TASMANIA

HOUSING LAND SUPPLY (HUNTINGFIELD) ORDER 2026

STATUTORY RULES 2026, No.

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HOUSING LAND SUPPLY (HUNTINGFIELD) ORDER 2026

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

Dated 28/09 2026

Minister for Housing and Planning

1. Short title

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

2. Commencement

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

3. Interpretation

(1) In this order –

Act means the *Housing Land Supply Act 2018*;

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

General Residential Zone area means the area of land –

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

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

(b) that comprises the area of land that is enclosed in the boundary made by –

(i) the coordinates as shown in that plan; and

(ii) the shaded area as shown in that plan;

Inner Residential Zone area means the area of land –

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

(b) that is bounded by the coordinates as shown in that plan;

Local Business Zone area means the area of land –

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

(b) that is bounded by the coordinates as shown in that plan;

Open Space Zone area means the area of land –

(a) that is shown, for the purposes of illustration only, in the plan in Schedule 5 to this order, as the open space zone on the map included in that plan; and

(b) that comprises the area of land that is enclosed in the boundary made by –

(i) the coordinates as shown in that plan; and

(ii) the shaded area as shown in that plan;

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

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

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

4. Declaration of housing supply land

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

(a) situated at the area known as 1287 Channel Highway, Huntingfield; and

(b) described in the certificates of title specified in the table in Schedule 1 to this order –

is declared to be housing supply land.

5. Declaration of intended zones

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

(a) the intended zone in relation to the General Residential Zone area is declared to be the General Residential Zone, within the meaning of the applicable planning scheme as in force from time to time; and

(b) the intended zone in relation to the Inner Residential Zone area is declared to be the Inner Residential Zone, within the meaning of the applicable planning scheme as in force from time to time; and

(c) the intended zone in relation to the Local Business Zone area is declared to be the Local Business Zone, within the meaning of the applicable planning scheme as in force from time to time; and

(d) the intended zone in relation to the Open Space Zone area is declared to be the Open Space Zone, within the meaning of

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

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

(1) In this clause –

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

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

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

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

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

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

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

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

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

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

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

(6) Clause 10.5.3 of the *Kingborough Interim Planning Scheme 2015* does not apply in relation to the General Residential Zone area.

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

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

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

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

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

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

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

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

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

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

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

10. Revocation of order

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

SCHEDULE 1 – DECLARED HOUSING SUPPLY LAND AREA

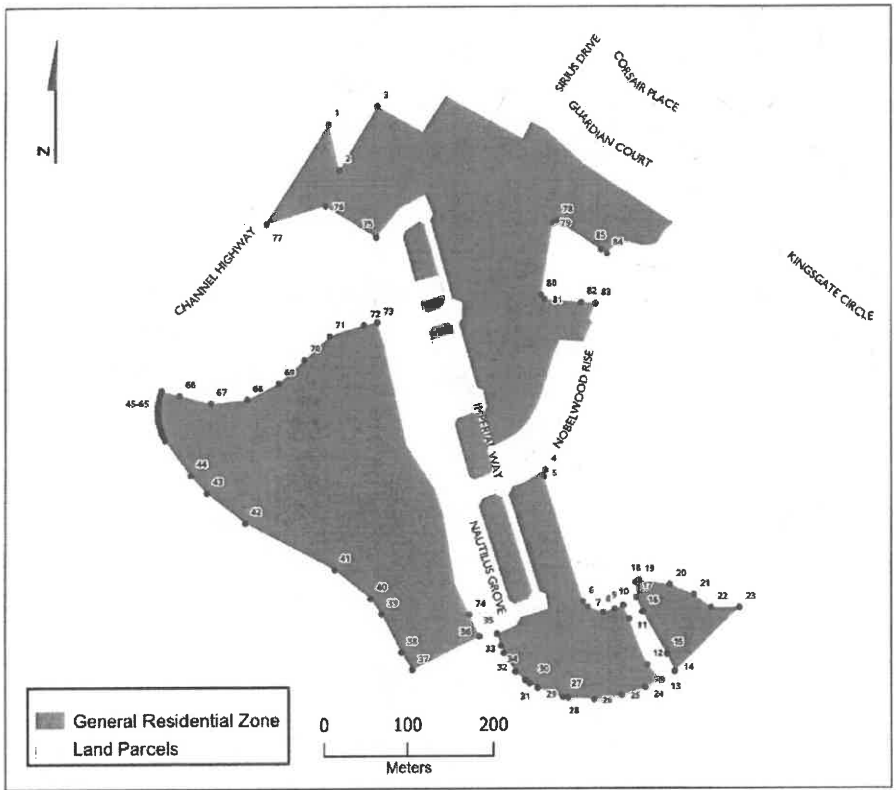
Clause 4

	Certificate of Title (Volume/Folio of the Register)
1.	131270/2
2.	189717/89
3.	189717/90
4.	189717/91
5.	189717/92
6.	189717/93
7.	189717/96
8.	189717/97
9.	189717/104
10.	189717/105
11.	189717/106
12.	189717/107
13.	189717/108
14.	189717/109
15.	189718/1
16.	189719/1
17.	189720/1

