

LOT 100
HUNTINGFIELD DESIGN REVIEW



Lot 100

HUNTINGFIELD DESIGN REVIEW

Kingborough Interim Planning Scheme – 2015

Huntingfield Design Guidelines 2025

Part 5 agreements

29/05/26

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1 Introduction

Ireneinc Planning & Urban Design has been engaged to undertake an independent planning review of proposed house and land package designs prepared by selected builders for the Huntingfield Land Release Project within the Kingborough municipality.

The review assesses applicable planning pathways, opportunities and constraints relevant to approval. At the time of assessment, 32 preliminary designs from seven builders have been submitted across the initial release of 33 lots, prepared in accordance with the Huntingfield Design Guide and associated Part 5 Agreements to support high-quality built form outcomes.

The assessment has been undertaken having regard to the Kingborough Interim Planning Scheme, the Huntingfield Design Guide (June 2025), and the relevant Part 5 agreement. This preliminary advice identifies key planning risks or constraints, and provide guidance on the likelihood of approval for the proposed house and land packages as builders progress toward formal planning applications.

This advice relates to the current revision DAS-2020-26/D.

1.1 Background

Huntingfield is a master-planned residential development located approximately 15 km south of the Hobart CBD, planned to deliver a diverse mix of housing, including smaller-lot dwellings to support affordability and increased density.

The land was rezoned in 2019 under the Housing Land Supply Act 2018 as part of the Homes Tasmania Land Supply Program, representing the first project delivered under that program. An amendment to the Housing Land Supply Order and Specific Area Plan is currently underway to establish a clear permitted planning pathway for the proposed housing designs. This assessment considers the potential for approval under the current statutory framework, including where a discretionary pathway under the Kingborough Interim Planning Scheme may be required.

The site comprises approximately 65.8 hectares, including around 49.2 hectares of open pasture for residential development and 16.6 hectares of retained woodland for conservation and recreation. It is bounded by the Channel Highway, surrounding residential areas, schools, the Peter Murrell Reserve, a golf course and private land, with primary access via Huntingfield Avenue and a future roundabout on the Channel Highway. The land generally slopes from north-east to south-west, with subdivision design informed by local wind and climatic conditions.

