

**Modified Housing
Land Supply
(Huntingfield) Order
Planning Report**

**Homes
Tasmania**

Building homes,
creating communities.

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Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQ+ communities and their families.

1. Introduction

1.1 Purpose of this report

The amendment relates to the land located at 1287 Channel Highway, Huntingfield which was rezoned in 2020 in accordance with *the Housing Land Supply (Huntingfield) Order 2020 (the 2020 Order)*.

This report has been prepared by Homes Tasmania to support a modified Housing Land Supply Order (*the Modified Order*), which will replace *the 2020 Order* with updated planning provisions applying to government land. *The Modified Order* will modify the existing “relevant housing provisions” which will lead to a revised SAP (when the TPC implement the Order).

The changes proposed include:

- a minor change in the alignment of the existing Local Business Zone (LBZ);
- minor adjustments to zone boundaries to align with cadastral boundaries; and
- modifications of planning requirements to enable denser residential development on smaller lots, consistent with Homes Tasmania’s approach to delivering affordable housing.

The provisions of *the Modified Order* are discussed in more detail in section 3 of this report.

The Modified Order will only apply to government land. The planning provisions from *the 2020 Order* that apply to land that has been transferred to Council or other parties and is no longer government land will not alter.

The purpose of this report is to address the requirements of the *Housing Land Supply Act 2018* in support of the revised planning provisions and zoning and provide an assessment of *the Modified Order*. A copy of *the 2020 Order* is at Appendix C. The original assessment report for *the 2020 Order* is at Appendix D; this report was prepared by GHD and is dated May 2019.

1.2 The site

The site is located within the Kingborough local government area. The site is comprised of thirty six titles with a combined area of approximately 67 hectares. Title documentation is included in Appendix B and listed in Table 1 below.

Table 1: Title information

| PID | Title Reference | Street Address | Owner |
|---------|-----------------|----------------------|---------------------|
| 9171495 | CT 131270/2 | 1287 Channel Highway | Director of Housing |
| 9171495 | CT 189720/1 | 1287 Channel Highway | Director of Housing |
| 9171495 | CT 189719/1 | 1287 Channel Highway | Director of Housing |
| 9171495 | CT 189718/1 | 1287 Channel Highway | Director of Housing |
| 9171495 | CT 189717/89 | 106 Nautilus Grove | Director of Housing |

| | | | |
|---------|---------------|--------------------|---------------------|
| 9171495 | CT 189717/90 | 104 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/91 | 102 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/92 | 100 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/93 | 98 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/94 | 96 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/95 | 94 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/96 | 92 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/97 | 90 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/98 | 88 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/99 | 86 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/100 | 84 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/101 | 82 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/102 | 80 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/103 | 78 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/104 | 76 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/105 | 74 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/106 | 72 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/107 | 70 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/108 | 68 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/109 | 66 Nautilus Grove | Director of Housing |
| 9171495 | CT 189717/130 | 1 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/131 | 3 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/132 | 5 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/133 | 7 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/134 | 9 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/135 | 11 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/136 | 13 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/137 | 15 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/139 | 19 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/140 | 21 Nobelwood Rise | Director of Housing |
| 9171495 | CT 189717/141 | 23 Nobelwood Rise | Director of Housing |

1.3 Background

The 2020 Order came into effect on 18 March 2020, formally declaring the land as housing supply land and enabling rezoning in accordance with the approved development strategy being the Huntingfield Design Guidelines (refer Appendix E).

The planning approvals issued for the site since *the 2020 Order* and relevant to *the Modified Order*, are detailed in Table 2 below:

Table 2: Planning approvals issued for the site

| Date of approval | Permit Reference | Approved use / development |
|------------------|------------------|---|
| 1 November 2021 | DAS-2020-26 | Staged subdivision to create 218 residential lots, one (1) commercial lot, 13 road lots, public open space, and |

| | | |
|----------------|---------------|---|
| | | associated infrastructure works (including sewer pump station, stormwater and road works). This planning permit approved Stage 1 of the subdivision |
| 5 July 2021 | DA-2020-676 | Utilities (roundabout on the Channel Highway and associated works) |
| 27 May 2022 | DAS-2020-26/A | Minor amendment of DAS-2020-26 to provide for staging of subdivision - Stage 1A and Stage 1B. |
| 18 August 2023 | DAS-2020-26/B | Minor amendment of DAS-2020-26 including changes to lot and road alignment for improved constructability. |

Construction of Stage 1 is currently underway. The first release of lots were made available for sale in December 2025, with further releases scheduled as construction progresses. Additional lots will continue to be released until the construction of all substages are complete.

The most recently approved subdivision staging plan is at Appendix F.

The land from *the 2020 Order* that has since been transferred to Council for either roads or public open space (POS) is shown in Table 3. Other land that has been sold to other owners is shown in Table 4. This land is no longer government land under the *Housing Land Supply Act 2018* and cannot be included in *the Modified Order*.

Table 3: Land that has been transferred to Council since *the 2020 Order*.

| PID | Title Reference | Street Address | Owner |
|---------|-----------------|----------------------|---------------------|
| | CT 189717/1000 | LGA Subdivision Road | Kingborough Council |
| 9171495 | CT 189717/1001 | 1287 Channel Highway | Kingborough Council |
| 9171495 | CT 189717/1002 | 1287 Channel Highway | Kingborough Council |
| 9171495 | CT 189717/1003 | 1287 Channel Highway | Kingborough Council |
| | CT 189717/1004 | LGA Subdivision Road | Kingborough Council |
| | CT 189717/1005 | LGA Subdivision Road | Kingborough Council |

The land from *the 2020 Order* that has since been transferred to other owners since *the 2020 Order* is shown in Table 4.

Table 4: Land that has been transferred to other owners since *the 2020 Order*

| PID | Title Reference | Street Address | Owner |
|---------|-----------------|-------------------|---------------|
| 9171495 | CT 189717/138 | 17 Nobelwood Rise | Private Owner |
| | | | |
| | | | |
| | | | |

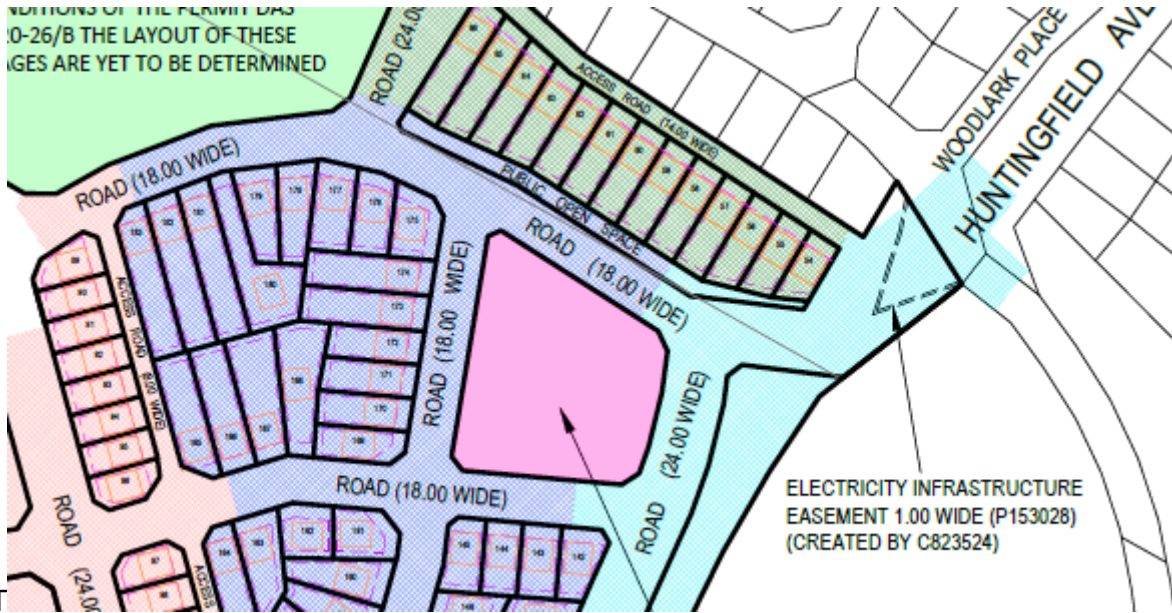


Figure 2: proposed commercial lot, highlighted in pink.

As a result of the revised lot layout, the commercial lot now extends outside of the approved LBZ, which results in a split zoning with the General Residential Zone (GRZ). This needs to be modified as commercial uses are largely restricted in the GRZ and the existing zoning situation will compromise the future integrity of the commercial site. Subsequently the LBZ needs to be extended to cover the commercial lot in its entirety. The proposed increase of LBZ is demonstrated in Figure 3 below, noting the boundary is approximate.

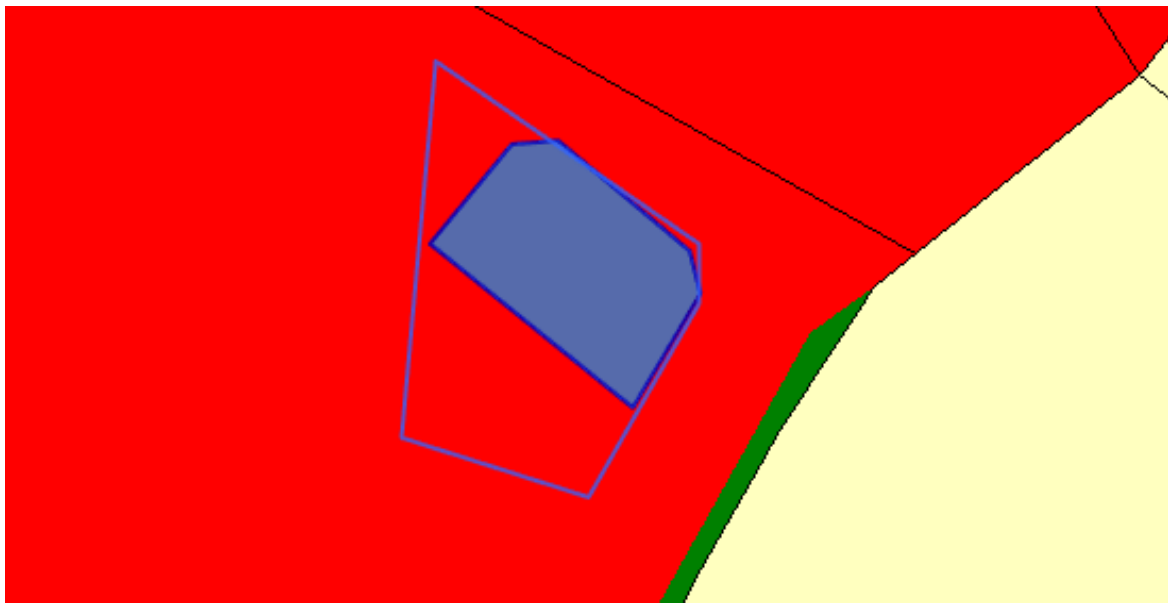


Figure 3: proposed extension to LBZ. The existing LBZ is highlighted in blue. The approximate proposed increase LBZ overlay is shown as area within the blue line.

For visual context, Figure 4 below shows the proposed extension to the LBZ in relation to the existing Specific Area Plan (SAP), which is the defined subdivision area intended to be developed with future residential uses.



Figure 4: Proposed increase in LBZ in respect to overall existing SAP

A consequence of increasing the LBZ in Stage 1 is a minor reduction in lot yield for this stage. To offset this, a small number of additional medium density lots are proposed in Stage 2. This will be facilitated by proposed modifications of planning requirements to enable denser residential development on smaller lots. These changes result in an amended SAP for Huntingfield detailed in the following section of this report.

The proposed order also involves various other minor zone adjustments to align zone boundaries to cadastral boundaries.

The Modified Order does not include any other changes from *the 2020 Order* in respect to zoning.

3.1.2 Modification of Planning Requirements

Modification of the planning provisions are needed to support Homes Tasmania and future landowners in responding to detailed site design, infrastructure requirements and additional planning measures introduced through planning permits issued by Council following the making of *the 2020 Order*. These requirements, including compliance with the *Huntingfield Design Guidelines* and execution of a Part 5 Agreement, are Council-controlled mechanisms that apply to specific residential lots and influence housing design outcomes. As a result, *the Modified Order* includes updates to the planning provisions that will provide a permitted planning pathway for house designs at Huntingfield.

To ensure a clear and consistent planning pathway, a modified order under *the Housing Land Supply Act 2018* is required to align the subdivision's post-Order permit conditions with the original intent of *the 2020 Order*. The provisions of *the Modified Order* respond to the design evolution during detailed planning and the planning conditions managed by

Kingborough Council through the Huntingfield Design Guidelines and the Part 5 Agreement registered on title.

The current provisions under the General Residential Zone (GRZ) in the Kingborough Interim Planning Scheme 2015 (KIPS) do not provide a permitted pathway for medium-density residential typologies identified in the Huntingfield Design Guidelines, including townhouses, terrace lots, and corner lots adjoining these typologies. As a result, key design elements such as building to both side boundaries and enabling rear lane access, require discretionary approval under the current planning scheme, and there is an absence of clear definitions and standards for these lot types.

Accordingly, the proposed modified planning provisions will introduce targeted definitions and development standards that enable these typologies as permitted where contextually appropriate, provide clear criteria for side-boundary building and laneway access, and ensure outcomes consistent with the intended residential pattern without requiring a full rezoning. These changes maintain alignment with the character and design outcomes set out in the Huntingfield Design Guidelines while providing a practical, compliant pathway for delivery.

The modified planning provisions in the Order Schedules have been incorporated into a revised Specific Area Plan, which illustrates the intended outcome following the making of the Order, as shown in Appendix H.

The modified planning provisions introduce a tailored planning framework to address these limitations and facilitate high-quality infill housing. While the provisions draw from GRZ provisions, they incorporate targeted refinements that enable outcomes comparable to those typically associated with the Inner Residential Zone (IRZ), where contextually appropriate.

This approach supports the intended residential pattern without requiring a full rezoning and aligns with the character and design outcomes set out in the Huntingfield Design Guidelines. There is provision in the modified SAP to restrict the oversupply of higher density development within the GRZ and still enable flexibility of siting these typologies to account for detailed engineering site design and infrastructure requirements without the need for future changes to the planning scheme.

The modified planning provisions in the Order Schedules will increase housing opportunities and the supply of effective residential land, enabling a diverse mix of dwelling types to better meet Tasmania's growing demand for housing, particularly affordable options. These provisions ensure alignment with the original master plan intent, supporting a well-integrated and sustainable residential community.

The specific details of the proposed modified provisions are detailed in section 5.11 of this report.

4. The Suitability of land

4.1 Eligibility of the Government land (Section 5(1) HLSA)

Under the *Housing Land Supply Act 2018 (the Act)* Section 5 the following requirements apply to land that may be declared to be housing supply land.

- (1) *The Minister must not, in a housing land supply order, declare an area of land to be housing supply land unless –*
- a. *The area of land is government land; and*
 - b. *The area of land was government land on the commencement day; and*
 - c. *The area of government land is not –*
 - i. *Reserved land under the Nature Conservation Act 2002; or*
 - ii. *Managed under the National Parks and Reserves Management Act 2002; or*
 - iii. *Managed under the Wellington Park Act 1993; and*
 - d. *The area of government land is not –*
 - i. *Permanent timber production zone land, within the meaning of the Forest Management Act 2013; or*
 - ii. *Future potential production forest land, within the meaning of the Forestry (Rebuilding the Forest Industry) Act 2014; and*
 - e. *Not more than 5 years have elapsed since the commencement day.*

Comment: Since the 2020 Order was made a number of lots listed in Tables 3 and 4 above have been transferred to Council or sold to other parties. The Modified Order relates only to the remaining areas of government land listed in Table 1. This land is eligible land pursuant to Section 5(1) of the Act in that it is government land and *Homes Tasmania Act 2022 land*.

The land is not:

- 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, within the meaning of the *Forest Management Act 2013*;
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014*; or
- owned in fee simple by the body corporate continued under section 4 of the *Tasmanian Development Act 1983*.

4.2 Need for the land to be made available under the *Homes Tasmania Act 2022 (Section 5(2) HLSA)*

Section 5 of the *Act* details the following in relation determining the suitability of the land.

- (2) *The Minister must not, in a housing land supply order, declare an area of land to be housing supply land unless he or she is satisfied that –*
- a. *There is a need for land to be made available for purposes of the Homes Tasmania Act 2022; and*
 - b. *The area of land is suitable for use for residential purposes by virtue of its proximity to public and commercial services, public transport, and places that may provide opportunities for employment.*

Comment: The need for the land to be made available for the purposes of the *Homes Tasmania Act 2022*, and its suitability for residential use having regard to its proximity and access to services and employment, were previously established through the making of *the 2020 Order*. That strategic justification remains valid, with demand for additional housing continuing to be strong across the region.

Refer to the report at Appendix D for the previous assessment against this policy.

Since the making of the 2020 Order, the suitability of the land has been further strengthened through the delivery of additional public and commercial infrastructure within the locality. These improvements have enhanced access to services, public transport and employment opportunities.

Key improvements include:

- Spring Farm Shopping Village at 200 Channel Highway, approximately 1 km north of the site, comprising a supermarket and 15 specialty retail tenancies, including a pharmacy and medical centre.
- Huntingfield Park and Ride facility, approximately 800 m north of the site on Huntingfield Avenue adjacent to the Algona Road roundabout, providing parking for 174 vehicles, including motorcycle and accessible spaces, as well as undercover bicycle storage for 26 bicycles.
- New Metro express bus services operating between the Huntingfield Park and Ride facility and Hobart.

In addition, the proposed expansion of LBZ land under the Modified Order will facilitate further local commercial development and employment opportunities in proximity to the site.

Accordingly, the land satisfies the requirements of Section 5(2) of the Act. The need for housing land remains, and the site's suitability has been reinforced over time through improved service provision, transport connectivity and access to employment.

4.3 Landowner Consent (Section 5(4) HLSA)

The following clause under *the Act* applies in relation to this land that may be declared to be housing supply land under Section 5.

(4) The Minister must not, in a housing land supply order, declare to be housing supply land an area of land that is Homes Tasmania Act land, without the consent of Homes Tasmania.

Comment: This submission relating to *Homes Tasmania Act land* is accompanied by consent of the Chief Executive Officer of Homes Tasmania. This can be found at Appendix H.

5. Assessment (Section 6(1)(a) HLSA)

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

6. Inclusion of intended zones in housing land supply orders

(1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*

(a) *the Minister is satisfied that to assign the intended zone to the area of land or part*
—

(i) *would be consistent with the State Policies; and*

(ii) *would be, as far as practicable, consistent with the regional land use strategy in relation to the area of land or part; and*

(iii) *satisfies the relevant criteria in relation to the TPPs, within the meaning of the Land Use Planning and Approvals Act 1993*

Comment: The following sections outline the relevant State Policies, the Southern Tasmania Regional Land Use Strategy, the Tasmanian Planning Policies, and assess their applicability to the proposed *Modified Order* which substantially retains the GRZ and provides for an expanded area of LBZ.

5.1 State Policies

5.1.1 State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture recognising the particular importance of prime agricultural land.

Comment: The land subject to the additional LBZ is already zoned GRZ and subsequently is already converted agricultural land. As such, there will be no additional impact to surrounding agricultural land and no additional impacts arise that warrant further assessment.

Refer to the report at Appendix D for the previous assessment against this policy.

5.1.2 State Coastal Policy 1996

The State Coastal Policy aims to protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its

integrated management and protection. The State Coastal Policy applies to all land to a distance of one kilometre from the high-water mark.

Comment: The land subject is currently zoned GRZ. The impact to the coastland was considered previously as part of the original zoning decision for the site under the 2020 Order. Accordingly, there will be no additional impact to the coastal zone that requires further assessment as part of the Modified Order.

Refer to the report at Appendix D for the previous assessment against this policy.

5.1.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

Comment: The additional land proposed to be included in the LBZ is currently zoned GRZ. As such, the suitability of the land for urban development has already been established, including its capacity to be appropriately serviced and managed for water quality outcomes. Any future development of the land will be subject to the requirements of the *Urban Drainage Act 2013* and associated statutory controls.

Accordingly, *the Modified Order* does not introduce any additional implications for water quality management beyond those previously considered. The prior assessment of the proposal against this policy remains applicable.

Refer to the report at Appendix D for the earlier assessment against this policy.

5.1.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs) which have been adopted as State Policies, relate to:

- Ambient air quality
- Diesel vehicle emissions
- Assessment of site contamination
- Used packaging materials
- Movement of controlled waste between States and Territories
- National pollutant inventory

Comment: The additional land proposed to be included in the LBZ is currently in the GRZ. This existing zoning establishes that the land is suitable for urban development and capable of being managed in accordance with relevant environmental requirements, including the NEPMs.

Future use and development of the land will be subject to applicable statutory controls and environmental management frameworks that give effect to the NEPMs. As such, the *Modified Order* does not give rise to any additional implications under these measures beyond those previously assessed.

Refer to the report at Appendix D for the previous assessment against the NEPMs.

5.2 Southern Tasmania Regional Land Use Strategy 2010-2035

The Southern Tasmania Regional Land Use Strategy (STRLUS) establishes a comprehensive framework of land use policies and strategies to guide and manage growth across Southern Tasmania over a 25-year period. The site is located within the Greater Hobart Area as defined by the STRLUS.

Comment: The site has previously been assessed against the relevant regional policies of the STRLUS as part of the *2020 Order*, which established the existing GRZ and LBZ on the land. The *Modified Order* seeks to extend the extent of LBZ from 1640m² to 5685m².

The Activity Centre, Settlement and Residential Development Policies of the STRLUS are considered applicable to both the site and the proposed rezoning under the *Modified Order*. These are considered below:

Activity Centres

AC 1.4 Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.

Comment: The proposal reinforces the role of the local activity centre by modestly expanding the LBZ, improving its capacity to function as a focal point for day-to-day services and community interaction. This supports the revitalisation and strengthening of the surrounding neighbourhood by enhancing access to local services within a walkable catchment.

AC 1.10 Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.

Comment: The expanded LBZ will facilitate small-scale commercial and retail uses that are consistent with the role of a neighbourhood activity centre. This will support local employment opportunities and provide services to the immediate community, aligning with the intent of encouraging locally focused economic activity.

Settlement and Residential Development

SRD 2.4 Recognise the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.

Comment: The need to realign the LBZ application presented an opportunity to expand the area to create a more viable local business district. A larger LBZ has support from the Council and will facilitate improved access to local services and employment opportunities, contributing to the creation of a more self-sustaining and walkable residential community, which aligns with SRD 2.4.

Social Infrastructure

SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.

Comment: The need to increase the LBZ application presented an opportunity to expand the area to create a more viable local business district, with greater opportunities for employment and access to local services, which better aligns with SI2.

Refer to the report at Appendix D for the previous assessment against this policy.

5.3 Tasmanian Planning Policies

The Tasmanian Planning Policies (TPPs), made in November 2025 and effective from 1 July 2026, establish a consistent statewide policy framework to guide land use planning and development outcomes. The TPPs apply to the making and amendment of a Housing Land Supply Order and are therefore a relevant consideration in the assessment of *the Modified Order*.

In applying the TPPs, regard has been given to the General Application and Implementation provisions, which require that the policies be considered as an integrated framework rather than as discrete or hierarchical tests. In particular:

- no individual policy, objective or strategy is applied in isolation;
- relevant strategies are considered in the context of the objective they seek to achieve; and
- where competing policy outcomes arise, these are resolved through balanced planning judgement, having regard to the characteristics of the site, the regional and local context, and the purpose of the planning instrument.

Accordingly, the assessment below considers the TPPs in an integrated and proportionate manner, with emphasis on those policy themes most relevant to *the Modified Order*, including settlement growth, housing supply and diversity, liveability, infrastructure efficiency, and local economic activity.

Table 5: Assessment against the Tasmanian Planning Policies

| Key Policy Direction (Objectives & Strategies) | Integrated Assessment |
|---|--|
| Settlement, Liveability & Housing (TPP 1.0, 1.2, 1.5) | |
| Objectives seek to provide sufficient land for housing, improve liveability, and deliver a diverse range of well-located housing. Strategies include consolidation, increased density in accessible locations, and proximity to services and transport. | The modified provisions will increase housing supply and diversity, enabling smaller lots and medium-density typologies. The site is within an established growth area with access to services and public transport. The proposal therefore supports a consolidated settlement pattern, improved housing affordability, and enhanced liveability outcomes in an integrated manner. |
| Settlement, Design & Infrastructure (TPP 1.0, 1.6, 5.0) | |
| Strategies promote efficient land use, coordinated subdivision design, and alignment of development with infrastructure capacity. | The modified provisions provide a coordinated planning framework that integrates subdivision design, infrastructure provision and urban form outcomes. The proposal maximises use of existing |

| | |
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| | infrastructure and ensures future development can proceed efficiently without requiring further rezoning. |
| Sustainable Economic Development & Activity Centres (TPP 4.0, 4.7) | |
| Objectives support economic growth and provision of commercial land within settlements. Strategies promote activity centre hierarchies and accessible commercial services. | The extension of the LBZ strengthens the local activity centre, improving access to services and employment. This supports a more self-sustaining community and reduces reliance on higher-order centres, aligning with integrated settlement and economic outcomes. |
| Transport & Settlement Integration (TPP 1.2, 5.4) | |
| Strategies promote integration of land use with public and active transport networks and locate development in accessible areas. | The site is well connected to public transport, including the Huntingfield Park and Ride. Increased density and local services will support public and active transport use, reinforcing integration between land use and transport planning. |
| Environmental Values & Hazards (TPP 2.0, 3.0) | |
| Objectives seek to protect environmental values and minimise risk from hazards, with strategies to avoid or manage impacts. | The land has already been assessed and zoned for urban development, with environmental and hazard constraints managed through applicable codes. <i>The Modified Order</i> does not introduce new impacts and maintains consistency with existing planning controls. |
| Aboriginal Heritage (TPP 6.1) | |
| Objectives seek to recognise and protect Aboriginal cultural heritage and support Aboriginal custodianship. Strategies promote early identification of heritage values, avoidance of impacts where possible, and appropriate management where impacts cannot be avoided. | An Aboriginal Heritage assessment has been completed for the site as part of the supporting documentation for the <i>2020 Order</i> . There are no identified sites of cultural value in the existing GRZ, these are all in the OSZ previously applied to protect existing sites. Accordingly, the additional application of the LBZ will not impact any Aboriginal and cultural heritage values on the site or surrounding area. |
| Planning Processes (TPP 7.0) | |
| Objectives promote integrated, evidence-based and transparent planning. Strategies support coordinated decision-making and balanced outcomes. | <i>The Modified Order</i> represents an evidence-based refinement of the <i>2020 Order</i> , informed by detailed design, subdivision approvals and Council input. It demonstrates coordinated planning and an appropriate response to evolving site and infrastructure considerations. |

Having regard to the above, the proposal is considered to satisfy the relevant criteria of the TPPs for the purposes of section 6(1)(a)(iii) of the Act. In doing so, the *Modified Order* gives effect to the objectives and relevant strategies of the TPPs.

5.4 Details of any Code restrictions in the applicable planning scheme

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

(6) *Inclusion of intended zones in housing land supply orders*

(1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*

a. *the Minister is satisfied that, if the intended zone were to be assigned to the area of land or part, the use or development of the land or part for residential purposes would not be significantly restricted by the requirements of any code that applies to the land or part under the applicable planning scheme*

Comment: The following planning codes under the KIPS apply to the site and were relevant at the time *the 2020 Order* was made:

- Bushfire-Prone Areas Code
- Potentially Contaminated Land Code
- Landslide Code
- Road and Railway Assets & Parking and Access Code
- Stormwater Management Code
- Attenuation Code
- Biodiversity Code
- Waterway and Coastal Protection Code
- Scenic Landscape Code

These codes were previously considered as part of *the 2020 Order*, at which time the land, zoned General Residential, was determined to be suitable for residential (sensitive) use and development.

The proposed *Modified Order* seeks to extend the LBZ over additional land. It is considered that the application of the zone will not result in development being significantly restricted by the requirements of any applicable code under the planning scheme.

Notwithstanding this, any future use, development or subdivision of the land will be required to demonstrate compliance with the relevant planning scheme codes where triggered.

Refer to the report at Appendix D for the previous assessment against the applicable planning codes.

5.5 Objectives of *the Land Use Planning and Approvals Act 1993 (LUPAA)*

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

(6) Inclusion of intended zones in housing land supply orders

- (1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*
- c. *the Minister is satisfied that to assign the intended zone to the area of land or part would further the objectives set out in Schedule 1 to the Land Use Planning and Approvals Act (LUPAA) 1993*

Comment: The following table provides an assessment of the proposal against the objectives in Schedule 1 of LUPAA.

Table 6: Part 1 - Objective of the Resource Management and Planning System of Tasmania (RMPS)

| Provision | Comment |
|---|--|
| <i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i> | The land has previously been assessed for residential development under the GRZ, at which time the sustainable development of natural and physical resources, as well as ecological processes and genetic diversity, was considered. The proposed extension of the LBZ does not alter this established suitability and continues to align with this objective. |
| <i>(b) To provide for fair, orderly and sustainable use and development of air, land and water</i> | The orderly and sustainable use and development of air, land and water has been previously established through the GRZ zoning and associated approvals. The proposed LBZ extension is consistent with this framework and will continue to support coordinated and sustainable development outcomes. |
| <i>(c) To encourage public involvement in resource management and planning</i> | Appropriate public involvement and consultation with the relevant interested persons has been undertaken in accordance with the <i>Housing Land Supply Act 2018</i> Part 2 section 10 & 11. Future development of the site will be subject to public consultation through the LUPAA process. |
| <i>(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i> | The proposed realigned zoning will facilitate additional economic development through the expansion of the local business area. This will improve access to local services and employment opportunities and support the development of a more self-sustaining and walkable community, consistent with the broader objectives of the RMPS. |
| <i>(e) To promote the sharing of responsibilities for resource</i> | The land is currently owned by the Director of Housing. The proposed realignment of |

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| <i>management and planning between different spheres of Government, the community and industry in the State.</i> | the LBZ boundary supports coordinated planning outcomes and facilitates ongoing collaboration between State and local government, as well as engagement with industry in the delivery of development on the site. |
|--|---|

Table 7: Part 2 - Objective of the Resource Management and Planning System of Tasmania (RMPS)

| Provision | Comment |
|--|---|
| <i>(a) To require sound strategic planning and co-ordinated action by State and local government</i> | The application of the GRZ to the land previously required and demonstrated sound strategic planning and coordination between State and local government. The proposed extension of the LBZ is consistent with this established strategic framework and continues to support coordinated planning outcomes. |
| <i>(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i> | The proposed amendment increases the extent of the LBZ on the site. The resulting zoning framework will facilitate clear and appropriate planning controls for future commercial use and development in accordance with the applicable planning scheme. |
| <i>(c) To ensure that the effects on the environment are considered and provided for explicit consideration of social and economic effects when decisions are made about the use and development of land</i> | The proposed modifications do not introduce new forms of development but will extend an existing zone. Environmental, social and economic effects will be appropriately assessed at the development application stage once specific proposals are known, in accordance with the planning scheme and relevant legislation. |
| <i>(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i> | The existing GRZ application, required sound strategic planning and co-ordinated action by State and local government. This is also the case with the additional application of the LBZ. |
| <i>(e) To provide for the consolidation of approvals for land use or development and related matters, and the co-ordinate planning approvals with related approvals</i> | As with the existing GRZ, any future use or development within the LBZ will be subject to assessment and approval under the planning scheme, ensuring coordination with other relevant statutory approvals where required. |
| <i>(f) To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i> | The proposed expansion of the LBZ will support improved access to local services and employment opportunities, contributing to a more functional, accessible and liveable community environment. |

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| <p><i>(g) To conserve those buildings, areas or other place which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.</i></p> | <p>Several studies have been undertaken for the site including an Aboriginal Heritage assessment. As the site was found suitable for GRZ, it is considered that the land is also suitable for LBZ. There will be no change to the existing OSZ that contains any sites of value.</p> <p>Refer to the previous report at Appendix D which includes an Aboriginal Heritage Assessment.</p> |
| <p><i>(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i></p> | <p>Any future development of the site in the LBZ will need to ensure the required infrastructure and services are provided, and that public infrastructure is protected.</p> |
| <p><i>(i) To provide a planning framework which fully considers land capability.</i></p> | <p>Any future development of the site in the LBZ will need to consider land capability. As the land is currently GRZ, it is considered that the land has capacity to support additional LBZ.</p> |

5.6 8A Guidelines under LUPAA and consistency with the zone purpose

The site is currently GRZ. The internal changes proposed include realignment of the LBZ zone boundaries which are proposed to extend into the GRZ. This change applies to Stage 1 of the approved subdivision only (Stage 1H). As a result of this change there will be a small reduction in the GRZ. No other changes to any other zones are proposed.

An assessment against Section 8A Zone Application Guidelines of the Local Provisions Schedule for the Tasmania Planning Scheme, for the proposed modifications to the LBZ is provided in Table 5 below.

Table 8: Zone Application Guideline Assessment

| Zone Application Guidelines | Assessment |
|---|---|
| Local Business Zone | |
| <p><i>LBZ 1 The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>(a) local shopping strips; or</i></p> <p><i>(b) town centres for some smaller settlements.</i></p> | <p>The existing LBZ will be increased from 1640m² to 5685m² which will facilitate additional local level convenience retail and food services.</p> <p>This LBZ site will continue to provide for local level services that are primarily targeted at the surrounding residential community.</p> |
| <p><i>LBZ 2 The Local Business Zone may be applied to:</i></p> | <p>Other than a minor increase in the existing LBZ, no other changes are proposed. The</p> |

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| <p>(a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> (b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> (c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p> | <p>application of the LBZ has previously been established as consistent with the STRLUS through the making of <i>the 2020 Order</i>. The proposed increase to the extent of the LBZ is modest in the context of the site and will enhance the overall functionality and viability of the centre. It will continue to support its role as a local service node, providing a focal point for day-to-day needs within the surrounding urban community, including retail and commercial services such as a grocery or convenience store.</p> <p>This outcome is consistent with the intended purpose of the LBZ, which is to facilitate accessible, small-scale commercial centres that serve the immediate population catchment.</p> <p>A comprehensive assessment of consistency with the STRLUS is provided in the previous report at Appendix D.</p> |
| <p><i>LBZ 3 The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p> | <p>The proposed extension of the existing LBZ site, will facilitate a more practical and functional site to service the future residents of the area, which is considered a better outcome.</p> |
| <p><i>LBZ 4 The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i> (a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> (b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p> | <p>The expanded LBZ site will better align with this clause and will enable the establishment of a better range of services for the to support both the planned and existing residential development.</p> |

5.7 Consideration of any environment, economic and social impacts

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

(6) Inclusion of intended zones in housing land supply orders

(1) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -

- e. the Minister has considered the environmental, economic, and social effects, and the effect on Aboriginal and cultural heritage, that assigning the intended zone to the area of land or part may have*

Comment: The site is currently GRZ. The site is well-serviced and connected to local schools and recreational areas. The application of the additional LBZ land will provide for additional employment opportunities creating positive social and economic outcomes for the area.

The intent of the Huntingfield land release project remains unchanged, with an overall yield of approximately 460 residential lots. This amendment does not seek to alter the original purpose or strategic direction of *the 2020 Order*, which continues to support the delivery of residential development in accordance with the declared zoning and modified planning provisions.

The proposal results in positive social and economic outcomes through increased housing supply and local employment opportunities, while environmental impacts remain consistent with those previously assessed and managed through the applicable planning framework.

5.8 Consideration of the effect on Aboriginal and cultural heritage

An Aboriginal Heritage assessment has been completed for the site as part of the supporting documentation for *the 2020 Order*. There are no identified sites of cultural value in the existing GRZ, these are all in the OSZ previously applied to protect existing sites. Accordingly, the additional application of the LBZ will not impact any Aboriginal and cultural heritage values on the site or surrounding area.

5.9 Consideration of land use conflicts on the site and on land adjacent to the site

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

(6) Inclusion of intended zones in housing land supply orders

(1) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -

- f. the Minister is satisfied that, if the intended zone were assigned to the area of land or part, the use or development of the land or part, respectively, for residential purposes would not be likely to create significant land use conflict with –*
 - i. an existing use on any part of the land; or*

- ii. *the use or development of any area of land that is adjacent to the area of land; or*
- iii. *the use or development of any area of land that, in the opinion of the Minister, is likely to be affected by the use or development of the area of land or part.*

Comment: The existing LBZ was found to be in accordance with the regional land use strategy and was previously identified through the KIPS as *non-urban land intended to be largely converted to urban use and development in the future*. On that basis it is concluded that the expansion of the LBZ will not conflict with any existing uses on the site. Further to this, the proposal is to surround the LBZ with a road giving a bit more separation from residential properties. In effect this additional separation will act as a buffer to any adjoining residential uses, reducing the potential for any land use conflict.

5.10 Dwelling and lot density conformity to suburban density

The following clause, 6(2) (a) of *the Act* applies in relation to the dwelling lot conformity.

- (4) *Inclusion of intended zones in housing land supply order*
- (2) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless -*
 - a. *the provisions, of the intended zone, are such that the minimum size of a lot, or the maximum area of land for a dwelling, that complied with those provisions would be no more than the minimum size of a lot, or the maximum area of land for a dwelling, that complied with the provisions of the SPPs in relation to the General Residential Zone.*
 - b. *The intended zone is to relate to part only of the area of land and is a zone –*
 - i. *That complies with paragraph (a); or*
 - ii. *That is necessary or appropriate for the purposes of a subdivision of the area of land for residential purposes; or*
 - iii. *That applies to the part of the area of land immediately before the intended zone is specified, in relation to the land, in the Order.*

Comment: *The 2020 Order* allowed the LBZ because it was considered to meet section 6(2)(b)(ii) of the HLS Act. The proposed expansion to the LBZ is considered to be necessary and appropriate to support the future subdivision and residential development of the site as it will create a more functional and practical land area for future commercial uses to support the local residents.

5.11 Modification of planning provisions

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of *the Act*.

- (7) *Modification of planning requirements that may be specified in housing land supply order*
- (1) *In this section –*

Relevant housing provision, in relation to an area of land or part of an area of land, means a provision, of the applicable planning scheme in relation to the area of land, that –

- (a) Specifies a use standard, or a development standard, in respect of a zone that complies with section 6(2)(a); or
- (b) Specifies whether a permit, within the meaning of the Land Use Planning and Approvals Act 1993, is required in relation to a type of residential use or development in a zone that complies with section 6(2)(a); or
- (c) Is in the code, in the applicable planning scheme, that deals with parking and access requirements; or
- (d) Relates to the interpretation of words or phrases;

Relevant SPPs provision, in relation to an area of land or part of an area of land, means a provision, of the SPPs, that –

- (e) Is a use standard, or a development standard, in relation to the General Residential Zone, the Inner Residential Zone, or the Urban Mixed Use Zone, referred to in the SPPs; or
 - (f) Is in the code, referred to as the Parking and Sustainable Transport Code, in the SPPs; or
 - (g) Relates to the interpretation of words or phrases.
- (2) Any one or more of the following provisions may be, for the purposes of section 4(3), included, in a housing land supply order, in relation to an area of land, or a part of an area of land, that is specified in the housing land supply order to be housing supply land;
- (h) A provision specifying how a relevant housing provision is to be modified in relation to its application to the area of land or the part;
 - (i) A provision specifying that a relevant housing provision is not to apply in relation to the area of land or part;
 - (j) A provision specifying that there is to apply in relation to the area of land or the – part
 - i. A relevant SPPs provision that is specified in the provision in the Order; or
 - ii. A relevant SPPs provision that is specified, in relation to the area of land or the part, in the provision in the Order and that is modified as specified in the provision in the Order.

Comment: *The Modified Order* seeks to modify the provisions of the GRZ and IRZ of the KIPS for dwellings only, as defined by the planning scheme. It is highlighted that these changes will not apply to non-dwelling development. These changes will be translated to the impending Kingborough Local Provisions Schedule when it is in effect and will either add to or substitute the applicable SPPs.

Under the modified provisions, the residential development considerations for the lot types will be based on sizing to allow all the lot typologies (included within the Huntingfield Design Guidelines) to be located on the site, with the final subdivision layout being subject to assessment and approval through the development application process facilitated by local Council.

The modified provisions will support medium residential development and the future development of the specified lot typologies identified in the Huntingfield Design Guidelines to proceed via the No Permit Required planning pathway. This approach establishes clear and consistent development parameters for future landowners, streamlining the Council

assessment process and supporting outcomes that align with the Design Guidelines. This provision applies exclusively to the defined lot typologies; all other lots will continue to be assessed against the applicable standards of the GRZ or IRZ.

As mentioned previously throughout this report, an outcome of increasing the LBZ in Stage 1 is a minor reduction in lot yield. To offset this, a small number of additional medium density lots are proposed in Stage 2. The proposed modified provisions will facilitate these adjustments to the Stage 2 layout. The number of lots overall across all stages remains around 460.

