**Huntingfield Design guide**

**Part 1 - Design Guide Compliance** **References and Resources Table**

Where a Part 5 Agreement applies to a lot in the Huntingfield Land Release, Kingborough Council require Homes Tasmania to provide approval that the proposed design meets the Design Guidelines. You will still need to progress your proposal through the standard development application process with Kingborough Council for a planning permit.

This document is provided to support the design and assessment of Part 5 Agreement applicable properties in Huntingfield, and the completion of Part 2 - Design Guide Compliance Checklist.

**Compliance assessment process**

All designs need to comply with any applicable stated **minimum standards** which describe a specific measurable and quantitative requirement.

Like the Tasmanian Planning Scheme, two assessment pathways are provided for development proponents.

* The **acceptable solution** describes a specific measurable and quantitative criterion that demonstrates compliance with the Huntingfield Design guide (the Design Guide).
* **Performance criteria** support a diversity of sites and design approaches through providing qualitative criteria. This pathway ensures greater flexibility but requires Homes Tasmania to exercise judgement on compliance.

In submitting a design for assessment, applicants will state whether the acceptable solution or performance criteria approach has been used. Applicants should ensure that they provide enough evidence to demonstrate compliance to support a timely assessment process. Individual compliance checklists and response forms must be used for each design submitted.

During the assessment process, Homes Tasmania will verify that the design meets the acceptable solution and determine whether the proposal satisfies the performance criteria.

If the proposal does not demonstrate compliance, Homes Tasmania may seek clarification, request additional information or notify the proponent that the design does not comply.

**How to use this document**

This document provides a checklist that enables design proponents and assessors to ensure that new small lot developments in Huntingfield meet the Design Guide’s principles for better smaller dwellings.

The checklist is comprised of minimum standards, and criteria for the acceptable solution and performance criteria pathway that are organised as follows:

* Section A – Design Criteria for all lots: criteria that all designs need to meet
* Section B – Design Criteria for lot typologies: criteria that only apply to set lots.

Design proponents and assessors should refer to the ‘the Design Guide reference and resources’ column for:

* References to applicable sections of the Design Guide that should be consulted for further clarification and guidance on how criteria can be addressed
* Specific external regulation or policies, including the Australian Building and Construction Board (ABCBs) guidelines and the National Construction Code (NCC), that should be consulted to support the determination of satisfactory outcomes

The Part 5 assessment process, and this document, should only be used to assess compliance with the Design Guide and should not be used to assess compliance with any other planning, building or other regulatory requirements.

**Section A – Design Criteria for all lots**

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| **Design Guide Compliance Checklist: Section 1 and 2 (Version A)** | | | | |
| **Criteria No.** | | **Minimum standards** | | **the Design Guide reference and resources** |
| 1 Accessibility | 1.1 | The dwelling meets the applicable LHA Silver requirements as per the Tasmanian Director of Building Control’s guidelines, noting that the following may differ from the advice provided in the Design Guide:   * landscaping maximises useable outdoor space and integrates step-free circulation from the street and parking areas to entry level external doors * primary living areas and at least one compliant toilet, shower and bedroom are provided on the entry level. | | 2.01 Dwelling layout and space design, pg16-19\*  4.01 Planning external spaces, pg28\*  *\* checklist requirements align with the current and incoming minimum NCC Part H8 - Livable Housing Design requirements for Tasmania, as the Design Guide may not comply.* |
| **Criteria No.** | | **Acceptable Solution** | **Performance Criteria** | **the Design Guide reference and resources** |
| 2 Building Envelope | 2.1 | External construction of brick and/or timber and/or concrete. | External materiality must demonstrate the prioritisation of thermal performance and/or durability and the ability to be maintained over time. | 3.03 Built form and articulation, pg24  3.05 External materials and joints, pg27  5.05 Durability and serviceability, pg38-39 |
| 2.2 | Design is rated 7-star NatHERS or higher (verified by an accredited assessor) | Meets current NCC requirements AND:   * Insulation between bedrooms and parking areas, primary living spaces and the front doors of adjoining dwellings should be specified in accordance with best practice advice provided by the ABCB * The design includes external shading for north and west facing windows * Solar heat gain from north and west facing windows can be controlled * Bedroom windows and any windows facing the street are specified to be double glazed | 1.00 Good qualities, pg8   * 1. Orientation, pg9   2. Building envelope, pg9-11   3. Setbacks, pg14-15   4. Acoustic privacy\*, pg12-13   2.01 Dwelling layout and space planning, p16-19  2.03 Windows, doors and thresholds, p20  3.00 Good environment, good community, p22  5.00 Sustainability for the future, pg32  5.01 Thermal performance\*, pg32-36  \* *specification above NCC minimums improve energy efficiency and meet guidance on acoustic privacy* |