sch. 2

SCHEDULE 2 – GENERAL RESIDENTIAL ZONE AREA

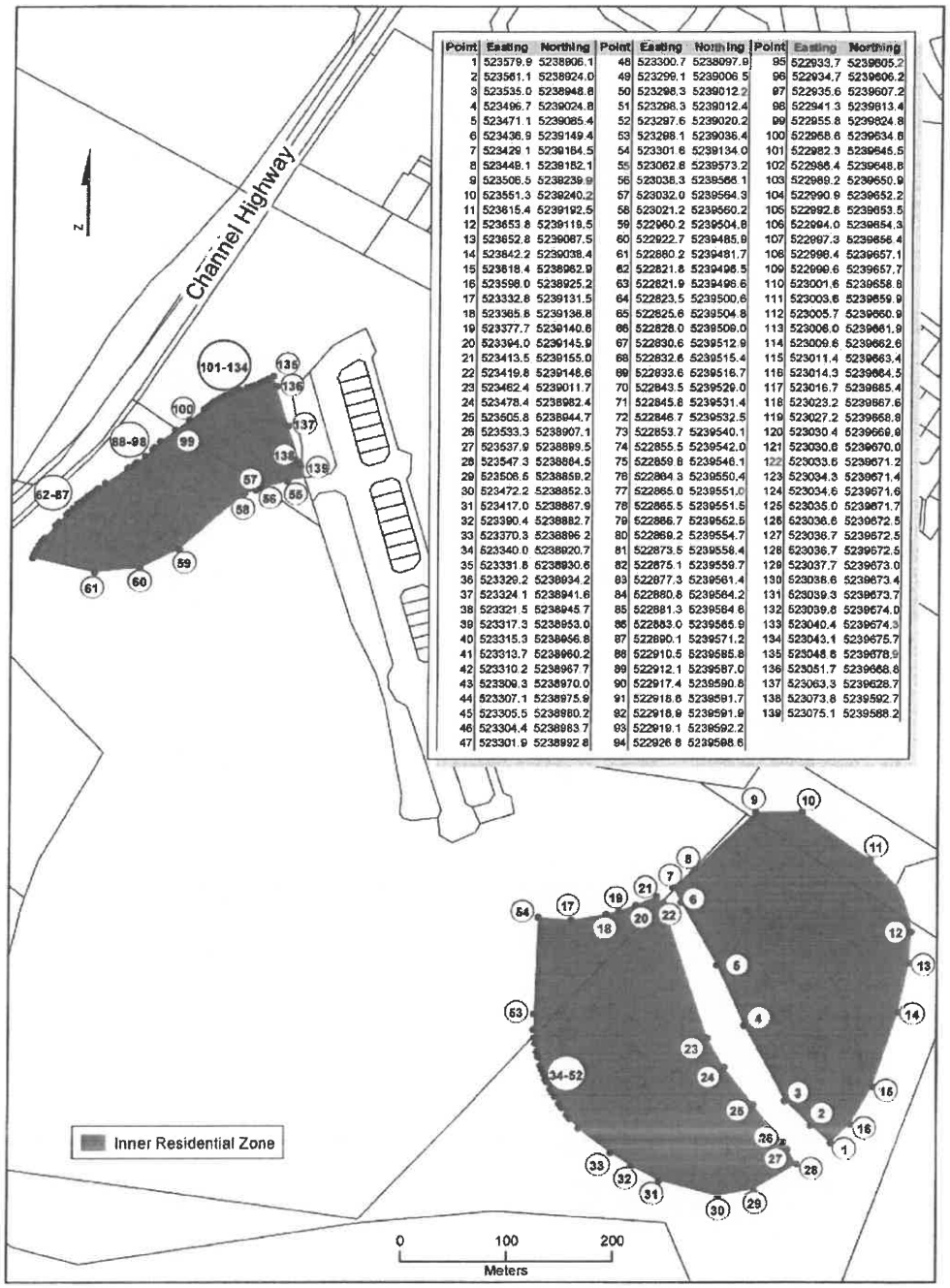
Clause 3



POINT	EASTING	NORTHING	POINT	EASTING	NORTHING	POINT	EASTING	NORTHING	POINT	EASTING	NORTHING	POINT	EASTING	NORTHING
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2	523033.3	5239756	19	523386.1	5239272.5	36	523197.6	5239206	53	522820.5	5239450.8	70	522990.7	5239532.5
3	523078.8	5239830.9	20	523423.2	5239266.7	37	523119.6	5239166.8	54	522819.3	5239455.1	71	523021.2	5239560.2
4	523275.7	5239402.7	21	523451.8	5239254.9	38	523106.5	5239187.1	55	522818.3	5239459.8	72	523062.8	5239573.2
5	523273.3	5239394.3	22	523472.6	5239239.9	39	523083	5239232.7	56	522817.7	5239464.4	73	523078.6	5239576.2
6	523319.3	5239246.9	23	523506.5	5239239.8	40	523070.1	5239250.7	57	522817.3	5239469.1	74	523186	5239231.8
7	523325.1	5239240.6	24	523394	5239145.9	41	523026.7	5239285.1	58	522817.3	5239471.8	75	523077.4	5239676.7
8	523343.9	5239234	25	523365.8	5239136.8	42	522919.9	5239340.4	59	522817.3	5239473.2	76	523016.3	5239713.9
9	523357.8	5239237.9	26	523332.8	5239131.5	43	522875.3	5239375.9	60	522817.6	5239478.3	77	522945.9	5239692.5
10	523368	5239242.3	27	523301.6	5239134	44	522856.2	5239396.9	61	522817.8	5239479.8	78	523289.1	5239695.5
11	523374.5	5239276.4	28	523295	5239134.5	45	522825.9	5239438	62	522818.4	5239484.1	79	523284	5239693.2
12	523396.6	5239172	29	523265.5	5239145.4	46	522823.8	5239442.2	63	522819.7	5239489.7	80	523270.2	5239608.5
13	523413.5	5239155	30	523256.3	5239150.6	47	522823.5	5239442.9	64	522820.3	5239492	81	523274.4	5239603.1
14	523429.1	5239164.5	31	523250.8	5239154.3	48	522823.2	5239443.4	65	522821.8	5239496.5	82	523318	5239599.3
15	523420.2	5239185.2	32	523239.5	5239164.5	49	522822.8	5239444.5	66	522843.7	5239490.9	83	523335.5	5239597.8
16	523390.9	5239234.7	33	523226	5239186.4	50	522822	5239446.4	67	522880.2	5239481.7	84	523349.4	5239656.8
17	523383.6	5239251.7	34	523222.7	5239195.1	51	522821.4	5239448.1	68	522922.7	5239485.9	85	523341.9	5239661.5

