



# Housing Land Supply (Huntingfield) Order 2026

## Consultation Package

Including Public Exhibition Notice, Information Sheet, Details of how to make a submission, Frequently Asked Questions, Minister's Statement of Reasons, and copy of the proposed Order

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## 1.0 Public Exhibition Notice

### Housing Land Supply Act 2018

### Housing Land Supply (Huntingfield) Order 2026

#### Exhibition Notice

I, Kerry John Vincent, Minister for Housing and Planning, propose to make the Housing Land Supply (Huntingfield) Order 2026 (the proposed Order) for the land at 1287 Channel Highway, Huntingfield.

The exhibition period is open for 28 days and the closing date for submissions is 5:00pm on Monday, 20 July 2026.

A copy of the proposed Order, and my statement of reasons why I wish to make the proposed Order and why I am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018*, may be viewed during the exhibition period at:

1. [www.stateplanning.tas.gov.au](http://www.stateplanning.tas.gov.au);
2. Kingborough Council Civic Centre, 15 Channel Highway, Kingston; or
3. Service Tasmania - Kingston, 27 Channel Highway, Kingston.

The public are invited to make submissions in relation to the proposed Order within the exhibition period. Submissions may be made:

By email: [haveyoursay@stateplanning.tas.gov.au](mailto:haveyoursay@stateplanning.tas.gov.au)

By post:

State Planning Office  
Department of State Growth  
GPO BOX 536  
HOBART TAS 7001.

Submissions may be made with respect to the relevant matters specified in section 13(2) of the *Housing Land Supply Act 2018* as follows:

- the suitability of the intended zones; or
- whether the Minister would, or would not, contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018* by making the proposed housing land supply order; or
- whether the intended planning provisions are suitable for application to the site.

KERRY JOHN VINCENT MLC  
Minister for Housing and Planning  
Date: 20 June 2026

## 2.0 Summary of the proposed Order

The intent of the proposed Housing Land Supply Order (Huntingfield) 2026 (the Order) is to

1. Increase the area of land zoned Local Business by 4045m<sup>2</sup> (from 1640m<sup>2</sup> to 5685m<sup>2</sup>) and reduce the area of land zoned General Residential by the same amount in accordance with section 4(2) of the HLS Act,
2. Modify the relevant housing provisions, as they apply to land zoned General Residential and Inner Residential, to support delivery of medium density housing types in line with the housing model used by Homes Tasmania,
3. Reduce car parking requirements for dwellings on lots less than 200m<sup>2</sup>, and
4. Include definitions to give the intended effect to the modified relevant housing provisions.

## 3.0 How to find further information

Further information about the proposed Order and the *Housing Land Supply Act 2018* (the HLS Act) can be found at <https://www.stateplanning.tas.gov.au/> .

Enquiries about the HLS Act and the proposed Order can be made to the State Planning Office on 1300 703 977 or [SPO@stateplanning.tas.gov.au](mailto:SPO@stateplanning.tas.gov.au).

Enquiries about any development that may be proposed on the land can be made to Homes Tasmania on 1800 995 653 or email: [housingprojects@homes.tas.gov.au](mailto:housingprojects@homes.tas.gov.au).

## 4.0 How to make a submission

The public are invited to make submissions in relation to the proposed Order within the exhibition period. Submissions may be made:

By email: [haveyoursay@stateplanning.tas.gov.au](mailto:haveyoursay@stateplanning.tas.gov.au) or

By post:

State Planning Office  
Department of State Growth  
GPO Box 536  
HOBART TAS 7001

Submissions may only be made with respect to the relevant matters specified in section 13(2) of the *Housing Land Supply Act 2018* as follows:

- the suitability of the land for residential use;
- the suitability of the intended zone; or
- whether the Minister would, or would not, contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018* by making a housing land supply order; or
- whether the intended planning provisions are suitable for application to the site.

## 5.0 Minister's statement of reasons

Appendix A includes the Minister for Housing and Planning's statement of reasons for wanting to make the proposed Order and assessment of how the proposed Order complies with the *Housing Land Supply Act 2018*.

## 6.0 Frequently Asked Questions

### The process in general

#### **Why was the *Housing Land Supply Act 2018* (the HLS Act) created?**

The HLS Act was created in 2018 to help address housing supply issues in Hobart and throughout the State by increasing the supply of social and affordable housing. The Act established a process for accelerating housing land supply. Only government land is eligible for consideration under the HLS Act.

Further information on the HLS Act and previous Orders can be found at the [Housing Land Supply Act and Orders](#) page on the Planning in Tasmania website, or, contact the State Planning Office in the Department of State Growth by phoning 1300 703 977 or emailing [spo@stateplanning.tas.gov.au](mailto:spo@stateplanning.tas.gov.au).

#### **How does the Housing Land Supply process work?**

The process is the same whether a new Housing Land Supply Order is proposed or if an existing Housing Land Supply Order is proposed to be altered by an amending Order.

Homes Tasmania identifies surplus Government land it considers suitable for affordable housing and prepares a report demonstrating that the site meets the requirements of the HLS Act. The HLS Act requires that the site be suitable for residential development and located close to public and commercial services, public transport, and places that may provide opportunities for employment.

Homes Tasmania then makes a request to the Minister for Housing and Planning for a proposed Housing Land Supply Order in relation to eligible and suitable Government land.

The Minister considers the request in accordance with the HLS Act and the outcomes of consultation on the proposed Order. Public consultation involves notifying residents and property owners surrounding the site of the proposed Order, as well as identified groups and individuals that may have an interest in the matter.

The Minister considers any submissions received during the consultation period and prepares a report for tabling in Parliament. The Parliament sees all submissions made during the consultation period.

For the Order to be considered by Parliament, it must meet the requirements set out in the HLS Act, including that a site:

- must be eligible and suitable for residential development
- is consistent with the relevant regional land use strategy
- is consistent with relevant State policies and

- furthers the objectives of the *Land Use Planning and Approvals Act 1993* (this is the same level of assessment applied to rezoning applications made under the normal planning processes).

Both Houses of Parliament consider the Minister's report and may disallow the proposed Order, or allow it to proceed.

If the proposed Order proceeds, the Minister for Housing and Planning directs the Tasmanian Planning Commission to amend the relevant planning scheme, to align with the Order as made.

### **How can I have a say on the proposed Order?**

You may lodge a written submission with the Minister for Housing and Planning during the public consultation period.

### **Who will assess development proposals for the land?**

The Minister does not assess future development proposals on the land once the land is rezoned. Homes Tasmania, or someone acting on its behalf, may lodge a development application with the local Council as the planning authority.

Kingborough Council, the planning authority in this instance, will determine the applications in accordance with their planning scheme. In this regard, the normal development application processes apply.

### **The 2026 Order**

#### **What part of the existing 2020 Order is changing?**

The area of land zoned Local Business will increase and the area of land zoned General Residential will decrease by the same amount.

The relevant housing provisions are changing to better support the delivery of medium density housing across the site.

#### **What parts of the existing 2020 Order are not changing?**

The amount of Housing Land Supply land will remain the same, the extent of this land is not expanding beyond its current extent.

The area of land zoned Open Space or Inner Residential is remaining the same.

## **APPENDIX A – Minister’s Statement of Reasons**

### **Housing Land Supply (Huntingfield) Order 2026 Minister’s Statement of Reasons**

I, Kerry John Vincent, as Minister for Housing and Planning, provide the following statement of reasons for the purposes of section 12(1) of the *Housing Land Supply Act 2018* (HLS Act).

