentre. - w/ History Group?
- RV PARKING, INFO CENTRE AT RAILWAY.
- BETTER LIGHTING AT HISCUIT PARK, SENWALL.
- Keep the quirky character and ambience
- ACCESS CONCERNS FOR STAGE 1 RAMPS + STAIRS, ALSO STAGE 2 GREENING.
- should have more covered bus stops! only 2 in town
 - Not sure the deciduous trees will grow on the foreshore
 - Any provision for widening footpath - a narrower road slows traffic
 - use corner of foxy site for parking
 - what about access to public space on res. foxy site.
 - Foxy ground should not be built on with houses at all
 - should be a good percentage of parking (but no house)
 - could be used for parking buses - a easy walk to town
 - electric car charge point
 - Restrict caravan & bus parking on the main street
 - try to buy a strip of land on the side of one of the houses on crescent street to get walkway access to foxy ground.
 - Implement the path on the preserve to Ulva stone - could be on boardwalk / raised platform around the more difficult parts

We had meetings with Senior Citizens, The Penguin Scouts, The History Group and The Penguin Library to discuss usage possibilities for the community facilities buildings in Penguin.



PENGUIN POST SET UP SHOP FEEDBACK

- ▲ Why didn't the brewery have to provide car parking? The patrons are there for hours & park on the main street in front of other shops
→ They park on the way to Lion's → this will stop soon & the problem will get worse.
- ▲ Provide more parking at the new footy oval.
→ good opportunity there to put long term parking (all day) for staff etc at shops.
- ▲ Works are too main street centric.
- ▲ Put a batch of 45° degree parking in front of playground (remove 2nd footpath & flower bed)
- ▲ Provide for more bikepaths, infrastructure etc.
- ▲ It's not fair to allow 3 storey development on footy oval when people have tried to do 3 storey in town for years.
- ▲ Look at areas in town to rezone to retail/commercial
- ▲ There is no where to put a new business in town
- ▲ change Hiscott park water body to spill way
- ▲ BBQ going into Johnston Beach
- ▲ Highlight linkages to Hiscott park → railway station & back bakery.
- ▲ Hiscott drive destination park → shorefront smaller play ground

- senior citizens - soften the frontage with landscape
- Penguin areas look a bit tired.
- **Back of bakery: clean up bins & messy area.**
- The proposed eastern gateway landscape near Post box is excellent & will be a vast improvement.
- **avenues of trees are great: Evandale, Ross, are green avenue examples:**
'the gardens are part of the experience'
- an exercise station along the foreshore
- **More of the deck/seating like near the big penguin**
- Covered decks good for events & music: deck behind library & along foreshore would be good.
- **BBQ's & shelters on the foreshore would be great:**
currently no where to read for a while/hang out.
- The shopfronts on the main street should entice people in: to see the life inside.
- "There is no shortage of parking you just need to walk a little further." : Don't need any more parking.
- a public toilet near Kiddies pool on foreshore
- child care building is underutilized
- green the sea wall and the main street: good idea outdoor covered decks to library and rail str. will be great.

- STATION CONSULTATION 17/9
- toilets at visitor information centre are poor: need improvement
 - a pedestrian crossing near the chemist is needed.
 - use native plants on foreshore to encourage penguins and native animals.
 - specific area designated for caravans & tow buses.
 - Beachcraft point: plant salt-tolerant/bank stabilising plants.
- line mark car parks to get efficient parking.
 - footy oval - provide an shop-employee parking area (and make behind post office 2hr. limit)
 - create signage and place for caravan & RV's to park without competing with resident parking on main St.
 - Directional signs needed for public toilets
 - senior citizens hall - space is wasted: should be a shared meeting space for groups.
 - HEIGHT GRADIENTS, DIFFERENCE MAKES COMFORT. SHELTER + HUGS ♡.
 - GREENING OF SEAWALL & TOWN PATHWAYS TO GLUE THE TOWN TOGETHER.
 - STOP THE PLAN FOR STAGE TWO OF SEAWALL & SPEND THE MONEY ON CRESENT ST UPGRADE, LIBRARY FIX UP & VISITORS CENTRE UPGRADES.
 - RAMP AT THE STATION END OF BEACH, PATH STEP DOWN IS TOO STEEP.
 - MURAL AT SEAWALL DONE BY KIDS
 - PENGUIN SHAPED ZEBRA CROSSINGS
 - THE VISUALISATION OF THE PLAN IS GREAT. ITS GOOD TO SEE MOCKED UP HOW OUR TOWN COULD LOOK WITH MINOR IMPROVEMENTS % TREES, DECKS, WALKWAYS ETC.