The following modified provisions in the order Schedules will result in the following changes to the KIPS:

Modifications to the development standards of the General Residential Zone include:

- Substituted clause 10.4.1 Residential density for multiple dwellings with a new clause (currently F5.7.1.1) Residential density for multiple dwellings in the General Residential Zone
- Substituted clause 10.4.2 Setback and building envelopes for all dwellings with clause a new clause (currently F5.7.1.2) Building height and setback
- An additional clause (currently F5.7.1.3) Vehicular access for dwellings on a townhouse or terrace lots in the General Residential Zone
- Substituted clause 10.4.3 Site coverage and private open space for all dwellings with a new clause (currently F5.7.1.4) Site coverage and private open space for dwellings in the General Residential Zone

Modifications to the development standards of the Inner Residential Zone include:

- Substituted clause 11.4.1 Residential density for multiple dwellings with a new clause (currently F5.7.2.1) Residential density for multiple dwellings in the Inner Residential Zone
- Substituted clause 11.4.2 Setback and building envelopes for all dwellings with a new clause (currently F5.7.2.2) Building height and setback
- An additional clause (currently F5.7.2.3) Vehicular access for dwellings located on townhouse or terrace lots in the Inner Residential Zone
- Substituted clause (currently 11.4.3) Site coverage and private open space for all dwellings with clause F5.7.2.4 Site coverage and private open space for dwellings in the Inner Residential Zone

Modifications to the development standards for subdivision in both the General Residential Zone and Inner Residential Zone:

- Substituted General Residential Zone – clause 10.6.1 Lot design A1 and P1, A2 and P2 and Inner Residential Zone clause 11.6.1 Lot design A1 and P1, A2 and P2, and A3 and P3 with clause F5.8.1.1 Lot design

Modifications to the use standards of the Parking and Access Code:

- Substituted clause E6.6.1 Number of Car Parking Spaces with F5.6.1.1 Number of Car Parking Spaces.

This increase in density will facilitate quality, people focussed development that will facilitate affordable, attractive and accessible residential development through a mix of housing types. The provisions will deliver a range of residential dwelling densities, including higher density lots, suitable for a variety of demographic groups and include affordable housing and living outcomes.

Additionally, the modified provisions will provide for a lower provision of carparking spaces for lots with an area of 200m² or less, as it would be very difficult to comply with the existing car parking provisions of the KIPS on these smaller sites.

5.12 Consultation with interested persons

To date Homes Tasmania have undertaken some public consultation including sending out letter notifications to neighbouring properties. In addition to this, appropriate public involvement and consultation with the relevant interested persons will be undertaken in accordance with the *Housing Land Supply Act 2018* Part 2 section 10 & 11. Future development of the site will be subject to public consultation through the LUPAA process.

6. Summary

The objective of *the Housing Land Supply Act 2018* is to assist the acute demand for housing to be met, by enabling the rapid, appropriate rezoning of certain government land. This report has been prepared to accompany *the Modified Order* which will effectively replace *the 2020 Order* as it applies to government land.

The Modified Order includes:

- a minor change in the alignment of the existing LBZ;
- minor realignment of zone boundaries to align with cadastral boundaries; and
- modifications of planning provisions to enable denser residential development on smaller lots, consistent with Homes Tasmania's approach to delivering affordable housing.

These modified provisions in the Order Schedules will lead to a revised SAP (when the TPC implement the Modified Order).

The modified zoning will facilitate additional economic development as it will result in the expansion of the local business district. A larger LBZ will provide improved access to local services and employment opportunities, contributing to the creation of a more self-sustaining and walkable residential community.

The modified provisions will improve flexibility through the Development Application process to respond to any design or layout matters raised by Council without triggering the need for subsequent rezoning and for specified lot types to have the appropriate development parameters meet the design guidelines without necessitating a discretionary permit (subject to individual building designs).

The intent of the Huntingfield land release project remains unchanged, with an overall yield of approximately 460 residential lots. *The Modified Order* does not seek to alter the original purpose or strategic direction of *the 2020 Order*, and will continue to support the delivery of

residential development in accordance with the declared zoning and modified planning provisions.

The local planning authority retains oversight and responsibility for assessing and approving detailed subdivision layouts as they progress through the planning process under the *Land Use Planning and Approvals Act 1993*.

Appendix A – Landowner Consent

Housing Land Supply Order Consent Form

Pursuant to s.5(3)(c) of the *Housing Land Supply Act 2018*, I, Ben Wilson, as the CEO of Homes Tasmania hereby provide consent for the land listed in the table below, to be the subject of an order under the *Housing Land Supply Act 2018*.

| PID | Title Reference | Street Address | Suburb |
|------------|------------------------|-----------------------|---------------|
| 9171495 | CT 131270/2 | 1287 Channel Highway | Huntingfield |
| 9171495 | CT 189720/1 | 1287 Channel Highway | Huntingfield |
| 9171495 | CT 189719/1 | 1287 Channel Highway | Huntingfield |
| 9171495 | CT 189718/1 | 1287 Channel Highway | Huntingfield |
| 9171495 | CT 189717/89 | 106 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/90 | 104 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/91 | 102 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/92 | 100 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/93 | 98 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/94 | 96 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/95 | 94 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/96 | 92 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/97 | 90 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/98 | 88 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/99 | 86 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/100 | 84 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/101 | 82 Nautilus Grove | Huntingfield |

| | | | |
|---------|---------------|-------------------|--------------|
| 9171495 | CT 189717/102 | 80 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/103 | 78 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/104 | 76 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/105 | 74 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/106 | 72 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/107 | 70 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/108 | 68 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/109 | 66 Nautilus Grove | Huntingfield |
| 9171495 | CT 189717/130 | 1 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/131 | 3 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/132 | 5 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/133 | 7 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/134 | 9 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/135 | 11 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/136 | 13 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/137 | 15 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/139 | 19 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/140 | 21 Nobelwood Rise | Huntingfield |
| 9171495 | CT 189717/141 | 23 Nobelwood Rise | Huntingfield |



Ben Wilson
Chief Executive Officer
Homes Tasmania

31 March 2026

Appendix B - Title Documentation

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 189720 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 23-Jan-2026 |

SEARCH DATE : 16-Apr-2026

SEARCH TIME : 03.04 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM
 Lot 1 on Plan [189720](#)
 Derivation : Part of Lot 37607 Gtd. to The Director General of
 Housing & Construction.
 Prior CT [134371/1](#)

SCHEDULE 1

[M956296](#) DIRECTOR OF HOUSING Registered 03-Oct-2022 at noon

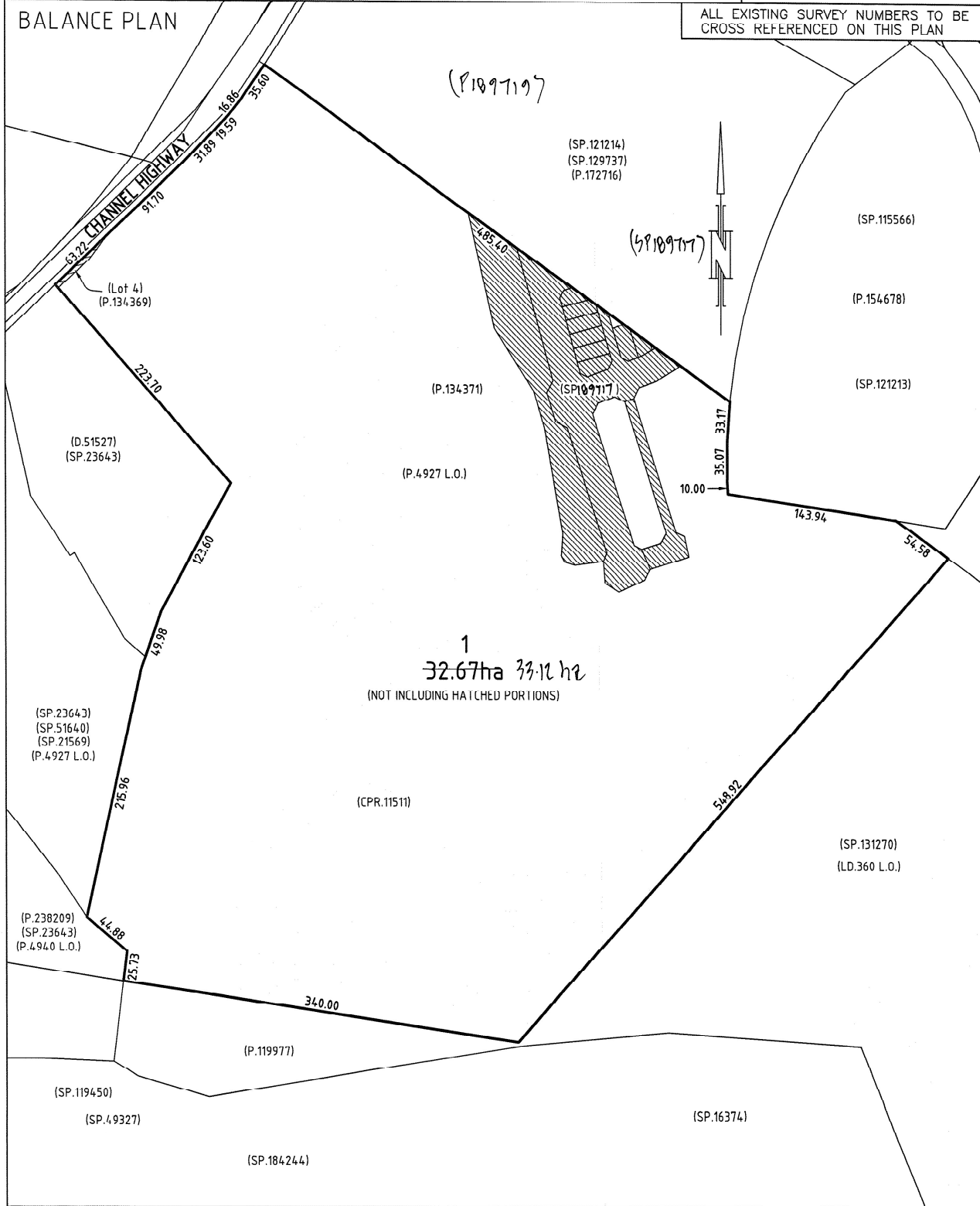
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E380278](#) AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 23-Jan-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | |
|--|--|------------------------------------|
| OWNER DIRECTOR OF HOUSING | PLAN OF TITLE | REGISTERED NUMBER |
| FOLIO REFERENCE 134371/1 | | P 189720 |
| GRANTEE PART OF LOT 37607 GTD. TO THE DIRECTOR GENERAL OF HOUSING & CONSTRUCTION | FIRST SURVEY PLAN No: <i>P 4927 L.O.</i> | APPROVED 23 JAN 2026 |
| | COMPILED BY: ROGERSON & BIRCH SURVEYORS | <i>Denna</i> Recorder of Titles |
| | SCALE 1:3000 LENGTHS IN METRES | |



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 131270 | FOLIO 2 |
| EDITION 2 | DATE OF ISSUE 03-Oct-2022 |

SEARCH DATE : 16-Apr-2026

SEARCH TIME : 03.03 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH, Land District of BUCKINGHAM
 Lot 2 on Sealed Plan 131270
 Derivation : Part of Lot 38494 Gtd to The Director-General of
 Housing
 Prior CT 126788/2

SCHEDULE 1

M940082 DIRECTOR OF HOUSING Registered 03-Oct-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 131270 EASEMENTS in Schedule of Easements
 SP 131270 FENCING PROVISION in Schedule of Easements
 A701314 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 19-June-1980 at noon
 E380278 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 23-Jan-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 189719 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 23-Jan-2026 |

SEARCH DATE : 16-Apr-2026

SEARCH TIME : 03.08 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM
 Lot 1 on Plan 189719
 Derivation : Part of Lot 37909 Gtd. to the Director-General of
 Housing & Construction
 Prior CT 172716/1

SCHEDULE 1

E275434 DIRECTOR OF HOUSING Registered 15-Dec-2022 at noon

SCHEDULE 2

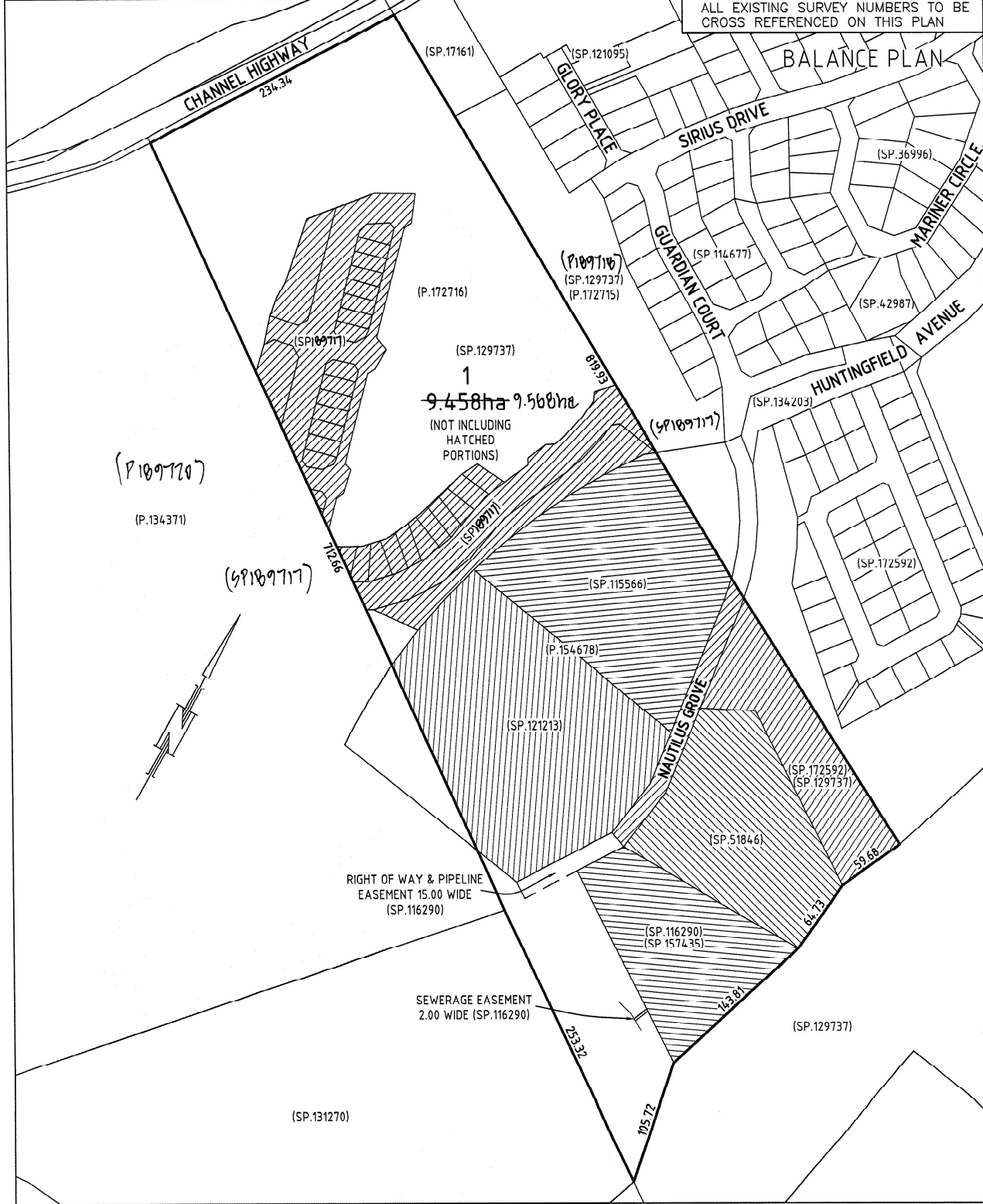
Reservations and conditions in the Crown Grant if any
 SP116290 & SP129737 FENCING COVENANT in Schedule of Easements
 SP116290 BENEFITTING EASEMENT : A pipeline easement (as
 relates to that portion of the said land within
 described formerly comprised in Folio of the Register
 Volume 116290 Folio 1) over the Right of Way and
 Pipeline Easement 15.00 wide on Plan No. 189719
 SP116290 BURDENING EASEMENT : A Sewerage Easement over the
 Sewerage Easement 2.00 wide on the plan in favour of
 the Kingborough Council
 SP116290 BENEFITTING EASEMENT: Right of Carriageway (as relates
 to that portion of the said land within described
 formerly comprised in Folio of the Register Volume
 116290 Folio 1) over the Right of Way and Pipeline
 Easement 15.00 wide on Plan No. 189719
 SP129737 BURDENING EASEMENT: A Pipeline Easement and Right of
 Carriageway (appurtenant to Lot 1 on SP116290 and Lot
 1 on SP121213) over the land marked Right of Way &
 Pipeline Easement 15.00 wide shown on Plan No. 189719
 E45493 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 15-Nov-2016 at noon
 E380278 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 23-Jan-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | |
|--|---|------------------------------------|
| OWNER DIRECTOR OF HOUSING | PLAN OF TITLE | REGISTERED NUMBER |
| FOLIO REFERENCE 172716/1 | | P189719 |
| GRANTEE PART OF LOT 37909 ⁽²⁹⁻¹²⁻⁸⁸⁾ GTD. TO THE DIRECTOR GENERAL OF HOUSING & CONSTRUCTION | FIRST SURVEY PLAN No: P518093 | APPROVED 23 JAN 2026 |
| | COMPILED BY: ROGERSON & BIRCH SURVEYORS | <i>Rouma</i> Recorder of Titles |
| | SCALE 1:3000 LENGTHS IN METRES | |

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 189718 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 23-Jan-2026 |

SEARCH DATE : 16-Apr-2026

SEARCH TIME : 03.10 pm

DESCRIPTION OF LAND

Parish of KINGBOROUGH Land District of BUCKINGHAM

Lot 1 on Plan [189718](#)

Derivation : Part of Lot 25278, 44A-2R-17P Gtd. to T.E. Lahl

Prior CT [172715/1](#)

SCHEDULE 1

DIRECTOR OF HOUSING

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP129737](#) FENCING COVENANT in Schedule of Easements

[E45493](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 15-Nov-2016 at noon

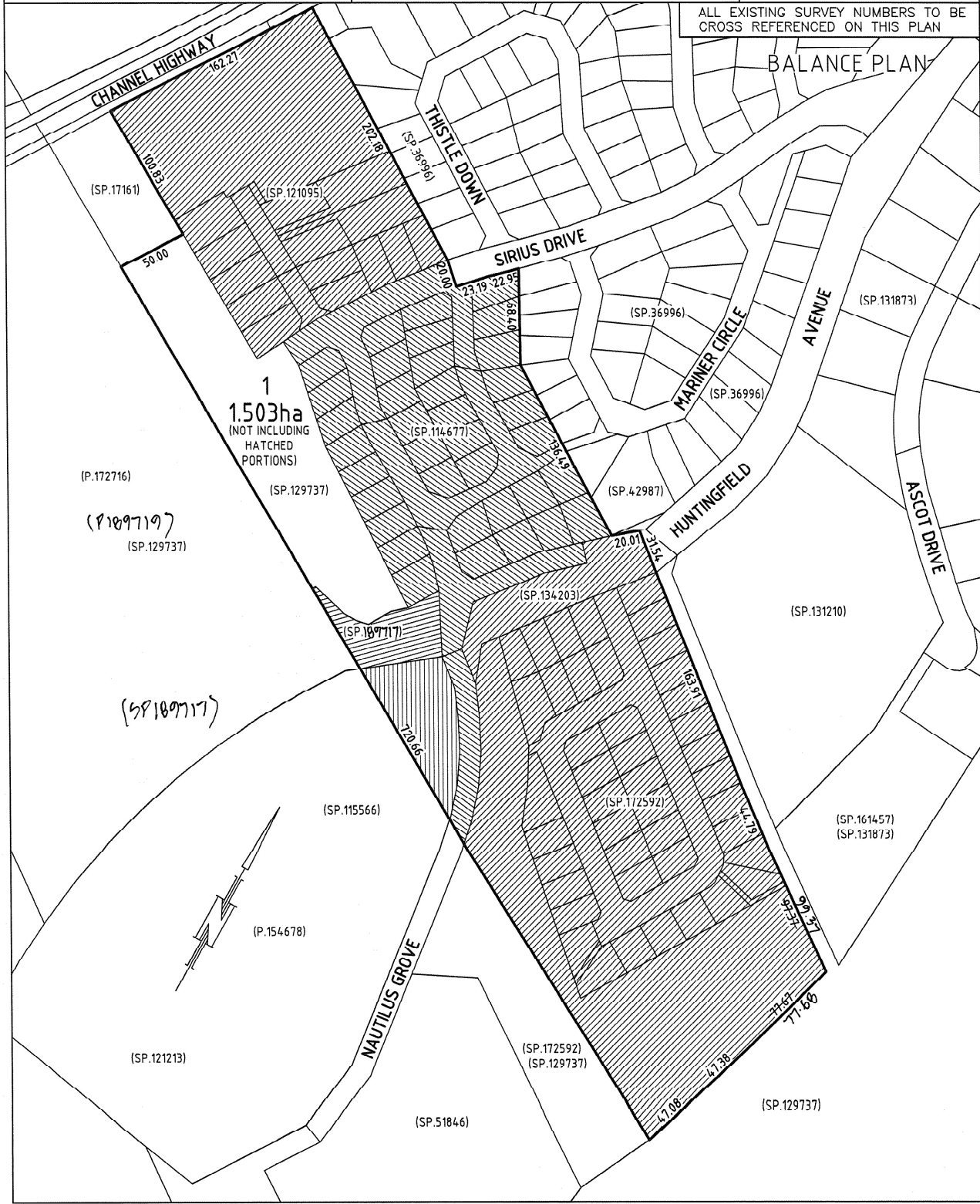
[E380278](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-Jan-2026 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | |
|---|--|---|
| <p>OWNER DIRECTOR OF HOUSING</p> <p>FOLIO REFERENCE 172715/1</p> <p>GRANTEE PART OF LOT 37607 & LOT 37909 GTD. TO THE DIRECTOR GENERAL OF HOUSING & CONSTRUCTION & PART OF LOT 25278 (44A-2R-17P) GTD TO THOMAS EDWARD LAHL</p> | <p>PLAN OF TITLE</p> <p>LAND DISTRICT OF KINGBOROUGH PARISH OF BUCKINGHAM</p> <p>FIRST SURVEY PLAN No: <i>D44584</i></p> <p>COMPILED BY: ROGERSON & BIRCH SURVEYORS</p> <p>SCALE 1:2500 LENGTHS IN METRES</p> | <p>REGISTERED NUMBER P189718</p> <p>APPROVED 23 JAN 2026</p> <p><i>[Signature]</i> Recorder of Titles</p> |
|---|--|---|

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Appendix C - Housing Land Supply (Huntingfield) Order 2020

TASMANIA

**HOUSING LAND SUPPLY (HUNTINGFIELD)
ORDER 2020**

STATUTORY RULES 2020, No.

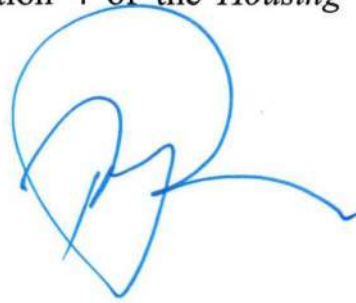
CONTENTS

1. Short title
 2. Commencement
 3. Interpretation
 4. Declaration of housing supply land
 5. Declaration of intended zones
 6. Modifications of planning requirements in relation to General Residential Zone area
 7. Modifications of planning requirements in relation to Inner Residential Zone area
- Schedule 1 – Housing Supply Land Area
- Schedule 2 – General Residential Zone Area
- Schedule 3 – Inner Residential Zone Area
- Schedule 4 – Local Business Zone Area
- Schedule 5 – Open Space Zone Area
- Schedule 6 – Modified Planning Provisions – General Residential Zone
- Schedule 7 – Modified Planning Provisions – Inner Residential Zone

**HOUSING LAND SUPPLY (HUNTINGFIELD)
ORDER 2020**

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

Dated 26/2/2020



Minister for Planning

1. Short title

This order may be cited as the *Housing Land Supply (Huntingfield) Order 2020*.

2. Commencement

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

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

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

General Residential Zone area means the area of land –

- (a) that is shown, in the plan in Schedule 2 to this order, as the

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

c. 3

general residential zone on the map included in that plan; and

- (b) that is bounded by the co-ordinates as shown in that plan;

Inner Residential Zone area means the area of land –

- (a) that is shown, 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 co-ordinates as shown in that plan;

Local Business Zone area means the area of land –

- (a) that is shown, in the plan in Schedule 4 to this order, as the local business zone on the map included in that plan; and
- (b) that is bounded by the co-ordinates as shown in that plan;

Open Space Zone area means the area of land –

- (a) that is shown, in the plan in Schedule 5 to this order, as the open space zone on the map included in that plan; and
- (b) that is bounded by the co-ordinates as shown in that plan;

the SPPs has the same meaning as in the Act.

4. Declaration of housing supply land

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

- (a) situated at the area known as 1287 Channel Highway, Huntingfield; and
- (b) comprised in the certificates of title CT 172715/1, CT172716/1, CT134371/1 and CT 131270/2; and
- (c) shown bounded by a heavy black line in the plan set out, by way of illustration only, 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

Housing Land Supply (Huntingfield) Order 2020
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c. 6

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

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

- (1) Clauses 10.4, 10.5 and 10.6 of the *Kingborough Interim Planning Scheme 2015*, as in force immediately before this order commences, do not apply in relation to the General Residential Zone area.
- (2) Clause 8.4 of the SPPs, modified –
 - (a) by removing any footnotes to the clause; and
 - (b) so that clause 8.4.7 consists of the clause set out in Part 1 of Schedule 6 to this order –

applies in relation to the General Residential Zone area.

- (3) Clause 8.5 of the SPPs, modified –
 - (a) by removing any footnotes to the clause; and

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

c. 7

-
- (b) so that clause 8.5.1 A4 and P4 consist, respectively, of the provisions A4 and P4 set out in Part 2 of Schedule 6 to this order –

applies in relation to the General Residential Zone area.

- (4) Clause 8.6 of the SPPs, modified –

- (a) by removing any footnotes to the clause; and

- (b) so that clause 8.6.1 consists of the clause set out in Part 3 of Schedule 6 to this order –

applies in relation to the General Residential Zone area.

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

- (1) Clauses 11.4, 11.5 and 11.6 of the *Kingborough Interim Planning Scheme 2015*, as in force immediately before this order commences, do not apply in relation to the Inner Residential Zone area.
- (2) Clause 3.0 of the SPPs, modified so that Table 3.1 consists of the table set out in Part 1 of Schedule 7 to this order, applies in relation to the Inner Residential Zone area.
- (3) Clause 9.4 of the SPPs, modified –

Housing Land Supply (Huntingfield) Order 2020
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c. 7

(a) by removing any footnotes to the clause;
and

(b) so that clauses 9.4.2, 9.4.3 and 9.4.7
consist of the clauses, with the
corresponding numbering, set out in Part
2 of Schedule 7 to this order –

applies in relation to the Inner Residential Zone
area.

(4) Clause 9.5 of the SPPs, modified –

(a) by removing any footnotes to the clause;
and

(b) so that clause 9.5.1 consists of the clause
set out in Part 3 of Schedule 7 to this
order –

applies in relation to the Inner Residential Zone
area.

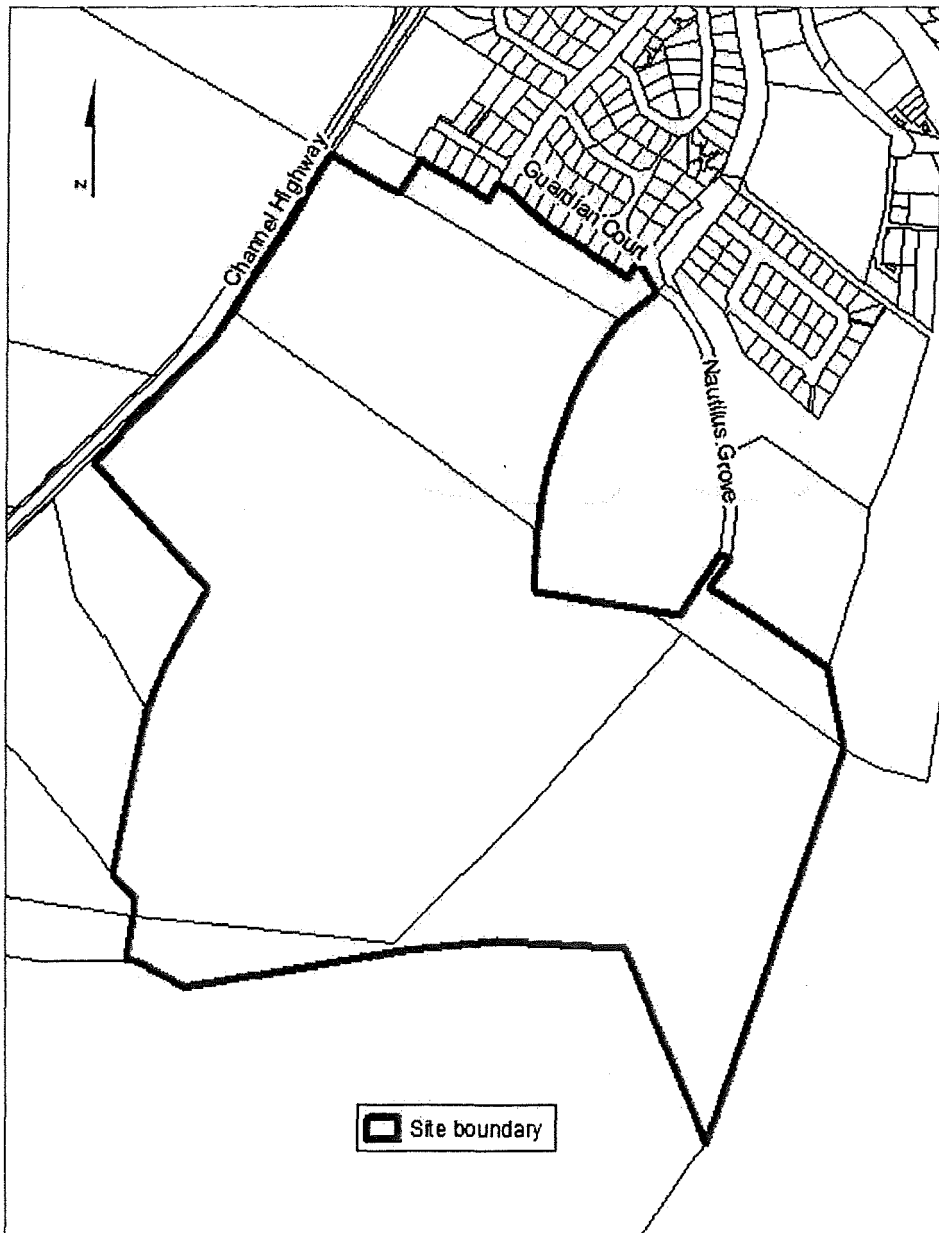
(5) Clause 9.6 of the SPPs, modified so that clause
9.6.1 consists of the clause set out in Part 4 of
Schedule 7 to this order, applies in relation to the
Inner Residential Zone area.

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 1

SCHEDULE 1 – HOUSING SUPPLY LAND AREA

Clause 4

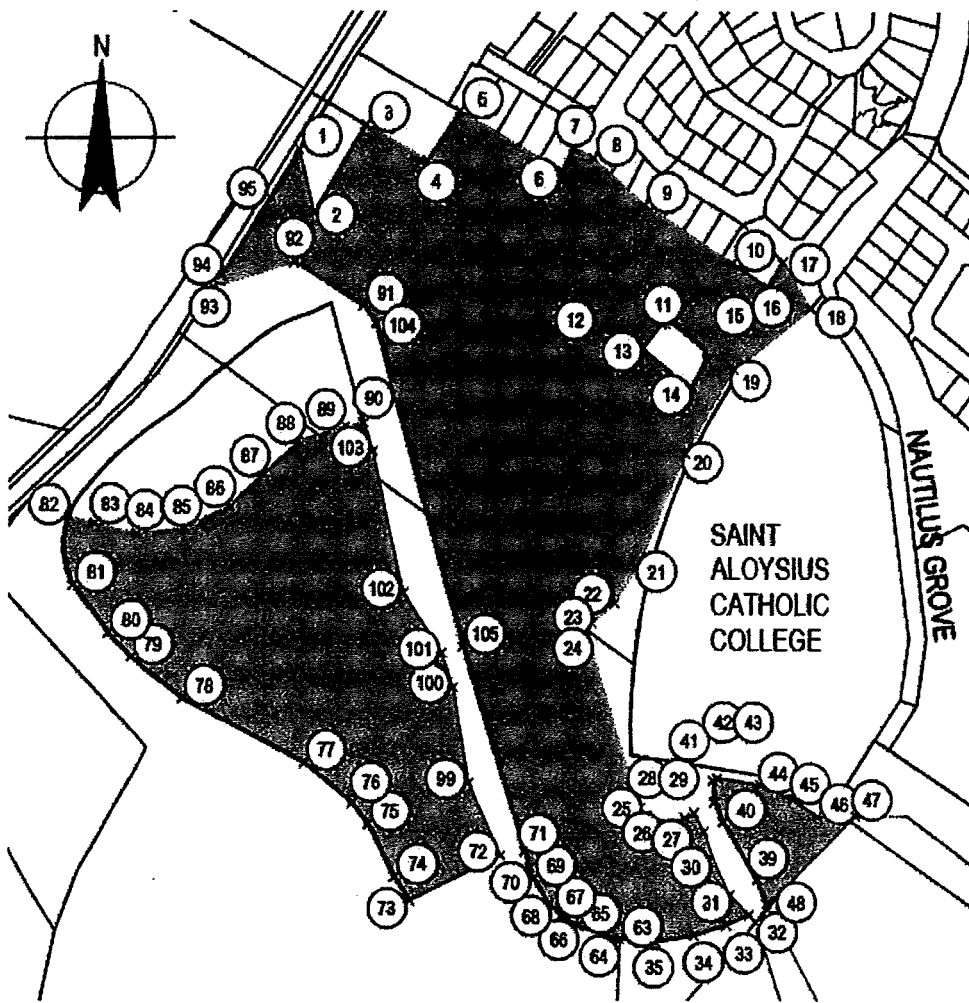


Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 2

**SCHEDULE 2 – GENERAL RESIDENTIAL ZONE
AREA**

Clause 3



LEGEND:

GENERAL RESIDENTIAL ZONE



*Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.*

sch. 2

| GENERAL RESIDENTIAL ZONE CO-ORDINATES | | |
|---------------------------------------|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523020.168 | 5239810.090 |
| 2 | 523033.288 | 5239755.971 |
| 3 | 523078.798 | 5239830.855 |
| 4 | 523132.251 | 5239800.689 |
| 5 | 523159.302 | 5239842.740 |
| 6 | 523248.513 | 5239792.397 |
| 7 | 523258.543 | 5239812.080 |
| 8 | 523276.357 | 5239803.004 |
| 9 | 523320.932 | 5239762.890 |
| 10 | 523397.128 | 5239713.241 |
| 11 | 523346.357 | 5239662.157 |
| 12 | 523336.625 | 5239661.195 |
| 13 | 523320.167 | 5239640.623 |
| 14 | 523361.609 | 5239606.935 |
| 15 | 523375.298 | 5239630.656 |
| 16 | 523428.293 | 5239692.955 |
| 17 | 523441.116 | 5239714.376 |
| 18 | 523466.154 | 5239674.801 |
| 19 | 523398.140 | 5239622.280 |
| 20 | 523357.399 | 5239550.211 |
| 21 | 523316.386 | 5239453.310 |
| 22 | 523296.671 | 5239422.689 |
| 23 | 523276.507 | 5239405.515 |
| 24 | 523273.263 | 5239394.294 |
| 25 | 523319.266 | 5239246.881 |
| 26 | 523325.149 | 5239240.590 |
| 27 | 523343.885 | 5239234.025 |
| 28 | 523357.835 | 5239237.922 |
| 29 | 523365.956 | 5239242.273 |
| 30 | 523374.457 | 5239226.407 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 2

| | | |
|----|------------|-------------|
| 31 | 523396.577 | 5239172.028 |
| 32 | 523393.952 | 5239145.870 |
| 33 | 523413.453 | 5239155.014 |
| 34 | 523365.782 | 5239136.775 |
| 35 | 523332.767 | 5239131.457 |
| 39 | 523420.159 | 5239185.245 |
| 40 | 523390.895 | 5239234.707 |
| 41 | 523383.588 | 5239251.721 |
| 42 | 523382.419 | 5239270.084 |
| 43 | 523386.059 | 5239272.483 |
| 44 | 523423.157 | 5239266.667 |
| 45 | 523451.812 | 5239254.875 |
| 46 | 523472.638 | 5239239.857 |
| 47 | 523506.524 | 5239239.857 |
| 48 | 523429.142 | 5239164.489 |
| 63 | 523301.559 | 5239133.954 |
| 64 | 523294.965 | 5239134.503 |
| 65 | 523265.508 | 5239145.401 |
| 66 | 523256.318 | 5239150.595 |
| 67 | 523250.755 | 5239154.311 |
| 68 | 523239.506 | 5239164.532 |
| 69 | 523226.049 | 5239186.405 |
| 70 | 523222.706 | 5239195.119 |
| 71 | 523218.120 | 5239209.160 |
| 72 | 523197.570 | 5239205.988 |
| 73 | 523119.597 | 5239166.914 |
| 74 | 523106.543 | 5239187.119 |
| 75 | 523082.976 | 5239232.726 |
| 76 | 523070.099 | 5239250.708 |
| 77 | 523026.716 | 5239285.124 |
| 78 | 522919.910 | 5239340.405 |
| 79 | 522875.299 | 5239375.894 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 2

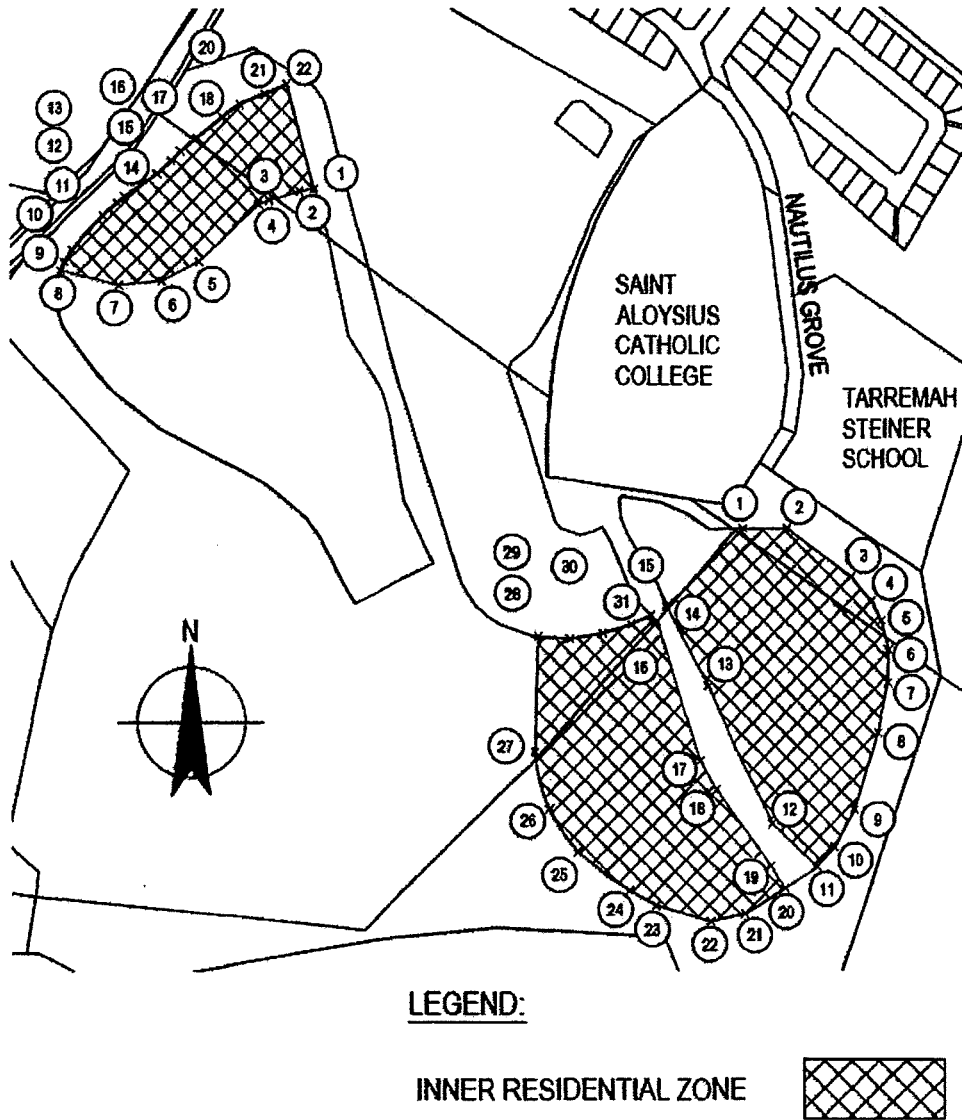
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|-----|------------|-------------|
| 80 | 522856.187 | 5239396.892 |
| 81 | 522825.907 | 5239438.024 |
| 82 | 522821.799 | 5239496.481 |
| 83 | 522843.688 | 5239490.932 |
| 84 | 522880.200 | 5239481.677 |
| 85 | 522922.686 | 5239485.910 |
| 86 | 522960.195 | 5239504.807 |
| 87 | 522990.719 | 5239532.519 |
| 88 | 523021.244 | 5239560.231 |
| 89 | 523062.791 | 5239573.192 |
| 90 | 523078.569 | 5239576.181 |
| 91 | 523077.414 | 5239676.722 |
| 92 | 523016.295 | 5239713.915 |
| 93 | 522945.920 | 5239692.477 |
| 94 | 522952.276 | 5239702.548 |
| 95 | 522995.012 | 5239769.435 |
| 99 | 523169.717 | 5239268.115 |
| 100 | 523155.846 | 5239349.708 |
| 101 | 523146.505 | 5239379.547 |
| 102 | 523113.647 | 5239430.844 |
| 103 | 523086.224 | 5239552.191 |
| 104 | 523088.493 | 5239661.716 |
| 105 | 523164.184 | 5239384.862 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 3