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| **­­Design Guide Compliance Checklist: Section 3 (Version A)** | | | | |
| **Item No.** | | **Minimum standards** | | **the Design Guide reference and resources** |
| 3.0 Site planning, built form and dwelling configuration | 3.1 | * Primary internal and external living areas are designed to ensure privacy from neighbours, adjacent streets and common areas without impacting solar access or passive surveillance. * The roof design should prioritise balancing maximum winter solar access, controlled summer heat gain, optimised photovoltaic installation and long-term maintenance issues (eg water leakage) over built form and articulation * Front doors, car parking and primary living spaces should not face the bedrooms of adjoining dwellings. * Building massing, setback and roof designs should not unreasonably impact on the solar access and privacy of adjacent lots or common landscaped areas. | | 1. Good qualities, pg8   1.01 Orientation, pg9   * 1. Building envelope, pg9-11   2. Setbacks, pg14-15   3. Visual privacy and connectivity, pg11-12   4. Acoustic privacy, pg12-13   5. Sharing views,   2.01 Dwelling layout and space planning, p16-19  2.03 Windows, doors and thresholds, p20  3.00 Good environment, good community, p22  3.01 Strategic narrative and future character, p23  5.00 Sustainability for the future, pg32  5.01 Thermal performance, pg32-36 |
|  | **Acceptable Solution** | **Performance Criteria** | **the Design Guide reference and resources** |
| 3.2. | * Neutral and natural external colour palettes * Subtle aesthetic variation between adjacent dwellings that use the same design | Built form and palette demonstrates consideration of impact on the streetscape | 1.02 Building envelope, pg9-11  3.00 Good environment, good community, p22  3.01 Strategic narrative and future character, p23  3.02 Front gardens, entries and fences, p24  3.03 Built form and articulation, p24-26  3.04 Subtle variation, p27  3.05 External materials, p27  5.02 Solar energy collection, pg37 |
| 3.3 | Roofs are optimally configured for photovoltaic arrays to be installed flush with roof surfaces and/or placed on rear-lane garages | If photovoltaics are installed, they are set back to avoid visibility from the street. |
| 3.4 | Front, side and laneway fences are open, no higher than 1.2m and be made from either painted steel bar or timber, with minimal masonry, and lines of sight for adjacent roads and laneways. | Fences balance the need for solar access, visual privacy, security, passive surveillance and lines of sight for adjacent roads and laneways. | 1.03 Setbacks   * 1. Visual privacy and connectivity, pg11-12   2. Acoustic privacy, p12-13   3. Sharing views, p13   3.00 Good environment, good community, p22  3.01 Strategic narrative and future character, p23  3.02 Front gardens, entries and fences, p24  3.03 Built form and articulation, p24-26 |
| 3.5 | Hard landscaping is only used for circulation and to support functional courtyard use. | The amount of external hard surfaces considers stormwater absorption and drainage. | 4.02 Soil plants and planting, p29  4.03 Hard landscaping, p30  4.04 Water capture and storage, p30  5.03 Rainwater and capture, p37 |
|  | 3.6 | * Bin, car and external storage should be collocated * Clothes car and external storage should be collocated | Bins, clothes lines and other utilities, including air conditioner units, are located or configured to avoid negative impacts on private outdoor spaces on the proposed dwelling and adjacent lots. | * 1. Acoustic privacy, pg12-13   2.01 Dwelling layout and space planning, p16-19  4.05 Composting, storage & washing lines, pg31 |

**SECTION B – Design Criteria for lot typologies**

Development proposals need to only meet one of the following sets of performance criteria based on their lots classification, as per the May 2024 Masterplan, and their characteristics.