PENGUIN POST SETUP SHOP COMMUNITY MEETING

PENGUIN TOWN CENTRE MASTERPLAN
COMMUNITY MEETING 16.9.21

Talking about trying to attract people

- look character & feel - green stuffs great
- big central housing development
- Multiple 3 storey buildings in the centre
- that's not what I call a penguin character
- You feel a 3 storey building is part of our character'
- you need to consolidate in the centre
- get infill development in centre rather than continuing to ut up paddocks
- I would not like to see 3 storey buildings in town don't consider it our character
 - some people agree, someone disagrees.
- trying to provide more diversity & housing options in town
 - trees will hide it -> storage in the middle - ~~some~~ can't be so noticeable -> trees will take a long time to cover
 - push back against multi storage in the past
 - wouldn't have a problem with 2 storage
 - to say you're never going to see it -> people have been told they can't do 3 storages in the past
 - > what will it go to later -> 4, 5 storages - opening up in the future
 - > If public for by body corporate -> will it be public accessible
 - > yes it can be made to be public & paid for by body corp.
 - > People here don't have the money to pay those type of body corporate fees -> it will pay for itself
 - > Is it a blue sky concept for the developer - open slather?
 - no hold with the plan -> that's the control
 - > Designed to cater for those that don't want existing housing stock.

PENGUIN TOWN CENTRE - COMMUNITY MEETING - MASTERPLAN

- Very little choice for people in penguin
 - > variation in housing stock does not exist
 - single / young people
- Involved in original masterplan - I see this as an improvement on original plan -> more options, a diverse offering
 - housing for single, young couples
 - previous masterplan had shop civic which took away from main street
 - > this give options to people who don't/can't buy a house
- Surely a developer will pay more & be interested in putting more houses on that block -> would be ok for council as well
 - > what about capitalism? -> maybe we should allow a few more houses on it now to head off the greed.
 - > council can decide that they want more houses fine! but they get a D.A. with the block so its very hard/not interesting for the developer to go back & reapply for that D.A.
 - > they will accept as is cause its all to hard to get another D.A.
 - > there would have to be framework in place to ensure it stay public?
 - > yes set into approval
 - more units? - we think that's the right number for penguin.
 - > don't want more or it will look like Vivid Brine - want to maintain the existing amt. of green space
 - > there's an application in for a 7 unit development on opposite at church -> 'Penguin is a hotchpotch' - 2 bedroom housing, ~~lots~~ no green space
 - How many bedrooms would the new units be?
 - Big flat old soccer ground - was to be affordable housing
 - > what happened to that site?
 - > what would stop that from happening & here?
 - > time lapse on their approval
 - > what slide says mixed use on forty ground? what happened to that?
 - old plan had carparking & commercial
 - > we need the new commercial - no assess where in town to open a shop
 - > had substantial feedback on not adding new commercial -> open space don't create a competing centre
 - > put up demand for housing
 - > don't make a competing main street

