

PART F1: SUBDIVISION POLICY

1.1 Zone Maps and Applicability

This Subdivision Policy (Policy) applies to development proposing subdivision, including Unit Title Subdivision, boundary adjustments, consolidations and the creation of new blocks. This Policy applies to all Territory land across all zones including future urban areas.

This Policy is to be read in conjunction with the relevant district policy and zone policy. In the event of inconsistency between provisions, the order of precedence is:

1. the relevant district policy
2. assessment requirements in this Policy
3. assessment requirements in the relevant zone policy
4. assessment outcomes in this Policy assessed in conjunction with the assessment outcomes in the relevant district policy and zone policy. Particular matters may be given more weight depending on the site, context, nature of the proposed development and other circumstances. A strong reliance on the applicable desired policy outcomes will inform the assessment.

As this applies to a specific development type, there is no map applicable for using this Policy.

1.2 Land Use Table

There is no land use table applicable for using this policy. Unless prohibited in other parts of the Territory Plan (see 1.1 above), subdivision is an assessable development in all Territory land across all zones including future urban areas.

1.3 Policy Outcomes

Where subdivision development is proposed, this Policy endeavours to provide:

1. an orderly pattern of subdivision which responds to its surrounds, zone outcomes and environmental features
2. functional and useable parcels of land that are well connected and serviced to relevant utilities, infrastructure and public spaces
3. high quality social, planning and environmental outcomes
4. land that offers excellent future development opportunities suitable for the existing or proposed zone.

This Policy should be used in conjunction with the relevant district and zone policy to inform future development patterns. The desired outcomes relevant to that district or zone will inform development configuration and contribute to future development proceeding consistent with the desired outcomes and other assessment elements of the Territory Plan's district or zone policy.

1.4 Assessment Requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

All development proposals involving the subdivision of land (including stratum subdivision) will be assessed against the following requirements:

Control	Assessment requirement	Reference
Subdivision – All zones: Bushfire Gas connections	<ol style="list-style-type: none"> 1. Blocks within a bushfire prone area are not constructed where the bushfire attack level is greater than BAL 29 for subsequent buildings. 2. No gas mains connections are to be provided to new residential blocks. 	
Community Facility Zone	<ol style="list-style-type: none"> 3. Subdivision of a lease developed for Supportive Housing, Community Housing, Retirement Village, including subdivision under the <i>Unit Titles Act 2001</i>, is not permitted. 	
Commercial Zone, Non-Urban Zone, Parks and Recreation Zone, Transport and Services Zone, Industrial Zone and Community Facilities Zone	<ol style="list-style-type: none"> 4. Subdivision is only permitted where: <ol style="list-style-type: none"> a) the subdivision is part of a development application for another assessable development and b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant provisions of this Policy and any district or zone policy. 	
IZ1 Zone:	<ol style="list-style-type: none"> 5. The minimum block size for blocks subdivided from existing leases is 2000m² (unless stated otherwise in the lease). 6. The average of all blocks to be created via subdivision of the original lease is to be not less than 5000m² (unless stated otherwise in the lease). 	
Subdivision of certain development types (unit titling and co-housing)	<ol style="list-style-type: none"> 7. Subdivision to provide separate title, including subdivision under the <i>Unit Titles Act 2001</i>, to a <ol style="list-style-type: none"> a) secondary residence b) an individual boarding room or c) a co-housing development is not permitted. 8. Block amalgamations on suitable blocks (i.e., adjacent blocks with shared boundaries) are permitted for a co-housing development. 	
Residential Subdivisions where a <i>subdivision design application</i> does not apply:	<ol style="list-style-type: none"> 9. In RZ1, subdivision under the <i>Planning Act 2023</i> creating one or more additional blocks, is not permitted. 10. Subdivision under the <i>Unit Titles Act 2001</i> is permitted where all of the following are met: <ol style="list-style-type: none"> 11. The block is a surrendered residential block 12. It is only for dual occupancy housing 13. Both dwellings in the dual occupancy have been lawfully constructed. Note: Staged development under the <i>Unit Titles Act 2001</i> is not permitted. 	

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Control	Assessment requirement	Reference
	14. This assessment requirement does not apply to minor boundary adjustments unless the adjustment results in the creation of one or more additional blocks. In all other Residential zones (RZ2–RZ5), subdivision or consolidation is permitted where new blocks including any residual land can be appropriately developed in accordance with the relevant parts of the Territory Plan.	

1.5 Assessment Outcomes

Development proposals involving the subdivision of land (including stratum subdivision) will be assessed having regard to the following assessment outcomes:

- 1) The stated policy outcomes (including the district and zone policy outcomes of the existing and any proposed new zone).
- 2) Serviceability in terms of infrastructure and utility services.
- 3) The suitability of the site for the intended purpose/use.
- 4) For a proposed development that is:
 - a) defined as being at precinct scale or urban design developments
 - b) exceeding one hectare
 - c) comprise more than 1,000m² of public or common space or
 - d) required to seek advice from the Design Review Panel
 - e) sufficient consideration of and response to the Urban Design Guide has been undertaken.
- 5) The Housing Design Guide for any residential development and the impacts the subdivision will have on such development and surrounds.
- 6) New blocks respond to:
 - a) cultural significance and history or heritage
 - b) existing natural features, including slope
 - c) existing development including impacts, integration and connections
 - d) any utility service and access requirements
 - e) any emergency services requirements
 - f) any limiting site constraints
- 7) The proposed subdivision provides a clear, safe, cohesive and consistent layout for all of the following applicable elements:
 - a) block configuration
 - b) road hierarchy, layout and design
 - c) public open space
 - d) current and/or future zoning
 - e) a mix of block sizes allowing for a range of block sizes and future development opportunities while maximising northern solar access
 - f) block sizes suitable for the existing or proposed zones (including maintaining or enhancing the zone policy outcomes)
 - g) preservation of existing and significant vegetation and provision of new landscaping where reasonable
 - h) a zoning pattern that limits future impacts between permissible development types
 - i) suitable public infrastructure and open space areas
 - j) clear and high-quality movement corridors with suitable active travel and public transport facilities

- k) limited rear lane accessways, cul-de-sac roadways and battle-axe blocks
 - l) provision of services including suitable land arrangements
 - m) suitable environmental responses to climate change including vegetation and water quality outcomes
 - n) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
 - o) Impacts on and connections with the natural environment.
 - p) inclusive features including accessibility
 - q) limited ongoing provisions.
- 8) Where a *subdivision design application* has been made, the application information and application decision of the Territory Planning Authority including any conditions, entity advice and general advice.
- 9) Any applicable Statement of Environmental Effects.

1.6 Development Compliance Provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.