Type 1: North-South terraces (Lots classified as ‘terrace’ with a primarily north-south lot orientation)

Type 2: East-West terraces (Lots classified as ‘terrace’ with a primarily east-west lot orientation)

Type 3: Laneway townhouses (Lots classified as ‘townhouse’ with a rear laneway)

Type 4: Inner Block townhouses (Lots classified as ‘townhouse’ without a rear laneway)

Type 5: Corner blocks (Lots classified as ‘corner blocks’)

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| **­­Design Guide Compliance Checklist: Section 4 - 8 (Version A)** | | | | | |
| **Item No** | **Acceptable Solution** | | **Performance Criteria** | | **the Design Guide reference and resources** |
| Type 1: North-South terraces | T1.1 | If no off-street carpark is required in the southern setback, dwellings should be moved southward to increase the size of private, northern outdoor space. | | | 1. Good qualities, pg8   1.01 Orientation, pg9   * 1. Building envelope, pg9-11   2. Setbacks, pg14-15   3. Visual privacy and connectivity, pg11-12   4. Acoustic privacy, pg12-13   5. Sharing views, p13   2.00 Quality over quantity, p16  2.01 Dwelling layout and space planning, p16-19  2.02 Storage and joinery, p20  2.03 Windows, doors and thresholds, p20  3.00 Good environment, good community, p22  3.01 Strategic narrative and future character, p23  3.02 Front gardens, entries and fences, p24  3.03 Built form and articulation, p24-26  4.05 Composting, storage & washing lines, pg31  5.00 Sustainability for the future, pg32  5.01 Thermal performance, pg32-36  5.02 Solar energy collection, pg37 |
| T1.2 | Dwelling footprint spans the full width of the site with primary living rooms located to the north connected to a private courtyard in the setback between the common zone and dwelling | | Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area. |
| T1.3 | Maximum number of two bedroom-sized spaces on the second floor unless a lightwell or upper side set back is provided. | | All bedrooms have access to adequate visual and acoustic privacy, cross-ventilation and natural light. |
| T1.4 | No garage or only a single car garage is provided that is set back from the primary frontage and articulated to reduce its visual prominence. | | Any garages do not dominate the street elevation. |
| Type 2: East-West terraces | T2 | * Skillion roofs are raised north to maximise solar penetration whilst minimising overshadowing of neighbouring lots * Solar arrays are located on garage roofs with optimised pitches | | Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area. |
| Type 3: Laneway townhouses | T3 | L shaped ground-floor plan –   * formed around a north-north-west facing courtyard enclosed on two sides by large windows and the third, by the northern neighbour’s southern boundary wall * maximum of 3 bedroom-sized spaces on the upper floor, configured to avoid overshadowing the southern neighbour’s private outdoor space | | Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area. |
| Type 4: Inner block townhouses | T4.1 | Second-storeys are located towards the street edge to avoid overshadowing private outdoor space; and dwellings are offset from one boundary to provide rear yard access and a lightwell that allows adjacent rooms to access sufficient natural light and cross-ventilation | | Dwelling orientation, setbacks, parking, massing and landscaping ensures a sufficiently sized, sunny and private courtyard that is accessed from a living area; and direct access between the front and rear yards. |
| T4.2 | No garage or only a single car garage is provided that is set back from the primary frontage and articulated to reduce its visual prominence. | | Any garages do not dominate the street elevation. |
| Type 5: Corner blocks | T5 | One or more collocated dwellings that share a consolidated parking and bin area off the rear lane and are configured to provide each dwelling with a private, sunny and adequately sized private outdoor spaces that is connected to a private living area. | | The site is configured to enable one or more dwellings to each have:   * sunny and sufficiently sized private outdoor spaces, accessed from a living area, and * a minimum of one off-street car park |  |