SCHEDULE 3 – INNER RESIDENTIAL ZONE AREA

Clause 3



Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 3

| INNER RESIDENTIAL ZONE CO-ORDINATES - AREA 1 | | |
|---|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523078.569 | 5239576.181 |
| 2 | 523062.791 | 5239573.192 |
| 3 | 523032.046 | 5239564.267 |
| 4 | 523021.244 | 5239560.231 |
| 5 | 522960.195 | 5239504.807 |
| 6 | 522922.686 | 5239485.910 |
| 7 | 522880.200 | 5239481.677 |
| 8 | 522821.799 | 5239496.481 |
| 9 | 522825.564 | 5239504.803 |
| 10 | 522833.580 | 5239516.716 |
| 11 | 522864.395 | 5239550.352 |
| 12 | 522878.897 | 5239562.977 |
| 13 | 522886.603 | 5239568.661 |
| 14 | 522918.355 | 5239591.556 |
| 15 | 522932.620 | 5239604.210 |
| 16 | 522941.381 | 5239613.523 |
| 17 | 522957.884 | 5239626.375 |
| 18 | 522983.797 | 5239646.556 |
| 20 | 523001.328 | 5239658.736 |
| 21 | 523026.879 | 5239668.704 |
| 22 | 523048.800 | 5239678.874 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 3

| INNER RESIDENTIAL ZONE CO-ORDINATES - AREA 2 | | |
|---|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523506.524 | 5239239.857 |
| 2 | 523551.386 | 5239240.189 |
| 3 | 523615.353 | 5239192.457 |
| 4 | 523635.824 | 5239169.224 |
| 5 | 523646.269 | 5239149.058 |
| 6 | 523653.759 | 5239119.516 |
| 7 | 523652.821 | 5239087.508 |
| 8 | 523642.204 | 5239038.371 |
| 9 | 523618.401 | 5238962.872 |
| 10 | 523598.024 | 5238925.175 |
| 11 | 523579.898 | 5238906.113 |
| 12 | 523535.032 | 5238948.776 |
| 13 | 523471.069 | 5239085.382 |
| 14 | 523429.142 | 5239164.489 |
| 15 | 523413.453 | 5239155.014 |
| 16 | 523419.838 | 5239148.577 |
| 17 | 523462.362 | 5239011.722 |
| 18 | 523478.412 | 5238982.422 |
| 19 | 523533.292 | 5238906.521 |
| 20 | 523547.253 | 5238884.549 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 3

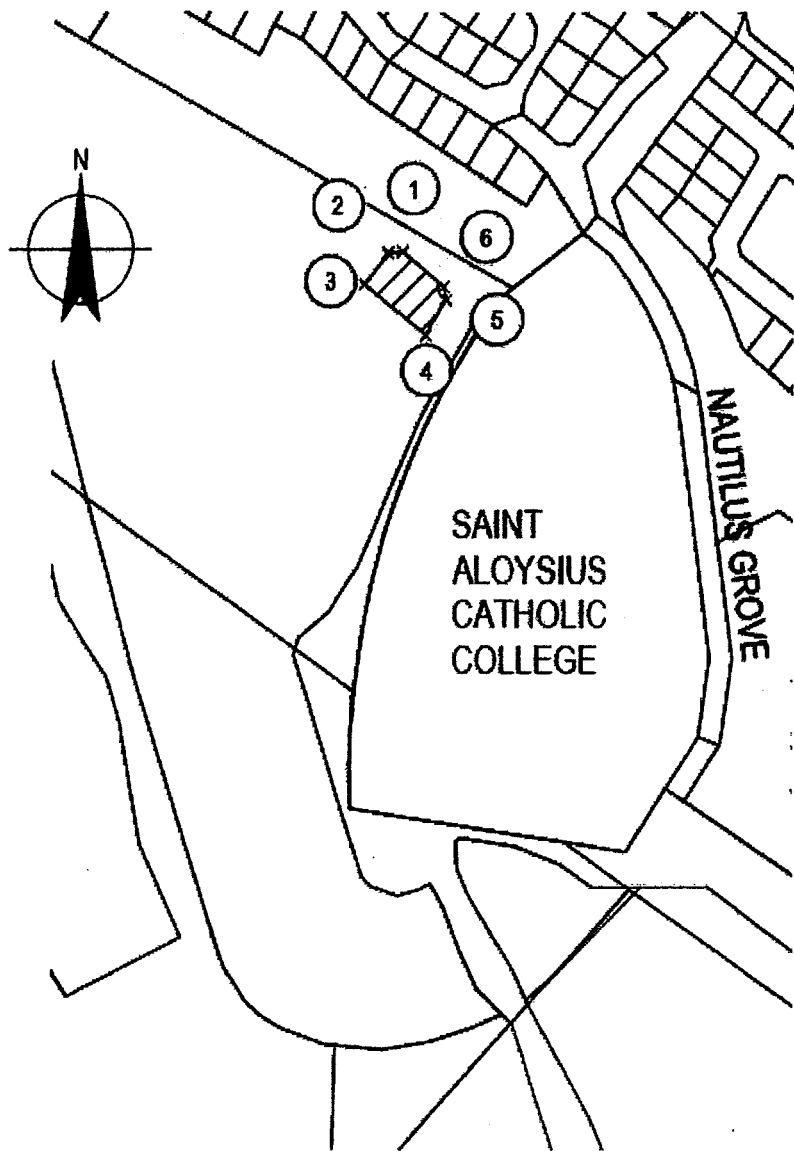
| | | |
|----|------------|-------------|
| 21 | 523506.482 | 5238859.172 |
| 22 | 523472.225 | 5238852.262 |
| 23 | 523417.047 | 5238867.921 |
| 24 | 523390.386 | 5238882.722 |
| 25 | 523340.044 | 5238920.674 |
| 26 | 523312.108 | 5238963.256 |
| 27 | 523297.575 | 5239020.160 |
| 28 | 523301.571 | 5239134.269 |
| 29 | 523332.767 | 5239131.457 |
| 30 | 523365.782 | 5239136.775 |
| 31 | 523393.952 | 5239145.870 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 4

SCHEDULE 4 – LOCAL BUSINESS ZONE AREA

Clause 3



LEGEND:

LOCAL BUSINESS ZONE



Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 4

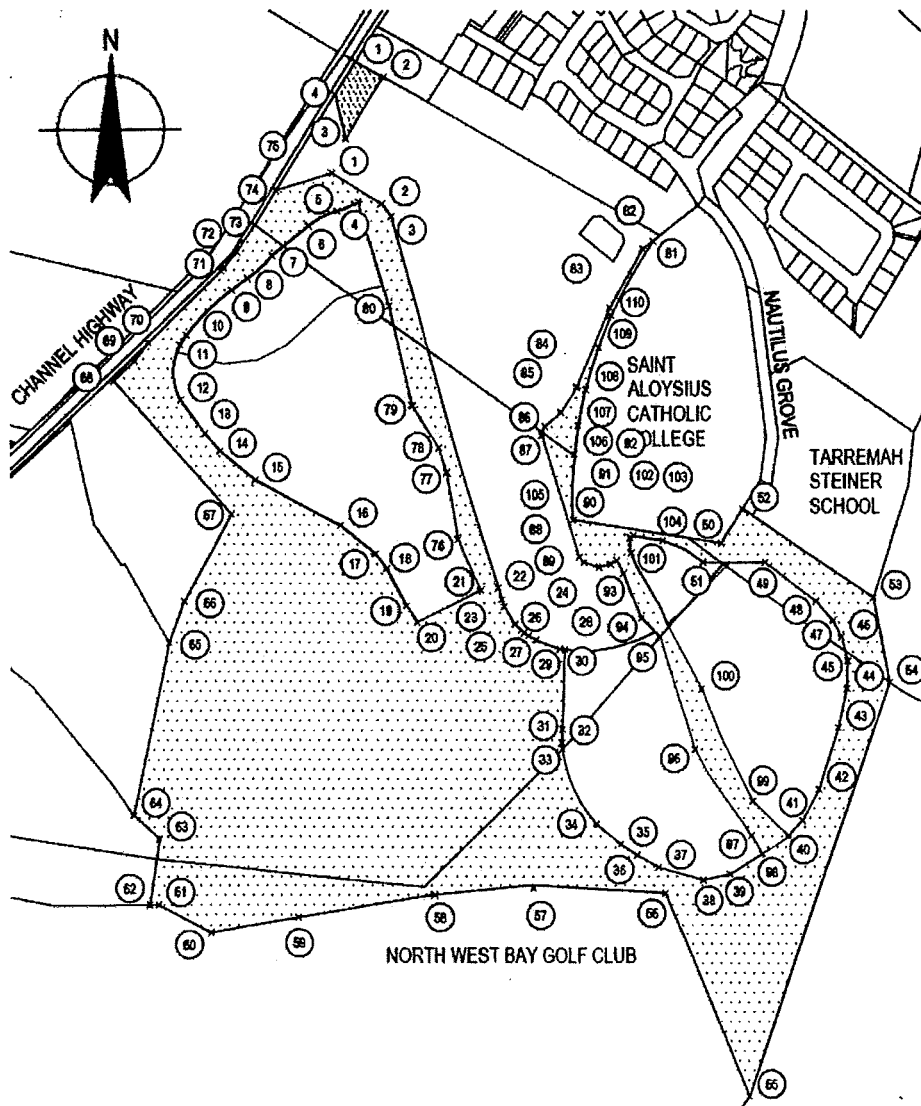
| LOCAL BUSINESS ZONE CO-ORDINATES | | |
|----------------------------------|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523346.357 | 5239662.157 |
| 2 | 523336.616 | 5239661.186 |
| 3 | 523320.146 | 5239640.602 |
| 4 | 523361.763 | 5239606.810 |
| 5 | 523375.298 | 5239630.656 |
| 6 | 523373.778 | 5239639.112 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 5

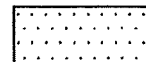
SCHEDULE 5 – OPEN SPACE ZONE AREA

Clause 3



LEGEND:

OPEN SPACE ZONE



Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 5

| OPEN SPACE ZONE CO-ORDINATES - AREA 1 | | |
|--|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523045.161 | 5239849.837 |
| 2 | 523078.798 | 5239830.855 |
| 3 | 523033.288 | 5239755.971 |
| 4 | 523020.148 | 5239810.172 |

| OPEN SPACE ZONE CO-ORDINATES - AREA 2 | | |
|--|------------|-------------|
| POINT | EASTING | NORTHING |
| 1 | 523016.295 | 5239713.915 |
| 2 | 523077.414 | 5239676.722 |
| 3 | 523088.493 | 5239661.716 |
| 4 | 523048.776 | 5239678.851 |
| 5 | 523023.169 | 5239667.592 |
| 6 | 522987.330 | 5239649.514 |
| 7 | 522941.278 | 5239613.442 |
| 8 | 522910.537 | 5239585.787 |
| 9 | 522890.119 | 5239571.238 |
| 10 | 522833.580 | 5239516.716 |
| 11 | 522825.564 | 5239504.803 |
| 12 | 522825.907 | 5239438.024 |
| 13 | 522856.187 | 5239396.892 |
| 14 | 522875.299 | 5239375.894 |
| 15 | 522919.910 | 5239340.405 |
| 16 | 523026.716 | 5239285.124 |
| 17 | 523070.099 | 5239250.708 |
| 18 | 523082.976 | 5239232.726 |
| 19 | 523106.543 | 5239187.119 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 5

| | | |
|----|------------|-------------|
| 20 | 523119.597 | 5239166.914 |
| 21 | 523197.570 | 5239205.988 |
| 22 | 523218.120 | 5239209.160 |
| 23 | 523222.706 | 5239195.119 |
| 24 | 523226.049 | 5239186.405 |
| 25 | 523239.506 | 5239164.532 |
| 26 | 523250.755 | 5239154.311 |
| 27 | 523256.318 | 5239150.595 |
| 28 | 523265.508 | 5239145.401 |
| 29 | 523294.965 | 5239134.503 |
| 30 | 523301.559 | 5239133.954 |
| 31 | 523298.090 | 5239036.383 |
| 32 | 523297.575 | 5239020.160 |
| 33 | 523298.079 | 5239012.214 |
| 34 | 523340.044 | 5238920.674 |
| 35 | 523370.253 | 5238896.187 |
| 36 | 523390.386 | 5238882.722 |
| 37 | 523417.047 | 5238867.921 |
| 38 | 523472.225 | 5238852.262 |
| 39 | 523506.537 | 5238859.227 |
| 40 | 523579.898 | 5238906.113 |
| 41 | 523598.024 | 5238925.175 |
| 42 | 523618.401 | 5238962.872 |
| 43 | 523642.204 | 5239038.371 |
| 44 | 523652.821 | 5239086.032 |
| 45 | 523653.759 | 5239119.516 |
| 46 | 523646.269 | 5239149.058 |
| 47 | 523635.824 | 5239169.224 |
| 48 | 523615.353 | 5239192.457 |
| 49 | 523551.386 | 5239240.189 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 5

| | | |
|----|------------|-------------|
| 50 | 523495.786 | 5239263.323 |
| 51 | 523472.612 | 5239239.830 |
| 52 | 523523.020 | 5239304.393 |
| 53 | 523686.177 | 5239197.194 |
| 54 | 523706.082 | 5239093.381 |
| 55 | 523529.534 | 5238567.161 |
| 56 | 523425.423 | 5238836.337 |
| 57 | 523261.514 | 5238842.036 |
| 58 | 523140.326 | 5238834.267 |
| 59 | 522973.102 | 5238806.369 |
| 60 | 522863.128 | 5238787.848 |
| 61 | 522797.559 | 5238822.108 |
| 62 | 522786.491 | 5238822.051 |
| 63 | 522798.833 | 5238902.673 |
| 64 | 522766.844 | 5238931.579 |
| 65 | 522811.683 | 5239141.888 |
| 66 | 522830.303 | 5239192.232 |
| 67 | 522889.813 | 5239298.298 |
| 68 | 522741.920 | 5239461.126 |
| 69 | 522768.229 | 5239485.604 |
| 70 | 522785.352 | 5239507.746 |
| 71 | 522876.694 | 5239594.944 |
| 72 | 522880.444 | 5239598.694 |
| 73 | 522896.844 | 5239618.037 |
| 74 | 522919.395 | 5239650.724 |
| 75 | 522945.929 | 5239692.480 |
| 76 | 523169.717 | 5239268.115 |
| 77 | 523155.846 | 5239349.708 |
| 78 | 523146.505 | 5239379.547 |
| 79 | 523113.647 | 5239430.844 |
| 80 | 523086.224 | 5239552.191 |

Housing Land Supply (Huntingfield) Order 2020
Statutory Rules 2020, No.

sch. 5

| | | |
|-----|------------|-------------|
| 81 | 523411.408 | 5239631.718 |
| 82 | 523398.140 | 5239622.280 |
| 83 | 523357.399 | 5239550.211 |
| 84 | 523316.386 | 5239453.310 |
| 85 | 523296.671 | 5239422.689 |
| 86 | 523276.507 | 5239405.515 |
| 87 | 523273.263 | 5239394.294 |
| 88 | 523319.266 | 5239246.881 |
| 89 | 523325.149 | 5239240.590 |
| 90 | 523343.885 | 5239234.025 |
| 91 | 523357.924 | 5239237.833 |
| 92 | 523365.956 | 5239242.273 |
| 93 | 523374.457 | 5239226.407 |
| 94 | 523396.577 | 5239172.028 |
| 95 | 523419.457 | 5239148.961 |
| 96 | 523462.362 | 5239011.722 |
| 97 | 523533.258 | 5238907.052 |
| 98 | 523547.253 | 5238884.549 |
| 99 | 523535.032 | 5238948.776 |
| 100 | 523471.069 | 5239085.382 |
| 101 | 523383.588 | 5239251.721 |
| 102 | 523382.419 | 5239270.084 |
| 103 | 523386.059 | 5239272.483 |
| 104 | 523423.157 | 5239266.667 |
| 105 | 523311.690 | 5239292.243 |
| 106 | 523313.590 | 5239372.244 |
| 107 | 523318.246 | 5239406.987 |
| 108 | 523327.714 | 5239450.888 |
| 109 | 523343.582 | 5239502.386 |
| 110 | 523359.047 | 5239540.757 |

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**SCHEDULE 6 – MODIFIED PLANNING PROVISIONS –
GENERAL RESIDENTIAL ZONE**

Clause 6

PART 1 – MODIFIED CLAUSE 8.4.7 OF SPPS

8.4.7 Frontage fences for all dwellings

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| Objective: | That the height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) are reasonably consistent with that on adjoining properties. |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p> | <p>P1</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p> |

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**PART 2 – MODIFIED CLAUSE 8.5.1 A4 AND P4 OF
SPPS**

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| <p>A4</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none">(a) 1.2m if the fence is solid; or(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). | <p>P4</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">(a) provide for security and privacy while allowing for passive surveillance of the road; and(b) be compatible with the height and transparency of fences in the street, having regard to:<ul style="list-style-type: none">(i) the topography of the site; and(ii) traffic volumes on the adjoining road. |
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PART 3 – MODIFIED CLAUSE 8.6.1 OF SPPS

8.6.1 Lot design

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| Objective: | <p>(e) 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.</p> <p>(b) That each lot:</p> <p>(i) has an area and dimensions appropriate for use and development in the zone;</p> <p>(ii) is provided with appropriate access to a road;</p> <p>(iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</p> <p>(iv) is orientated to provide sole access for future dwellings.</p> |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2.</p> | <p>P1</p> <p>Subdivision of land must set out how the subdivision of the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <p>(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;</p> <p>(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;</p> <p>(c) the provision of public transport to the site;</p> <p>(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;</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> |

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| <p>A2.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 275m² and:</p> <p style="padding-left: 20px;">(i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development;</p> <p style="padding-left: 20px;">(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p style="padding-left: 20px;">(iii) not be an internal lot;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> <p>A2.2</p> <p>The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m², 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>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and must not be an internal lot.</p> |
| <p>A3</p> <p>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 12m.</p> | <p>P3</p> <p>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> |

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| | <ul style="list-style-type: none"> (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area. <p>and is not less than 3.6m wide.</p> |
| <p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p> | <p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (e) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site. |
| <p>A5</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p> | <p>P5</p> <p>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area. |

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**SCHEDULE 7 – MODIFIED PLANNING PROVISIONS –
INNER RESIDENTIAL ZONE**

Clause 7

**PART 1 – MODIFIED TABLE 3.1 OF CLAUSE 3.0 OF
SPPS**

| Column 1 - Term | Column 2 - Definition |
|-----------------------------|--|
| 1. building line | means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions. |
| 2. collector road | means a non-arterial road that collects and distributes traffic in an area as well as serving abutting property. |
| 3. full water supply | means a potable water supply, from a reticulated network, that meets the minimum flow requirement. |
| 4. limited water supply | means a water supply service other than a full water supply service. |
| 5. minimum flow requirement | means the minimum flow rate as defined in a price and service plan that is in effect and made in accordance with the <i>Water and Sewerage Industry Act 2008</i> . |

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| Column 1 - Term | Column 2 - Definition |
|-------------------------------|---|
| 6. potable water | means a water supply service that meets the requirements of the <i>Public Health Act 1997</i> , including any delegated legislation or guidelines. |
| 7. protrusion | means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services. |
| 8. public stormwater system | means as defined in the <i>Urban Drainage Act 2013</i> . |
| 9. regulated entity | means as defined in the <i>Water and Sewerage Industry Act 2008</i> . |
| 10. solar energy installation | means a solar panel, evacuated tube solar collectors, or the like. |
| 11. townhouse lot | means a lot with – <ul style="list-style-type: none"> (a) an area not greater than 199m²; and (b) a frontage width of 6.0m or less and the width of the lot does not exceed the frontage width by more than 10%. |

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**PART 2 – MODIFIED CLAUSES 9.4.2, 9.4.3 AND 9.4.7
OF SPPS**

9.4.2 Setbacks and building envelope for all dwellings

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| Objective: | <p>That the siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space. |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Unless within a building area on a sealed plan or located on a townhouse lot, a dwelling, excluding 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"> (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; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (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 sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level. | <p>P1</p> <p>A dwelling, unless located on a townhouse lot, must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.</p> |
| <p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 4m, or alternatively 1m behind the building line; | <p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p> |

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| <p>(b) the same as the building line, if a portion of the dwelling 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>A3</p> <p>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, unless located on a townhouse lot, must:</p> <p>(a) be contained within a building envelope (refer to Figures 9.1, and 9.2) determined by:</p> <p>(i) a distance equal to the frontage setback; 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 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p> | <p>P3</p> <p>The siting and scale of a dwelling, unless located on a townhouse lot, 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; and</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.</p> |
| <p>A4</p> <p>Dwellings located on a townhouse lot must have a building height of not more than 9.5m, and:</p> <p>(a) be built to both side boundaries; and</p> <p>(b) walls of dwellings sited on both side boundaries must:</p> <p>(i) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining property to the same or lesser length and height; or</p> | <p>P4</p> <p>The siting and scale of a dwelling on a townhouse lot must:</p> <p>(a) maximise the solar access of its private open space and habitable rooms; and</p> <p>(b) 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; and</p> |

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| <p>(ii) be constructed in accordance with any approved building envelope plan shown on a plan of subdivision.</p> | <p>(iii) overshadowing of an adjoining vacant property.</p> |
| <p>A5 A dwelling located on a townhouse lot must only have vehicular access from the rear of the lot.</p> | <p>P5 A dwelling located on a townhouse lot must provide for vehicular access in a manner that meets the needs of the occupants, having regard to:</p> <ul style="list-style-type: none"> (a) traffic flows on the road at the front of the townhouse lot; (b) topography of the townhouse lot; (c) the location of buildings on the townhouse lot to minimise impacts on residential amenity of adjoining properties; and (d) availability of on-street car parking. |

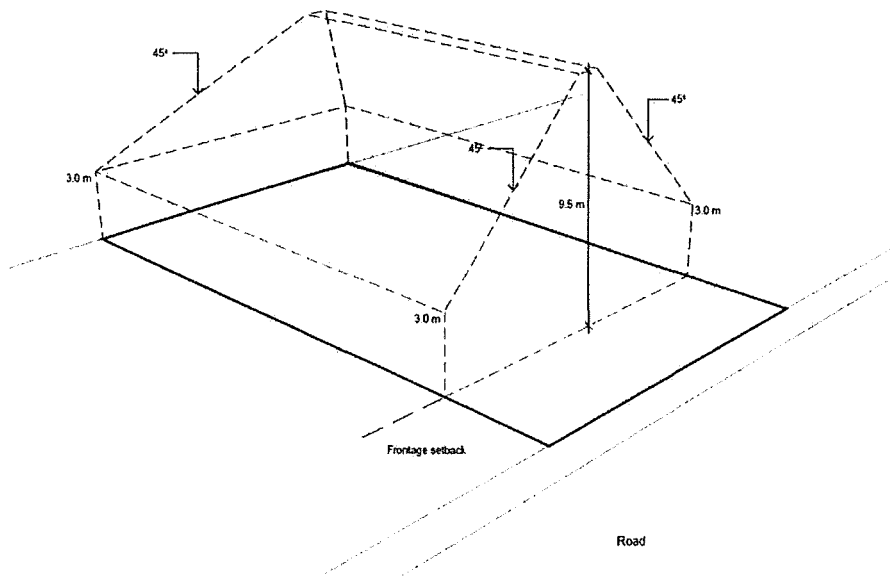


Figure 9.1 Building envelope as required by clause 9.4.2 A3(a) and clause 9.5.1 A2(a)

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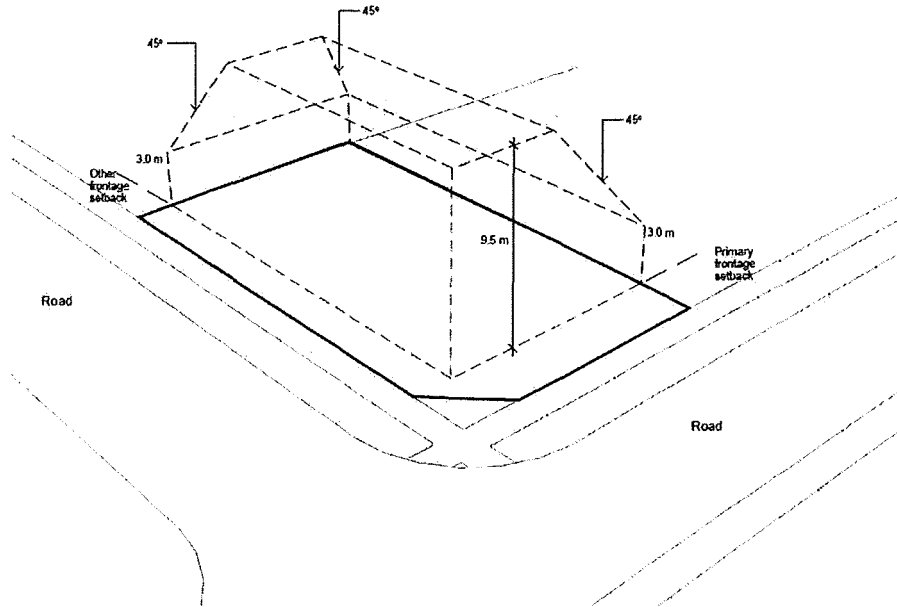


Figure 9.2 Building envelope for corner lots as required by clause 9.4.2 A3(a) and clause 9.5.1 A2(a)

9.4.3 Site coverage and private open space for all dwellings

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| Objective: | That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (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. | |
| | Acceptable Solutions | Performance Criteria |
| | <p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: <ul style="list-style-type: none"> (i) 65%; or (ii) 75% if located on a townhouse lot; and (b) for multiple dwellings, a total area of private open space of not less than: <ul style="list-style-type: none"> (i) 40m²; or (ii) 30m² if located on a townhouse lot, <p style="margin-left: 40px;">that is associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground</p> | <p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space |

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| <p>level (excluding a garage, carport or entry foyer).</p> | <p>provided for this purpose within the development; and</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p> |
| <p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p style="margin-left: 20px;">(i) 24m²; or</p> <p style="margin-left: 20px;">(ii) 12m², if the dwelling:</p> <p style="margin-left: 40px;">a. has 1 or 2 bedrooms and is located on a townhouse lot; or</p> <p style="margin-left: 40px;">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);</p> <p>(b) is in more than one location and is not less than 24m² if a dwelling has 3 or more bedrooms and is located on a townhouse lot;</p> <p>(c) has a minimum horizontal dimension of:</p> <p style="margin-left: 20px;">(i) 4m; or</p> <p style="margin-left: 20px;">(ii) 2m, if the dwelling:</p> <p style="margin-left: 40px;">a. has 1 or 2 bedrooms and is located on a townhouse lot; or</p> <p style="margin-left: 40px;">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);</p> <p>(d) 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; and</p> <p>(e) has a gradient not steeper than 1 in 10.</p> | <p>P2</p> <p>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:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p> |

9.4.7 Frontage fences for all dwellings

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| <p>Objective:</p> | <p>That the height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) are reasonably consistent with that on adjoining properties.</p> |
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |

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| <p>A1</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p> | <p>P1</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:</p> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p> |
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PART 3 – MODIFIED CLAUSE 9.5.1 OF SPSS

9.5.1 Non-dwelling development

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| Objective: | <p>That all non-dwelling development:</p> <p>(a) is compatible with the character, siting, apparent form, scale, bulk, massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</p> |
| Acceptable Solutions | Performance Criteria |
| <p>A1</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> <p>(a) if the frontage is a primary frontage, not less than 3m, 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;</p> <p>(b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(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.</p> | <p>P1</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>A2</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> <p>(a) be contained within a building envelope (refer to Figures 9.1 and 9.2) determined by:</p> <p>(i) a distance equal to the frontage setback of 3m; 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</p> | <p>P2</p> <p>The siting and scale of a building must:</p> <p>(a) not cause an unreasonable loss of amenity 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> |

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| <p>side or rear boundaries to a building height of not more than 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p> | <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</p> <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p> |
| <p>A3</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 15% is free from impervious surfaces.</p> | <p>P3</p> <p>A building that is not a dwelling must have:</p> <p>(a) site coverage consistent with that on established properties in the area; and</p> <p>(b) a reasonable space for the planting of gardens and landscaping.</p> |
| <p>A4</p> <p>A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2m if the fence is solid; or</p> <p>(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p> | <p>P4</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> <p>(a) provide for security and privacy, while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p> |
| <p>A5</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; or</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p> | <p>P5</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> |

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| <p>A6</p> <p>Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback not less than 10m from a property containing a sensitive use.</p> | <p>P6</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> <ul style="list-style-type: none">(a) the characteristics and frequency of any emissions generated;(b) the nature of the proposed use;(c) the topography of the site and location of the sensitive use; and(d) any mitigation measures proposed. |
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PART 4 – MODIFIED CLAUSE 9.6.1 OF SPSS

9.6.1 Lot design

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| Objective: | <p>(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.</p> <p>(b) That each lot:</p> <p>(i) has an area and dimensions appropriate for use and development in the zone;</p> <p>(ii) is provided with appropriate access to a road;</p> <p>(iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</p> <p>(iv) is orientated to provide solar access for future dwellings.</p> |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2.</p> | <p>P1</p> <p>Subdivision of land must set out how the subdivision of the whole site described by CT172715/1, CT172716/1, CT134371/1 and CT131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <p>(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;</p> <p>(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;</p> <p>(c) 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;</p> <p>(d) the provision of public transport to the site;</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, and must be accompanied by a master plan that has been prepared for the whole site.</p> |

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| <p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 130m² and:</p> <p>(i) be able to contain a minimum area of 10m x 12m, or if a townhouse lot contain a minimum area of 4m x 18m, and in all cases the minimum area has a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development;</p> <p>(ii) existing buildings are consistent with the setback required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and</p> <p>(iii) not be an internal lot;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> <p>A2.2</p> <p>The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m², 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>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and must not be an internal lot.</p> |
| <p>A3</p> <p>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:</p> <p>(a) a frontage not less than 3.6m; or</p> <p>(b) if for a townhouse lot, two frontages of not less than 3.6m.</p> | <p>P3</p> <p>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> |

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| | <ul style="list-style-type: none"> (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; end (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p> |
| <p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a:</p> <ul style="list-style-type: none"> (a) vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority; or (b) if for a townhouse lot, vehicular access only at the rear frontage of the lot in accordance with the requirements of the road authority. | <p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; end (e) the ability for emergency services to access the site. |

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Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of Justice.

EXPLANATORY NOTE

(This note is not part of the order)

This order, for the purposes of the *Housing Land Supply Act 2018*, declares –

- (a) the area of land situated at 1287 Channel Highway, Huntingfield, to be housing supply land; and
- (b) the intended zones in relation to various parts of that area of land to be the General Residential Zone, the Local Business Zone, the Inner Residential Zone and the Open Space Zone, each as referred to in the applicable planning scheme from time to time; and
- (c) that certain provisions of the *Kingborough Interim Planning Scheme 2015* do not apply in relation to that area of land; and
- (d) that certain provisions of the SPPs apply, with the modifications specified in the order, in relation to the part of that area of land in relation to which the General

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Residential Zone or the Inner Residential
Zone are declared to be the intended
zones.

Appendix D – Previous supporting report for the 2020 Order



Communities Tasmania

Huntingfield Land Release - Stage 2 Housing Land Supply Order

May 2019

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Appendix A Specific Area Plan

Appendix B Title documents

Appendix C Land Capability and Agricultural Potential Report

Appendix D Ecological Values Study

Appendix E Aboriginal Heritage Assessment

Appendix F Stakeholder Engagement

1. Introduction

1.1 Purpose of this report

The following report has been prepared by GHD Pty Ltd (GHD) on behalf of Communities Tasmania to support a rezoning application for land identified at 1287 Channel Highway, Huntingfield.

This report has been prepared pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* to accompany the proposed Housing Land Supply Order. This report includes draft wording to be included in the Housing Land Supply Order, which requests the abovementioned land to be housing supply land and the subsequent rezoning of this land.

This request acknowledges the significant opportunities for the Huntingfield site to contribute to the Tasmania Government's delivery of innovative approaches to increase supply of affordable housing across the state.

The land is considered eligible government land as it is Homes Act land owned by the Director of Housing. The land is considered suitable for residential use and affordable housing outcomes as it is appropriately located in close proximity to public and commercial services, public transport and employment opportunities as well as recreation opportunities.

1.2 Scope and limitations

This report has been prepared by GHD for Communities Tasmania and may only be used and relied on by Communities Tasmania for the purpose agreed between GHD and the Tasmania Government. GHD otherwise disclaims responsibility to any person other than Communities Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Communities Tasmania and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site and Surrounds

2.1 Subject site

The subject site, 1287 Channel Highway, Huntingfield is located within the Kingborough local government area. The site is comprised of four titles with a combined area of approximately 67 hectares. Title documentation is included in Appendix B.

Table 1 Title information

| Address | Certificate of Title | Area | Owner |
|----------------------|----------------------|----------|---------------------|
| 1287 Channel Highway | CT 172715/1 | 1.78 ha | Director of Housing |
| 1287 Channel Highway | CT 172716/1 | 13.20 ha | Director of Housing |
| 1287 Channel Highway | CT 134371/1 | 35.26 ha | Director of Housing |
| 1287 Channel Highway | CT 131270/2 | 17.45 ha | Director of Housing |
| Total | | 67.69 ha | |

2.2 Location

The site is located approximately 13 km south of Hobart and 3.5 km from Kingston. The site is defined by the Channel Highway to the west and the Peter Murrell Conservation Area to the east. To the north of the site is Huntingfield residential and commercial settlements. The North West Bay Golf Course is located to the south. The site is well serviced by existing local streets and connected arterial road networks. The following figure identifies the site, in blue, in relation to Hobart and Kingston.



Figure 1 Location map

2.3 Site Characteristics

The site is currently accessed from Sirius Drive in the north and Nautilus Grove in between the two schools. Both of these local roads connect with the Channel Highway at the Algona Road roundabout.

The site generally consists of low hills which fall from the western boundary towards the Peter Murrell Reserve. This sloping elevation allows for water views across North West Bay and Bruny Island, other aspects of the site offer views towards Mt Wellington and Tinderbox Hills.

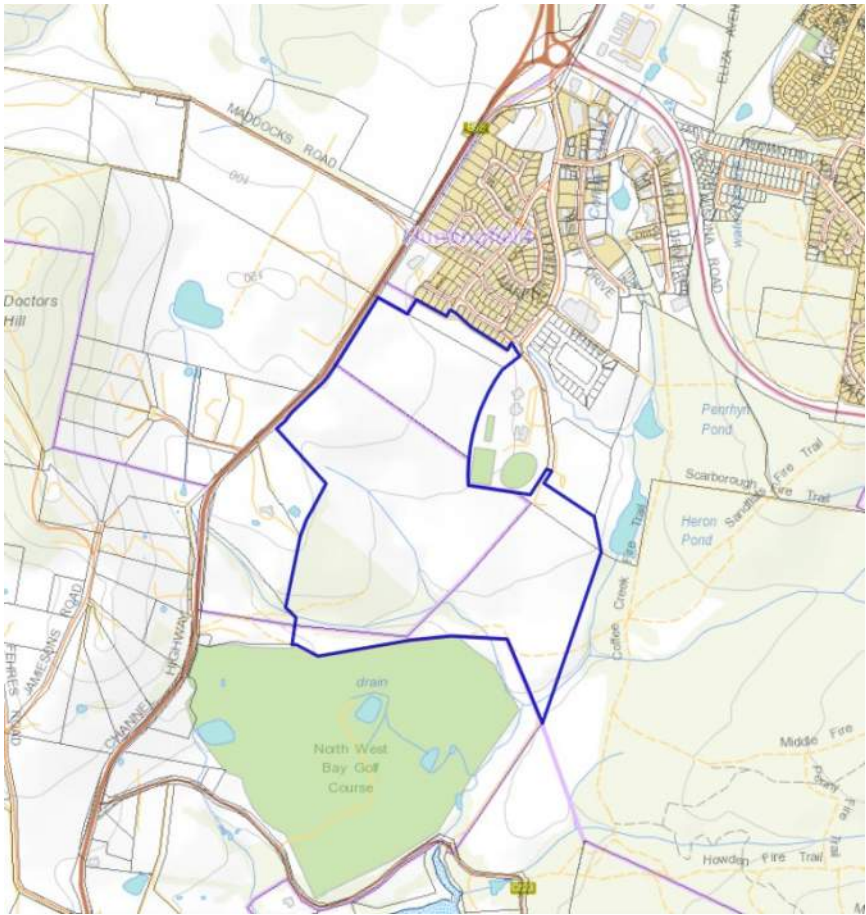


Figure 2 Local context



Figure 3 Aerial image of subject site

2.4 Surrounding Area

As demonstrated in the abovementioned figures, the site is surrounded by a range of different lot sizes and configuration as well as the reserve to the east and golf course to the south. The land surrounding the site has been developed for a range of uses, including the existing Huntingfield residential area, to the north. A light industrial and commercial precinct is located along Patriarch Drive. Both the St Aloysius College and the Tarremah Steiner School border the site in the east. The Peter Murrell Conservation Area provides a range of recreational opportunities, including bushwalking and mountain biking.

2.5 Past and existing land uses

The Director of Housing acquired land at Huntingfield in the early 1970s for future housing development. This was first developed in the late 1980s, with the subdivision of approximately 200 residential lots. Development ceased in early 1990s and the undeveloped site was leased for agricultural purposes.

In 2010 further development of the Huntingfield site occurred. A two-stage plan included selling off 15 hectares of land that would deliver a 44 lot residential subdivision. Completed in 2016 the site was sold as a 'super lot' to a private developer. The proceeds from this sale will be redirected to infrastructure investment to assist with unlocking the future development of the remaining land at the Huntingfield site.

The site in more recent times has remained vacant as it is earmarked for future release of residential land to support Communities Tasmania's Tasmanian Affordable Housing Strategy.

2.6 Municipality and applicable planning scheme

The Huntingfield site is located within the Kingborough local government area and is subject to the *Kingborough Interim Planning Scheme 2015* (KIPS 2015).

The subject site is currently split zoned. As identified in yellow below the majority of the site is zoned as Particular Purpose – Urban Growth. The southern aspect of the site is zoned as Rural Resource as shown in cream.

Surrounding the site the General Residential Zone is identified in red, Rural Living Zone in pink, Light Industrial Zone in purple, Recreation Zone in green, Environmental Management Zone in teal blue and Community Purpose Zone in light yellow.