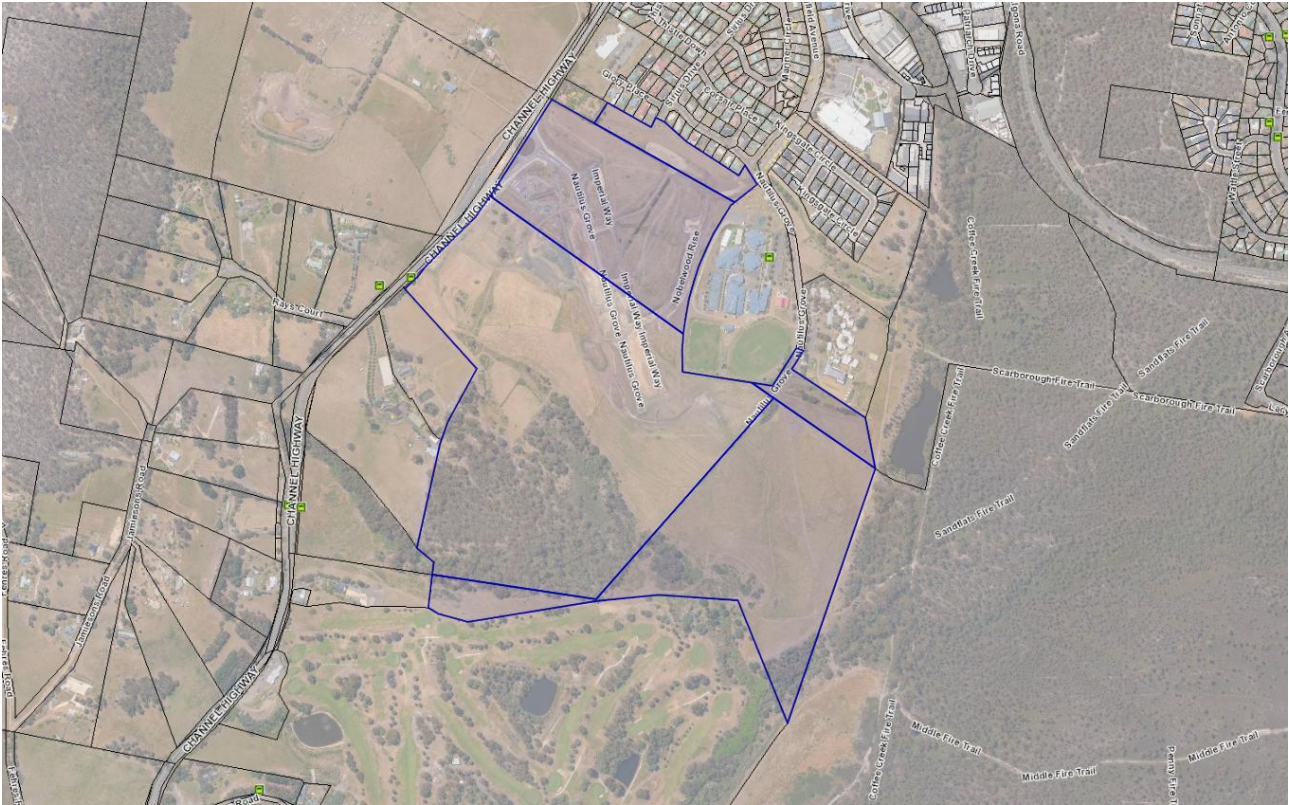


Figure 1: Subdivision area (source: the listmap, 2026)

1.2 Proposal Description – Lot 100–Huon by Buildwise

This assessment relates to Lot 100 within the Huntingfield subdivision, and the building design by Buildwise. The land is zoned General Residential and is identified as being within a bushfire-prone area. The site is gently sloping, with an approximate slope between 5-6 degrees. The lot has an area of 367m² and has primary frontage to Imperial Drive and secondary frontage to Nautilus Grove.

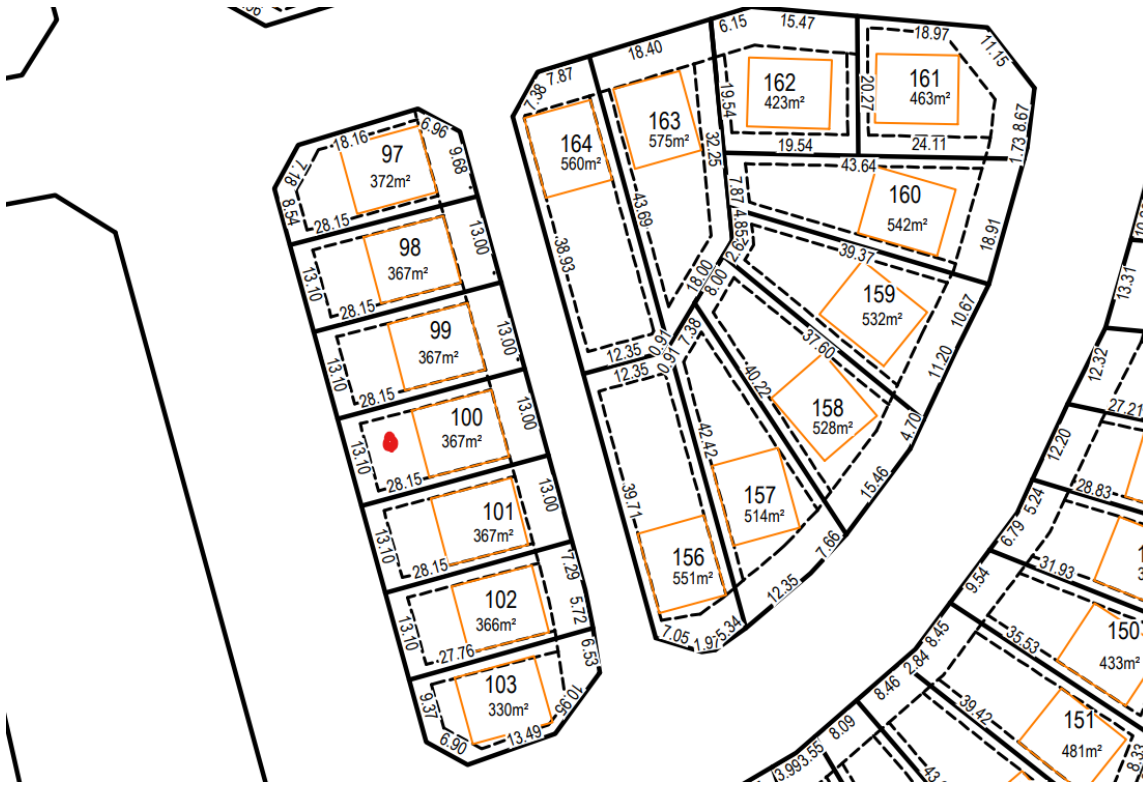


Figure 2: Subdivision Plan (lot 100) (source: Homes Tasmania, 2026)