My reasons for wanting to make a housing land supply Order in the form proposed are as follows:

1. The HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means of providing more social and affordable housing.
2. The HLS Act enables suitably identified sites to be rezoned for residential use. The rezoning of land is achieved through the making of Housing Land Supply Orders under the Act.
3. To provide the site with relevant housing planning provisions which are fit for purpose to deliver medium density housing across the site.
4. To clarify the existing split zoned issue with the land title zoned Local Business and General Residential and enable an appropriate amount of land to be zoned for local business purposes to serve the surrounding residential area.

The reasons why I am of the opinion that the proposed Order may be made under the HLS Act, and why I am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the Act by making a housing land supply Order in the form of the proposed Order are as follows.

1. The land is eligible Government land, and an Order may be made until 1 January 2033, in accordance with section 5(1) of the Act.
2. I am satisfied, for the reasons detailed in the Planning Report submitted by Homes Tasmania, that:
  - a. the land is suitable for residential use by virtue of its location in the Greater Hobart area and close proximity to public and commercial services, public transport and places that may provide opportunities for employment, consistent with section 5(2)(b) of the HLS Act
  - b. applying the Local Business Zone to part of the land would be consistent with applicable State Policies and with the Southern Tasmania Regional Land Use Strategy 2010 - 2035, as required by section 6(1)(a) of the HLS Act
  - c. if the Local Business Zone is assigned to the land, its use or development for local business purposes would not be significantly restricted by any code that applies to the land under the Tasmanian Planning Scheme, thereby satisfying section 6(1)(b) of the HLS Act

- d. assigning the Local Business Zone to part of the site would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act
  - e. after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the Local Business Zone to part of the site would be consistent with the zone purpose in the State Planning Provisions, as required by section 6(1)(d) of the HLS Act
  - f. use or development of the land for local business would be unlikely to create significant land use conflict with any existing use on the land, or with the use or development of adjacent land or any other land, as required by section 6(1)(f) of the HLS Act
  - g. the altered relevant housing provisions that will apply to the site, are alterations that may be made under section 7 of the HLS Act
3. As required by section 6(1)(e) of the HLS Act, I have considered the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, of assigning the Local Business Zone to part of the site. I will seek further expert advice on these matters during the public exhibition period.
  4. I am satisfied that applying the Local Business Zone to part of the site is appropriate to support the surrounding residential subdivision and is in accordance section 6(2)(b)(ii) of the HLS Act in this instance.

**APPENDIX B – Proposed Order**

TASMANIA

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**HOUSING LAND SUPPLY (HUNTINGFIELD)  
ORDER 2026**

**STATUTORY RULES 2026, No.**

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Consultation Draft

**HOUSING LAND SUPPLY (HUNTINGFIELD)  
ORDER 2026**

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated                    20 .

Minister for Housing and Planning

**1. Short title**

This order may be cited as the *Housing Land Supply (Huntingfield) Order 2026*.

**2. Commencement**

This order takes effect on the day on which its making is notified in the *Gazette*.

**3. Interpretation**

(1) In this order –

*Act* means the *Housing Land Supply Act 2018*;

*certificate of title* has the same meaning as in the *Land Titles Act 1980*;

*General Residential Zone area* means the area of land –

- (a) that is shown, for the purposes of illustration only, in the plan in Schedule 2 to this order, as the

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- general residential zone on the map included in that plan; and
- (b) that comprises the area of land that is enclosed in the boundary made by –
- (i) the coordinates as shown in that plan; and
  - (ii) the shaded area, bounded by black lines, as shown in that plan;

***Inner Residential Zone area*** means the area of land –

- (a) that is shown, for the purposes of illustration only, in the plan in Schedule 3 to this order, as the inner residential zone on the map included in that plan; and
- (b) that is bounded by the coordinates as shown in that plan;

***Local Business Zone area*** means the area of land –

- (a) that is shown, for the purposes of illustration only, in the plan in Schedule 4 to this order, as the local business zone on the map included in the plan; and
- (b) that is bounded by the coordinates as shown in that plan;

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***Open Space Zone area*** means the area of land –

- (a) that is shown, for the purposes of illustration only, in the plan in Schedule 5 to this order, as the open space zone on the map included in that plan; and
- (b) that comprises the area of land that is enclosed in the boundary made by –
  - (i) the coordinates as shown in that plan; and
  - (ii) the shaded area, bounded by black lines, as shown in that plan;

***Parking and Access Code*** means the Parking and Access Code as specified in Codes, Clause E6 of the *Kingborough Interim Planning Scheme 2015*;

***Register*** means the Register kept under section 33 of the *Land Titles Act 1980*.

- (2) In this order, a reference to the *Kingborough Interim Planning Scheme 2015* is a reference to that scheme as in force immediately before this takes effect.

#### **4. Declaration of housing supply land**

For the purposes of section 4(1) of the Act, the area of land that is –

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- (a) situated at the area known as 1287 Channel Highway, Huntingfield; and
- (b) described in the certificates of title specified in the table in Schedule 1 to this order –

is declared to be housing supply land.

**5. Declaration of intended zones**

For the purposes of section 4(2) of the Act –

- (a) the intended zone in relation to the General Residential Zone area is declared to be the General Residential Zone, within the meaning of the applicable planning scheme as in force from time to time; and
- (b) the intended zone in relation to the Inner Residential Zone area is declared to be the Inner Residential Zone, within the meaning of the applicable planning scheme as in force from time to time; and
- (c) the intended zone in relation to the Local Business Zone area is declared to be the Local Business Zone, within the meaning of the applicable planning scheme as in force from time to time; and
- (d) the intended zone in relation to the Open Space Zone area is declared to be the Open Space Zone, within the meaning of

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the applicable planning scheme as in force from time to time.

**6. Modification of relevant housing provision that relates to the interpretation of words or phrases**

(1) In this clause –

*applicable area* means the area of land declared by clause 4 to be housing supply land.

(2) Clause 4.1.3 of the *Kingborough Interim Planning Scheme 2015* is modified so that the terms and definitions –

(a) as set out in Schedule 6 are added, in the correct alphabetical position, to clause 4.1.3; and

(b) apply in relation to the applicable area as covered by the *Kingborough Interim Planning Scheme 2015*.

**7. Modifications of planning requirements in relation to General Residential Zone area**

(1) Clause 10.4.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as modified as set out in Part 1 of Schedule 7 to this order.

(2) Clause 10.4.2 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as

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modified as set out in Part 2 of Schedule 7 to this order.

- (3) Clause 10.4.3 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as modified as set out in Part 3 of Schedule 7 to this order.
- (4) Clause 10.5.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as modified as set out in Part 4 of Schedule 7 to this order.
- (5) Clause 10.5.2 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as modified as set out in Part 5 of Schedule 7 to this order.
- (6) Clause 10.5.3 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area.
- (7) Clause 10.6.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area except as modified as set out in Part 6 of Schedule 7 to this order.

**8. Modifications of planning requirements in relation to Inner Residential Zone area**

- (1) Clause 11.4.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation

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to the Inner Residential Zone area except as modified as set out in Part 1 of Schedule 8 to this order.

- (2) Clause 11.4.2 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Inner Residential Zone area except as modified as set out in Part 2 of Schedule 8 to this order.
- (3) Clause 11.4.3 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Inner Residential Zone area except as modified as set out in Part 3 of Schedule 8 to this order.
- (4) Clause 11.4.9 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Inner Residential Zone area except as modified as set out in Part 4 of Schedule 8 to this order.
- (5) Clause 11.5.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Inner Residential Zone area except as modified as set out in Part 5 of Schedule 8 to this order.

**9. Modifications of planning requirements in relation to Parking and Access**

- (1) Clause E6.6.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Parking and Access Code except as modified as set out in Part 1 of Schedule 9 to this order.