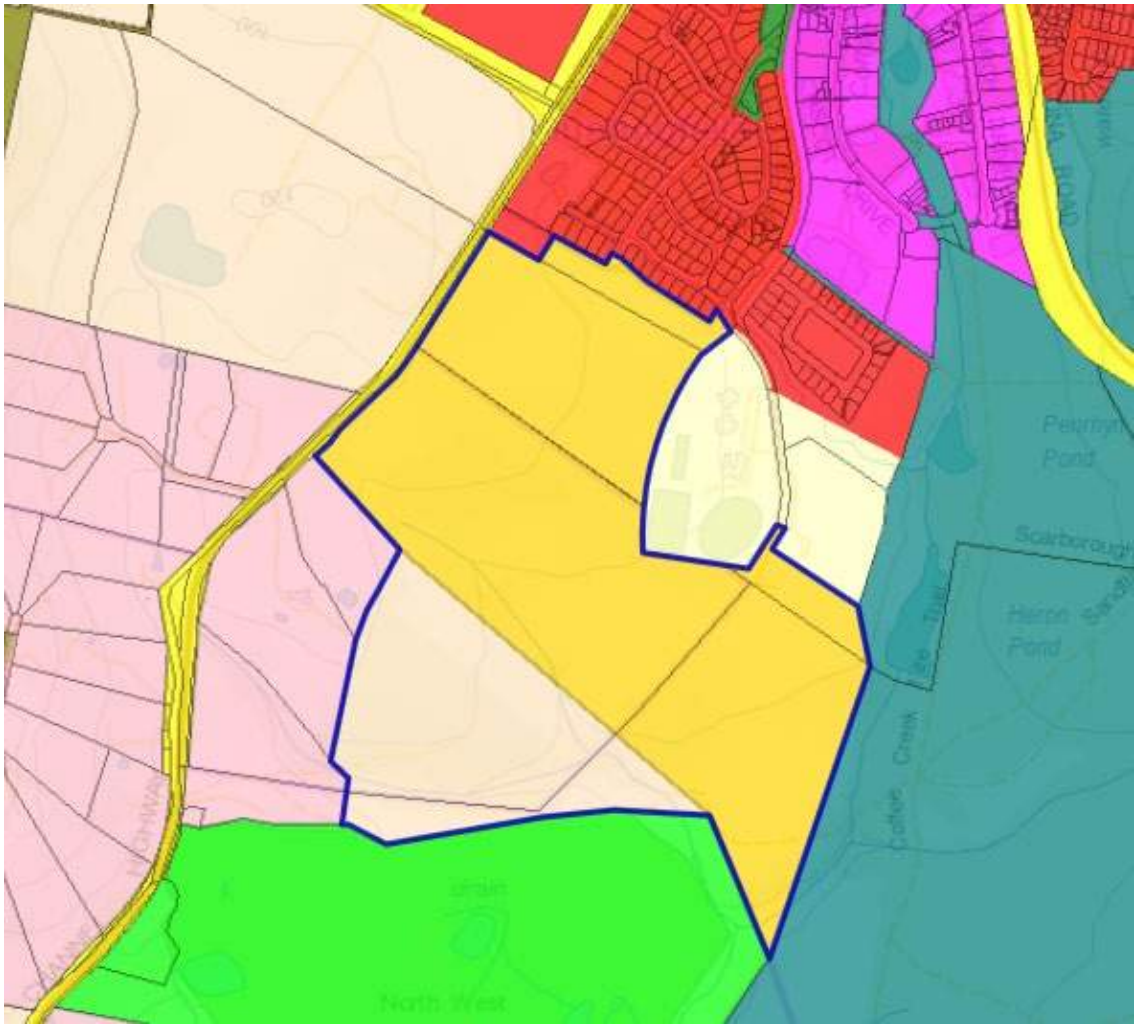


Figure 4 Current zoning

The Zone Purpose Statements for the Particular Purpose Zone 1 – Urban Growth include:

32.1.1.1. To identify non-urban land intended to be largely converted to urban use and development in the future.

32.1.1.2 To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.

32.1.1.3 To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010 -2035).

The Zone Purpose Statements for the Rural Resource Zone are as follows:

26.1.1.1. To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

(a) fetter existing or potential rural resource use and development on other land;

(b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;

(c) contribute to the incremental loss of productive rural resources.

26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.

26.1.1.6 To ensure development respects and protects the natural and landscape values on the land.

The Particular Purpose – Urban Growth Zone clearly identifies non-urban land for conversion to urban use and development in the future, however a rezoning is required to realise this potential. The zone purpose statement links the rezoning to supporting the land release program identified in the Greater Hobart Settlement Strategy, a component of the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRULS). The STRULS allows for redevelopment of the Huntingfield site, and identifies the process for changing zoning and subsequent subdivision and redevelopment. This will be addressed in the coming sections of this report.

3. Application

3.1 Objective of Housing Land Supply Act 2018

The objective of the Housing Land Supply Act 2018 is to

Assist the acute demand for housing to be met, by enabling the rapid, appropriate rezoning of certain government land, the alteration of planning provisions that apply to such land, the transfer to the Director of Housing of Crown land that is declared to be housing supply land under this Act, and for related purposes.

3.2 Proposed Order

It is proposed that the Minister make a housing land supply order under the Housing Land Supply Act 2018 to:

- Declare the subject titles housing supply land in accordance with Section 4(1);
- Include in the order the intended zones in accordance with Section 6;
- Specify in accordance with Section 7 modifications of planning requirements.

This report has been prepared to accompany the proposed Housing Land Supply Order (the Order). The proposed Order requests the land identified at 1287 Channel Highway, Huntingfield to be housing supply land and requests the rezoning of this land.

This report supports the proposed Order and acknowledges the significant opportunities for the Huntingfield site to contribute to the Tasmanian Government's delivery of innovative approaches to increase supply of affordable housing across the state.

The land is considered eligible government land as it is Homes Act land owned by the Director of Housing. The land is considered suitable for residential use and affordable housing outcomes as it is appropriately located in close proximity to public and commercial services, public transport and employment opportunities as well as recreation opportunities.

As per the *Housing Land Supply Act 2018* section 4 the proposed Order is considered to be consistent with:

- the State Policies and the Southern Tasmania Regional Land Use Strategy
- the relevant provisions under the KIPS 2015
- Schedule 1 of the Land Use Planning and Approvals Act 1993

This proposed Order is solely for the rezoning of the site and does not include any development of the site. Future development of the site will be subject to requirements of the KIPS 2015, including by amendment the Specific Area Plan which accompanies this Order. The figure below identifies the site and the proposed rezoning.

The Housing Land Supply Order is to take effect on the day which it is notified in the *Gazette*.



Figure 5 Proposed rezoning

4. Suitability of land

4.1 Eligibility of the Government land

Under the *Housing Land Supply Act 2018* (the Act) Section 5 the following requirements apply to land that may be declared to be housing supply land.

- (1) *The Minister must not, in a housing land supply order, declare an area of land to be housing supply land unless –*
- a. *The area of land is government land; and*
 - b. *The area of land was government land on the commencement day; and*
 - c. *The area of government land is not –*
 - i. *Reserved land under the Nature Conservation Act 2002; or*
 - ii. *Managed under the National Parks and Reserves Management Act 2002; or*
 - iii. *Managed under the Wellington Park Act 1993; and*
 - d. *The area of government land is not –*
 - i. *Permanent timber production zone land, within the meaning of the Forest Management Act 2013; or*
 - ii. *Future potential production forest land, within the meaning of the Forestry (Rebuilding the Forest Industry) Act 2014; and*
 - e. *Not more than 5 years have elapsed since the commencement day.*

Comment: Under the *Housing Land Supply Act 2018* (the Act), ‘Government land’ means Crown land or land acquired, vested in or held under the *Homes Act 1935* by the Director of Housing. As detailed in Appendix B the subject land is comprised of four titles all of which are owned by the Director of Housing. The land was within the government’s portfolio prior to the commencement day of the Act thus satisfying this eligibility requirement.

The land is not reserve land under the *Nature Conservation Act 2002*, or land managed under the *National Parks and Reserves Management Act 2002*. The land is not managed under the *Wellington Park Management Act 1993*. As such the land satisfies this requirement.

The land is not identified as permanent timber production or future potential production forest land. Five years has not lapsed since commencement day.

As such the land satisfies all of the eligibility requirements prescribed in the Act.

4.2 Need for the land to be made available under the Homes Act 1935

Section 5 of the Act details the following in relation determining the suitability of the land.

- (2) *The Minister must not, in a housing land supply order, declare an area of land to be housing supply land unless he or she is satisfied that –*
- a. *There is a need for land to be made available for purposes of the Homes Act 1935; and*

- b. The area of land is suitable for use for residential purposes by virtue of its proximity to public and commercial services, public transport, and places that may provide opportunities for employment.*

The Purposes of the *Homes Act 1935* are:

- a. To provide, or to enable the provision of, housing assistance to eligible persons; and*
- b. To assist in the provision of housing support services to eligible persons.*

Comment: Communities Tasmania Portfolio and Supply Unit is delivering a broad range of initiatives under the Tasmanian Affordable Housing Strategy that will deliver new social and affordable housing supply for the Tasmania community. The Strategy is supported by the Affordable Housing Action Plan 2015-2019 which drives the delivery of approximately \$120 million in new initiatives designed to increase housing affordability in Tasmania. A key initiative of the Action Plan is the development of the Huntingfield site.

To enable the development of the Huntingfield site the proposed Order requests the rezoning of the site for urban uses. This will enable Communities Tasmania to release the land for residential purposes which will provide affordable home ownership opportunities.

The site is appropriate and ideal for residential purposes due to its proximity to established commercial services, employment opportunities and community facilities. The site is located within close proximity to the existing Huntingfield commercial / light industrial precinct as well as being located approximately three kilometres south of Kingston and 16 kilometres south of Hobart. Additionally, two schools are located adjacent to the site.

The site is well connected as the Metro Tasmania (Metro) bus service currently extends along the Channel Highway with stops in front of the site as well as routes within the existing Huntingfield residential development. Additionally, the Park and Ride service is located less than a kilometre from the eastern boundary of the site offering free vehicle parking and use of public transport. The site is considered to be well connected to public transport with the opportunity for increasing services in the future.

The site is considered to be suitable for residential purposes and satisfies the requirements of the Act.

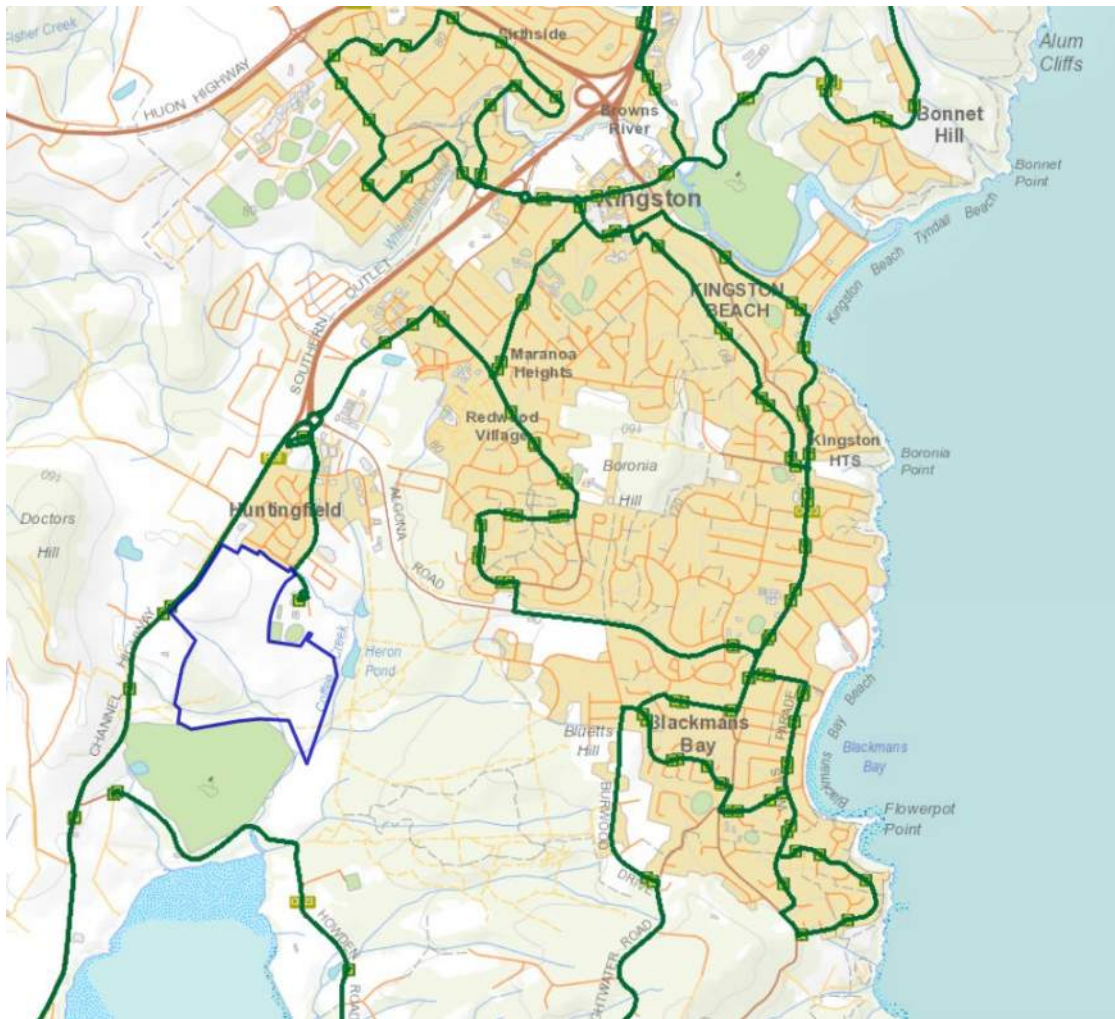


Figure 6 Metro Tasmania bus services

4.3 Tasmania’s Affordable Housing Strategy

In 2015 the State Government delivered a ten year strategy to improve access to affordable, safe and appropriate homes for Tasmanians. The Tasmania’s Affordable Housing Action Plan 2015-2019 provides a comprehensive approach to respond to housing affordability issues. The Action Plan details a series of key reform directions including new and appropriate supply as well as identifying the Huntingfield site.

Government Action 1 – Affordable Housing Supply

New supply will be generated from land release which will be sold to private developers for construction of affordable homes. Construction must comply with the liveability and universal design policy requirements of Housing Tasmania’s Minimum Standards for Social Housing to support affordable living and ageing in place.

The Strategy identifies the Huntingfield site and outlines Huntingfield Land Release as a key deliverable –

Develop the second stage of the Huntingfield Land Release Project, which will ultimately deliver a yield of approximately 230 serviced residential lots. The total sub division will include a retail precinct, a retirement and aged care precinct, a community garden and recreation area. A mix of two and three bedroom houses and higher density villa units and town houses will provide a range of accommodation options for young families through to older residents. The project will assemble super lots for release to private developers for sale and further residential subdivision and development.

A previous draft master plan for the site was developed which informed this Action Plan. The Housing Land Supply Order builds from this draft master plan and requests the rezoning of the site to enable market lead development of the site.

4.4 Land Owner Consent

The following clause under the Act applies in relation to land that may be declared to be housing supply land under Section 5.

(4) The Minister must not, in a housing land supply order, declare to be housing supply land an area of land that is Homes Act land, without the consent of the Director of Housing.

Comment: The submission is accompanied by consent of the Director of Housing and the delegate for the Secretary for the Department of Communities Tasmania.

5. Assessment

5.1 Consistency with State Policies

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(6) *Inclusion of intended zones in housing land supply orders*

(1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*

a. *the Minister is satisfied that to assign the intended zone to the area of land or part would be consistent with –*

i. *the State Policies; and*

ii. *the regional land use strategy in relation to the area of land or part; and*

Comment: The following section provides a description of the State Policies and their applicability to the proposal.

5.1.1 State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture recognising the particular importance of prime agricultural land.

An assessment of Land Capability and Agricultural Potential for the site was undertaken in December 2010. The findings of the report (refer to Appendix C) outlined that 79% of the site comprised of Class 5 land or lower with a relatively small portion of the site 8% identified as having Ferrosol soils. The assessment determined that this land offered opportunity for grazing and cropping potential, although the poor sub-surface drainage constrains the potential for cropping. This land is ranked as Class 3d however is highly constrained due to its limited extent and highly disjointed distribution. In addition to this, the report outlined that the site is further constrained due to its lack of connectivity with adjoining agricultural land. It is also worth noting that the two existing schools are in close proximity to this land, thus limiting the potential for agricultural uses further.

The Protection of Agricultural Land (PAL Policy) is guided by 11 Principles. The Land Capability and Agricultural Potential assessment determined that the development of the site for residential purposes did not conflict with any of these Principles. As such the proposed rezoning of the site is considered to be consistent with this State Policy. This is further reinforced by the Southern Tasmania Regional Land Use Strategy 2010 -2035 which specifically lists the site as greenfield land earmarked for residential purposes.

In addition to this, the following figure is an extract from LISTMap identifying Potential Agricultural Land – initial analysis. This mapping layer was produced as part of the agricultural land mapping project commissioned by the Department of Justice on behalf of the Minister for Planning and Local Government to assist local government in applying the Agricultural Zone as part of the Local Provisions Schedules in the Tasmanian Planning Scheme. The mapping does not identify any of the site as being suitable for agricultural land (red). The white area that predominately covers the site is identified as excluded from the Study Area. The western portion of the site that is currently zoned Rural Resource is not mapped as part of this analysis.



Figure 7 Potential Agricultural Land

5.1.2 State Coastal Policy 1996

The State Coastal Policy aims to protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection. The State Coastal Policy applies to all land to a distance of one kilometre from the high water mark. The southern half of the site is within the 1 km Coastal Zone as defined by the Policy. The approximate extent of the Coastal Zone is identified in the following figure.

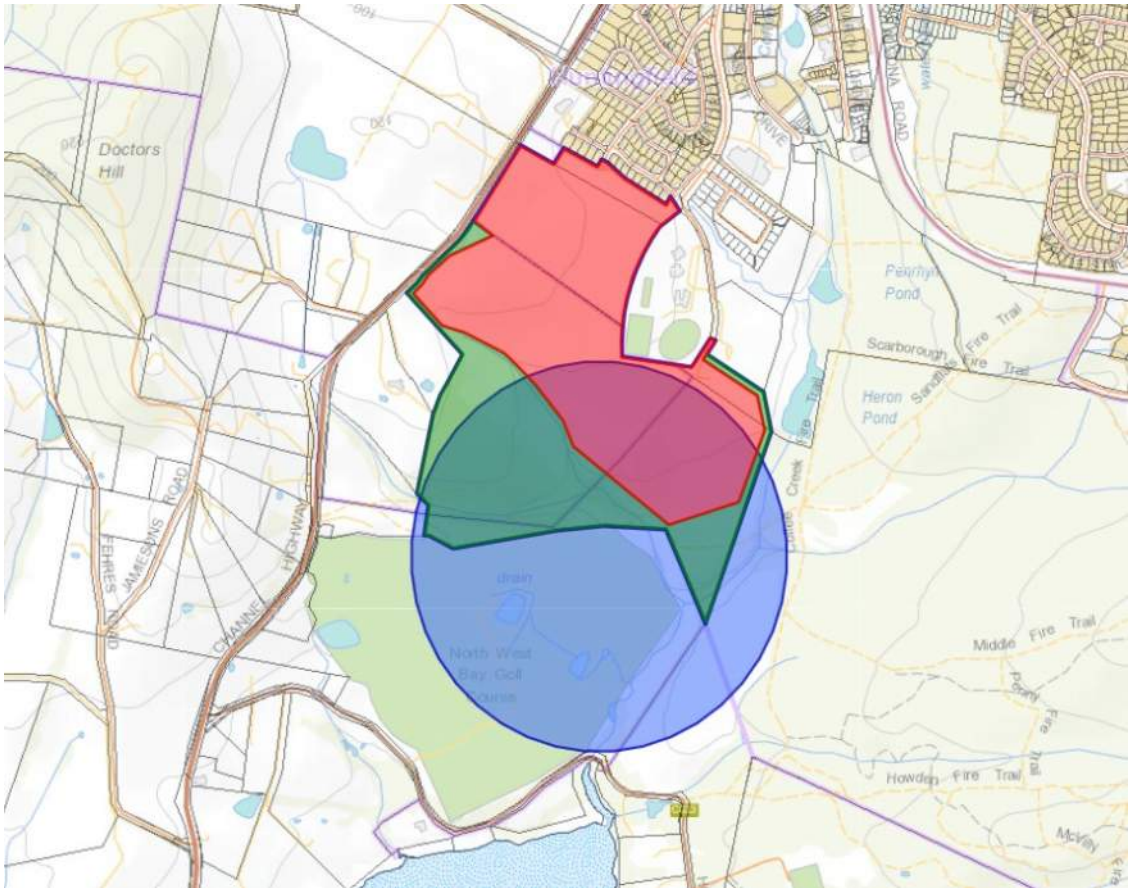


Figure 8 Extent of Coastal Zone

The following table provides a breakdown of the relevant outcomes of the State Coastal Policy in relation to the proposed rezoning.

Table 2 State Coastal Policy Assessment

| Outcome | Response |
|--|---|
| 1. Protection of Natural and Cultural Values of the Coastal Zone | |
| 1.1 NATURAL RESOURCES AND ECOSYSTEMS | |
| <p><i>1.1.1 The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.</i></p> | <p>The proposal is for the rezoning of the land for residential purposes. This rezoning is in accordance with the local and regional land use strategies for the area. The proposal does not include any development or subdivision of the site.</p> <p>Despite being an inland lot, the southern portion of the site is located within the Coastal Zone as defined by the State Policy. It is worth noting that the North West Bay Golf Course provides a considerable buffer between the Huntingfield site and the high water mark of North West Bay.</p> |
| <p><i>1.1.2 The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.</i></p> | |
| <p><i>1.1.3 The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats,</i></p> | |
| <p><i>1.1.7 Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.</i></p> | |

| Outcome | Response |
|---|--|
| <p><i>1.1.9 Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised...</i></p> <p><i>1.1.10 The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.</i></p> <p><i>1.1.11 Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.</i></p> | <p>Under the KIPS 2015 the Waterway and Coastal Protection Code and the Biodiversity Code apply to the site.</p> <p>The Open Space Zone has been applied to areas of the site that have identified environmental and cultural heritage values. This includes a significant portion of the site in the south west encompassing the northern sections of Coffee Creek. As well as including an open space buffer from Peter Murrell Reserve.</p> <p>The rezoning application is supported by an Ecological Values Assessment. Future development of the site will be carried out in accordance with this Policy to ensure the natural resources and ecosystems are appropriately maintained and managed.</p> |
| <p>1.2 CULTURAL AND HISTORIC RESOURCES</p> | |
| <p><i>1.2.1 Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.</i></p> <p><i>1.2.2 All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.</i></p> | <p>An Aboriginal Heritage assessment has been completed for the site. The findings from the assessment outlined that the Aboriginal heritage values of the site can be managed through appropriate design, layout, and mitigation and management procedures.</p> |
| <p>1.3 CULTURAL HERITAGE</p> | |
| <p><i>1.3.1 Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.</i></p> | <p>As detailed above this report is supported by an Aboriginal Heritage Assessment. The findings from this assessment have informed the split zoning of the site. The Open Space Zone has been applied to areas of the site that have identified Aboriginal heritage values.</p> |
| <p>2. Sustainable Development of Coastal Areas and Resources</p> | |
| <p>2.1 COASTAL USES AND DEVELOPMENT</p> | |
| <p><i>2.1.1 The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation</i></p> | <p>The proposal for the rezoning of the land and does not include the development of the site. The proposed rezoning of the site is supported by a</p> |

| Outcome | Response |
|---|---|
| <p><i>reserves and other areas within the coastal zone which will not be available for development.</i></p> <p><i>2.1.2 Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.</i></p> <p><i>2.1.3 Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment</i></p> | <p>Specific Area Plan. The use and development standards within the Specific Area Plan will be in accordance with the Policy.</p> |
| 2.4 URBAN AND RESIDENTIAL DEVELOPMENT | |
| <p><i>2.4.1 Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.</i></p> <p><i>2.4.2 Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i></p> <p><i>2.4.3 Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.</i></p> | <p>The proposal involves the rezoning of the land. Environmentally sensitive areas on the site have been taken into consideration and zoned as Open Space. A residential zoning has been applied to the portion of the site that has been identified in the relevant strategic documents.</p> |
| 2.8 RECREATION | |
| <p><i>2.8.1 Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.</i></p> | <p>Recreation areas have been declared through the application of the Open Space Zone.</p> |
| 3 Shared Responsibility for Integrated Management of Coastal Areas and Resources | |
| 3.1 SHARED RESPONSIBILITY FOR MANAGEMENT | |
| <p><i>3.1.1 Provision will be made for consistency in policy interpretation and implementation by all spheres of government throughout Tasmania, including consistency in changes to planning schemes affected by this Policy.</i></p> | <p>The proposal is for the rezoning of the KIPS 2015 to release residential land in accordance with the STRLUS. Future development of the site will be subject to the requirements under LUPAA 1993 and the KIPS 2015.</p> |

5.1.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

This policy applies to all surface waters, including groundwaters. Assessment against this State policy is not triggered as this application is for a rezoning and does not include development.

Future development of the site will need to address this State Policy, it is anticipated that future development of the site will be able to satisfy the requirements of the State Policy through considered management strategies.

The site is subject to the Waterways and Coastal Protection Area Overlay under the KIPS 2015 which will be addressed in the subsequent sections of this report.

5.1.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs) which have been adopted as State Policies, relate to:

- Ambient air quality
- Diesel vehicle emissions
- Assessment of site contamination
- Used packaging materials
- Movement of controlled waste between States and Territories
- National pollutant inventory

The NEPMs relate to issues that are not affected by the application.

5.2 Southern Tasmania Regional Land Use Strategy 2010-2035

The Southern Tasmanian Regional Land Use Strategy (STRLUS) provides a comprehensive suite of land use policies and strategies to manage and facilitate growth in Southern Tasmania over the 25 year period.

The site is located within the Greater Hobart Area as defined by the STRLUS. The Settlement Network for Greater Hobart outlined in the STRLUS is provided below.

Table 3 STRLUS – The Settlement Network

| GREATER HOBART (INCLUDING THE METROPOLITAN AREA AND SATELLITES) | |
|---|---|
| METROPOLITAN AREA OF GREATER HOBART | |
| <i>Description</i> | <i>The metropolitan area of Greater Hobart is the largest urban area in the State and the region...</i> |
| <i>Population</i> | <i>200,000+ (including all Satellites and dormitory suburbs)</i> |
| <i>Utility Connections</i> | <i>Full reticulated services</i> |
| <i>Services</i> | <i>A full range of services as provided through the Activity Centres Network</i> |

Growth Strategy

Will be identified through a specific spatial strategy including Urban Growth Boundary

As detailed above, the Growth Strategy for Greater Hobart is defined by the Urban Growth Boundary. The STRLUS identifies the site as being within the Urban Growth Boundary as shown in the following figure.

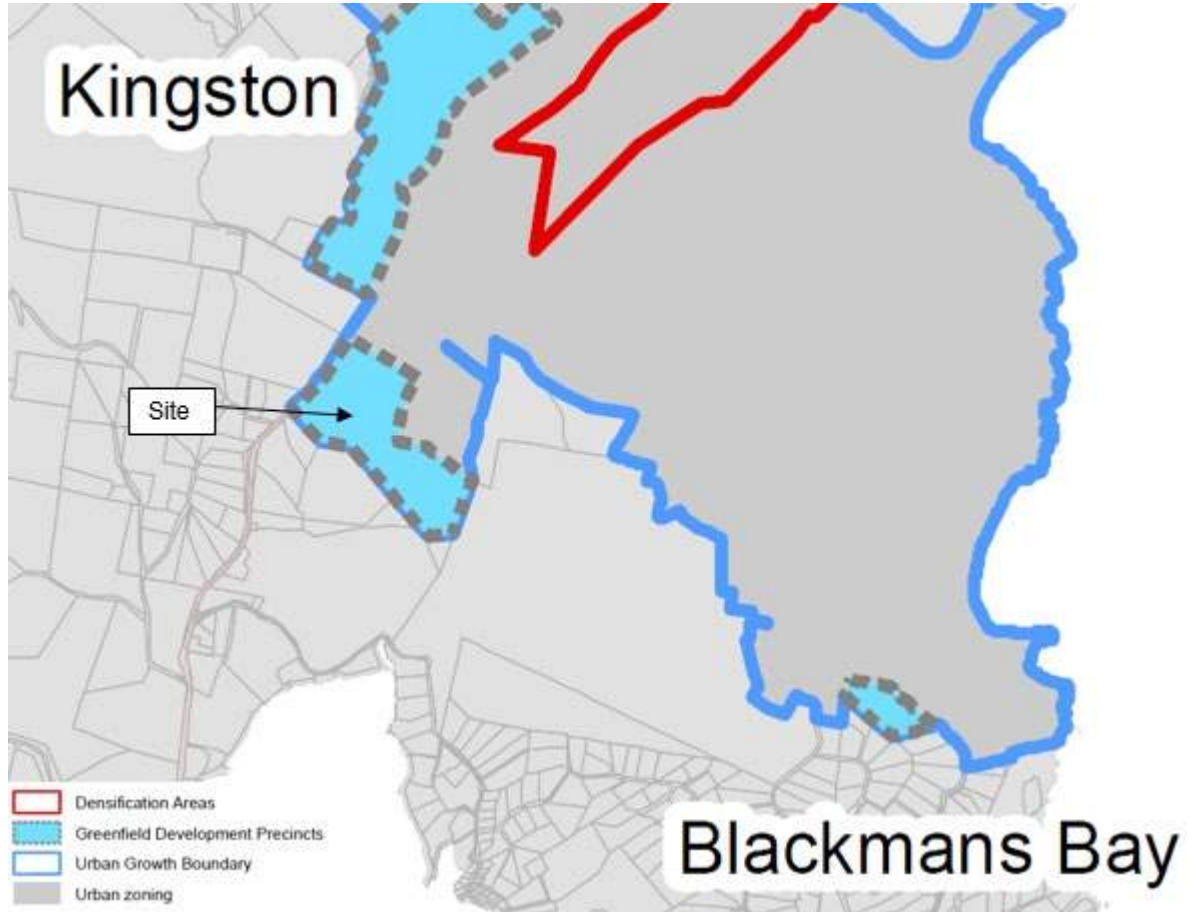


Figure 9 STRLUS Map 10 – The Residential Strategy for Greater Hobart – Residential Development Area

The STRLUS provides the following description of the Urban Growth Boundary:

Residential growth will be primarily managed through an Urban Growth Boundary that will set the physical extent for a 20 year supply of residential land for the metropolitan area. As the name implies, it will include land for other urban purposes (i.e. commercial and industrial development) as well as pockets of open space and recreational land that assist in providing urban amenity. Smaller dormitory suburbs have been excluded from the Urban Growth Boundary.

In addition to being located within the Urban Growth Boundary the STRLUS identifies the site as being within a Greenfield Development Precinct. The STRLUS defined Greenfield Sites as:

Former agricultural or underdeveloped natural land on the periphery of towns and cities that has been identified for urban development.

It is worth noting that the site is not entirely located within the Urban Growth Boundary and the Greenfield Development Precinct. These land use planning mechanisms detailed in the STRLUS follow the existing KIPS 2015 zoning. That being said, only the northern portion of the site, currently zoned Particular Purpose – Urban Growth, is located within the Urban Growth Boundary and identified as a Greenfield Development Precinct. As such, the proposed Order

includes a split zoning. The area within the Urban Growth Boundary is to be rezoned to predominately Inner Residential with the remainder of the site to be rezoned to Open Space.

The STRLUS Growth Management Strategy for Greater Hobart details a proposed regional function for Greater Hobart as

Primary urban centre for the region, providing for significant housing and employment opportunities for the broader region.

The following Settlement and Residential Development Policies from the STRLUS are applicable to the site and proposed rezoning.

SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes...

SRD 1.5 Ensure land zoned residential is development at a minimum of 15 dwellings per hectare (net density).

SRD 2 Manage residential growth for greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choices and affordability...

SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.

SRD 2.2 Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.

SRD 2.3 Provide greenfield land for residential purposes across the following Greenfield Development Precincts:

- *Huntingfield South*

SRD 2.4 Recognise the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.

SRD 2.5 Implement a Residential Land Release Program that follows a land release hierarchy planning process as follows:

- 1. Strategy (greenfield targets within urban growth boundary);*
- 2. Conceptual Sequencing Plan;*
- 3. Precinct Structure Plans (for each Greenfield Development Precinct);*
- 4. Subdivision Permit; and*
- 5. Use and Development Permit...*

SRD 2.8 Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.

SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population...

SRD 2.11 Increase the supply of affordable housing.

The proposed rezoning is in accordance with the Settlement and Residential Development Policies detailed in the STRLUS as it will facilitate an increased supply of affordable housing. As detailed above, the area within the Urban Growth Boundary and Huntingfield South Greenfield Development Precinct is to be rezoned to Inner Residential. This is further supported by the local planning provisions identifying this portion of the site as Particular Purpose - Urban Growth.

A Precinct Structure Plan does not exist for the Huntingfield site. The Order is supported by a Specific Area Plan that will detail use and development standards along with density requirements that are to apply to the site. The proposed densities comply with the Settlement and Residential Development Policies.

The following Recreation and Open Space Regional Policies from the STRULS are applicable to the site and the proposal.

ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy.

ROS 1.5 Ensure residential areas, open space and other community destinations are well connected with a network of high-quality walking and cycling routes.

ROS 1.6 Ensure subdivision and development is consistent with principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.

The proposed rezoning is in accordance with the Regional Policies for Recreation and Open Space as the proposal will allow for well-connected street networks with high quality pedestrian and cycling routes. The rezoning plan has been informed and is supported by appropriate investigations of the environmental values of the land. The Open Space zoning has been applied to areas within the site with known environmental values as well as providing for community amenity and passive recreation areas.

Within the STRLUS there are a range of other policies which are relevant to the proposal. An assessment of these is provided below.

Biodiversity and Geodiversity

BNV 1 Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.

BNV 1.1 Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Scheme.

The proposed rezoning of the site is consistent with this policy. The rezoning of the site has been informed by environmental analysis and the subsequent application of the Open Space Zone will prevent development in known areas of ecological value.

Managing Risks and Hazards

MRH 1 Minimise the risk of loss of life and property from bushfires.

MRH 1.1 Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.

The proposal satisfies this policy through the application of buffer distances from bushfire prone areas. This application is only for the rezoning, future development of the site at the subdivision stage will include appropriate management and mitigation of bushfire risk.

Cultural Values

CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

The proposed rezoning is supported by an Aboriginal Heritage Assessment. The Open Space Zone has been applied to strategic areas to prevent development occurring on a known site of Aboriginal heritage significance.

Social Infrastructure

SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.

The proposal seeks to deliver a range of residential densities and building typologies within a fully serviced site that is well-connected to public transport and located in proximity to community and employment opportunities.

Land Use Transport Integration

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

LUTI 1.8 Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict.

The site is located in proximity to Kingston which is a Principal Activity Centre. The site is well connected and serviced by public transport to Hobart, which is the Primary Activity Centre. Future development and subdivision of the site will be carried out in accordance with this policy.

Productive Resources

PR 2.3 Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.

The proposed rezoning of the site is consistent with this Productive Resources policy and is supportive by the Land Capability and Agricultural Potential Report. Further the STRLUS identifies the site for residential purposes.

5.3 Details of any Code restrictions in the applicable planning scheme

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(6) Inclusion of intended zones in housing land supply orders

(1) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -

b. the Minister is satisfied that, if the intended zone were to be assigned to the area of land or part, the use or development of the land or part for residential purposes

would not be significantly restricted by the requirements of any code that applies to the land or part under the applicable planning scheme

The following describes the relevant overlays and provisions of the scheme that apply to the site. These provisions will apply dependant on the future use and development of the site.

5.3.1 Bushfire-Prone Areas Code

The site, due to its size and the potential for future subdivision will likely trigger the provisions in this code. An assessment would likely be required to support the future residential use, subdivision or development on the site. Based on the characteristics of the site and the surrounding residential uses it is considered that future development will be able to be appropriately designed, sited and constructed to reduce the risk to human life and property in the event of a bushfire.

5.3.2 Potentially Contaminated Land Code

The code applies to use or development on potentially contaminated land. The scheme defines potentially contaminated land as

Land that is, or adjoins, land that the applicant or the planning authority:

(a) knows to have been used for a potentially contaminating activity to reference to: -

(i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or

(ii) a previous permit; or

(b) ought reasonably to have know was used for potentially contaminating activity.

Based on the list detailed in Table E2.2 Potentially Contaminating Activities it is understood, on the information known to date, that no potentially contaminating activities have previously occurred on site. As such this code does not apply. If additional information is made available in the future regarding the previous uses of the site that is contrary to this, the future development of the site will be subject to this code.

5.3.3 Landslide Code

The following figure describes the landslide hazard areas that apply to the site. All three of the outlined areas fall within a low classification and pose minimal risk to the development of the site. Considered design of the site to support future development will likely be able to reduce any potential risks associated with these landslide hazard areas. As such, the site is not considered to be significantly restricted by the requirements of this code.

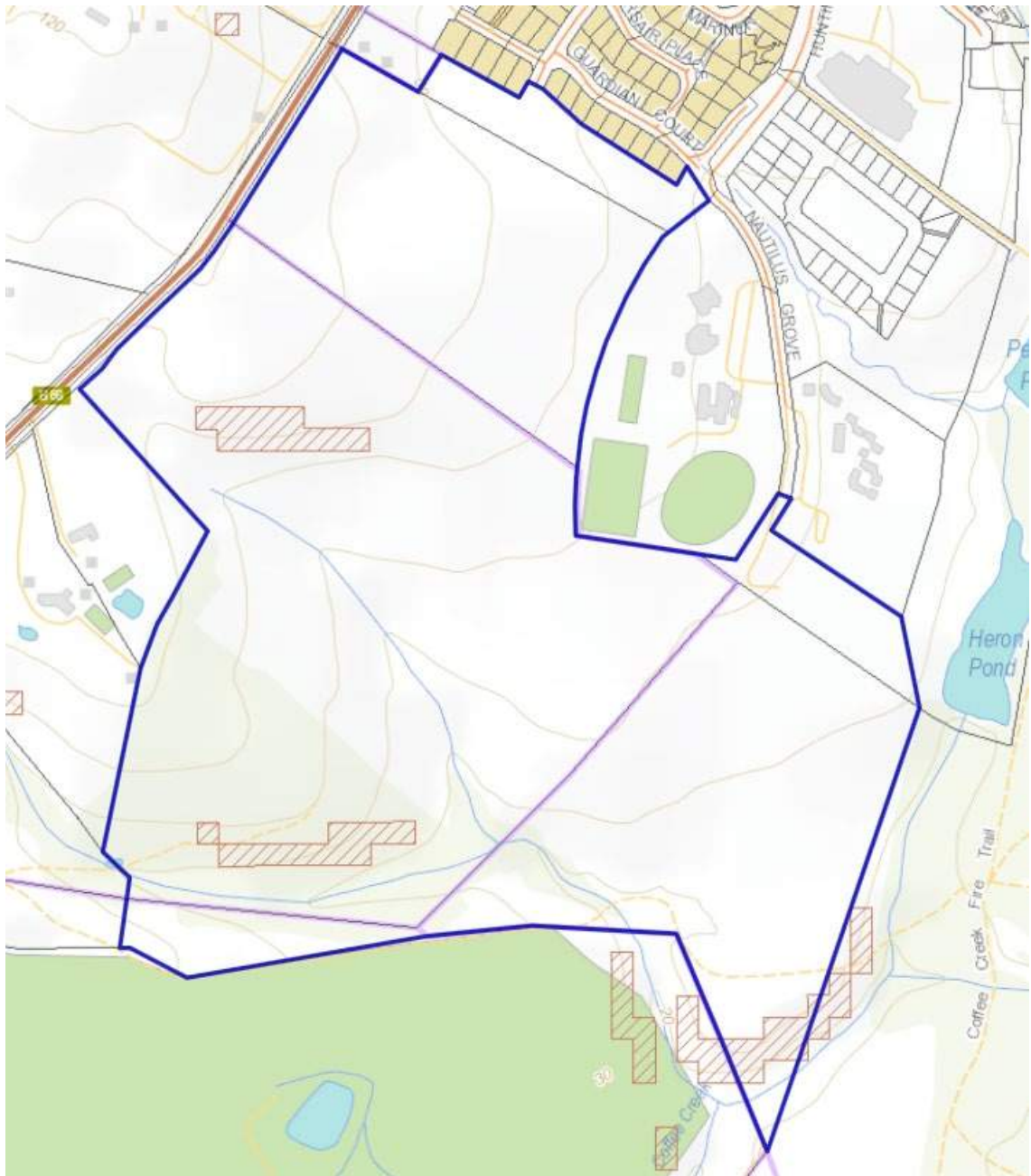


Figure 10 Overlay – Landslide Hazard Area

5.3.4 Road and Railway Assets & Parking and Access Code

An assessment against both codes will be required to support any future development of the site. A traffic impact assessment will be triggered as part of a development application for subdivision requiring consultation with State agencies including the Department of State Growth. It is considered that the future development of the site will be able to satisfy the requirements of the codes and ensure the safe and efficient use of the road networks.

5.3.5 Stormwater Management Code

This code does not apply to use, and where no development, it is exempt from this code. Future development of the site will need to ensure that stormwater disposal is managed in an appropriate manner. It is considered that the future development of the site could sufficiently address the requirements of this code through management strategies.