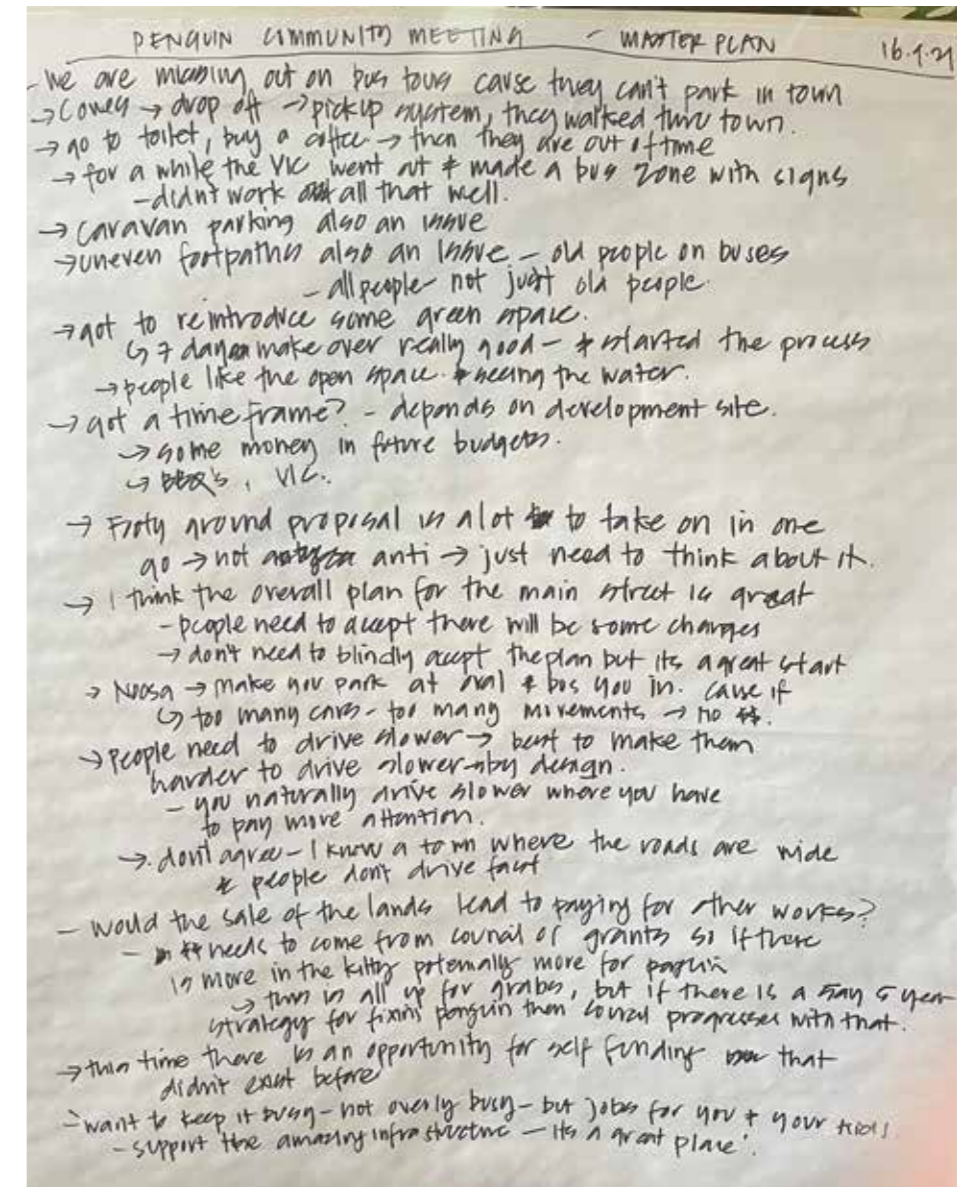
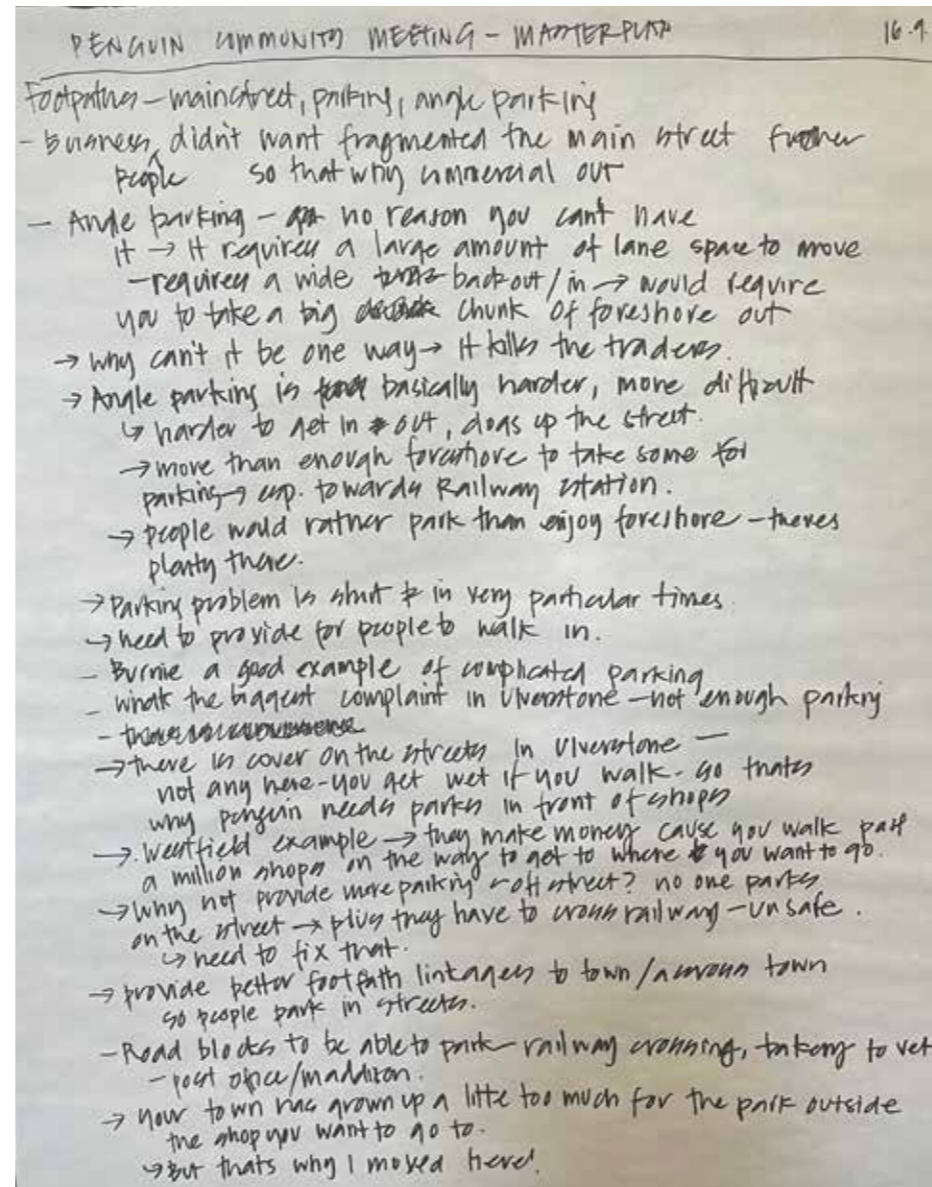