SCHEDULE 3 – INNER RESIDENTIAL ZONE AREA

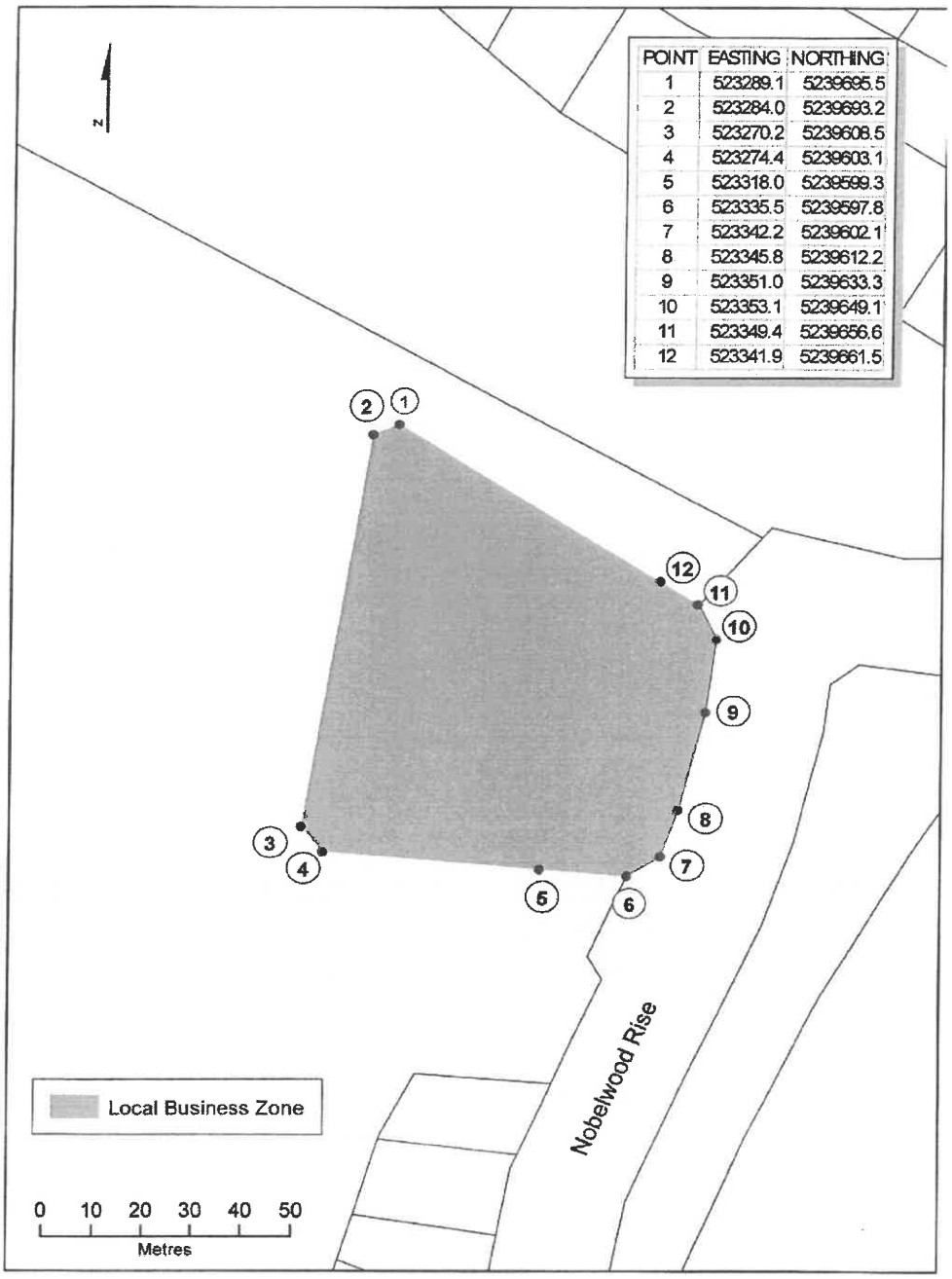
Clause 3



Point	Easting	Northing	Point	Easting	Northing	Point	Easting	Northing
1	523579.9	5238906.1	48	523300.7	5238097.9	95	522933.7	5239605.2
2	523561.1	5238924.0	49	523298.1	5239006.5	96	522934.7	5239606.2
3	523535.0	5238948.8	50	523298.3	5239012.2	97	522935.6	5239607.2
4	523496.7	5239024.8	51	523298.3	5239012.4	98	522941.3	5239613.4
5	523471.1	5239085.4	52	523297.6	5239020.2	99	522955.8	5239624.8
6	523436.9	5239149.4	53	523298.1	5239036.4	100	522958.6	5239634.8
7	523429.1	5239164.5	54	523301.6	5239134.0	101	522982.3	5239645.5
8	523448.1	5239182.1	55	523062.8	5239573.2	102	522986.4	5239648.8
9	523506.5	5239239.9	56	523038.3	5239566.1	103	522988.2	5239650.9
10	523551.3	5239240.2	57	523032.0	5239564.3	104	522990.9	5239652.2
11	523615.4	5239192.5	58	523021.2	5239560.2	105	522992.8	5239653.5
12	523653.8	5239118.5	59	522960.2	5239504.8	106	522994.0	5239654.3
13	523652.8	5239087.5	60	522922.7	5239485.9	107	522997.3	5239656.4
14	523642.2	5239038.4	61	522880.2	5239481.7	108	522998.4	5239657.1
15	523618.4	5238962.9	62	522821.8	5239496.5	109	522999.6	5239657.7
16	523598.0	5238925.2	63	522821.9	5239498.6	110	523001.6	5239658.8
17	523332.6	5239131.5	64	522823.5	5239500.6	111	523003.6	5239659.9
18	523365.8	5239138.8	65	522825.6	5239504.8	112	523005.7	5239660.9
19	523377.7	5239140.6	66	522828.0	5239509.0	113	523006.0	5239661.9
20	523394.0	5239145.9	67	522830.6	5239512.9	114	523009.6	5239662.6
21	523413.5	5239155.0	68	522832.6	5239515.4	115	523011.4	5239663.4
22	523419.8	5239148.6	69	522833.6	5239516.7	116	523014.3	5239664.5