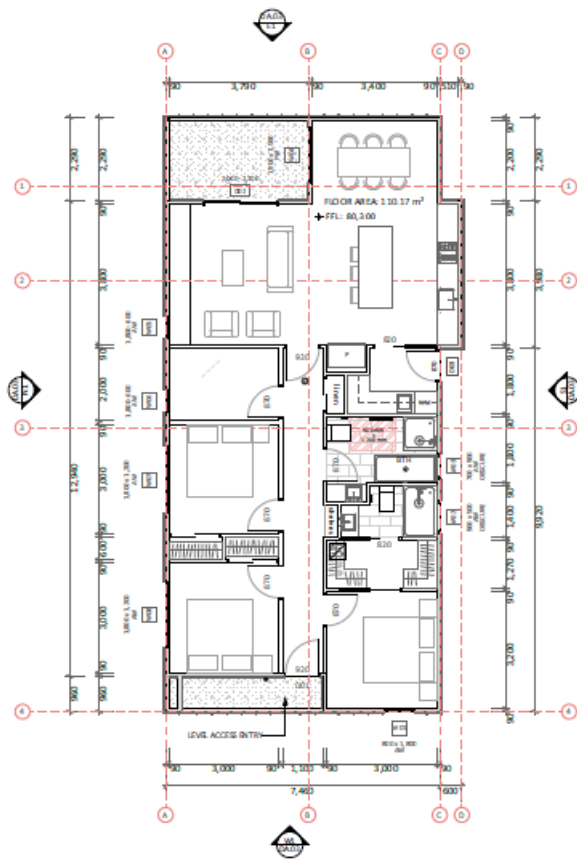


Figure 3: Floor Plan (buildwise, 2026)

2 Current Planning Scheme Assessment

2.1 General Residential Zone

Lot 100 is located within the General Residential Zone, shown below:



Figure 4: Extent of General Residential Zone shown in red (source: the listmap, 2026)

2.1.1 Zone Purpose

The purpose of the General Residential Zone is:

- 10.1.1.1 *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *To provide for the efficient utilisation of services.*
- 10.1.1.4 *To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.*
- 10.1.1.5 *To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.*
- 10.1.1.6 *To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.*

The residential dwelling is able to satisfy the above.

2.1.2 Use Table

Residential use is No permit required when:

Only if single dwelling.

Only if home-based business with no more than 1 nonresident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m²

2.1.3 Use Standards

The following standards are not applicable:

- 10.3.1 Non-Residential Use
- 10.3.2 Visitor Accommodation
- 10.3.3 Local Shop

2.1.4 Development Standards for Dwellings

The following standards are not applicable:

- 10.4.1 Residential density for multiple dwellings
- 10.4.2 Setbacks and building envelope for all dwellings - as F5.4.2 F5.4.2 Setbacks and building envelope for all dwellings is in substitution for this provision
- 10.4.3 Site coverage and private open space for all dwellings – as F5.4.3 Site coverage and private open space for all dwellings is in substitution for this provision
- 10.4.4 Sunlight to private open space of multiple dwellings
- 10.4.5 Width of openings for garages and carports for all dwellings - as F5.4.5 Width of openings for garages and carports for all dwellings is in substitution for this provision
- 10.4.6 Privacy for all dwellings- as F5.4.6 Privacy for all dwellings is in substitution for this provision
- 10.4.7 Frontage fences for all dwellings- as F5.4.7 Frontage fences for all dwellings is in substitution
- 10.4.8 Waste storage for multiple dwellings
- 10.5 Development Standards for Non-dwelling Buildings and Works
- 10.6 Development Standards for Subdivision

2.2 F5.0 Huntingfield Housing Land Supply Order Specific Area Plan

The application of this plan is as follows:

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 Clauses F5.4, F5.5 and F5.8 apply to development within the General Residential Zone.

F5.2.3 Clauses F5.6, F5.7 and F5.9 apply to development within the Inner Residential Zone.

2.2.1 Use table

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

2.2.2 Use Standards

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

2.2.3 Development Standards for Dwellings – General Residential Zone

F5.4.2 Setbacks and building envelope for all dwellings

Objective: *The siting and scale of dwellings:*

- (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;*
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and*
- (d) provides reasonable access to sunlight for existing solar energy installations.*

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Unless within a building area on a sealed plan, 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:</i></p> <ul style="list-style-type: none"> <i>(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;</i> <i>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</i> <i>(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;</i> <i>or</i> <i>(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.</i> 	<p>P1</p> <p><i>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</i></p>

Response

A1

The site has primary frontage to Imperial Way and secondary frontage to Nautilus Grove.

- a) The site retains a setback of 9m from Imperial drive, and
- b) The site retains a setback of 3.2m from Nautilus Grove.

thereby complying.

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

- (a) 5.5m, or alternatively 1m behind the building line;
- (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

P2

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

Response**A2**

No garage or carport is proposed.

A3

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:

- (a) be contained within a building envelope (refer to Figures F5.1, F5.2 and F5.3) determined by:
 - (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 and rear boundaries to a building height of not more than 8.5m above existing ground level; and
- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
 - (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 the length of the side boundary (whichever is the lesser).

P3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (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; or
 - (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 is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Response**A3**

The proposal is wholly contained within the building envelope, aside from a small protrusion along the Southern boundary. As this is less than 9m in length, it is still able to comply with the acceptable solutions.

F5.4.3 Site coverage and private open space for all dwellings

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; (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

A1

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and*
- (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).*

Performance Criteria

P1

Dwellings must have:

- (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 that are 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 (c) reasonable space for the planting of gardens and landscaping.**

Response

A1

a) Site coverage refers to the proportion of a site that is covered by roofed structures. The lot has an area of 367m², with a roofed area of approximately 125m², representing 34% site coverage.

b) Not applicable.