5.3.6 Attenuation Code

As demonstrated below, a small section at the north of the site adjacent to the existing residential development is subject to an attenuation area. LIST Maps provides the following description – industrial activity. Buffer distance: 100 m – Noise, odours, dust.

Given the surrounding existing residential development has proceeded notwithstanding the overlay, it is considered that the future development of the remaining Huntingfield site could sufficiently address the requirements of this code. This Order only relates to the rezoning of the site. A development application for the subdivision of the site may trigger a site specific study regarding this attenuation overlay.

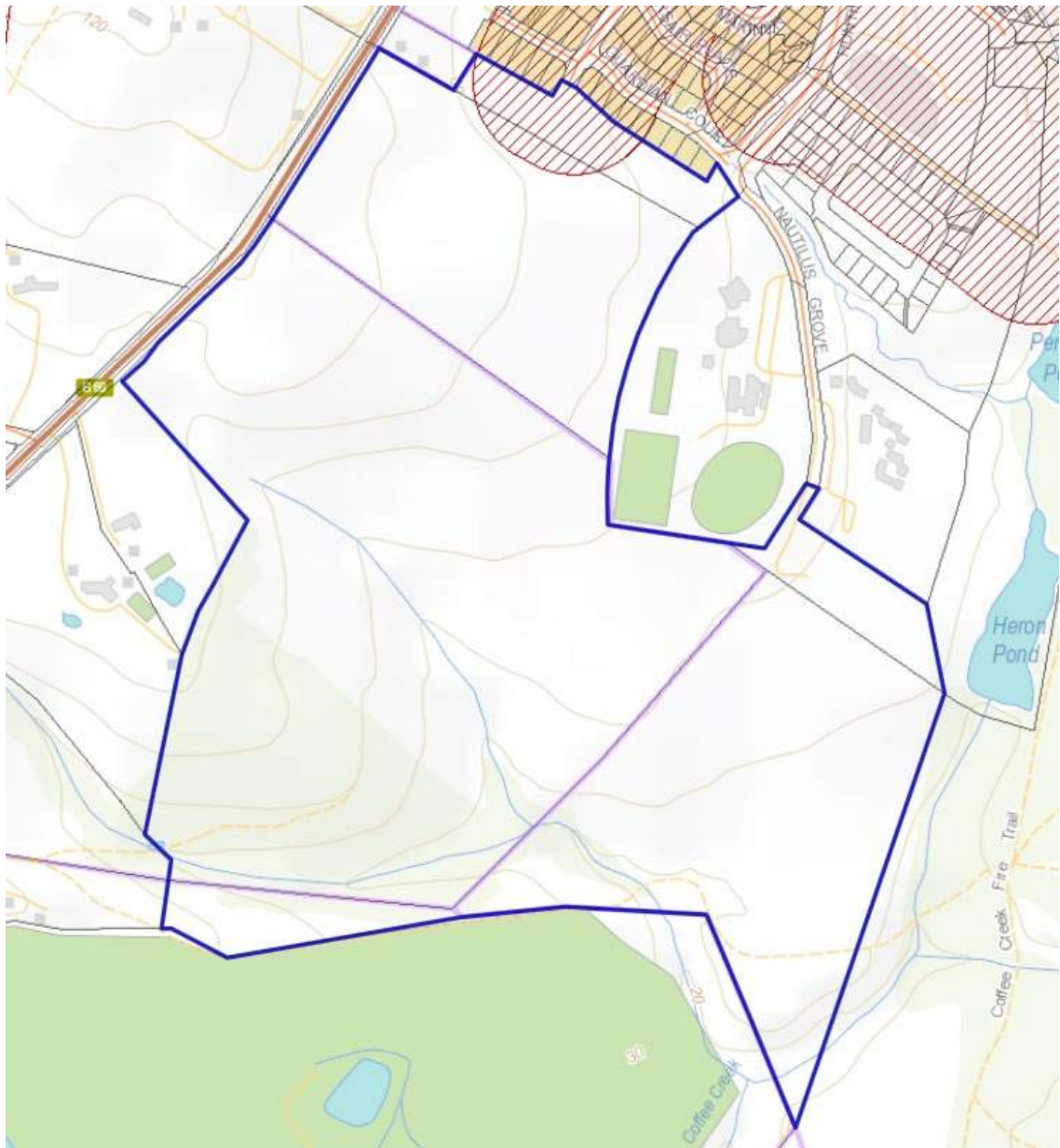


Figure 11 Overlay – Attenuation Area

5.3.7 Biodiversity Code

The following figure identifies the south-western section of the site as within a Biodiversity Protection Area. This portion of the site is proposed to be rezoned to Open Space to minimise the loss of the biodiversity values and preserve the natural amenity. Future development of the site that involves clearing or disturbance of native vegetation within this overlay will need to address the requirements within the code. It is anticipated that the requirements can be satisfied

through mitigation and management measures. This rezoning application is supported by an Ecological Values Study which is attached in Appendix D.

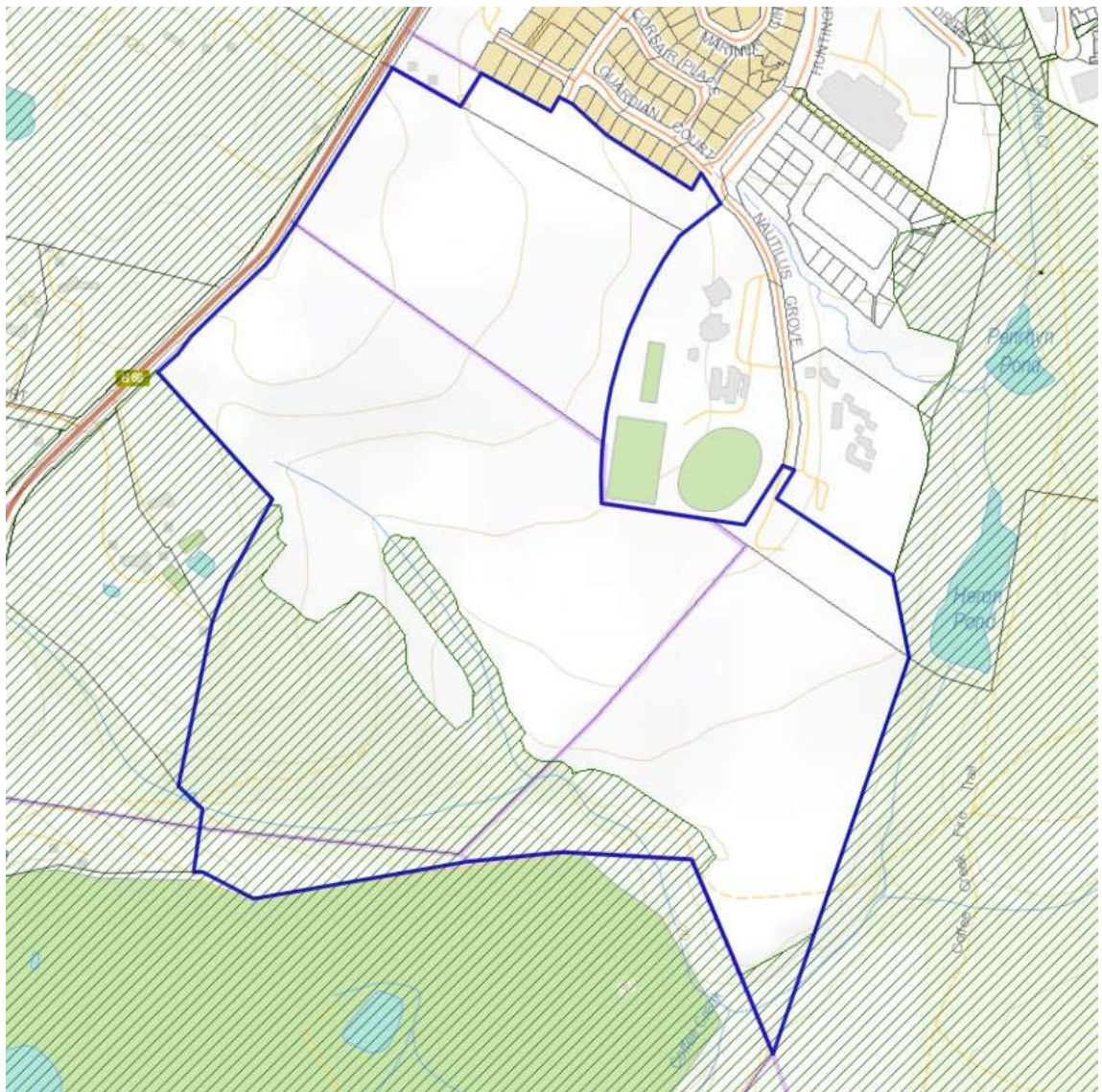


Figure 12 Overlay – Biodiversity Protection Area

5.3.8 Waterway and Coastal Protection Code

The code applies to development within Waterway and Coastal Protection Areas. The following figure describes the waterway and coastal protection area overlay that applies to the site. The narrow section running north to south is identified as Class 4. The western portion of the overlay is identified as Class 3 with the eastern portion Class 2.

Any future development on the site will need to consider the provisions of this code. This overlay along with the Biodiversity Protection Area Overlay has informed the rezoning of the site. That being that the proposed Inner Residential Zone is setback 10 meters from the edge of the overlay. It is expected that future development, through well considered design will be able to satisfy the codes requirements.

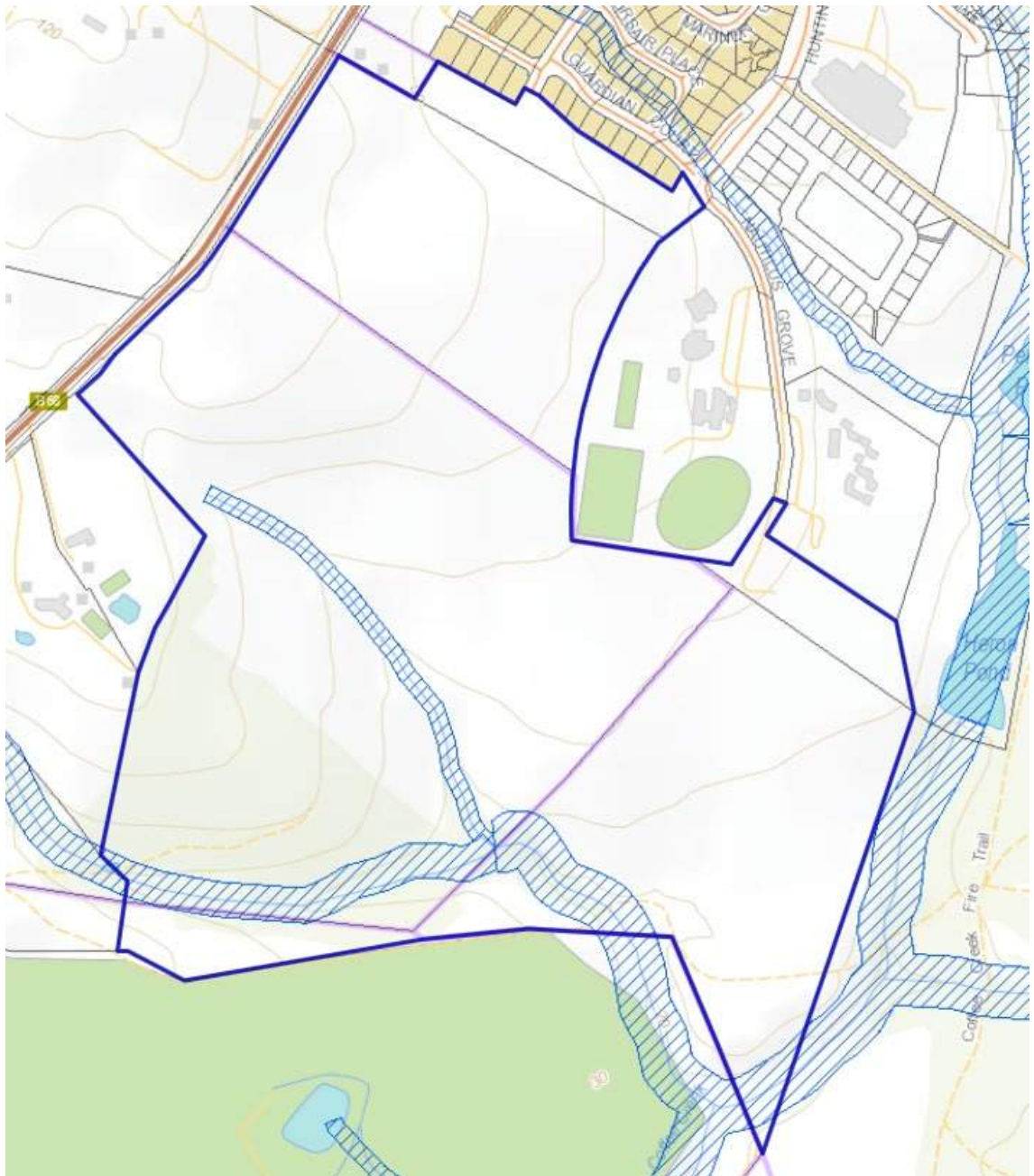


Figure 13 Overlay – Waterway and Coastal Protection Area

5.3.9 Scenic Landscape Code

A very limited portion of the site is it subject to the Scenic Landscape Code. This Code applies to development on land as shown in the following figure in hatched purple at the north of the site. The proposed rezoning of the site seeks to include this area within the Open Space Zone to protect the known landscape values. Future development of the site will need to comply with the requirement of this code.

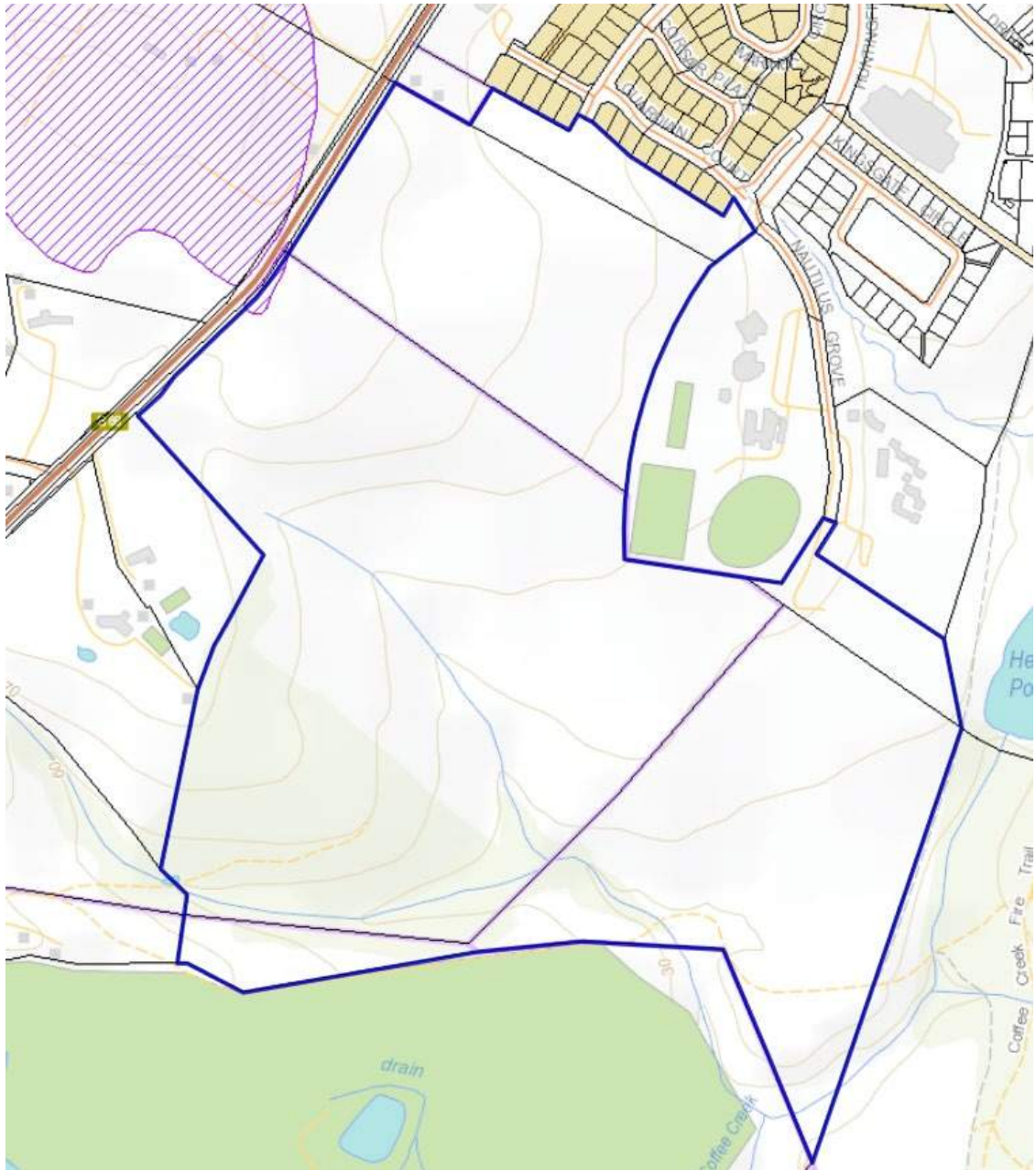


Figure 14 Scenic Landscape Code

5.4 Objectives of the Land Use Planning and Approvals Act 1993 (LUPAA)

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(6) Inclusion of intended zones in housing land supply orders

(1) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -

- c. the Minister is satisfied that to assign the intended zone to the area of land or part would further the objectives set out in Schedule 1 to the Land Use Planning and Approvals Act (LUPAA) 1993*

Comment: The following table provides an assessment of the proposal against the objectives in Schedule 1 of LUPAA.

Table 4 Part 1 - Objective of the Resource Management and Planning System of Tasmania (RMPS)

| Provision | Comment |
|--|---|
| (a) <i>To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i> | The site has been previously cleared of its native vegetation and used for grazing. The proposed split zoning of the site will restrict the development on the southern portion of the site, which is considered to be of greater ecological value. The proposal is supported by environmental analysis. |
| (b) <i>To provide for fair, orderly and sustainable use and development of air, land and water</i> | The proposed rezoning has been informed and is supported by appropriate investigations of ecological values of the land. The proposal will allow for fair, orderly and sustainable use and development of the site. |
| (c) <i>To encourage public involvement in resource management and planning</i> | Appropriate public involvement and consultation with the relevant interested persons has been undertaken in accordance with the Housing Land Supply Act 2018 Part 2 section 10 & 11. Future development of the site will be subject to public consultation through the LUPAA process. |
| (d) <i>To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i> | The rezoning will facilitate economic development in accordance with the abovementioned clauses. The site is identified for future urban development and the proposal will unlock residential land that will deliver affordable housing outcomes. |
| (e) <i>To promote the sharing of responsibilities for resource management and planning between different spheres of Government, the community and industry in the State.</i> | The land is currently government land owned by the Director of Housing. The proposed rezoning will allow for collaboration between both local and state government as well as industry. |

Table 5 Part 2 - Objective of the Resource Management and Planning System of Tasmania (RMPS)

| Provision | Comment |
|--|--|
| (a) <i>To require sound strategic planning and co-ordinated action by State and local government</i> | The proposed rezoning of the site is consistent with the STRLUS and local government provisions. Both local and state strategic planning documents identify the site for future residential development. |

| | |
|---|---|
| <p>(b) <i>To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i></p> | <p>The Housing Land Supply Act 2018 enables the rapid, appropriate rezoning of government land and the alteration of planning provisions that apply to the land under LUPAA. This rezoning application is subject to the requirements of the Housing Land Supply Act. Once rezoned any future use or development of the site will be subject to the requirements of the KIPS 2015.</p> |
| <p>(c) <i>To ensure that the effects on the environment are considered and provided for explicit consideration of social and economic effects when decisions are made about the use and development of land</i></p> | <p>A range of studies of the site have been undertaken including environmental and land capability assessments. These assessments have informed the rezoning of the site. The rezoning of the land will deliver substantial social and economic effects throughout the surrounding community. The provision of new housing for Tasmanian's is seen as a key social and economic imperative, and Huntingfield Stage 2 in this regard will assist the Government in delivering its Affordable Housing Strategy.</p> |
| <p>(d) <i>To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i></p> | <p>The proposed rezoning of the site is considered to be consistent with the environmental, social, economic, conservation and resource management policies at State and regional levels. The rezoning is consistent with the intended land use planning zoning at the local level.</p> <p>These provisions are considered in detail throughout this report as derived by the Housing Land Supply Act 2018.</p> |
| <p>(e) <i>To provide for the consolidation of approvals for land use or development and related matters, and the co-ordinate planning approvals with related approvals</i></p> | <p>The proposal is for a rezoning under the Housing Land Supply Act 2018. Development approval does not form part of this application.</p> |
| <p>(f) <i>To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i></p> | <p>The proposed rezoning of the site to Inner Residential, Local Business and Open Space zones will deliver a safe and healthy environment for living, recreation and working.</p> |
| <p>(g) <i>To conserve those buildings, areas or other place which are of scientific, aesthetic, architectural or historical</i></p> | <p>A number of studies have been undertaken for the site including an Aboriginal Heritage assessment. The findings from this assessment outlined that the Aboriginal</p> |

| | |
|--|---|
| <i>interest, or otherwise of special cultural value</i> | heritage values of the site can be managed through appropriate design and layout. The findings of this report have informed the proposed rezoning plan. The application of the Open Space Zone has been utilised to encompass the location of the known heritage values on the site. Any future development of the site will need to be carried out in accordance with the findings of this assessment. |
| <i>(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i> | The site is located within access to the required services. Any future development of the site will need to ensure the required infrastructure and services are provided, and that public infrastructure is protected. |
| <i>(i) To provide a planning framework which fully considers land capability.</i> | The proposed rezoning of the site is supported by a land capability assessment. |

5.5 8A Guidelines under LUPAA and consistency with the zone purpose

The figure below identifies the Huntingfield site. The application seeks to rezone the subject land identified in red from its current Particular Purpose – Zone 1 Urban Growth to Inner Residential. The proposal includes a precinct in the north and south of the site identified as Precinct A where additional modified provisions will apply to the site. Within Precinct A higher density will be permissible which will provide for a diverse range of residential densities and assist in delivering affordable housing outcomes.

The Local Business Zone has been applied to two small strategic sites which will provide for local level convenience retail and food services that are primarily targeted at the surrounding residential community.

The Open Space Zone has been applied to areas of the site that have identified environmental and cultural heritage values. This split zoning of the site predominately follows the existing zoning and urban growth boundaries. That being, the portion of the site that is proposed to be rezoned to Inner Residential is within the urban growth boundary. The Open Space Zone has been applied to ensure the environmental and cultural heritage values of the site are maintained, while providing for suitable outdoor recreation opportunities.



Figure 15 Intended zones

The following clause under the Act applies in relation to the inclusion of intended zones in housing land supply orders:

(6) Inclusion of intended zones in housing land supply orders

(1) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless -

- d. having considered any guidelines under section 8A of the Land Use Planning and Approvals Act 1993, the Minister is satisfied that to assign the intended zone to the area of land or part would be consistent with the zone purpose specified in the SPPs in relation to the intended zones, whether or not the Tasmania Planning Scheme is the applicable planning scheme in relation to the area of land or part;*

Comment: The proposed rezoning of the site is consistent with the Section 8A Zone Application Guidelines of the Local Provisions Schedule for the Tasmania Planning Scheme as detailed below:

Table 6 Zone Application Guideline Assessment

| Zone Application Guidelines | Assessment |
|--|---|
| Inner Residential Zone | |
| <i>IRZ 1 The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:</i> <i>(a) characterised by higher dwelling density with greater presence of non-housing activity;</i> | The primary purpose of the Order is to rezone the site to Inner Residential. The proposed rezoning will enable the future development of the site, and permit a range of residential densities and building typologies across a fully serviced site. The site is located in close proximity to services and facilities and is serviced by public transport. |

| Zone Application Guidelines | Assessment |
|---|---|
| <p><i>(b) proximity to activity centres with a range of services and facilities; or</i></p> <p><i>(c) located along high frequency public transport corridors.</i></p> | |
| <p><i>IRZ 2 The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</i></p> <p><i>(a) within the Inner Residential Zone in an interim planning scheme; or</i></p> <p><i>(b) within an equivalent zone under a section 29 planning scheme.</i></p> | <p>The site has been identified in local and regional land use strategies for urban consolidation. The proposed rezoning is in accordance with the regional land use strategy. A detailed review of this strategy is provided for in the previous section of this report. The site is currently zoned Particular Purpose – Urban Growth.</p> |
| <p><i>IRZ 3 The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.</i></p> | <p>The site is not considered to be highly constrained by hazards. The Open Space zone has been applied to areas of the site to ensure the environmental and cultural heritage values of the site are maintained, while providing for suitable outdoor recreation opportunities. This includes a significant portion of the site in the south west encompassing the northern sections of Coffee Creek. As well as including a 20 metre open space buffer from Peter Murrell Reserve and encompassing significant trees adjacent to the Channel Highway.</p> |
| <p>Local Business Zone</p> | |
| <p><i>LBZ 1 The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i></p> <p><i>(a) local shopping strips; or</i></p> <p><i>(b) town centres for some smaller settlements.</i></p> | <p>The Local Business zone has been applied to two small strategic sites which will provide for local level convenience retail and food services.</p> <p>These sites will provide for local level services that are primarily targeted at the surrounding residential community.</p> |
| <p><i>LBZ 2 The Local Business Zone may be applied to:</i></p> <p><i>(a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i></p> <p><i>(b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the</i></p> | <p>The application of the Local Business Zone is in accordance with the Southern Tasmania Regional Land Use Strategy (STRLUS). Table 1 Activity Centre Network of the STRLUS outlines that the role of a Local Centre is to provide a focus for day-to-day life within an urban community. With a commercial including retail establishment offering of at least one grocery / convenience store. This is precisely what is intended by the application of this zone within the site. A</p> |

| Zone Application Guidelines | Assessment |
|--|--|
| <p><i>Regional Land Use Strategy of Northern Tasmania; and</i></p> <p><i>(c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i></p> | <p>comprehensive review of the STRULS is provided in the previous section of this report.</p> |
| <p><i>LBZ 3 The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i></p> | <p>The Local Business Zone is applied to two strategic sites within the proposed development area. Based on discussions with local government and given the sites proximity to surrounding services this is considered adequate and appropriate.</p> |
| <p><i>LBZ 4 The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i></p> <p><i>(a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i></p> <p><i>(b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p> | <p>The Local Business Zone is applied to two sites as there is an intention to create and maintain local business uses in these strategic locations.</p> <p>The northern site, located on the eastern boundary adjacent to the established residential development, has been identified as an appropriate site to establish a local shop offering to support both the planned and existing residential development.</p> <p>Similarly the southern site has been identified as a suitable site to serve the development in the south as well as creating a focal point for the residents and the neighbouring community when accessing the Peter Murrell Reserve and/or surrounding recreational areas.</p> |
| <p>Open Space Zone</p> | |
| <p><i>OSZ 1 The Open Space Zone should be applied to land that provides, or is intended to provide, for the open space needs of the community, including land identified for:</i></p> <p><i>(a) passive recreational opportunities; or</i></p> <p><i>(b) natural or landscape amenity within an urban setting.</i></p> | <p>The Open Space Zone has been applied to areas of the site to ensure the environmental and cultural heritage values identified are maintained, while providing for suitable outdoor recreation opportunities. This includes a significant portion of the site in the south west encompassing the northern sections of Coffee Creek. As well as including a substantial open space buffer from Peter Murrell Reserve and encompassing significant established trees adjacent to the Channel Highway.</p> |
| <p><i>OSZ 2 The Open Space Zone may be applied to land seaward of the high water</i></p> | <p>The Open Space Zone has been applied to areas identified for passive recreation.</p> |

| Zone Application Guidelines | Assessment |
|---|--|
| <i>mark where it includes existing, or is intended for, passive recreation opportunities.</i> | |
| <i>OSZ 3 The Open Space Zone should generally only be applied to public land, but may be applied to privately owned land if it has been strategically identified for open space purposes.</i> | The land identified to be within the Open Space Zone is based on its natural and/or landscape values and strategically identified for passive recreation. |
| <p><i>OSZ 4 The Open Space Zone should not be applied to land:</i></p> <p><i>(a) with significant natural values (see Environmental Management Zone); or</i></p> <p><i>(b) with, or intended for, formal recreational facilities, such as sporting grounds, golf courses, racecourses or major sporting facilities (see Recreation Zone).</i></p> | The application of the Open Space Zone is considered to be more appropriate than the Recreation Zone as the area is identified for passive recreation uses rather than organised sporting and associated facilities. Similarly the Environmental Management Zone is not considered to be appropriate for the proposed use of the site. |

5.6 Consideration of any environment, economic and social impacts

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(6) Inclusion of intended zones in housing land supply orders

(1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*

- e. the Minister has considered the environmental, economic, and social effects, and the effect on Aboriginal and cultural heritage, that assigning the intended zone to the area of land or part may have*

Comment: The proposed rezoning will provided for fair, orderly and sustainable use and development of the site. The rezoning of the site will provide for a range of residential densities and supply of affordable housing and living outcomes. The site is well-serviced and connected to local schools, employment opportunities and recreational areas and will provide positive social and economic outcomes for the area.

The rezoning plan has been informed and is supported by appropriate investigations of the environmental values of the land. Approximately 20 hectares of the southern portion of the site are included in the Open Space Zone to preserve the known environmental values of the site. Additionally this Open Space Zone has been applied to both the northern boundary and includes a significant buffer from the Peter Murrell Reserve in the south.

The rezoning of the site will deliver sustainable development outcomes for the area.

5.7 Consideration of the effect on Aboriginal and cultural heritage

An Aboriginal Heritage assessment has been completed for the site (Appendix E). The site is a known Aboriginal site as defined by the *Aboriginal Relics Act 1975*. The site is registered as TASI 7734 and comprises of an artefact scatter in association with potential source stones. The findings from the assessment outlined that the Aboriginal heritage values of the site can be managed through appropriate design, layout, and mitigation and management procedures. The findings from this report have been incorporated into the rezoning plan. The following figure identifies the location of the artefacts in relation to the proposed developable area. The application of the Open Space Zone has been applied to areas of known cultural heritage to mitigate disturbance.

Any future development of the site will be carried out in accordance with the recommendations of this Aboriginal Heritage assessment.



Figure 16 Aboriginal artefact and development area

5.8 Consideration of land use conflicts on the site and on land adjacent to the site

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(6) Inclusion of intended zones in housing land supply orders

(1) *the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless, -*

- f. the Minister is satisfied that, if the intended zone were assigned to the area of land or part, the use or development of the land or part, respectively, for residential purposes would not be likely to create significant land use conflict with –*
 - i. an existing use on any part of the land; or*

- ii. *the use or development of any area of land that is adjacent to the area of land; or*
- iii. *the use or development of any area of land that, in the opinion of the Minister, is likely to be affected by the use or development of the area of land or part.*

Comment: The rezoning of the Huntingfield site to provide for residential use and development will not pose any land use conflicts. The rezoning of the land is in accordance with the regional land use strategy and has been previously identified through the KIPS 2015 as *non-urban land intended to be largely converted to urban use and development in the future*. The rezoning of the land will not conflict with any existing uses on the site. The proposed rezoning is highly compatible and will allow for the extension of the existing residential zoned land adjacent to the northern boundary of the site. The proposal integrates with the two existing schools adjacent to the site. The Open Space zoning on the southern portion of the site will not conflict with the neighbouring golf course and surrounding rural lots and includes a substantial buffer from the Peter Murrell Reserve. The rezoning is considered to be appropriately located and not likely to create any land use conflict with surrounding existing uses.

5.9 Dwelling and lot density conformity to suburban density

The following clause, 6(2) (a) of the Act applies in relation to the dwelling lot conformity.

(6) Inclusion of intended zones in housing land supply orders

(2) the Minister must not include in a housing land supply order a provision, referred to in section 4(2), declaring a zone, referred to in the applicable planning scheme, to be the intended zone in relation to an area of land or part of an area of land, unless -

- a. *the provisions, of the intended zone, are such that the minimum size of a lot, or the maximum area of land for a dwelling, that complied with those provisions would be no more than the minimum size of a lot, or the maximum area of land for a dwelling, that complied with the provisions of the SPPs in relation to the General Residential Zone.*
- b. *The intended zone is to relate to part only of the area of land and is a zone –*
 - i. *That complies with paragraph (a); or*
 - ii. *That is necessary or appropriate for the purposes of a subdivision of the area of land for residential purposes; or*
 - iii. *That applies to the part of the area of land immediately before the intended zone is specified, in relation to the land, in the order.*

Comment: The proposed rezoning will enable housing densities that maximise the use of infrastructure and the capacity of the land, akin to suburban densities or higher and as such complies with the requirements of Section 6(2)(a) of the Act. The proposal includes modifying the SPP Inner Residential provisions to permit a range of residential densities and building typologies across a fully serviced site. The proposal also includes the introduction of the Local Business and Open Space zones. The application of these additional zones are considered to be necessary and appropriate to support the future subdivision and residential development of the site.

The Order complies with the abovementioned requirements being that rezoning will deliver residential density provisions that do not undermine or conflict with those in the SPP.

5.10 Modification of planning provisions

The following relates to the inclusion of intended zones in housing land supply orders as established in Section 6 of the Act.

(7) *Modification of planning requirements that may be specified in housing land supply order*

(1) *In this section –*

Relevant housing provision, in relation to an area of land or part of an area of land, means a provision, of the applicable planning scheme in relation to the area of land, that –

- (a) *Specifies a use standard, or a development standard, in respect of a zone that complies with section 6(2)(a); or*
- (b) *Specifies whether a permit, within the meaning of the Land Use Planning and Approvals Act 1993, is required in relation to a type of residential use or development in a zone that complies with section 6(2)(a); or*
- (c) *Is in the code, in the applicable planning scheme, that deals with parking and access requirements; or*
- (d) *Relates to the interpretation of words or phrases;*

Relevant SPPs provision, in relation to an area of land or part of an area of land, means a provision, of the SPPs, that –

- (e) *Is a use standard, or a development standard, in relation to the General Residential Zone, the Inner Residential Zone, or the Urban Mixed Use Zone, referred to in the SPPs; or*
- (f) *Is in the code, referred to as the Parking and Sustainable Transport Code, in the SPPs; or*
- (g) *Relates to the interpretation of words or phrases.*

(2) *Any one or more of the following provisions may be, for the purposes of section 4(3), included, in a housing land supply order, in relation to an area of land, or a part of an area of land, that is specified in the housing land supply order to be housing supply land;*

- (h) *A provision specifying how a relevant housing provision is to be modified in relation to its application to the area of land or the part;*
- (i) *A provision specifying that a relevant housing provision is not to apply in relation to the area of land or part;*
- (j) *A provision specifying that there is to apply in relation to the area of land or the – part –*
 - (i) *A relevant SPPs provision that is specified in the provision in the order; or*
 - (ii) *A relevant SPPs provision that is specified, in relation to the area of land or the part, in the provision in the order and that is modified as specified in the provision in the order.*

Comment: The proposed Housing Land Supply Order seeks to modify the provisions of the State Planning Provisions (SPP) Inner Residential Zone. These modification largely relate to drafting conflicts between the Kingborough Interim Planning Scheme and the SPPs.

Modifications to the SPP Inner Residential Zone provisions are as follows:

- Removed references to SPP Exemptions;
- Removed reference to internal lots;

- Removed *Figure 9.3 Building envelope for internal lots* and updated figure numbers and references accordingly;
- Substituted cl. 9.4.7 *Frontage fences for all dwelling* with Kingborough Interim Planning Scheme 2015 Inner Residential Zone cl. 11.4.7 *Frontage fences*;
- Amended cl. 9.6.1 (A1) (a) from '*have an area of not less than 200m²*' to '*have an area of not less than 275m²*'.

It is important to highlight that the modifications mentioned above include increasing the subdivision standards from a minimum lot area of 200m², which is the SPP standard for the Inner Residential Zone, to 275m². This is complemented by further modifications which will allow for nodes of higher density within strategic areas.

These modifications to the Inner Residential Zone provisions are proposed through the Specific Area Plan to the area identified as Precinct A. These modifications will allow for higher density development in strategic locations. This increase in density will facilitate quality, people focussed development that will provide affordable, attractive and accessible residential development through a mix of housing types. The provisions will deliver a range of residential dwelling densities, including higher density lots, suitable for a variety of demographic groups and include affordable housing and living outcomes.

The details regarding these modifications are included in the Specific Area Plan that supports this Order.

5.11 Consultation with interested persons

Details of all interested parties are included in Appendix F.

An individual briefing with Kingborough Council was held on 19 September 2018. Kingborough Council were very supportive of the rezoning. The only issues raised related to later stages of the development and included issues such as access and maintenance.

6. Summary

The objective of the *Housing Land Supply Act 2018* is to *assist the acute demand for housing to be met, by enabling the rapid, appropriate rezoning of certain government land*. This report has been prepared to accompany the proposed Housing Land Supply Order (the Order).

The proposed Order requests the land identified at 1287 Channel Highway, Huntingfield to be housing supply land and requests the rezoning of this land including introducing a Specific Area Plan by way of amendment to the KIPS 2015. The Order proposes a split zoning of the site to include the Inner Residential Zone, Local Business Zone and the Open Space Zone. The land is appropriate for residential use and affordable housing and affordable living outcomes as it is appropriately located in close proximity to public and commercial services, public transport and employment opportunities as well as recreation opportunities. The Open Space Zone has been applied to the areas of the site that have identified environmental and cultural heritage values. The Local Business Zone has been applied to strategic locations within the site to provide for small scale convenience shopping offerings.

The site is considered to be suitable and eligible land as described in the *Housing Land Supply Act 2018*. The proposed rezoning is in accordance with the local and regional land use strategies and relevant State policies. The proposal does not include any development or subdivision of the site.

The attached Specific Area Plan will prescribe the desired planning outcomes for the future development of the site.

Appendices

Appendix A Specific Area Plan

Appendix B Title documents

Appendix C Land Capability and Agricultural
Potential Report

Appendix D Ecological Values Study

Appendix E Aboriginal Heritage Assessment

Appendix F Stakeholder Engagement

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Appendix E - Huntingfield Design Guidelines

Huntingfield design guidelines

June 2025





ABOVE: Artist's impression of the view towards North West Bay over a possible rainwater detention pond.
PREVIOUS PAGE: View from lower linear open space north to Kunanyi/Mount Wellington.

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Introduction



Views to North West Bay from the top of the site.

Huntingfield

Huntingfield is the first of its kind – an innovative development that will deliver a broad mix of housing options, including dwellings on smaller lots. Providing smaller lot housing is an important step towards improving housing affordability, particularly for young Tasmanians.

Huntingfield's scenic location and proximity to Hobart makes it a logical development site to support Tasmania's growing population. The inclusion of smaller lot housing is important for increasing the density of greenfield development for more sustainable urban growth while maintaining high levels of amenity.

Quality, well-designed smaller dwellings can offer young families, retired couples and single-person households all the amenity they would expect from larger houses on larger lots, but within a compact community which enjoys high-quality public domain.

The site

Huntingfield is located 15km from the Hobart CBD and comprises 65.8 hectares of land, 49.2 of which is open pasture and subject to development while the remaining 16.6 is woodland which is to be protected and used for recreation. The site adjoins the Channel highway to the north west, existing housing to the north east, two schools and Peter Murrell Reserve conservation area to the east, a golf course to the south west and private land to the west. The site slopes gradually towards the south west from an elevation of 98m to an elevation of 32m with an average slope of 6.4%. There are panoramic views from the site towards North West Bay to the south and Kunanyi/ Mount Wellington to the north. The site is currently accessed by Huntingfield Avenue, but primary access will be via a roundabout on the Channel Highway. The site is exposed to northwesterly winds and southerly busters.



Huntingfield is located on a hill with an average fall of approximately 6.4%

The masterplan

The proposed masterplan locates lots of varying sizes, elevations and orientations across the site, accessed by contour-following streets and linking laneways. These streets feed into a central, axial boulevard that terminates at a wetland/retarding basin. Linear parks flank the boulevard and connect housing to the larger outdoor recreation areas.

A site for a small corner-shop/café or for convenience retail is included to reduce trips to Kingston, while an adventure playground overlooking the wetland serves as a central meeting and recreation area for residents.

The development is ringed with landscaped areas and a path network, providing connectivity to the adjacent neighborhood and nature reserves beyond. An abundance of street trees, generous footpath widths and cycle paths further contribute to high levels of amenity in the public domain.

Purpose of this guide

This guide offers general information and broad strategies that will assist designers and stakeholders during the procurement of dwellings on smaller lots. The guide is not intended to be prescriptive, rather, it is intended to present general design principles with illustrative examples.

The guide should be read in conjunction with other planning controls and statutory documents, and considered in the context of detailed site information, procurement policy, financial modeling, stakeholder engagement and other relevant technical guidance and reports.

Technical guidance is intended to be general only. Specific, technical advice should be provided by suitably qualified professionals.