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- (2) Table E6.1 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the Parking and Access Code except as modified as set out in Part 2 of Schedule 9 to this order.

**10. Revocation of order**

The *Housing Land Supply (Huntingfield) Order 2020*, signed by the Minister for Planning on 26 February 2020, is revoked.

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**SCHEDULE 1 – DECLARED HOUSING SUPPLY LAND  
AREA**

Clause 4

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**Certificate of Title (Volume/Folio of the Register)**

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1.	131270/2
2.	189717/89
3.	189717/90
4.	189717/91
5.	189717/92
6.	189717/93
7.	189717/94
8.	189717/95
9.	189717/96
10.	189717/97
11.	189717/98
12.	189717/99
13.	189717/100
14.	189717/101
15.	189717/102
16.	189717/103
17.	189717/104
18.	189717/105

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**Certificate of Title (Volume/Folio of the Register)**

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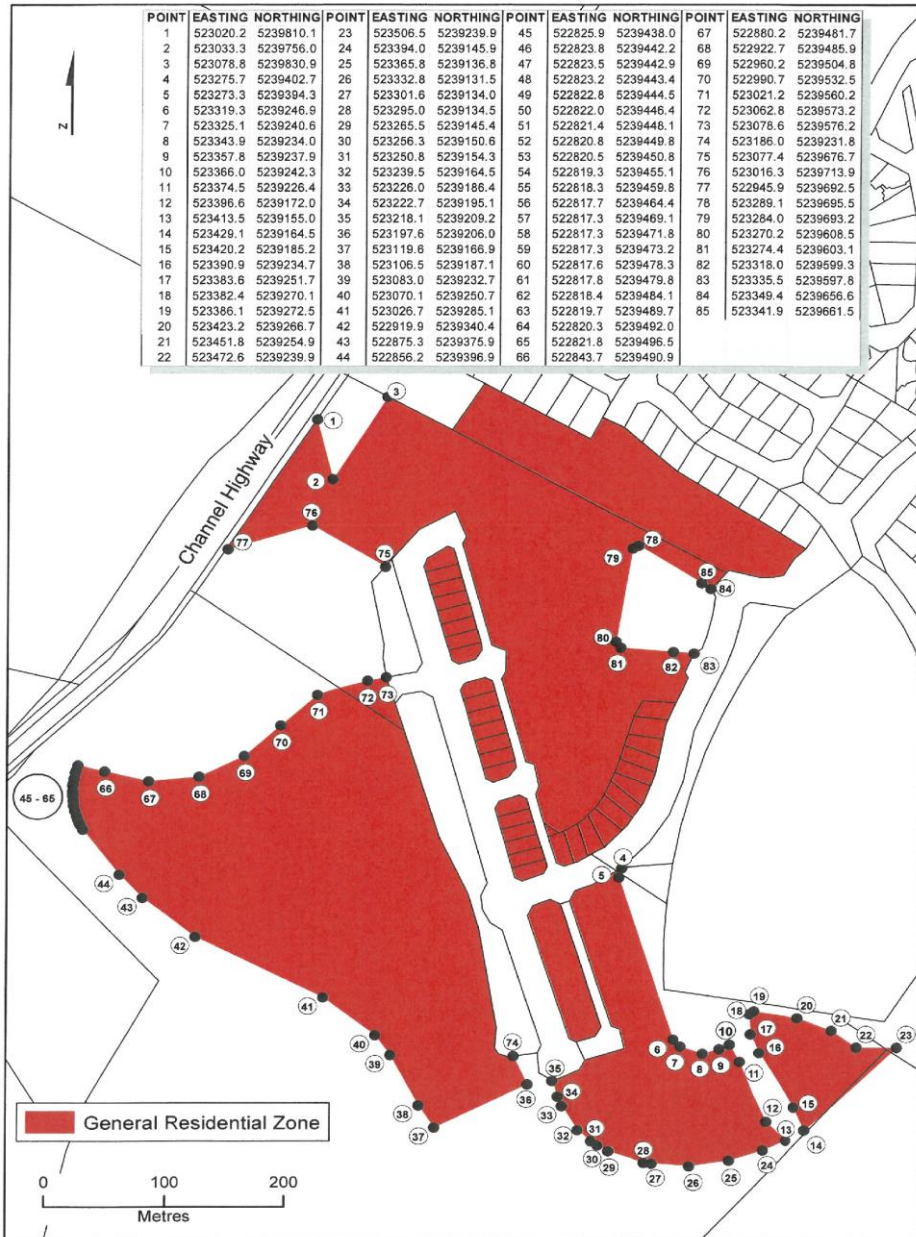
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26.	189717/133
27.	189717/134
28.	189717/135
29.	189717/136
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31.	189717/138
32.	189717/139
33.	189717/140
34.	189717/141
35.	189718/1
36.	189719/1
37.	189720/1

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**SCHEDULE 2 – GENERAL RESIDENTIAL ZONE  
AREA**

