

KIN-S9.0 Huntingfield Housing Land Supply Order Specific Area Plan

KIN-S9.1 Plan Purpose

The purpose of the Huntingfield Housing Land Supply Order Specific Area Plan is:

- KIN-S9.1.1 To provide for use and development of land in accordance with the Housing Land Supply (Huntingfield) Order 2019.

KIN-S9.2 Application of this Plan

KIN-S9.2.1 The specific area plan applies to the area of land designated as KIN-S9.0 Huntingfield Housing Land Supply Order Specific Area Plan on the overlay maps and in Figure KIN-S9.1.

KIN-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) General Residential Zone; and
 - (b) Inner Residential Zone,
- as specified in the relevant provision.

KIN-S9.3 Local Area Objectives

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

KIN-S9.4 Definition of Terms

KIN-S9.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
townhouse lot	means a lot with: <ul style="list-style-type: none">(a) an area not more than 199m²; and(b) a frontage width of 6.0m or less and the width of the lot does not exceed the frontage width by more than 10%.

KIN-S9.5 Use Table

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

KIN-S9.6 Use Standards

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

KIN-S9.7 Development Standards for Buildings and Works

KIN-S9.7.1 Setbacks and building envelope for dwellings in the Inner Residential Zone

This clause is in addition to Inner Residential Zone – clause 9.4.2 Setbacks and building envelopes for all dwellings.

Objective:	That the siting and scale of dwellings:
------------	---

Attachment C

	<ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings located on a townhouse lot must have a building height of not more than 9.5m, and:</p> <ul style="list-style-type: none"> (a) be built to both side boundaries; and (b) walls of dwellings sited on both side boundaries must: <ul style="list-style-type: none"> (i) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining property to the same or lesser length and height; or (ii) be constructed in accordance with any approved building envelope plan shown on a plan of subdivision. 	<p>P1 The siting and scale of a dwelling on a townhouse lot must:</p> <ul style="list-style-type: none"> (a) maximise the solar access of its private open space and habitable rooms; and (b) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; and (iii) overshadowing of an adjoining vacant property.
<p>A2 A dwelling located on a townhouse lot must only have vehicular access from the rear of the lot.</p>	<p>P2 A dwelling located on a townhouse lot must provide for vehicular access in a manner that meets the needs of the occupants, having regard to:</p> <ul style="list-style-type: none"> (a) traffic flows on the road at the front of the townhouse lot; (b) topography of the townhouse lot; (c) the location of buildings on the townhouse lot to minimise impacts on residential amenity of adjoining properties; and (d) availability of on-street car parking.

KIN-S9.7.2 Site coverage and private open space for dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.4.3 Site coverage and private open space for all dwellings.

Objective:	That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage (excluding eaves up to 0.6m wide) of not more than: <ul style="list-style-type: none"> (i) 65%; or (ii) 75% if located on a townhouse lot; and 	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area;

Attachment C

<p>(b) for multiple dwellings, a total area of private open space of not less than:</p> <ul style="list-style-type: none"> (i) 40m²; or (ii) 30m² if located on a townhouse lot, <p>that is associated with each dwelling, 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).</p>	<p>(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:</p> <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and <p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot; or b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(b) is in more than one location and is not less than 24m² if a dwelling has 3 or more bedrooms and is located on a townhouse lot;</p> <p>(c) has a minimum horizontal dimension of:</p> <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling: <ul style="list-style-type: none"> a. has 1 or 2 bedrooms and is located on a townhouse lot; or b. is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); <p>(d) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(e) has a gradient not steeper than 1 in 10.</p>	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>

KIN-S9.7.3 Sunlight to private open space of multiple dwellings in the Inner Residential Zone

This clause is in substitution for Inner Residential Zone – clause 9.4.4 Site coverage and private open space for all dwellings.

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria

Attachment C

<p>A1 A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause KIN-S9.7.2, must satisfy (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) the multiple dwelling is contained within a line projecting (see Figure KIN-S9.2): <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June. (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause KIN-S9.7.2.</p>
--	---

KIN-S9.8 Development Standards for Subdivision

KIN-S9.8.1 Lot design for land in the General Residential Zone

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (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; and (b) each lot: <ul style="list-style-type: none"> (i) has an area and dimensions appropriate for use and development in the zone; (ii) is provided with appropriate access to a road; (iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (iv) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A1 Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2.</p>	<p>P1 Subdivision of land must set out how the subdivision of the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site;

Attachment C

	<ul style="list-style-type: none"> (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.
<p>A2.1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 275m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and (iii) not be an internal lot; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. <p>A.2.2 The average size of all lots within the General Residential Zone under the specific area plan must be not less than 450m², excluding any lot required for public use by the Crown, a council or a State Authority or a lot required for the provision of utilities.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, and must not be an internal lot. <p>and must not be an internal lot.</p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or</p>

Attachment C

	<p>legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the distance between the lot or building area and the carriageway; (e) the ability for emergency services to access the site.
<p>A5</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.

KIN-S9.8.2 Subdivision standards for land in the Inner Residential Zone

KIN-S9.8.2.1 Lot design

This clause is in substitution for Inner Residential Zone – clause 9.6.1 Lot design.