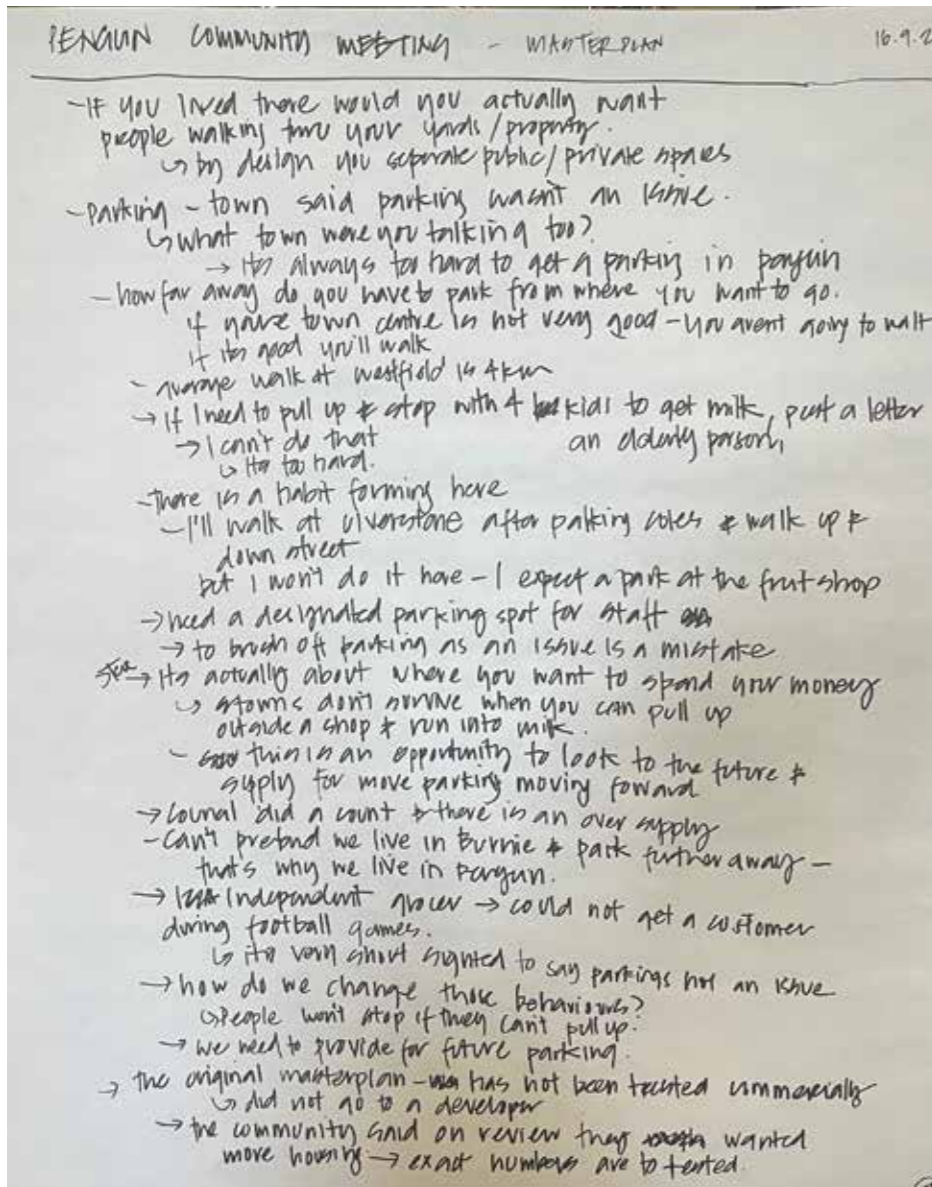
PENGUIN TOWN CENTRE - COMMUNITY MEETING - MASTERPLAN