Design studies shown in Section B are also intended to be illustrative rather than prescriptive.

Section A: Principles for better smaller dwellings

Small lot developments are fast becoming an important response to the nationwide issue of housing affordability. For councils, buyers and developers, smaller dwellings on smaller lots offer efficiency and value without compromising amenity.

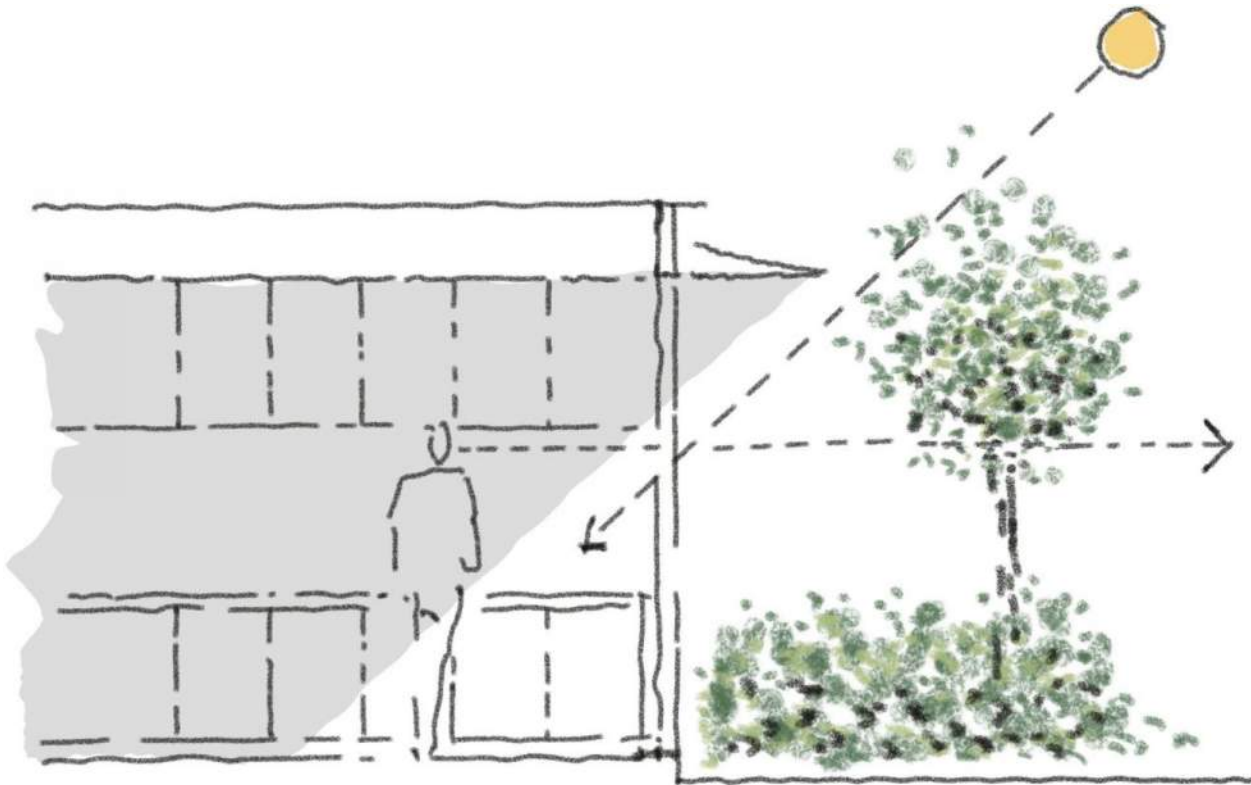
Smaller dwellings are just like conventionally sized dwellings but use space more thoughtfully and efficiently. Greater skill and care must be applied to the design of smaller dwellings – which leave little room for error. The purpose of this section of the guide is to present five key design principles for better smaller dwellings. These are:

- 1 Optimising smaller dwellings for privacy, views and sun
- 2 Clever design to make the most of small spaces
3. Attractive houses for positive local character and desirability
4. Pleasing and productive gardens for leafy courtyards and streets
5. Energy efficient durable and resilient homes for a sustainable future



Street-fronting courtyards create pockets for activity that spills onto the street.

Principle 1. Optimising smaller dwellings for privacy, views and sun



Simple pleasures: sun into the kitchen, a view out into the courtyard.

1.00 Good qualities

Winter sun, pleasant views and privacy are three fundamentally important qualities Tasmanians seek in dwellings. Winter sun provides warmth to living spaces and improves comfort – particularly important in Tasmania. Pleasant views increase a sense of wellbeing and enables weather observations to be made. Good visual and acoustic privacy enables occupants to go about their daily lives peacefully.

These qualities are especially important in smaller houses, by way of compensating for less space, and should be considered at the earliest stages of design.

Building orientation and envelope are key considerations in sharing sun, views and privacy. Getting these considerations right is essential. On smaller lots, where neighbouring dwellings are either very close or adjoining, it is important that each dwelling is carefully configured to optimise sun, views and privacy for its occupants, as well as for those living in adjoining dwellings.

Nearly all the medium density lots at Huntingfield are different. Each lot varies according to its:

- orientation to north
- lot width and depth
- site cross-fall
- adjacent features (buildings, roads and parks).

This variety means that each dwelling should be specifically designed to suit its lot. Good solar access, views and privacy provisions for each dwelling as well as its immediate neighbours should be verified at concept design stage to ensure good amenity is shared. Verification should involve 3D computer modeling of each proposed dwelling, taking into account the location and size of windows, the design of neighbouring dwellings and should pay particular attention to solar access during winter.



Short views from the living space into an attractive little garden.

1.01 Orientation

Orientation is the positioning of a dwelling and its rooms with respect to:

- the sun’s path across the sky during the day
- vistas and view corridors
- the street and other public domain.

In orienting a building, the primary objective is to position the living spaces on the northern side of a dwelling so that they receive plenty of daylight throughout the year, with direct sun into the house in winter. It is good to locate some portion of the living space towards the street for passive surveillance as well as towards scenic vistas. Rarely are the street, views and the sun all found in the same direction and so a balance must be found between these competing objectives. With clever architecture and careful planning, competing interests can be balanced and optimal orientation achieved.

1.02 Building envelope

In this context, building envelope refers to the height, width and depth of a building. A building’s envelope contributes to its perceived bulk and scale, as it impacts on:

- adjoining dwellings in terms of overshadowing, privacy and views
- the neighbourhood in terms of visual scale and character.

The building envelope is generally a function of:

- the number of stories and ceiling height for each storey
- the type of roof form
- front, rear and side setbacks.

Permitted building envelopes are normally prescribed by the minimum side, front and rear setback, the maximum height of external walls and a raking line, from the maximum wall height upwards and towards the centre of the block, usually at 45°.



Left: a small courtyard created against a boundary wall brings light and air into the centre of a terrace house.

Right, clockwise from top: Built form set back from northern boundary for winter sun penetration; living spaces at the rear of the house for north-south oriented dwellings; for east-west oriented dwellings, living spaces step back for the northern boundary to receive sun.

This method of prescribing a building envelope works best as a general control for development on larger lots. At Huntingfield, where the design of smaller dwellings needs to be more coordinated, a nuanced approach is required where building envelopes are based on performance rather than prescribed envelopes.

Dwellings should be designed to optimise sunlight to living spaces and private outdoor areas. Main living spaces should be oriented towards north and receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (June 21).

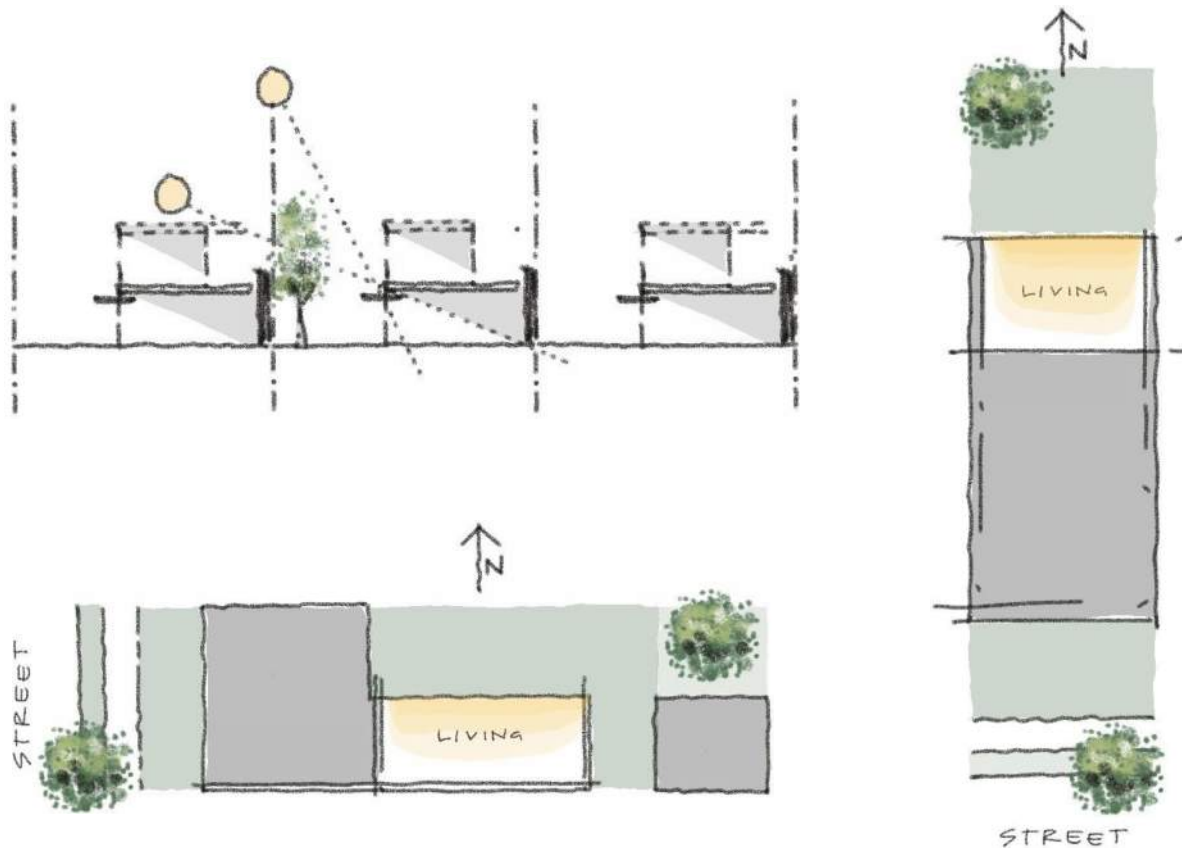
Huntingfield lies directly on the parallel 43° south. At noon on the winter solstice, the altitude of the sun is only 23.6° from the horizon, meaning a wall casts a shadow 2.3 times its height. While a low winter sun can reach further into living rooms, overshadowing from adjacent dwellings is a greater issue.

Where lots are oriented north-south, overshadowing from neighbouring dwellings is less of a concern. Smaller lots oriented east-west, particularly terraces, risk being unable to access winter sun because of overshadowing from their northern neighbour. This risk is compounded by the fact that the site falls (at an average of 6.5%) towards the south-east.

The following strategies will help east-west oriented gain increased access to winter sun:

- a) create L-shaped buildings with northern-facing courtyards.
- b) locate any two-storey built form towards the street and reduce building height to one storey at the rear.
- c) create shallow, north facing living spaces with skillion roofs that lift towards the north to trap winter sun.

Principle 1. Optimising smaller dwellings for privacy, views and sun



1.03 Visual privacy and connectivity

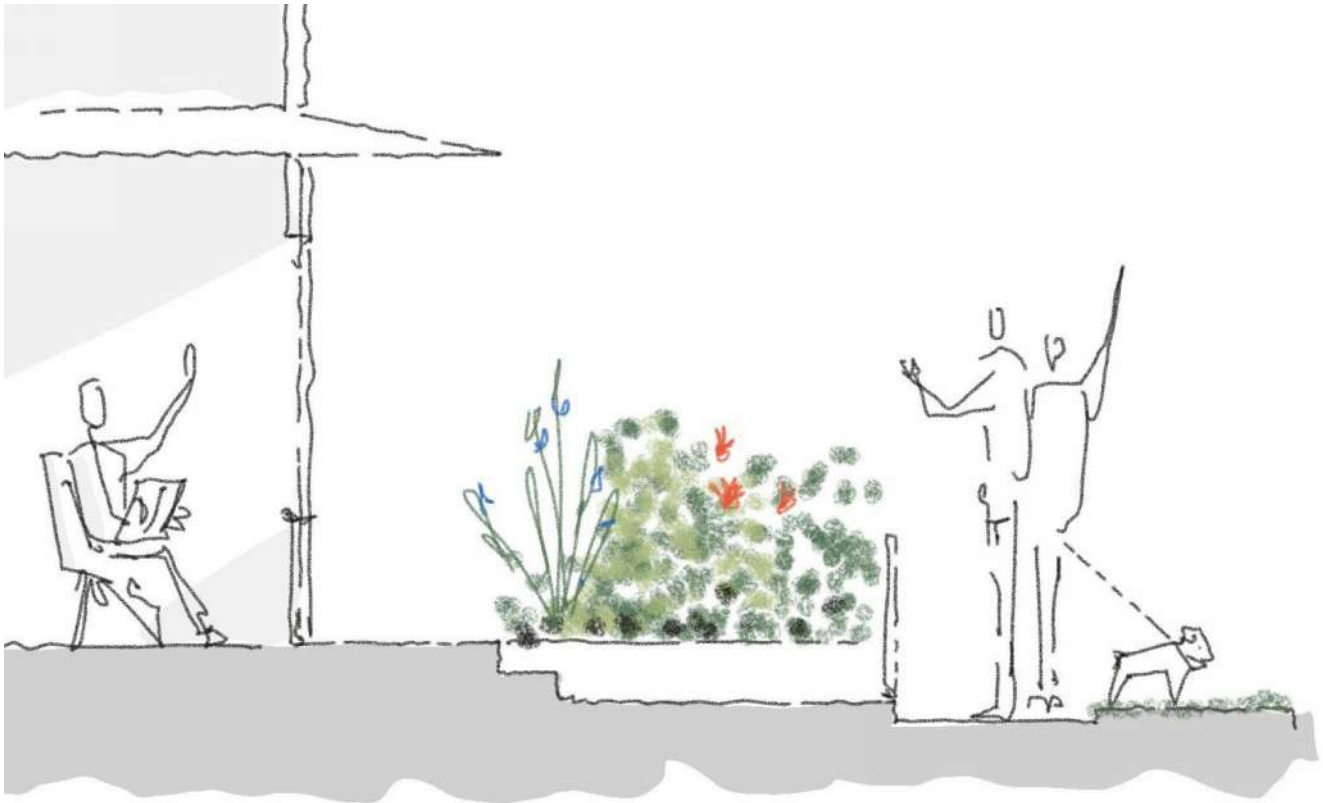
d) locate the southern walls of these living spaces on the southern boundary and keep boundary walls as low as possible. Boundary walls (with no openings) create a pleasant, private courtyard for southern neighbours. Though dwellings will experience overshadowing of their private open space from northern neighbours, they should be able to receive sun indoors, which is more important.

e) avoid parapet roofs as these features increase the bulk and scale of buildings with little benefit.

f) use generous ceiling heights to contribute to a sense of spaciousness and improve daylight penetration and ventilation. Minimum, or close to minimum ceiling heights are acceptable in some parts of small dwellings as a way of mitigating overshadowing, provided windows are large and extend up to the underside of the ceiling and there is good solar access, and the ceiling plane is broken up so as not to be severe.

Privacy enables occupants of a dwelling to go about their lives without being observed or disturbed and is particularly important for smaller dwellings where privacy is harder to achieve. Privacy falls into two categories, visual and acoustic. Visual privacy is achieved by:

- planning dwellings so that private rooms – bedrooms and bathrooms – are furthest away from adjoining neighbours and the public domain
- preventing overlooking into private open space by using dense planting and external screening elements as required
- ensuring horizontal or vertical separation between windows of adjacent dwellings
- using obscure glass to portions of windows (but avoiding a completely obscure window)
- avoiding glazing that goes to floor level to the street or in second floor rooms.



Visual connectivity between from inside dwellings to the street are important for community.

1.04 Acoustic privacy

The need for visual privacy should be balanced with the need for visual connectivity between dwellings and the public domain that provides passive surveillance. Passive surveillance is a central principle of crime prevention through environmental design and is the ability for dwelling occupants to see activity in the public domain and for members of the public to discern activity within dwellings. Passive surveillance is not just about preventing crime but is also what enables us to connect with our neighbours for friendly close-knit communities.

The degree of visual privacy required by occupants is naturally a personal preference and may change throughout the day. However being able to see out of and into dwellings during the day and late afternoon enables us to wave to our neighbours, render assistance with unloading shopping and to be reassured that our neighbours, particularly the elderly are OK.

Acoustic privacy is freedom from intrusive noise infiltration to internal and external private spaces. The importance of acoustic privacy for smaller dwellings cannot be overstated as nothing short of wearing earplugs can prevent disturbance from intrusive noise. Common sources of intrusive noise include:

- building plant and equipment such as heat pump condenser units and mechanical exhaust fans
- human voices and coughing
- home entertainment, appliances, power tools.

The loudness of a noise is not necessarily the primary determinant of its intrusiveness. Intelligible speech heard through a wall at low volume may, to some, cause greater intrusion than a louder clothes dryer. Intrusive noise is carried either through the air or the building structure itself and can be mitigated by the following measures:

Principle 1. Optimising smaller dwellings for privacy, views and sun



Acoustic privacy at night enables good sleep for healthy lives.

1.05 Sharing views

i) Separation and orientation

Adequate separation should be created between doors and windows of one dwelling and those of its neighbour. Front doors, car parking and primary living spaces should not face the bedrooms of adjoining dwellings. Dwellings should be oriented such that noise is directed away from neighbouring dwellings.

ii) Walls, floors and ceilings

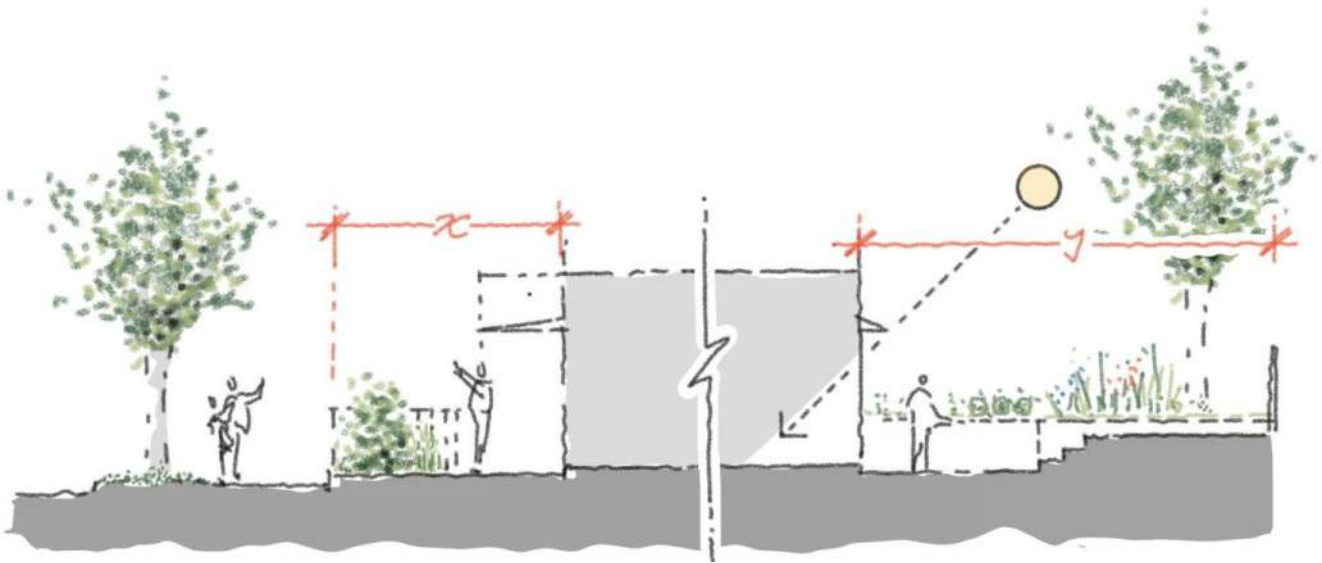
Buildings should be constructed using acoustically rated building materials, systems and techniques, in accordance with advice given in the ABCB Sound Transmission and Insulation in Buildings Handbook.

iii) Plant and equipment

Good quality, acoustically rated plant and equipment should be specified, located away from windows and bedrooms, and be installed and maintained in accordance with manufacturers' instructions.

Pleasant views are usually thought of as panoramic vistas of distant landscape – frequent in Tasmania. However pleasant views can also be of a courtyard garden, tree-lined street, row of charming terraces, or a single deciduous tree as it changes with the seasons. While many dwellings at Huntingfield will be oriented to enjoy panoramic views of North West Bay or Kunanyi/Mt Wellington, others will have to find – and share – closer, but no less attractive views of the street, parks and private open space.

It is particularly important that smaller dwellings be designed to seek out and frame pleasant views as compensation for less space. At early design stage, it should be verified that each dwelling has access to some kind of pleasing vista from the kitchen and primary living space (from a seated position) as well as 'view moments' throughout the house. Where building envelopes can accommodate neighbours' access to views, they should.



Front and rear setbacks should be the same as adjoining houses and generous enough for garden, solar penetration and activity.

1.06 Setbacks

Front setbacks play an important role in establishing street character and, together with rear and side setbacks, impact privacy and amenity.

All terrace lots at Huntingfield and around one-third of medium density lots are provided with rear lane access. Rear lane access frees the street frontage from needing to accommodate off-street parking and associated lay-backs and paving.

i) Front setbacks

For lots with rear lane access, street setbacks should be as generous as possible, providing space for a leafy front garden. A leafy front garden creates a privacy buffer between dwellings and the street, creates pleasing and attractive streetscapes and encourages semi-public activity and community interaction. Where lots are oriented with north-facing street frontages, street setbacks should be greater and allow for a generous garden and external, paved

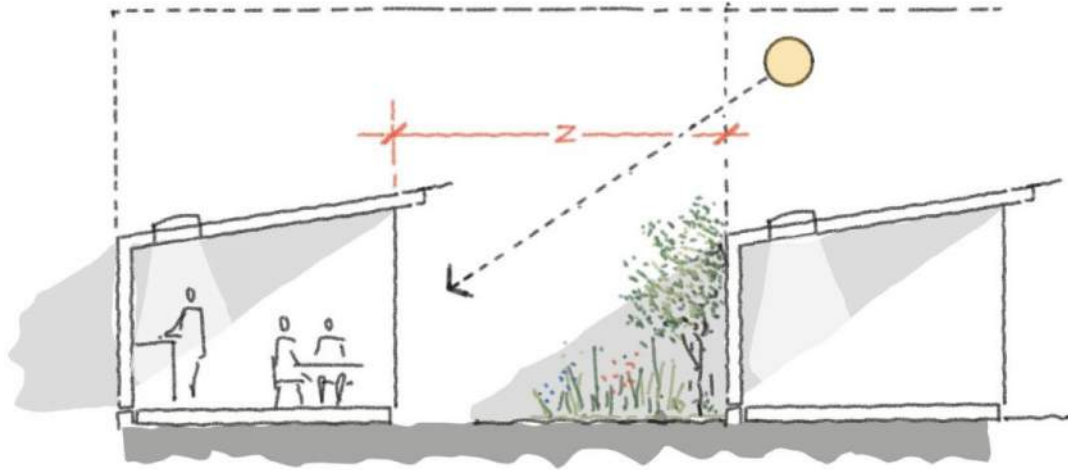
living area or small patch of lawn if preferred. For east-west oriented lots, particularly narrow ones, it may be more important to provide open space to the rear of the dwelling, adjacent to living areas, rather than the front.

Lots without rear lane access will need to provide off-street parking in addition to space for a garden and, if north facing, a place to sit. Street setbacks should allow for an external off-street parking spot, which should be provided either as stand-alone parking or in conjunction with a single-car garage.

ii) Rear setbacks

For lots oriented north-south and with their rear to the north, a generous rear setback should be provided to maximise sunny open space. Where rear lane access is provided, any parking structure or garage should be built to the rear boundary. For lots oriented north-south but with a northern frontage,

Principle 1. Optimising smaller dwellings for privacy, views and sun



Rear building envelopes should ensure good winter sun penetration to southern neighbours.

the rear setback should allow some winter sun to private open spaces, but otherwise prioritise street-facing open space.

Where the rear property boundary adjoins another lot rather than a rear lane, a narrow ancillary building the length of the rear boundary may be a good use of space and improve visual and acoustic privacy to opposite dwellings. The inclusion of this structure in effect, creates an enclosed private courtyard and provides separation between the main dwelling and guest accommodation, or a home office.

iii) Side setbacks

On smaller, narrower lots, side setbacks offer little more than access to rear gardens and separation between dwellings for outward facing windows. Where side setbacks are reduced to 0.9m and standard eave projections of 600mm are used, an uncomfortable condition occurs where the gutters

of neighbouring houses are only 0.6m apart - almost touching over the side fence.

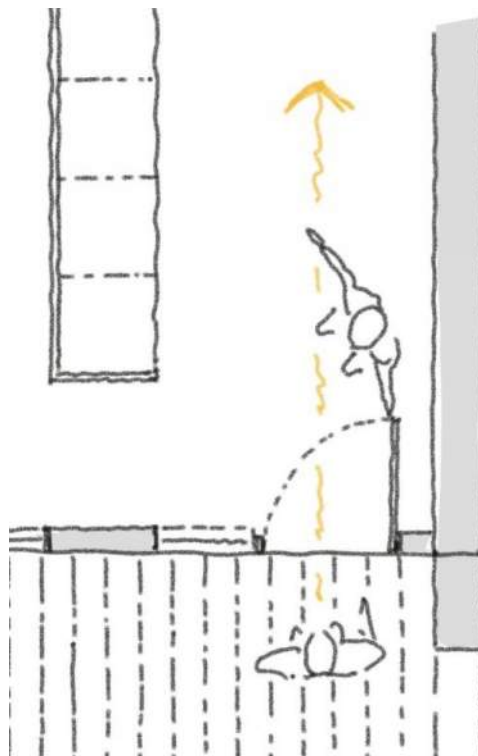
A more efficient use of narrow lots is to build dwellings to one or both of their side boundaries – so long as rooms are able to receive adequate light and cross ventilation and there is rear lane access. Where there is no rear lane access, dwellings should maintain one side offset for access, preferably on the northern side for lots oriented east-west.

Rooms adjoining boundary walls should not be more than 6m deep (measured from front or rear window to internal wall) and should be cross-ventilated. This means that the portion of a dwelling built to both boundaries should be no greater than 12.5m deep. Where a greater depth is sought, a light well should be introduced to bring light and air into the centre of the dwelling. Light wells can be open to a neighbour's boundary wall provided there are no window openings in that wall.

Principle 2: Clever design to make the most of small spaces



A compact kitchen with island bench, view to the garden and good quality solid timber floors.



Generous entry area to greet guests, places to dump shopping and store sports equipment.

2.00 Quality over quantity

Smaller dwellings can be more difficult to design than larger dwellings; every inch of space needs to be thoughtfully considered. There is growing interest in compact and efficient dwellings led by the tiny-house movement where the quality of a dwelling is prioritised over the quantity of space it provides. When designing smaller dwellings, it is important to consider the features needed to support the lives of their occupants and how these dwellings contribute to a sense of wellbeing. Smaller dwellings should be generous and that generosity typically results in higher costs per square metre than larger dwellings. More joinery, larger windows, quality finishes and better-planned spaces compensate for less space. Rather than being considered simply in plan, smaller dwellings should be designed spatially, in three dimensions, with thought given to sun, circulation paths, furniture and joinery layout, views, privacy, storage and 'moments of joy'.

2.01 Dwelling layout and space planning

The layout of a dwelling establishes the location of rooms within the desired building envelope and how the rooms are accessed and interrelate. Space planning considers how each room is likely to be used and arranges windows, doors, joinery, fixtures and fittings accordingly.

Dwelling layout should be the outcome of a more fundamental strategy that takes into account:

- site conditions (cross-fall, solar orientation, views, adjoining buildings, street conditions)
- the anticipated needs of the occupants
- the best part of the site (this should be used for the living/kitchen space)
- the least amenable part of the site (this should be for the cars and laundry)
- how to achieve efficient flow through the dwelling
- how to achieve good daylight, privacy, cross-ventilation and visual connectivity.



A compact kitchen with generous pantry is located in the centre of a combined living, kitchen dining area.

Dwelling layout and space planning is an art more than science, however the following principles are good starting points.

i) Arrival and entry

Create a buffer from the street and an entry sequence with plenty of space to dump things on the way in. The main entry should provide a pleasant sense of arrival, both for occupants and guests.

ii) Living space

Put the main living space and kitchen on the northern side of the dwelling adjacent to private open space. Seating under a sunny window with a view outdoors, even onto a small, sunny courtyard is heaven. If there is the choice between locating the living space near the view or in the sun, it should be in the sun. Make sure the living space is generous, with ample room for a variety of furniture to accommodate small and large

groups. Views from primary sitting spaces out to the garden and into the kitchen are just as important as the view of the television. Where the primary living space is away from the street, consider a secondary living space with windows onto the street for good visual connectivity.

iii) Kitchen

The kitchen is the heart of the home and should be generous and located adjacent to the primary living space, with easy access to the garden. There should be good flow with no dead ends. Provide plenty of work surfaces for cooking and homework. Give the kitchen morning sun and a view outdoors. Family can gather around an island bench and is preferable to a galley kitchen. A small walk-in pantry next to the kitchen makes it easy to find things and is preferable to relying on cupboards alone.



Joinery can serve both as storage and as a place to sit.

iv) Private open space

Smaller dwellings do not need lots of private open space, however available space needs to be private, useful and sunny. Good flow from the kitchen and living spaces to private open space is important but in the Tasmanian climate does not require large door openings.

v) Utility spaces

A combined or adjacent toilet, laundry and utility room should be provided downstairs with plenty of storage. This room should receive natural light and lockable natural ventilation. It should be located close to access to the clothesline and car parking.

vi) Circulation space

Circulation spaces is area inside the dwelling set aside for movement. Hallways and stairs are the most recognisable circulation areas, however in

more open-plan dwellings, circulation areas tend to become subsumed into living spaces. It is important to maintain defined and clear circulation paths in open-plan dwellings that are clear of activity spaces rather than cutting through them. This can be achieved, by introducing low joinery units to a space to create storage accessible to the circulation area, for instance.

Circulation through dwellings should be intuitive, direct and ideally straight. Where hall areas are appropriate, they should be widened to incorporate storage rather than simply being for circulation.

vii) Stairs and upstairs.

Many smaller dwellings at Huntingfield will likely comprise two storeys, other than those which offer level access. Upstairs is generally the best place to put bedrooms, using the stair as a transitional device between public and private space. It may make



Sunny outdoor terraces with views out onto the public domain.

sense to locate the living spaces on some sites on the second floor, however this has implications for privacy for adjacent dwellings.

Stairs take up a significant amount of space and though necessary, are often a challenge to plan around. Stairs should ideally be configured as a straight run - with an intermediate landing if required, have a generous width and gentle gradient. Stairs should be located in the part of the dwelling that has the least amenity and are a good use of boundary walls. The space beneath stairs should be well used for deep, pull-out storage.

viii) Bathrooms

While luxurious and popular, ensuite bathrooms do not represent particularly good use of space or budget in smaller dwellings. Ensuites are only accessible from the bedroom to which they belong and are typically very tight. A better use of space is

to offer one, very well-appointed bathroom with toilet, bath, shower and a two person vanity to service up to three bedrooms on the first floor, then offer a shower and toilet as part of a utility room on the lower floor.

ix) Bedrooms

Bedrooms should be quiet, well ventilated and with generous built-in storage, but do not need to be large. A centrally located quiet study area may be preferable to desks in bedrooms for children. Ideally, bedrooms would have east-facing windows that enable first light to enter the room and wake occupants naturally.

x) Garages

Garages should be generous enough for storage and internal circulation. Internal doors between garages and living spaces should be avoided to prevent vehicle exhaust fumes from entering the home.



Plenty of storage, in-built desks and places to sit enables the most to be gotten out of small spaces.

2.02 Storage and joinery

In smaller dwellings where space is at a premium, built-in storage is essential for utility and maintaining order. Kitchens, bathrooms and bedrooms of speculatively built dwellings usually include built-in joinery, however occupants tend to need to supplement existing storage with loose storage furniture. While loose storage furniture has the benefit of being mobile, spaces are often not well designed for the bulk of wardrobes, sideboards and open storage shelving.

Smaller dwellings should include more built-in storage than would otherwise be found in larger dwellings. Storage should be integrated in the design of the house such that it appears as 'storage walls' rather than units inserted into spaces. Joinery should be constructed of durable and repairable materials with good quality hardware. In addition to storage, built-in display shelving and a credenza under a sunny window would be welcome features of new dwellings.

2.03 Windows, doors and thresholds

Windows and doors are arguably the most important parts of dwellings which occupants tend to interact with subconsciously. Doors and windows facilitate entry and exit of people, light and air; the quality of this transfer is important.

The placement of windows on a facade is often the result of an exercise in composition undertaken by an architect as they think from the outside in. Windows should, however, be considered from the inside out, in terms of how the window will be experienced from inside the room. Windows should be used to frame views (excluding things we don't want to see), admit winter sun and exclude summer sun, direct passive airflow in a certain direction and let occupants see out without being seen.

Similarly, internal and external doors should be thought of as thresholds, marking arrival, departure, and transition from public to private, and should be located thoughtfully and built solidly.



Watching the tree blossom from your desk is a moment of joy.

2.04 Moments of joy

‘Moments of joy’ might best be described as those occasions when occupants of dwellings become aware of a particularly pleasing experience, brought to them in part by some aspect of the dwelling.

Examples of moments of joy might include:

- sitting comfortably under a sunny window in the middle of winter, reading a book
- arriving home in the dark after a stressful day at work and opening the door to find a warm, gently lit house
- bringing food to friends and family as they sit around a large table in the courtyard, enjoying a BBQ in the late summer sun
- sinking into a hot bath in a quiet bathroom with the window opened a crack to let the wind whip in
- watching the tree blossom through the window in the study

- giving your neighbour flowers cut from your front yard because they previously admired them.

The perfect dwelling doesn’t exist. Design compromises are inevitable and architects can only do the best they can to design dwellings that maximise enjoyment and amenity, and minimise sources of friction and frustration.

Contemplating the desires of future occupants of smaller dwellings is important, as is anticipating how they might want to inhabit their homes. Empathy and thoughtfulness are crucial when designing for unknown clients, who come to appreciate the generosity, intelligence and effort of their architect, whom they are unlikely to ever meet. Designing for moments of joy is as important as designing for statutory compliance or energy efficiency.

Principle 3: Attractive houses for positive local character and desirability

3.00 Good environment, good community

So far, this guide has looked at principles that contribute to dwellings having privacy, access to winter sun and more cleverly designed internal spaces. Later sections consider landscape and energy efficiency. This section looks at how dwellings can contribute to the desired future character of Huntingfield.

It is reasonable to suggest that if smaller dwellings at Huntingfield are energy efficient, surrounded by quality landscape and feel good to live in, then it shouldn't particularly matter what they look like from the street. After all, houses are for living in not looking at and construction budgets should be directed towards features that provide measurable benefits to occupants. If the two were discrete considerations, the function of a dwelling would be more important than its appearance – at least by the standards of prevailing modernist theory. However, how a dwelling looks is inextricably linked to how it performs. Good looking, aesthetically pleasing

dwellings are often good dwellings to live in and good dwellings to live in generally look good from the street. It further follows that a suburb full of good dwellings to live in is likely to be considered to have good character and therefore develop a reputation for being a desirable place to live.

A dwelling's external appearance should offer promise of what is to be found inside. Large, well-proportioned windows suggest good access to daylight, a leafy front garden probably means good privacy and good quality cladding materials are likely to indicate the presence of good quality internal finishes. A dwelling that is embellished with decorative cladding and overwrought facade articulations on the other hand, might be compensating for average livability.



Wide, tree-lined streets, articulated building facades, softened with planting.

3.01 Strategic narrative and future character

Huntingfield’s strategic narrative tells the story of why Huntingfield is being created, who will live there and what its desired future character and community are intended to be. A clear strategic narrative and a vision of the desired future character will inform decisions about the design of individual dwellings that together form the character of the place and help fulfill the strategic narrative.

Huntingfield is intended to be a diverse, sustainable, intergenerational community, providing homes for a broad range of different households. Smaller lots will enable affordable houses for young first home buyers as well as single-person households and social housing. The Huntingfield masterplan offers high levels of urban amenity to smaller lots, with good vehicular and pedestrian access, and close proximity to recreation areas, parkland, shops and cafes. A future public transport hub will offer fast and frequent trips to Hobart.

The desired future character of Huntingfield might include:

- leafy, garden-filled streets filled with a sense of life and activity in and around dwellings
- movement of people on bikes and foot on their way to and from parks and bush reserves
- a sense of community, familiarity and conviviality among neighbours, a general sense of equity and egalitarianism, optimism for the future, and care for self and others
- attractive, well-kept houses with healthy gardens, set consistently back from the street
- consistency to bulk and scale out of respect for neighbours’ solar access, lightness and openness
- subtle variation in form, generosity, and good proportion, quality materials, and built to last.



Articulated and varied building forms add visual interest. Trees enhance street and soften visual impact of dwellings.

3.02 Front gardens, entries and fences

Generous front gardens are important for softening the visual impact of rows of terrace and townhouses and should be provided for each dwelling.

The entry to each dwelling is for receiving guests or returning home and should be easily identified and somehow made special. Entries can be expressed by a portal or porch, being recessed, having nicer or softer timber cladding, a visually contrasting front door or a step up from the ground onto decking.

The garage should not dominate the street elevation and is ideally limited to a single-car capacity. Garages should ideally be set back from the primary building elevation and treated in a way that reduces their visual prominence.

Fences should be open, no higher than 1.2m, and made from either painted steel bar or timber, with minimal masonry.

3.03 Built form and articulation

‘Built form’ refers to the shape, proportion and composition of a building when viewed from the outside. Built form is influenced by:

- the height, width and depth of the building
- the proportion of windows and their location on the facade
- the construction system used (for example, masonry, timber or steel-framed)
- the shape and composition of the roof.

‘Articulation’ refers to the way in which the building elements (roof, windows, awnings, sills, doors, gutters, eaves, etc.) have been expressed, particularly where each element connects to or adjoins another.

Pleasing built form and articulation follows a logic based on providing amenity for occupants and neighbours. Principles that inform the design of pleasing dwellings include:

Principle 3: Attractive houses for positive local character and desirability



A simple materials palette. Alternating timber and metal cladding differentiates dwellings with consistent masonry podium.

i) The fewest number of elements, simply expressed

Less is more. Dwellings with the fewest number of different elements are often the calmest to look at and are easier to build than complex ones.

ii) Clear and logical composition with pleasing elements that draw the eye

Dwellings should possess architectural order and compositional logic. Ground floor masonry will ground a building, while light-weight cladding to the second floor with an expressed roof form with deep eaves will seem to float. A flash of colour incorporated in a deep window reveal or projecting window bay will draw the eye and establish that element as being important. The boundary between dwellings should be expressed in some considered way. Party or boundary walls could be expressed as 'blade' elements, visible to the street, for instance.

iii) Boxes versus expressed roofforms

Box-like or cubic building forms are increasingly being used for dwellings. These are characterised by parapet roofs, continuous cladding in one plane (usually a metal or fibre cement sheet) and windows 'punched' into the external walls. While this type of built form is popular, there are associated design challenges which should be considered. Box-form dwellings do not have eaves to offer protection to windows or cladding from the rain or sun, making the dwelling susceptible to overheating in summer and creates the risk of premature degradation of cladding material. Box gutters used behind parapet walls also increase the risk of water leakage into the house, particularly where there is a build-up of leaf material.

Expressed roof forms are those which can be seen from the street, and which commonly extend beyond external walls. They are more common in Tasmania and may be more useful at Huntingfield.



Smaller, two-storey dwellings create a visually appealing edge to public park and offer passive surveillance.

Expressed roofs offer weather protection to windows and cladding and give dwellings a sense of gentle, familiar domesticity. Expressed roofs are likely to be considered more traditional, however this is not a bad thing, and they can be used in a contemporary way.

Skillion roofs angled north catch low winter sun through high level windows. Gable roofs with a pitch of around 30 degrees, oriented gable towards the street are charming and reduce the building height to neighbouring dwellings.

iv) Stepped form

‘Stepping’ is a way of creating articulation to a building’s form by breaking facades into smaller elements that ‘step’ away from the boundary either in plan or elevation. One example of stepping form is a projecting window box, another is a recessed garage opening. Where the dwelling is two storeys, Stepping the second storey back serves to reduce the bulk and

scale of the dwelling when viewed from the street or adjoining dwellings. Houses with stepped elements make for a more interesting and varied streetscape, particularly when trees and shrubs are interspersed in voids

v) Awnings and projections

Awnings to protect doors and windows from rain and sun are an important aspect of the built form and should be well-integrated in the design.