A2

A dwelling must have private open space that:

- (a) is in one location and is not less than:

 - (i) 24m²; or*
 - (ii) 12m², if the dwelling 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 not less than:

 - (i) 4m; or*
 - (ii) 2m, if the dwelling 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);**

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.*

(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; and
 (d) has a gradient not steeper than 1 in 10

Response

A2

The POS as indicated on the plans is able to satisfy the above as it is 24m² in size, with a 4m width, and has a gradient no more than 1 in 10, and is oriented north.

F5.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solutions	Performance Criteria
<p>A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

Response

A1

No garages are proposed.

F5.4.6 Privacy for all dwellings

Objective:

Acceptable Solutions	Performance Criteria
<p>A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p>	<p>P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.</p>

(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:

(i) (from a window or glazed door, to a habitable room of the other dwelling on the same site; or

(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

Response

A1

There are no balconies or roof terraces with a FFL 1m above NGL, therefore, this provision not applicable.

A2

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

(a) the window or glazed door:

(i) is to have a setback of not less than 3m from a side boundary;

(ii) is to have a setback of not less than 4m from a rear boundary;

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.

(b) the window or glazed door:

(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;

(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

P2

A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

(a) a window or glazed door, to a habitable room of another dwelling; and

(b) the private open space of another dwelling.

Response

A2

No windows or glazed doors are sited 1m above NGL, therefore this provision is not applicable.

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

- (a) 2.5m; or
- (b) 1m if:
 - (i) it is separated by a screen of not less than 1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Response**A3**

Not Applicable as no shared driveway or parking spaces are proposed.

F5.4.7 Frontage fences for all dwellings

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****A1**

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:

- (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).

P1

A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must:

- (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:
 - (i) the topography of the site; and
 - (ii) traffic volumes on the adjoining road.

Response**A1**

A notation is provided on the plan set that fencing will be designed to meet the required provisions above, thereby satisfying A1.

The following provisions under the SAP are not applicable:

- F5.4.1 Residential density for multiple dwellings
- F5.4.4 Sunlight to private open space of multiple dwellings
- F5.4.8 Waste storage for multiple dwellings
- F5.4.8 Waste storage for multiple dwellings
- F5.5 Development Standards for Non-dwellings – General Residential Zone Codes

The following codes apply to the site, and any development must demonstrate compliance with the relevant provisions of each.

2.2.4 Bushfire prone area code

The subdivision permit is supported by an approved Bushfire Hazard Management Plan that applies to the land as a whole and establishes lot-specific BALs, hazard management areas and ongoing vegetation management obligations, secured through permit conditions and Part 5 Agreements. In this circumstance, individual dwellings on lots created by the subdivision are not generally required to provide a further bushfire hazard assessment, unless changes to the bushfire conditions are proposed.

The development is required to comply with the BAL-low rating, with construction compliance addressed through the building permit process.

2.2.5 Parking and Access Code

This Code applies to all use and development. It requires a minimum of two on-site parking spaces for dwellings with two or more bedrooms. This can be in the form of a single space garage and a parking space within the driveway apron, for example.

Each site is to be provided with a single vehicle access, designed in accordance with the relevant Australian Standards. All driveways and parking areas must be constructed with all-weather paving and drained to the stormwater system. Any new access or modification to an existing access requires the consent of the General Manager of Kingborough Council. The proposal should readily be able to satisfy the requirements of this code.

2.2.6 Road and Railway Assets code

This Code applies to all use and development. A single dwelling generates approximately nine vehicle movements per day under the NSW RTA guidelines, which is below the requirements of the scheme. Development is to be limited to one vehicle access per site. The required 80m sight distance in both directions can be achieved, and no constraints are anticipated.

3 Part 5 Agreement & Huntingfield Design Guidelines 2025

3.1 Part 5 Agreement

A Part 5 agreement is a legally binding arrangement between a landowner/developer and the local council (Kingborough) under the *Land Use Planning and Approvals Act 1993*. The Torrens scanned dealing (E380278) was provided to Ireneinc on 3 February 2026. Particularly with respect to lot design, this Part 5 agreement includes several covenants that must be considered during the design process.

These covenants have been considered below.

3. COVENANTS

Design guidelines

(a) Application of the Design Guidelines under this Agreement (Tasmania)

The Design Guidelines requirements under Clauses 3(b) of this Agreement apply to Lots with rear access only, single dwelling development restrictions, non-complying design development standards of the relevant Planning Scheme or other Lots as agreed between the Council and Homes Tasmania.

