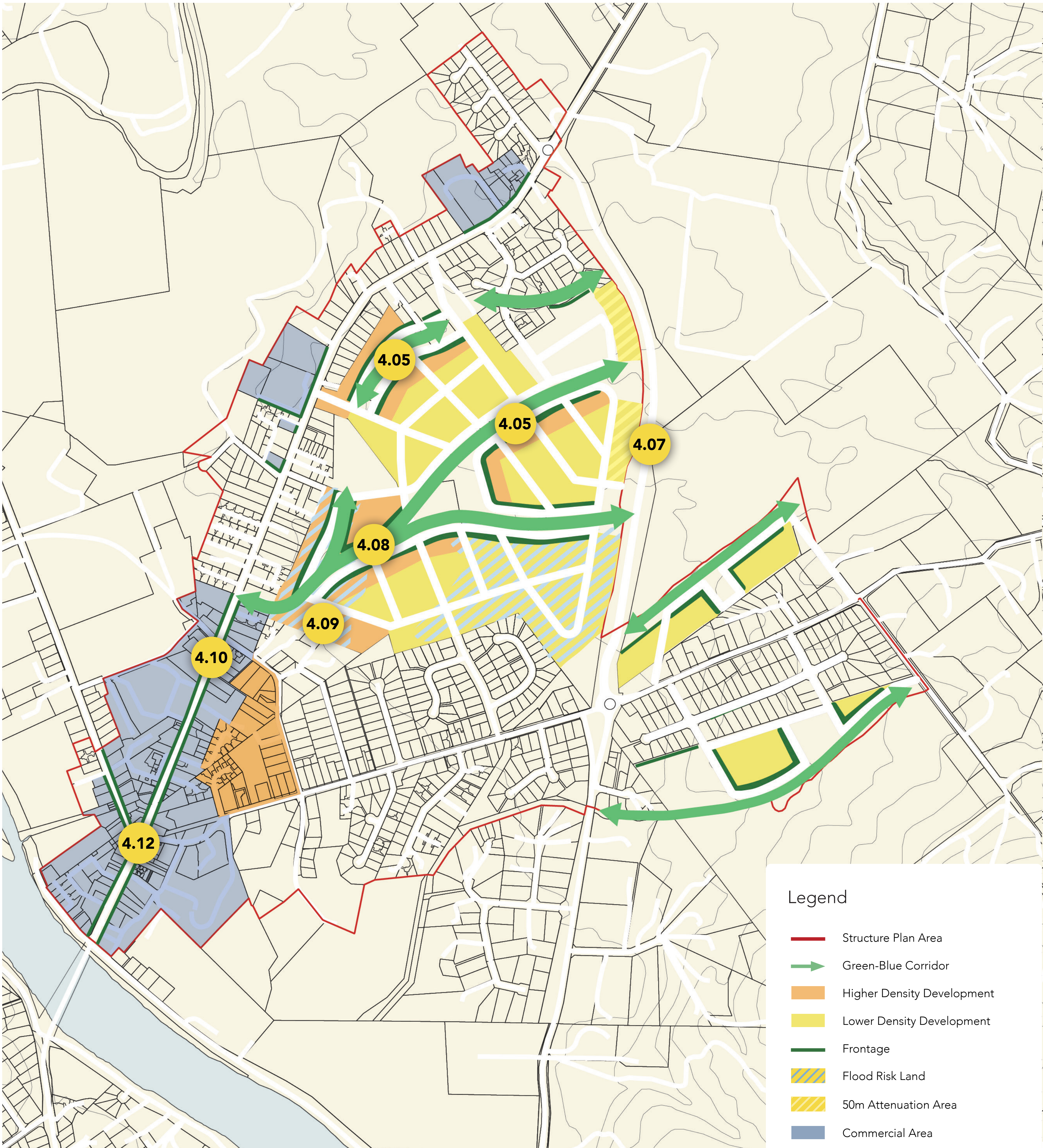




Strategies

4. Density and Built Form

The current residential development in Huonville is characterised by “ribbon” development along Main St, Sale St, and Knights Rd. Much of the newer residential development has cul-de-sac blocks with poor connectivity. Main St was originally characterised by single dwelling cottages with large front setbacks and attractive landscaping. Only a few of these remain, as many have been developed into detached multiple dwelling strata title units. There is an opportunity for new development to reinforce Huonville’s character, to improve community connectivity, and to increase the diversity of housing offerings.

Item	Strategic Direction
4.01	Review the structure plan boundary every 5 years to ensure that there is adequate residential land provision to meet evolving demand.
4.02	Facilitate via a Specific Area Plan for the distribution of housing density to ensure that key view lines and views to the surrounding hills are maintained.
4.03	Facilitate via a Specific Area Plan for builtform materials that are sustainable and respond to Huonville’s existing character.
4.04	Facilitate via a Specific Area Plan for built form to be orientated for maximum solar access to public and private open space.
4.05	Facilitate via a Specific Area Plan for medium and higher density development along green-blue corridors and adjacent to public open spaces.
4.06	Facilitate via a Specific Area Plan for built form frontage to be aligned with the street.
4.07	Advocate for lower density along the Link Road where a permit will be required to develop lots in the highway attenuation buffer. Orientate built form frontage to face away from the Link Road.
4.08	Facilitate via a Specific Area Plan for medium and higher density development within the town centre and in close proximity to the town centre.
4.09	Advocate for the delivery of independent living units that support aging in place in close proximity to the town centre.
4.10	Advocate for shop top housing along Main Road in General Business and Urban Mixed Use areas.
4.11	Advocate for social and affordable housing integration across the structure plan area.
4.12	Advocate for the consolidation of business and community uses in the town centre and along Main St.
4.13	Identify potential new heritage items.