23	523462.4	5239011.7	70	522843.5	5239529.0	117	523016.7	5239665.4
24	523478.4	5238982.4	71	522845.8	5239531.4	118	523023.2	5239667.6
25	523505.8	5238944.7	72	522846.7	5239532.5	119	523027.2	5239668.8
26	523533.3	5238907.1	73	522853.7	5239540.1	120	523030.4	5239669.9
27	523537.9	5238899.5	74	522855.5	5239542.0	121	523030.6	5239670.0
28	523547.3	5238884.5	75	522859.8	5239546.1	122	523033.6	5239671.2
29	523508.6	5238859.2	76	522864.3	5239550.4	123	523034.3	5239671.4
30	523472.2	5238852.3	77	522865.0	5239551.0	124	523034.6	5239671.6
31	523417.0	5238867.9	78	522865.5	5239551.5	125	523035.0	5239671.7
32	523390.4	5238882.7	79	522866.7	5239552.5	126	523036.6	5239672.5
33	523370.3	5238896.2	80	522869.2	5239554.7	127	523036.7	5239672.5
34	523340.0	5238920.7	81	522873.5	5239558.4	128	523036.7	5239672.5
35	523331.8	5238930.6	82	522875.1	5239559.7	129	523037.7	5239673.0
36	523329.2	5238934.2	83	522877.3	5239561.4	130	523038.6	5239673.4
37	523324.1	5238941.6	84	522880.8	5239564.2	131	523039.3	5239673.7
38	523321.5	5238945.7	85	522881.3	5239564.6	132	523039.8	5239674.0
39	523317.3	5238953.0	86	522883.0	5239565.9	133	523040.4	5239674.3
40	523315.3	5238956.8	87	522890.1	5239571.2	134	523043.1	5239675.7
41	523313.7	5238960.2	88	522910.5	5239585.8	135	523048.6	5239678.9
42	523310.2	5238967.7	89	522912.1	5239587.0	136	523051.7	5239668.8
43	523309.3	5238970.0	90	522917.4	5239590.8	137	523063.3	5239628.7
44	523307.1	5238975.9	91	522918.6	5239591.7	138	523073.8	5239592.7
45	523305.5	5238980.2	92	522918.9	5239591.9	139	523075.1	5239588.2
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47	523301.9	5238992.8	94	522926.8	5239598.6			