(b) Plans and information of proposed development

Prior to the lodgement of a development application with Council, the plans and information of the proposed development must be submitted to Homes Tasmania for appraisal under the Design Guidelines. The plans and information must have sufficient documentation to demonstrate performance in accordance with the Design Guidelines standards. The development application when lodged with Council must be accompanied by Homes Tasmania's written approval. The following specific restrictions apply:

This requirement applies to the relevant lots listed below, which must have their designs considered and assessed against the Huntingfield Design Guidelines. The lodgement of any planning application to Council must be accompanied by written approval from Homes Tasmania that the proposal satisfies the relevant criteria of the design guideline.

It has not been confirmed whether Lot 100 is subject to a single dwelling restriction or forms part of the lots agreed between Homes Tasmania and Council. Accordingly, as a precautionary measure, the following assessment has been undertaken against the relevant conditions.

To assist builders and developers in meeting this requirement, Homes Tasmania has prepared a checklist to facilitate assessment of designs against the guidelines. This checklist, which provides a practical framework for demonstrating compliance, is discussed in more detail in Section 3.2 below. The planning application lodged with Council must be accompanied by Homes Tasmania's written approval of the design.

(i) Lot numbers 54–66, 89–96, 97–103, 104–109 and 110–119 on the Plan are lots that have a frontage to the rear lane access ways. The plans and information for the proposed development of these lots must demonstrate they have vehicle access only from the rear lane access way, unless otherwise approved in writing by Council. Any such request is required to be provided prior to the lodgement of a development application (if applicable) with Council;

Vehicle access is provided from the rear lane access, and therefore complies.

(ii) The plans and information for the proposed development of Lot numbers 1–53 on the Plans must be approved by Homes Tasmania as complying with the Design Guidelines. Where a development application is required to be lodged with Council, it must be accompanied by Homes Tasmania's written approval.

This is not applicable to lot 100.

(iii) The plans and information for development of Lot numbers 90–95, 105–108, 116–117, 147–155, and 167–168 on the Plan that do not comply with Clause F5.8.1 – Lot Design Acceptable Solution A2.2 of F5.0 Huntingfield Housing Land Supply Order Specific Area Plan must be approved by Homes Tasmania as complying with the Design Guidelines. Where a development application is required to be lodged with Council, it must be accompanied by Homes Tasmania’s written approval;

This is not applicable to lot 100.

(iv) The development on any Lots on the Plan agreed between Homes Tasmania and Council are restricted to a single dwelling; and

It is unconfirmed whether the lot is restricted to a single dwelling. Nonetheless, the proposal is for a single dwelling design and is able to comply, should it be required.

(v) The approval of a proposed development by Homes Tasmania as complying with the Design Guidelines does not constitute approval or endorsement by Council for any other discretion under the Planning Scheme.

This is not directly applicable to the design of the dwellings. It is noted that approval by Homes Tasmania that the proposal meets the design guidelines does not equate planning approval.

Clause 3(c) requires that any development application for the Lots be accompanied by written confirmation from Homes Tasmania that the proposal complies with the Design Guidelines. This procedural requirement remains in force until all Lots are permitted and completed (or the permits have taken effect), or 20 years from commencement of the Agreement—whichever occurs first. Clause (d) clarifies that the Design Guidelines are advisory in nature and are not to be used as a statutory assessment or approval framework. Together, these provisions regulate how the Guidelines are administered within the development process.

There are additional covenants relating to bushfire hazard management, however many of these are not directly applicable to the design of the dwelling. The Hazard management area does not encroach within lot 100. Lot 100 is assessed as BAL-Low and must be constructed to that standard.

3.2 The Huntingfield design guidelines

The purpose of the guide is to offer 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.

Homes Tasmania has developed a checklist to simplify compliance assessment. Builders should use this checklist to evaluate adherence to the guidelines. This checklist also serves as the mechanism for Part 5 agreement.

Please refer to the checklist, attached as Appendix 1, for consideration of the proposal against the design criteria.

3.1 Schedule of Easements

A Schedule of Easements is a record of all legal rights or restrictions affecting a property, such as access, utilities, or drainage, which may influence its use or development. The Schedule of Easements (SP 189717) is relevant in the following capacity.

The owner or occupier of Lots 89-109 and Lots 130-141 on the Plan covenants with Homes Tasmania and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this

covenant may run with and bind the covenantors lots and every part thereof to observe the following stipulations:

Covenants

...

(b) (Glazing in buildings and structures): must not pose an unacceptable risk of bird collision by ensuring that the design of all buildings and structures incorporate design elements and strategies in accordance with the document 'Minimising the swift parrot collision threat; guidelines and recommendations for parrot safe building design'. Glazing on buildings and structures will be deemed to pose such a risk unless the glazed surfaces do not result in corner windows or sightlines through buildings from window to window and comply with any of the following:

(i) the glazed surface does not have total surface area of greater than 2m²; or

(ii) the glazed surface is treated to include visual markers or muted reflections, the purposes of which must give them the appearance of an impenetrable surface. Such surfaces may include any of one of the following types of treatments: the use of low-reflectivity glass (0-10%), films, coatings, fritted glass or screens; or

(iii) the glazed surface is installed at a minimum of 20 degrees from vertical, angled in at the base to reflect the ground; and

(iv) there are no sight lines through the glazing surfaces such as corner windows.

b) i) Provide a window glazing schedule where possible.

ii) Where glazing exceeds 2m², the specification will require all glazing panels exceeding 2m² to incorporate bird-safe visual markers or muted reflectivity treatment to provide the appearance of an impenetrable surface in accordance with the swift parrot guidelines. The treatment will include one or a combination of:

- Low reflectivity glass (0–10%);
- Fritted or patterned glazing;
- Applied bird-safe film;
- External screening elements.