Clause 3

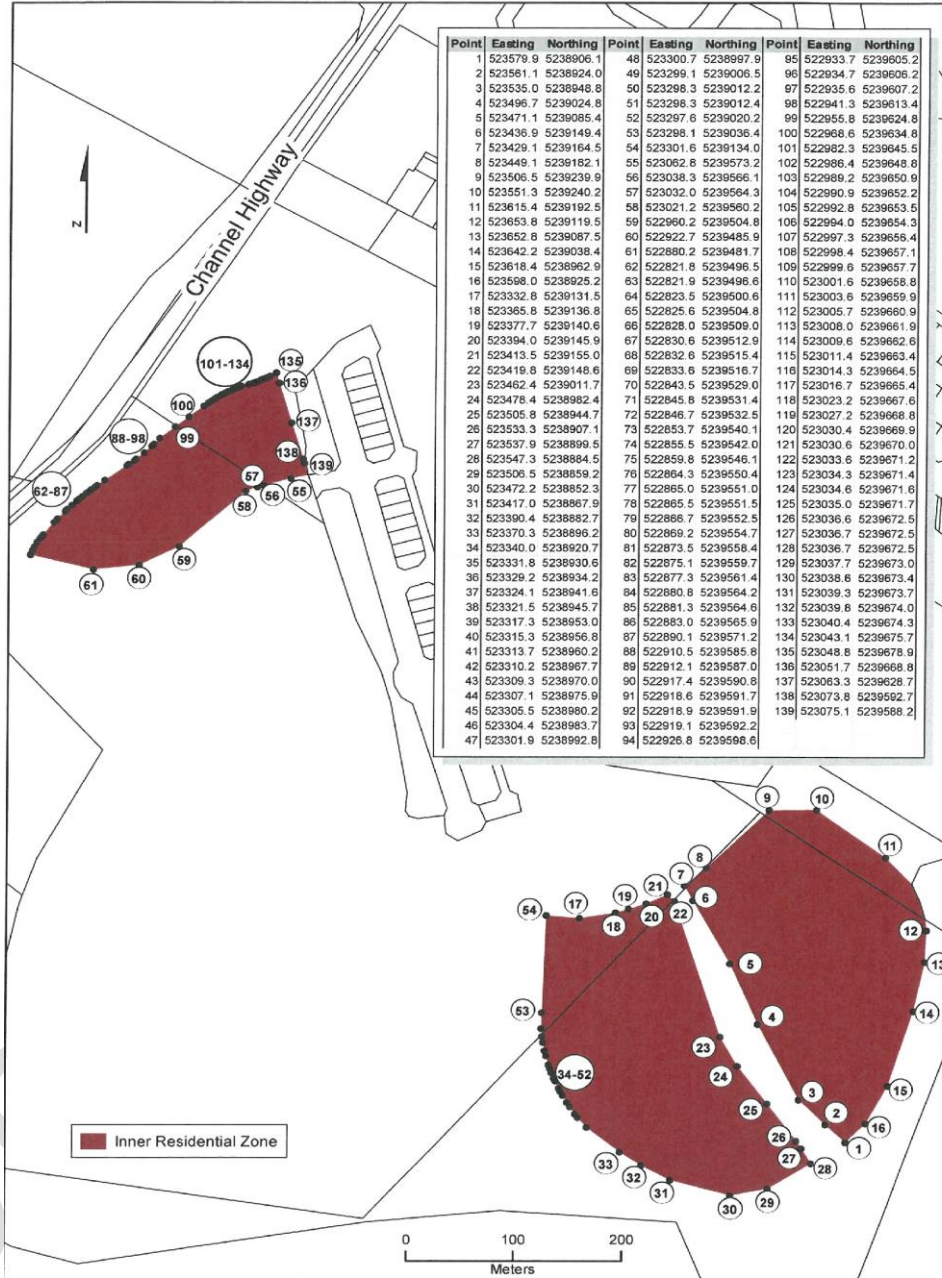


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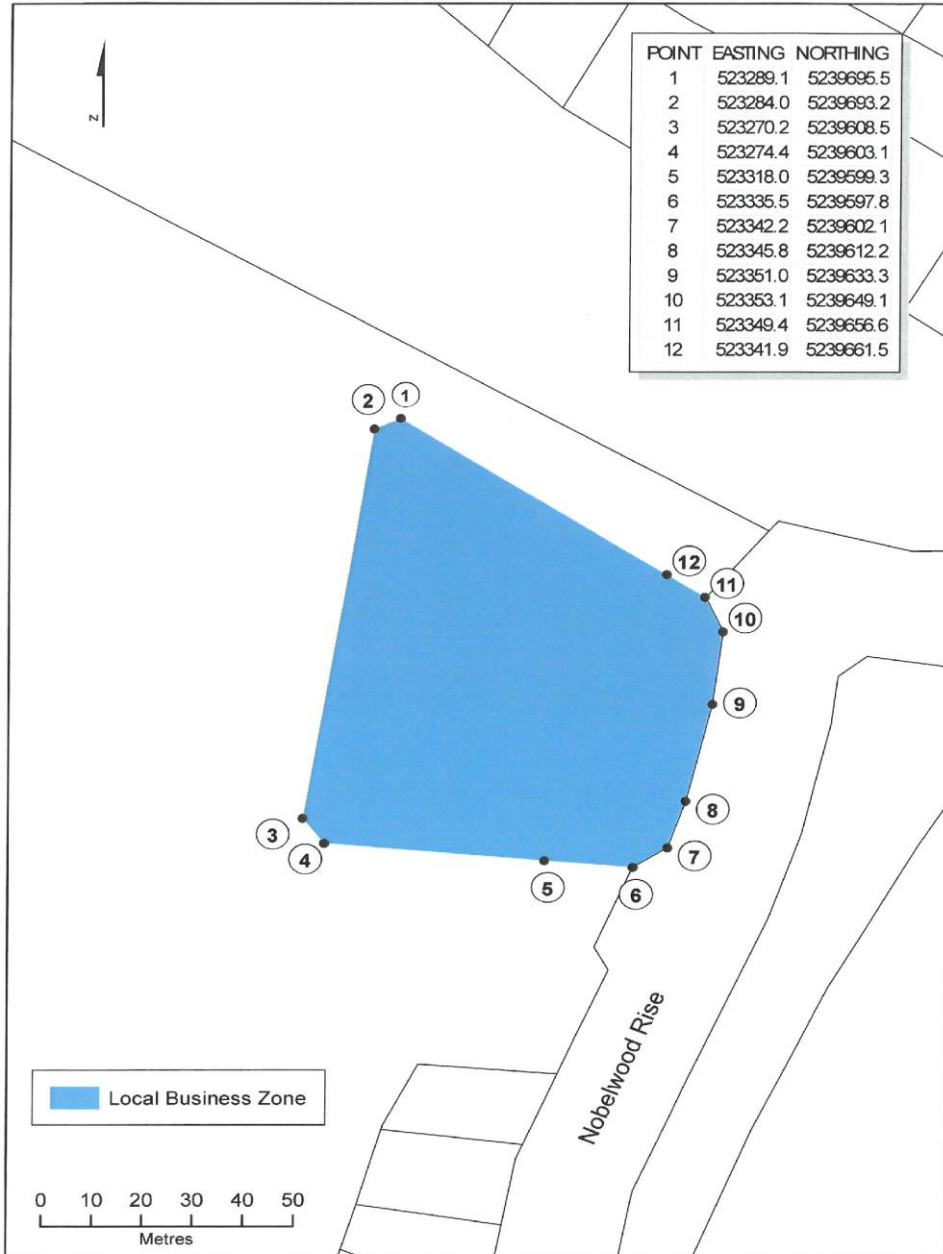
**SCHEDULE 3 – INNER RESIDENTIAL ZONE AREA**

Clause 3



**SCHEDULE 4 – LOCAL BUSINESS ZONE AREA**

**Clause 3**



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## SCHEDULE 5 – OPEN SPACE ZONE AREA

Clause 3



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**SCHEDULE 6 – MODIFIED PLANNING PROVISIONS –  
INTERPRETATION**

Clause 6

access road	means a road shown on a plan of subdivision as an access road with a maximum reserve width of 8m.
access way	means an area of land shown on a plan of subdivision as an access way providing access to terrace lots which do not have direct frontage to an access road or a general road.
corner lot	means a lot that:  (a) is located at the intersection of two general roads and has a frontage to each general road; and  (b) adjoins a townhouse lot or terrace lot; and  (c) has a lot area of not more than 451m <sup>2</sup> .
general lot	means a lot that is in the General Residential Zone or the Inner Residential Zone, and is not a corner lot, terrace lot, or townhouse lot.
general road	means a road that is not an access road.
terrace lot	means a lot that:  (a) is not located at the intersection of two general roads and has –  (i) a single frontage to a general road and a single frontage to an access road; or  (ii) a single frontage to an access road; or  (iii) only abuts an access way; and  (b) has a maximum width across the short axis of the lot of not more than 10m and the lot width across the short axis does not vary by more than 10%; and  (c) has an area of not more than 200 m <sup>2</sup> .
townhouse lot	means a lot that:  (a) is not located at the intersection of two general roads and the frontage to a general road is not less than 10m and not more than 15m; and  (b) has an area of not less than 200m <sup>2</sup> and not more than 400m <sup>2</sup> .