Principle 3: Attractive houses for positive local character and desirability



Good composition of timber elements with window openings, projecting beyond a masonry wall.

3.04 Subtle variation

Variety in built form naturally creates a sense of diversity and an interesting and engaging streetscape. Variety is usually the result of different types of dwellings being built at different times for people with different tastes. A common scale, front setback and fence height usually creates a pleasing consistency to a street full of different types of houses.

For architects designing a whole block or precinct at the same time, the challenge is to create variety in an authentic and honest way. Variation in built form should be the result of buildings being different internally as well as externally, and for a purpose other than simply creating variation. Thoughtless variation for its own sake leads to eerie 'toytown' places. A beautiful, optimised dwelling type should be allowed to be repeated along a street with only the subtlest variation needed.

3.05 External materials and joints

External materials should be chosen for their durability and ability to be maintained over the long lives of these dwellings. Traditional materials commonly found in Tasmania such as dry-pressed brick and painted timber weatherboard are familiar to Tasmanians, well-liked and should be considered. While modern, sheet-based cladding systems are cost-effective and quick to install, thought must be given to how they will be able to be maintained, repaired and replaced over time. For example, replacement components may not be available for proprietary systems, and pre-finished, panelised facade systems may not always possess the durability and colourfastness they are supposed to. Joints between building components should be well detailed; set joints, and large areas of render are prone to cracking and failure and should be avoided. Neutral and natural colour palettes should be considered over bright on-trend colours for a sense of calm and timelessness.

Principle 04: Pleasing and productive gardens for leafy courtyards and streets



Gardens can be a bit wild, particularly as a means of creating privacy for smaller dwellings.

4.00 Green spaces

Well-designed landscape spaces contribute significantly to the quality of smaller dwellings, particularly as a valuable supplement to smaller interior spaces. The approach of 'quality over quantity' should apply to landscaping in the same way it does to the internal spaces of dwellings. Most dwellings have two primary external areas: a semi-public garden facing the street, and a private yard or courtyard to the rear.

As previously discussed, street-facing gardens enhance the street scape, create a leafy buffer between the street and dwellings and encourage social engagement between neighbours. A generous front setback allows for a decent-sized garden.

Private open space located at the rear is unlikely to be large enough to support a traditional turfed backyard and should instead be thought of as a courtyard living space with generous perimeter planting.

4.01 Planning external spaces

Well-planned external spaces can feel bigger than they are and offer plenty of amenity to households.

i) Privacy, layout and level changes

Landscape areas should be laid out logically, with thought given to privacy, views, sun and access for maintenance. Changes in level should be well thought-out and integrated in the overall design.

ii) Good access

Primary access to dwellings and secondary circulation paths should be easily navigated and well laid out. Steps should be compliant with good top and bottom landings and handrails as required.

iii) Places to sit

Sunny spaces should incorporate flat, paved areas large enough to accommodate outdoor furniture. Low walls and landscape steps can incorporate timber slats as warm, dry surfaces for sitting.



Smaller private outdoor spaces make for great courtyards.

4.02 Soil, plants and planting

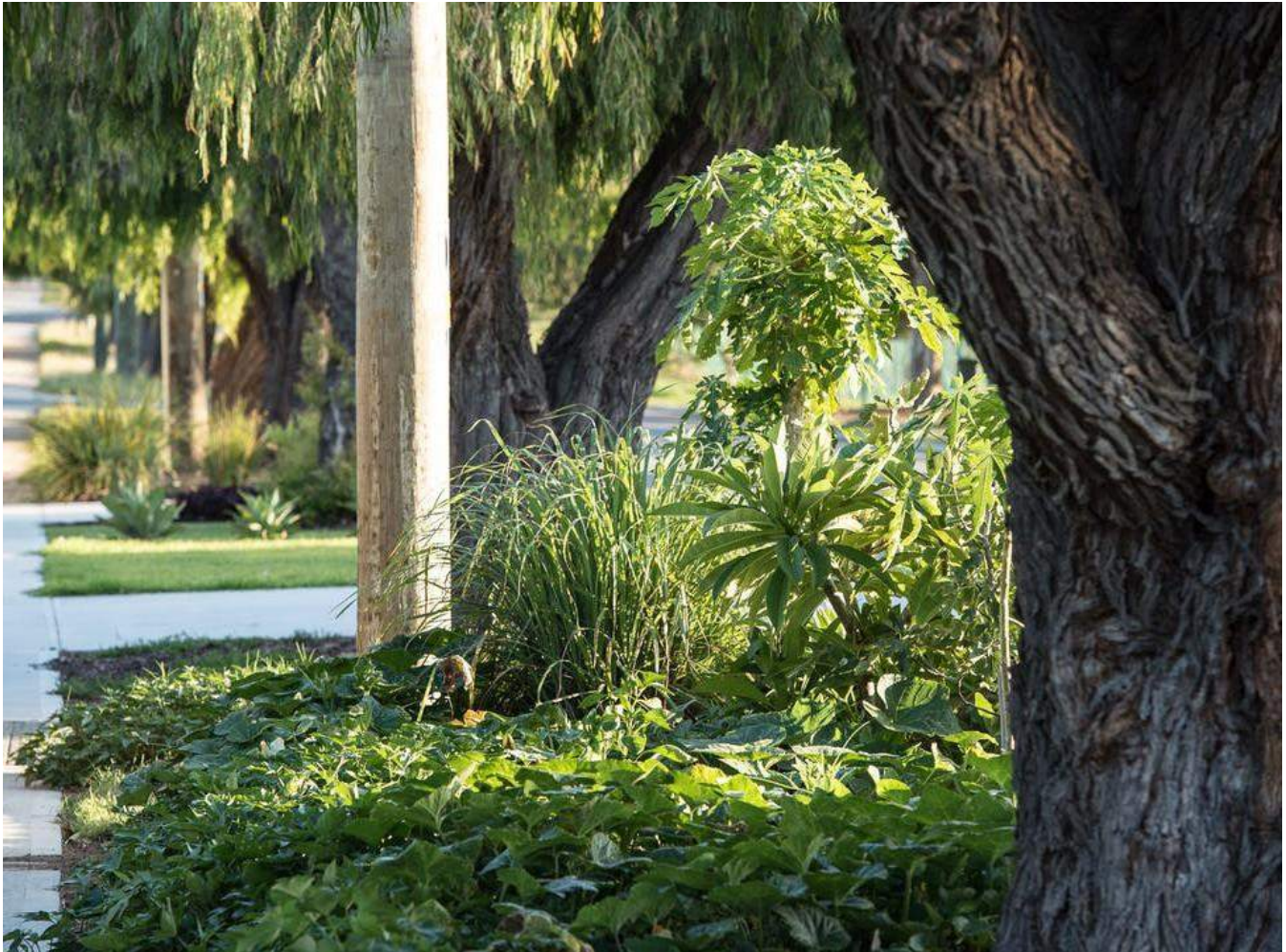
The type and quality of soil provided is important. During early civil works, topsoil should be stockpiled and later redistributed to gardens. Compacted soil should be ameliorated and building debris including mortar removed. Soil composition should be appropriate to the types of gardens planned for smaller lots and be well-drained.

Tree and shrub species should be carefully selected with thought given to:

- location with respect to solar orientation and desired sun penetration
- maximum growth height and diameter
- soil type and drainage
- root impact on surrounding structure
- habitat creation for birds and insects
- desired privacy effects
- drought resistance.

Clonal varieties of trees and shrubs with known characteristics are preferable to wild species. Cultivars known for their hardiness, toughness and adaptability should be selected, particularly those tolerant to a range of soil types and shaded areas. A blend of exotic and native plant types should be used with space provided for productive gardens.

Trees and shrubs are important providers of privacy. Foundation plants known to be tough and long-lived should be selected to provide privacy. Fastigate trees — ones that grow vertically with little sideways growth — are good for small gardens and should be considered. Deciduous trees can be used to regulate solar penetration throughout the year, letting light into dwellings in winter, and providing shade in summer. Similarly, deciduous ornamental vines grown across pergolas are also effective.



Public nature strips should be given over to neighbourhood gardening efforts.

4.03 Hard landscaping

'Hard landscaping' describes areas of paving, paths, retaining walls, driveways and fences. Areas of hard paving should be included for a specific purpose - for access or outdoor living, rather than as a low maintenance alternative to vegetation. Paved areas should be softened/concealed by perimeter garden beds. Semi-permeable paving that provides spaces for suckering plants to grow in are attractive, improves storm water absorption are good options for driveways.

Terraced garden beds are an attractive way of managing level changes across a falling site and should be incorporated, with raised beds making access to productive gardens easier.

Exposed pre-cast concrete products can be rendered; however, paint finishes for retaining walls should be avoided. Natural materials are encouraged.

4.04 Water capture and storage

Rainwater capture and storage is important for irrigation and site-wide storm water management. As discussed again as part of Principle 5, water collected off the roof should be held in a rainwater tank located externally and made available for toilet flushing and garden irrigation.

Good subsoil drainage is important for small gardens and should be incorporated in their design. Rainwater run-off from hard surfaces can be directed into sub-surface retention areas that form part of wicking garden beds, which are particularly useful for productive gardens, but can also be used for ornamental gardens. Where runoff leaves properties and is captured as part of a storm water management system, 'rain gardens' should form the initial part of that system, enabling storm water to be used to irrigate flood-tolerant plant species and street trees.



Integrated slimline storage sheds for bin storage and garden equipment.

4.05 Composting, storage & washing lines

Composting facilities are useful for managing organic waste and improving soil and plant growth. Space should be set aside for on-site composting of garden clippings and kitchen waste. Newly developed in-ground worm farms incorporate a permeable plastic waste-collecting chamber buried in a garden bed, with only its lid visible. Worms are free to move into and out of the chamber. Space for conventional compost bins/worm farms should otherwise be provided.

Good garden storage, for bins, garden tools, barbecues, sporting equipment, potting mix etc. should be provided. While a conventional garden shed would be sufficient, a linear set of 'garden cupboards' with an awning to protect them from weather may be a more efficient way of using space.

Fixed or retractable washing lines should be provided to reduce the reliance on clothes dryers.

4.06 Raised and vertical gardens

Where space is limited, raised planter boxes, vertical gardens and green roofs are good ways of introducing plants to dwellings, however, are more involved than ground-level landscape.

Planter-boxes can be located on ground level or on second-floor areas of dwellings and are good for growing herbaceous plants and succulents.

Proprietary vertical gardens are effective at greening boundary walls, however, have fairly high initial costs and often require involved maintenance.

Green roofs can be introduced to improve privacy and views from second storey windows. While low-maintenance ground cover and grass species can be selected, access provision, waterproofing requirements and increased structural loading often make green roofs unfeasibly expensive.

Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



High quality glazing saves energy and improves comfort.

5.00 Sustainability for the future

Huntingfield has the potential to become a leading example of sustainable, energy efficient, durable and climate-resilient dwellings. Such dwellings:

- require less electricity to heat and cool than conventional homes
- are more easily maintained, have an extended service life and retain their value
- are more resilient and less affected by the impacts of climate change.

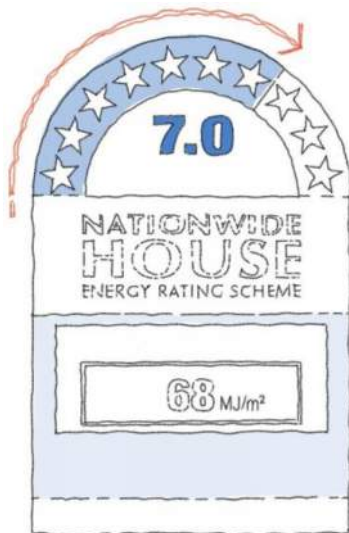
Even seemingly small initiatives to increase a dwelling's performance, durability and resilience will have a significant impact on running costs, comfort and security of its occupants over the lifetime of the dwelling. Smaller dwellings are less able to be renovated or retrofitted and so should be built to the highest possible standard to ensure they meet the needs of generations of residents at Huntingfield.

5.01 Thermal performance

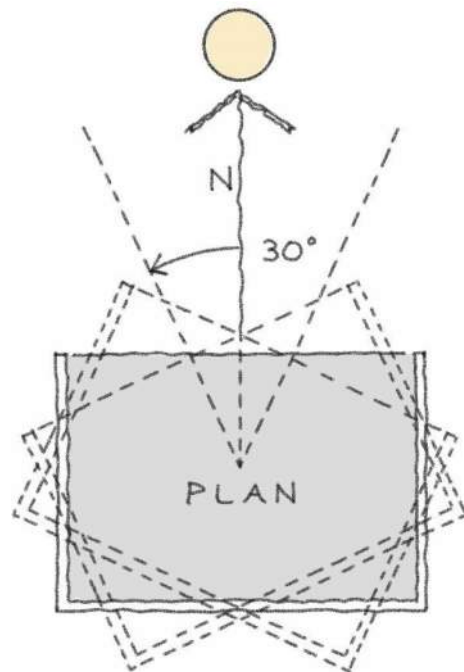
Huntingfield is exposed to north-westerly winter winds, resulting in average minimum temperatures often below 6°C. Measures to improve thermal efficiency will make the most significant contributions to overall energy efficiency. These measures include the following:

- performance modeling and certification
- northern orientation for solar gain
- thermal mass
- insulation
- airtightness
- high performance glazing
- heating systems, heat recovery and dampers
- controlling summer heat gain.

The use of boundary and common walls in terrace or semi-detached dwellings improves thermal performance.



Dwellings at Huntingfield should be certified to achieve a NatHERS 7.0 star rating or higher.



Buildings should ideally be oriented towards north, +/- 15 degrees for good solar access.

i) Performance modeling, inspection and certification

All dwellings at Huntingfield should be built to the highest performance standard possible. The Nationwide House Energy Rating Scheme (NatHERS) is based on the efficiency of a dwelling in terms of the predicted annual energy load for heating and cooling measured in megajoules per square metre per year. While the National Construction Code (NCC) currently requires a minimum NatHERS energy rating of 6.0 stars for Class 1 buildings, a 7.0 star rating or higher is recommended.

Software based thermal analysis should form part of the initial design stage and be used to certify the thermal performance of dwellings prior to construction. During construction, dwellings should be regularly inspected by an energy efficiency specialist to ensure correct installation of insulation and membranes. A 'blower door' test conducted by the specialist at lock-up and completion should

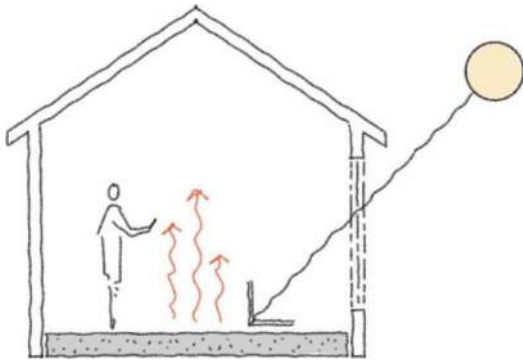
confirm target airtightness has been achieved.

ii) Northern orientation for solar gain

Buildings should be oriented towards the north, +/- 15°, to maximise thermal gain. Windows to the south should be minimised or avoided, while glazing to the east and west should be tinted or shaded to reduce the risk of overheating in the morning and afternoon during summer.

iii) Thermal mass

Thermal mass is the capacity of a material to absorb, store then release heat energy. Bricks, blockwork and concrete have good thermal mass and should be used as building components; exposed internally and insulated from the outside. Thermal mass helps stabilise internal temperatures and should ideally receive direct sunlight during the day in winter for release at night. An insulated dark oxide-tinted concrete slab outside is a great example of thermal mass.



Solar gain through north facing windows. Heat stored in exposed slab and released at night.



Good insulation to ceiling, walls and floors. vapour-permeable membranes prevent condensation.

iv) Insulation and condensation

Bulk insulation creates air pockets that trap warm air that would otherwise escape from the inside of a building through its walls, roof and floor. Bulk insulation takes several different forms though all more or less do the same thing. The space required within walls, below floors or above ceilings to install bulk insulation depends on the mass of the insulation product.

Insulation should be used in conjunction with vapour-permeable membranes and adequate airgaps to minimise the risk of condensation forming where humid internal air comes into contact with cold surfaces such as the underside of metal roofs.

The key measure of insulation's efficacy is its resistance to the flow of heat or R value. The higher the R value, the better the performance.

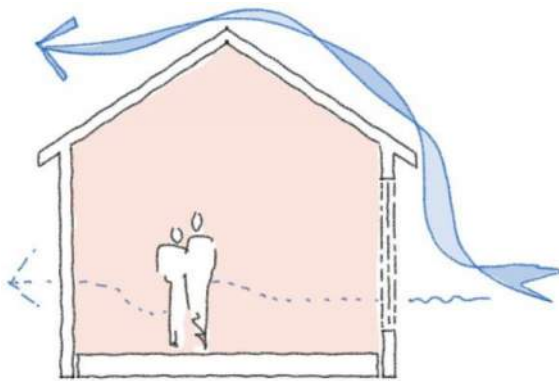
To target a 7-star NatHERS rating, insulation in dwellings at Huntingfield should have the following R values¹:

| | 6 Star (min.) | 7 Star (target) |
|-----------|---------------------|----------------------|
| – Walls | R 2 ^(a) | R 2.7 ^(b) |
| – Ceiling | R4.0 | R7.0 |
| – Floor | R2.8 | R3.5 |
| – Slab | R1.8 ^(c) | R1.8 ^(c) |

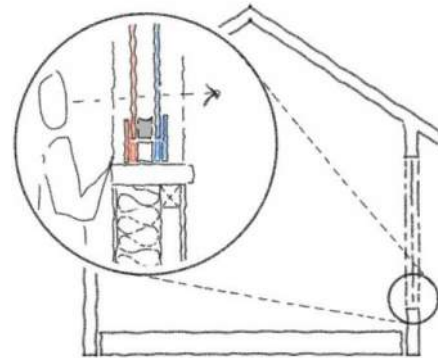
Notes:

- a) achievable within a 90mm stud wall cavity.
- b) achieved either using high density wall insulation within a 90mm wall cavity. Higher levels of insulation can be achieved if a 140mm stud wall cavity is used³
- c) achieved using 50mm extruded polystyrene foam beneath the slab and against slab edges exposed to atmosphere⁴.

Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



Taped and inspected building wrap for airtightness to retain heat, prevent wind-driven leakage.



Argon filled double glazing units within thermally broken aluminium or PVC frames.

v) Airtightness

Airtightness is degree to which uncontrolled air movement into and out of a building is prevented. Air leakage occurs through gaps, cracks and porous building materials and is the result of wind or thermally driven differences in air pressure between inside and outdoors. Airtightness is commonly measured in air-changes per hour at 50 Pascals pressure (ACH50) using a 'blower door test' administered by an expert. The average airtightness of Australian homes is 15 ACH50. In Tasmania, this should be kept below 5 ACH50 although this can be as low as 0.6 for dwellings with Passive House certification.

Airtightness is greatly improved with the use of an appropriate external building wrap with all penetrations and edges properly taped and inspected.

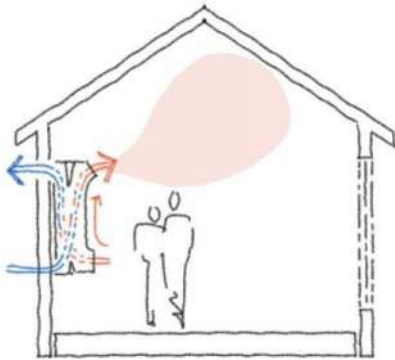
vi) High performance glazing

High-performing European triple-glazed doors and windows are becoming more common in Tasmania. However, a more cost-effective alternative is argon-filled double glazing with thermally broken window frames. These provide significant improvements on more common air-filled double glazing in thermally-unbroken aluminium frames or PVC

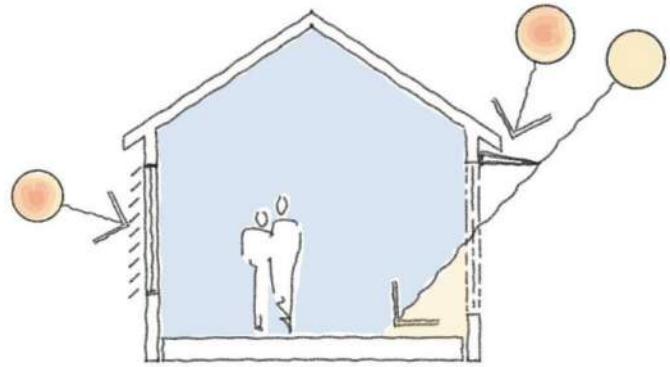
The thermal performance of windows is usually expressed in terms of:

- solar heat-gain coefficient (SHGC) – the amount of solar radiation admitted
- U value – the rate of heat conduction or loss.

Dwellings at Huntingfield should have windows with a U value of less than 3.5 for thermally broken aluminium frames or less than 2.7 for timber or PVC frames. SHGC should be above 0.55 for northern windows.



Heat recovery units enable ventilation while minimising heat loss to atmosphere.



External screening to western windows and fixed awnings to northern windows reduce risk of overheating in summer.

vii) Heating systems, heat recovery and dampers

Heat pumps remain the most efficient source of heating for dwellings. The most efficient heat pumps currently on the market have a Coefficient of Performance (COP) of 6, meaning that 6 units of thermal energy are put into a living space for everyone unit of electrical energy used in the process.

Electric radiators or fan heaters using electrical resistance to generate heat should not be used. Where multiple zones require heating, fan-coil units should be used in each zone rather than ducted systems, which lose energy to cavities through ducting.

Heat recovery units should be considered for fresh-air supply, while solenoid-actuated dampers should be fitted to reduce air leakage from mechanical exhaust systems in kitchens and bathrooms, as passive dampers often fail.

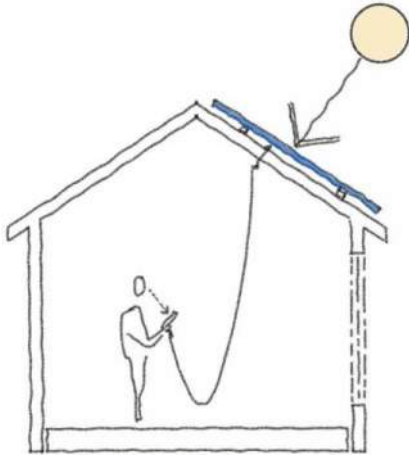
viii) Controlling summer heat gain

Dwellings in Tasmania generally do not require mechanical cooling unless solar heat gain is not adequately controlled. Heat gain can be controlled by:

- limiting areas of glazing on west-facing facades
- incorporating operable external louvres to west and east facing windows that are likely to experience overheating
- incorporating fixed, horizontal sun shading on northern windows, deep enough to block sun during summer (between October and April) but shallow enough to admit sun for the rest of year.

When houses do need to be cooled, this should be achievable with cross-ventilation rather than mechanically. There should be good air-paths across all living spaces and secure, operable windows available.

Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



3-5 kW photovoltaic system with provision for future battery storage installation.



3-5kL rainwater storage provided by a slimline tank, used for irrigation and toilet flushing.

5.02 Solar energy collection

Photovoltaics (PV) have become an integral part of domestic energy systems and should be installed on all dwellings at Huntingfield. Separate solar hot water systems should also be considered; however, with efficiency gains in heat-pump hot water systems, these may become more practical and efficient. PV systems should be sized according to the energy requirements of each dwelling.

Where practicable, roof design should consider the requirements of PV installation. The optimum tilt angle for PV installation in Hobart is 37° to 42°, pointing as close to north as possible.

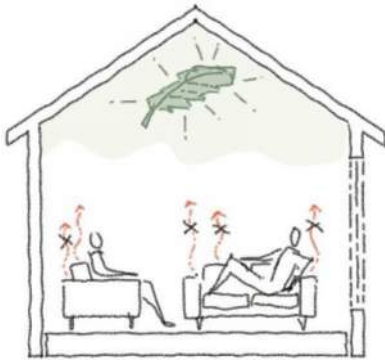
At a minimum, provision for future installation of on-site batteries should be made, in anticipation of domestic batteries becoming economically viable (if they aren't already at the time construction commences at Huntingfield).

5.03 Rainwater capture and storage

Tasmania has experienced a gradual decline in rainfall over the last 40 years while household demand for water in Hobart and surrounding regions has increased. Rainwater capture and storage improves the resilience of households during weather extremes and service interruptions and reduces demand on infrastructure.

Rainwater capture and storage should be incorporated in the design of all dwellings at Huntingfield. Hydraulic installations should enable rainwater to be used to flush toilets as well as for irrigation. A 5,000L 'slimline' tank can be accommodated within an area 0.8m wide, 3.3m long and 2.02m high while a 3,000L version requires an area of 0.6m in width.

Rainwater capture and storage will also have a positive impact on stormwater management across the site by providing on-site stormwater detention.



Good indoor air quality from low VOC products.



Durable houses should be robust and always look as good new.

5.04 Indoor air quality

Indoor air quality is an important but often overlooked design consideration with implications for health and wellbeing. While Australia currently has no specific controls on indoor air quality, the Australian Building Codes Board (ABCB) publishes the Indoor Air Quality Handbook which provides information to assist in the design of dwellings with better indoor air quality.

Indoor air contaminants come from a range of sources; some are released by building materials and furnishings while others are the result of mould and the use of household chemicals. Simple measures to ensure good indoor air quality include:

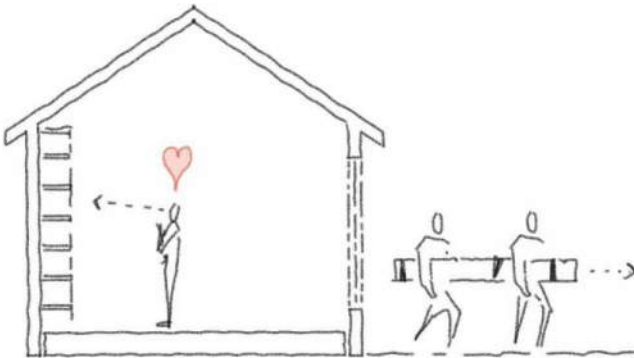
- select low-emission materials for buildings
- measures to prevent condensation forming
- good passive ventilation and mechanical ventilation for bathrooms, kitchen and clothes dryers.

5.05 Durability and serviceability

The building industry is under significant pressure to deliver projects with ever-increasing levels of efficiency and productivity. While much of the innovation driving these efficiency gains is beneficial, it is important that cost savings in the short-term are not at the expense of the long-term performance or viability of dwellings.

Dwellings at Huntingfield should be carefully designed and constructed using durable and quality materials to ensure a long service life for generations of happy residents. Systems, components, materials and building techniques should be chosen for their durability and capacity to be maintained, serviced and replaced easily and economically. It is particularly important that smaller dwellings at Huntingfield be designed to be able to be modified and adapted over time in response to the changing needs of occupants.

Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



Internal reconfigurability for changing needs is important.



Design for easy maintenance and repairability extends the service life of dwellings.

i) Sturdiness

The primary structure should be sturdy and capable of enabling the buildings to be modified internally and externally over time.

ii) Accessible services and envelope for maintenance and repair

Electrical and hydraulic services, plant and equipment, roofs, gutters and building envelope should all be easily accessible for servicing and repair. Access hatches enable access to services and plant within walls and ceilings while level ground enables ladder access and scaffolding.

iii) Adaptable interiors

The interior of each dwelling should be able to be modified with relative ease according to the needs of new occupants. Fitted joinery, finishes, and window coverings should be able to be removed and replaced.

iv) Hard-wearing surfaces

Consider using solid timber floors that can be sanded and refinished, rather than pre-finished laminate flooring that cannot be economically repaired once the wearing surface has been damaged. Solid timber door frames and architraves, robust stair nosings and sturdy steel fences all contribute to a sense of quality and durability.

v) Durable, repairable cladding and joints

Avoid pre-finished cladding that cannot be refinished. Painted timber and fibre cement and unfinished masonry last longest. Avoid set joints externally where cracking occurs.

vi) Manuals and spare parts

Provide a service manual and spare parts for new dwellings and their equipment, fixtures and fittings.

SECTION B: Lot typologies at Huntingfield

Even as the open, gently sloping field that Huntingfield is today, it clearly offers potential for a range of different precincts, each with unique orientation, aspect, quality and potential. The Huntingfield masterplan has been formulated in a way that responds to these precincts. It follows the topography carefully and places roads, parks and housing lots where they make most sense. It is intended that future dwellings will respond to these different precincts with unique house typologies that reflect a common approach to the qualities and potential of their site.

For this section, five site typologies for medium density lots have been identified and given a working description, in order to explore some of the key design considerations for dwellings on each. Each typology responds to a unique site condition. These typologies are broadly representative of the different types of lots located within the masterplan however are not definitive or exhaustive.

This section presents simple sketches of site considerations which are not intended to be prescriptive or representative of an architectural form. For each site, there are several different approaches to dwelling design that could be taken. Design experimentation and optimisation is encouraged.

1. North-south terraces

North facing,
dual lot access.

2. East-west terraces

East facing,
dual lot access

3. Laneway townhouses

Wider medium density lots,
with rear lane access

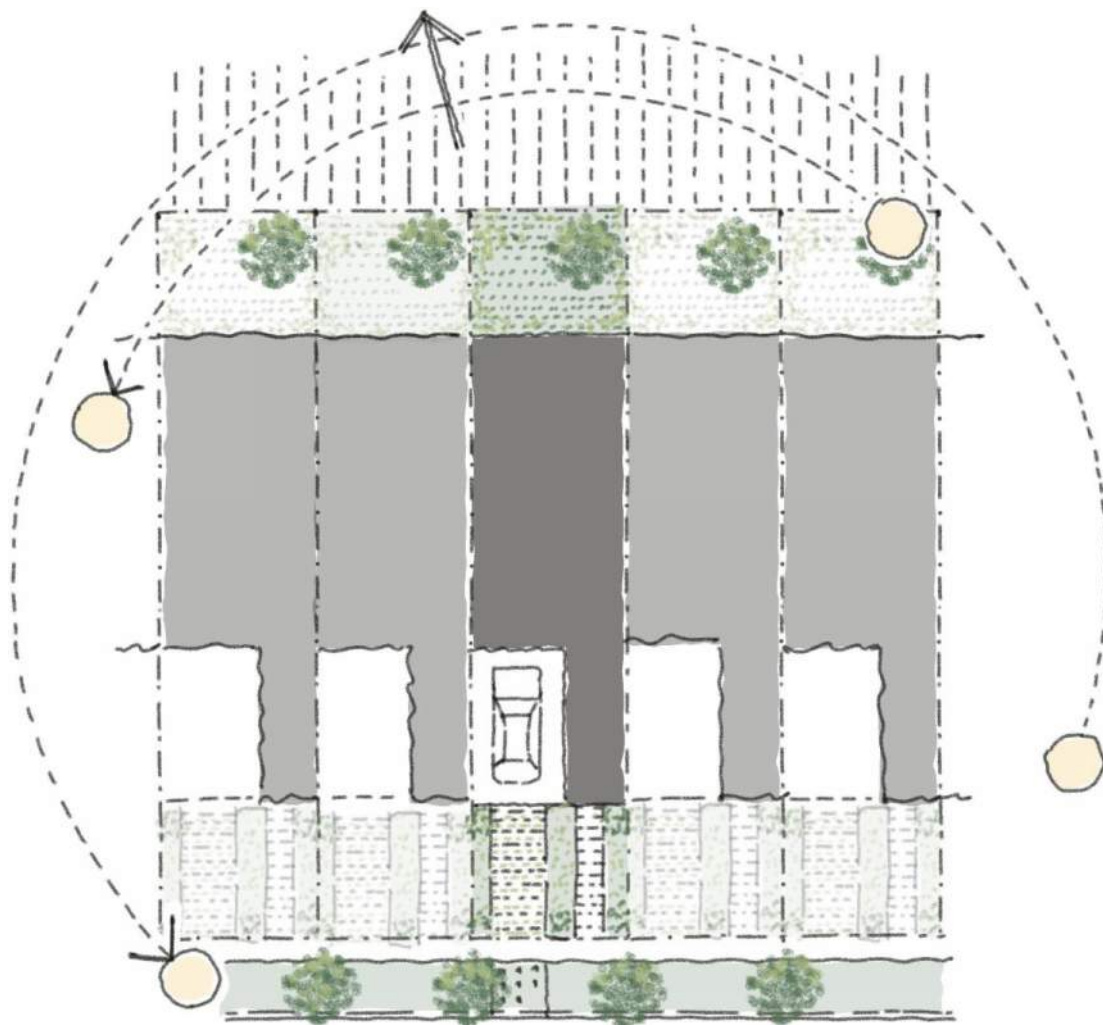
4. Inner block townhouses

Good solar orientation, oblique views,
no rear lane access.

5. Corner blocks

Located throughout the site. Great dual
aspect and opportunity for two dwellings.

Type 1: North-south terraces



North-south terraces - Plan

The north-south terraces are generally oriented west-north-west and are grouped in blocks of lots. Each lot is 6m wide, and typically 25-m deep and has an area of less than 200m².

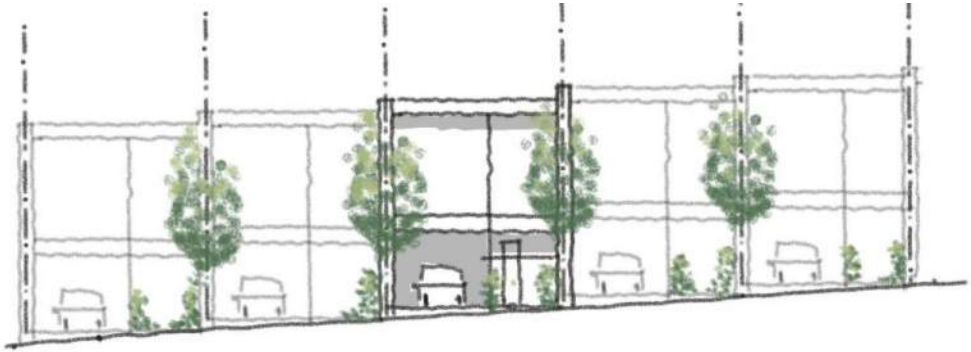
The blocks adjoin a central paved shared zone accessed from a secondary road. The orientation of these lots is optimal for receiving sun.

These lots typically have a cross-fall of 0.5m to 2m metres from front to back. Terracing will need to be introduced at the front and rear of these dwellings to deal with the cross-fall.

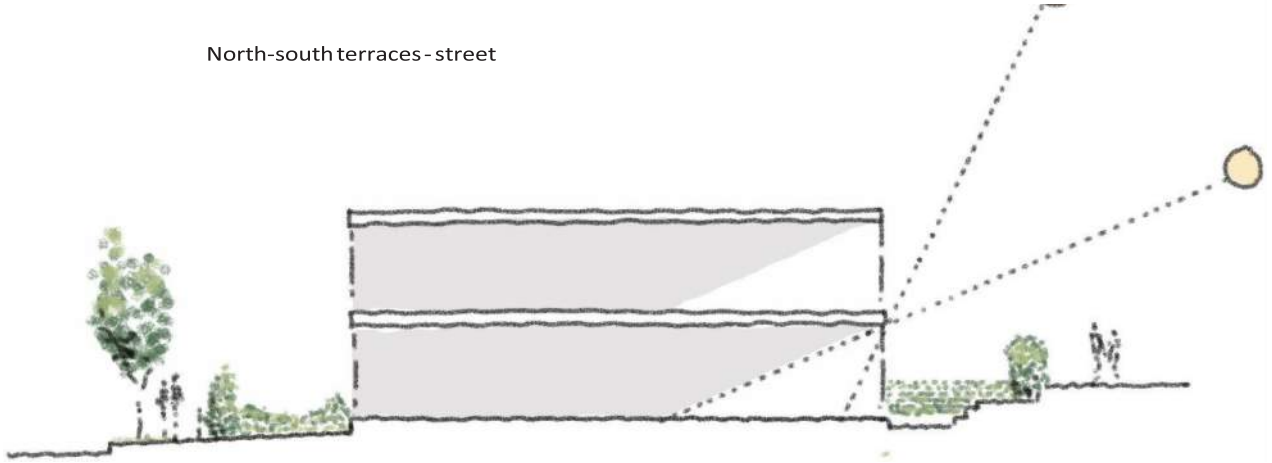
Primary living spaces should be located towards the north of each dwelling with a sunny private courtyard as a privacy buffer to the shared zone or common landscaping.

Two second floor bedrooms can be accommodated – and a third, if adequate light and cross-ventilation can be achieved – with a light well or second floor side setback. End terraces benefit from being able to gain additional windows or side openings.

If off-street parking is required, this should be provided on the southern end of each lot. A southern setback sufficient for a second vehicle to park within the lot should be considered. If this is not required or desired, terraces should be moved southward to provide additional northern outdoor space.

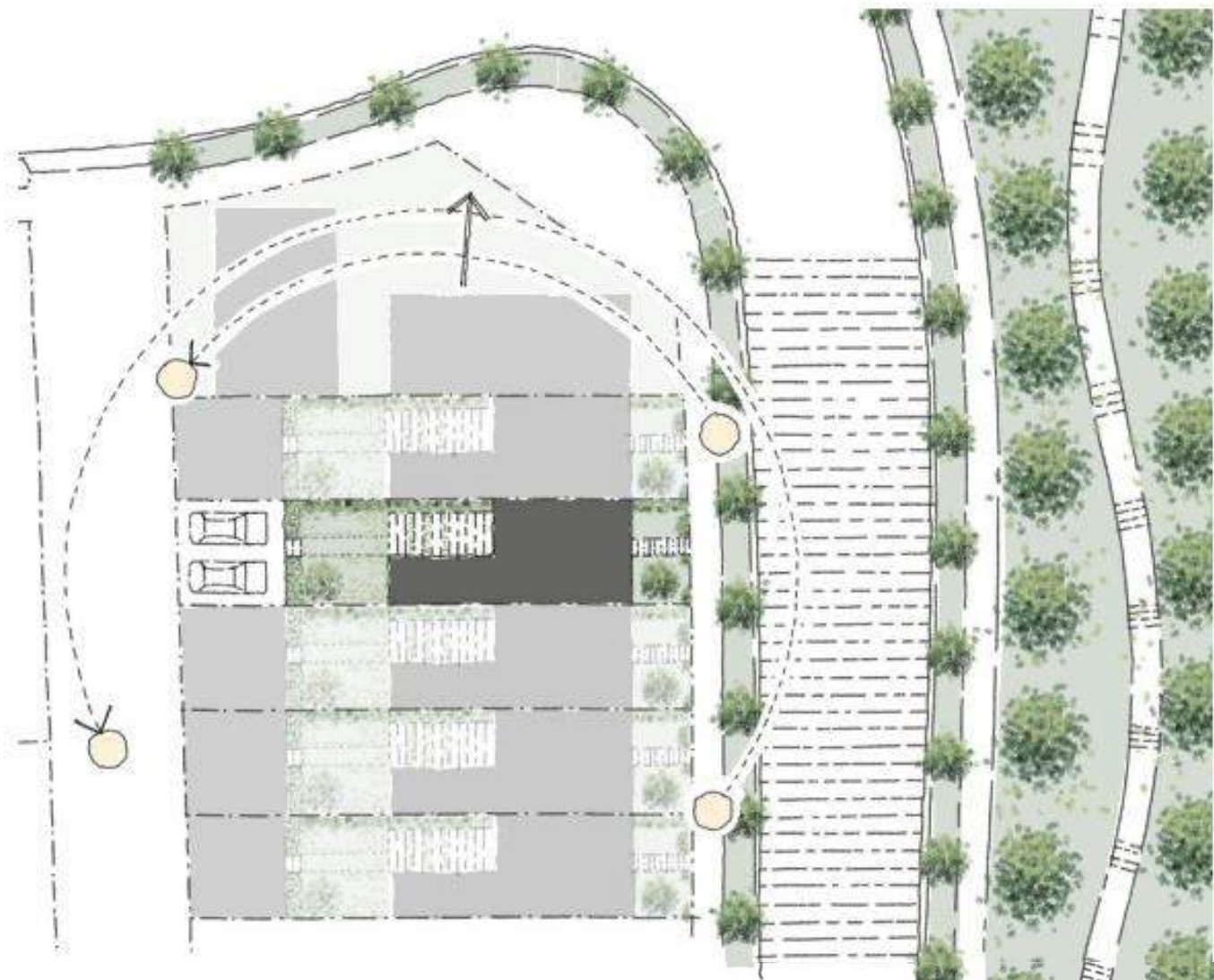


North-south terraces - street



North-south terraces - site section

Type 2: East-west townhouses



East-west townhouses - plan

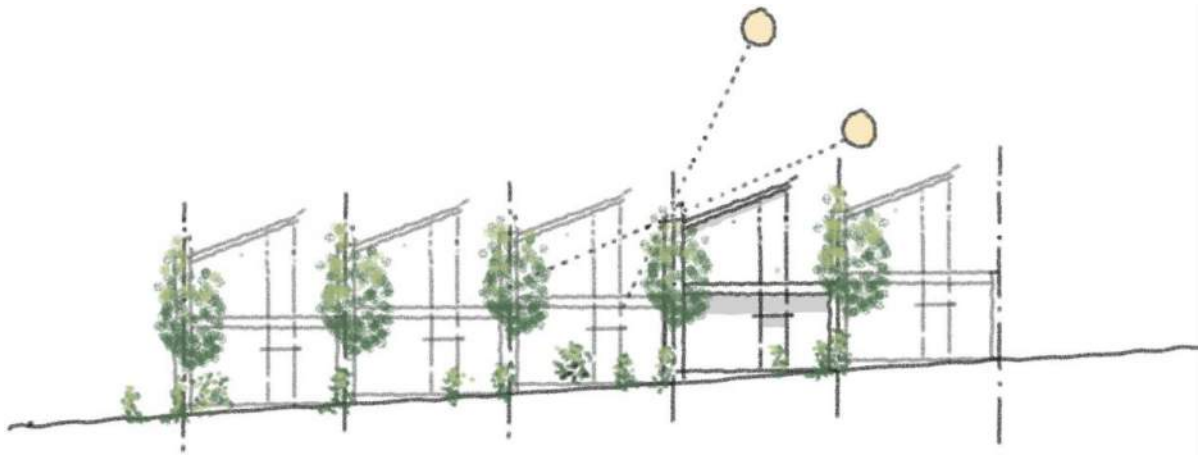
There are clusters of east-west terraces at Huntingfield around linear parks. These terraces are good examples of smaller dwellings 'outsourcing' their open space to an adjacent area of public parkland. Locating the smallest dwellings around the nicest parts of the site is particularly egalitarian – those with the least space have greatest access to some offset or compensation for their smaller dwellings.