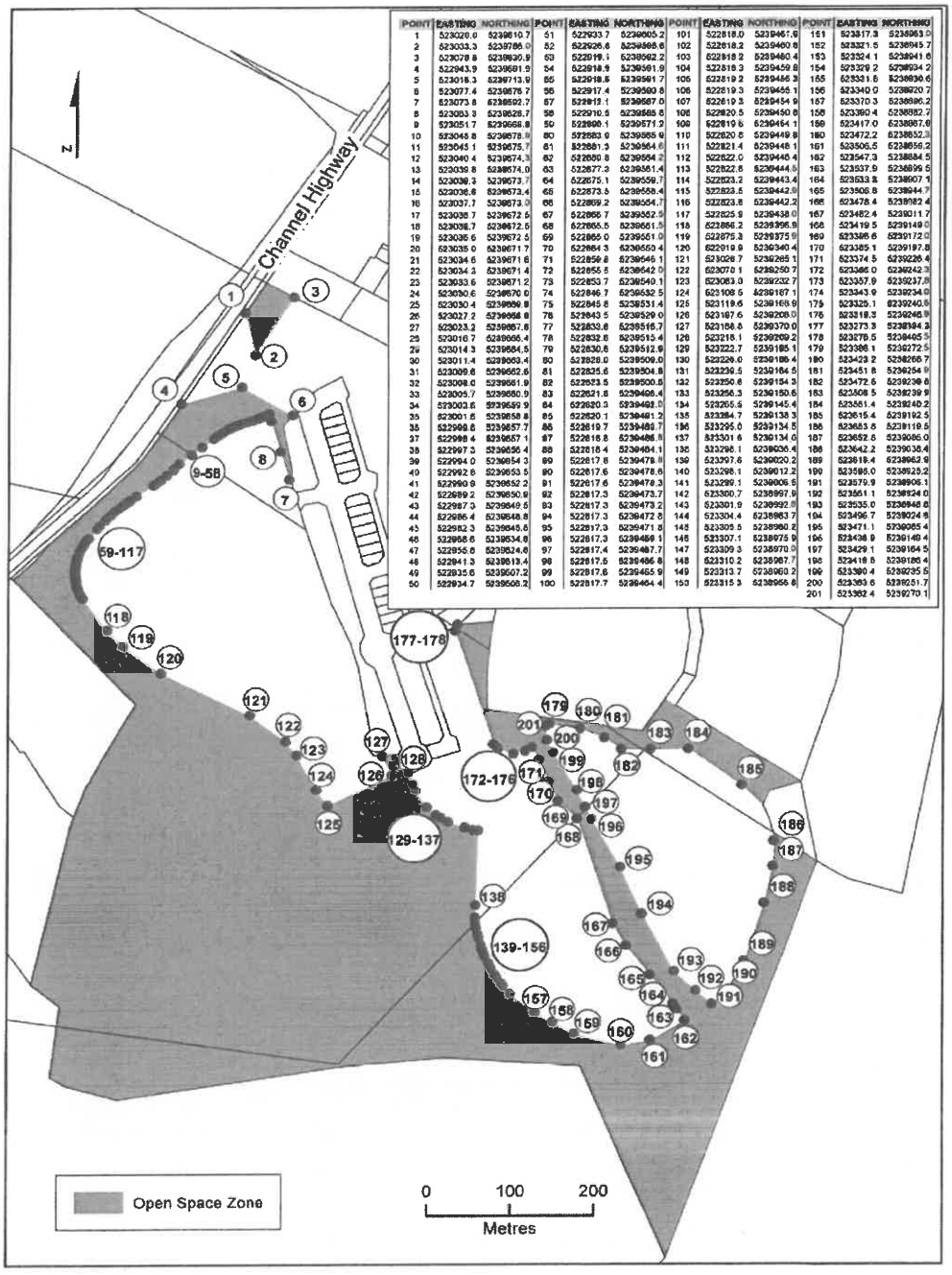
SCHEDULE 4 – LOCAL BUSINESS ZONE AREA

Clause 3



SCHEDULE 5 – OPEN SPACE ZONE AREA

Clause 3



POINT	EASTING	NORTHING	POINT	EASTING	NORTHING	POINT	EASTING	NORTHING	POINT	EASTING	NORTHING
1	523020.9	5239610.7	51	522933.7	5239605.2	101	522818.0	5239461.6	151	523517.3	5238963.0
2	523033.3	5239595.0	52	522926.6	5239566.6	102	522818.2	5239460.9	152	523521.5	5238945.7
3	523078.8	5239630.9	53	522919.1	5239562.2	103	522818.2	5239460.4	153	523524.1	5238941.6
4	522943.9	5239691.9	54	522918.9	5239561.9	104	522818.3	5239459.8	154	523329.2	5238934.2
5	523016.3	5239713.9	55	522918.5	5239561.7	105	522819.2	5239456.3	155	523531.6	5238930.6
6	523077.4	5239676.7	56	522917.4	5239560.8	106	522819.3	5239455.1	156	523340.0	5238920.7
7	523073.8	5239592.7	57	522913.1	5239557.0	107	522819.3	5239454.9	157	523370.3	5238896.2
8	523053.3	5239626.7	58	522910.5	5239555.5	108	522820.5	5239450.9	158	523360.4	5238892.7
9	523051.7	5239668.8	59	522890.1	5239571.2	109	522819.5	5239464.1	159	523417.0	5238887.6
10	523045.8	5239678.8	60	522883.0	5239565.9	110	522820.8	5239449.8	160	523472.2	5238852.3
11	523045.1	5239675.7	61	522881.3	5239564.6	111	522821.4	5239448.1	161	523506.5	5238856.2
12	523040.4	5239674.3	62	522880.8	5239564.2	112	522822.0	5239445.4	162	523547.3	5238884.5
13	523039.8	5239674.0	63	522677.3	5239561.4	113	522822.8	5239444.8	163	523537.9	5238899.6
14	523038.3	5239673.7	64	522675.1	5239559.7	114	522823.2	5239443.4	164	523533.8	5238907.1
15	523036.8	5239673.4	65	522873.3	5239558.4	115	522823.5	5239442.9	165	523506.8	5238944.7
16	523037.7	5239673.0	66	522869.2	5239554.7	116	522823.8	5239442.2	166	523478.4	5238982.4
17	523035.7	5239672.5	67	522866.7	5239552.5	117	522825.9	5239438.0	167	523482.4	5239011.7
18	523038.7	5239672.6	68	522865.5	5239551.5	118	522866.2	5239396.9	168	523419.5	5239149.0
19	523036.6	5239672.5	69	522869.0	5239561.0	119	522675.3	5239375.9	169	523386.6	5239172.0
20	523035.0	5239671.7	70	522864.3	5239550.4	120	522819.9	5239340.4	170	523385.1	5239187.8
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22	523034.2	5239671.4	72	522855.5	5239542.0	122	523070.1	5239250.7	172	523366.0	5239242.3
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24	523030.6	5239670.0	74	522846.7	5239532.5	124	523108.5	5239187.1	174	523343.9	5239234.0