With this treatment applied, these windows will be able to satisfy clause (b)(ii).

iii) N/a

iv) No corner glazing is proposed. Glazing units are separated by solid wall returns. No direct window-to-window sightlines occur through the building. Accordingly, the design satisfies (b)(iv).

(c) (fencing): must ensure that there is no chain-link fencing; and

No chain link fencing is proposed.

(d) (Rainwater): must install a minimum volume 3000 litre rainwater detention and reuse tank to capture roof water from buildings and structures with a restricted outlet sized for a minimum detention value of 2150 litre and reuse value of 850 litre available for reuse onsite.

A rainwater tank to the above specifications has been shown on the plan set.

4 Recommendations

	Mandatory actions for lodgement	Preferable actions for lodgement
HUNTINGFIELD DESIGN GUIDELINES	Where a 7-star NatHERS or higher rating is not achieved, include notations on the plans for insulation between bedrooms, parking areas, and living spaces.	Ensure design is rated 7-star NatHERS or higher (verified by an accredited assessor). Where this cannot be achieved, ensure insulation, shading and glazing are provided to the relevant standards.
	Include notations on the plans to show thermal performance, durability and ability to be maintained overtime.	
	Include notation for double glazing, particularly for street facing windows.	Provide a window glazing schedule where possible
	Eaves are provided over the northern/western side of the dwelling but confirmation by homes Tasmania is required if this is a suitable amount of shading provided to north / west windows.	

5 Appendix A

Design Guideline Compliance Checklist and Response Form

This document should be used to assess Part 5 applicable properties in Huntingfield and should be read in conjunction with the:

- Huntingfield Design guide (April 2025); and
- Part 1 - Design Guide Compliance Checklist References and Resources Table

This design guideline checklist will not constitute approval or endorsement by the Planning Authority for any other discretion of the relevant Planning Scheme. The Huntingfield Design Guidelines primary role is to provide guidelines for the design and development of houses on different lot types only and is not to be used for reference to the approved subdivision plan or Staging for Huntingfield.

How to use this document

Design applicants

- *Please only populate the white cells provided*
- Declare that any applicable ‘minimum standards’ (MS) have been met noting all designs need to comply with any applicable stated minimum standards which describe a specific measurable and quantitative requirement.
- Indicate whether the design complies with the acceptable solution (AS) or performance criteria (PC)
- Acceptable Solutions should provide the deemed-to-comply pathway. Where the acceptable solution cannot be met, the proposal is required to demonstrate compliance against the corresponding Performance Criteria.
- Where the performance criteria pathway has been used, please use the Comment section to demonstrate compliance.

Code	Description
MS	Minimum standards
AS	Acceptable solution
PC	Performance Criteria

Homes Tasmania assessors

- *Please only populate the grey cells provided*
- Verify that any applicable ‘minimum standards’ (MS) have been met and verify the level of compliance with the acceptable solution (AS) or performance criteria (PC)

Code	Compliance	Description
C	Complies	The submission fully meets the requirement
P	Partially Compiles	The submission meets the requirement in part, with some elements outstanding or requiring clarification.
N	Non-Compliant	The submission does not meet the requirement.

Huntingfield design guide compliance checklist and response form

Section A – Design Criteria for all lots

Please expand the comment cells as needed.

Please note: The Design Guideline document and the Part V agreement must state that the approval of an application complying with the design guidelines by the Department of Communities, will not constitute approval or endorsement by the Planning Authority for any other discretion of the relevant Planning Scheme.

LOT 100

Applicant to Complete				For Internal Use	
1 - MATERIALITY AND DESIGN				Comment	C/P/N
1.1	AS	<input type="checkbox"/>	External construction of brick and/or timber and/or concrete	N. Cladding is proposed.	
	PC	<input checked="" type="checkbox"/>	External materially demonstrates thermal performance	P. Able to comply - more detail required to confirm compliance.	
		<input checked="" type="checkbox"/>	External materially demonstrates durability	P. The proposed materials include Colorbond roofing and Shadowclad / board and batten cladding, which are suitable for the moderate corrosion environment identified on the plans.	
		<input checked="" type="checkbox"/>	External materially demonstrates ability to be maintained over time	P. The drawings also specify minimum ground clearances to cladding in accordance with NCC requirements, supporting durability over time.	
1.2	AS	<input type="checkbox"/>	Design is rated 7-star NatHERS or higher (verified by an accredited assessor)		
	PC	<input checked="" type="checkbox"/>	Insulation between bedrooms and parking areas, primary living spaces and the front doors of adjoining dwellings are specified in accordance with best practice advice provided by the ABCB	P. Able to comply - more detail required to confirm compliance.	
		<input checked="" type="checkbox"/>	Design includes external shading for north and west facing windows	P. The floor plan and elevations indicate some protection through roof overhangs and the alfresco area. There is also a window box around west facing window. However, there are no dedicated external shading devices such as	