- ON original plan there was to be a community centre - that was a good ~~asset~~ thing for the site
- > when the old town hall went -> we were promised a new one - didn't get one -> it was suppose to happen here at H.L.S.C.
- > there are places that can be hired -> what cost? too much in oney
- > Senior citz club hires their hall for \$10/hour
 - > can also hire at rec hall.
- > Library is open to the view - not shut up
 - > should be opened more often -> state govern. issue
 - > not in this scope.
- > Gardens to help solve the mowing problem - why don't we get another gardener?
- > scope creep written all over it -> this is a much bigger picture than originally painted.
- > biggest issue is you won't be able to
 - reality cap on this - what would you like to see on this site
 - council will give in & let them have higher density
 - > a developer can't make enough money to get a return - it won't work in this climate
 - > locals won't be able to afford a place in that development at that density.
 - > concern that these houses won't be affordable
 - > market is showing that all real estate is at top dollar at the moment.
 - > understand that no matter how diverse the stuff on the site is -> it might not be affordable still. - smaller & more no. increases chances of cost affordability
 - > make a realistic development -> make more houses, less green space -> it will be more likely to go ahead.
 - > what's to stop them from being concrete boxes?
 - > lots of little houses in the area -> need to change the code
 - > have to aspic to move than concrete box
 - > we don't want what's going on the church & union blocks
 - > it will have a negative effect
 - > that is not going to be built -> put more on it now as a reality check so we get what we want rather than let the market decide.

