

THE OVAL

Masterplan concept — preliminary ideation

Jiri Lev Architect
REGISTRATION 1269
PO Box 1, Launceston

SITE: 1 Ironcliffe Road, Penguin
SCALE: Not to scale
ISSUED: 20 May 2026

A mix of multiple and single dwellings

Multi-function village plaza

Pedestrian main streets

Vehicular rear laneways

Compact courtyard gardens



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Existing sports oval



Sketch iterations



Recommendations:

1. Retain existing public space by substituting size with quality.
2. Preserve historical continuity by restatement of the oval form.
3. Concentrate density towards the edges around a flexible central public space.
4. Build a diverse mix of multiple and single dwellings, and small business premises.
5. Reserve main streets for pedestrians, direct vehicular traffic via rear laneways.
6. Avoid run-of-the-mill design for this singular site and unparalleled opportunity.

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