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**SCHEDULE 7 – MODIFIED PLANNING PROVISIONS –  
GENERAL RESIDENTIAL ZONE AREA**

Clause 7

**PART 1 – MODIFIED CLAUSE 10.4.1**

10.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Multiple dwellings must have a site area per dwelling of not less than 150m <sup>2</sup> .	<b>P1</b> No Performance Criteria

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**PART 2 – MODIFIED CLAUSE 10.4.2**

10.4.2      Setbacks and building envelope for all dwellings

<b>Objective:</b>	That the siting and scale of dwellings: <ul style="list-style-type: none"> <li>(a) provides appropriate separation from boundaries;</li> <li>(b) supports a consistent and high-quality streetscape;</li> <li>(c) maintains residential amenity for occupants and neighbours; and</li> <li>(d) minimises the visual impact of vehicle access and driveways on the general road frontage and supports a laneway accessed urban form.</li> </ul>	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from:</p> <ul style="list-style-type: none"> <li>(a) an access road or access way of 0m<sup>1</sup> or more;</li> <li>(b) a general road of not less than:             <ul style="list-style-type: none"> <li>(i) if located on a general lot that is not a corner lot, not less than 4.5m to the primary frontage and not less than 3m to a frontage other than a primary frontage, or, if the setback from the general road is less than 4.5m to a primary frontage or less than 3m to a frontage that is not a primary frontage, not less than the setback, from the general road, of any existing dwelling on the site;</li> <li>(ii) if located on a terrace lot, or townhouse lot, not less than 3m, or, if the setback from the general road is less than 3m, not less than the setback from a frontage of any existing dwelling on the site;</li> <li>(iii) if located on a corner lot:               <ul style="list-style-type: none"> <li>a. 3m from the primary frontage to a general road;</li> <li>b. 0m from the boundary to a general road at corner truncations;</li> </ul> </li> </ul> </li> </ul>		<p><b>P1</b></p> <p>A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield design guide</li> <li>(b) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and</li> <li>(c) any topographical constraints.</li> </ul>

<sup>1</sup>A setback of 0m indicates no setback is required, so a building can be located on the boundary to an access road or any distance from it

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<ul style="list-style-type: none"> <li>b. 0m from the boundary to a general road at corner truncations;</li> <li>c. 2m from a frontage to a general road that is not a primary frontage;</li> <li>(iv) if for a vacant site on a general road and there are existing dwellings on adjoining properties on the same general road, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same general road; or</li> <li>(v) if located above a non-residential use at ground floor level on a general road, not less than the setback from the frontage of the ground floor level.</li> </ul>	
<p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from:</p> <ul style="list-style-type: none"> <li>(a) an access road of 0m or more;</li> <li>(b) a general road of not less than: <ul style="list-style-type: none"> <li>(i) if located on a general lot, 5.5m, or alternatively 1m behind the building line;</li> <li>(ii) if located on a terrace, townhouse, or corner lot, 3m;</li> <li>(iii) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage; or</li> <li>(iv) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport.</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend inside the lot of not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> <li>(a) if located on a general lot that is not a corner lot:</li> </ul>	<p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> </ul> </li> </ul>

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<p>(i) a distance equal to the frontage setback from a general road, or an access road or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level;</p> <p>(b) if located on a townhouse lot:</p> <p>(i) a distance equal to the frontage setback from a general road, access road or an access way or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage;</p> <p>(ii) must be built to one side boundary, and if built to a side boundary, projecting vertically to a building height of not more than 8.5m above existing ground level;</p> <p>(iii) a distance of not less than 1.5m from a rear boundary, projecting vertically to a building height of not more than 8.5m above existing ground level; and</p> <p>(iv) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level, if not built to a second side boundary, at a distance of not less than 1.5m from that side boundary to a building height of not more than 8.5m above existing ground level;</p> <p>(c) if located on a corner lot:</p> <p>(i) a distance equal to the frontage setback from a general road or an access road; and</p> <p>(ii) projecting vertically at the side boundary to a building height of not more than 8.5m above existing ground level; or</p> <p>(d) if located on a terrace lot:</p> <p>(i) a distance equal to the setback from a general road, an access road or an access way; and</p>	<p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that maintains reasonable residential amenity, including adequate sunlight, privacy, and space for landscaping; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
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<p>(ii) projecting vertically from an access way, side and rear boundary to a building height of not more than 9.5m above existing ground level; and</p> <p>(iii) must be built to the side boundary.</p>	
<p><b>A4</b></p> <p>A dwelling on a townhouse or terrace lot with a boundary to an access road or access way must be provided with vehicular access from the access road or access way only.</p>	<p><b>P4</b></p> <p>Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.</p>

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**PART 3 – MODIFIED CLAUSE 10.4.3**

10.4.3 Site coverage and private open space for all dwellings

<b>Objective:</b>	That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.	
	<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
	<p><b>A1</b> Dwellings must have:</p> <p>(a) a site coverage (excluding eaves up to 0.6m wide) of not more than: (i) 65% if located on a general lot; or (ii) 75% if located on a townhouse lot, terrace lot, or corner lot; and</p> <p>(b) for multiple dwellings, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer), a total area of private open space associated with each dwelling of not less than: (i) 40m<sup>2</sup> if located on a general lot; or (ii) 30m<sup>2</sup> if located on a townhouse lot, terrace lot, or corner lot.</p>	<p><b>P1</b> Dwellings must have:</p> <p>(a) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and</p> <p>(b) reasonable space for the planting of gardens and landscaping.</p>
	<p><b>A2</b> A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than: (i) 24m<sup>2</sup>; or (ii) 12m<sup>2</sup>, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or</p>	<p><b>P2</b> A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.</p>

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<ul style="list-style-type: none"><li>b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li><li>(b) has a minimum horizontal dimension of:<ul style="list-style-type: none"><li>(i) 4m; or</li><li>(ii) 2m, if the dwelling:<ul style="list-style-type: none"><li>a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or</li><li>b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li></ul></li></ul></li><li>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;</li><li>(d) has a gradient not steeper than 1 in 10; and</li><li>(e) is not used for vehicle access or parking.</li></ul>	
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**PART 4 – MODIFIED CLAUSE 10.5.1**

10.5.1 Non-dwelling Development

<b>Objective:</b>	That all non-dwelling development: <ul style="list-style-type: none"> <li>(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and</li> <li>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</li> </ul>	<p><b>P1</b></p> <p>A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope determined by:</li> </ul>	<p><b>P2</b></p> <p>The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity, having regard to:</li> </ul>

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<ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</li> </ul>	<ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</li> </ul> <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>
<p><b>A3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</li> <li>(b) a site area of which not less than 35% is free from impervious surfaces.</li> </ul>	<p><b>P3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area; and</li> <li>(b) reasonable space for the planting of gardens and landscaping.</li> </ul>
<p><b>A4</b></p> <p>No Acceptable Solution.<sup>2</sup></p>	<p><b>P4</b></p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to:             <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>

<sup>2</sup> An exemption applies for fences in this zone

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<p><b>A5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <p>(a) be visible from any road or public open space adjoining the site; and</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>	<p><b>P5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste to be stored;</p> <p>(c) the topography of the site; and</p> <p>(d) any screening proposed.</p>
<p><b>A6</b></p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.<sup>3</sup></p>	<p><b>P6</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any mitigation measures proposed.</p>

<sup>3</sup> An exemption applies for heat pumps and air conditioners in this zone

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**PART 5 – MODIFIED CLAUSE 10.5.2**

10.5.2 Non-residential Garages and Carports

Objective:	To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.		<b>P1</b> A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.
<b>A2</b> A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).		<b>P2</b> A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

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**PART 6 – MODIFIED CLAUSE 10.6.1**

10.6.1 Lot Design

Objective:	<ul style="list-style-type: none"> <li>(a) That development of the specific area plan area occurs in a 'whole of site' manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections.</li> <li>(b) That development of the specific plan area provides a variety of lot sizes to suit a range of dwelling types and contributes to achieving the desired lot yields for the whole site</li> <li>(c) That each lot:             <ul style="list-style-type: none"> <li>(i) has an area and dimensions appropriate for use and development in the zone;</li> <li>(ii) is provided with appropriate access to a road;</li> <li>(iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(iv) is orientated to provide solar access for future dwellings.</li> </ul> </li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must be in accordance with a master plan endorsed by the planning authority for the whole site described by certificates of title 189718/1, 189719/1, 189720/1 &amp; 131270/2.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan subdivision must set out how the subdivision of the whole site described by certificates of title 189718/1, 189719/1, 189720/1 &amp; 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;</li> <li>(b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue;</li> <li>(c) the provision of public transport to the site;</li> <li>(d) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage;</li> <li>(e) the provision of open space areas for the whole site with connections to adjacent open space areas;</li> </ul>