				awnings, pergolas, blades or screens specifically addressing northern facing glazing. Confirmation from homes tas is required as to whether the awning is sufficient shading provided.	
		<input checked="" type="checkbox"/>	Solar heat gain from north and west facing windows is controlled	P. awning is provided but confirmation by homes tas is required if this is suitable amount of shading provided.	
		<input checked="" type="checkbox"/>	Bedroom windows and any windows facing the street are double glazed	P. more details required.	
1.3	AS	<input checked="" type="checkbox"/>	Neutral and natural external colour palettes	C. provided that 'monument' is acceptable as a natural external colour palette.	
		<input type="checkbox"/>	Subtle aesthetic variation between adjacent dwellings that use the same design		
	PC	<input type="checkbox"/>	Built form and palette demonstrates consideration of impact on the streetscape		
1.4	AS	<input checked="" type="checkbox"/>	If photovoltaics are installed, they are set back to avoid visibility from the street	C. None proposed.	
	PC	<input type="checkbox"/>	Roofs optimally configured for photovoltaic arrays to be installed flush with roof surfaces and/or placed on rear-lane garages		
		<input type="checkbox"/>	Roof design prioritises balancing maximum winter solar access, controlled summer heat gain, optimised photovoltaic installation and long-term maintenance issues (eg water leakage) over built form and articulation		

Applicant to Complete		For Internal Use
2 – SITE PLANNING, SOLAR ACCESS AND AMENITY	Comment	C/P/N

2.0	MS	<input checked="" type="checkbox"/>	Each dwelling must be provided with on-site rainwater storage	C	
2.1	AS	<input checked="" type="checkbox"/>	Main living spaces (internal and external) must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.	C.	
	PC	<input type="checkbox"/>	Living spaces (internal and external) are able to achieve adequate solar access		

2.2	AS	<input checked="" type="checkbox"/>	living spaces or Private open spaces for adjoining dwellings are able to receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.	C. No adjoining development exists at this stage, therefore complies.	<p>We can only assess what is existing, not what may be proposed in future.</p> <p>Minor overshadowing is anticipated to occur to lot 101 due to the lots orientation – however, as the proposal is entirely within the building envelope prescribed by the scheme, shadow diagrams are not</p>
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					considered to be required.
	PS	<input type="checkbox"/>	Development must not unreasonably reduce: <ul style="list-style-type: none"> • winter solar access to living rooms and private open space of adjoining lots; • privacy to adjoining dwellings; or • the usability of common landscaped areas, having regard to building height, setbacks, roof form and massing. 		
2.3	AS	<input checked="" type="checkbox"/>	Front doors, car parking and primary living spaces do not face the bedrooms of adjoining dwellings	C. Front door, parking and living spaces do not face adjoining dwellings (as none exist at this stage).	
	PC	<input type="checkbox"/>	Visual and acoustic privacy between dwellings is achieved through setbacks, screening, window placement, sill heights, landscaping or glazing.		
2.4	AS	<input checked="" type="checkbox"/>	Living rooms and private courtyards are located on the north side of the dwelling.	C.	
	PC	<input type="checkbox"/>	Winter solar access to living rooms and private open space is maximised, and overshadowing from adjoining dwellings is minimised through building form, setbacks, roof design and massing.		
2.5	AS	<input type="checkbox"/>	Bedroom and bathroom windows do not directly face adjoining dwellings or public space.		
	PC	<input checked="" type="checkbox"/>	Visual and acoustic privacy is achieved through horizontal separation, screening, planting or glazing	C.	The dwelling achieves adequate setbacks and space for planting to ensure visual and acoustic