25	523030.4	5239669.8	75	522845.8	5239531.4	125	523119.6	5239168.9	175	523325.1	5239240.6
26	523027.2	5239668.6	76	522843.5	5239529.0	126	523187.6	5239208.0	176	523318.3	5239246.9
27	523023.2	5239667.6	77	522838.8	5239515.7	127	523188.8	5239370.0	177	523273.3	5239184.2
28	523016.7	5239666.4	78	522832.8	5239515.4	128	523218.1	5239209.2	178	523278.5	5239405.5
29	523014.3	5239664.5	79	522830.6	5239512.9	129	523222.7	5239185.1	179	523386.1	5239272.5
30	523011.4	5239663.4	80	522829.0	5239509.0	130	523226.0	5239186.4	180	523423.2	5239266.7
31	523009.8	5239662.6	81	522825.6	5239504.8	131	523230.5	5239184.5	181	523451.8	5239254.9
32	523008.0	5239661.9	82	522823.5	5239500.5	132	523250.6	5239154.3	182	523472.6	5239239.8
33	523005.7	5239660.9	83	522821.8	5239496.4	133	523256.3	5239150.6	183	523508.5	5239239.9
34	523003.6	5239659.9	84	522820.3	5239493.0	134	523265.5	5239145.4	184	523561.4	5239240.2
35	523001.5	5239658.8	85	522820.1	5239491.2	135	523284.7	5239138.3	185	523615.4	5239192.5
36	522998.5	5239657.7	86	522819.7	5239489.7	136	523295.0	5239134.5	186	523663.6	5239119.5
37	522998.4	5239657.1	87	522818.8	5239486.8	137	523301.6	5239134.0	187	523652.6	5239086.0
38	522997.3	5239656.4	88	522818.4	5239484.1	138	523296.1	5239035.4	188	523642.2	5239038.4
39	522994.0	5239654.3	89	522817.8	5239479.8	139	523297.6	5239020.2	189	523618.4	5238982.9
40	522992.8	5239653.5	90	522817.6	5239478.6	140	523298.1	5239012.2	190	523589.0	5238925.2
41	522990.9	5239652.2	91	522817.6	5239478.3	141	523299.1	5239006.5	191	523579.9	5238906.1
42	522689.2	5239650.9	92	522817.3	5239473.7	142	523300.7	5238997.9	192	523561.1	5238924.0
43	522987.3	5239649.5	93	522817.3	5239473.2	143	523301.9	5238992.8	193	523535.0	5238948.6
44	522686.4	5239648.8	94	522817.3	5239472.8	144	523304.4	5238983.7	194	523496.7	5238924.8
45	522982.3	5239645.6	95	522817.3	5239471.8	145	523305.5	5238980.2	195	523471.1	5238985.4
46	522956.6	5239534.8	96	522817.3	5239469.1	146	523307.1	5238975.9	196	523436.9	5239149.4
47	522955.8	5239524.6	97	522817.4	5239467.7	147	523309.3	5238970.0	197	523429.1	5239164.5
48	522941.3	5239519.4	98	522817.5	5239466.8	148	523310.2	5238967.7	198	523418.5	5239185.4
49	522935.6	5239507.2	99	522817.6	5239465.9	149	523313.7	5238960.2	199	523390.4	5239235.5
50	522934.7	5239506.2	100	522817.7	5239464.4	150	523315.3	5238956.8	200	523363.6	5239251.7
									201	523362.4	5239270.1

