

View to Mt Wellington along open space axis

Main entry road aligned with high quality long views to North West Bay to create an impactful sense of arrival

Low mounding and screen planting along Channel Highway to provide some noise attenuation and help promote sense of arrival

Hilltop residences with integrated WSUD tree pits to service townhouse precinct

Linear open space along main design axis to include a bioretention swale along western edge to collect and treat local storm water, a sealed shared use path to connect to the main circuit and bus stops and open space for play & informal recreation

Promote lots fronting open space to maximise passive surveillance

Larger lots for steep slope in this area

Rehabilitate existing creek with appropriate indigenous planting, weed removal and bank stabilisation where required

Adventure playground

Rehabilitate and revegetate the feeder creek to Coffee Creek to improve the utility of this area for varying species

Retain and protect all indigenous overstorey and understorey in this area. Undertake weed & rubbish management where required

LOT SCHEDULE

- Low Density Lots: greater than 500sq.m
- Standard Density Lots: 13-18m x 27.5m (350 - 499sq.m)
- Medium Density Lots: 10-12m x 27.5m (275 - 349sq.m)
- Townhouse Lots: 4.8-6m x 27.5m (an area no greater than 199sq.m)
- Commercial - potential for a corner store with off street parking & outdoor eating facilities

TOTAL LOT TARGET : 468 (inc. commercial area)
 Lot schedule subject to change through detailed design



Area subject to change pending development planning application

Local Business Zone - such as small corner-shop retail with potential to expand footprint in the future

Main entry road with distinctive street trees to help establish unique character and aid legibility

Improved buffer between school and development

New playground

View to North West Bay along open space axis

PETER MURRELL CONSERVATION AREA

KEY FEATURES OF THE DEVELOPMENT

1. Maintain high quality long views from the site to both North West Bay and Mt Wellington, through establishing a linear open space along the view axis. This also provides powerful sense of arrival to the site from Channel HWY.
2. All open space to have overlooking lots fronting it to maximise passive surveillance.
3. Shared use paths to loop around and bisect the site to help promote exercise and healthy living. Minimal road crossings required for entire network to allow safe use.
4. Lateral roads running east-west follow the contours of the site to allow easier travel for residents wishing to connect to the open space network and the shared use path.
5. Utilise the natural assets of the site and those adjacent to the site, such as the Peter Murrell Reserve for active recreation and the internal stand of native vegetation for play, nature walks and informal recreation.
6. The development plan spans 10-20 years. Demand for infrastructure and services as a result of development will occur in response to market forces / demand generated. The Master Plan should be read in conjunction with the Staging Plan.
7. Aboriginal heritage and environmental assessments guided development patterns.

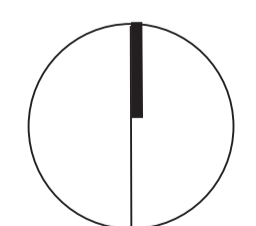
Open Space Zone- potential for a wide range of community uses such as community gardens, Men's Shed, recreational uses, natural and cultural values management, to name a few

A 50m buffer of open space is provided in between the Peter Murrell Conservation Area (PMCA) and the proposed development. Potential for new path connections to the existing trail network in the PMCA.

Linear open space, providing connection to circuit exercise loop and view corridor to North West Bay. To include playground, seating & potential local storm water capture and re-use

Proposed 3.0km long and 3.0m wide, sealed shared use path to the perimeter of new development to provide a safe exercise loop for locals that connects local resources like shops, bus, playgrounds and community gardens

Wetland/retarding basin to help treat local storm water runoff



HUNTINGFIELD PROPOSED DEVELOPMENT

Layout Concept scale 1:2500 @ A1 REV. P JANUARY 2023

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