People are generally happy with the overall Masterplan, its approach and its main actions. The Masterplan comprises of predominantly landscape and streetscape actions, and these are broadly accepted.



PENGUIN POST SETUP SHOP COMMUNITY MEETING



Community Meetings

Community Meeting No.1

(Meeting Thursday 16th September)

Attended by 20 people. The main discussions focused on the following:

- Preserving the village character is important for the community, and some people are worried they will get an outcome in the town centre that is "too modern with concrete boxes and five story buildings along the foreshore". A small group of people were generally uneasy about three story development on the Recreation Ground

site, thinking it was too tall. The two local building designers both thought the layout and density was appropriate and an improvement on the prior Masterplan. One resident noted that the proposed density of housing on the site was not sufficient to make it viable for a developer.

- Upgrading the Visitors information centre was supported, the attending volunteers and residents were enthusiastic for a re-vamp.
- Diverse housing gained majority support in the room, with the only concerns being height limits and visual character.
- Upgrades such as benches, shelters, the deck renovation for the library and general street greenery were supported.

Community Meeting No.2

(Meeting Friday 17th September)

- Attended by 3 people.
- Residents enthusiastically supported all the measures
- Opportunities to expand the use of the Library we discussed explicitly and were well supported.

COMMUNITY FACILITIES: SUMMARY OF MEETINGS

During the set-up shop, the team had specific meetings with four community facilities groups, to pursue opportunities for better usage and co-sharing. The following outline our findings:

Penguin History Group

A meeting with six members of the history group provided the following feedback:

Existing use:

- Rent a 39m² room, informal use of two other rooms and shared toilet / kitchen with co—tenant the Penguin High School
- Approximately 40 members in the group - about 20 of which are active
- Meet Wednesday morning and evening, and Monday afternoons
- Use the space for meetings of approx. 12 at a time and for exhibitions
- Goal and members garages provide space for additional storage of reference information
- Shared lease with High School works very well for the group as the Dept. of Education makes a significant cost contribution and is largely absent

Constraints on sharing:

- Feel they have tried unsuccessfully to share with Senior Citizen at the Senior Citizens location in the past. They have tried to renegotiate moving to the Senior Citizen building but they would have increased costs (pay for heating), and would have to share spaces

Desired future use:

- Need more space for storage

Possible incentives to relocate:

- Members had differing views on the merit of various co-locations
- More space
- A reduction in costs

Their ideas for sharing existing space:

- Coffee shop
- Art gallery / art workshops / small local retail offerings
- Extend at the front to provide a town hall

Other main issues:

- Feel a strong connection to the Railway Station building
- Had a plan in the past to add a room on the ocean side for a kitchen and more exhibition space
- Have had a recent plan to add additional two- level building space to the west

Their general comments:

- Co-locating the VIC centre with the history group at either location would provide a point of interest for visitors
- Mixed response to moving VIC from current location
- Look at the playgroup building next door as an additional community use

Our analysis:

- The History Group requires a larger room and a place to store records and to have exhibitions. They have informally taken possession of other rooms in the railway station since the high school has not actively used the two-thirds of the lease area.
- The High School has built new facilities elsewhere and may only renew their lease in the short-term.
- The History Group does not want to increase their running costs: and this was a deterrent to sharing the Senior Citizens space. Once the High School lease ends, two-thirds of the expenses and rental costs will be unpaid.
- Some in the History Group would not mind sharing either at the VIC, with the VIC at the railway or at the Senior Citizens Hall. All would rather stay where they are.
- If their running costs of \$2000 were reduced / not increased, they could be motivated to sharing a large space elsewhere.
- The History Group would be able to be relocated into the courthouse room at the Senior Citizen Hall - an area of about 50m². With some built-in cupboards, storage could

also be provided. They could share meeting space and hall with the Senior Citizens (book use or areas as required), and they could share insurances and running costs.

- The retail lease out of the old railway station could generate sufficient income to ensure the two community groups paid fewer running costs.

Penguin Sea Scout Group

A meeting with the Sea Scout Leader provided the following feedback:

Existing use:

- Approximately 40 Sea Scouts in the group
- Meet Tuesday afternoon and evening and Wednesday evening
- Weekend use in the summer months
- Used once yearly for the fund- raising book sale
- Short on storage: members garages provide space for additional storage of boats and equipment
- Building was built and is owned by the Sea Scouts and sited on Crown land
- Is hired out for casual uses such as kid's birthday parties and bereavement services
- Has had regular additional users in the past like the Aikido club

Constraints on sharing:

- Drying wet gear after scout use in the main hall makes sharing difficult
- Alcohol and smoking are prohibited by the scouts at any time on this site

Desired future use:

- Need more space for storage of large boats and equipment

Possible incentives to share:

- Solve storage problem - need funding and a space for an additional area of 10 x 4 - equivalent to a 4- car garage (the book sale is fund raising for this).

Their ideas for sharing existing space:

- Yoga / Tai chi groups
- Non-alcoholic events

Their comments:

- The boat ramps are aged and difficult to use (the low tide one in particular)
- The carpark is not attractive
- They do not have access to the Council bin service
- Crown lease extends to the other side of the nut
- The Miniature railway is a dangerous trip hazard
- They are activity seeking new leaders

Our analysis:

- The Scouts are short of funds. They have been fund raising for a shed which they would like to put beside the toilets on Johnstone Beach near the parkland and the nut. The shed would be about 12 x 8 m for 3 boats and would fit in that location with Council approval.
- There are limited co-use opportunities due to lack of space and limited chances to leverage retail uses due to drinking / smoking regulations.

Penguin Senior Citizens Club

A meeting with two members of the club provided the following feedback:

Existing use:

- Approximately 30 members in the group but only three quarters are from Penguin
- Bowls on Monday afternoon and Wednesday
- Concert one day a week (or month?)
- There are 110 chairs in the hall

Desired future use:

- Renting the hall for events and gatherings

Possible incentives to share:

- A reduction in running costs (they currently pay \$8500 +/- in running costs)
- A current lack of active members

Ideas for sharing existing space:

- Every second Thursday they don't use the space and try to rent it out
- They have not had a lot of short -term rentals for the hall (they rent the hall out for \$10 an hour)

Other main issues:

- Need a tap out front for garden and building cleaning
- The Leo's from the Lions Club had co-used the hall, but this was not very successful
- The sliding door needs fixing
- The front steps and rear ramp are non- complying
- Buses and tour buses could stop nearby on Crescent Street

Our analysis:

- The Senior Citizens struggle for active membership from Penguin residents but provide a needed social hub.
- The running costs are much higher than the Railway Station building, and they must fund raise to cover costs
- With some minor repairs the hall could potentially rebadge as 'The Penguin Town Hall', incorporating the Senior Citizens and the History Group.
- The \$8500 rental / running costs could be capped to encourage co-use and to allow the Railway Station to be a waterfront retail lease that can help fund these other facilities



COMMUNITY FACILITIES: SUMMARY OF MEETINGS

Penguin Memorial Library

Discussions with the head librarian from Devonport, the librarian at the Penguin library, and the librarian from Burnie library who is a local resident, provided the following feedback:

Existing use:

- Library leased by education dept. off the state gov.

Desired future use:

- Penguin residents have a high book read uptake rate and the state may consider this reason to fund further than their population per capita rate
- Could move toward an open access library format being trialled on the mainland (a digital format without staffing, and open for long hours)

Possible incentives to share:

- A rear covered deck seen as a good idea: book launches, kid's workshops, shared events

Ideas for sharing existing space:

- Community groups could share library deck use and activate the library

Other main issues:

- In Devonport, council collaborated with the state gov. to activate their library, and this incentivised the state to fund and resource their local offer. Central Coast Council could follow suit in Penguin.

Our analysis:

- There are limited opportunities to relocate the library to maximize the retail waterfront location, however the covered deck area concept is like by the librarians and could be designed to allow semi enclosed events, and even rented out for weddings, openings etc. the rear deck idea could also activate the library functions, with some push by the council to allow the state to increase the usage rate or improve access.



The Scout Hall



The meeting room at the Senior Citizens Hall

Public Buildings And Community Facilities

After discussions with the stakeholder groups as described above, it is recommended that:

Penguin Railway Station Building:

Council should progress with a design and costing of a covered deck area on the railway station building; Council should obtain expressions of interest from the market for hospitality operators to lease a revamped railway station building (with conditions, including night time operation); This will more than likely impact on the operations of the Historical Society. They should be offered space at the Senior Citizens building. The Senior Citizens are keen to share costs and there is space available. Council can assist to ensure that the cost sharing is appropriate;

Penguin Memorial Library:

It is recommended that Council progress with the design and costing of a covered deck to rear of library. Council to lobby the State (Libraries) to fund the library being open for extended hours, maybe utilizing Open Access, accommodate events and even have a limited café function, serviced by an existing Penguin business;

Penguin Visitor Information Centre:

Council should run a limited EOI process, or a design competition for local Tasmanian architects to develop a new two-story building to replace the current visitor centre to accommodate the current visitor centre role, including the Council admin services. Opportunities for permanent or short-term accommodation on the first floor would be required and for small incorporated local art and craft retail areas built into the ground floor;

Penguin Scout Hall:

The improvement to the Scout Hall and surrounds is not a simple proposition due to tenure and lease arrangements. Council could consider buying the building, which will give it's

use more income generating flexibility and perhaps fund some of the extensions and additional storage that the Scouts need. This may include upgrading the boat ramp(s). This strategy is a long term proposition in the masterplan.

Penguin Town Centre Masterplan

Based on the feedback from the community meetings and the second Set-Up Shop, it is proposed that the following amendments and clarifications be made and incorporated in the final masterplan report:

Good ideas:

- The good ideas listed earlier in this chapter will be incorporated into the final masterplan report.

Parking and traffic refinements to add to the report:

- The report shall be slightly modified to further explain the overall parking supply issue;
- The parking time limits should be rationalised, and their rationalisation will be clearly explained;
- An early morning loading zone might be a palatable option for supermarket which will be explained;
- Tour coaches are not a great economic generator, however there should be some small provision made for them near the railway station. This will be included in the final report;
- The provision for RV's will be explained, some near the Railway Station, and some off Johnsons Beach Road;
- Alternative design for the intersection at the eastern end of Crescent Street be considered during design stage, as shown below. This design had merit, and should be explored as part of the detailed design phase. This layout has not been presented by our group to the community.



Detailed Design

There are many small issues and ideas that have been raised by the community and recorded. Most of these issues can be taken care of during the next stages of works, the detailed design and planning policy phase. For example, planning policy related to improved Penguin village housing definitions, and improved direction on future streetscape and park improvements.

