

## FACT SHEET

# Huntingfield Land Release

Responding to the Key Themes from Community Consultation

September 2020

*Around 200 community members and stakeholders provided important feedback on the draft Huntingfield Master Plan.*

*This fact sheet summarises what action is being taken to address this feedback and the next steps for the development.*

## Key themes

- Traffic and transport
- Residential density
- Recreation
- Environment
- Social and civil infrastructure

## Traffic and transport infrastructure

*Community members who provided feedback on traffic and transport were interested in the potential impact of a new roundabout on Channel Highway traffic and what work was being undertaken on additional public transport.*

The Department of State Growth has released the Channel Highway Algona Road to Sandfly Road Corridor Study Report (the Study) identifying prioritised project opportunities.

Analysis undertaken by the Department of State Growth's consultants for the Study indicated that a proposed new Huntingfield roundabout would be a safer intersection arrangement and have minimal impact on travel time.

A Development Application will be submitted to Kingborough Council in coming weeks which will include a traffic impact assessment. The Development Application will provide a further opportunity for community feedback.

The Department of State Growth are also working with Communities Tas on options for possible future bus routes through and connecting with Huntingfield.

Plans to establish a Huntingfield 'Park and Ride' were jointly announced in June by the State Government and the Kingborough Council.

Under the Hobart City Deal, the Tasmanian Government and Kingborough Council are working closely together to deliver projects under the \$20.8 million Kingston Congestion Package.

## Residential density

*Community members who provided feedback on residential density were interested in the number of dwellings in the development.*

The draft Huntingfield Master Plan proposes 470 lots over the 68 hectare site including public open space, which is similar in density to other subdivisions in the area.

The Huntingfield development will help expand the vibrant Kingborough community and provide housing options that meet the needs and budgets of more Tasmanians.

Some smaller lots and terraces will allow more families an opportunity for home ownership including first home buyers and housing more suitable for older Tasmanians as they age.

## Recreation

*Community members who provided feedback on recreation-related issues were interested in:*

- integrating cycle infrastructure
- providing open space including space between the development and the Peter Murrell Reserve.

Cycling infrastructure is a consideration in contemporary developments. Communities Tas will continue to work with the Department of State Growth and the Kingborough Council to help coordinate connected cycling infrastructure to and from the development.

A 50-metre buffer zone will be implemented to protect against future bushfire and to minimise any impacts to the Peter Murrell Reserve and subsequent habitats. Communities Tas will work with the Tasmania Parks and Wildlife Service on appropriate connections into the Peter Murrell Reserve.

Communities Tas will also explore options for dog walking areas in the development.

## Environmental

*Community members who provided feedback on issues related to the environment were focused on the sustainability of natural habitat for Tasmanian flora and fauna and appropriate cat management.*

Protecting Tasmania's flora and fauna is an important requirement of any land development.

A biodiversity protection area overlay has been applied and a broad habitat survey has been undertaken to inform the draft Huntingfield Master Plan.

The open space zone within the Master Plan design will help protect the remnant bushland areas.

Further work will consider impacts and protections for threatened species like the endangered Forty-spotted Pardalote, and their habitats.

Weed management will be required within the remnant bushland area and will be included as a permit condition.

The Development Application will also address the requirements of the *Cat Management Act 2009*.

## Civil and Social Infrastructure

*Community members who provided feedback on infrastructure related issues were interested in:*

- stormwater and drainage
- retail and services opportunities.

Water sensitive civil and urban design principles will address standards in the Kingborough Interim Planning Scheme 2015. This includes identification of appropriate vegetation and layout.

The proposed location of the local business zone ensures many of the new lots will be within 400 metres walking distance of local services.

There is also the capacity to absorb two or three lots to increase the area available for convenience shopping and services in the future.

## Further Information

For further information visit the project website:

<https://www.communities.tas.gov.au/housing/tasmanian-affordable-housing-strategy/key-projects/huntingfieldlandrelease>

or visit the interactive map at:

<https://huntingfield.mysocialpinpoint.com/huntingfield-master-plan/>

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