					privacy can be achieved.
2.6	AS	<input checked="" type="checkbox"/>	Space is provided within the dwelling or ancillary structures for the future installation of a household battery storage system.	C. there is sufficient space to provide future battery storage if required.	
	PC	<input type="checkbox"/>	Where practicable, development may consider the future integration of household energy storage systems		
Applicant to Complete					For Internal Use
3 - COURTYARDS AND PRIVATE OPEN SPACES					
3.1	AS	<input checked="" type="checkbox"/>	Private outdoor space is: • north-facing or north-east facing • directly accessed from a living area • protected from overlooking by walls, planting or screens	C.	
	PC	<input type="checkbox"/>	Outdoor space provides privacy, sunlight and usability.		
3.2	AS	<input type="checkbox"/>	Front, side and laneway fences within 4.5m of the street are no higher than 1.2m, either painted steel bar or timber with minimal masonry, and maintain lines of sight for adjacent roads and laneways	C. notation provided ensures fencing will comply.	
	PC	<input type="checkbox"/>	Fences balance the need for solar access, visual privacy, security, passive surveillance and lines of sight for adjacent roads and laneways		
3.3	AS	<input checked="" type="checkbox"/>	Hard landscaping is only used for circulation and to support functional courtyard use	C	
	PC	<input type="checkbox"/>	The amount of external hard surfaces considers stormwater absorption and drainage		
3.4	AS	<input checked="" type="checkbox"/>	Bins, clotheslines and external storage areas are collocated	C.	
	PC	<input type="checkbox"/>	Bins, clotheslines and other utilities, including air conditioner units, are located or configured to avoid negative impacts on private outdoor spaces of the proposed dwelling and adjacent lots		

Section B – Design Criteria for lot typologies

Please any rows that are not applicable and comment as needed.

The following typologies are located within the Huntingfield Subdivision:

- **Laneway townhouse lots** typically have a west or south-west street and are generally 10-15m wide.
- **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 .
- **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.
- **Inner-block townhouse lots** are the medium density lots without rear-lane access.
- **Corner block lots** are those with frontages to two streets and one laneway.

100 is a laneway townhouse lot.

Applicant to Complete				For Internal Use	
TYPE 1: NORTH-SOUTH TERRACES				Comment	C/P/N
T1.1	AS	<input type="checkbox"/>	Primary living rooms are located to the north and connected to a private courtyard-in the setback between the common area and dwelling		
	PC	<input type="checkbox"/>	Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area		
T1.2	AS	<input type="checkbox"/>	Maximum number of two bedroom-sized spaces on the second floor unless a lightwell or upper side set back is provided		
	PC	<input type="checkbox"/>	All bedrooms have access to adequate visual and acoustic privacy, cross-ventilation and natural light		
T1.3	AS	<input type="checkbox"/>	Garages and carports are limited to a single-car capacity.		
	PC	<input type="checkbox"/>	The dwelling provides a clearly identifiable pedestrian entry that addresses the primary frontage and ensures the building presents as a dwelling to the street, rather than being dominated by vehicle access.		
TYPE 2: EAST-WEST TERRACES					

T2	AS	<input type="checkbox"/>	Skillion roofs are raised north to maximise solar penetration		
	AS	<input type="checkbox"/>	create L-shaped ground floor buildings with northern-facing courtyards		
	AS	<input type="checkbox"/>	locate any two-storey built form towards the street and reduce building height to one storey at the rear. Where there are two frontages, the 'rear' applies to the laneway intended for access.		
	AS	<input type="checkbox"/>	locate the southern walls of these living spaces on the southern boundary and keep boundary walls as low as possible.		
	PC	<input type="checkbox"/>	Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area		
	PC	<input type="checkbox"/>	Overshadowing to is minimised as far as practicable to habitable rooms of adjoining southern lots.		
TYPE 3: LANEWAY TOWNHOUSES					
T3	AS	<input type="checkbox"/>	An L shaped ground-floor plan formed around a north-north-west facing courtyard		
	PC	<input checked="" type="checkbox"/>	Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area and also is configured to minimise overshadowing to southern neighbours private open space	C. The dwelling is of a relatively modest scale and has been designed to provide adequate on-site parking, private open space and a north-facing orientation. The development is single storey in form, which assists in minimising visual and overshadowing impacts to the adjoining vacant Lot 101.	
TYPE 4: INNER BLOCK TOWNHOUSES					
T4.1	AS	<input type="checkbox"/>	Second-storeys are located towards the street edge.		
	PC	<input type="checkbox"/>	Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area.		

	AS	<input type="checkbox"/>	Dwellings are offset from one boundary to provide rear yard access and a lightwell that allows adjacent rooms to access sufficient natural light and cross-ventilation		
	PC	<input type="checkbox"/>	Dwelling siting should provide direct access between the front and rear yards.		
T4.2	AS	<input type="checkbox"/>	Garages and carports are limited to a single-car capacity.		
	PC	<input type="checkbox"/>	Any garages do not dominate the street elevation		
TYPE 5: CORNER BLOCKS					
T5	AS	<input type="checkbox"/>	One or more collocated dwellings that share a consolidated parking and bin area off the rear lane are configured to provide private open space that is: <ul style="list-style-type: none"> - A minimum area of 6x4m² - Able to achieve 3 hours of solar access on June 21st - Connected off a living room area. 		
	PC	<input type="checkbox"/>	The site is configured to enable one or more dwellings to each have a private, sunny and adequately sized private outdoor spaces that is connected to a private living area.		
	AS	<input type="checkbox"/>	Garages and carports are limited to a single-car capacity		
	PC	<input type="checkbox"/>	Any garages do not dominate the street elevation		

Additional comments: