



PLANNING RULES FOR SUBDIVISION IN RESIDENTIAL ZONES

Please note: this is an information sheet only. There are other factors that might affect whether or not a planning permit application may be approved such as heritage, slope and location relative to waterways. Please consult a planning officer to discuss the characteristics of the land and your proposal.

What is a subdivision?

A subdivision is where a site, which may consist of one or more titles, is divided into two or more lots each with their own Certificate of Title. A subdivision may also include a boundary adjustment between two or more titles.

Do I require council planning permission for a subdivision or boundary adjustment?

Any proposal to subdivide land or undertake a boundary adjustment requires Council planning permission. Unless the application is for a minor adjustment of boundaries in accordance with Clause 9.3.1 of the Glenorchy Interim Planning Scheme 2015, the application will need to be advertised by Council and Council will assess the application on its merits and may approve or refuse the application.

Can I create internal lots?

The creation of internal lots is discouraged. If internal lots are proposed you will need to demonstrate that no other reasonable alternative design layout can be achieved.

If Council approves the application, will there be any additional requirements/charges?

In approving the application, Council may also apply conditions that are considered reasonable. These may include:

- Submission of engineering drawings for approval by Council.
- Submission of a final plan of survey prepared by a qualified land surveyor for sealing by Council and forwarding to the Recorder of Titles.
- Payment of a public open space contribution of up to five percent of the unimproved value of the land or the setting aside of an area of up to five percent of the subdivision for public open space.
- Controls on management of the construction.

What information do I need to provide with the subdivision application?

Please refer to the Information Checklist Fact Sheet.

What are the development standards for subdivisions?

Table 1 provides a summary of the development standards for ordinary lots. Different requirements will apply depending on a number of factors such as the slope of the land or if the lot is a corner lot, an internal lot, abuts open space or is located close to public transport shops or schools. Please consult a Planning Officer to confirm which provisions will apply to your site.

Table 1 – Summary of lot size, design and frontage standards for ordinary lots

Requirement	General Residential Zone	Inner Residential Zone	Low Density Residential Zone
Minimum Lot Size	450 m ²	250 m ²	1,000 m ²
Maximum Lot Size (not including balance lots)	1000 m ²	400 m ²	2,500 m ²
Lot design	<p>Lots should have a building area which:</p> <ul style="list-style-type: none"> ▪ Has an average slope of no more than 1 in 5. ▪ Has good solar access with the long axis of the building area facing north or within 20 degrees west or 30 degrees east of north. ▪ Is 10 m x 15 m in size. 	<p>Lots should have a building area which:</p> <ul style="list-style-type: none"> ▪ Can accommodate a dwelling at a density of 1 dwelling unit per 250 m². ▪ Facilitates reasonable solar access for the dwelling given slope, aspect and potential density. 	<p>Lots should have a building area which:</p> <ul style="list-style-type: none"> ▪ Has an average slope of no more than 1 in 5. ▪ Is 20 m x 20 m in size.
Minimum Frontage	15m	6m	30m

Where do I find out more?

- View the Glenorchy Interim Planning Scheme at <http://iplan.tas.gov.au/>
- Visit Council's website at www.gcc.tas.gov.au
- [Email Council at gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au)
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council offices, 374 Main Road, Glenorchy