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	<p>Channel Highway to Huntingfield Avenue within the first stage;</p> <p>(e) the provision of open space areas for the whole site with connections to adjacent open space areas;</p> <p>(f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways;</p> <p>(g) the cycle connections for the whole site and cycle connections to existing cycle ways;</p> <p>(h) the provision of open space facilities within the whole site; and</p> <p>(i) stormwater management for the whole site that minimises impacts on downstream waterways,</p> <p>and must be accompanied by a master plan that has been prepared for the whole site.</p>
<p><b>A2.1</b> Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m<sup>2</sup>.</p> <p><b>A2.2</b> The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m<sup>2</sup>, excluding any lot required for public use by the Crown, a council or a State Authority or a lot required for the provision of utilities.</p>	<p><b>P2</b> No Performance Criterion.</p>
<p><b>A3</b> Each lot, or a lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 6m.</p>	<p><b>P3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p>

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	<p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>
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**SCHEDULE 8 – MODIFIED PLANNING PROVISIONS –  
INNER RESIDENTIAL ZONE AREA**

Clause 8

**PART 1 – MODIFIED CLAUSE 11.4.1**

11.4.1 Residential density for multiple dwellings

<b>Objective:</b>	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Multiple dwellings must have a site area per dwelling of not less than 130m <sup>2</sup> .	<b>P1</b> No Performance Criterion

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**PART 2 – MODIFIED CLAUSE 11.4.2**

11.4.2          Setbacks and building envelope for all dwellings

<b>Objective:</b>	(a) That buildings are constructed in a compact manner, on smaller lots, to provide a range of housing options for future residents; and (b) The visual impact of vehicle access and driveways on the general road frontage and supports a laneway accessed urban form.
<b>Acceptable Solutions</b>	
<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from:</p> <p>(a) an access road or access way of 0m or more;</p> <p>(b) a general road of not less than:</p> <p style="margin-left: 20px;">(i) if located on a general lot that is not a corner lot, not less than 3m to the primary frontage and not less than 2m to a frontage other than a primary frontage, or, if the setback from the general road is less than 3m to a primary frontage or less than 2m to a frontage that is not a primary frontage, not less than the setback, from the general road, of any existing dwelling on the site;</p> <p style="margin-left: 20px;">(ii) if located on a terrace lot, or townhouse lot, not less than 3m, or, if the setback from the general road is less than 3m, not less than the setback from a frontage of any existing dwelling on the site;</p> <p style="margin-left: 20px;">(iii) if located on a corner lot:</p> <p style="margin-left: 40px;">a. 3m from the primary frontage to a general road;</p> <p style="margin-left: 40px;">b. 0m from the boundary to a general road at corner truncations;</p> <p style="margin-left: 40px;">c. 2m from a frontage to a general road that is not a primary frontage;</p> <p style="margin-left: 20px;">(iv) if for a vacant site on a general road and there are existing dwellings on adjoining properties on the same general road, not more than the</p>	<p><b>P1</b></p> <p>A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to:</p> <p>(a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield design guide</p> <p>(b) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and</p> <p>(c) any topographical constraints.</p>

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<p>greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same general road; or</p> <p>(v) if located above a non-residential use at ground floor level on a general road, not less than the setback from the frontage of the ground floor level.</p>	
<p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from:</p> <p>(a) an access road of 0m or more;</p> <p>(b) a general road of not less than:</p> <p>(i) if located on a general lot, 5.5m, or alternatively 1m behind the building line;</p> <p>(ii) If located on a terrace, townhouse, or corner lot, 3m;</p> <p>(iii) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage; or</p> <p>(iv) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport.</p>	<p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend inside the lot of not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by:</p> <p>(a) if located on a general lot that is not a corner lot:</p> <p>(i) projecting a line vertically to a building height of not more than 9.5m above existing ground level at a distance equal to the frontage setback from a general road, or an access road or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</p>	<p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.</p>

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<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level;</p> <p>(b) if located on a townhouse lot:</p> <p>(i) a distance equal to the frontage setback from a general road or an access road or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage;</p> <p>(ii) a distance of 1.5m from a rear boundary, projecting vertically to a building height of not more than 9.5m above existing ground level; and</p> <p>(iii) must be built to one side boundary, and if built to a side boundary, projecting vertically to a building height of not more than 9.5m above existing ground level;</p> <p>(iv) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level, if not built to a second side boundary, at a distance of not less than 1.5m from that side boundary to a building height of not more than 9.5m above existing ground level;</p> <p>(c) if located on a corner lot:</p> <p>(i) a distance equal to the frontage setback from a general road or an access road; and</p> <p>(ii) projecting vertically at the side boundary to a building height of not more than 9.5m above existing ground level; or</p> <p>(d) if located on a terrace lot:</p> <p>(i) a distance equal to the setback from a general road, an access road, or an access way; and</p> <p>(ii) projecting vertically from an access way, side and rear boundary to a building height of not more than 9.5m above existing ground level; and</p>	<p>(b) provide separation between dwellings on adjoining properties that maintains reasonable residential amenity, including adequate sunlight, privacy, and space for landscaping; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
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(iii) must be built to the side boundary.	
<b>A4</b> A dwelling on a townhouse or terrace lot with a boundary to an access road or access way must be provided with vehicular access from the access road or access way only.	<b>P4</b> Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.



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<p>(b) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"><li>(i) 4m; or</li><li>(ii) 2m, if the dwelling:<ul style="list-style-type: none"><li>a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or</li><li>b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li></ul></li></ul> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;</p> <p>(d) has a gradient not steeper than 1 in 10; and</p> <p>(e) is not used for vehicle access or parking.</p>	
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**PART 4 – MODIFIED CLAUSE 11.4.9**

11.4.9 Non-dwelling development

<b>Objective:</b>	That all non-dwelling development: <ul style="list-style-type: none"> <li>(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and</li> <li>(b) does not cause an unreasonable loss of amenity on adjoining residential properties; and</li> <li>(c) reduces the potential for garage and carport openings to dominate the primary frontage.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>A building that is not a dwelling, excluding for General Retail and Hire, Food Services, garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 3m, or if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</li> </ul>	<p><b>P1</b></p> <p>A building that is not a dwelling, excluding for General Retail and Hire, or Food Services, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope determined by:</li> </ul>	<p><b>P2</b></p> <p>The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity, having regard to:</li> </ul>

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<ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 9.5m above existing ground level; and</li> </ul> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</li> </ul>	<ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</li> </ul> <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>
<p><b>A3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</li> <li>(b) a site area of which not less than 15% is free from impervious surfaces.</li> </ul>	<p><b>P3</b></p> <p>A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area; and</li> <li>(b) reasonable space for the planting of gardens and landscaping.</li> </ul>
<p><b>A4</b></p> <p>No Acceptable Solution.<sup>4</sup></p>	<p><b>P4</b></p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to:             <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>

<sup>4</sup> An exemption applies for fences in this zone

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<p><b>A5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <p>(a) be visible from any road or public open space adjoining the site; and</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>	<p><b>P5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste to be stored;</p> <p>(c) the topography of the site; and</p> <p>(d) any screening proposed.</p>
<p><b>A6</b></p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.<sup>5</sup></p>	<p><b>P6</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any mitigation measures proposed.</p>
<p><b>A7</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p><b>P7</b></p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>A8</b></p>	<p><b>P8</b></p>

<sup>5</sup> An exemption applies for heat pumps and air conditioners in this zone

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<p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>
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**PART 5 – MODIFIED CLAUSE 11.5.1**