SCHEDULE 6 – MODIFIED PLANNING PROVISIONS – INTERPRETATION

Clause 6

access road	means a road shown on a plan of subdivision as an access road with a maximum reserve width of 8m.
access way	means an area of land shown on a plan of subdivision as an access way providing access to terrace lots which do not have direct frontage to an access road or a general road.
corner lot	means a lot that: (a) is located at the intersection of two general roads and has a frontage to each general road; and (b) adjoins a townhouse lot or terrace lot; and (c) has a lot area of not more than 451m^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; and (b) has a maximum width across the short axis of the lot of not more than 10m and the lot width across the short axis does not vary by more than 10%; and (c) has an area of not more than 200 m^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.

SCHEDULE 7 – MODIFIED PLANNING PROVISIONS – GENERAL RESIDENTIAL ZONE AREA

Clause 7

PART 1 – MODIFIED CLAUSE 10.4.1

10.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 150m^2.	**P1** No Performance Criteria

PART 2 – MODIFIED CLAUSE 10.4.2

10.4.2 Setbacks and building envelope 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 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; (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; (iii) if located on a corner lot: a. 3m from the primary frontage to a general road; b. 0m from the boundary to a general road at corner truncations;	**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.

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

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; (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 (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.	
A2 A garage or carport for a dwelling must have a setback from: (a) an access road of 0m or more; (b) a general road of not less than: (i) if located on a general lot, 5.5m, or alternatively 1m behind the building line; (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.	**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.
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: (a) if located on a general lot that is not a corner lot:	**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;

(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: (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; (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 (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; (c) if located on a corner lot: (i) a distance equal to the frontage setback from a general road or an access road; and (ii) projecting vertically at the side boundary to a building height of not more than 8.5m above existing ground level; or (d) if located on a terrace lot: (i) a distance equal to the setback from a general road, an access road or an access way; and	(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: (i) an adjoining property; or (ii) another dwelling on the same site.

(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 **(iii)** must be built to the side boundary.	
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.	**P4** Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.

PART 3 – MODIFIED CLAUSE 10.4.3

10.4.3 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	**Performance Criteria**
A1 Dwellings must have: (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 (b) for multiple dwellings, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer), a total area of private open space associated with each dwelling of not less than: (i) 40m^2 if located on a general lot; or (ii) 30m^2 if located on a townhouse lot, terrace lot, or corner lot.	**P1** Dwellings must have: (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 (b) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling: a. has 1 or 2 bedrooms and is located on a townhouse lot, terrace lot, or corner lot; or	**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.

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: (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); (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.	

PART 4 – MODIFIED CLAUSE 10.5.1

10.5.1 Non-dwelling Development

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**
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: (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; (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 (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.	**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.
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: (a) be contained within a building envelope determined by:	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to:

(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 (b) only have a setback less than 1.5m from a side or rear boundary if the building: (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).	(i) reduction in sunlight to a habitable room, excluding 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 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.
A3 A building that is not a dwelling, must have: (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.	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution.[2]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage 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.

[2] An exemption applies for fences in this zone

A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	**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: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (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.[3]	**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.

[3] An exemption applies for heat pumps and air conditioners in this zone

PART 5 – MODIFIED CLAUSE 10.5.2

10.5.2 Non-residential Garages and Carports

Objective:	To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**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.
A2 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).	**P2** 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.

PART 6 – MODIFIED CLAUSE 10.6.1

10.6.1 Lot Design

Objective:	(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. (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 (c) That each lot: (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**
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 & 131270/2.	**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 & 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to: (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;

	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, and must be accompanied by a master plan that has been prepared for the whole site.
A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 150m^2. **A2.2** The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m^2, 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.	**P2** No Performance Criterion.
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.	**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: (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.

SCHEDULE 8 – MODIFIED PLANNING PROVISIONS – INNER RESIDENTIAL ZONE AREA

Clause 8

PART 1 – MODIFIED CLAUSE 11.4.1

11.4.1 Residential density for multiple dwellings

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 than130m^2.	**P1** No Performance Criterion

PART 2 – MODIFIED CLAUSE 11.4.2

11.4.2 Setbacks and building envelope for all dwellings

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 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; (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; (iii) if located on a corner lot: 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; (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	**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.

greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same general road; or (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.	
A2 A garage or carport for a dwelling must have a setback from: (a) an access road of 0m or more; (b) a general road of not less than: (i) if located on a general lot, 5.5m, or alternatively 1m behind the building line; (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.	**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.
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: (a) if located on a general lot that is not a corner lot: (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	**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; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.