Smaller terrace houses with pleasant little front gardens tend to make for better looking streetscapes – these terraces will contribute to a village feel around the parks.

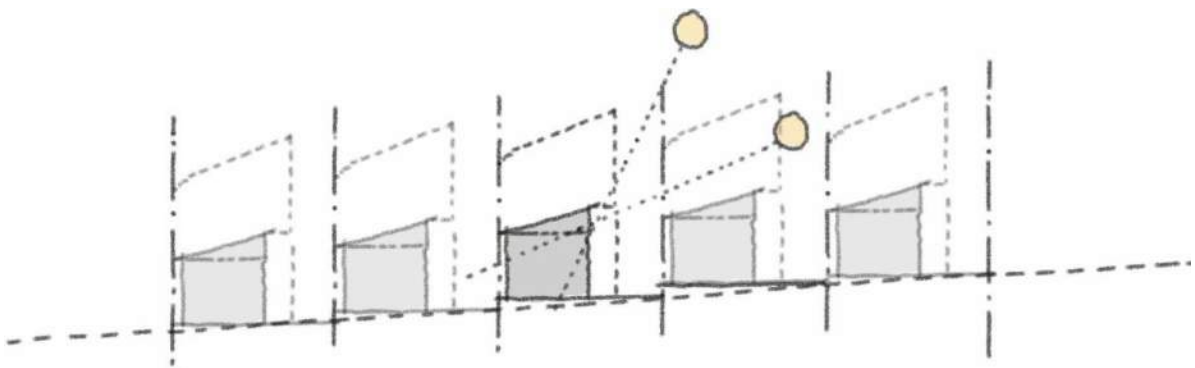
East-west terraces are 6m wide and 25m-30m deep, offering a lot area of less than 200m², often with a cross-fall of 0.5m. Rear lane access means that a full-width double garage would be suitable, leaving the primary elevation for living spaces.

Given their east-west orientation and narrow lot width, these terraces are likely to receive significant overshadowing from their northern neighbour and receive little winter sun. With a greater reliance on mechanical heating, these terraces should achieve particularly high levels of thermal efficiency.

Careful building envelope design should maximise opportunities for solar penetration. Skillion roofs that raise north may capture sun, while low, single storey rear walls and deciduous planting will assist to reduce overshadowing.

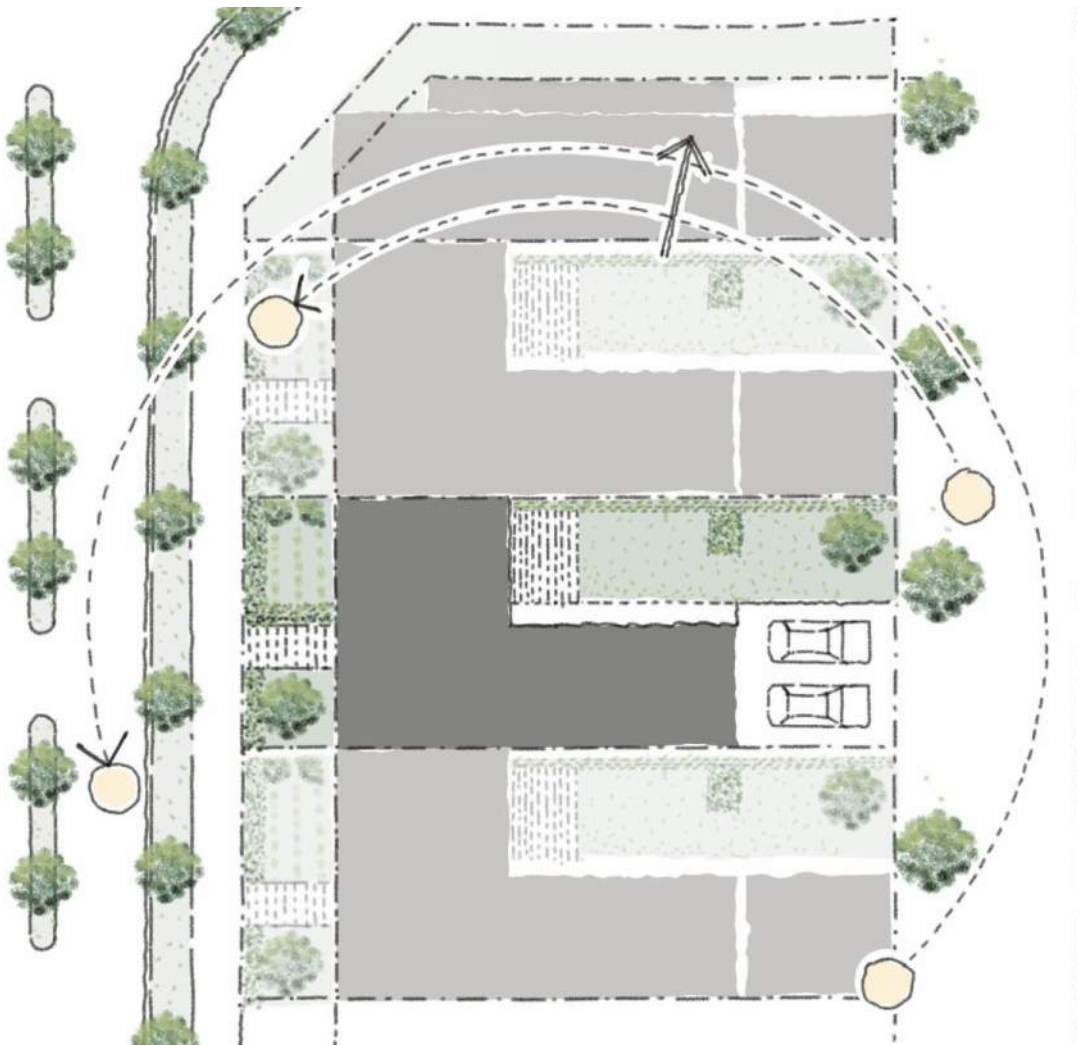


East-west terraces - street elevation



East-west terraces - site section

Type 3: Laneway townhouses



Laneway townhouses - Plan

Laneway townhouse lots typically have a west or south-west street and are generally 10-15m wide.

These lots benefit from generous street width and rear lane access which can comfortably accommodate two-car garages, with wider lots also enabling direct access to the lane from private open space. The size and shape of laneway terrace lots varies according to curving road and laneway alignments which may create some unusual shapes.

The width also means that dwellings do not need to be built to both side boundaries at the front and can instead be pulled back from the northern boundary for additional light and cross-ventilation. This side offset could occur on the southern side of the lot, however the quality of space created may not be as good.

Like Type 1: North-south terrace, the primary living spaces of north-south laneway townhouse lots should be located towards the north.

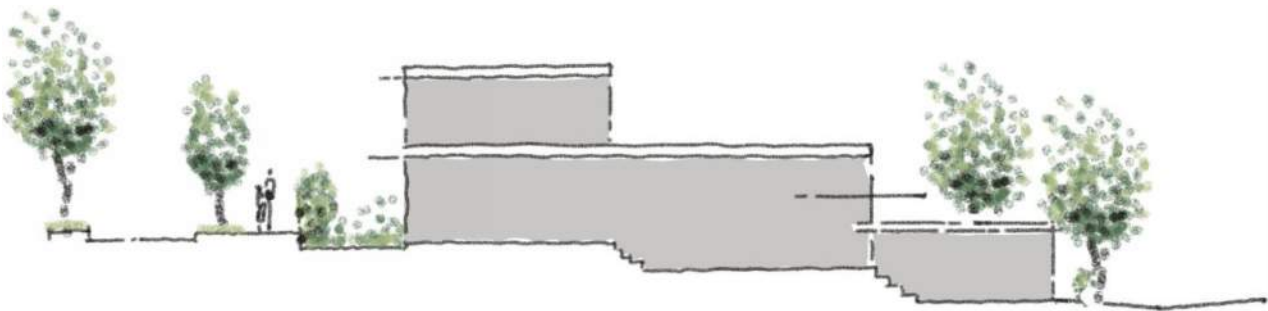
East-west orientated laneway townhouse lots creates inherent overshadowing from northern neighbours, however, and L-shaped ground floor plan will enable as much winter sun as possible. The L shape should be formed around a north facing courtyard, enclosed on two sides by large windows and the third, to the north, by the northern neighbour's single storey southern boundary wall.

A rearward L-shaped building form on the ground floor maximises sunlight into rear-facing living spaces, while a second-floor mass to the front of the dwelling offers space for bedrooms and aims to avoid overshadowing southern neighbours private outdoor spaces.

Generous front garden space provides separation from the public domain and enhances the appearance of dwellings from the street.



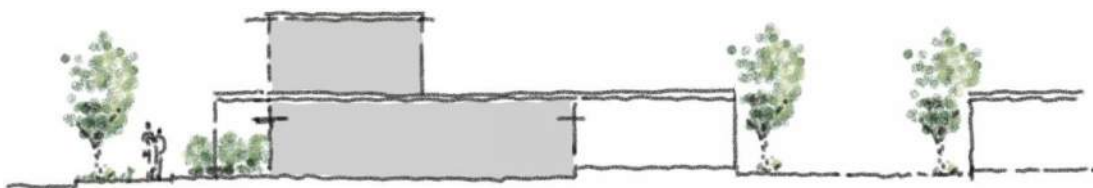
Laneway townhouses without a side setback - Street elevation



Laneway townhouses without a side setback - Site section



Laneway townhouses with a side setback - Street elevation



Laneway townhouses with a side setback - Site section

Type 4: Inner block townhouses



Inner block townhouse - plan

Inner-block townhouse lots is the name given to medium density lots without rear-lane access. While these lots appear to have less amenity than better connected lots elsewhere at Huntingfield, they benefit from good solar access and private courtyards, with bushland a short walk away.

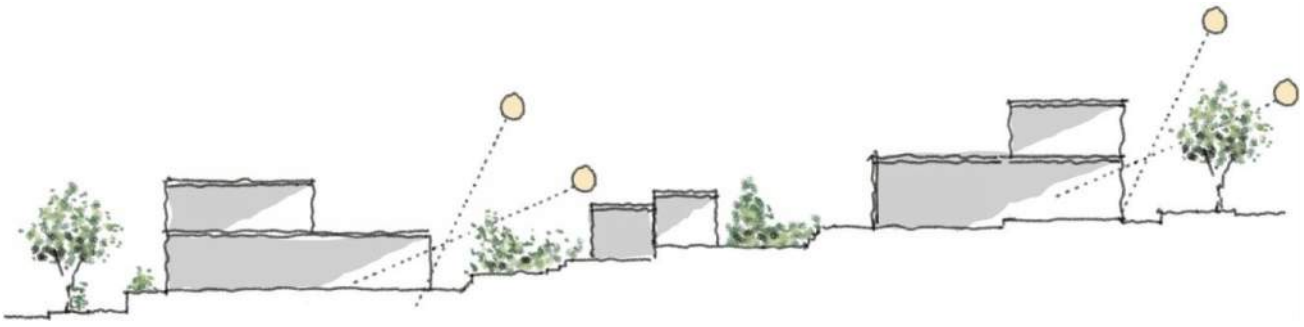
These lots typically have a north to south or north-east to south-west orientation, around half with northern street frontages and half with south.

Without rear lane access, these dwellings are required to accommodate any off-street parking in the front of the dwelling, and this should be limited to a single-car garage. These dwellings should be offset from one boundary, to permit side access to rear gardens for wheelbarrows.

Second-storey built form should be located towards the street, where it does not overshadow private outdoor space. A small light well or courtyard could be introduced on the side of the dwelling already offset from the boundary. This light well would improve light penetration and cross-ventilation.

Falls from front to back or back to front are typically between 1.5m and 2.5m, creating an opportunity for attractive terraced garden beds planted with screening vegetation and garden herbs.

To improve privacy to rear-facing open areas and to create more living and working space, small garden studios could be built at the end of the garden with zero or close to zero offsets to rear and side boundaries. Where dwellings have south-facing rear living spaces, these studio structures would face north and offer a sunny place to read a book or work from home.



Inner block terraces - Site section



Inner block terraces - Street elevation

Type 5: Corner blocks



Corner blocks - plan

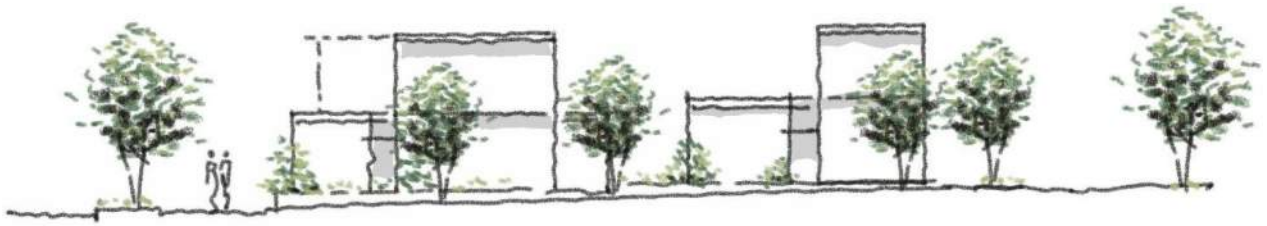
Corner block lots are those with frontages to two streets and one laneway. These are intended for medium density development and are distributed throughout the site.

Corner lots play an important role at Huntingfield. They are highly visible from multiple angles and serve to bookend rows of terrace houses. Because these lots have street frontages effectively on three sides, they are appropriate to be used either for a larger, two storey townhouse or two, smaller dual occupancy dwellings.

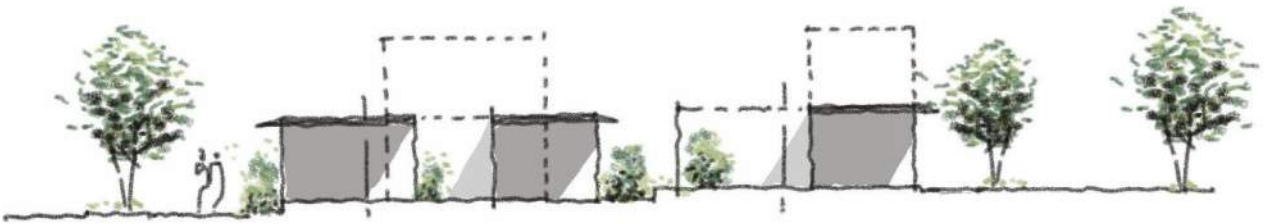
The orientation of these lots varies greatly and cross-falls range from 1m to more than 2m. Accordingly, each corner lot should be considered three in the context of its individual site constraints and conditions.

As well as being highly visible, these sites have good visibility to the street. Because of their prominence, corner townhouses offer great opportunity for visually interesting architecture. Highly articulated building forms with good quality windows and cladding materials can set the tone for the rest of the block. Pockets of street-facing garden soften the built form and creates screening for privacy to rooms otherwise visible to the street.

Off-street parking should be limited to single-car garages on two rather than three frontages, ideally on the laneway where a laneway frontage exists. Second storeys should be located in way that minimises overshadowing to neighbours. Some stepping back from the street may also be appropriate to support clear site lines for passing pedestrians, cars and bicycles.



Corner blocks - street elevation



Corner blocks - cross section

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| 22 | Project: The Fabric, VIC Developer: Mirvac |
| 23 | Project: Hamilton Hill, SA Developer: Starfish Developments Architect: Enzo Caroscio Architecture |
| 24 | Project: Meryland Townhouses, NSW Architect: Enzo Caroscio Architecture |
| 26 | Project: Burwood Brickworks, VIC Developer: Frasers Property |
| 27 | LEFT - Project: Siding Avenue, VIC Architect: Clarke Hopkins Clarke Developer: Fairhaven Homes |
| 27 | RIGHT - Project: Richmond Stage 6, NZ Architect: DKO Developer: Wilshire group |
| 29 | LEFT - Project: Eclipse Townhouses Stage 3, VIC Architect: Clarke Hopkins Clarke Developer: Dealcorp |
| 29 | RIGHT - Project: Newtown Courtyard House, NSW Architect: Aileen Sage Architect Photographer: Tom Ferguson |
| 30 | City of Fremantle Council |
| 32 | Next 50 Architects, Tasmania |
| 55 | Project: Keperra House, QLD Architect: Atelier Chen Hung Photographer: Alicia Taylor |

Disclaimer:

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Revisions:

| | |
|------------|--------------------------|
| 13.09.2020 | Preliminary issue |
| 20.09.2020 | Revision A |
| 29.10.2020 | Final issue (Revision B) |
| 12.05.2025 | Preliminary Revision |
| 19.06.2025 | Final Issue (Revision C) |



A place to sit and enjoy the view.

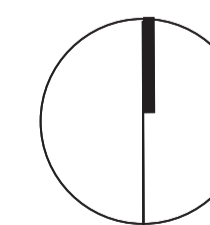
Appendix F – Approved Subdivision Staging Plan



HUNTINGFIELD PROPOSED DEVELOPMENT: LOCATION PLAN

Layout Concept 00, scale 1:2500 @ A1

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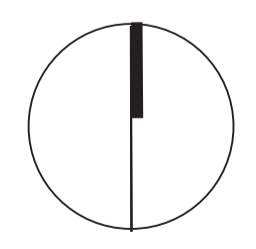


OVERALL KEY PLAN, 1:10,000 AT A1

LOT SCHEDULE

- Detached House Lots: greater than 500sq.m
- Townhouse Lots: 13-18m x 27.5m (350 - 499sq.m)
- Townhouse Lots: 10-12m x 27.5m (275 - 349sq.m)
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TOTAL LOT TARGET : 464 (inc. commercial area)
 Lot schedule subject to change through detailed design





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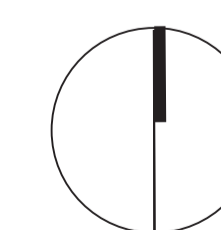
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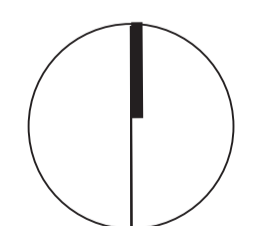


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HUNTINGFIELD PROPOSED DEVELOPMENT: STAGE 1C LOT NUMBERS

Layout Concept 03, scale 1:500 @ A1

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OVERALL KEY PLAN, 1:10,000 AT A1

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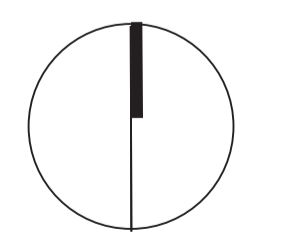
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TOTAL LOT TARGET : 464 (inc. commercial area)
 Lot schedule subject to change through detailed design



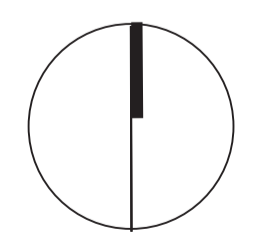


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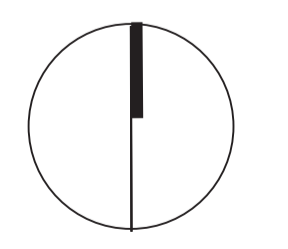


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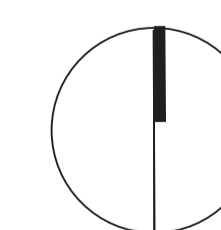


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HUNTINGFIELD PROPOSED DEVELOPMENT: STAGE 1G LOT NUMBERS

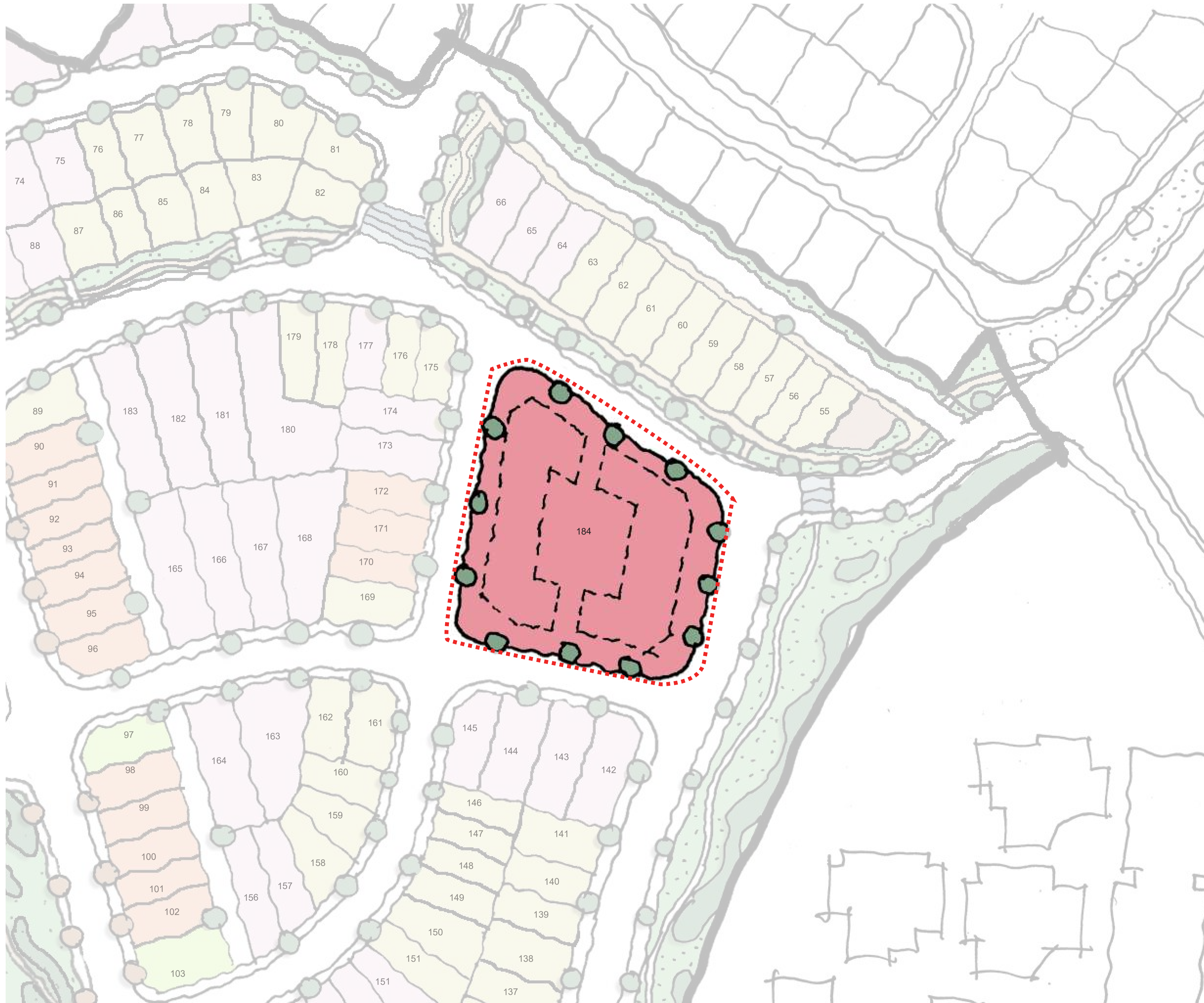
Layout Concept 07, scale 1:500 @ A1

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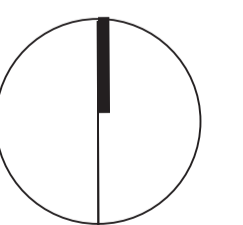


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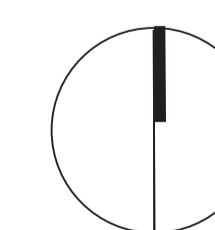
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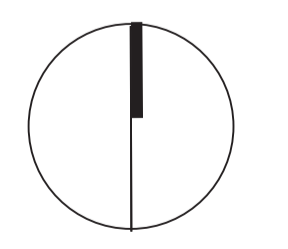


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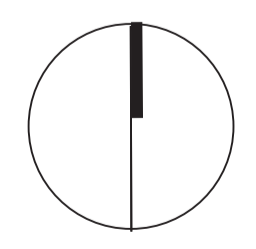


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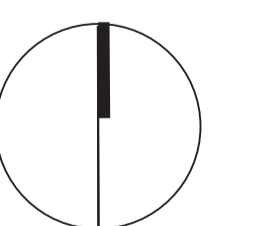


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Appendix G – Draft Modified HLSO

Appendix H – Proposed Revised Huntingfield SAP

F5.0 Huntingfield Housing Land Supply Order Specific Area Plan

F5.1 Plan Purpose

F5.1.1 The purpose of the Huntingfield Housing Land Supply Order Specific Area Plan is to:

- a) Provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2026.
- b) Achieve diverse and high-quality built form which is consistent with the design principles contained in the Huntingfield Design Guidelines endorsed by the planning authority.
- c) Encourage opportunities for community interaction through streetscapes that provide high public amenity and are well landscaped.
- d) Support the creation of small and medium sized lots to enable a variety of housing types, including terrace and town housing, within a bicycle and pedestrian-friendly neighbourhood.
- e) To provide a range of lot sizes and dimensions to support development of a range of single and multiple dwelling building designs including attached at side boundaries on smaller lots
- f) Promote development that supports neighbourhood interaction, passive recreation and pedestrian accessibility, with the incorporation of large canopy trees and other appropriate vegetation.
- g) Provide an active and engaging interface to public areas through building orientation and varied dwelling façades.
- h) Optimise the benefits of public open space and available views of Northwest Bay, Kunanyi / Mt Wellington and the surrounding vegetated hillsides.
- i) Promote efficient utilisation of social, transport, and service infrastructure.

F5.2 Application of this Specific Area Plan

F5.2.1 The specific area plan applies to the area of land designated as the Huntingfield Housing Land Supply Order Specific Area Plan as shown on the Planning Scheme maps.

F5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, and modify the provisions of:

- (a) General Residential Zone;
- (b) Inner Residential Zone; and
- (c) Parking and Access Code,

as specified in the relevant provision.

F5.3 Local Area Objectives

This sub-clause is not used in this specific area plan

F5.4 Definition of Terms

F5.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms | Definition |
|--------------|---|
| 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; (b) adjoins a townhouse lot or terrace lot; and (c) has a lot area of not more than 451m ² . |
| 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. (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 200m ² . |
| 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 ² and not more than 400m ² . |

F5.5 Use Table

This sub-clause is not used in this specific area plan.

F5.6 Use Standards

F5.6.1 Car Parking Numbers

This clause modifies clause E6.6.1 as it applies to use and development located in the General Residential Zone and Inner Residential Zone by replacing the standard for car parking numbers for use and development located in the General Residential Zone and the Inner Residential Zone in the SAP area.

| Objective | 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. |
|---|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1 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 F5.9.1</p> | <p>P1.1 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"> (a) The size of the dwelling and the number of bedrooms; and (b) The pattern of on-street parking in the surrounding area <p>P1.2 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"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (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; (g) the effect on streetscape; and |

| | |
|--|---|
| | (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. |
|--|---|

F5.7 Development Standards for Dwellings

F5.7.1 Development Standards for land in the General Residential Zone

F5.7.1.1 Residential density for multiple dwellings in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 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. | |
| | Acceptable Solutions | Performance Criteria |
| | A1 Multiple dwellings must have a site area per dwelling of not less than 150m ² . | P1 No Performance Criteria |

F5.7.1.2 Building height and setback

This clause is in substitution for General Residential Zone – clause 10.4.2 Setback and building envelopes for all dwellings.

| | | |
|------------|---|--|
| Objective: | That the siting and scale of dwellings: (a) provides appropriate separation from boundaries; (b) supports a consistent and high-quality streetscape; (c) maintains residential amenity for occupants and neighbours; and (d) minimises the visual impact of vehicle access and driveways on the general road frontage and supports a laneway accessed urban form. | |
| | Acceptable Solutions | Performance Criteria |
| | A1 A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from: (a) an access road or access way of 0m ¹ or more; (b) a general road of not less than: (i) if located on a general lot that is not a corner lot, not less than 4.5m to | P1 A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to: (a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield design guide |

¹A 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

| | |
|---|---|
| <p>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;</p> <p>(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>(iii) if located on a corner lot:</p> <ol style="list-style-type: none"> a. 3m from the primary frontage to a general road; b. 0m from the boundary to a general road at corner truncations; c. 2m from a frontage to a general road that is not a primary frontage; <p>(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</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) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and</p> <p>(c) any topographical constraints.</p> |
| <p>A2 A garage or carport for a dwelling must have a setback from:</p> <ol style="list-style-type: none"> (a) an access road of 0m or more; (b) a general road of not less than: <ol style="list-style-type: none"> (i) if located on a general lot, 5.5m, or alternatively 1m behind the building line; | <p>P2 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> |

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| <ul style="list-style-type: none"> (ii) if located on a terrace, townhouse, or corner lot, 3m; (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 (iv) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport. | |
| <p>A3 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"> (a) if located on a general lot that is not a corner lot: <ul style="list-style-type: none"> (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 (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; (b) if located on a townhouse lot: <ul style="list-style-type: none"> (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; (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>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that maintains reasonable residential amenity, including adequate sunlight, privacy, and space for landscaping; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site. |

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| <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) 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>A4 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>P4 Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.</p> |

F5.7.1.3 Site coverage and private open space for dwellings in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.4.3 Site coverage and private open space for all dwellings.

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| Objective: | 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; |
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| | <p>(b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.</p> |
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| Acceptable Solutions | Performance Criteria |
| <p>A1 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) 40m² if located on a general lot; or (ii) 30m² if located on a townhouse lot, terrace lot, or corner lot.</p> | <p>P1 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>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or 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);</p> <p>(b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or 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);</p> <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>P2 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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| (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking. | |
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F5.7.1.4 Non-dwelling development in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.5.1 Non-dwelling Development and clause 10.5.3 Outdoor Storage Areas

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| Objective: | That all non-dwelling development: (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties. |
| Acceptable Solutions | Performance Criteria |
| <p>A1 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> <p>(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;</p> <p>(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</p> <p>(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.</p> | <p>P1 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>A2 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> <p>(a) be contained within a building envelope determined by:</p> | <p>P2 The siting and scale of a building that is not a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</p> |

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| <ul style="list-style-type: none"> (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 (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 <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"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser). | <ul style="list-style-type: none"> (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p> |
| <p>A3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces. | <p>P3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping. |
| <p>A4 No Acceptable Solution.²</p> | <p>P4 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"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. |
| <p>A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> | <p>P5 Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the</p> |

² An exemption applies for fences in this zone

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| <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>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>A6 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.³</p> | <p>P6 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> |

F5.7.1.5 Non-residential garages and carports in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 10.5.2 Non-residential Garages and Carports

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| Objective: | To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage. | |
| Acceptable Solutions | | Performance Criteria |
| <p>A1 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) 5.5m, 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>P1 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> | |
| A2 | P2 | |

³ An exemption applies for heat pumps and air conditioners in this zone

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| 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). | 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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F5.7.2 Development Standards for land in the Inner Residential Zone

F5.7.2.1 Residential density for multiple dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.1 Residential density for multiple dwellings

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| 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. | |
| Acceptable Solutions | Performance Criteria | |
| A1 Multiple dwellings must have a site area per dwelling of not less than 130m ² . | P1 No Performance Criterion | |

F5.7.2.2 Building height and setback

This clause is in substitution for Inner Residential Zone – clause 11.4.2 Setback and building envelopes for all dwellings.

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| Objective: | 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. | |
| Acceptable Solutions | Performance Criteria | |
| A1 A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from: (a) an access road or access way of 0m or more; (b) a general road of not less than: (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 | P1 A dwelling must have a setback from a general road that is compatible with the streetscape, having regard to: (a) the provision of diverse and high-quality built form, consistent with the design principles contained in the Huntingfield design guide (b) the provision of transitional space between the road and dwelling allowing mutual passive surveillance; and (c) any topographical constraints. | |

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| <p>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>(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>(iii) if located on a corner lot:</p> <p>a. 3m from the primary frontage to a general road;</p> <p>b. 0m from the boundary to a general road at corner truncations;</p> <p>c. 2m from a frontage to a general road that is not a primary frontage;</p> <p>(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</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>A2 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</p> | <p>P2 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> |

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| <p>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>A3</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> <ul style="list-style-type: none"> (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 (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>(b) if located on a townhouse lot:</p> <ul style="list-style-type: none"> (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; (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 (iii) must be built to one side boundary, and if built to a side boundary, projecting vertically to a building | <p>P3</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> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property. <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> <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site. |

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| <p>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>(iii) must be built to the side boundary.</p> | |
| <p>A4 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>P4 Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.</p> |

F5.7.2.3 Site coverage and private open space for dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.3 Site coverage and private open space for all dwellings

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| Objective: | <p>That dwellings are compatible with the amenity and character of the area and provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents;</p> <p>(b) opportunities for the planting of gardens and landscaping; and</p> <p>(c) private open space that is conveniently located and has access to sunlight.</p> |
| Acceptable Solutions | Performance Criteria |

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| <p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: <ul style="list-style-type: none"> (i) 65% if located on a general lot; or (ii) 75% if located on a townhouse lot, terrace lot, or corner lot; and (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: <ul style="list-style-type: none"> (i) 40m² if located on a general lot; or (ii) 30m² if located on a townhouse lot, terrace lot, or corner lot. | <p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (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 (c) reasonable space for the planting of gardens and landscaping. |
| <p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or 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); (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or 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); (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; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking. | <p>P2 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:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight. |

F5.7.2.5 Non-dwelling development in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 11.4.9 Non-dwelling development

| Objective: | <p>That all non-dwelling development:</p> <p>(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties; and</p> <p>(c) reduces the potential for garage and carport openings to dominate the primary frontage.</p> |
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| Acceptable Solutions | Performance Criteria |
| <p>A1</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> <p>(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;</p> <p>(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</p> <p>(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.</p> | <p>P1</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>A2</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> <p>(a) be contained within a building envelope determined by:</p> <p>(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</p> | <p>P2</p> <p>The siting and scale of a building that is not a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity, having regard to:</p> <p>(i) reduction in sunlight to a habitable room, excluding 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> |

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| <ul style="list-style-type: none"> (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 (b) only have a setback less than 1.5m from a side or rear boundary if the building: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser). | <ul style="list-style-type: none"> (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area. |
| <p>A3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and (b) a site area of which not less than 15% is free from impervious surfaces. | <p>P3 A building that is not a dwelling, must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping. |
| <p>A4 No Acceptable Solution.⁴</p> | <p>P4 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"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. |
| <p>A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <ul style="list-style-type: none"> (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas. | <p>P5 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> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; |

⁴ An exemption applies for fences in this zone

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| | (c) the topography of the site; and (d) any screening proposed. |
| A6 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. ⁵ | P6 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: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed. |
| A7 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 4m, 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 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. | P7 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. |
| A8 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). | P8 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. |

F5.8 Development Standards for Subdivision

F5.8.1 Development Standards for Subdivision in the General Residential Zone

F5.8.1.1 Lot design

⁵ An exemption applies for heat pumps and air conditioners in this zone

This clause is in substitution for General Residential Zone – clause 10.6.1 Lot design

| Objective: | <p>(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.</p> <p>(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</p> <p>(c) That each lot:</p> <ul style="list-style-type: none"> i. has an area and dimensions appropriate for use and development in the zone; ii. is provided with appropriate access to a road; iii. contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and iv. is orientated to provide solar access for future dwellings. |
|--|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1 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 and 131270/2.</p> | <p>P1 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 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> (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; (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; (c) the provision of public transport to the site; (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; (e) the provision of open space areas for the whole site with connections to adjacent open space areas; (f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways; (g) the cycle connections for the whole site and cycle connections to existing cycle ways; (h) the provision of open space facilities within the whole site; and |

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| | <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>A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m².</p> <p>A2.2 The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m², 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>P2 No Performance Criterion.</p> |
| <p>A3 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>P3 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> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide. |

F5.8.2 Development Standards for Subdivision in the Inner Residential Zone

F5.8.2.1 Lot design

This clause is in substitution for Inner Residential Zone – clause 11.5.1 Lot design

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| Objective: | (a) Development of the site occurs in a 'whole of site' manner, that integrates with existing infrastructure and development on adjoining land and |
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| | <p>provides for a mix of housing options with the necessary infrastructure and public transport connections.</p> <p>(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</p> <p>(c) That each lot:</p> <ol style="list-style-type: none"> i. has an area and dimensions appropriate for use and development in the zone; ii. is provided with appropriate access to a road; iii. contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and iv. is orientated to provide solar access for future dwellings. |
|--|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1</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 and 131270/2.</p> | <p>P1</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 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ol style="list-style-type: none"> (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; (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; (c) the provision of public transport to the site; (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; (e) the provision of open space areas for the whole site with connections to adjacent open space areas; (f) the pedestrian connections for the whole site and pedestrian connections to existing pedestrian ways; (g) the cycle connections for the whole site and cycle connections to existing cycle ways; (h) the provision of open space facilities within the whole site; and (i) stormwater management for the whole site that minimises impacts on downstream waterways. <p>and must be accompanied by a master plan that has been prepared for the whole site.</p> |

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| <p>A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 130m².</p> <p>A2.2 The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m², 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>P2 No Performance Criterion.</p> |
| <p>A3 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>P3 No Performance Criterion.</p> |

F5.9 Tables

Table F5.9.1 Parking space requirements

| Use | | Parking Space requirements | |
|-------------------------------------|--|---|--|
| | | Car | Bicycle |
| Business and Professional Services | Office | 1 space per 40m ² of floor area | 1 space per 500m ² 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 ² of floor area | 1 space per 500m ² of floor area |
| Community Meeting and Entertainment | Art and Craft Centre | 1 space per 30m ² of floor area | 1 space per 50m ² 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 ² of floor area , or 1 space per 3 seats, whichever is greater | 1 space per 50m ² floor area or 1 space per 40 seats whichever is greater |
| | Other not specified | 1 space per 15m ² of floor area or 1 space per 4 seats, whichever is greater | 1 space per 50m ² floor area or 1 space per 40 seats whichever is greater |

| Use | | Parking Space requirements | |
|--|--|--|---|
| | | Car | Bicycle |
| 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 as otherwise specified in this Table | No requirement | No requirement |
| Food Services | Restaurant | 1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through | 1 space per 75m ² floor area |
| | Take-away food premises | 1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through | 1 space per 75m ² floor area |
| | Food Services, excluding as otherwise specified in this Table | 15 for each 100m ² of floor area or 1 space per 3 seats, whichever is greater | 1 space per 75m ² floor area |
| General Retail and hire | | 1 space per 30m ² of floor area | 1 space per 100m ² 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 ² in the General Residential Zone or Inner Residential Zone | 1 space per dwelling | No requirement |
| | 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 ² | 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 | No requirement |

| Use | | Parking Space requirements | |
|-----------------------|---|---|---|
| | | Car | Bicycle |
| | | located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number) | |
| | 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 ² of floor area | No requirement |
| | Swimming pool (other than in conjunction with a single dwelling) | 5 spaces for each 100m ² of site area. | 1 space per 100m ² of site area |
| | 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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