11.5.1 Lot Design

Objective:	<ul style="list-style-type: none"> <li>(a) Development of the site occurs in a 'whole of site' manner, that integrates with existing infrastructure and development on adjoining land and provides for a mix of housing options with the necessary infrastructure and public transport connections.</li> <li>(b) That development of the site provides a variety of higher density lot sizes to suit a range of dwelling types and contributes to achieving the overall desired lot yield for the whole site</li> <li>(c) That each lot:             <ul style="list-style-type: none"> <li>i. has an area and dimensions appropriate for use and development in the zone;</li> <li>ii. is provided with appropriate access to a road;</li> <li>iii. contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>iv. is orientated to provide solar access for future dwellings.</li> </ul> </li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by certificates of title 189718/1, 189719/1, 189720/1 &amp; 131270/2.</p>	<p><b>P1</b></p> <p>Subdivision of land must set out how the subdivision of the whole site described by certificates of title 189718/1, 189719/1, 189720/1 &amp; 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;</li> <li>(b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue;</li> <li>(c) the provision of public transport to the site;</li> <li>(d) any staging for the subdivision and including the construction of the collector road to connect to the Channel Highway to Huntingfield Avenue within the first stage;</li> <li>(e) the provision of open space areas for the whole site with connections to adjacent open space areas;</li> </ul>

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	<p>(f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways;</p> <p>(g) the cycle connections for the whole site and cycle connections to existing cycle ways;</p> <p>(h) the provision of open space facilities within the whole site; and</p> <p>(i) stormwater management for the whole site that minimises impacts on downstream waterways,</p> <p>and must be accompanied by a master plan that has been prepared for the whole site.</p>
<p><b>A2.1</b> Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 130m<sup>2</sup>.</p> <p><b>A2.2</b> The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m<sup>2</sup>, excluding any lot required for public use by the Crown, a council or a State Authority or a lot required for the provision of utilities.</p>	<p><b>P2</b> No Performance Criterion.</p>
<p><b>A3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 3.6m.</p>	<p><b>P3</b> No Performance Criterion.</p>

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**SCHEDULE 9 – MODIFIED PLANNING PROVISIONS –  
PARKING AND ACCESS**

Clause 9

**PART 1 – MODIFIED CLAUSE E6.6.1**

E6.6.1      Number of Car Parking Spaces

<b>Objective</b>	That an appropriate level of car parking spaces are located in the General Residential Zone or Inner Residential Zone to meet the needs of the use and to provide for lower levels of parking space requirements on smaller lots with limited space that is needed for dwellings.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The number of on-site car parking spaces located in the General Residential Zone or Inner Residential Zone must be no less than the number specified in Table E6.1.</p>	<p><b>P1.1</b></p> <p>The number of car parking spaces located in the General Residential Zone or Inner Residential Zone for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The size of the dwelling and the number of bedrooms; and</li> <li>(b) The pattern of on-street parking in the surrounding area</li> </ul> <p><b>P1.2</b></p> <p>The number of on-site car parking spaces located in the General Residential Zone or Inner Residential Zone for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> <li>(ii) efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>(c) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(d) the availability and frequency of other transport alternatives;</li> <li>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> </ul>

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	<p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p>
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**PART 2 – MODIFIED TABLE E6.1**

Table E6.1 Number of Car Parking Spaces Required

Use		Parking Space requirements	
		Car	Bicycle
Business and Professional Services	Office	1 space per 40m <sup>2</sup> of floor area	1 space per 500m <sup>2</sup> of floor area
	Doctors' surgery, consultation room	4 spaces per practitioner	2 spaces for each 8 practitioners
	Veterinary centre	4 spaces per practitioner	No requirement
	Business and Professional Services, excluding as otherwise specified in this Table	1 space per 30m <sup>2</sup> of floor area	1 space per 500m <sup>2</sup> of floor area
Community Meeting and Entertainment	Art and Craft Centre	1 space per 30m <sup>2</sup> of floor area	1 space per 50m <sup>2</sup> floor area or 1 space per 40 seats whichever is greater
	Civic/Community Centre, Place of worship, Public Hall or neighbourhood centre	1 space per 15m <sup>2</sup> of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m <sup>2</sup> floor area or 1 space per 40 seats whichever is greater
	Other not specified	1 space per 15m <sup>2</sup> of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m <sup>2</sup> floor area or 1 space per 40 seats whichever is greater
Educational and Occasional care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding	No requirement	No requirement

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Use		Parking Space requirements	
		Car	Bicycle
	as otherwise specified in this Table		
Food Services	Restaurant	1 space per 15m <sup>2</sup> of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m <sup>2</sup> floor area
	Take-away food premises	1 space per 15m <sup>2</sup> of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m <sup>2</sup> floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m <sup>2</sup> of floor area or 1 space per 3 seats, whichever is greater	1 space per 75m <sup>2</sup> floor area
General Retail and hire		1 space per 30m <sup>2</sup> of floor area	1 space per 100m <sup>2</sup> of floor area
Natural and Cultural Values management		No requirement	No requirement
Passive Recreation		No requirement	No requirement
Residential	If a 1 bedroom or studio dwelling in the General Residential Zone or Inner Residential Zone	1 space per dwelling	No requirement
	If a dwelling on a lot of less than 200m <sup>2</sup> in the General Residential Zone or Inner Residential Zone	1 space per dwelling	No requirement

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Use		Parking Space requirements	
		Car	Bicycle
	If a 2 or more-bedroom dwelling in the General Residential Zone or Inner Residential Zone, and not on a lot of less than 200m <sup>2</sup>	2 spaces per dwelling	No requirement
	Visitor Parking for multiple dwellings in General Residential Zone or Inner Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential uses in the General Residential Zone or Inner Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
Sports and Recreation	Fitness centre or gymnasium	4.5 spaces per 100m <sup>2</sup> of floor area	No requirement
	Swimming pool (other than in conjunction with a single dwelling)	5 spaces for each 100m <sup>2</sup> of site area.	1 space per 100m <sup>2</sup> of site area

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Use		Parking Space requirements	
		Car	Bicycle
	Sports and Recreation, excluding as otherwise specified in this Table	50 spaces per facility	No requirement
Utilities		No requirement	No requirement
Visitor Accommodation		1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

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Notified in the *Gazette* on 20 .

This order is administered in the Department of State Growth.

**EXPLANATORY NOTE**

*(This note is not part of the order)*

This order –

- (a) for the purposes of the *Housing Land Supply Act 2018* –
  - (i) declares the area of land situated at 1287 Channel Highway, Huntingfield to be housing supply land; and
  - (ii) declares the intended zones in relation to various parts of that area of land to be –
    - (A) the General Residential Zone; and
    - (B) the Inner Residential Zone; and
    - (C) the Local Business Zone; and
    - (D) the Open Space Zone; and

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- (iii) modifies certain provisions of the *Kingborough Interim Planning Scheme 2015*; and
- (b) revokes the *Housing Land Supply (Huntingfield) Order 2020*.

**APPENDIX C – Housing Land Supply Act Fact Sheet**

# Housing Land Supply Act

## Fact Sheet

### Purpose

This information sheet is issued by the Department of State Growth's State Planning Office to provide information on the *Housing Land Supply Act 2018* and the process for assessing and making housing land supply orders.

### Overview

After the 2018 Housing Summit, the Tasmanian Government announced several medium and long-term solutions to address housing supply. One medium-term measure was for the Government to introduce legislation to fast-track the rezoning of Government land suitable for residential use for affordable housing.

The *Housing Land Supply Act 2018* (the HLS Act) was prepared and introduced in July 2018.