(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; (b) if located on a townhouse lot: (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 height of not more than 9.5m above existing ground level; (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; (c) if located on a corner lot: (i) a distance equal to the frontage setback from a general road or an access road; and (ii) projecting vertically at the side boundary to a building height of not more than 9.5m above existing ground level; or (d) if located on a terrace lot: (i) a distance equal to the setback from a general road, an access road, or an access way; and (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	(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: (i) an adjoining property; or (ii) another dwelling on the same site.

(iii) must be built to the side boundary.	
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.	**P4** Vehicular access must be located and designed to not have an unreasonable impact on the streetscape or amenity of adjoining land.

PART 3 – MODIFIED CLAUSE 11.4.3

11.4.3 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	**Performance Criteria**
A1 Dwellings must have: (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 (b) for multiple dwellings, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer), a total area of private open space associated with each dwelling of not less than: (i) 40m^2 if located on a general lot; or (ii) 30m^2 if located on a townhouse lot, terrace lot, or corner lot.	**P1** Dwellings must have: (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 (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, 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);	**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.

(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); (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.	

PART 4 – MODIFIED CLAUSE 11.4.9

11.4.9 Non-dwelling development

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; and (c) reduces the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 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: (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 primary frontage is less than 2m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (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.	**P1** 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.
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: (a) be contained within a building envelope determined by:	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to:

(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 (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: (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).	(i) reduction in sunlight to a habitable room, excluding 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 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.
A3 A building that is not a dwelling, must have: (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.	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution.[4]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage 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.

[4] An exemption applies for fences in this zone

A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	**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: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (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 (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.	**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	**P8**

[5] An exemption applies for heat pumps and air conditioners in this zone

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.

PART 5 – MODIFIED CLAUSE 11.5.1

11.5.1 Lot Design

Objective:	(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. (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 (c) That each lot: 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**
A1 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 & 131270/2.	**P1** Subdivision of land must set out how the subdivision of the whole site described by certificates of title 189718/1, 189719/1, 189720/1 & 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to: (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, and must be accompanied by a master plan that has been prepared for the whole site.
A2.1 Each lot, or a lot proposed in a plan of subdivision must have an area of not less than 130m^2. **A2.2** The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m^2, 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.	**P2** No Performance Criterion.
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.	**P3** No Performance Criterion.

SCHEDULE 9 – MODIFIED PLANNING PROVISIONS – PARKING AND ACCESS

Clause 9

PART 1 – MODIFIED CLAUSE E6.6.1

E6.6.1 Number of Car Parking Spaces

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**
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 E6.1.	**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: (a) The size of the dwelling and the number of bedrooms; and (b) The pattern of on-street parking in the surrounding area **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: (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: (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.

PART 2 – MODIFIED TABLE E6.1

Table E6.1 Number of Car Parking Spaces Required

Use		**Parking Space requirements**	
		Car	**Bicycle**
Business and Professional Services	Office	1 space per 40m² of floor area	1 space per 500m² 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 30m² of floor area	1 space per 500m² of floor area
Community Meeting and Entertainment	Art and Craft Centre	1 space per 30m² of floor area	1 space per 50m² 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 15m² of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m² floor area or 1 space per 40 seats whichever is greater
	Other not specified	1 space per 15m² of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m² floor area or 1 space per 40 seats whichever is greater
Educational and Occasional care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding	No requirement	No requirement

Use		**Parking Space requirements**	
		Car	**Bicycle**
	as otherwise specified in this Table		
Food Services	Restaurant	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m² floor area
	Take-away food premises	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through	1 space per 75m² floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m² of floor area or 1 space per 3 seats, whichever is greater	1 space per 75m² floor area
General Retail and hire		1 space per 30m² of floor area	1 space per 100m² 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 200m² in the General Residential Zone or Inner Residential Zone	1 space per dwelling	No requirement

Use		Parking Space requirements	
		Car	**Bicycle**
	If a 2 or more-bedroom dwelling in the General Residential Zone or Inner Residential Zone, and not on a lot of less than 200m²	2 spaces per dwelling	No requirement
	Visitor Parking for multiple dwellings in General Residential Zone or Inner Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential uses in the General Residential Zone or Inner Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
Sports and Recreation	Fitness centre or gymnasium	4.5 spaces per 100m² of floor area	No requirement
	Swimming pool (other than in conjunction with a single dwelling	5 spaces for each 100m² of site area.	1 space per 100m² of site area

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

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Notified in the *Gazette* on 20 .

This order is administered in Building Tasmania.

EXPLANATORY NOTE
(This note is not part of the order)

This order –

(a) for the purposes of the *Housing Land Supply Act 2018* –

(i) declares the area of land situated at 1287 Channel Highway, Huntingfield to be housing supply land; and

(ii) declares the intended zones in relation to various parts of that area of land to be –

(A) the General Residential Zone; and

(B) the Inner Residential Zone; and

(C) the Local Business Zone; and

(D) the Open Space Zone; and

(iii) modifies certain provisions of the *Kingborough Interim Planning Scheme 2015*; and

(b) revokes the *Housing Land Supply (Huntingfield) Order 2020*.