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (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) each lot: <ul style="list-style-type: none"> (i) has an area and dimensions appropriate for use and development in the zone; (ii) is provided with appropriate access to a road; (iii) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
-------------------	--

Attachment C

	(iv) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision of land must be in accordance with a master plan endorsed by the planning authority for the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2.</p>	<p>P1</p> <p>Subdivision of land must set out how the subdivision of the whole site described by folios of the Register 172715/1, 172716/1, 134371/1 and 131270/2 integrates with existing infrastructure and development adjoining the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) a lot layout that provides a range of lot sizes to suit the construction of dwellings of varying size and type occurring across the whole site; (b) the road connections to the existing road network demonstrating a clear road hierarchy within the whole site providing for a collector road to connect the Channel Highway to Huntingfield Avenue; (c) 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; (d) the provision of public transport to the site; (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.
<p>A2.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 130m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m, or if a townhouse lot contain a minimum area of 4m x 18m, and in all cases the minimum area has a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 9.5.1 A1 and A2 and clause KIN-S9.7.1 A1; and b. easements or other title restrictions that limit or restrict development; (ii) existing buildings are consistent with the setback required by clause 9.5.1 A1 and A2 and clause KIN-S9.7.1, A2 and A3; and (iii) not be an internal lot; (b) be required for public use by the Crown, a council or a State authority; 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, <p>and must not be an internal lot.</p>

Attachment C

<p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p> <p>A.2.2</p> <p>The average size of all lots within the Inner Residential Zone under the specific area plan must be not less than 200m², excluding any lot required for public use by the Crown, a council or a State Authority, or a lot required for the provision of Utilities.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have:</p> <p>(a) a frontage not less than 3.6m; or</p> <p>(b) if for a townhouse lot, two frontages of not less than 3.6m.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a:</p> <p>(a) vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority; or</p> <p>(b) if for a townhouse lot, vehicular access only at the rear frontage of the lot in accordance with the requirements of the road authority.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic;</p> <p>(d) the anticipated nature of vehicles likely to access the site; and</p> <p>(e) the ability for emergency services to access the site.</p>

KIN-S9.9 Tables

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

Figure KIN-S9.1 Huntingfield Housing Order Specific Area Plan

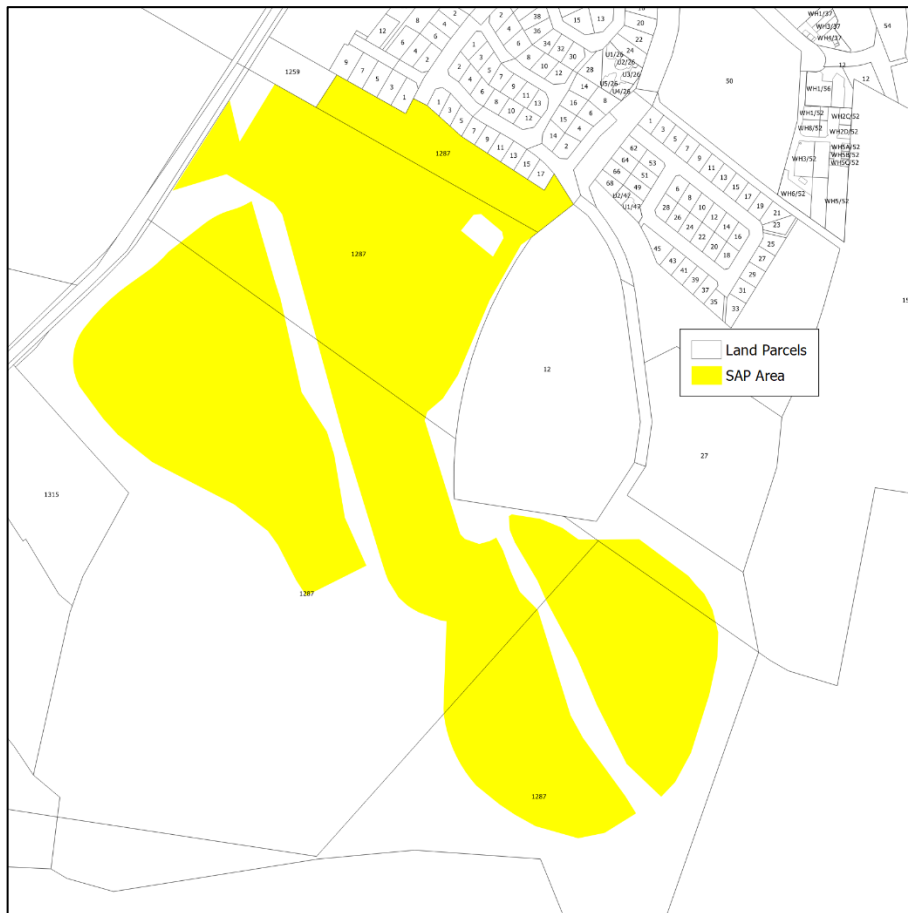


Figure KIN-S9.2 Separation from the private open space of another dwelling on the same site as required by clause KIN-S9.7.3 A1(a)