Amendments were made to the HLS Act in November 2021 to broaden the scope of eligible government land and improve the consultation and assessment processes. Further amendments were made to the Act in 2023 to extend the period for making the Housing Land Supply Orders until the end of 2032. The extension will allow the current draft Orders to be finalised and enable more suitable government land to be considered for rezoning for more social and affordable housing.

### What does the Housing Land Supply Act do?

The HLS Act responds to the current high demand for housing in Tasmania, by providing a quicker process for rezoning eligible Government land. It overrides the normal assessment process under the *Land Use Planning and Approvals Act 1993* (the LUPA Act) and allows a Housing Land Supply Order (an Order) to rezone or modify the planning scheme requirements for eligible Government land for housing, particularly social and affordable housing.

A proposed Order is subject to strict assessment criteria, public consultation, and parliamentary scrutiny. The declaration of an Order causes the relevant planning scheme to be amended and transfer the land to Homes Tasmania to deliver housing under the *Homes Tasmania Act 2022*. This is the legal framework under which Homes Tasmania provides housing support to those in need. Homes Tasmania can also sell or transfer land to a housing support provider or sell land to ensure there is a right mix of affordable and privately owned housing. Any funds made available through the sale of land can then be used for the purposes of delivering social and affordable housing in other locations.

The Minister for Planning can only make Orders for ten years following the amendment to the Act extending the timeframe for making Housing Land Supply Orders until the end of 2032. Orders made before this expiry date continue to have effect.

## What is the process?

The Homes Tasmania makes a request to the Minister for Planning for an Order. The Minister for Planning supported by the State Planning Office, prepares the exhibition documents, and undertakes a public consultation.

The Minister considers submissions and can either make an Order, approve an Order with alterations or refuse to make an Order. Proposed Orders must be tabled in Parliament for scrutiny and Parliament can disallow an Order.

If an Order (original or altered) is approved, the Tasmanian Planning Commission is responsible for making amendments to the relevant planning scheme to implement an Order.

Homes Tasmania will progress with the development of a site subject to an Order.

The local council (acting as the planning authority) will assess any development applications relating to the subdivision of land and construction of houses.

## Eligible Government land

Only certain Government land can be considered for an Order under the HLS Act. This is limited to land that:

- is owned, vested in, or held by Homes Tasmania under the Homes Tasmania Act 2022,
- was Crown land before the HLS Act commenced in 2018, or
- was owned by Tasmania Development and Resources before the HLS Act commenced in 2018.

It excludes any land that is:

- reserved land under the Nature Conservation Act 2002,
- managed under the National Parks and Reserves Management Act 2002,
- managed under the Wellington Park Act 1993,
- permanent timber production zone land under the Forest Management Act 2013, or
- future potential production forest land under the Forestry (Rebuilding the Forest Industry) Act 2014.

## Assessment criteria

Eligible Government land must meet strict suitability criteria. The HLS Act sets the assessment criteria for determining the suitability of the land and the intended zoning. Before making an Order, the Minister must be satisfied the Order meets all the following:

- there is a need for land to be made available for affordable housing,
- the land is suitable for residential use,
- the land is located close to public and commercial services, public transport<sup>1</sup> and employment opportunities,
- the intended zone is consistent with the State Policies, the relevant regional land use strategy, and furthers the Schedule 1 objectives of LUPA Act,
- the use and development of the land for housing would not be significantly restricted by any codes that apply to the land under the relevant planning scheme,
- that it has regard to the Guidelines issued under section 8A of the LUPA Act,
- the environmental, economic, and social effects, and the effect on Aboriginal and cultural heritage have been adequately considered,
- the intended zone would not be likely to create any significant land use conflicts, and
- the intended zone enables the land to be developed to at least a suburban density (consistent with the SPPs General Residential Zone).

## Consultation

Consultation is open for 28 days. The Minister must:

- publish notices in the relevant newspapers announcing the start of the consultation period and inviting submissions,

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<sup>1</sup> Exemptions apply on Flinders Island for two criteria. The requirement for the land to be in proximity to public transport does not apply. The residential zoning does not have to be the General Residential Zone but be a residential zone that is suitable for the local conditions in the Flinders municipality.

- make the exhibition documents available for public viewing at: - a nominated website address, - the offices of the relevant council for that municipality, - the nearest Service Tasmania shop, and
- give written notice to interested persons.

## Exhibition documents

These are the documents that must be made available for public viewing during the 28-day consultation period. They include:

- A copy of the proposed Order,
- the Minister's rationale for the proposed Order and their opinion on satisfying the assessment criteria under the HLS Act, and
- Any other information that the Minister thinks fit.

## Interested persons

Interested persons are those given written notice of the commencement of the public consultation process on a proposed Order. These include:

- the local council, and any adjacent council that may be affected,
- relevant State agencies,
- State authorities, or other entities, which may be required to provide infrastructure to the land, or may have its services affected,
- the owners or occupiers of adjoining land,
- the owners or occupiers of any other land that may be affected, and
- the Tasmanian Fire Service, the Tasmanian Heritage Council, and the Aboriginal Heritage Council.

## Submissions

Submissions may relate to the following matters:

- the suitability of the land for residential use,
- the suitability of the zoning intended for the land,
- compliance with the assessment criteria under the HLS Act, and
- the suitability of any of the planning controls that will apply to the land.

The Minister must consider all submissions received during the public consultation period. After considering the submissions, the Ministry may:

- table the proposed Order in both Houses of Parliament,
- modify the proposed Order before tabling it in both Houses of Parliament, or
- determine to not progress the proposed Order.

If significant modifications are made to the proposed Order, the Minister must recommence the process as if it were a new Order.

If a proposed Order does not proceed, the Minister must publish the reasons and make all submissions publicly available.

## Parliamentary scrutiny

Before making an Order, the Minister must table the proposed Order in both Houses of Parliament. The documents tabled must include:

- the proposed Order and the Minister's rationale for the proposed Order and their opinion on satisfying the assessment criteria under the HLS Act
- a copy of each submission received,
- the Minister's opinion on each submission,
- if the proposed Order has been altered, a statement as to how and why it was altered, and
- any other information that the Minister considers relevant to the proposed Order.

There is five sitting day period in which both Houses of Parliament may refuse a proposed Order. The Minister may make the Order after the end of the disallowance period in both Houses of Parliament.

## What happens after an Order has been made?

The Office of Parliamentary Counsel publishes a notice in the Gazette specifying when the Order takes effect. The Minister then directs the Tasmanian Planning Commission to make amendments to the relevant planning scheme to implement the Order. The Minister publishes a notice in the Gazette and the relevant newspaper specifying the date when the amendment to the planning scheme takes effect.

## What happens if an Order need changing?

The HLS Act allows for an Order to be revoked or amended after they are made. The zone assigned to the land by an Order cannot be amended by a planning scheme amendment under the LUPA Act without the permission of the Minister. To amend an Order, the Minister must be satisfied that either:

- the land is no longer eligible for an Order, or
- the land has been developed in accordance with the Order.

## Further information

Enquiries about the Housing Land Supply Act process can be directed to:

State Planning Office  
Department State Growth  
GPO BOX 536  
HOBART TAS 7001

Telephone: 1300703977

Email: [spo@stateplanning.tas.gov.au](mailto:spo@stateplanning.tas.gov.au)

A copy of the *Housing Land Supply Act 2018* is also available on the Tasmanian Legislation online website at: <https://www.legislation.tas.gov.au/>

Enquiries about the *Homes Tasmania Act 2022* or the development of land under a Housing Land Supply Order should be directed to:

Homes Tasmania Telephone: 1800 995 653

Email: [housingprojects@homes.tas.gov.au](mailto:housingprojects@homes.tas.gov.au)

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