



ACT
Government

Part F Other Policies

F1 – Subdivision
Policy

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Application

The Subdivision Policy applies to development proposing subdivision, including unit title subdivision, boundary adjustments, consolidations and the creation of new blocks. The policy applies to all Territory land across all zones including future urban areas and is to be read in conjunction with the relevant district policy and zone policy.

Policy Outcomes

These policy outcomes describe the high-level objectives for subdivision proposals. These are in conjunction with the policy outcomes in the relevant district policy and zone policy.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

All zones

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.

Assessment Outcomes

Consistent with the subdivision policy outcomes and the relevant district and zone policy outcomes, development proposals must demonstrate that they are consistent with the assessment outcomes stated below. Development proposals must also demonstrate that they are consistent with the relevant district and zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may approve an application that does not satisfy the relevant planning technical specifications where satisfied the development proposal meets all relevant assessment outcomes.

The assessment outcomes for proposed subdivisions are:

Assessment outcomes – Subdivision	
Country and Place	1. The subdivision design considers and responds appropriately to cultural significance and history or heritage.
Urban Structure and Natural Systems	<p>2. New blocks are appropriately located and are of a size and configuration that can accommodate the intended use for the site (for example an appropriately sized and configured site for single dwelling use).</p> <p>3. The proposed scale and range of uses in the subdivision are appropriate to the context and consistent with the Territory Plan Map, where applicable. This includes consideration of a range of block sizes to promote housing diversity and choice, and to meet a range of housing needs.</p> <p>4. Biodiversity connectivity is maintained across the landscape.</p> <p>5. Loss of native habitat and biodiversity is avoided and/or minimised.</p> <p>6. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.</p> <p>7. The subdivision is designed in a way to minimise the need for ongoing site-specific provisions (such as front or side boundary setbacks) to apply to blocks.</p>
Site and Land Use	8. The functionality and usability of the subdivision is appropriate for its intended purpose/use. This includes limiting future adverse impacts between permissible land uses and on surrounding areas.
Access and Movement	<p>9. Road hierarchy, layout and design (including entry and egress points) enables the distribution of traffic in a legible, convenient and safe manner. This includes providing a high level of internal accessibility for pedestrians, cyclists and public transport.</p> <p>10. Clear and high quality movement corridors enable effective external connections for local vehicle, pedestrian and cycle movements, while minimising through traffic from external areas (other than for pedestrians, cyclists and public transport) and 'rat runs'.</p> <p>11. The use of rear lane accessways, cul-de-sac roadways and battle-axe blocks in estates are minimised.</p> <p>12. The streetscape impacts associated with battle-axe blocks in existing urban areas are minimised.</p>
Public Space and Amenity	<p>13. The subdivision design achieves reasonable solar access and microclimate conditions for individual blocks to enable the design of sustainable buildings, and to public areas and streets to support their use by the community.</p> <p>14. Public space provided within a subdivision accommodates a range of uses, users and activities. This includes consideration of recreational opportunities, including facilities for pedestrians and cyclists.</p> <p>15. Public space provides opportunities to link existing or proposed areas of open space and/or providing for shared use of public facilities by adjoining communities.</p>
Sustainability and Environment	<p>16. Urban heat island effects are reduced, stormwater run-off is minimised and ecosystem services are maintained through provision of planting area and canopy trees, limiting impervious surfaces, selection of building materials and design of outdoor spaces. This includes consideration of water sensitive urban design measures. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and design of outdoor spaces.</p> <p>17. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.</p> <p>18. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised</p>

Assessment outcomes – Subdivision

	<p>through good design.</p> <p>19. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.</p> <p>20. The subdivision design considers and addresses site constraints, including natural features and topography</p> <p>21. Environmental risks including bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered in the design of the subdivision.</p> <p>22. Existing and significant vegetation is preserved where reasonable, and new landscaping responds to and integrates with preserved features where possible.</p> <p>23. Residents are provided a reasonable level of protection from known sources of noise, odour and light pollution.</p>
Parking, Services and Utilities	<p>24. Appropriate vehicle and bicycle parking is provided to meet the needs of users that is safe and convenient for users and pedestrians.</p> <p>25. Waste is appropriately managed within the subdivision without having a detrimental impact on the surrounding area.</p> <p>26. The site is appropriately serviced in terms of infrastructure and utility services and the noise and visual amenity impact of these are minimised.</p>

Assessment Requirements

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

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

Development proposals involving the subdivision of land (including stratum subdivision) must meet the following requirements:

Control	Assessment requirement
Subdivision – Community Facilities Zone	1. Subdivision of a lease developed for Supportive Housing, Community Housing, Retirement Village, including subdivision under <i>the Unit Titles Act 2001</i> , is not permitted.
Subdivision – All zones except Residential Zones	2. Subdivision is only permitted where 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.
Block size – IZ1 Zone	<p>3. The minimum block size for blocks subdivided from existing leases is 2000m² (unless stated otherwise in the lease).</p> <p>4. 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).</p>

Subdivision of certain development types	<p>5. Subdivision is not permitted to provide separate title, including subdivision under the <i>Unit Titles Act 2001</i>, to:</p> <ul style="list-style-type: none"> a) A secondary residence in all zones. b) An individual boarding room in all zones. c) Community housing in RZ1 and CFZ.
Subdivision and consolidation – residential blocks generally	<p>6. Subdivision or consolidation is only permitted where each of the subdivided blocks have utilities infrastructure.</p> <p>7. For blocks that are registered or provisionally registered under the <i>Heritage Act 2004</i>, subdivision and consolidation is only permitted where all of the following apply:</p> <ul style="list-style-type: none"> a) The subdivision or consolidation is not specifically prohibited by a guideline, order or agreement made under the <i>Heritage Act 2004</i>, and would not otherwise diminish the heritage significance of the place. b) It complies with the relevant requirements relating to community uses. Note: For this requirement, subdivision does not include a minor boundary adjustment, where no additional blocks are created. <p>8. Subdivision or consolidation is only permitted in residential zones where one or more of the following apply:</p> <ul style="list-style-type: none"> c) A new dwelling is capable of being accommodated on the block in accordance with the relevant parts of the Territory Plan. d) If one dwelling on the land is lawfully constructed, the proposed development demonstrates that any building on a consequent lease is, or can be designed, in accordance with the relevant parts of the Territory Plan.
Consolidation of blocks – RZ1	<p>9. This requirement applies to consolidation of blocks in RZ1 which proposes consolidation of:</p> <ul style="list-style-type: none"> a) A standard block with unleased land. b) One or more standard blocks registered or provisionally registered under the <i>Heritage Act 2004</i>. <p>Consolidation complies with all of the following:</p> <ul style="list-style-type: none"> a) Not more than 2 blocks are consolidated. b) All blocks proposed to be consolidated have adjoining street frontages. c) None of the blocks proposed to be consolidated has been previously consolidated. <p>10. In all other cases, block consolidation in RZ1 is permitted, unless one of the following apply:</p> <ul style="list-style-type: none"> a) One or more block has been previously consolidated. b) The consolidated block is proposed to contain, or will contain, less than or equal the amount of dwellings on the unconsolidated blocks. <p>Example for 10. b) – It is proposed to consolidate three blocks into one. All three original blocks contain one dwelling each. Consolidation of these three blocks would only be permitted if, as part of the consolidation proposal or in the future, four or more dwellings would be contained on the site.</p>

Subdivision – RZ1

- 11. In RZ1, subdivision under the *Planning Act 2023* to create one or more additional blocks is permitted where:
 - a) each subdivided block contains a lawfully constructed dwelling, or
 - b) each subdivided block is a minimum of 350m²

- 12. In RZ1, subdivision of multi-unit housing under the *Unit Titles Act 2001* is permitted where all dwellings have been lawfully constructed, and one of the following applies:
 - a) On a standard block a minimum of 600m².
 - b) On a non-standard block.

Note 1: staged development under the *Unit Titles Act 2001* is not permitted for less than five units.

Note 2: For this provision, subdivision does not include a minor boundary adjustment, where no additional blocks are created.

Bushfire – All zones

- 12. Blocks within a bushfire prone area are not developed where the bushfire attack level is greater than BAL 29 for subsequent buildings.

Gas connections – All zones

- 13. No gas mains connections are to be provided to new residential blocks.